CITY OF ROSEVILLE CALIFORNIA

AGENDA

January 19, 2022

CITY COUNCIL
6:00 p.m.
Council Chambers
311 Vernon Street
Roseville, California

The meeting may be viewed on Comcast channel 14, Consolidated Communications channel 73, and AT&T U-Verse. City Council meetings are also video streamed live on the City's website at roseville.ca.us/watch and roseville.ca.us/agenda, and the City's YouTube channel at youtube.com/CityofRosevilleCa.

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

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

Security procedures are in place to attend Roseville City Council meetings. All attendees must successfully pass through a security metal detector. Any person with a prohibited item will not be allowed entry. Prohibited items include, but are not limited to: firearms (even with valid CCW),

knives, pepper spray/mace, explosives of any kind/ any weapons and/or dangerous devices of any kind, illegal drugs and alcohol.

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. MEETING PROCEDURES

5. PRESENTATIONS

5.1. Resolution - Annual Placer MLK Jr. March

Recognize Placer MLK on their efforts to promote a stronger community, increased opportunities for representation, and celebrating the living memory of Dr. Martin Luther King Jr. with the Annual Placer MLK Jr. March and Family Celebration Day and encourage residents in our community to participate in the event.

CONTACT: Blair Hutchison 916-774-5266 bmhutchison@roseville.ca.us

6. PUBLIC COMMENTS

7. CONSENT CALENDAR

BEGINNING OF CONSENT CALENDAR

Bids / Purchases / Services

7.1. Electrical Maintenance and Repair - Contract Purchase Agreement

Memo from Administrative Technician Darci Carpenter and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 22-007 APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND VASKO ELECTRIC INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3001765). Staff requests Council approval of a contract purchase agreement with Vasko Electric Inc. for electrical maintenance and repair services at various City locations on an as-needed basis in the amount of $375,000 for the first year of a multi-year agreement. Funding is included in the Facility Services Fund and Facility Rehabilitation Division Fund budgets.

CC #: 1884

File #: 0203-04

CONTACT: Dan Allen 916-774-5741 dallen@roseville.ca.us

7.2. Power Plant Zero Liquid Discharge Controls Upgrade - Sole Source Contract Purchase Agreement

Memo from Power Plant Engineer Oscar Plasencia and Electric Utility Director Michelle Bertolino recommending the City Council adopt RESOLUTION NO. 22-011 APPROVING A SOLE SOURCE CONTRACT

PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND EMERSON PROCESS MANAGEMENT POWER & WATER SOLUTIONS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3001777). Staff requests Council approval of a contract purchase agreement with Emerson Process Management Power & Water Solutions, Inc., to provide and install upgraded Roseville Energy Park Zero Liquid Discharge Controls System equipment with a not-to-exceed amount of $696,536. Funding is included in the Electric Department's FY2021-22 budget in the Electric Fund.

CC #: 1888

File #: 0800-03

CONTACT: Oscar Plasencia 916-746-1648 oplasencia@roseville.ca.us

7.3. 15kV Metal-Clad Switchgear (RFQ 10-3312) - Contract Purchase Agreement

Memo from Buyer Sue Jessup and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 22-008 APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND CROWN TECHNICAL SYSTEMS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3001764). Staff requests Council approval of a contract purchase agreement with Crown Technical Systems, Inc. as the lowest responsive and responsible bidder to provide labor, materials, delivery and installation for Industrial Substation 15kV Metal-Clad Switchgear. The existing switchgear has surpassed its usable life. The new switchgear will provide improved design and increased supply reliability. The total cost of the product and services is $675,889.11. Additionally, staff requests Council approve a change order authority for a 10% contingency, not to exceed a total of $743,748.02. Funding is included in the Electric Department's Industrial Switchgear No. 1 Capital Improvement Project budget.

CC #: 1885

File #: 0203-07-01

CONTACT: Sue Jessup 916-746-1702 sjessup@roseville.ca.us

Resolutions

7.4. 2022 Citywide Records Retention Schedule Update

Memo from Paralegal Gretchen Hakala and City Attorney Michelle Sheidenberger recommending the City Council adopt RESOLUTION 22-022 ADOPTING THE 2022 CITYWIDE RECORDS RETENTION SCHEDULE. Staff requests Council approve the 2022 Citywide Records Retention Schedule. California Government Code Section 34090 provides that certain City records, instruments or documents may be destroyed with the approval of the City Council by resolution and written consent of the City Attorney. Maintaining a records retention schedule which allows for the destruction of specified types of documents after a certain period of time will likely result in unspecified reductions to document storage and retrieval costs. There is no cost to the General Fund.

CC #: 1894

File #: 0504-01

CONTACT: Gretchen Hakala 916-774-5325 ghakala@roseville.ca.us

7.5. Golf Maintenance Services - Agreement Amendment

Memo from Parks, Recreation & Libraries Superintendent Rob Nakamura and Parks, Recreation & Libraries Director Jill Geller recommending the City Council adopt RESOLUTION NO. 22-004 APPROVING A FOURTH AMENDMENT TO GOLF MAINTENANCE SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND BRIGHTVIEW GOLF MAINTENANCE, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approval of the Fourth Amendment to the Golf Services Maintenance Agreement with Brightview Golf Maintenance, Inc. The City and Brightview Golf Maintenance, Inc entered into an agreement in December of 2015 which allows for annual pricing adjustments based on reported increases to the Employment Cost Index and the Consumer Price Index and have agreed to adjust pricing by 4.9% adjusting annual pricing by $71,673. This amendment increases the annual agreement to $1,534,386 effective January 1, 2022. This expense is funded within the Golf Operations Fund, and there is no anticipated impact to the General Fund in FY2021-22.

CC #: 1880

File #: 0702

CONTACT: Rob Nakamura 916-774-5135 rnakamura@roseville.ca.us

7.6. California Office of Traffic Safety Grant Application

Memo from Public Information Officer Rob Baquera and Police Chief Troy Bergstrom recommending the City Council adopt RESOLUTION NO. 22-009 APPROVING A GRANT APPLICATION TO THE CALIFORNIA OFFICE OF TRAFFIC SAFETY, AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ALL RELATED FORMS AND AGREEMENTS ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approval of a request to submit a grant application to the California Office of Traffic Safety for increased education, enforcement, and outreach related to traffic safety. The total grant application funding request is $216,009.62. If successful, the grant would be funded in FY2022-23. No General Fund resources will be used for this project.

CC #: 1886

File #: 0323 & 0214

CONTACT: Rob Baquera 916-774-5015 rbaquera@roseville.ca.us
Mark Peinado 916-774-5021 mcpeinado@roseville.ca.us
Scott Blynn 916-746-1076 sblynn@roseville.ca.us

7.7. Electric Vehicle and Charging Services Assessment - Professional Services Agreement

Memo from Energy Services Account Representative Rachel Radell-Harris and Electric Utility Director Michelle Bertolino recommending the City Council adopt RESOLTION NO. 22-010 APPROVING A PROFESSIONAL SERVICES

AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND AECOM TECHNICAL SERVICES, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approval of a professional services agreement in the amount of $99,570 with AECOM Technical Services, Inc. to update the electric vehicle forecast study for the City. Funding for this agreement is included in the FY2021-22 Electric Fund budget.

CC #: 1887

File #: 0800-03

CONTACT: R. Radell-Harris 916-774-5627 raradell-harris@roseville.ca.us

7.8. Federico - Phase 1 - Village 4 - Notice of Completion

Memo from Construction Inspector Andrew Druck and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 22-001 ACCEPTING THE PUBLIC WORK KNOWN AS FEDERICO – PHASE 1 – VILLAGE 4 PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project and has found the civil improvement work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 1866

File #: 0400-04-09-1

CONTACT: Andrew Druck 916-223-7577 adruck@rosevile.ca.us

7.9. Sierra Vista Specific Plan - Parcels DF-1 & DF-2 - Final Map and Subdivision Agreement

Memo from Assistant Engineer Kerry Andrews and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 22-003 APPROVING A SUBDIVISION AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND SV 218, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and approve the final map for Parcels DF-1 & DF-2. Staff has completed its review of the final map and found that it is in compliance with the approved tentative map. This map will create 115 residential lots and 5 public landscape lots and 3 open space lots. The actions requested have no fiscal impact to the City's General Fund.

CC #: 1871

File #: 0400-04-12-1 & 0400-07

CONTACT: Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

7.10. Sierra Vista Specific Plan - Parcel DF-20 - Final Map and Subdivision Agreement

Memo from Assistant Engineer Kerry Andrews and Development Services

Director Mike Isom recommending Council adopt RESOLUTION NO. 22-002 APPROVING A SUBDIVISION AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND SV 218, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and approve the Parcel DF-20 final map. Staff has completed its review of the final map and found that it is in compliance with the approved tentative map. This map will create 103 residential lots, 3 public landscape lots, 4 private common area lots and 2 private road lots. The actions requested have no fiscal impact to the City's General Fund.

CC #: 1870

File #: 0400-04-12-1 & 0400-07

CONTACT: Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

7.11. Sierra Joint Community College District and Security Services - Lease Agreement and Memorandum of Understanding

Memo from Facility Manager Dan Allen and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 22-014 APPROVING A LEASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND THE SIERRA JOINT COMMUNITY COLLEGE DISTRICT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 22-015 APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN SIERRA JOINT COMMUNITY COLLEGE DISTRICT AND CITY OF ROSEVILLE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approval of a Lease Agreement and Memorandum of Understanding for security services with the Sierra Joint Community College District. The initial lease in June 2015 was a five (5) year lease with an optional five (5) year extension. The recently negotiated five (5) year extension is for a term of three (3) years with two optional one (1) year renewals. The price will remain at $1.99 per square feet monthly, $521,205 annually, which is budgeted as General Fund revenue and applied toward the building's debt service.

CC #: 1891

File #: 1006-01

CONTACT: Dan Allen 916-774-5741 dallen@roseville.ca.us

Ordinances (for introduction and adoption - appropriation/urgency measures)

7.12. Staffing Changes

Memo from Human Resources Manager Linda Hampton and Human Resources Director Stacey Peterson recommending the City Council adopt ORDINANCE NO. 6440 AMENDING ORDINANCE NO. 6422, THE SALARY ORDINANCE FOR MANAGEMENT EMPLOYEES, AS AMENDED BY APPENDIX “B” TO BE EFFECTIVE JANUARY 29, 2022, AS AN URGENCY MEASURE; and adopt ORDINANCE NO. 6441 AMENDING ORDINANCE 6359, THE SALARY ORDINANCE FOR ELECTRIC PERSONNEL REPRESENTED BY THE INTERNATIONAL BROTHERHOOD

OF ELECTRICAL WORKERS, AFL-CIO, LOCAL NO. 1245, AS AMENDED BY APPENDIX "E" TO BE EFFECTIVE JANUARY 29, 2022, AS AN URGENCY MEASURE. As part of an ongoing assessment of the appropriate staffing levels to provide a high level of service to the community, staff requests that Council approve the A & B Management salary schedules to reflect the following class retitle and salary reduction of Enterprise Resource Planning (ERP) Manager to ERP Program Manager and A & B International Brotherhood of Electrical Workers (IBEW) salary schedule to reflect the new classification of Generation Maintenance Scheduler-Coordinator. Staff also requests that the City Council approve the citywide position allocation schedule reflecting one new Generation Maintenance Scheduler-Coordinator position, the position change of Finance Clerk-Limited Term to Regular and the addition of a .25 Budget Analyst I/II position. The net impact to the General Fund for the remainder of FY2021-22 is $11,645. The fiscal impact to the Electric Fund for the remainder of FY2021-22 is $79,254.

CC #: 1881

File #: 0600-01

CONTACT: Linda Hampton 916-774-5215 lhampton@roseville.ca.us

7.13. West Roseville Specific Plan - Fiddyment Phase 4 Bike Trails – Reimbursement Agreement and Budget Adjustment

Memo from Alternative Transportation Analyst Alison Winters and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 22-006 APPROVING A CITY/DEVELOPER REIMBURSEMENT AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND JEN CALIFORNIA 15, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THEM ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 6443 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests Council approval of a reimbursement agreement with Jen California 15, LLC, for trail construction in parcel F-80 and F-84 within the West Roseville Specific Plan (WRSP). Jen California 15, aka Taylor Homes, is proposing to install approximately 1 mile of new Class 1 paved multi-use trail segments within the WRSP. Staff also recommends approval of a budget adjustment in the amount of $702,485. Funding for the project is from the WRSP Bike Trail Fund. General Fund resources will not be used for this project.

CC #: 1882

File #: 0400-04-09-1 & 0201-01

CONTACT: Alison Winter 916-774-5293 awinter@roseville.ca.us

7.14. Fire Station No. 8 - Professional Design Services Agreement and Budget Adjustment

Memo from Associate Engineer Rjahja Canlas and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 22-005 APPROVING A PROFESSIONAL DESIGN SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND MFDB ARCHITECTS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt

ORDINANCE NO. 6442 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests Council approval of a professional design services agreement with MFDB Architects (MFDB) to complete the design work for Fire Station 8. The scope of work includes preparation of design development documents, assistance with the selection of a construction contractor, preparation of construction plans and specifications, and providing construction administration services. The not-to-exceed cost for the services is $744,403.50. A budget adjustment in the amount of $499,000 is being recommended to fully fund the MFDB contract, cover City staff time, and realign the original project budget to match anticipated expenditures. The funding will come from available resources in the Fire Facilities Fund. No General Fund resources will be used for this budget adjustment.

CC #: 1882

File #: 0900-05 & 0201-01

CONTACT: Rjahja Canlas 916-746-1300 rcanlas@roseville.ca.us

7.15. Electric Facilities Improvements - Budget Adjustment

Memo from Assistant Electric Utility Director Sean Matchim and Electric Utility Director Michelle Bertolino recommending the City Council adopt ORDINANCE NO. 6439 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests approval of a budget adjustment in the amount of $400,000 for the 116 S. Grant Street Building Improvements project and $500,000 to replace the back-up generator at Roseville Electric Utility's 2090 Hilltop facility. Approving this budget adjustment increases the 116 S. Grant Street Building Improvements total project budget to $5,150,000 and establishes a $500,000 project budget for the 2090 Hilltop Generator Replacement Project. Funds are available in the Electric Fund balance to cover both project appropriations for FY2021-22.

CC #: 1878

File #: 0800-03 & 0201-01

CONTACT: Shawn Matchim 916-774-1620 smatchim@roseville.ca.us

7.16. Aquifer Storage Recovery Well and Pump Station Project - Professional Design Services Agreement Amendment and Budget Adjustment

Memo from Senior Engineer Janice Gainey and Environmental Utilities Director Richard Plecker recommending the City Council adopt RESOLUTION NO. 22-012 APPROVING A FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND CAROLLO ENGINEERS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6444 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests Council approval of an

amendment to the professional design services agreement with Carollo Engineer's for the Aquifer Storage and Recovery Wells Design project. The cost for amendment 1 to the agreement is $636,156. Staff also recommends approval of a budget adjustment of $700,000 from the Water Construction Fund to cover the amendment and additional staff time. There is no cost to the General Fund.

CC #: 1889

File #: 0900-02 & 0201-01

CONTACT: Janice Gainey 916-774-5535 jrgainey@roseville.ca.us

7.17. Fiscal Year 2021/22 Transportation Development Act Claim and Transit Fund Budget Adjustment

Memo from Transportation Grants Analyst Cameron Schreiter and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 22-016 APPROVING AND AUTHORIZING EXECUTION OF THE 2021/22 TRANSPORTATION DEVELOPMENT ACT CLAIMS TO THE PLACER COUNTY TRANSPORTATION PLANNING AGENCY; and adopt ORDINANCE NO. 6445 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests Council approval of the Fiscal Year (FY) 2021/22 Transportation Development Act claim in the amount of $13,899,717 and approving payment to the Placer County Transportation Planning Agency of $225,000 in FY2021/22 Local Transportation Funds. Staff also requests approval of a budget adjustment for the Transit Fund, adding Federal Transit Administration revenues in the amount of $606,202, State Transit Assistance revenues in the amount of $419,155, reducing passenger fare revenues by $125,000 and reducing Local Transportation Fund revenues by $900,537. The budget adjustment reflects increased federal and state funding that are intended to support transit operations during the COVID-19 pandemic. This item has no impact on the General Fund.

CC #: 1892

File #: 0721 & 0201-01

CONTACT: Cameron Schreiter 916-774-5293 ctchreiter@roseville.ca.us

Ordinances (for second reading and adoption)

7.18. Second Reading - 2021 Speed Limit Ordinance Update

ORDINANCE NO. 6438 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION 11.28.010 OF CHAPTER 11.28 OF TITLE 11 OF THE ROSEVILLE MUNICIPAL CODE REGARDING SPEED LIMITS, for second reading and adoption.

CC #: 1872

File #: 0316-04

CONTACT: Jana Cervantes 916-774-5498 jcervantes@roseville.ca.us

Reports / Requests

7.19. Out-of-State Travel Request - Police Department

Memo from Management Analyst Mark Peinado and Police Chief Troy Bergstrom recommending the City Council approve out-of-state travel to Hoover, Alabama, for one Detective to attend a Social Networking Investigation class from January 31, 2022 to February 3, 2022. The travel and training cost for this four day course is fully sponsored by the National Computer Forensics Institute.

CC #: 1876

File #: 0600-02

CONTACT: Mark Peinado 916-774-5021 mcpeinado@roseville.ca.us

7.20. Placer Valley Tourism - 2022 Strategic Marketing Plan and Budget

Memo from Management Analyst Jeannine Thrash and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 22-013 APPROVING THE 2022 PLACER VALLEY TOURISM STRATEGIC MARKETING PLAN AND BUDGET. Staff requests Council approval of the 2022 Placer Valley Tourism (PVT) Strategic Marketing Plan and Budget. The South Placer County Tourism Corporation, dba Placer Valley Tourism exists to create a revenue source that specifically promotes and supports tourism efforts that generate overnight stays within the region. Funding for these PVT activities is derived from room night assessments for all hotels in the cities of Lincoln, Rocklin and Roseville. These assessments were voted on and approved by a majority of affected hotel owners in 2014. There is no impact to the City's General Fund.

CC #: 1890

File #: 0110-01

CONTACT: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us
Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

Ceremonial Documents

7.21. Proclamation - School Choice Week January 23-29, 2022

Proclaim January 23-29, 2022 as Roseville School Choice Week and call this observance to the attention of all of our citizens.

CC #: 1873

File #: 0102-06

CONTACT: Blair Hutchison 916-774-5266 bmhutchison@roseville.ca.us

7.22. Resolution - Norm Hinman

Commend Norm Hinman for his 15 years of outstanding service and dedication to the City of Roseville, congratulate him for his many accomplishments, and wish him a long, healthy, and enjoyable retirement.

CC #: 1868

File #: 0102-10

CONTACT:Blair Hutchison 916-774-5266 bmhutchison@roseville.ca.us

7.23. Resolution - Valerie DePeel

Commend Valerie DePeel for her 28 years of outstanding service and dedication to the City of Roseville, congratulate her for her accomplishments, and wish her a long, healthy, and enjoyable retirement.

CC #: 1869

File #: 0102-10

CONTACT:Blair Hutchison 916-774-5266 bmhutchison@roseville.ca.us

7.24. Resolution - Jan Lynch

Commend Jan Lynch for his 30 years of outstanding service and dedication to the City of Roseville, congratulate him for his many accomplishments, and wish him a long, healthy, and enjoyable retirement.

CC #: 1874

File #: 0102-10

CONTACT: Blair Hutchison 916-774-5266 bmhutchison@roseville.ca.us

7.25. Resolution - Richard Salsberry

Commend Richard Salsberry for his 21 years of outstanding service and dedication to the City of Roseville, congratulate him for his many accomplishments, and wish him a long, healthy, and enjoyable retirement.

CC #: 1875

File #: 0102-10

CONTACT: Blair Hutchison 916-774-5266 bmhutchison@roseville.ca.us

END OF CONSENT CALENDAR

8. ORDINANCES

8.1. Roseville Firefighters, Local 1592 - Memorandum of Understanding and Salary Schedule Update

Memo from Human Resources Director Stacey Peterson recommending the City Council adopt RESOLUTION NO. 22-026 APPROVING A MEMORANDUM OF UNDERSTANDING FOR EMPLOYEES REPRESENTED BY ROSEVILLE FIREFIGHTERS, LOCAL 1592, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6446 AMENDING ORDINANCE NO. 6307, THE SALARY ORDINANCE FOR EMPLOYEES REPRESENTED BY ROSEVILLE FIREFIGHTERS, LOCAL 1592, AS AMENDED BY APPENDIX "A", TO BE EFFECTIVE JANUARY 15, 2022 AS AN URGENCY MEASURE. Staff requests Council approval of a Memorandum of Understanding with the Roseville Firefighters, Local 1592 for a four (4) year term beginning January 1, 2022, to December 31, 2025. The cost to the General Fund of the successor Roseville Firefighters, Local 1592 salary and benefit adjustments for FY2021-22 is $493,509. The overall ongoing projected costs of salary and benefit increases in the four (4) year MOU is $2,277,854, not accounting for the

cost in year 2 and 4 of the labor market adjustments to maintain salaries at the 55th percentile of the market that will be presented to the City Council in December 2022 and December of 2024. The cost to the current fiscal year will be covered by appropriations included in the FY2021-22 budget.

CC #: 1896

File #: 0600-01

CONTACT: Stacey Peterson 916-774-5374 slpeterson@roseville.ca.us

9. SPECIAL REQUESTS/REPORTS/PRESENTATION

9.1. Digital Billboard Project – Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and Ground Leases and Subleases Approval

Memo from Economic Development Project Manager Robert Cline and Economic Development Director Melissa Anguiano recommending the City Council adopt RESOLUTION NO. 22-017 ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND APPROVING THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE DIGITAL BILLBOARD SITE AT 260 S. HARDING BOULEVARD; and adopt RESOLUTION NO. 22-018 APPROVING A GROUND LEASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND CANDICE L. STEPHENSON AND J. WAYNE STRAUCH, CO- TRUSTEES OF THE ADMINISTRATIVE TRUST CREATED UNDER THAT SURVISOR'S TRUST UNDER "TRUST AGREEMENT AND DECLARATION OF TRUST" DATED MARCH 15, 1984, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST AND CANDICE L. STEPHENSON AND J. WAYNE STRAUCH, CO- TRUSTEES OF THE ADMINISTRATIVE TRUST CREATED UNDER THAT "MARITAL TRUST" UNDER "TRUST AGREEMENT AND DECLARATION OF TRUST" DATED MARCH 15, 1984, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 22-019 APPROVING A SUBLEASE AGREEMENT FOR 260 S. HARDING BOULEVARD, BY AND BETWEEN THE CITY OF ROSEVILLE AND CLEAR CHANNEL OUTDOOR, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 22-020 APPROVING A GROUND LEASE AGREEMENT AT 290 CONFERENCE CENTER DRIVE, BY AND BETWEEN THE CITY OF ROSEVILLE AND ROSEVILLE JUNCTION, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 22-021 APPROVING A SUBLEASE AGREEMENT FOR 290 CONFERENCE CENTER DRIVE, BY AND BETWEEN THE CITY OF ROSEVILLE AND CLEAR CHANNEL OUTDOOR, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council adoption of the Negative Declaration, approval of the Mitigation Monitoring and Reporting Program and approval of Ground Leases and Subleases which would result in the construction and operation of two digital billboards in the City of Roseville along Interstate 80 and Highway 65. Based on the minimum annual guarantee, signing

bonus and lease costs, approval of the Ground Leases and Subleases would guarantee a minimum $14.4 million in General Fund revenue over the 20-year term. Based on a potential revenue share of 45%, it is estimated that the City could receive up to $18.8 million in General Fund revenue over the 20-year term. With approval of the project, Clear Channel Outdoor will be responsible for all costs related to the construction, operation and maintenance of the digital billboards.

CC #: 1893

File #: 0321

CONTACT: Robert Cline 916-746-1172 racline@roseville.ca.us

9.2. Park Name Recommendation Approval

Memo from the Park Planning & Development Superintendent Tara Gee and Parks, Recreation & Libraries Director Jill Geller recommending the City Council approve park name recommendations for several new parks. Advertisement for names for these parks occurred July through August 2021. The advertisement period was four (4) weeks. The Park Naming Subcommittee met virtually on October 4, 2021 to review the name submissions along with names on the “active” list from last year. “Active” are those names received the year prior and not selected. Consistent with the policy, a short list of names was forwarded as recommendations to the Parks & Recreation Commission. The Parks & Recreation Commission, per review and discussion at their November 1 meeting, recommends the names presented in this item to the City Council for final review and approval. Park identification signs for new parks will be included in the construction budgets of each park. There will be no General Fund impact.

CC #: 1867

File #: 0704

CONTACT: Tara Gee 916-774-5253 tgee@roseville.ca.us

9.3. Development Impact Fee Reports for Fiscal Year Ended June 30, 2021

Memo from Management Analyst Jeannine Thrash and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council accept the Development Impact Fee Reports for the fiscal year ended June 30, 2021. In California, state legislation sets certain legal and procedural parameters for the charging of development impact fees. This legislation was passed as Assembly Bill 1600 by the State Legislature and is now codified as California Government Code Sections 66000 through 66008, Mitigation Fee Act. The Development Impact Fee Reports are for informational purposes. There is no impact to the City's General Fund.

CC #: 1877

File #: 0215

CONTACT: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us
Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

10. APPOINTMENTS

10.1. Library Board - Unscheduled Vacancy Appointment

Memo from City Clerk Technician Katrina Six and Assistant City Clerk Helen

Dreyer recommending the City Council appoint one (1) individual to the Library Board to a term expiring December 31, 2022 from the applications received from Sehrish Abdulqayyum, Brian Backhaus, Jenna Li, Jeanne Chilton Lindberg, Casey Mills, Holly Piscopo, Mitchell Ruby, Bette Simpson, Kulvinder Singh, Jennifer Hilbert Speak, Eileen Speaker, and Jamie Speiden.

CC #: 1879

File #: 0103-04-03

CONTACT: Katrina Six 916-774-5267 kmsix@roseville.ca.us

11. PUBLIC HEARING

NOTICE TO THE PUBLIC

City Council, when considering the matter scheduled for hearing, will take the following actions:

1. Open the Public Hearing
2. Presentation by Staff
3. Presentation by applicant or Appellant
4. Accept Public Testimony
5. Appellant or Applicant Rebuttal Period
6. Close the Public Hearing
7. City Council Comments and Questions
8. City Council Action

In the future, if you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues, which you, or someone else raised orally at the Public Hearing or in written correspondence received by the City or before the hearing

Public Hearings listed for continuance will be continued as noted and posting of this agenda serves as notice of continuation.

11.1. Sierra View Subdivision Project on Infill Parcels 3 & 100 and the Sierra Vista Specific Plan Parcels WB-41 & WB-31 Project - General Plan Amendments, Rezone, and Development Agreement

Memo from Associate Planner Kinarik Shallow and Development Services Director Mike Isom recommending the City Council consider the Sierra View Country Club and Sierra Vista Specific Plan Redesignation and Rezone Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program; consider the 6th Addendum to the Sierra Vista Specific Plan Environmental Impact Report; and for the Sierra View Subdivision project (PL21-0162), adopt RESOLUTION NO. 22-023 AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATIONS ON CERTAIN REAL PROPERTY IN THE CITY OF ROSEVILLE; and adopt the two (2) findings of fact and introduce for first reading an ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE REZONING CERTAIN REAL PROPERTY IN THE CITY OF ROSEVILLE; and for the Sierra Vista Specific Plan Parcels WB-41 and WB-31 project (PL21-0161), adopt RESOLUTION NO. 22-024 AMENDING THE GENERAL PLAN; adopt RESOLUTION NO.

22-025 AMENDING THE SIERRA VISTA SPECIFIC PLAN; adopt the two (2) findings of fact and introduce for first reading an ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE REZONING CERTAIN REAL PROPERTY IN THE CITY OF ROSEVILLE; and adopt the five (5) findings of fact and introduce for first reading an ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING A SECOND AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND WESTPARK S.V. 400, LLC, RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The requested entitlements for the Sierra View Subdivision project (PL21-0162) will allow the construction of 75 single-family residential lots on Infill Planning Parcels 3 and 100 located at 360 Diamond Oaks Road, and the requested entitlements for the Sierra Vista Specific Plan Parcels WB-41 and WB-31 project (PL21-0161) will allow the construction of 63 single-family residential lots on Sierra Vista Specific Plan (SVSP) Parcel WB-41, located at 3301 Pleasant Grove Boulevard. The entitlements include a General Plan Amendment to change the land use designation of Parcel 100 from Medium Density Residential (MDR) to Low Density Residential and a Rezone from Multi-Family Housing to Small Lot Residential (RS). Infill Planning Parcel 3 will be rezoned from Single-Family Residential to RS. The remaining 93 units allocated to Infill Parcel 100 will be transferred to SVSP Parcels WB-41 (+63 units) and WB-31 (+30 units). A General Plan Amendment and Specific Plan Amendment are requested to change the land use designation of Parcel WB-41 from Community Commercial (CC) to MDR and a Rezone from CC to Small Lot Residential/Development Standards. Lastly, a Second Amendment of the Westbrook Development Agreement is requested to reflect the proposed land use changes, unit transfers, and to include dedication of a portion of West Roseville Specific Plan Parcel W-60B to the City. The project will not negatively affect the City's General Fund.

CC #: 1895

File #: 0400-04-10-2 & 0400-04-12-2 & 0400-03 & 0400-04

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

12. REPORTS / PUBLIC COMMENTS

13. ADJOURNMENT

COUNCIL COMMUNICATION

CC #: 1897
File #: 0102-10

Title: Resolution - Annual Placer MLK Jr. March
Contact: Blair Hutchison 916-774-5266 bmhutchison@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 5.1.

RECOMMENDATION TO COUNCIL

Recognize Placer MLK on their efforts to promote a stronger community, increased opportunities for representation, and celebrating the living memory of Dr. Martin Luther King Jr. with the Annual Placer MLK Jr. March and Family Celebration Day and encourage residents in our community to participate in the event.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Ceremonial documents meet the above criteria and are not subject to CEQA. No additional environmental review is required.

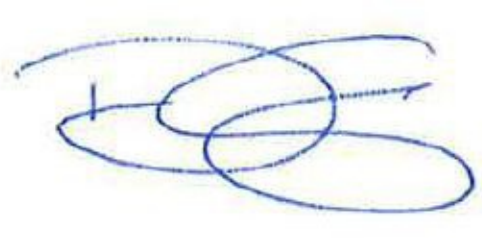
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Not applicable.

Respectfully Submitted,

Blair Hutchison, City Clerk Technician

Helen Dreyer, Assistant City Clerk



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution - Annual Placer MLK Jr. March

Resolution

WHEREAS, Reverend Doctor Martin Luther King, Jr was born January 15, 1929; and dedicated his life to securing the Nation's fundamental principles of liberty and justice for all citizens; and

WHEREAS, Dr. King was the leading civil rights advocate of his time, spearheading the civil rights movement in the United States during the 1950s and 1960s, and earned worldwide recognition as an eloquent and articulate spokesperson for equality; and

WHEREAS, Dr. King lifted the hopes of our Nation with the powers of his voice and his pen, invoking the founding ideals of our country; and

WHEREAS, whether behind the pulpit at Ebenezer Baptist Church in Atlanta, Dexter Avenue Baptist Church in Montgomery, at the National Mall in Washington, or from a jail cell in Birmingham, Dr. King beckoned us toward justice through non-violent resistance and oratory skill; and

WHEREAS, Placer MLK has celebrated the legacy of Dr. King with a yearly march; and

WHEREAS, January 17, 2022 marks the 4th Annual Placer MLK Jr. March and Family Celebration Day; and

WHEREAS, this year's Placer MLK March theme is: Inclusion and Belonging: His Dream, Our Determination; and

WHEREAS, Placer MLK March invites students to contribute expressions of creativity and talent that celebrate the life of Dr. King; and

WHEREAS, Placer MLK's mission is to encourage inclusive opportunities in Placer County by building and helping others live up to a shared purpose to serve all.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, recognize Placer MLK on their efforts to promote a stronger community, increased opportunities for representation, and celebrating the living memory of Dr. Martin Luther King Jr. with the Annual Placer MLK Jr. March and Family Celebration Day and encourage residents in our community to participate in the event.

CITY OF ROSEVILLE
INCORPORATED APRIL 10, 1909

SIGNED AND APPROVED this 19th day of January 2022.

KRISTA BERNASCONI, MAYOR

COUNCIL COMMUNICATION

CC #: 1884
File #: 0203-04

Title:	Electrical Maintenance and Repair - Contract Purchase Agreement
Contact:	Dan Allen 916-774-5741 dallen@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.1.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution authorizing the City Manager to execute a Contract Purchase Agreement with Vasko Electric, Inc. to provide electrical maintenance and repair services. In addition, staff requests authorization to continue utilizing the agreement without further Council approval until the contract expires, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

BACKGROUND

Staff issued a Request for Proposals (RFP) for Electrical Services in November of 2021. Two qualified proposals were received. After careful review and rating of each proposal, staff recommends awarding a service agreement to Vasko Electric Inc. in order to secure cost-effective pricing for smaller electrical projects. These projects include repairs, remodels, and maintenance of existing City facilities. The intent of the City is to enter into a five-year agreement, with an initial one-year period and four optional renewal years, with the selected vendor.

FISCAL IMPACT

The estimated amount of this initial agreement is $375,000, not to exceed annual budgeted amounts. Funding is included in the Facility Services Fund and Facility Rehabilitation Fund budgets. The contract will be encumbered one year at a time pending Council approval of the budget each year. Funding for the optional renewal years is as follows: FY2022-23 $425,000; FY2023-24 $475,000; FY2024-25 $525,000; and FY2025-26 $575,000.

ENVIRONMENTAL REVIEW

The proposed activity formalizes an agreement for future general electrical repair services. The California Environmental Quality Act (CEQA) only applies to projects which have the potential to

cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines §15061(b)(3).

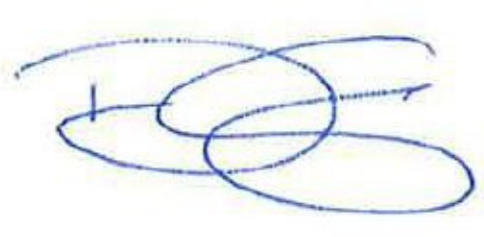
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal E - Deliver exceptional city services

Respectfully Submitted,

Darci Carpenter, Adminstrative Technician

Jason Shykowski, Public Works Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-007

CPA 3001765 Vasko Electric Inc.

RESOLUTION NO. 22-007

APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND VASKO ELECTRIC INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a contract purchase agreement (3001765) to provide electrical maintenance and repair services at various City locations on an as-needed basis, between the City of Roseville and Vasko Electric Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

BE IT FURTHER RESOLVED that the City Manager or his designee is authorized to execute four (4) additional one (1) year renewals without further City Council approval, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this ____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

Contract Purchase Agreement 3001765

Supplier Details:

Company	Vasko Electric Inc
Contact	Vince Linarez
Address	4300 Astoria St
	Sacramento, CA 95838

Submit your response to:

Company	City of Roseville
Contact	Sue Jessup
Address	Purchasing Division
	2075 Hilltop Circle
	Roseville, CA 95747
Phone	(916) 746-1702
Fax	(916) 774-5736
E-mail	SJessup@roseville.ca.us

This Contract Purchase Agreement is sent for your review and acceptance. Notify the Buyer via email of any needed changes to the company name, address, and contact information. The Buyer will update the agreement prior to you signing the document.

Return signed copies of the agreement to the Buyer noted on the agreement. Alterations or modifications to the agreement are not allowed. Upon receipt of all necessary documents, the City will sign the agreement and return a fully executed copy to you. Receipt of the signed copy will be your notice to proceed with the work in accordance with the terms and conditions of the agreement. Work must not begin until the contract has been fully executed.

The following guidelines must be followed for the signature block on the agreement:

Sole proprietorship - **By owner**

Partnership - **Any general partner**

Corporation - **Two options:**
(1) A signature from the President and the corporate seal; **OR**
(2) One signature from the Chairman of the Board, President, or any Vice President **AND** one signature from the Secretary, any Assistant Secretary, Chief Financial Officer, or any Treasurer or Assistant Treasurer of the corporation

*General Manager, Office Manager and/or Sales Manager are **not** corporate officer titles. The agreement will be rejected if not signed in accordance with these guidelines.

Insurance requirements:
The City's insurance requirements are referenced on Attachment A of the agreement. By signing the agreement, you are confirming that your company has the minimum insurance limits required.

CITY OF ROSEVILLE CALIFORNIA

Contract Purchase Agreement 3001765

Agreement	3001765
Agreement Date	10-DEC-2021
Revision	0
Agreement Amount	375,000.00 USD

Invoice To	**City of Roseville** **Accounts Payable** **311 Vernon St** **ROSEVILLE CA 95678**	Supplier	**Vasko Electric Inc** 4300 Astoria St Sacramento, CA 95838
Phone:	(916) 774-5488	**Phone:**	(916) 568-7700
Fax:	(916) 784-3796	**Fax:**	()
Email:	accountspayable@roseville.ca.us	**Email:**	vincel@vasko.com

Description of Labor, equipment and/or materials

THE SERVICES CALLED FOR UNDER CITY OF ROSEVILLE REQUEST FOR PROPOSAL #01-041 AND CONTRACTOR'S PROPOSAL THERETO TITLED CITY OF ROSEVILLE ELECTRICAL SERVICES #01-041 DATED 11/30/21 (HEREINAFTER "PROPOSAL"). THE TERMS AND SCOPE OF WORK OF CITY OF ROSEVILLE REQUEST FOR PROPOSAL #01-041 AND CONTRACTOR'S PROPOSAL ARE HEREIN MADE PART OF THIS SERVICE AGREEMENT AND FULLY INCORPORATED BY REFERENCE.

START DATE: EXECUTED AGREEMENT
END DATE: 1/19/2023

PLEASE CONTACT DAN ALLEN AT 916-774-5741 OR DALLEN@ROSEVILLE.CA.US OR DARCI CARPENTER AT DRCARPENTER@ROSEVILLE.CA.US FOR QUESTIONS REGARDING THIS AGREEMENT.

The total cost of service is an approximate value only. The City cannot guarantee whatsoever the actual value of this contract.

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	10717	**Net 30**	**Freight on Board at the destination**	**Destination**	**Best Method**

Start Date	End Date	Confirm To
		Sue Jessup Phone **1-916-746-1702**

Attention: Total Cost not to exceed the agreement amount without prior approval of the Purchasing office.

Contract Terms and Conditions

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless the City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole or active negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Contractor is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement, provided Contractor is given thirty (30) days written notice. City's termination shall be without further liability to City; however, Contractor shall be entitled to all costs reasonably incurred prior to the date of termination. Contractor acknowledges that City may terminate this Agreement should funds not be appropriated by its governing body to continue services under this Agreement.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All prevailing wages and fair employment practices must be adhered to. For prevailing wage contracts over $25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm.
10. Contractor agrees to the below insurance requirements:
    a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
    b. Form. Contractor shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
    c. Additional Insureds. Contractor shall also provide a separate endorsement or

section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage (except Workers' Compensation) and for ongoing and completed operations. Such insurance shall specifically cover the contractual liability of Contractor. The additional insured coverage under the Contractor's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office (ISO) CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be:

(1) the minimum coverage and limits specified in this Agreement; or
(2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.

e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.

f. Subcontractors. Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, Contractor shall require its subcontractors to agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement. Additionally, Contractor shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

g. Self-Insured Retentions. All self-insured retentions (SIR) must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

h. Waiver of Subrogation. Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Contractor, its employees, agents and subcontractors.

i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Contractor of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.

11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the

performance of services under this Agreement. Failure to comply with local ordinances may result in monetary fines and cancellation of this Agreement. Refer to www.roseville.ca.us/stormwater for links to more information on the City's storm water regulations.

12. In the event that the terms of any attachment or exhibit conflict with any terms of this Agreement, the terms of this Agreement shall control.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.
14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.
16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.
17. For purposes of this Agreement, the terms "Contractor," "Consultant," and "Supplier" are used interchangeably.
18. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.
19. Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.
20. Contractor certifies that Contractor, its employees, directors, officers, agents, subcontractors, vendors, and volunteers are not presently debarred, excluded, suspended, declared ineligible, voluntarily excluded, or proposed for debarment, exclusion, suspension or ineligibility by any federal, state, or local department or agency.
21. This Agreement may be amended via change order, but only if such change order is made in writing, approved by the City, and signed by both parties.
22. CONTRACTOR agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONTRACTOR and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.

    CONTRACTOR and CITY agree that: (a) CONTRACTOR is free from the control and direction of CITY in connection with the performance of the work; (b) CONTRACTOR is providing services directly to CITY; (c) CONTRACTOR has and will maintain at all relevant times a business license; (d) CONTRACTOR maintains a business location that

is separate from CITY; (e) CONTRACTOR is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) CONTRACTOR actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONTRACTOR advertises and holds itself out to the public as available to provide the same or similar services; (h) CONTRACTOR provides its own tools, vehicles, and equipment to perform the services; (i) CONTRACTOR has negotiated its own rates; (j) CONTRACTOR set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONTRACTOR has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

The supplier named hereon by the acceptance of this order agrees to the provisions of this document titled "Contract Purchase Agreement" and all accompanying terms, conditions, and attachments.

Roseville Business License No. 00800656

Contractor License No. 471434

DIR Registration No. 1000002164

Check mark the applicable company type below:

X **Corporation**

_____ **Limited Liability Company**

_____ **Partnership**

_____ **Sole Proprietor**

City Reserves the right to withold any payments to contractor in the event of noncompliance with insurance requirements or if required by law.
Construction T&C
REV 3/2/21 JS

ATTACHMENT A
HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS
AGREEMENT OVER FORMAL BID LIMIT OR INVOLVING HIGH RISK ACTIVITIES

General - Required Coverage/Documentation

- General Liability: $1 Million per occurrence /$2 Million aggregate
- Automobile Liability: $1 Million combined single limit
- Workers' Compensation: Statutory *Must provide a Waiver of subrogation
- Additional Insured Endorsement (AIE) - General Liability policy: CG 20 38 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsement shall cover the City of Roseville, its officers, agents, employees and volunteers as additional insured.
- Policies must be primary and non-contributory
- A 30 day notice of cancellation must be provided
- List certificate holder as: The City of Roseville - Insurance Compliance, PO Box 100085-R1, Duluth, GA 30096

Additional Liability/Insurance Requirements if required by Agreement (and marked below):

Construction: X
General Liability:
$2 Million/occurrence
$4 Million aggregate

Design Professional:____
General Liability:
$2 Million/occurrence
$4 Million aggregate
Professional Liability:
$2 Million/occurrence

Professional Consultant:____
Professional Liability:
$1 Million/occurrence

IT Services:____
Professional Liability:
$1 Million/occurrence
No auto required

Hazardous Materials:____
Pollution Liability:
$1 Million/occurrence

Special Events/Caterers-Vendors:____
No auto required
No workers' comp required

Professional Counseling/ Psychological:____
Professional Liability:
$1 Million/occurrence
No auto required

Pyrotechnics:____
General Liability:
$5 Million/occurrence
$10 Million aggregate
Auto - $2 Million/occurrence

Chemical/Environmental:____
General Liability:
$3 Million/occurrence
$6 Million aggregate
Pollution – $2 Million/Occurrence
Auto - $2 Million/Occurrence

Insurance Submission Process

The City of Roseville Human Resources/Risk Management Department uses a service called EBIX to manage our insurance certificate tracking.

How It Works

- The vendor's contact information is entered into EBIX. EBIX will contact the vendor to request proof of insurance.
- The Vendor can forward the request to their Insurance Agent(s) if necessary.
- Vendor/Insurance Agent submits insurance to EBIX by email to roseville@ebix.com or by fax to (770) 325-5727. After faxing or emailing the certificate, please DO NOT send the certificate by mail to EBIX. Please do not mail, email or fax any certificates to the City of Roseville.
- Once submitted, EBIX reviews the insurance documentation. If there are deficiencies, EBIX will send a follow up letter or email requesting additional information.

Questions Regarding Insurance Submission: Contact EBIX at (951) 652-4239
Questions Regarding Insurance Requirements Contact Risk Management at (916) 774-5202

Asbestos-Containing Materials in City-Owned Buildings

California Health and Safety Code Section 25915 requires that all City of Roseville employees, contractors and lessees be notified annually of the presence of asbestos in City-owned buildings constructed prior to 1979. Please post this notice in an area(s) accessible to all employees, contractors and lessees. Contact Facility Maintenance & Operations at (916) 774-5740 for more information about Asbestos Containing Materials (ACMs) in specific City-owned buildings. For more information about asbestos refer to the OSHA website.

The City of Roseville is committed to maintaining a safe and healthy work environment. The City's Facility Maintenance & Operations staff conducts ongoing inspections to identify and safely manage previously installed asbestos-containing products. Renovation of City-owned buildings **MUST** be reviewed in advance by Facility Maintenance & Operations to ensure the City is in compliance with building codes, Americans with Disabilities Act and that no ACMs are disturbed without proper safeguards. Work that requires removal or repair of ACMs is restricted to trained and qualified persons only. **Facility Maintenance & Operations will need to approve the qualified contractors.**

Use the following measures to protect you and others from exposure to airborne asbestos:

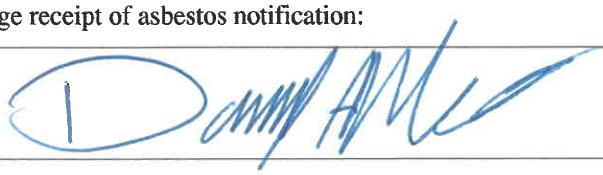
- Presume all building materials contain asbestos until determined otherwise by Facility Maintenance & Operations.
- Do not install walls, closets, cabinets, ceilings.
- Do not remove, cut, drill, sand, grind or otherwise disturb any material in the buildings, including carpet and tile.
- Do not paint (this includes any walls, ceilings, floors and electrostatic painting of office furniture).
- Do not remove any items nailed or screwed to the walls (this includes pictures, cabinets, electrical, etc.).
- Do not go above ceilings, behind walls or into building spaces such as attics and crawlspaces unless these areas have been inspected and cleared by Facility Maintenance & Operations.
- Do not pull cable or wiring through above-ceiling spaces with asbestos.
- Do not install screws, pins, nails or hangers into asbestos ceiling or wall plaster.
- Be careful not to damage walls, ceilings or floors when moving furniture or equipment. It is recommended that Facility Maintenance & Operations be contacted prior to moving furniture or equipment.
- Do not brush, sweep or vacuum textured asbestos ceiling plaster or plaster debris.
- Immediately report any damage or deterioration of suspect building materials to Facility Maintenance & Operations or Risk Management.

It is important to note that the presence of asbestos does not mean you have been exposed. Exposure results when friable asbestos particles are inhaled or ingested. Asbestos becomes friable when material containing asbestos is drilled, sanded or disturbed by remodeling or demolition work or when the ACM has deteriorated. Intact, bonded, sealed or undisturbed asbestos does not pose a hazard.

Employees may review the asbestos survey reports, results of bulk sampling or air monitoring conducted in City-owned buildings. All asbestos data will be available by appointment with Facility Maintenance & Operations.

Facilities Built Pre 1979 That May Contain Asbestos	Year Built
Downtown Library - 225 Taylor Street 95678	1974
Carnegie Museum - 557 Lincoln Street 95678	1912
Tower Theatre - 415 Vernon Street 95678	1940
Fire Station #3 - 1300 Cirby Way 95661	1963
Old Corp Yard - 100 Old Corp Yard Road 95678	1940
Water Treatment Plant Operations Bldg.- 9595 Barton Road 95746	1965
Waste Water Treatment Plant Operations Bldg. - 1800 Booth Road 95747	1962
Royer Recreation Bldg. - 190 Park Drive 95678	1950
Fire Museum - 400 Lincoln Street 95678	1930
Diamond Oaks Golf - 349 Diamond Oaks Road 95678	1965
Johnson Pool, 4th & D Street	1950
330 Vernon Street	1940
107 Sutter Avenue	1962

Sign to acknowledge receipt of asbestos notification:

SIGNATURE	
COMPANY NAME	VASKO ELECTRIC, INC. 4300 ASTORIA STREET SACRAMENTO, CA 95838
DATE	12/17/21

Asbestos
Rev 01/16/19

Supplier	
Signature:	
Print Name:	DARRYL A. VASKO
Title:	PRESIDENT

Supplier	
Signature:	
Print Name:	
Title:	

City of Roseville, A Municipal Corporation	
Signature:	
Print Name:	Dominick Casey
Title:	City Manager

COUNCIL COMMUNICATION

CC #: 1888
File #: 0800-03

Title:	Power Plant Zero Liquid Discharge Controls Upgrade - Sole Source Contract Purchase Agreement
Contact:	Oscar Plasencia 916-746-1648 oplasencia@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.2.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution approving a sole source contract purchase agreement with Emerson Process Management Power & Water Solutions, Inc. to provide and install upgraded Roseville Energy Park Zero Liquid Discharge Controls equipment, and authorizing the City Manager to execute it on behalf of the City of Roseville.

BACKGROUND

The Roseville Energy Park (REP) utilizes Emerson's Ovation Distributed Control System (DCS) to control many of its existing balance of plant (BOP) processes. Currently the Zero Liquid Discharge (ZLD) plant utilizes a standalone programmable logic controller (PLC) system which does not integrate seamlessly with the surrounding BOP processes.

At this time the main ZLD PLC at the REP is nearing end of life and needs to be replaced to maintain operational data collection and control for the select processes. Staff recommends the ZLD control system be replaced with equivalent Emerson Ovation hardware which would allow the current ZLD process controls to integrate with other BOP systems. Further standardization on the Emerson DCS system will also reduce training requirements and required parts inventories. Due to the REP having standardized on the Emerson DCS, they are uniquely qualified to provide this upgrade service. This will be the third such upgrade at the Roseville Energy Park since it began commercial operations in 2007.

FISCAL IMPACT

The contract purchase agreement is not to exceed $696,536. Funding is included in the Electric Department's FY2021-22 budget in the Electric Fund.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) only applies to projects which have the potential

to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines §15061(b)(3)).

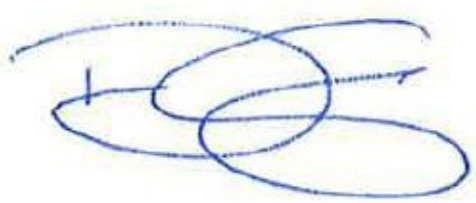
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth
Goal E - Deliver exceptional city services

Respectfully Submitted,

Oscar Plasencia, Power Plant Engineer

Michelle Bertolino, Electric Utility Director



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-011

CPA

, RESOLUTION NO. 22-011

APPROVING A SOLE SOURCE CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND EMERSON PROCESS MANAGEMENT POWER & WATER SOLUTIONS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a sole source contract purchase agreement (3001777) for the Roseville Power Plant Zero Liquid Discharge Controls Upgrade, between the City of Roseville and Emerson Process Management Power & Water Solutions, Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said sole source contract purchase agreement is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

Contract Purchase Agreement 3001777

Supplier Details:

Company	Emerson Process Management Power & Water Solutions, Inc.
Contact	Ted Vanwermeskerken
Address	783 Palmyrita Ave
	Riverside, CA 92507

Submit your response to:

Company	City of Roseville
Contact	Sue Jessup
Address	Purchasing Division
	2075 Hilltop Circle
	Roseville, CA 95747
Phone	(916) 746-1702
Fax	(916) 774-5736
E-mail	SJessup@roseville.ca.us

This Contract Purchase Agreement is sent for your review and acceptance. Notify the Buyer via email of any needed changes to the company name, address, and contact information. The Buyer will update the agreement prior to you signing the document.

Return signed copies of the agreement to the Buyer noted on the agreement. Alterations or modifications to the agreement are not allowed. Upon receipt of all necessary documents, the City will sign the agreement and return a fully executed copy to you. Receipt of the signed copy will be your notice to proceed with the work in accordance with the terms and conditions of the agreement. Work must not begin until the contract has been fully executed.

The following guidelines must be followed for the signature block on the agreement:

Sole proprietorship - **By owner**

Partnership - **Any general partner**

Corporation - **Two options:**
(1) A signature from the President and the corporate seal; **OR**
(2) One signature from the Chairman of the Board, President, or any Vice President **AND** one signature from the Secretary, any Assistant Secretary, Chief Financial Officer, or any Treasurer or Assistant Treasurer of the corporation

*General Manager, Office Manager and/or Sales Manager are **not** corporate officer titles. The agreement will be rejected if not signed in accordance with these guidelines.

Insurance requirements:
The City's insurance requirements are referenced on Attachment A of the agreement. By signing the agreement, you are confirming that your company has the minimum insurance limits required.

CITY OF ROSEVILLE CALIFORNIA

Contract Purchase Agreement 3001777

Agreement	**3001777**
Agreement Date	**22-DEC-2021**
Revision	**0**
Agreement Amount	**696,536.00 USD**

Invoice To
City of Roseville
Accounts Payable
311 Vernon St
ROSEVILLE CA 95678

Phone: (916) 774-5488
Fax: (916) 784-3796
Email: accountspayable@roseville.ca.us

Supplier
Emerson Process Management Power & Water Solutions, Inc.
783 Palmyrita Ave

Riverside, CA 92507

Phone: ()
Fax: ()
Email: Ted.Vanwermeskerken@Emerson.com

Description of Labor, equipment and/or materials

Vendor shall supply services, equipment, and materials for a distributed control system (DCS) for the Roseville Electric Utility U1 ZLD PLC Replacement for our Roseville Electric Utility Department in accordance with the attached Emerson Process Management Power & Water Solutions, Inc. Proposal No. WE190411584 Revision 4 dated 12/22/2021 utilizing the attached Negotiated Terms and Conditions agreement.

Start Date: Executed Agreement
End Date: Upon Final Payment

Please contact Oscar Plasencia in the Electric Department at 916-746-1648 or OPlasencia@roseville.ca.us for any questions regarding this contract.

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	11416	**Net 30**	**Freight on Board at the destination**	**Destination**	**Best Method**

Start Date	End Date	Confirm To
		Sue Jessup Phone **1-916-746-1702**

Attention: Total Cost not to exceed the agreement amount without prior approval of the Purchasing office.

TERMS AND CONDITIONS AGREEMENT

THIS AGREEMENT is made and entered into this ___ day of _____, 2021, by and between the City of Roseville, a municipal corporation ("CITY"), and Emerson Process Management Power & Water Solutions, Inc., a Delaware corporation ("CONSULTANT"); and

W I T N E S S E T H :

WHEREAS, CITY desires goods and services consisting of system support and maintenance of the Ovation Distributed Control System which monitors Roseville Energy Park equipment; and

WHEREAS, CONSULTANT has prepared a proposal, attached as EXHITBIT "A", which describes the scope of work to be performed by CONSULTANT, the budget for the work, and the schedule for performance of the work; and

WHEREAS, CONSULTANT is qualified and experienced to provide such goods and services.

NOW, THEREFORE, the parties agree as follows:

1. Services. CONSULTANT shall perform, at the direction of CITY, the scope of services as described in EXHIBIT "A," attached hereto and incorporated herein by this reference.

2. Compensation. For its goods and services provided hereunder, CONSULTANT shall be compensated as described in EXHIBIT "A."

CONSULTANT shall submit an invoice in accordance with EXHIBIT "A". Such invoices shall be delineated by task and services performed. CITY shall pay invoices within thirty (30) days after receipt.

3. Term. The term of this Agreement shall be for a one (1) year period, with the option to extend the term for four (4) additional one (1) year terms by mutual agreement.

4. Indemnification. To the extent allowed by law, CONSULTANT shall defend, indemnify, and save and hold harmless CITY, its officers, and employees from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, to the extent caused by CONSULTANT's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement. CONSULTANT's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

5. Insurance. CONSULTANT agrees to continuously maintain, in full force and effect, the following amounts and types of insurance during the term of this Agreement. CONSULTANT may self-insure any or all of its insurance obligations or the insurance requirements may be met by a combination of primary and excess insurance.

COVERAGE	LIMITS OF LIABILITY
Workers' Compensation	Statutory
Commercial General Liability	$1,000,000 each occurrence $2,000,000 aggregate Personal Injury: $1,000,000 each occurrence $2,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit

a. Form. CONSULTANT shall submit a certificate evidencing such coverage for the period covered by this Agreement in ACORD form to Risk Management and the City Attorney, prior to undertaking any work hereunder.

b. Additional Insureds. CONSULTANT shall also provide a blanket endorsement form including CITY, its officers, employees as additional insureds to the extent of CONSULTANT's negligence for each type of coverage, except for Workers' Compensation. The additional insured coverage under the CONSULTANT's policy shall be primary and noncontributory to the extent of CONSULTANT's negligence.

c. Cancellation/Modification. CONSULTANT shall provide ten (10) days written notice to CITY prior to cancellation or modification of any insurance required by this Agreement.

d. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance.

e. Subcontractors. CONSULTANT agrees to include in its contracts, relating to this scope of work, with all subcontractors, if any, utilized by CONSULTANT to perform work on CITY's site, the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they

apply to the scope of the subcontractor's work. A copy of CITY's indemnity and insurance provisions will be furnished to any such subcontractor upon request.

f. Waiver of Subrogation. CONSULTANT hereby agrees to waive subrogation which any insurer of CONSULTANT may acquire from CONSULTANT by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy, but only to the extent of CONSULTANT's negligence. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall include a blanket endorsement with a waiver of subrogation in favor of CITY, its officers, agents, employees and volunteers to the extent of CONSULTANT's negligence for all worked performed by CONSULTANT, its employees, agents and subcontractors.

g. Liability/Remedies. Insurance coverage in the amounts set forth herein shall not be construed to relieve CONSULTANT of liability in excess of such coverage, nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this Agreement or law.

6. Access to Records. Only to the extent required by law, including the California Public Records Act (California Government Code, Section 6250 et seq.), CONSULTANT shall provide, make available or grant access to CITY, upon reasonable notice, records created for the services performed under this agreement, but limited to a time and material basis.

7. Time is a Material Term. Time is an important term of this Agreement.

8. Compliance with Laws. CONSULTANT shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement.

9. Ability to Perform. CONSULTANT agrees and represents that it has the time,

ability and professional expertise to perform the services required under this Agreement.

10. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of any conflict between any of the EXHIBITS, the provisions of the first in order of attachment shall govern.

11. Assignment. CONSULTANT is employed to perform unique personal services. CONSULTANT shall not assign this Agreement without the prior written consent of CITY.

12. Independent Contractor. CONSULTANT shall act as an independent contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

13. Representations and Warranties. CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working for CONSULTANT, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to terminate as void this Agreement, without liability, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

14. Limited Warranty. Subject to the limitations contained herein, CONSULTANT warrants that the Goods manufactured by CONSULTANT will be free from defects in materials or workmanship under normal use and care and Services will be performed by trained personnel using proper equipment and instrumentation for the particular Service provided. The foregoing warranties will apply until the expiration of the applicable warranty period. Goods are warranted for twelve (12) months from the date of initial installation or eighteen (18) months from the date of shipment by CONSULTANT, whichever period expires first. Consumables and Services are warranted for a period of 90 days from the date of shipment or completion of the Services. Products purchased by CONSULTANT from a third party for resale to CITY ("Resale Products") shall carry only the warranty extended by the original manufacturer. CITY agrees that CONSULTANT has no liability for Resale Products beyond making a reasonable commercial effort to arrange for procurement and shipping of the Resale Products. If CITY discovers any warranty defects and notifies CONSULTANT thereof in writing during the applicable warranty period, CONSULTANT shall correct any errors that are found by CONSULTANT in the firmware or Services or repair or replace F.O.B. point of manufacture that portion of the Goods or firmware found to be defective, or refund the purchase price of the defective portion of the Goods/Services. All replacements or repairs necessitated by inadequate maintenance, normal wear and usage, unsuitable power sources or environmental conditions, accident, misuse, improper installation, modification, repair, use of unauthorized replacement parts, storage or handling, or any other cause not the fault of CONSULTANT are not covered by this limited warranty, and shall be at CITY's expense. Goods repaired and parts replaced by CONSULTANT during the warranty period shall be in warranty for the remainder of the original warranty period or ninety

(90) days, whichever is longer. This limited warranty is the only warranty made by CONSULTANT and can be amended only in a writing signed by CONSULTANT. THE WARRANTIES AND REMEDIES SET FORTH ABOVE ARE EXCLUSIVE. THERE ARE NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, AS TO MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR ANY OTHER MATTER WITH RESPECT TO ANY OF THE GOODS OR SERVICES.

15. Successors in Interest. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

16. Limitation of Liability. THE REMEDIES OF CITY SET FORTH IN THIS AGREEMENT ARE EXCLUSIVE. IN NO EVENT, REGARDLESS OF THE FORM OF THE CLAIM OR CAUSE OF ACTION, WHETHER BASED IN CONTRACT, INFRINGEMENT, NEGLIGENCE, STRICT LIABILITY, OTHER TORT OR OTHERWISE, SHALL CONSULTANT'S LIABILITY TO CITY AND/OR ITS CUSTOMERS EXCEED THREE (3) TIMES THE TOTAL COMPENSATION PROVIDED IN EXHIBIT “A”. CITY AGREES THAT IN NO EVENT SHALL CONSULTANT'S LIABILITY TO CITY AND/OR ITS CUSTOMERS EXTEND TO INCLUDE INCIDENTAL, CONSEQUENTIAL OR PUNITIVE DAMAGES, EXCEPT AS PROVIDED IN THIS AGREEMENT. THE TERM "CONSEQUENTIAL DAMAGES" SHALL INCLUDE, BUT IS NOT LIMITED TO, LOSS OF ANTICIPATED PROFITS, REVENUE OR USE AND COSTS INCURRED INCLUDING WITHOUT LIMITATION FOR CAPITAL, FUEL, AND POWER, AND CLAIMS OF BUYER'S AND OWNER'S CUSTOMERS.

THIS SECTION SHALL PREVAIL OVER ALL OTHER PROVISIONS IN THIS AGREEMENT.

17. Copyright, Ownership and Use of Materials. All tangible material ("Material") created pursuant to this Agreement, to the extent that the Materials include CITY's proprietary information (CITY Owned Material) is considered a work made for hire under the Copyright Act. To the extent CITY Owned Material does not qualify as a work made for hire, subject to Section 18, CONSULTANT hereby assigns to CITY all right, title, and interest, in all CITY Owned Material created by CONSULTANT in its performance under this Agreement. All Material furnished by CITY is, and shall remain, the property of CITY.

18. Software and Firmware. Notwithstanding any other provision herein to the contrary, CONSULTANT or applicable third party owner shall retain all rights of ownership and title in its respective firmware and software, including all copyrights relating to such firmware and software and all copies of such firmware and software. Except as otherwise provided herein, CITY is hereby granted a nonexclusive, royalty free license to use firmware and software, and copies of firmware and software, incorporated into the Goods only in conjunction with such Goods and only at the Buyer's plant site where the Goods are first used. CITY's use of certain firmware (as specified by CONSULTANT) and all other software shall be governed exclusively by CONSULTANT's and/or third party owner's applicable license terms.

19. Termination of Agreement. CITY may terminate this Agreement without cause by giving CONSULTANT ten (10) days advance written notice from the City Manager.

CONSULTANT may terminate this Agreement without cause by giving CITY thirty (30) days advance written notice. In the event of termination through no fault of CONSULTANT, CITY shall compensate CONSULTANT for services performed as of the date of termination, upon the release, if applicable, to CITY of all Material hereunder, in any and all media or formats in which such materials have been created or are maintained for CITY. CITY retains the right to receive and use any MATERIAL, notwithstanding any termination or any dispute regarding the amount to be paid.

20. Venue; Governing Law. Any action arising out of this Agreement shall be brought in the State of California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

21. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

22. Severability. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

23. Notices. Any notices to parties required by this Agreement shall be delivered personally or mailed, U.S. first class postage prepaid, addressed as follows:

CITY OF ROSEVILLE	CONSULTANT
Michelle Bertolino Electric Utility Director 2090 Hilltop Circle Roseville, CA 95747	Emerson Process Management Power & Water Solutions, Inc. 783 Palmyrita Avenue, Suite D Riverside, CA 92507

Either party may amend its address for notice by giving notice to the other party in writing.

24. Nuclear Use Prohibited. GOODS AND SERVICES HEREUNDER ARE NOT INTENDED FOR USE IN ANY NUCLEAR OR NUCLEAR RELATED APPLICATIONS. Buyer (i) accepts Goods and Services in accordance with the restriction set forth in the immediately preceding sentence, (ii) agrees to communicate such restriction in writing to any and all subsequent purchasers or users and (iii) agrees to defend, indemnify and hold harmless Seller from any and all claims, losses, liabilities, suits, judgments and damages, including incidental and consequential damages, arising from use of Goods and Services in any nuclear or nuclear related applications, whether the cause of action be based in tort, contract or otherwise, including allegations that the Seller's liability is based on negligence or strict liability.

25. Integrated Agreement. This is an integrated agreement and contains all of the terms, considerations, understanding and promises of the parties. It shall be read as a whole.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No._____ , adopted by the Council of the City of Roseville on the _____ day of_____, 2021, and CONSULTANT has caused this Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

BY:_____ _____

EMERSON PROCESS MANAGEMENT
POWER & WATER SOLUTIONS, INC., a
Delaware corporation

BY: _____
its: President

BY: _____
its: VICE PRESIDENT

Emerson
Power & Water Solutions
200 Beta Drive
Pittsburgh, PA 15238
Tel 1 (412) 963-4000

December 22, 2021

City of Roseville
Roseville Electric Utility

Attention: Oscar Plasencia

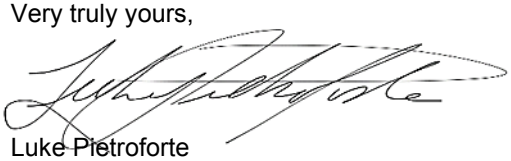
Subject: City of Roseville
Roseville Electric Utility U1 ZLD PLC Replacement
Emerson Process Management Power & Water Solutions, Inc.
Ovation Advantage Offer No. WE190411584 Revision 4

Dear Oscar Plasencia:

Emerson Process Management Power & Water Solutions, Inc., part of the Emerson Automation Solutions family of business units (Emerson), is pleased to submit this offer to City of Roseville to provide the Roseville Electric Utility U1 ZLD PLC Replacement per information provided by City of Roseville. This offer is based upon the attached commercial description and the contents within this submittal.

Thank you for the opportunity to submit this offer. If you should have any questions or require additional information, please feel free to contact your local representative, Ted Vanwermeskerken, or myself.

Very truly yours,



Luke Pietroforte
Ovation Advantage – Senior Engineer
Emerson Automation Solutions
Power & Water

Commercial Description for the City of Roseville, Roseville Electric Utility U1 ZLD PLC Replacement

<table>
<tr><td>Terms and Conditions</td><td>This offer expressly limits acceptance to the terms of this offer including the Terms and Conditions Agreement by and between the City of Roseville and Emerson Process Management Power & Water Solutions, Inc., dated July 21, 2020.</td></tr>
<tr><td>Legal Name and Address for Doing Business</td><td>Emerson Process Management Power & Water Solutions, Inc.
200 Beta Drive
Pittsburgh, PA 15238</td></tr>
<tr><td>Pricing</td><td>The offered scope is described in the Bill of Material attached to this offer letter.

<table>
<tr><th>Description</th><th>Price</th></tr>
<tr><td>Ovation Hardware and Software</td><td>$ 174,049</td></tr>
<tr><td>Ovation Services</td><td>$ 347,325</td></tr>
<tr><td>Installation Design</td><td>$ 24,495</td></tr>
<tr><td>Installation</td><td>$ 48,085</td></tr>
<tr><td>Base Total</td><td>$ 593,954</td></tr>
<tr><td>Estimated Taxes</td><td>$13,489</td></tr>
<tr><td>15% Management Reserve</td><td>$ 89,093</td></tr>
<tr><td>Total</td><td>$ 696,536</td></tr>
</table>

Delivery is FOB destination. Freight and handling charges will be added.</td></tr>
<tr><td>Terms of Payment</td><td>Emerson would like to work with you in developing a mutually agreeable milestone payment schedule. A typical payment schedule is shown below.

Invoices will be issued for each of the following deliverable line items with payment due Net 30 days from the date of the invoice. The amount of each invoice shall be calculated by applying the percentages (%) shown below against the total purchase order price including any changes.

10% Upon Contract Award
20% Upon Initial DCS Hardware Drawings Submittal
45% Upon DCS Hardware Complete on Test Floor
20% Upon System Shipment (on pro rata basis)
5% Upon Customer Acceptance (but in any event not later than 90 days after last major product shipment)</td></tr>
<tr><td>Delivery</td><td>Standard delivery 26 Weeks after receipt and acceptance of a purchase order.
Emerson is committed to meeting the project schedule. However, in light of the current global electronic component shortage, some items in the bill of material may be substituted with a functionally equivalent alternate solution. Emerson will discuss these changes with City of Roseville prior to implementation.
If, after the project has started, City of Roseville requests a delay in delivery, installation, or acceptance testing of any of the products or services purchased under this offer, then Emerson reserves the right to invoice for payment for all goods and services provided to date, and close out the project. Upon Emerson’s request, City of Roseville will issue a new purchase order for any remaining scope of supply using the previously offered pricing.</td></tr>
</table>

Bid Validity	This offer shall remain valid for ninety (90) days from the date of this letter, unless otherwise extended, modified, or withdrawn in writing by Emerson. The return of a purchase order acceptable to Emerson during such validity period will be sufficient to form an agreement based exclusively on the terms and conditions of this offer.
Proprietary and Confidential Information	Unless required by law, this offer and any subsequent communications relative to this offer are considered to be proprietary and confidential information of Emerson. Accordingly, such proprietary and confidential information shall not be published, used, reproduced, transmitted, or disclosed to others outside your organization without prior written consent by Emerson.



OFFER TO

City of Roseville

FOR THE

Roseville Electric Utility U1 ZLD PLC Replacement

OVATION™ ADVANTAGE

BILL OF MATERIAL

PROPOSAL NO. WE190411584 REVISION 4
DATE: December 22, 2021

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1.0 PROJECT OVERVIEW

Emerson Process Management Power & Water Solutions, Inc., part of the Emerson Automation Solutions family of business units (Emerson), makes this offer to City of Roseville for supply of services, equipment, and materials for a distributed control system (DCS) for the Roseville Electric Utility U1 ZLD PLC Replacement.

1.1 Scope of Supply

1.1.1 Emerson Scope

- Hardware listed in Section 2
- Provide Project Engineering to develop logic, graphics, and database for the project
- Provide Project Management
- Provide Field Engineering to implement, start up, and commission the project
- Provide Installation Design Engineering
- Provide Installation Services

1.1.2 City of Roseville Scope

- Provide PLC Code, SAMA Logic, Operational Description or P&IDs
- Provide any drawings or documentation needed for Installation Design
- Assist during installation activities
- Assist during Field Engineering activities

2.0 OVATION HARDWARE

2.1 Ovation Hardware Components

2.1.1 Ovation Controllers and Remote Locations Cabinet Hardware

TABLE 2.1.1 OVATION CONTROLLER CABINETS

Item	Description	Qty
A	Ovation OCC100 (Redundant/Simplex Controller mounted in cabinet w/local Ovation I/O) Vented NEMA 12[1]	1
B	Redundant 10A Power Supply (24V Primary, 24V Aux. with AC primary Input and DC Secondary Input)	1
C	Branch Terminators	2
D	IO Base (4 Slot Horizontal)	8
E	**Analog Input** (8pt/module) (4-20mA high-performance HART-isolated)	1
F	**Analog Output** (4pt/module_ (4-20mA high-performance HART-isolated)	1
G	**Digital Input** (16pt/module, 125VDC differential & field-powered)	4
H	**Relay Output Panel Interface Module** (w/ Communication Cable)	4
I	**G2R Relay Panel w/Fusing** (16pt/module, 3.15A@150VAC/DC)	4
J	**DeviceNet Module**	3
K	**CISCO IE 2000 Network Switch**	2

Notes:

1. Cabinets are 78”H x 24”W x 24”D
2. Patch cables are provided for ports that are used
3. OCC100 Cabinet can be smaller footprint or in existing cabinet

2.0 OVATION HARDWARE (Cont.)

2.2 User Interface Equipment

The following table provides the quantities of user interface and peripheral equipment offered.

Item	Qty	Description
A	1	**Quad-Monitor Operator Workstation with:** ▪ 1 – Dell mini-tower computer with 2 NIC connections ▪ 1 – Optical mouse & QWERTY keyboard ▪ 4 – 24” LCD monitor ▪ 1 – Internal DVD +/-RW drive ▪ 1 – Internal 500 GB Hard drive ▪ 1 – Set of speakers

2.3 Ovation Communication Network Hardware

The following table provides information on the communication network hardware.

TABLE 2.3 COMMUNICATION NETWORK HARDWARE

Item	Description	Qty
A	Copper To Fiber Optic Media Converter	4

3.0 PROJECT ENGINEERING

3.1 System Configuration

TABLE 3.1 SYSTEM CONFIGURATION

Item	Description	Qty
A	**Implementation & testing of database points** Using Microsoft® Access® or Excel® format, City of Roseville will provide the initial I/O database, which will include all required hardware-related attributes (point name, description, signal type, sensor type, sensor range, etc.) and assignment to a specific area of the plant (Ovation cabinet grouping). Emerson will supplement the data by adding module types, module locations, channel assignments on specific modules, etc., and then return to City of Roseville for the addition of optional software-related attributes (alarm limit, priority, characteristics, etc.). After all of the desired attributes are complete, Emerson will create the controller database.	1 Lot
B	**Termination list** Using the populated database, Emerson will generate a termination list, which defines where the field I/O will wire into the Ovation hardware.	1 List
C	**Control implementation** For each control function, City of Roseville will provide functional SAMA control sheets, operating descriptions, P&ID drawings and/or electrical schematics, PLC printouts, etc.	1 Lot
D	**Alarm management** City of Roseville will provide input into the alarm management strategy. This will involve defining alarm priorities and alarm cutout information, as well as filtering and grouping of alarms by plant area. Emerson will program the Ovation system with this information to minimize alarms (i.e. low oil alarm when pumps aren't running).	1 Lot
E	**Process graphics (based on standard designs)** City of Roseville shall provide colored or black & white sketches for all required graphic pictorial displays, text displays, and faceplate displays.	1 Lot
F	**Historian & reporting system** City of Roseville shall define the points that are to be retained by the Ovation process historian. This offer is based on existing Ovation Process Historian having sufficient spare tags	1 Lot

3.0 PROJECT ENGINEERING (CONT.)

3.2 System Testing

TABLE 3.2 SYSTEM TESTING

Item	Description
A	Initialization and verification of the system hardware at the Emerson factory
B	**Factory acceptance tests – O**ne (1) week of factory test at the Emerson facility located in Houston, TX are included in the offer. Emerson's engineers will perform the factory acceptance test with the City of Roseville project team. City of Roseville engineers are responsible for their travel and living expenses.

4.0 PROJECT MANAGEMENT

A key factor in the success of any project is experienced project management. For the Roseville Electric Utility U1 ZLD PLC Replacement, Emerson has included time for an experienced person to plan, control, monitor, and report the status of the overall project.

During the kickoff meeting, the project schedule will be finalized, and the system hardware and application software freeze dates will be established. Any hardware and/or software change, requested after the applicable freeze date, may represent additional scope of supply, and result in a contractual change (delivery schedule and/or price).

Emerson will perform the following project management functions:

TABLE 4.0 PROJECT MANAGEMENT FUNCTIONS

Item	Description
A	**Project kickoff meeting** The Emerson project manager will conduct a project kickoff meeting with City of Roseville, within one month after receiving the purchase order. Subjects to be covered in the meeting include: ▪ Project plan ▪ Commercial issues ▪ Project schedule ▪ System hardware and application software ▪ Drawings and documentation
B	**System configuration and hardware manufacturing schedule** The system configuration and project schedule will be finalized during the kickoff meeting. Emerson will perform the system manufacturing according to the hardware manufacturing schedule.
C	**Project schedule** With City of Roseville input, the Emerson project engineer will develop a detailed project schedule and keep it updated as a tool for management and tracking. Project reporting will originate from the project engineer. Progress reports will be provided monthly through the project. The reports will address the status of the project development against milestones as defined in the project schedule. All changes in project scope, schedule, and/or status will be documented at this time.
D	**Control design meetings** Emerson's engineer will attend two (2) design review meetings. **Location TBD.**
E	Contract administration and monthly status reports
F	**Overall project follow-up** The Emerson project engineer will provide overall project follow up to ensure that the project is executed according to the agreed upon scope and schedule, and that the highest possible level of satisfaction for Roseville Electric Utility U1 ZLD PLC Replacement is achieved.

5.0 FIELD ENGINEERING

5.1 Implementation, Start Up, Commissioning

A total of twenty (20), eight (8) hour, man days as a man-hour bank for startup support are included in this offer. Airfare, travel and living expenses for Emerson field service engineers are included. The man-hour banks field engineering is calculated using weekday rates; no weekend or holidays are included.

Man-hour bank field service engineering includes the following activities:

- Site management
- Power & grounding check
- Installation oversight
- Project start up
- Process control tuning
- Site orientation & safety training (supplied by others)
- Progress reports
- Technical support
- AMS installation services
- Travel time to and from the Emerson office and the site

Charges against the man-hour bank shall be as follows on a per field service engineer basis (no night shift differential will be charged).

Weekdays
First 8 hours that day @ 1 hour worked – 1 hour charged
Additional hours that day @ 1 hour worked = 1.5 hours charged

Saturdays
All hours that day @ 1 hour worked – 1.5 hours charged

Sundays & Holidays
All hours that day @ 1 hour worked = 2 hours charged

6.0 INSTALLATION

6.1 Installation Design Engineering

Emerson Design Services for the Water Treatment PLC Controls Retrofit is based on replacing the existing Allen-Bradley PLC with Ovation DCS system. The Allen-Bradley PLC equipment shall be demolished back to the existing cabinet terminals and reused as marshaling terminals. A new Ovation backplate with I/O modules shall be retrofitted into the existing Allen-Bradley PLC cabinet. A design study shall be done to evaluate necessary PLC terminals and fuses to reuse/relocate due to real estate for the Ovation modules. New #16 AWG MTW type wiring shall be installed from Ovation I/O modules to existing cabinet terminals. The existing cabinet wiring shall be labeled, maintained and re-terminated to new OCC100 I/O modules per construction drawings.

Emerson shall provide a system design/control package that can be handed over for construction. This will include a design study to complete design/control engineering task

TABLE 6.1 INSTALLATION DESIGN ENGINEERING

Item	Description
A	**Scope of Supply** • Provide demolition drawings showing the removal of Allen-Bradley PLC equipment and necessary wiring to be de-terminated and wiring/equipment to be maintained. • Revise vendor's Control panel Layout Diagram to add Ovation backplate showing each I/O module. • Revise vendor's I/O Schematic Diagrams (.tiff format) to replace PLC I/O modules, re-wire Digital Outputs thru G2R relay modules to energize solenoid valves, etc., add I/O point name to each point and show new marshalling tray cables from PLC cabinet to Ovation cabinet. Also, all (.tiff files) shall be cleaned up and text re-typed where needed for drawing clarity. • Provide Excel file with wire tags for each I/O point. Wire tags at each end shall include the termination point of the opposite end of such wire, both from/to termination point information or as otherwise agreed to by the Owner with to and from designation for each Ovation I/O and marshalling terminal. Contractor can then use to download to Wire Tag Printer.
B	**Clarifications and Exceptions** • Proposal does not include revising any other associated Station's drawings that are not shown in Scope of Supply. • Information obtained from station's Schematic drawings to be 100 percent correct, legible and able to produce a clean conversion to TIF files. It is others responsibility to confirm that documents have been as-built. In such case that documents have not been as-built, Emerson will require a change order to as-built un-documented drawings. • All existing 120VAC power for Allen-Bradley PLC shall be re-used for Ovation primary and secondary power unless otherwise instructed. • Ovation shall supply power to all associated analog I/O. This shall include rewiring field wires at terminals in PLC cabinet for each associated analog I/O. • All revised station drawings shall be delivered in same electronic format that they are received. New drawings shall be delivered in AutoCAD .dwg/.tiff format at the completion of the project. All construction drawings shall be delivered in .pdf format.

	• Due to Emerson overseeing construction, construction red-marks are included in this proposal. Contractor is responsible to advise Emerson immediately of any changes it needs to make if not as a result of Emerson direction. Major construction design changes that are not part of the project work scope shall be done via Change Order. • Proposal does not include the cost of a Professional Engineer to stamp design drawings. If required, Emerson can provide as an additional price.

6.0 INSTALLATION (CONT)

6.2 Installation Services

Emerson will only the work to retrofit Control Panel 1A (1-00-ZDS-CP-001A) / 1B (1-00-ZDS-CP-001B) in the electrical room as described below.

TABLE 6.2 INSTALLATION SERVICES

Item	Description
A	**Scope of Supply** • Receive and review Emerson provided demo and installation drawings prior to mobilization. • De-terminate all power, ground and network cabling from existing terminals in Control Panel 1A/1B as per Emerson demo drawings. • Remove/relocate PLC equipment, 120V fuses, terminal strips, etc. as required so new Ovation back plate can be installed on the existing cabinet's back panel. • Identify, document and properly tag each cable for re-termination. Mark cabling to be abandoned as spare. • Furnish and install cable and wire tags as noted in installation scope document. • Install new Ovation back plate (furnished by Emerson) on existing cabinet's back panel. • Install new wireway in existing Control Panel 1A/1B and dress existing cabling in it as required. • Re-terminate all power, ground and network cabling to the new Ovation controllers as per Emerson Installation drawings. • Furnish and install four (4) 15' and four (4) 30' long fiber patch cords/jumpers as directed by Emerson. • Clean and vacuum all trash in and around Control Panel 1A/1B. • Maintain a working set of red-lined as-built drawings on site during construction to document and approved changes during the installation process. Provide Emerson a copy of the red-lined set within one week after installation is completed.
B	**Not Included** • Permits, bonds, Fees • Fiber-optic and all other cable testing. • Any new grounding conductors or ground testing – we will de-terminate and re-terminate existing ground conductors to new back plate as required. • All new conduit – not required as all work is within Control Panel 1A/1B. • Repair of pre-existing code violations and any unforeseen conditions. • Start-up, testing and commissioning of systems. • Hazardous material identification, abatement and disposal.
C	**Schedule** • We have figured all of the work to occur over a two (2) week period during an outage. Seven (7) days a week, ten (10) hour days are included

COUNCIL COMMUNICATION

CC #: 1885
File #: 0203-07-01

Title:	15kV Metal-Clad Switchgear (RFQ 10-3312) - Contract Purchase Agreement
Contact:	Sue Jessup 916-746-1702 sjessup@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.3.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution to approve contract purchase agreement 3001764 with Crown Technical Systems, Inc. to provide labor, materials, delivery and installation for Industrial Substation 15kV Metal-Clad Switchgear and authorize the City Manager to execute the agreement on the City's behalf. Staff also requests authority for a 10% contingency, for a total not-to-exceed amount of $743,478.02.

BACKGROUND

Industrial Substation Bay 1 switchgear was put into service in 1974 and has surpassed its usable life. It currently contains components that are not up to current Roseville Electric Utility (REU) standards for 15 kV switchgear. Replacing this switchgear allows REU to implement an improved design and will increase supply reliability to customers served by Industrial Substation. This is the second of two planned switchgear replacements for Industrial Substation for rehabilitation purposes.

After evaluating all of the bid submittals, Crown Technical Systems was deemed the lowest responsive bidder. JST Power Equipment was deemed nonresponsive because they bid their proprietary equipment, which did not conform to the circuit breaker specifications. REU has standardized on a specific type of circuit breaker for their whole system. This makes the breakers interchangeable as well as creates consistency with spare parts and personnel training.

A formal bid was issued with the following responses:

Bidder	Grand Total
Crown Technical Systems Fontana, CA	**$675,889.11**
M & I Electric, LLC Houston, TX	$698,821.00

JST Power Equipment $441,602.00
Lake Mary, FL

FISCAL IMPACT

The total cost of this substation project is $675,889.11. Authorized change orders on an as-needed basis up to 10% ($67,588.91) as a contingency, would bring the total contract amount to $743,478.02. Funding is included in the Electric Department's Industrial Switchgear No. 1 capital improvement project budget.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines §15061(b)(3).

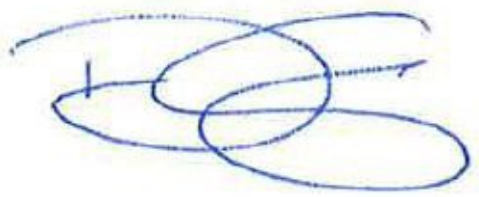
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F – Invest in well-planned infrastructure and growth.

Respectfully Submitted,

Sue Jessup, Buyer

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-008

Contract Purchase Agreement

RESOLUTION NO. 22-008

APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND CROWN TECHNICAL SYSTEMS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a contract purchase agreement (3001764) for 15kV Metal-Clad Switchgear, between the City of Roseville and Crown Technical Systems, Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

BE IT FURTHER RESOLVED by the Council of the City of Roseville that the Electric Utility Director or designee is authorized to approve change orders for the project, consistent with the contract terms, provided that the net cost of all change orders shall not exceed ten percent (10%) of the original contract price.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

CITY OF ROSEVILLE CALIFORNIA

Contract Purchase Agreement 3001764

Agreement	**3001764**
Agreement Date	**10-DEC-2021**
Revision	**0**
Agreement Amount	**675,889.11 USD**

Invoice To
City of Roseville
Accounts Payable
311 Vernon St
ROSEVILLE CA 95678
Phone: (916) 774-5488
Fax: (916) 784-3796
Email: accountspayable@roseville.ca.us

Supplier
Crown Technical Systems
13470 Philadelphia Avenue

Fontana, CA 92337
Phone: (951) 332-4170
Fax: ()
Email: nsiddiqui@crowntechnicalsystems.com

Description of Labor, equipment and/or materials

Vendor shall provide and install industrial substation 15kV Metal-Clad Switchgear in accordance with all terms, conditions, specifications, attachments, and addenda of RFQ 10-3312.

Start Date: Executed Agreement
End Date: Upon Final Payment

Please contact Austin Kurth in the Electric Department at (916)774-5661 or akurth@roseville.ca.us for questions regarding this agreement.

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	11011	**Net 30**	**Freight on Board at the destination**	**Destination**	**Best Method**

Start Date	End Date	Confirm To
		Sue Jessup Phone **1-916-746-1702**

Attention: Total Cost not to exceed the agreement amount without prior approval of the Purchasing office.

Contract Terms and Conditions

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless the City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole or active negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

2. Contractor is an independent contractor, and shall not be considered an officer, agent or employee of the City.

3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.

4. Time is of the essence of this Agreement.

5. At any time during the term of this Agreement, the City has the right to terminate this Agreement, provided Contractor is given thirty (30) days written notice. City's termination shall be without further liability to City; however, Contractor shall be entitled to all costs reasonably incurred prior to the date of termination. Contractor acknowledges that City may terminate this Agreement should funds not be appropriated by its governing body to continue services under this Agreement.

6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.

7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.

8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.

9. All prevailing wages and fair employment practices must be adhered to. For prevailing wage contracts over $25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm.

10. Contractor agrees to the below insurance requirements:

    a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.

b. Form. Contractor shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.

c. Additional Insureds. Contractor shall also provide a separate endorsement or section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage (except Workers' Compensation) and for ongoing and completed operations. Such insurance shall specifically cover the contractual liability of Contractor. The additional insured coverage under the Contractor's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office (ISO) CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be:

(1) the minimum coverage and limits specified in this Agreement; or
(2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.

e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.

f. Subcontractors. Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, Contractor shall require its subcontractors to agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement. Additionally, Contractor shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

g. Self-Insured Retentions. All self-insured retentions (SIR) must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

h. Waiver of Subrogation. Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General

Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Contractor, its employees, agents and subcontractors.

i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Contractor of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.

11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances may result in monetary fines and cancellation of this Agreement. Refer to www.roseville.ca.us/stormwater for links to more information on the City's storm water regulations.

12. In the event that the terms of any attachment or exhibit conflict with any terms of this Agreement, the terms of this Agreement shall control.

13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.

14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

17. For purposes of this Agreement, the terms "Contractor," "Consultant," and "Supplier" are used interchangeably.

18. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

19. Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.

20. Contractor certifies that Contractor, its employees, directors, officers, agents, subcontractors, vendors, and volunteers are not presently debarred, excluded, suspended, declared ineligible, voluntarily excluded, or proposed for debarment, exclusion, suspension or ineligibility by any federal, state, or local department or agency.

21. This Agreement may be amended via change order, but only if such change order is made in writing, approved by the City, and signed by both parties.

22. CONTRACTOR agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONTRACTOR and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.

    CONTRACTOR and CITY agree that: (a) CONTRACTOR is free from the control and direction of CITY in connection with the performance of the work; (b) CONTRACTOR is providing services directly to CITY; (c) CONTRACTOR has and will maintain at all relevant times a business license; (d) CONTRACTOR maintains a business location that is separate from CITY; (e) CONTRACTOR is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) CONTRACTOR actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONTRACTOR advertises and holds itself out to the public as available to provide the same or similar services; (h) CONTRACTOR provides its own tools, vehicles, and equipment to perform the services; (i) CONTRACTOR has negotiated its own rates; (j) CONTRACTOR set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONTRACTOR has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

The supplier named hereon by the acceptance of this order agrees to the provisions of this document titled "Contract Purchase Agreement" and all accompanying terms, conditions, and attachments.

Roseville Business License No. n/a

Contractor License No. n/a

DIR Registration No. 1000039892

Check mark the applicable company type below:

✔ **Corporation**

_____ **Limited Liability Company**

_____ **Partnership**

_____ **Sole Proprietor**

City Reserves the right to withold any payments to contractor in the event of noncompliance with insurance requirements or if required by law.
Construction T&C
REV 3/2/21 JS

ATTACHMENT A
HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS
AGREEMENT UNDER FORMAL BID LIMIT

General - Required Coverage:

- General Liability: $1 Million per occurrence /$2 Million aggregate
- Automobile Liability: $1 Million combined single limit
- Workers' Compensation: Statutory *Must provide a Waiver of subrogation
- Additional Insured Endorsement (AIE) - General Liability policy: CG 20 38 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsement shall cover the City of Roseville, its officers, agents, employees and volunteers as additional insured.
- Policies must be primary and non-contributory
- A 30 day notice of cancellation must be provided

Additional Liability/Insurance Requirements if required by Agreement (and marked below):

Construction: _X__
General Liability:
$2 Million/occurrence
$4 Million aggregate

Design Professional:____
General Liability:
$2 Million/occurrence
$4 Million aggregate
Professional Liability:
$2 Million/occurrence

Professional Consultant:____
Professional Liability:
$1 Million/occurrence

IT Services:____
Professional Liability:
$1 Million/occurrence
No auto required

Special Events/Caterers-Vendors:____
No auto required
No workers' comp required

Professional Counseling/ Psychological:____
Professional Liability:
$1 Million/occurrence
No auto required

Insurance Verification

By signing the agreement included with this document, you are confirming that your company has the minimum insurance limits required above.

A copy of your insurance certificate is not required at this time. The City may request proof of insurance at any time.

Questions Regarding Insurance Requirements Contact Risk Management at (916) 774-5202

Supplier	
Signature:	
Print Name:	Naim Siddiqui
Title:	President/Owner

Supplier	
Signature:	
Print Name:	Khawar Siddiqui
Title:	Vice President

City of Roseville, A Municipal Corporation	
Signature:	
Print Name:	**Dominick Casey**
Title:	**City Manager**

COUNCIL COMMUNICATION

CC #: 1894
File #: 0504-01

Title: 2022 Citywide Records Retention Schedule Update
Contact: Gretchen Hakala 916-774-5325 ghakala@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.4.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution approving the 2022 Citywide Records Retention Schedule.

BACKGROUND

California Government Code Section 34090 provides that certain City records, instruments or documents may be destroyed with the approval of the City Council by resolution and written consent of the City Attorney. The Citywide Records Retention Schedule is updated and maintained by the City Attorney's office to direct City staff in regards to the retention of both physical and electronic records. This year's updates are routine in nature.

FISCAL IMPACT

Maintaining a records retention schedule which allows for the destruction of specified types of documents after a certain period of time will likely result in unspecified reductions to document storage and retrieval costs. There is no cost to the General Fund.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Adoption of an updated Citywide Records Retention Schedule meets the above criteria and is not subject to CEQA. No additional environmental review is required.

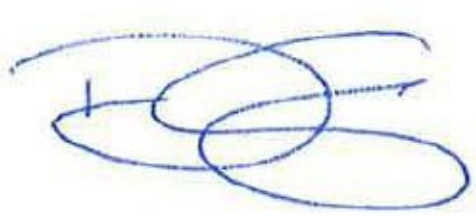
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world

Respectfully Submitted,

Gretchen Hakala, Paralegal

Michelle Sheidenberger, City Attorney



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Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-022

2022 Records Retention Schedule (Redline)

RESOLUTION NO. 22-022

ADOPTING THE 2022 CITYWIDE RECORDS RETENTION SCHEDULE

WHEREAS, Government Code Section 34090 provides that certain City records, documents, or instruments may be destroyed with the approval of the City Council by resolution and with the written consent of the City Attorney; and

WHEREAS, staff desires to update the current Citywide Records Retention Schedule to supersede the 2021 Citywide Records Retention Schedule; and

WHEREAS, the City Council has reviewed the revised 2022 Citywide Records Retention Schedule.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the 2022 Citywide Records Retention Schedule is hereby adopted.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of_____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

CITY OF ROSEVILLE

2022 Records Retention Schedule

(For both paper and electronic records)

DEPARTMENT / DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
CITY-WIDE						
100	001	Accident Reports	C + 7	2	29CFR 1904.2; 29CFR 1904.6	Not Fire or Police
100	002	Administration Files	With Dept. 2		GC 34090	
100	003	Administrative Regulations	City Mgr. S + 2	S	GC 34090	
100	004	Agreements – Executed	City Clerk P	C	CCP 337; GC 34090	CCP 337 – 4 years
100	005	Audio Tapes – Board & Commission Meetings	1	1	GC 34090.7	
100	006	City Brochures & Publications	2		GC 34090	Templates are considered preliminary drafts exempt from disclosure (GC 6254(a))
100	007	CEQA Documentation	City Clerk P	C+2	GC 34090(a); CEQA Guidelines	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
100	008	Chron Files	2		GC 34090	Chronological files - correspondence
100	009	Consent for Medical Treatment	5		GC 34090	
100	010	Conflict of Interest Statements (includes FPPC Annual Filing)	City Clerk 8	S	GC 34090	
100	011	Construction Standards	P		GC 34090	
100	012	Council & Commission Agendas	3	2	GC 34090	
100	013	Council & Commission Approved Minutes	City Clerk P	2	GC 34090 (d); 36814, 40801	34090 (d) – records less than 2 years
100	014	Council Communications - Land Development	City Clerk 10 20	2	GC 34090	 For research purposes
100	015	Department/Division Files – General	2	2	GC 34090	
100	016	Department History/Historical Files	P	2	GC 34090	
100	017	Disaster Plan	S		GC 34090	
100	018	Employee Work Calendars or Diaries	2	2		
100	019	Fee Schedules	S + 2		GC 34090	
100	020	General Correspondence	2	2	GC 34090	
100	021	General Information Memos	City Mgr. 3	2	GC 34090(d)	
100	022	Grant Files	C + 7		GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
100	023	Incident Reports	2		29CFR 1904.2; 29CFR 1904.6	
100	024	Intergovernmental Meetings & Projects	5	2	GC 34090	
100	025	Maintenance Records	2	2	GC 34090	
100	026	Memberships	T		GC 34090	
100	027	Meeting Procedures	S	S	GC 34090	
100	028	Monthly/Quarterly Performance or Status Reports	Finance 4	2	GC 34090	
100	029	MSDS Sheets	Purchasing or By Dept. P		GC 34090	
100	030	Payment Requests/Reimbursement/ Invoice Documents (including Petty Cash)	Finance 5	2	GC 34090	
100	031	Policies & Procedures (includes individual departments)	S + 2	S + 2	GC 34090	
100	032	Press Releases	2		GC 34090	
100	033	RFP's, RFQ's, Bids: Successful Unsuccessful	 C + 5 C + 2		GC 34090; CCP 337; GC 25105.1	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
100	034	Security video footage moved into Case Management (portions of routine, automated security video identified for retention rather than automatically overwritten or deleted	1		GC 34090.6	
100	035	Security video footage not moved into Case Management	30 days			
100	036	Subject files	3		GC 34090(d)	
100	037	Vehicle files (includes Pool Car)	S + 2	2	GC 34090	
100	038	Workplace Safety Inspections	2	2	GC 34090	
CITY ATTORNEY						
300	001	Boards and Commissions	5		GC 34090	
300	002	Bonds	10		GC 34090	City Clerk keeps C + 2
300	003	City Attorney personnel files	C + 2		GC 34090	
300	004	City owned facilities/properties files	10		GC 34090	
300	005	Claims / Potential Claims	5		GC 34090	
300	006	Code Enforcement • Administrative citations • Compliance documents	2 5 10		GC 34090(d)	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
300	007	Conflict of interest – documents and opinions	5		GC 34090	
300	008	Districts – PBID	C + 5		GC 34090	
300	009	Easements	10		GC 34090	
300	010	Employee disciplinary actions, grievances, complaints and investigations	C + 2		GC 34090	
300	011	Grand Jury	10		PC 930 et seq.	
300	012	Legal Service Agreements	10		GC 34090	
300	013	Litigation Files (includes Pitchess Motions and Administrative)	City Attorney P		GC 34090	
300	014	Ordinance files	10		GC 34090	
300	015	Railroad	5		GC 34090	
300	016	Project Files	10		GC 34090	
300	017	Property Acquisitions	P		GC 34090(a)	
300	018	Small Claims	C + 2		GC 34090	
300	019	Stop Payment Notices	C + 4		GC 34090	City Clerk retains for C + 2
300	020	Subpoenas	5		GC 5254	
300	021	Taxes	5		GC 34090	
CITY CLERK						
400	001	AB1234 Certificates	T + 1			

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
400	002	Agreements – Executed	P		GC 34090; CCP 337; CCP 343	At least 4 years
400	003	Bids / RFQ's (over council limit) • Successful Unsuccessful	 7 2		GC 34090; CCP 337	
400	004	Applications, Boards, Commissions, Committees	CU~~L~~ + 2	2	GC 34090; GC 34090(e) for minutes, bylaws and resolutions	
400	005	Bonds and Securities	C + 2		GC 53921; GC 43900; CCP 337.5	
400	006	Ceremonial Resolutions and Proclamations	2		GC 34090	
400	007	Charter Files	P	10	GC 34090(e); GC 34458-60	
400	008	Council Appointment Process	P		GC 34090	
400	009	Council Salary Amendments	P		GC 34090	
400	010	Elections	7		GC 34090	
400	011	Elections: Certificates of Election, Oaths of Office and Applications	5		GC 34090	
400	012	Grand Jury	10	2	GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
400	013	Municipal Code Revisions and Updates	P			
400	014	Notice of Adjournment	2		GC 34090	
400	015	Passport Transmittal Receipts	C + 2		GC 34090	
400	016	Records Management: Retention Schedules	S + 4		GC 34090; CCP 343	
400	017	Authorization to Destroy Certificates	P	2	GC 34090.5	
400	018	Stored Records Lists	S	S	GC 34090	
400	019	Public Records Requests	C + 2		GC 34090	
400	020	Resolutions & Ordinances	P		GC 34090(e)	
400	021	Stop Notices and Preliminary Notices	C + 2		GC 34090	
400	022	Tort Claims / Liability Claims	C + 5	2	GC 34090; GC 25105.5	
400	023	Video Tape – City Council and Commission Meetings	3	3	GC 34090	
CITY MANAGER						
500	002	Environmental Review	C + 2	C + 2	GC 34090	
500	003	Fee Estimate Files	5	1	GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
500	004	Grant Applications	2		GC 34090	
500	005	Nexus Studies	P		GC 34090	
500	006	REACH Fund – Private Donation Record	City Clerk P	2	GC 34090	
DEVELOPMENT SERVICES						
Building						
600	001	All Construction Finals	P		GC 34090	
600	002	Building Permits w/Inspections	P		H&S 19850; GC 34090	
600	003	Building Permits without Inspections	C + 2		H&S 19850; GC 34090	
600	004	Code Enforcement	C + 5		GC 34090	
600	005	Construction Permit Files	P		GC 34090	Electronic files
600	006	Daily Inspection List	3		GC 34090	
600	007	Encroachment Permits and Grading Permits (temporary in Nature)	C + 2		GC 34090	
600	008	Encroachment Permits (permanent)	P		GC 34090	
600	009	Plan Checks, Expired – Application & Expiration Notification Letter	C+2		GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
600	010	Plans – Commercial	P		GC 34090(a); H&S 19850	
600	011	Plans, Customer Residential	C + 1		GC 34090	
600	012	Plans – Production Residential	C + 180 days		GC 34090	
600	013	Tenant Improvement Inspections	P		GC 34090	
Engineering						
600	014	Construction / Design Standards	P		GC 34090	
600	015	Grant Files	C + 7		GC 34090	
600	016	Improvement Plans	P		GC 34090	
600	017	Leases	10		GC 34090	
600	018	Project Files including:			GC 34090	
600	019(a)	• Drainage Studies & Watershed Maps	P		GC 34090	Microfilm after 2 years
	019(b)	• Pad Certification	P		GC 34090	Microfilm after 2 years
	019(c)	• Permits (Encroachment, Grading, Trench Cut)	P		GC 34090	Microfilm after 2 years
	019(d)	• Conditions	P		GC 34090	Microfilm after 2 years
	019(e)	• Submittals and Correspondence related	C		GC 34090	Microfilm after 2 years
	019(f)	• Revisions & Correspondence related	C		GC 34090	Microfilm after 2 years
	019(g)	• Punch List	C		GC 34090	Microfilm after 2 years

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
	019(h)	• COC Package	P		GC 34090	Microfilm after 2 years
	019(i)	• Soil Reports	P		GC 34090(d); CCP 338.1	CCP 337.1 - 5 years
	019(j)	• As Built Plans	P		GC 34090	Microfilm after 2 years
600	020	Property Acquisitions	P		GC 34090(a); GC 6254(h); CCP 337.2	
600	021	Recorded Maps and Improvement Plans	P		GC 34090	
600	022	Roseville Community Hospital	P		GC 34090	
600	023	Stormwater Inspection Data	C + 3		GC 34090	
Planning		Administrative draft reports are destroyed upon approval of final reports				
600	024	Annexations / Detachment	P	10	GC 34090	
600	025	Development Agreements	City Clerk P		GC 34090	
600	026	Easements	P		GC 34090	
600	027	General Plan Files	City Clerk P		GC 34090	
600	028	Grading Plan	P		GC 34090	
600	029	Home Occupation	P		GC 34090	
600	030	Lot Line Adjustments	P		GC 34090	
600	031	Parcel Maps	P	10	GC 34090	
600	032	Permits	P		GC 34090	
600	033	Project Files (includes special projects)	P		GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
600	034	Sign Files	P		GC 34090	
600	035	Specific Plan Files	P	20	GC 34090	
600	036	Standard Sign Permits	P	C + 2	GC 34090	
600	037	Subdivision Files	P	10	GC 34090	
600	038	Variance	P		GC 34090	
600	039	Voluntary Merger	P		GC 34090	
600	040	Zoning / Rezone	P	5	GC 34090	
ECONOMIC DEVELOPMENT						
Housing						
700	001	Affordable Purchase Client Files	C + 3		GC 34090	
700	002	Affordable Rental Agreement Files – Active – General Correspondence	3		GC 34090	
700	003	Affordable Rental Agreement Files – Expired	C + 3		GC 34090	
700	004	Affordable Rental Agreements	C	Scanned copy 15 years	GC 34090	
700	005	CDBG Program Files	C + 3		GC 34090 24 CFR 570, 503	
700	006	First Time Homebuyer Client Files	C + 3		GC 34090	
700	007	First Time Homebuyer Wait List Files	3		GC 34090	
700	007.1	Grant Applications	2		GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
700	008	HCV Program – Housing Assistance Payments/Check Stubs	2		GC 34090	
700	009	HCV Program Participant & Applicant	3		GC 34090	
700	010	HOME Applications & Agreements	C + 5		GC 34090	
700	011	HOME Program Client Files	C + 5		GC 34090	
700	012	Housing Authority	City Clerk P		GC 34090	
700	013	Housing Authority – Housing Assistance Payment Check Stubs	2		GC 34090	
700	014	Housing Rehabilitation Client Files	C + 3		GC 34090	
700	015	Housing Rehabilitation Wait List Files	3		GC 34090	
~~700~~	~~016~~	~~Paint Program Client Files~~	~~3~~		~~GC 34090~~	
Redevelopment and Successor Agency						
700	017	Bank Statements	P		GC 34090	
700	018	Bond Documents	P		GC 34090	
700	019	Financial Statements and Audit Reports	P		GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
700	020	Oversight Board Resolutions	P		GC 34090	
700	021	Railroad files	P		GC 34090	
700	022	Redevelopment Projects – Bond Financed	P		GC 34090	
700	023	Redevelopment Projects – Tax Increment Financed	10		GC 34090	
ELECTRIC						
Electric / Risk & Compliance						
800	001	AB32 GHG Emissions Verification Opinions and Inventory Reports	10		GC 34090	
800	002	CEC reports and filings	P		GC 34090	
800	003	Compliance filings and reports	S + 10		GC 34090	
800	004	GHG Management Plan	10~~P~~		GC 34090	
800	005	NERC Reliability Standards Evidence	S		GC 34090	
800	006	Standard Operating Procedures	P10		GC 34090	
Electric / Construction						
800	007	~~Construction~~ General Order Inspections (G095/128)	P		GC 34090	Stored in Maximo

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
800	008	Construction Maintenance Inspection Reports (G0165)	P		GC 34090	Stored in Maximo
Electric / Dispatch						
800	009	Audio Recordings – ~~WAPA~~ Dispatch Phone and Radio	1 Corp Yard		GC 34090	Stored by IT
800	010	Daily Dispatch Reports	P		GC 34090	
800	011	Dispatch Service ~~Calls / Work Orders~~ Requests	P		GC 34090	Stored in Maximo
800	012	Outage Reports	P		GC 34090	
Electric / Engineering						
800	013	Data Logs	P		GC 34090	
800	014	Drawings	P		GC 34090	
800	015	Project Files – Engineering	P		GC 34090	
800	016	Technical Files	P		GC 34090	
Electric / Generation						
800	017	Construction Drawings	P		GC 34090	
800	018	Equipment Drawings	P		GC 34090	
800	019	Equipment Maintenance Records	P		GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
800	020	Equipment manuals and specifications	P		GC 34090	
800	021	Generation compliance records and communications	P		GC 34090	
800	021.1	Hazard Materials Records	P		GC 34090	
800	022	J Log	P		GC 34090	
800	022.1	Maintenance Work Orders	P		GC 34090	
800	023	MSDS sheets	P		GC 34090	
800	023.1	Project Files - Engineering	2		GC 34090	
800	023.2	SPCC/HMPB – Spill Prevention	P		GC 34090	
800	024	Video Access Log	90 days		GC 34090	
Electric / Metering						
800	025	Customer Requested Meter Test Data	P		GC 34090	Stored in Maximo
800	026	Historical Address Locations & Test Data	P		GC 34090	Stored in Access DB
800	027	Power Quality Recordings	P		GC 34090	Sent to engineering and stored in electric shared drive
800	028	Meter Test Results	P		GC 34090	Stored in Maximo
800	029	Tenant Improvement Plan Checks and Inspections	C Planning Dept.		GC 34090	Accela – storage of data handled by Development Services

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
Electric / New Services						
800	030	Project Job Files – New Services	P		GC 34090	
Electric / Operations						
800	031	Department of Transportation Driver Proficiency	P		GC 34090	Stored by Risk Management
800	032	Hazard Materials Records	P		GC 34090	Stored in Maxino and electric shared storage drive
800	033	Maintenance Work Orders	P		GC 34090	Stored in Maximo
~~800~~	~~034~~	~~Meter Tags~~	~~1~~		~~GC 34090~~	
800	035	MSDS Sheets	P		GC 34090	Stored in REU warehouse and/or ops admin building – electronic MSDS files as well
800	036	SPCC/HMPB – Spill Prevention	P		GC 34090	Stored in REU Warehouse and/or ops admin building
800	037	Tree Maintenance Inspections	P		GC 34090	Stored in ops admin building
800	038	Vehicle Inspection Forms	90 days		GC 34090	Stored in ops admin building

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
Electric / Power Supply						
800	039	AB32 Invoices	P		GC 34090	
800	040	AB32 Emission Instrument Transaction Confirmations	P		GC 34090	
800	041	Corporate Guarantees	P		GC 34090	
800	042	Greenhouse Gas Verification Documents	P		GC 34090	
800	043	Master Contracts / Agreement	P City Clerk		GC 34090	
800	044	Outside Reports generated for outside agencies or Council	P		GC 34090	
~~800~~	~~045~~	~~Oracle Database Warehouse~~	~~P~~		~~GC 34090~~	
800	046	Power and Natural Gas Transaction Confirmations	P		GC 34090	
800	047	Renewable Transaction Confirmations	P		GC 34090	
800	048	Scheduling Data / Documentation	P		GC 34090	
800	049	Settlement Invoices – ALL	P		GC 34090	
800	050	Settlements – Power Bills – Wire Requests	11 Accts Payable		GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
800	051	SQL Server Data Warehouse	P		GC 34090	
Electric / Finance						
800	052	Annual financial reporting for bond issues – continuing disclosure	3 years past bond maturity		GC 34090	
800	053	Cost of Service Study	P		GC 34090	
800	054	Customer Counts	P		GC 34090	
800	055	NOAA Weather	P		GC 34090	
800	056	Official Statements	3 years past bond maturity		GC 34090	
800	057	Quarterly Letter of Credit	3 years past bond maturity		GC 34090	
800	058	Revenue Reports	P		GC 34090	
Electric / Retail						
800	059	EPBI Solar Rebates: - p~~P~~aper a~~A~~pplications - electronic files	 5 P		GC 34090	
800	060	Grant Programs – Commercial Rebate documents for auditing purposes: - paper applications - electronic files	 5 P		GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
800	061	PBI solar rebates: - ~~-~~paper applications - electronic files	15 P		GC 34090	
800	062	Public Benefits rebates: - ~~-~~paper applications (non-solar) - electronic files	5 P		GC 34090	
800	063	Shade Tree rebates:~~-~~ - paper applications - electronic files	6 P		GC 34090	
Electric / Substation						
800	064	HMPB/SPCC for each substation with more than 1320 gallons of oil	P		GC 34090	Stored at each substation facility
800	065	MSDS & Hazard Information sign	P		GC 34090	Located at each substation facility
800	066	SF6 Gas for each substation	P		GC 34090	Stores in ops admin building and/or substation facility
800	067	Substation Entry Log Books	10		GC 34090	Stored in ops admin building and/or substation facility

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
800	068	Substation Maintenance Records	P		GC 34090	Stored in Maximo – Legacy stored on electric shared drive
Utility Billing						
800	0697~~7~~	Bad Debt Accounts – electronic information	5	5	GC 34090	
800	069.1~~6~~ ~~8~~	Customer Deposit Listing	T		GC 34090	
~~800~~	~~069~~	~~Customer Files – Inactive~~	~~5~~		~~GC 34090~~	
800	070	Monthly Revenue Summary Report	3		GC 34090	
~~800~~	~~071~~	~~NAIC Numbers Listing (Proof List)~~	~~5~~		~~GC 34090~~	
800	072	Payments from Credit Bureau	5		GC 34090(c)	
800	073	Referred to Credit Bureau	5		GC 34090(c)	
800	074	Remittance Stub	3		GC 34090	
800	075	Utility Bills Archives	3		GC 34090	
800	076	Utility Customer correspondence	3		GC 34090	
800	077	Utility Service Orders	2		GC 34090	
Utility Billing						
800	078	Billing Reports – Abrd & Upload reports	2		GC 34090(c)	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
800	079	Meter Reading Audit report	2		GC 34090(c)	
Utility Customer Service						
800	080	Abd – Automatic Bank Draft requests	3		GC 34090(c)	
800	081	Cash Receipt – Utility Payments	3		GC 34090(c)	
800	082	ERAP/Med Applications (Electric Rate Assist Applications)	3		GC 34090	
800	083	Payment Agreements information	3		GC 34090	
800	084	Returned Checks information	3		GC 34090	
800	085	Vouchers – Project GO / HEAP / Salvation Army	3		GC 34090	
Electric/Energy Systems						
800	086	Department File Shares (electronic record)	P		GC 34090	
800	087	Security camera records (Hilltop and REP)	90 days		GC 34090	
ENVIRONMENTAL UTILITIES						
900	001	Landfill / Solid Waste (including MRF)	10	10	GC 34090	
900	002	Water Service	5	5	GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
900	003	Water Treatment Plant Files	5	5	GC 34090	
900	004	Water Waste Notice	1	1	GC 34090	
900	005	Wastewater Treatment Plant Files	5	5	GC 34090	
Business Services						
900	006	Annual Financial Reporting for Bond Issues – Continuing Disclosures	10 yrs. Past bond maturity		GC 34090	
900	007	Bond Documents	10 yrs. Past bond maturity		GC 34090	
900	008	Budget Documents	CU + 6		GC 34090	
900	009	Official Statements	10 yrs. Past bond maturity			
900	010	Policies and Procedures	S + 5		GC 34090	
900	011	Prop. 218 Protests	CL + 2		GC 53755	Written protests should be kept for two years following the date of the public hearing
900	012	Rates	CU + 4		GC 34090	
900	012.5	CIP Final Document Project Files	P	P	GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
South Placer Wastewater Authority JPA						
900	013	SPWA Board Meeting Files	P		GC 34090	
900	014	SPWA Minutes & Resolutions	P		GC 34090	
FINANCE						
Accounts Payable						
1000	001	1099	5		41 CFR 50 201.501	Records must be kept at least 3 years
1000	002	Paid Invoices & Related Reports	CU + 5		GC 34090	
1000	004	Quarterly Reports	5		GC 34090	
Budget						
1000	009	Adopted Annual Budget	P		GC 34090	
1000	010	Annual CIP's	P		GC 34090	
1000	011	Budget Adjustments	P		GC 34090	
1000	012	CIP's Carry Over	CU + 4		GC 34090	
1000	013	Indirect Cost Study	P		GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
1000	014	Managers Review Annual Budget	S		GC 34090	
1000	015	Quarterly Reports	C + 1		GC 34090	
1000	016	Proposed Annual Budget	CU + 2		GC 34090	
Cash Management						
1000	017	AR Paid Invoices	3		GC 34090	
1000	018	AR Reports	3		GC 34090	
1000	019	Assessment Districts – Formation	P			
1000	020	Bank Reconciliation	CU + 5		GC 34090	
1000	021	Bank Statements	5		GC 34090	
1000	022	Cash Receipts – Daily Cash	3		GC 34090	
1000	023	Credit Card & Class Credit Card	3		GC 34090	
1000	024	Daily Cash Summary	3		GC 34090	
1000	024.1	Grant Files	C + 3			
1000	025	Investment Report	P		GC 34090; CCP 337; GC 53607	No less than 4 years
1000	026	Wire Transfers	CU + 5		GC 34090	
General Accounting						
1000	026	Documentation for Audits	P		GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
1000	027	Bonds – Long Term Debt	C + 30		GC34090(e); CCP 337.5; GC 53921	
1000	029	Community Facilities District	P		GC 34090	
1000	029.1	Cable Documentation	P		GC34090	Formerly with City Mgr.
1000	030	FEMA	CU + 5		GC 34090	
1000	031	Cal EMA	CU + 5		GC 34090	
1000	032	Audited Financial Statements	P		GC 34090	
1000	033	Fixed Assets	5		GC34090(e); 26 CFR 301 65-1(f)	
1000	034	Franchises	P		GC 34090	
1000	035	Trial Balance	CU + 5		GC 34090	
1000	036	Grant Files	C + 3		GC 34090	
1000	037	Fund Transfers	CU + 5		GC 34090	
1000	038	Journal Entries	CU + 5		GC 34090	
1000	039	Landscape & Lighting Districts	20		GC 34090	
1000	039.1	Petty Cash Custodian Forms	C + 1		GC 34090	
1000	040	State Mandated Costs	CU + 5		GC 34090	
1000	041	Taxes (Other)	5		GC 34090	
1000	041.1	Vehicle Inventory	CU + 1		GC 34090	
Licensing						
1000	042	Licenses (includes applications)	T + 4		GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
1000	043	So. Placer County Tourism – Quarterly Assessment Collection	5		GC 34090	
1000	044	Transient Occupancy Tax Collection	5		GC 34090	
Payroll					GC 34090	
1000	045	Payroll Adjustment listing	7		GC 34090	
1000	048	Deferred Compensation Report	P		GC 34090	
1000	049	Garnishments	CU + 3		GC 34090	
1000	050	Leave Liability /Compensated Absence Reports	5	2	GC 34090	
1000	051	Payroll Check and EFT Registers	5		GC 34090	
1000	052	Payroll pay, deductions and contribution detail	7		GC 34090; GC 37207	
1000	053	PERS Report	P		GC 34090	
1000	054	Secondary Labor	10		GC 34090	
1000	055	Time Sheets	7		GC 34090(c); CFR 516.2	
1000	056	Year End – W2 Quarterlys, Back-up	7	2	GC 34090	
Purchasing						

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
1000	056.1	Bid/Quotations	City Clerk Audit + 5	C	PC 273.5; PC 273.6; PC 646.9	PC 273.5 amended by SB 1005 (2016)
1000	056.2	Price Lists/Catalogs/Brochures	2	2	GC 34090	
1000	056.3	Purchasing Records	C + 5	2	GC 34090	
1000	056.4	RFQ's	C + 5	C + 4	GC 34090	
1000	056.5	Contract Purchase Agreements/Purchase Orders/Requisitions	C + 5	2	GC 34090	
FIRE						
1100	001	Ambulance	7		GC 34090	
1100	002	Arson Investigation Files	6		PC 800; PC 801	Bodily Injury – 6 years Structure – 3 years
1100	003	Cost Recovery (DUI, HazMat)	C + 2		GC 34090	
1100	004	EKG Reports	4		GC 34090	
1100	005	EMS Strips	7		GC 34090	
1100	006	Fire Inspection Reports	2	2	GC 34090	
1100	007	Fire Prevention Inspection Files	P		GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
1100	007.1	First Responder Fee	2		GC 34090	
1100	008	Hazardous Materials Files	P	2	GC 34090	
1100	009	Juvenile Firesetter Files	P		GC 34090	
1100	010	Patient Care Reports	7		GC 34090	
1100	011	Refusal Forms	4		GC 34090	
1100	012	Reports – Incident Reports / Dispatch Calls	5		GC 34090	
1100	013	Weed Abatement	5		GC 34090	
HUMAN RESOURCES						
1200	001	Benefits Files	5	2	GC 34090	
1200	002	Bargaining Units	10	5	GC 34090	
1200	003	Classification / Salary Plan	S + 2	S	GC 34090	
1200	Consumer Price Index	2	2	GC 34090		
1200	005	EDD Notices	4		GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
1200	006	Employee Medical Files	P		GC 34090	
1200	007	Employee Personnel Files	P	C + 4~~2~~	GC 34090 SB 807	-Where litigation has been filed, such records must be maintained until the applicable statute of limitations has run, or until the conclusion of the litigation, whichever occurs first.
1200	008	Labor Relations	P	2	GC 34090	
1200	009	Memoranda of Understanding	P	2	GC 34090	
1200	010	Personnel Board Findings / Opinions / Decisions	P	2	GC 34090	
1200	011	Personnel Board Documents	5	2	GC 34090	
1200	012	Personnel Rules	P	2	GC 34090	
1200	013	Recruitment	C + 3	2	GC 34090	
1200	014	Unemployment Records	T + 3		GC 34090	
1200	015	Volunteer Files	2	2	GC 34090	
Risk Management						
1200	016	Accident / Incident Reports	2	2	GC 34090	
1200	017	CAL OSHA Inspection & Citations	P		GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
1200	018	Claims	C + 5		GC 25105.5	
1200	019	Employee Training Records	10		GC 34090	
1200	020	FEMA Disaster Claims	10		GC 34090	
1200	021	Insurance Certificates	C + 10		GC 34090	
1200	022	Safety Inspections / Reports / Manuals	2	2	GC 34090	
1200	023	Subrogation Files	C + 5		GC 34090	
1200	024	Workers Compensation	P		GC 34090	
INFORMATION TECHNOLOGY						
1300	001.1	Call Accounting (individual logs)	900 days			
1300	001.2	Call Center (group)	400 days			
1300	001	Citywide, GIS Aerial Photography	P		GC 34090	
1300	002	Citywide, GIS Datasets (active)	C + 2		GC 34090	
1300	003	Citywide, GIS Datasets (inactive)	C + 2		GC 34090	
~~1300~~	~~004~~	~~Digital Video Surveillance moved into Case Management (portions of routine, automated security video identified for retention rather than automatically overwritten or deleted~~	~~1~~		~~GC 34090~~	
~~1300~~	~~005~~	~~Digital Video Surveillance not moved into Case Management~~	~~30 days~~			

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
1300	006	Digital Voicemail / Digital Fax / Radio Communications Recording (non-emergency)	100 days		GC 34090	
1300	007	Disaster Preparedness and Recovery plans	2	2	GC 34090	
1300	008	IT Inventory Records	Life of equipment + 2 years		GC 34090	
1300	009	Programming Source Code	C + 2		GC 34090	
1300	010	Service Requests / Response records	P		GC 34090	
1300	011	Standard Operating Procedures , TRGs, Knowledge Articles	3		GC 34090	
1300	012	System Backup Files / Tape Library / Digital Snapshot	3 months		GC 34090	
1300	013	System Log File (Mission Critical / External Agencies)	2		GC 34090	
1300	014	Telecommunication / Cell Phone Billing Records	1		GC 34090	
1300	015	Telephone / Voicemail Log	9045 days		GC 34090	
1300	016	Test System (Program / Database)	No retention		GC 34090	
1300	017	Website Contents / Records	No retention		GC 34090	
1300	018	Office365 – Teams Chat	30 days			

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
PARKS, RECREATION & LIBRARIES						
1400	001	Department Timecards	3		GC 34090	
1400	002	Facility Rental Applications and Special Event Applications, Contract and Packet	2		GC 34090	
1400	003	Golf Course Files	10		GC 34090	
1400	004	Liability Waivers / Registration or Membership Forms	5		GC 34090	
1400	005	Low Income Applications	2		GC 34090	
1400	006	Park, Facility and Golf Course Construction Folders	P		GC 34090	
1400	007	Park and Playground Maintenance Records	P		GC 34090	
Adventure Club						
1400	008	Behavior Reports	5		GC 34090	
1400	009	Check Stubs from the State or County Office of Education	5		GC 34090	
1400	010	Child Care Grant Files	C + 5		GC 34090	
1400	011	Licensing Staff Files	C + 3		GC 34090	
1400	012	Sign In / Out Sheets, Schedule Agreements	C + 5		GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
1400	013	Student Files	5		GC 34090	
1400	014	Tuition Agreements	C + 5		GC 34090	
Library						
1400	015	California Public Library Report	5		GC 34090	
1400	016	CLSA Direct Loan Files	5		GC 34090	
1400	017	Library Card Records	T + 2		GC 34090	
1400	018	Log Books / Security Guard Documents	5	2	GC 34090	
1400	019	Public Library Fund Report	5		GC 34090	
1400	020	Reconsideration of Material Forms	P		GC 34090	
1400	021	Survey Forms	2		GC 34090	
1400	022	Statistical Reports	5		GC 34090	
Open Space					GC 34090	
1400	023	Arborist Reports	P		GC 34090	
1400	024	Annual Biological Monitoring Reports	P		GC 34090	
1400	025	Open Space Preserve records	P	2	GC 34090	
1400	026	Tree Maintenance Inspections	P		GC 34090	
POLICE						

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
1500	000	Abandoned Vehicles	2		GC 34090	
1500	001	Accident Review Board Investigations - Preventable collisions • Resulting in discipline - Non-preventable collisions	 2 5 2		GC 34090	
1500	002	Animal Control Documents Bite Reports / Quarantine / Cites	3		GC 34090	
1500	003	Arrest Files of Deceased Persons	2		GC 34090	
1500	004	Asset Seizure Records	CL + 2		GC 34090	
1500	005	AVL (Auto Vehicle Location)	1		GC 34090	
1500	006	Audio Recordings • 911 Calls Emergency Radio	100 days 2 2		GC 34090.6	
1500	007.1	Audits	5		GC 34090	Quarterly and Annual audits of property with PD property.
1500	007	Background files for City applicants not hired	5		GC 34090	
1500	008	Background Request with no history	2		GC 34090	
1500	009	Background Request with history	5		GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
1500	009.1	Body Worn Camera Footage Body Worn Camera Footage access and deletion records	2 P		PC 832.18	Recordings containing evidence that may be relevant to criminal prosecution or other litigation should be retained for any additional period as required by law.
1500	010	Camp Cleanups	2		GC 34090	
1500	012	Citations	5		GC 34090	
1500	013	Complaints – External (citizen complaints, allegations of misconduct) - Resulting in internal investigation - NOT resulting in internal investigation (inquiries, etc) Complaints – Internal - Resulting in internal investigation NOT resulting in internal investigation	 5 2 5 2		GC 34090	
1500	014	Court Transmittals	2		GC 34090	
1500	015	DA Rosters	2		GC 34090	
1500	016	- Death Investigation Reports	10		GC 34090	
1500	017	Dispatch / Telephone / 911 calls printout	2		GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
1500	018	DMV, Suspended, Revoked Notices	3		GC 34090	
1500	018.1	Employee sick leave, leave request and overtime forms	2		GC 34090	
1500	019	Equipment citations	3		GC 34090	
1500	020	Field Interrogation Cards	C + 2		GC 34090	
1500	021	Gang Validation forms (not enough info to qualify OR the person had no gang contacts for 5 years)	5		GC 34090	
1500	022	Juvenile Disposition Forms/ Sealings	5		GC 34090	
1500	022.1	License Plate Reader Data	60 days		CVC 2413(b)	Auto purge set within the LPR system to match this
1500	023	LIDAR Enforcement Logs	2		GC 34090	
1500	024	Marijuana Filings	2		GC 34090	
1500	025	Officer's Daily Activity Sheets	2			
1500	026	Parking violation citations / Reviews	2		GC 34090; GC 40215	
1500	027	Pawn Slips	3		B&P 21628; GC 34090	
1500	028	Permit files – Expired	5		GC 34090	
1500	029	Personnel Files (no longer employed)	5		GC 34090	
1500	030	Pistol Sales Reports	2		GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
1500	031	Police Surveillance Videos moved into Case Management (portions of routine, automated security video identified for retention rather than automatically overwritten or deleted)	1		GC 34090.7	In general, the police facility falls into the IT security footage. Items booked into PD Case Management are treated as evidence and purged accordingly.
1500	032	Police Surveillance Videos not moved into Case Management	3~~0~~ days , full recording; 30 days motion only		GC 34090.3	For uneventful, routine video recordings. Full recording is stored for 3 days; transitions to motion only retained for 30 days.
1500	033	Property Logs	7		GC 34090	
1500	034	Radio Logs	7		GC 34090	
1500	035	Reports: • Stored/Impounded Vehicle Reports • Injury Attempt Suicide Reports • Lost and Found Reports • Missing Persons Reports Services (Incident) Reports	5	2	GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
1500	036	Reports: • Non-Injury Accident Report • Injury Accident Reports • Felony Crime Monthly Statistic	7	2	GC 34090	
1500	037	Repossession Reports	2		GC 34090	
1500	038	Retraining Orders	C		PC 273.5; PC 273.6; PC 646.9	PC 273.5 amended by SB 1005 (2016)
1500	039	• Subpoena Records	3		GC 34090	
1500	040	• Swap Meet Seller forms	3		GC 34090	
1500	040.1	Sex an Arson Registrant Documentation	P		GC 34090 GC 68152(c)(2)	Department of Justice guidelines require permanent retention of the paperwork associated with the registration.

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
1500	041	Use of Force ~~reviews~~ - Resulting in discipline NOT resulting in discipline	 15~~5~~ 15~~2~~		~~GC 34090~~ SB 16	Every incident involving use of force, sustained findings of unlawful arrests and unlawful searches, and incidents where a peace officer of custodial officer engaged in conduct involving prejudice or discrimination on the basis of specified protected classes to be subject to disclosure, require indefinite retention of all complaints and related reports or findings currently in the possession of a department or agency
1500	042	Vehicle Pursuit Reviews - Resulting in discipline NOT resulting in discipline	 5 2		GC 34090	
~~1500~~	~~043~~	~~Yana Application & Call Logs~~	~~2~~		~~GC 34090~~	
PUBLIC WORKS						
Alternative Transportation						

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
1600	001	ADA Para Transit Files	C + 1		GC 34090	
1600	002	Bicycle Path Files	10	2	GC 34090	
1600	003	Bus Shelter	C + 3	2	GC 34090	
1600	004	Customer Complaints, Reports, Findings	FTA Review Period + 3		GC 34090	
1600	005	Discount Photo Card Applications	3		GC 34090	
1600		FTA Audit Materials	S + 1		GC 34090	
1600	006	Grant Files	C + 3		GC 34090	
1600	007	Grants – Proposition 1B	C + 35		GC 34090	
1600	008	Bus Video (moved into Case Management	2		GC 34090	
1600	009	Bus Video (not moved into Case Management	30 days		GC 34090	
1600	010	National Transit Database Report Files	FTA Review Period + 3		GC 34090	
1600	011	Passenger Incident Report	FTA Review Period + 3		GC 34090	
1600	013	Roseville Transit Boarding & Alighting Sheets	FTA Review Period + 3		GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
1600	016	Transit Contractors Monthly Reports	FTA Review Period + 3		GC 34090	
1600	017	Transit Pass Purchase Requests	2		GC 34090	
1600	018	Transportation Development Act Files	C + 3		GC 34090	
1600	019	Transportation Planning Files	S + 2		GC 34090	
1600	020	Transportation Project Files	C + 10		GC 34090	
1600	021	TSM Files – no TSM Plan, No Bikeway Issues and no Transit Issues	3	2	GC 34090	
1600	022	TSM Files – with TSM Plan, Bikeway Issues or Transit Issues	P	2	GC 34090	
1600	023	TSM Survey	6	2	GC 34090	
1600	024	Daily Bus Reports	2	2	GC 34090	
Engineering						
1600	025	CIP	C + 2 _____ For Federally Funded Projects C + 3	C + 2	GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
1600	026	Contract Administration Files	C + 2 _____ For Federally Funded Projects C + 3		GC 34090	
1600	027	Flood Control	20		GC 34090	
1600	027.1	REACH Fund – Private Donation Record	City Clerk P	2	GC 34090	
1600	028	Sidewalks & Curbs	C + 2		GC 34090	
1600	029	Soil Reports	P		GC 34090	
1600	030	Specifications	P		GC 34090	
1600	031	Streets Projects/Assignments to Street Maintenance & Contractors	P	5	GC 34090	
1600	032	Traffic Files	5		GC 34090	
~~1600~~	~~033~~	~~Photo Red Light~~	~~5~~		~~GC 34090~~	
1600	034	Traffic Signals (Warrants & Timing)	5		GC 34090	
	035	Traffic Studies	10		GC 34090	
1600	036	USA's	2		GC 34090	
	037	Traffic Control Plans	2		GC 34090	
Facilities						

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
1600	037.1	Asset Transfer and Inventory forms	2	2	GC 34090	
1600	037.2	Cardkey Records	1	1	GC 34090	
1600	037.3	Facilities	10		GC 34090	
1600	037.4	Air Pollution Control District	2	2	GC 34090	
1600	037.5	Alarm Information	3		GC 34090	
1600	037.6	Fire Damage Repair Reports	3		GC 34090	
1600	037.7	Fire Inspection Reports	C + 3		UFC 103.3..4; GC 34090	
1600	037.8	Fire Sprinkler Tests	5	2	UFC 103.3.4; GC 34090	
1600	037.9	Invoice Copies	2		GC 34090	
1600	037.10	Hazardous Materials manifests	P		GC 34090	
1600	037.11	Project Files	P		GC 34090	
1600	037.12	SPCC – Spill Prevention	P		GC 34090	
1600	037.13	Tailgate Safety Meeting – sign in sheet	P		GC 34090	
Fleet Services						
1600	037.14	BIT Inspections (B,C,N,O,W & Y)	C + 2		GC 34090	
1600	037.15	Equipment Auction Records	2		GC 34090	
1600	037.16	Equipment Sale/Trade Records (non-auction)	10		GC 34090	
1600	037.17	Equipment Title & Registration	CL		GC 34090	
1600	037.18	Fuel Tank Records	5		GC 34090	

DEPARTMENT/ DIVISION	CODE	RECORDS	ORIGINAL RETENTION	DUPLICATE RETENTION	CITATION	REMARKS
Street Maintenance						
1600	038	Daily Worksheets, Stand-By Worksheets	2	2	GC 34090	
1600	039	Engineering Project Requests	2	2	GC 34090	
1600	040	Oversize Load Transportation Permits	2	2	GC 34090	
1600	041	Service Requests & Work Orders for Street Maintenance Assets	P		GC 34090	
1600	042	Traffic Control Plans	2	2	GC 34090	

NON RECORDS

No Retention Schedule

DESCRIPTION OF RECORDS	COMMENTS
Instant Messaging / Text Messaging	Reference San Jose Ruling
Library Materials	
Non City Posters, Brochures and Flyers	
Non City Press Releases	
Price Lists, Catalogs, Brochures	
Publications from outside sources	
Testing and Development System	
Transitory Records/Drafts	
Website Contents & Records	

COUNCIL COMMUNICATION

CC #: 1880
File #: 0702

Title: Golf Maintenance Services - Agreement Amendment
Contact: Rob Nakamura 916-774-5135 rnakamura@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.5.

RECOMMENDATION TO COUNCIL

Recommend City Council adopt a resolution to approve the Fourth Amendment to Golf Maintenance Services Agreement with Brightview Golf Maintenance, Inc. and authorize the City Manager to execute it.

BACKGROUND

On December 16, 2015, the City entered into an agreement with ValleyCrest Golf Course Maintenance which became BrightView Golf Maintenance, Inc. in January of 2017. The agreement allows for annual pricing adjustments based on uncontrollable circumstances including, but not limited to fuel price increases, changes in workers compensation rates, and prevailing wage adjustments. Annual increases shall not exceed five percent (5%) in any one year. The City and Brightview Golf have agreed to adjust pricing by 4.9% effective January 1, 2022, based on reported increases to the Employment Cost Index (ECI) and the Consumer Price Index (CPI).

FISCAL IMPACT

This Golf Maintenance Service Agreement is funded within the Golf Course Fund. This special revenue fund is currently subsidized by the General Fund as golf operations expenses, inclusive of debt service obligations, exceed revenues. The annual adjustment will increase expenses by $35,836 for the remainder of this fiscal year. It is anticipated that actual revenues, exceeding the budgeted amount due to increased golf rounds, will cover this additional expense. This agreement expires on December 31, 2025.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Approval of the Golf Maintenance Services Agreement Amendment

meets the above criteria and is not subject to CEQA. No additional environmental review is required.

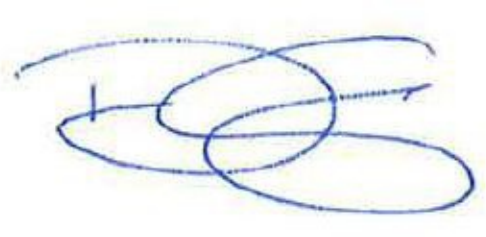
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal E - Deliver exceptional City services
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Rob Nakamura, Parks, Recreation & Libraries Superintendent

Jill Geller, Parks, Recreation & Libraries Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-004

Brightview Amendment #4

RESOLUTION NO. 22-004

APPROVING A FOURTH AMENDMENT TO GOLF MAINTENANCE SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND BRIGHTVIEW GOLF MAINTENANCE, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Fourth Amendment to Golf Maintenance Services Agreement, by and between the City of Roseville and Brightview Golf Maintenance, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said Fourth Amendment is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 20___, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

FOURTH AMENDMENT TO

GOLF MAINTENANCE SERVICES AGREEMENT

THIS FOURTH AMENDMENT TO AGREEMENT is made and entered into this ___ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY"), and Brightview Golf Maintenance, Inc., a California corporation ("CONTRACTOR"); and

W I T N E S S E T H:

WHEREAS, CITY and CONTRACTOR's predecessor previously entered into a Golf Maintenance Services Agreement dated December 16, 2015 and amended January 16, 2019, March 18, 2020 and December 16, 2020 ("Agreement") regarding Golf Course Maintenance Services ("Project"); and

WHEREAS, after execution of the Agreement and with CITY's consent, the Agreement was assigned from ValleyCrest Golf Maintenance, Inc. to CONTRACTOR; and

WHEREAS, CITY desires to amend the Agreement to include cost adjustments for 2022 and to include an updated Exhibit "C".

NOW, THEREFORE, the parties agree as follows:

1. The first paragraph of Section 3 of the Agreement is amended to read as follows:

"Compensation for the Work for the term of this Agreement shall not exceed eight million, six hundred fifty-one thousand, six hundred seventy-three dollars

($8,651,673) subject to adjustments for changes in the Work as may be directed in writing by CITY pursuant to Section 6."

2. Exhibit "C", attached hereto, and incorporated herein by reference, supersedes the current Exhibit "C" of the Agreement.

3. All other provisions of the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Fourth Amendment to Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 20__, and CONTRACTOR has caused this Fourth Amendment to Agreement to be executed.

CITY OF ROSEVILLE, a municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

BRIGHTVIEW GOLF MAINTENANCE, INC., a California corporation

BY: _____

its: President

and

BY: _____

its: _____

[SIGNATURES CONTINUED ON NEXT PAGE]

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
JILL GELLER
Parks, Recreation & Libraries Director

EXHIBIT "C"

BrightView
Golf Maintenance

2022
EXHIBIT C
AMENDED

FINANCIAL PROPOSAL
OPTION C – Grounds Maintenance Services

Base Bid:

Diamond Oaks Golf Course	$ 767,193.00
Woodcreek Golf Club	$ 767,193.00
Total	**$1,534,386.00**

Extra Work:

Labor	**Rate per hour**
Equipment Operator / Common Labor	$24.00
Skilled Technician (Irrigation, Chemical Application, Etc.)	$45.00
Supervision	$65.00
Sod preparation and installation (per square foot)	$1.00-$2.50 based on variety

Mark up for parts not included in base bid:
N/A – no mark up will be applied to parts.

COUNCIL COMMUNICATION

CC #: 1886
File #: 0323 & 0214

Title:	California Office of Traffic Safety Grant Application
Contact:	Rob Baquera 916-774-5015 rbaquera@roseville.ca.us Mark Peinado 916-774-5021 mcpeinado@roseville.ca.us Scott Blynn 916-746-1076 sblynn@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.6.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council adopt a resolution authorizing the City Manager or his designee to submit a grant application to the California Office of Traffic Safety for increased education, enforcement, and outreach related to traffic safety and authorization to execute all related forms and agreements.

BACKGROUND

The goal of the California Office of Traffic Safety (OTS) Grant Program is to prevent serious injury and death resulting from motor vehicle crashes so that all roadway users arrive at their destination safely. Using Federal Highway Safety Program funds, the OTS partners with political subdivisions of the state to address California's highway safety needs at the state, county and local level.

OTS funds programs in the following areas:

Alcohol Impaired Driving - These programs aim to prevent people from driving under the influence (DUI) of alcohol or other drugs and to remove DUI drivers from the road. OTS grants use a comprehensive approach by funding educational, prevention, and enforcement programs and by focusing on high-risk groups.

Distracted Driving - These programs aim to reduce collisions involving drivers using handheld devices. Countermeasures include increased and focused enforcement, observational surveys, and public awareness campaigns, while other actions are being developed to change behavior.

Drug Impaired Driving - These programs aim to decrease the average response time for the arrival of appropriate equipment at collision sites in rural areas. Funding also supports increased officer training in the National Highway Traffic Safety Administration (NHTSA) Advanced Roadside Impaired Driving Enforcement (ARIDE) and Drug Recognition Evaluator (DRE) programs, which should lead to better detection of drug-impaired drivers.

Motorcycle Safety - These programs support new actions in the effort to reduce motorcycle collisions, injuries and fatalities. Activities include enhancing the motorcycle safety awareness component in driver education courses, encouraging the use of proper protective equipment for riders, outreach to un-endorsed motorcycle owners offering refresher rider training courses, and consideration of motorcycle safety in roadway design.

Occupant Protection - These programs support statewide and local public information campaigns, increased enforcement, and community education, outreach, and training. More specifically, the programs provide child safety seats to low-income families, conduct child safety seat check ups, and educate teens about using seat belts.

Pedestrian Safety/Bicycle Safety - These programs increase awareness of traffic rules, rights, and responsibilities among various age groups. These programs are developed to be attractive and interactive in an effort to truly impact students. At the elementary school level, parents and teachers are drawn into the programs as active role models and mentors in traffic safety. Grantees conduct traffic safety rodeos and presentations in an effort to build students' skills and demonstrate proper practical application of those skills. To boost compliance with the law and decrease injuries, safety helmets are properly fitted and distributed to children in need for use with bicycles, scooters, skateboards, and skates. There is a special emphasis on programs designed exclusively for the hard-to-reach population at the middle and high school levels. Additional outreach endeavors include programs targeting the senior population along with a multicultural approach to address safer driving and walking behaviors.

Police Traffic Services - These programs focus on a comprehensive approach to enforce and encourage compliance with seat belt use, impaired driving, speed limit, red light running, and other traffic laws. The grants are highly effective in reducing traffic collisions by dedicating resources to selective enforcement and education programs. These comprehensive programs have a long-lasting impact in reducing fatal and injury collisions. Under these programs, communities use available public and private assets to identify and attack significant traffic safety problems and other vehicle related crimes.

Traffic Records/Roadway Safety - These programs concentrate on the vehicle operating environment and are strongly influenced by enforcement, engineering, and utilizing relevant data generated by those activities to improve roadway safety and traffic records. OTS advocates efforts to automate traffic collision database systems and the ability to analyze and map high-collision locations. Grant-funded items include hardware, software, and expert services necessary to aid in the automation of manual processes, eliminate process duplication, and facilitate enhanced data gathering and data sharing.

Within the parameters of this grant, the goal of the Roseville Police Department (RPD) is to address two critical crash factors – excessive speed and impaired driving. For the period 2017-2019 (see detail below), the number of fatal and injury crashes was disappointingly consistent – averaging 1,000 victims per year. While the 2020 total dropped to 699 victims, that decrease was attributable to the pandemic’s impact on traffic volumes, rather than a systemic change in enforcement or driver behavior.

2017- 1112
2018 – 978
2019 – 909
2020 – 699

During the three-year period between 2016 and 2018, there we over 500 speed-related fatal and injury accidents in Roseville. OTS traffic statistics validate the RPD data points. In 2018 the OTS statistics show that Roseville ranked 1/59 and in 2019 the ranking was 6/59 for speed-related crashes in Group B cities.

In addition to speed, DUI is a leading cause of crashes in Roseville. RPD data shows that from 2017-2020 there were 150 victims killed or injured in alcohol-related crashes. Roseville attracts many people to its restaurants and bars after work hours. According to the California Department of Alcoholic Beverage Control, Roseville has 281 “active on-sale retail license establishments” (i.e., bars and restaurants). This can be a problem on roadways when people leave these establishments after having too much to drink. Nighttime crashes in Roseville, from the hours of 9pm - 3am, totaled more than 1,300 from 2017-2020.

In addition, the city’s proximity to Folsom State Park serves to compound the number of impaired drivers on Roseville roads. While alcohol is prohibited in the park, many drivers in the warm weather months, depart from the park on a major Roseville artery (Douglas Blvd.), after over consumption of alcohol.

Crashes due to speed and/or DUI are hazardous not only to the offender but to everyone in their path. This includes other drivers, motorcyclists, bicyclists, and pedestrians. It is also important to note that there may be an overlap in the reason a crash occur. For example, someone who is DUI may cause a hit-and-run crash. Targeting individuals that crash due to speed and/or DUI can serve to reduce crashes involving motorcyclists, bicyclists, and pedestrians.

The grant application will seek funding for the following amounts and purpose:

- Overtime to fund increased traffic safety enforcement: $104,371
- Traffic safety equipment (LIDARS, Radar, Speed Trailers, Major Accident Investigation Team Equipment): $68,139
- Funds to support traffic safety related training: $7,684
- Personnel funds for traffic safety marketing/outreach: $25,231
- Overtime to fund grant management for Traffic Sergeant: $10,584

Total grant request: +/- $216,009

Annually the OTS funds over $80 million dollars in grants. All applicants must submit their grant application by January 31, 2022 to be considered for an award in Fiscal Year 2022-23.

FISCAL IMPACT

The grant application requests $216,009 of federal grant funds through OTS. If the requested amount is awarded in FY2022-23, $114,955 will be appropriated to officer overtime, $68,139 to equipment/equipment maintenance, $7,684 to training and development, and $25,231 to partially fund the RPD’s Marketing Technician position.

The requested funds to support marketing outreach personnel costs will be used for an existing employee to increase their hours. If grant funds are not awarded, the employee's hours will not be increased.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines §15061(b)(3)).

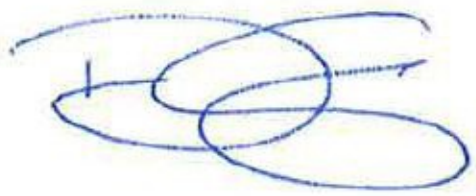
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community
Goal E - Deliver exceptional city services

Respectfully Submitted,

Rob Baquera, Public Information Officer

Troy Bergstrom, Police Chief



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-009

Support Letter MADD

OTS Grant Application

Chamber letter of support

RESOLUTION NO. 22-009

APPROVING A GRANT APPLICATION TO THE CALIFORNIA OFFICE OF TRAFFIC SAFETY, AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ALL RELATED FORMS AND AGREEMENTS ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, the goal of California Office of Traffic Safety (OTS) Grant Program is to prevent serious injury and death resulting from motor vehicle crashes so that all roadway users arrive at their destination safely; and

WHEREAS, using Federal Highway Safety Program funds, the OTS partners with political subdivisions of the state to address California's highway safety needs at the state, county and local level; and

WHEREAS, staff recommends City Council approve filing a grant application to the California Office of Traffic Safety in the amount of $216,009, to support increased education, enforcement, and outreach related to traffic safety.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Roseville hereby approves filing of the grant application to the California Office of Traffic Safety.

BE IT FURTHER RESOLVED that the City Manager or his designee is authorized to execute all related forms and agreements on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

madd Sacramento
NO MORE VICTIMS

December 15, 2021

To Whom it May Concern:

The City of Roseville Police Department prides itself on being an innovative and community-focused law enforcement agency. Through this process, the Department uses a hybrid model of community education and enforcement to keep crime rates low and traffic collisions/fatalities at a minimum.

The City of Roseville is 42 square miles, it has 676 miles of roadway, 4,315 intersections, 64 miles of bike lanes, and 32 miles of paved trails. We are an active community that relies on our roadways for work and play. Walking, biking, driving, and ride-sharing allows us to explore all our community has to offer.

The City's population is 135,000 but because of the large-scale industry and retail, the City's daytime population can grow upwards of 150,000.

With 186 signalized intersections throughout the City, we recognize the importance of traffic safety. We support the Roseville Police Department's efforts to increase public awareness and hold accountable those who break the law. We appreciate their efforts to include education about the dangers and effects of impaired driving.

With our active community, our increased daytime population, and potential for traffic incidents, we recognize a need for education and proactivity to keep our residents and visitors safe on our roadways.

We support the Roseville Police Department's efforts to improve traffic safety and encourage safe driving. We look forward to partnering in these efforts.

Sincerely,

Lori Bergenstock

Program Coordinator

P.O. Box 341009 . Sacramento, CA 95834 . 916.481.6233

Application Information

Application No: 23-003820

Application Type:	STEP	Agency (City or County):	Roseville	Department (Police Dept, DA Office, etc):	Roseville Police Department
Authorized Representative:	Steve Abe	DUNS/SAM Number:	W49TKZLUYCJ3	DUNS/SAM Expiration Date:	1/16/2022
DUNS/SAM Registered Address:	311 Vernon St. Roseville, California 95678-2634	DUNS/SAM City:	Roseville	DUNS/SAM ZIP+4:	95678-2634

Application Summary

Grants Made Easy Application Titles and Descriptions are pre-populated. For General Grants, provide the Application Title and Application Description.

Application Title:

Selective Traffic Enforcement Program (STEP)

Application Description:

Best practice strategies will be conducted to reduce the number of persons killed and injured in crashes involving alcohol and other primary crash factors. The funded strategies may include impaired driving enforcement, enforcement operations focusing on primary crash factors, distracted driving, night-time seat belt enforcement, special enforcement operations encouraging motorcycle safety, enforcement and public awareness in areas with a high number of bicycle and pedestrian crashes, and educational programs. These strategies are designed to earn media attention thus enhancing the overall deterrent effect.

Problem Statement:

Located within the Sacramento metropolitan area. Roseville is the largest city in Placer County, with a population of 141,500. Because the city is considered a regional shopping destination, the population increases to almost 200,000 people during business hours. Interstate 80 runs through Roseville and State Route 65 runs along the northern edge of the city. Roseville is located a few miles from Folsom State Park. Because of its proximity to a large metropolitan area, the park attracts millions of visitors every year, many of which travel through Roseville.

Retail sales play a significant role in Roseville's economy, with the Westfield Galleria Mall being the second-largest shopping mall in Northern California. In addition, the city is home to the Roseville Auto Mall, the Union Pacific railyard, several major medical facilities, and the Hewlett Packard Enterprise campus.

Roseville has a total area of 42.26 miles. Within the city boundaries, there are 485 centerline miles, 185 signalized intersections, 38.4 miles of Class 1 bike routes (multi-use trails), 233 miles of Class 2 bikes routes (bike lanes), and 6 miles of buffered bike lanes.

Within the parameters of this grant, the goal of the Roseville Police Department (RPD) is to address two critical crash factors – excessive speed and impaired driving.

For the period 2017-2019 (see detail below), the number of fatal and injury crashes was disappointingly consistent – averaging 1,000 victims per year. While the 2020 total dropped to 699 victims, that decrease was attributable to the pandemic's impact on traffic volumes, rather than a systemic change in enforcement or driver behavior.

Between 2016 and 2018, RPD traffic statistics show that there were over 500 speed-related fatal and injury accidents in Roseville.

- 2017- 1112
- 2018 – 978
- 2019 – 909
- 2020 - 699

During the three years between 2016 and 2018, there we over 500 speed-related fatal and injury accidents in Roseville.OTS traffic statistics validate the RPD data points. In 2018 the OTS statistics show that Roseville ranked 1/59 and in 2019 the ranking was 6/59 for speed-related crashes in Group B cities.

In addition to speed, DUI is a leading cause of crashes in Roseville. RPD data shows that from 2017-2020 there were 150 victims killed or injured in alcohol-related crashes. Roseville attracts many people to its restaurants and bars after work hours. According to the California Department of Alcoholic Beverage Control, Roseville has 281 "active on-sale retail license establishments" (i.e., bars and restaurants). This can be a problem on roadways when people leave these establishments after having too much to drink. Nighttime crashes in Roseville from the hours of 2100-0300 totaled more than 1,300 from 2017-2020.

In addition, the city's proximity to Folsom State Park serves to compound the number of impaired drivers on Roseville roads. While alcohol is prohibited in the park, many drivers in the warm weather months, depart from the park on a major Roseville artery (Douglas Blvd.), after having had too much to drink.

Crashes due to speed and DUI are hazardous not only to the offender but to everyone in their path. This includes other drivers, motorcyclists, bicyclists, and pedestrians. It is also important to note that there may be an overlap in the reason a crash occurs. For example, someone who is DUI may cause a hit-and-run crash. Targeting individuals that crash due to speed and/or DUI can serve to reduce crashes involving motorcyclists, bicyclists, and pedestrians.

Traffic Data Summary:

City Applicants: Complete the table below using the most current local data and update the 20XX years in the table (do not use the OTS Rankings or SWITRS).
County or State Applicants: Complete the table below using SWITRS data and update the 20XX years in the table.

Crash Type	**2018**				**2019**				**2020**			
	Crashes		**Victims**		**Crashes**		**Victims**		**Crashes**		**Victims**	
Fatal	2		2		1		1		3		3	
Injury	682		986		641		920		447		687	
	Fatal	**Injury**	**Killed**	**Injured**	**Fatal**	**Injury**	**Killed**	**Injured**	**Fatal**	**Injury**	**Killed**	**Injured**
Alcohol - Involved	0	32	0	54	0	27	0	35	1	22	1	31
Hit & Run	0	55	0	75	0	48	0	55	1	43	0	52
Nighttime (2100-0259 hours)	0	60	0	99	1	66	1	85	1	64	1	82
Top 3 Primary Crash Factors (2019-2020)									**Fatal**	**Injury**	**Killed**	**Injured**
#1 -	Speeding								0	737	0	515
#2 -	Unsafe lane change								0	384	0	142
#3 -	Stopping at a red signal or arrow								0	220	0	257

Proposed Solution

Equity:

Describe how the applicant agency addresses equity in its traffic safety efforts.
The City of Roseville Police Department believes policing should be done through a community based approach that is unbiased to any factors that may identify an individual. Starting in 2022 the Police Department will implement the Racial and Identity Profiling Act (RIPA), which requires all law enforcement agencies in the state to “collect perceived demographic and other detailed data regarding pedestrian and traffic stops.” The intent of RIPA aims to strengthen law enforcement-community relations in California through collaboration, transparency, and accountability. RIPA was created “for the purpose of eliminating racial and identity profiling, and improving diversity and racial and identity sensitivity in law enforcement.”

Describe how the applicant agency will address equity in the proposed grant activities.
The City of Roseville Police Department always operates under the tenants of procedural justice and unbiased policing. All staff time associated with this grant request will bring the lens of equity to their specific assignment every day. Using technology as the unbiased backbone for identifying traffic safety issues will continue to ensure enforcement, education and outreach will be done equitably. Additionally, outreach and education will target under-served populations through the use of multiple languages and targeting where under-represented groups may gather, like religious facilities, parks, or shopping areas.

Strategies:

The Roseville Police Department will employ the following strategies to address reducing crashes, especially those due to speed and DUI:

Having highly trained and equipped traffic motor officers

The Traffic Unit is tasked with traffic enforcement of areas in the city with a high frequency of traffic crashes. Through enforcement, education, and working with the City Traffic Engineering Department, the Traffic Unit works to reduce the number of crashes. The Traffic Unit investigates all major crashes, including fatal crashes, through the unit's Major Accident Investigation Team (MAIT).

To carry out their duties effectively, motor officers need to be highly trained and have the proper equipment. The listed training and equipment will enhance the officers' abilities to effectively execute their duties.

- **POST Motorcycle Officer Update Course** - Two-day course specifically designed to enhance the officer's ability to avoid crashes and injury and to gain a greater level of control in pursuit situations over all types of terrain. Safe motor officers equal greater enforcement capacity for the department.
- **"Drug Recognition Expert (DRE) Training and DRE Kit" -** Having highly-trained officers in recognizing impairment in drivers under the influence of drugs other than, or in addition to, alcohol allows them to assist with DUI investigation, traffic crashes investigations, and the prosecution of vehicular homicide cases. Having additional officers trained and equipped with a DRE kit would increase the Department's investigative ability in DUI cases.
- **Faro 3D Scanner certification and FARO Zone 3D Advanced Software** - Having officers trained and certified on the Faro 3D scanner will help them prepare factual diagrams of crash scenes and perform crash reconstruction analysis. Certification allows officers to testify as an expert in court. Operators who are not certified risk losing the results of their work in the courtroom as a result of defense objections.

- **Bosch CDR 900 –** This hardware is used to download vehicle crash data recorders on vehicles 2018 and newer. Having this data will help to ensure the successful prosecution of vehicular manslaughter and felony hit-and-run cases. Successfully prosecuting these types of cases deters others from driving irresponsibly in Roseville.

Reducing speed-related crashes

- **Enforcement** (speed, distracted driving, seatbelt, and school enforcement) - The primary cause of crashes in Roseville is speed. A significant contributing factor, although difficult to track, is distracted driving. Requested funds would allow for increased enforcement on speeding, distracted driving/cell phone violations, seatbelt violations, and traffic enforcement around schools. Staff can typically sustain 5 hours of targeted enforcement in addition to their normal work hours. Data from traffic radar trailers, the Department's Crime Analysis Unit, and the City's Traffic Engineering Department will aid in targeting those intersections/areas with the highest crashes.

- **Use of Radar Trailers** - Radar trailers provide analytical data on when and where speed offenses are occurring. Radar trailers are deployed throughout the city based on community complaints. The trailers are moved weekly throughout the city. Traffic division motor officers are deployed to work problem areas with the highest speed numbers and times based on the data from the radar trailers. Currently, the Department has two trailers and is requesting two additional radar trailers through this grant. Roseville is a growing city and continues to develop land west and northwest of the city. It is estimated that the city will add 2,278 people each year for at least the next four years Adding two radar trailers to its fleet, will enable the traffic division to cover new areas of the city.
- **Use of handheld Lidar units** - Only the Traffic Division is outfitted with handheld Lidar units to work speed enforcement. The request of eight additional handheld Lidar units will be deployed to patrol officers to work speed enforcement with the goal of reducing speed-related crashes.
- **Use of Moving Radar -** The acquisition of a moving RADAR mounted in one patrol vehicle will enhance enforcement of speed violations. Additionally, this equipment can be used in training officers in RADAR/LIDAR use. Moving RADAR curriculum is required for all officers. Currently the Department relies on CHP officers to instruct this class.

Reducing DUI crashes

Saturation Patrol Enforcement - A leading cause of crashes in Roseville is DUI. The Roseville Police Department is committed to the safety of the roadways and the community and will pursue fair but aggressive enforcement of California's impaired driving laws. The requested fund will be used for overtime hours to staff DUI saturation patrols. Requested funds will staff two officers on overtime to perform targeted enforcement on Friday and Saturday nights when many crashes due to DUI occur.

Educating the public on how to avoid traffic crashes

- **Public awareness and education -** The Department's marketing technician will create and disseminate public awareness programs to educate the public on the actions they can take to avoid dangerous behavior on roadways and to help them make wise choices when it comes to issues such as distracted driving, DUI, seatbelt violations, pedestrian and bicycle safety, traffic around schools (e.g., school crosswalks), and stop sign violations. OTS media and marketing materials will be used as a resource for these campaigns. Dissemination will occur through the use of social media platforms such as Facebook, Twitter, Instagram, Tiktok, YouTube, and NextDoor. Roseville residents expect to get information in real-time and social media allows this to occur Requested funds will be used to give the marketing technician 15 additional hours per week to implement these public awareness programs.

Duties for the marketing technician may include, but are not limited to, the following:

- Coordinate all grant-related activity press releases, media advisories, alerts, social media posts, and general public materials with the OTS.
- Use of social media such as Instagram, Twitter, Facebook, YouTube, Tiktok, and NextDoor to inform and educate the public on traffic-related safety issues.
- Use of OTS “Go Safely” toolkits and share content through social media.
- Use of OTS-supplied templates, media, and materials to create traffic safety posts and campaigns for social media.
- Use of Canva to create engaging and informative graphics (digital and printable), videos, photos, presentations, and other OTS/RPD branded material, to educate and bring awareness to issues relating to traffic safety issues.
- Use Tiktok to provide a grade of “infotainment” that delivers on new, different, fun, and approachable traffic safety information.
- Use YouTube to create engaging and informative traffic safety videos.
- Use Twitter and Nextdoor to inform the public on current traffic incidents.
- Create a postcard with all of the Roseville Police Department social media handles and send them out to the community, so they can instantly access our traffic safety content.
- Disseminate traffic safety information to the seniors in Roseville. This may include the use of printed material or presentations to senior groups.
- Use the Department’s Neighborhood Watch groups to disseminate traffic safety information throughout the city. This may include digital media, printed materials, or presentations.
- Disseminate information on traffic safety issues to church groups including those in underserved neighborhoods. This may include digital, printed media or presentations.
- Use social media analytics to evaluate what content is most engaging (i.e., views, clicks, likes, followers, etc.)
- Collect and report quarterly, appropriate data that supports the progress of the goals and objectives. Provide a list of activities conducted, procurement of grant-funded items, and significant media activities.
- Provide a summary of quarterly accomplishments and explanations for objectives not completed or plans for upcoming activities.

Agency Qualifications:

1. **Are staffing levels adequate to complete the requested activities?**

Yes, the Roseville Police Department has a dedicated Traffic Division which consists of one motor sergeant and seven motor officers. The Unit also includes two Community Services Officers who specialize in traffic-collision investigations. Patrol officers also play an integral role in traffic enforcement. They are informed during daily briefings on traffic-related problems/issues.
Traffic motor officers as well as officers from other divisions will assist in enforcement activities on an overtime basis.

1. **Briefly describe qualifications of both program and fiscal staff, or plans to train staff.**

The Traffic Unit includes seven motor officers and one sergeant.
Their training includes:

- 80-hour POST Motorcycle Course
- 80-hour Intermediate//Advanced Certification Course
- 96 hours per year perishable motorcycle skills training, including quarterly recertification on POST motorcycle patterns.
- 80-hour Collision Reconstruction Course (optional based on aptitude and desire)

The primary duty of the RPD Motor Officer is to reduce injury crashes on City of Roseville streets by enforcing laws of the California Vehicle Code. As part of the Multi-Disciplinary Accident Investigation Team (MAIT), motor officers investigate fatality crashes with the goal of completing thorough investigations that result in the successful prosecution of vehicular homicide cases when appropriate. Motor Officers also investigate hit-and-run crashes as assigned.
The Roseville Police Department strives to further officers' skills and abilities through ongoing training. The Department plans to send four officers to DRE (Drug Recognition Expert) training, four officers to FARO 3D Scanner certification training, and six officers to POST Motorcycle Officer Update training. These training courses will result in better-trained officers and thus greater enforcement capacity for the Department.

Fiscal Staff
The Roseville Police Department has a full-time Management Analyst. This position requires a Bachelor's degree from an accredited college or university, preferably in business administration, finance, accounting, public administration, or a related field. Part of their duties specifically covers grant management as shown in the following job description excerpt:
"Research grant opportunities and review grant guidelines and requirements to assess compliance with requirements and risks associated with receiving grants; prepare grant analyses and proposals; develop, maintain and monitor grant budgets and award milestones; and ensure all requirements are being met and submitted accordingly."

Additionally, we are requesting overtime funds to pay for the Traffic Sergeant who will be in charge of running and managing the OTS Grant.

If the proposed activities involve direct contact with youth, provide information on how criminal background checks are conducted for paid and volunteer staff.

All prospective employees and volunteers are required to go through a background investigation. It is a very thorough investigation into past and current conduct, relationships, financial, and employment history. An average background investigation can take 4-8 weeks to complete.
As part of the background, investigation applicants are required to take a CVSA (Computer Voice Stress Analysis) examination. The examination is another tool used to verify an applicant's truthfulness through the process.

Goals

Description
Reduce the number of persons killed in traffic crashes.
Reduce the number of persons injured in traffic crashes.
Reduce the number of pedestrians killed in traffic crashes.
Reduce the number of pedestrians injured in traffic crashes.
Reduce the number of bicyclists killed in traffic crashes.
Reduce the number of bicyclists injured in traffic crashes.
Reduce the number of persons killed in alcohol-involved crashes.
Reduce the number of persons injured in alcohol-involved crashes.
Reduce the number of persons killed in drug-involved crashes.
Reduce the number of persons injured in drug-involved crashes.
Reduce the number of persons killed in alcohol/drug combo-involved crashes.
Reduce the number of persons injured in alcohol/drug combo-involved crashes.
Reduce the number of motorcyclists killed in traffic crashes.
Reduce the number of motorcyclists injured in traffic crashes.
Reduce hit & run fatal crashes.
Reduce hit & run injury crashes.
Reduce nighttime (2100 - 0259 hours) fatal crashes.
Reduce nighttime (2100 - 0259 hours) injury crashes.
Custom Description

Objectives

Included	Target Number	Description
Yes	1	Issue a press release announcing the kick-off of the grant by November 15. The kick-off press releases and media advisories, alerts, and materials must be emailed to the OTS Public Information Officer at pio@ots.ca.gov, and copied to your OTS Coordinator, for approval 14 days prior to the issuance date of the release.
Yes	3	Participate and report data (as required) in the following campaigns; Quarter 1: National Walk to School Day, National Teen Driver Safety Week, NHTSA Winter Mobilization; Quarter 3: National Distracted Driving Awareness Month, National Motorcycle Safety Month, National Bicycle Safety Month, National Click it or Ticket Mobilization; Quarter 4: NHTSA Summer Mobilization, National Child Passenger Safety Week, and California's Pedestrian Safety Month.

No	0	Develop (by December 31) and/or maintain a “DUI BOLO” program to notify patrol and traffic officers to be on the lookout for identified repeat DUI offenders with a suspended or revoked license as a result of DUI convictions. Updated DUI BOLOs should be distributed to patrol and traffic officers monthly.
Yes	10	Send law enforcement personnel to the NHTSA Standardized Field Sobriety Testing (SFST) (minimum 16 hours) POST-certified training.
Yes	2	Send law enforcement personnel to the NHTSA Advanced Roadside Impaired Driving Enforcement (ARIDE) 16 hour POST-certified training.
Yes	4	Send law enforcement personnel to the Drug Recognition Expert (DRE) training.
Yes	4	Send law enforcement personnel to the DRE Recertification training.
No	0	Send law enforcement personnel to SFST Instructor training.
No	0	Send law enforcement personnel to DRE Instructor training.
No	0	Conduct DUI/DL Checkpoints. A minimum of 1 checkpoint should be conducted during the NHTSA Winter Mobilization and 1 during the Summer Mobilization. To enhance the overall deterrent effect and promote high visibility, it is recommended the grantee issue an advance press release and conduct social media activity for each checkpoint. For combination DUI/DL checkpoints, departments should issue press releases that mention DL's will be checked at the DUI/DL checkpoint. Signs for DUI/DL checkpoints should read "DUI/Driver's License Checkpoint Ahead." OTS does not fund or support independent DL checkpoints. Only on an exception basis and with OTS pre-approval will OTS fund checkpoints that begin prior to 1800 hours. When possible, DUI/DL Checkpoint screeners should be DRE- or ARIDE-trained.
Yes	80	Conduct DUI Saturation Patrol operation(s).
No	0	Conduct Court Sting operation(s) to cite individuals driving to and from the court after having their driver's license suspended or revoked.
No	0	Conduct Warrant Service operation(s) targeting multiple DUI offenders who fail to appear in court.
No	0	Conduct Stakeout operation(s) that employ police officers to observe the "worst of the worst" repeat DUI offender probationers with suspended or revoked driver licenses.
Yes	48	Conduct Traffic Enforcement operation(s), including but not limited to, primary crash factor violations.
Yes	48	Conduct highly publicized Distracted Driving enforcement operation(s) targeting drivers using hand held cell phones and texting.
No	0	Conduct highly publicized Motorcycle Safety enforcement operation(s) in areas or during events with a high number of motorcycle incidents or crashes resulting from unsafe speed, DUI, following too closely, unsafe lane changes, improper turning, and other primary crash factor violations by motorcyclists and other drivers.
Yes	48	Conduct Nighttime (1800-0559) Click It or Ticket enforcement operation(s).
Yes	48	Conduct highly publicized pedestrian and/or bicycle enforcement operation(s) in areas or during events with a high number of pedestrian and/or bicycle crashes resulting from violations made by pedestrians, bicyclists, and drivers.
Yes	12	Conduct Traffic Safety educational presentation(s) with an effort to reach community members. Note: Presentation(s) may include topics such as distracted driving, DUI, speed, bicycle and pedestrian safety, seat belts and child passenger safety.
Yes	0	Conduct Know Your Limit campaigns with an effort to reach members of the community.
No	0	Conduct collaborative DUI Enforcement operations.
No	0	Conduct collaborative Traffic Enforcement operations.
No	0	Send law enforcement personnel to DUI Checkpoint Planning and Management training.
No	0	Conduct Illegal Street Racing and Modified Vehicle training classes for law enforcement personnel.
No	0	Conduct specialized enforcement operations focusing specifically on street racing and sideshow activities.

Included	Target Number	Custom Description
Yes	48	Conduct highly visible Traffic Enforcement operations.
Yes	12	Disseminate articles on traffic safety issues such as distracted driving, DUI, speeding, and pedestrian safety via social media, website, and email in an effort to reach community members including underserved neighborhoods.
Yes	4	Send law enforcement personnel to the FARO 3-D Scanner Certification.
Yes	8	Send law enforcement personnel to POST Motorcycle Training (Update)

Method of Procedure

Phase 1 - Program Preparation:

- The department will develop operational plans to implement the “best practice” strategies outlined in the objectives section.
- All training needed to implement the program should be conducted this quarter.
- All grant related purchases needed to implement the program should be made this quarter.
- In order to develop/maintain the “DUI BOLOs,” research will be conducted to identify the “worst of the worst” repeat DUI offenders with a suspended or revoked license as a result of DUI convictions. The Hot Sheets may include the driver’s name, last known address, DOB, description, current license status, and the number of times suspended or revoked for DUI. DUI BOLOs should be updated and distributed to traffic and patrol officers at least monthly.
- Implementation of the STEP grant activities will be accomplished by deploying personnel at high crash locations.

- Media RequirementsIssue a press release approved by the OTS PIO announcing the kick-off of the grant by November 15, but no sooner than October 1. The kick-off release must be approved by the OTS PIO and only distributed after the grant is fully signed and executed. If you are unable to meet the November 15 deadline to issue a kick-off press release, communicate reasons to your OTS coordinator and OTS PIO.

Phase 1 - Program Preparation Addendum:

Phase 2 - Program Operations:

- The department will work to create media opportunities throughout the grant period to call attention to the innovative program strategies and outcomes.

Media Requirements

The following requirements are for all grant-related activities:

- Send all media advisories, alerts, videos, graphics, artwork, posters, radio/PSA/video scripts, storyboards, digital and/or print educational materials for grant-related activities to the OTS PIO at pio@ots.ca.gov for approval and copy your OTS coordinator. Optimum lead time would be 7 days before the scheduled release but at least 3 business days prior to the scheduled release date for review and approval is appreciated.
- The OTS PIO is responsible for the approval of the design and content of materials. The agency understands OTS PIO approval is not authorizing approval of budget expenditure or cost. Any cost approvals must come from the Coordinator.
- Pre-approval is not required when using any OTS-supplied template for media advisories, press releases, social media graphics, videos or posts, or any other OTS-supplied educational material. However, copy the OTS PIO at pio@ots.ca.gov and your OTS coordinator when any material is distributed to the media and public, such as a press release, educational material, or link to social media post. The OTS-supplied kick-off press release templates and any kickoff press releases are an exception to this policy and require prior approval before distribution to the media and public.
- If an OTS-supplied template, educational material, social media graphic, post or video is substantially changed, the changes shall be sent to the OTS PIO at pio@ots.ca.gov for approval and copy to your OTS Coordinator. Optimum lead time would be 7 days prior to the scheduled release date, but at least 3 business days prior to the scheduled release date for review and approval is appreciated.
- Press releases, social media posts and alerts on platforms such as NextDoor and Nixle reporting immediate and time-sensitive grant activities (e.g. enforcement operations, day of event highlights or announcements, event invites) are exempt from the OTS PIO approval process. The OTS PIO and your Coordinator should still be notified when the grant-related activity is happening (e.g. car seat checks, bicycle rodeos, community presentations, DUI checkpoints, etc.).
- Enforcement activities such as warrant and probation sweeps, court stings, etc. that are embargoed or could impact operations by publicizing in advance are exempt from the PIO approval process. However, announcements and results of activities should still be copied to the OTS PIO at pio@ots.ca.gov and your Coordinator with embargoed date and time or with “INTERNAL ONLY: DO NOT RELEASE” message in subject line of email.
- Any earned or paid media campaigns for TV, radio, digital or social media that are part of a specific grant objective, using OTS grant funds, or designed and developed using contractual services by a subgrantee, requires prior approval. Please send to the OTS PIO at pio@ots.ca.gov for approval and copy your grant coordinator at least 3 business days prior to the scheduled release date.
- Social media posts highlighting state or national traffic safety campaigns (Distracted Driving Month, Motorcycle Safety Awareness Month, etc.), enforcement operations (DUI checkpoints, etc.), or any other grant-related activity such as Bicycle rodeos, presentations, or events, are highly encouraged but do not require prior approval.
- Submit a draft or rough-cut of all digital, printed, recorded or video material (brochures, posters, scripts, artwork, trailer graphics, digital graphics, social posts connected to an earned or paid media campaign grant objective) to the OTS PIO at pio@ots.ca.gov and copy your OTS Coordinator for approval prior to the production or duplication.
- Use the following standard language in all press, media, and printed materials, space permitting: Funding for this program was provided by a grant from the California Office of Traffic Safety, through the National Highway Traffic Safety Administration.
- Space permitting, include the OTS logo on all grant-funded print materials, graphics and paid or earned social media campaign grant objective; consult your OTS Coordinator for specifics, format-appropriate logos, or if space does not permit the use of the OTS logo.
- Email the OTS PIO at pio@ots.ca.gov and copy your OTS Coordinator at least 21 days in advance, or when first confirmed, a short description of any significant grant-related traffic safety event or program, particularly events that are highly publicized beforehand with anticipated media coverage so OTS has sufficient notice to arrange for attendance and/or participation in the event. If unable to attend, email the OTS PIO and coordinator brief highlights and/or results, including any media coverage (broadcast, digital, print) of event within 7 days following significant grant-related event or program. Media and program highlights are to be reflected in QPRs.
- Any press releases, work plans, scripts, storyboards, artwork, graphics, videos or any educational or informational materials that received PIO approval in a prior grant year needs to be resubmitted for approval in the current grant year.
- Contact the OTS PIO or your OTS Coordinator for consultation when changes from any of the above requirements might be warranted.

Phase 2 - Program Operations Addendum:

Phase 3 - Data Collection:

1. Prepare and submit invoice claims (due January 30, April 30, July 30, and October 30)
2. Prepare and submit Quarterly Performance Reports (QPR) (due January 30, April 30, July 30, and October 30)

- Collect and report quarterly, appropriate data that supports the progress of goals and objectives.
- Provide a brief list of activity conducted, procurement of grant-funded items, and significant media activities. Include status of grant-funded personnel, status of contracts, challenges, or special accomplishments.
- Provide a brief summary of quarterly accomplishments and explanations for objectives not completed or plans for upcoming activities.
- Collect, analyze and report statistical data relating to the grant goals and objectives.

Phase 3 - Data Collection Addendum:

Budget

Personnel Costs

Hourly Rates - When requesting hours for personnel, enter them as straight time or overtime (for Enforcement Overtime, please use section below) and include the amount of hours that they will spend on grant operations. Example: Personnel getting paid 100% by the grant working a full year at $41.00 per hour would be entered as Straight time, 2080 Units, $41.00 Unit cost or Rate, and 100% Percent Paid by Grant. This gives a total of $85,280.00 for the year.

Benefits – If requesting benefits for personnel, enter all benefits as a separate line item for each. Start the Item Name with the word 'Benefits', enter the corresponding straight time or overtime total amount in the Unit Cost or Rate, and enter the Benefits Rate to have the system calculate Benefit Costs. (Unit Cost) X (Benefits Rate) = Benefit Costs. To properly relate benefits to the correct personnel line item use the Display Order field, for example use 100.0 for Display Order for the personnel line item and 100.1 for Display Order for the associated Benefits.

Display Order	Cost Category	Item Name	Position Type	Benefit Rate	Unit Cost or Rate	Units	Percent Paid by Grant	Calculated Cost to Grant
100.0	A. Personnel Costs	Marketing Technician	Straight time		$25.06	780	100.00%	$19,546.80
100.1	A. Personnel Costs	Benefits Marketing Technician	Straight time	29.08%	$19,546.80	780	100.00%	$5,684.21

Display Order	Cost Category	Enforcement Activity	Item Name	Unit Cost or Rate	Units	Calculated Cost to Grant
101.0	A. Personnel Costs	Distracted Driving	Distracted Driving	$72.48	960	$69,580.80
102.0	A. Personnel Costs	DUI Saturation Patrols	DUI Saturation Patrols	$72.48	480	$34,790.40
103.0	A. Personnel Costs	Other	Sergeant	$88.20	120	$10,584.00

Personnel Costs: $140,186.21

Travel Expenses

Display Order	Cost Category	Item Name	Unit Cost or Rate	Units	Calculated Cost to Grant
200.0	B. Travel Expenses	In State Travel	$291.50	8	$2,332.00

Travel Expenses: $2,332.00

Contractual Services

Do not include brand names or names of specific organizations.

Display Order	Cost Category	Item Name	Unit Cost or Rate	Units	Calculated Cost to Grant
300.0	C. Contractual Services	Lidar system calibration service	$75.00	8	$600.00
301.0	C. Contractual Services	Radar trailer calibration services	$1,500.00	2	$3,000.00

Contractual Services: $3,600.00

Equipment (must have Unit Costs of at least $5000)

Do not include brand names or names of specific organizations.

Display Order	Cost Category	Item Name	Unit Cost or Rate	Units	Calculated Cost to Grant
400.0	D. Equipment	Changeable Message Sign Trailer with Radar	$17,234.63	2	$34,469.26

Equipment: $34,469.26

Other Direct Costs (must have Unit Cost of less than $5000, including tax and shipping)

Do not include brand names or names of specific organizations.

Display Order	Cost Category	Item Name	Unit Cost or Rate	Units	Calculated Cost to Grant
500.0	E. Other Direct Costs	Radar Device	$2,758.00	1	$2,758.00
501.0	E. Other Direct Costs	Collision reconstruction software	$1,933.19	1	$1,933.19
502.0	E. Other Direct Costs	Drug Recognition Expert (DRE) Kits	$500.00	1	$500.00
503.0	E. Other Direct Costs	Educational material	$3,000.00	1	$3,000.00
504.0	E. Other Direct Costs	Handheld Lidar unit	$2,195.00	8	$17,560.00
504.0	E. Other Direct Costs	Hardware to download vehicle crash data recorders	$4,318.96	1	$4,318.96
505.0	E. Other Direct Costs	POST Motorcycle Officer Update Training	$669.00	8	$5,352.00

Other Direct Costs: $35,422.15

Indirect Costs

Item Name should indicate the % and the Cost Category for Indirect Costs e.g. 15% of Salaries and Benefits. Use the Percent Paid by Grant for the Indirect Rate and the Unit Cost or Rate field to indicate the total amount for which Indirect Costs will be claimed. The system will calculate the Cost to Grant.

Indirect Cost Rate must be supported by a federally approved indirect cost rate letter and uploaded to the application.

Display Order	Cost Category	Item Name	Indirect Rate	Amount Subject to Indirect	Calculated Cost to Grant
600.0	F. Indirect Costs	NONE			$0.00

Indirect Costs: $0.00

Total Requested Funding: $216,009.62

Narrative Review

Review and update Narrative for Budget Items

Cost Category	Item	Narrative	Custom Narrative

A. Personnel Costs	Marketing Technician		Public awareness and education - The Department's marketing technician will create and disseminate public awareness programs to educate the public on the actions they can take to avoid dangerous behavior on roadways and to help them make wise choices when it comes to issues such as distracted driving, DUI, seatbelt violations, pedestrian and bicycle safety, traffic around schools (e.g., school crosswalks), and stop sign violations. OTS media and marketing materials will be used as a resource for these campaigns. Dissemination will occur through the use of social media platforms such as Facebook, Twitter, Instagram, Tiktok, YouTube, and NextDoor. Roseville residents expect to get information in real-time and social media allows this to occur Requested funds will be used to give the marketing technician 15 additional hours per week to implement these public awareness programs.
A. Personnel Costs	Benefits Marketing Technician		Benefits for Marketing Technician
A. Personnel Costs	Distracted Driving	Overtime for grant funded law enforcement operations conducted by appropriate department personnel.	The primary cause of collisions in Roseville is speed. A significant contributing factor, although difficult to track, is distracted driving. Money to cover additional labor hours targeting speed, distracted driving/cell phone violations, seatbelt violations, and traffic enforcement around schools will have a direct effect on traffic safety. Staff can typically sustain increased enforcements averaging 5 hours of targeted enforcement in addition to their normal work hours
A. Personnel Costs	DUI Saturation Patrols	Overtime for grant funded law enforcement operations conducted by appropriate department personnel.	A leading cause of collisions in Roseville is DUI. The Roseville Police Department is committed to the safety of the roadways and the community and will pursue fair but aggressive enforcement of California's impaired driving laws. We are requesting money to cover additional labor house for DUI Saturation Patrol for enforcement of people driving under the influence of drugs and alcohol.
A. Personnel Costs	Sergeant		Additionally, we are requesting overtime funds to pay for the Traffic Sergeant who will be in charge of running and managing the OTS Grant.
B. Travel Expenses	In State Travel	Costs are included for appropriate staff to attend conferences and training events supporting the grant goals and objectives and/or traffic safety. Local mileage for grant activities and meetings is included. Anticipated travel may include (enter other known conferences or required events). All conferences, seminars or training not specifically identified in the Budget Narrative must be approved by OTS. All travel claimed must be at the agency approved rate. Per Diem may not be claimed for meals provided at conferences when registration fees are paid with OTS grant funds.	Per Diem and lodging for eight officers to attend a two-day POST motorcycle officer update training.

C. Contractual Services	Lidar system calibration service		Calibration for the laser is necessary to ensure the accuracy of the device.
C. Contractual Services	Radar trailer calibration services		Radar trailer calibration and maintenance are required to ensure the accuracy of the device.
D. Equipment	Changeable Message Sign Trailer with Radar	Fully equipped changeable message sign trailer(s) with a radar device and digital display that is portable and fully programmable and will determine and display the speed of vehicles or post traffic safety information and messages during OTS funded operations.	Radar trailers provide analytical data on when and where speed offenses are occurring. Radar trailers are deployed throughout the city based on community complaints. The trailers are moved weekly throughout the city. Traffic division motor officers are deployed to work problem areas with the highest speed numbers and times based on the data from the radar trailers. Currently, the Department has two trailers and is requesting two additional radar trailers through this grant. Roseville is a growing city and continues to develop land west and northwest of the city. It is estimated that the city will add 2,278 people each year for at least the next four years Adding two radar trailers to its fleet, will enable the traffic division to cover new areas of the city.
E. Other Direct Costs	Radar Device	To measure the speed of motor vehicles. This device will be used for speed enforcement.	The acquisition of a moving RADAR mounted in one patrol vehicle will enhance enforcement of speed violations. Additionally, this equipment can be used in training officers in RADAR/LIDAR use. Moving RADAR curriculum is required for all officers. Currently, the Department relies on CHP officers to instruct this class
E. Other Direct Costs	Collision reconstruction software		This FARO 3D software is for a scanner that will help officers prepare factual diagrams of collision scenes and perform collision reconstruction analysis.
E. Other Direct Costs	Drug Recognition Expert (DRE) Kits		The DREs travel with a blood pressure monitor, thermometer, stethoscope, latex gloves, and a specimen kit for collecting samples. They may be called upon to perform evaluations of people at the scene of a car accident or in a police station. We are requesting $500 to buy additional blood pressure monitors, thermometers, stethoscopes.
E. Other Direct Costs	Educational material		Cost of purchasing, developing / printing, pamphlets, posters, signs, and banners associated with grant activities.
E. Other Direct Costs	Handheld Lidar unit		- Only the Traffic Division is outfitted with handheld Lidar units to work speed enforcement. The request of eight additional handheld Lidar units will be deployed to patrol officers to work speed enforcement with the goal of reducing speed-related crashes.
E. Other Direct Costs	Hardware to download vehicle crash data recorders		This hardware is used to download vehicle crash data recorders and is now required for vehicles 2018 and newer. The hardware will ensure the successful prosecution of vehicular manslaughter and felony hit-and-run cases. When a police agency has a reputation for successfully prosecuting such cases, it deters others from driving irresponsibly in Roseville.

E. Other Direct Costs	POST Motorcycle Officer Update Training		This 2-day course is specifically designed to enhance the officer's ability to avoid accidents and injury and to gain a greater level of control in pursuit situations over all types of terrain. It will directly benefit officers' safety on the roadway. Safe motor officers equal greater enforcement capacity for the department.
F. Indirect Costs	NONE	None	

Upload Documents (Optional)

Please try to include all information in the application itself, but if necessary, upload additional documents here

Document Name	Update Date/Time
MAD grant letter roseville pd 12.21.pdf	12/19/2021 11:26 AM
MAD grant letter roseville pd 12.21.pdf	12/19/2021 11:24 AM

Evaluation, Support, and Submittal

Evaluation, Support, and Submittal

Method of Evaluation:

Using the data compiled during the grant, the Grant Director will complete the "Final Evaluation" section in the fourth/final Quarterly Performance Report (QPR). The Final Evaluation should provide a brief summary of the grant's accomplishments, challenges and significant activities. This narrative should also include whether goals and objectives were met, exceeded, or an explanation of why objectives were not completed.

Administrative Support:

This program has full administrative support, and every effort will be made to continue the grant activities after grant conclusion.

Total Requested Funding:

$216,009.62

650 Douglas Blvd.
Roseville, CA 95678

December 9, 2021

Office of Traffic Safety
2208 Kausen Drive, Suite 300
Elk Grove, CA 95758

Dear OTS Review Team and Staff Members,

The City of Roseville Police Department prides itself on being an innovative and community-focused law enforcement agency. Through this process, the Department uses a hybrid model of community education and enforcement to keep crime rates low and traffic collisions/fatalities at a minimum.

The City of Roseville is 42 square miles, it has 676 miles of roadway, 4,315 intersections, 64 miles of bike lanes, and 32 miles of paved trails. We are an active community that relies on our roadways for work and play. Walking, biking, driving, and ride-sharing allows us to explore all our community has to offer.

The City's population is 135,000 but because of the large-scale industry and retail, the City's day time population can grow upwards of 150,000.

With 186 signalized intersections throughout the City, we recognize the importance of traffic safety. We support the Roseville Police Department's efforts to increase public awareness and hold accountable those who break the law.

With our active community, our increased daytime population, and potential for traffic incidents, we recognize a need for education and proactivity to keep our residents and visitors safe on our roadways.

We support the Roseville Police Department's efforts to improve traffic safety and encourage safe driving.

Thank you for your consideration.

Sincerely,

Rana Ghadban
Chief Executive Officer

COUNCIL COMMUNICATION

CC #: 1887
File #: 0800-03

Title:	Electric Vehicle and Charging Services Assessment - Professional Services Agreement
Contact:	R. Radell-Harris 916-774-5627 raradell-harris@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.7.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council adopt a resolution approving a professional services agreement with AECOM Technical Services, Inc. and authorizing the City Manager to execute it on behalf of the City of Roseville.

BACKGROUND

In 2018, Roseville Electric Utility completed a research and forecast study titled: *Assessment of Growing Plug In Electric Vehicle Demand and Charging Services on Roseville Electric Utility*. The utility recently solicited competitive proposals for third party consulting services to update the EV forecast study. AECOM Technical Services Inc. was selected through this competitive process to assist with updating the EV forecast study. Updating this study will assist the electric utility in better understanding the evolving needs resulting from the adoption of electric vehicle technology. The updated study will be used to create business strategies and operational plans in preparation to meet demands from increasing EV charging. The study will also assess various scenarios and recommend operation and business practices that may be adopted by the electric utility.

FISCAL IMPACT

The total cost of the agreement will not exceed $99,570. Funding is included in the FY2021-22 Electric Fund budget.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines §15061(b)(3)).

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Rachel Radell-Harris, Energy Services Account Representative

Michelle Bertolino, Electric Utility Director

ATTACHMENTS:

Description

Resolution 22-010

AECOM PSA

RESOLUTION NO. 22-010

APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND AECOM TECHNICAL SERVICES, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a professional services agreement updating the assessment of plug in electric vehicles and charging services, by and between the City of Roseville and AECOM Technical Services, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said professional services agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

PROFESSIONAL SERVICES AGREEMENT

Project: Updating the Assessment of Plug in Electric Vehicles and Charging Services

THIS AGREEMENT is made and entered into this ___ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY"), and AECOM Technical Services, Inc., a California corporation ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY desires professional services consisting of consulting services for updating the assessment of plug in electric vehicles and charging services on Roseville Electric Utility; and

WHEREAS, CONSULTANT has prepared a proposal in response to RFP# 07-072 dated August 26, 2021, which describes the scope of work to be performed by CONSULTANT, the budget for the work, and the schedule for performance of the work; and

WHEREAS, CONSULTANT is qualified and experienced to provide such professional services.

NOW, THEREFORE, the parties agree as follows:

1. Services. CONSULTANT shall perform, at the direction of CITY, the scope of services as described in EXHIBIT "A," attached hereto and incorporated herein by this reference.

2. Compensation. For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the budget estimate as described in EXHIBIT "A". Total compensation shall not exceed ninety-nine thousand, five hundred seventy dollars ($99,570).

CONSULTANT shall submit one monthly invoice for its services. Such invoices shall be delineated by task, the person performing the services, and the hourly rate, which shall be stated in time increments of not greater than one tenth (1/10) hours. CITY shall pay invoices within thirty (30) days after receipt, if the services specified in the invoice have been satisfactorily completed.

3. Indemnification. To the fullest extent allowed by law, CONSULTANT shall defend, indemnify, and save and hold harmless CITY, its officers, agents and employees from any claims, suits or actions brought forth, or on account of, injuries to or death of any person affected by the CONSULTANT's services hereunder (including but not limited to workers and the public), or damage to property, to the extent resulting from or arising out of CONSULTANT's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from CITY's negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

CONSULTANT agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONSULTANT and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.

CONSULTANT's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

4. Insurance. CONSULTANT agrees to continuously maintain, in full force and effect, the following policies of insurance during the term of this Agreement.

COVERAGE	LIMITS OF LIABILITY
Workers' Compensation	Statutory
Commercial General Liability	$1,000,000 each occurrence $2,000,000 aggregate Personal Injury: $1,000,000 each occurrence $2,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Professional Liability (errors and omissions)	$1,000,000 per claim $2,000,000 aggregate

a. Form. CONSULTANT shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.

b. Additional Insureds. CONSULTANT shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents and employees as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of CONSULTANT. The additional insured coverage under the CONSULTANT's policy shall be

primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Furthermore, the requirements for coverage and limits shall be the coverage and limits specified in this Agreement.

c. Cancellation/Modification. CONSULTANT shall provide ten (10) days written notice to CITY prior to cancellation or modification of any insurance required by this Agreement.

d. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of CITY (if agreed to in a written contract) before CITY's own insurance shall be called upon to protect it as a named insured.

e. Subcontractors. CONSULTANT agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, CONSULTANT shall require its subcontractors to agree to be bound to CONSULTANT and CITY in the same manner and to the same extent as CONSULTANT is bound to CITY under this Agreement. Additionally, CONSULTANT shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

f. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CONSULTANT will upon CITY's request, make copies of its insurance policies and endorsements available for view at a mutually agreed upon time and place, with confidential information redacted. The failure to exercise this right shall not constitute a waiver of such right.

g. Waiver of Subrogation. CONSULTANT hereby agrees to waive subrogation which any insurer of CONSULTANT may acquire from CONSULTANT by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of CITY, its officers, agents and employees for all worked performed by CONSULTANT, its employees, agents and subcontractors.

h. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve CONSULTANT of liability in excess of such coverage, nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this Agreement or law.

5. Records. CONSULTANT and its subcontractors shall maintain all files and records relating to the services performed hereunder during the term of this Agreement and for a period of not less than one (1) year after the date of termination or expiration. Provided, however, that in the event of litigation or settlement of claims arising from the performance of this Agreement, CONSULTANT and its subcontractors shall maintain all files and records until

such litigation, appeals or claims are resolved. Duly authorized representatives of CITY shall have right of access during normal business hours and after reasonable notice to CONSULTANT's and subcontractors' files and records relating to the services performed hereunder, and may review and copy the files and records at appropriate stages during performance of the services and during the one (1) year period following termination or expiration of this Agreement. CONSULTANT shall include this provisions in its contracts with all subcontractors.

6. Time. CONSULTANT shall perform the services as expeditiously as is consistent with professional skill and the orderly progress of the services.

7. Compliance with Laws. CONSULTANT shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement.

8. Ability to Perform. CONSULTANT agrees and represents that it has the time, ability and professional experience to perform the services required under this Agreement in accordance with the degree of professional skill, quality, and care ordinarily exercised by members of the same profession practicing in the same location at the same time under comparable circumstances and providing services of a similar nature.

9. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of any conflict between any of the EXHIBITS, the provisions of the first in order of attachment shall govern.

10. Assignment. CONSULTANT is employed to perform personal services. CONSULTANT shall not assign this Agreement without the prior written consent of CITY.

CONSULTANT shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without prior written consent of CITY.

11. Independent Contractor. CONSULTANT, inclusive of its agents, officers, employees, volunteers, independent contractors, and subcontractors, shall act as an independent contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

CONSULTANT and CITY agree that: (a) CONSULTANT is free from the control and direction of CITY in connection with the performance of the work; (b) CONSULTANT is providing services directly to CITY; (c) CONSULTANT has and will maintain at all relevant times a business license; (d) CONSULTANT maintains a business location that is separate from CITY; (e) CONSULTANT is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) CONSULTANT actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONSULTANT advertises and holds itself out to the public as available to provide the same or similar services; (h) CONSULTANT provides its own tools, vehicles, and equipment to perform the services; (i) CONSULTANT has negotiated its own rates; (j) CONSULTANT set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONSULTANT has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

12. Representations and Warranties. CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working for CONSULTANT, to solicit or secure this Agreement, and that it has not paid or agreed to pay any

company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to terminate as void this Agreement, without liability, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

13. Successors in Interest. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

14. Copyright, Ownership and Use of Materials. All tangible material ("Material") created or delivered pursuant to this Agreement is considered a work made for hire under the Copyright Act. To the extent such Material does not qualify as a work made for hire, CONSULTANT hereby assigns to CITY all right, title, and interest, including but not limited to all copyrights, in all Material created by CONSULTANT in its performance under this Agreement. Material constitutes the scope of work outlined in Exhibit A and attached hereto, and all written and other tangible expressions, including but not limited to, drawings (including computer aided drawings), papers, documents, reports, surveys, renderings, exhibits, sketches, maps, models, prints, paintings or photographs, in any and all media or formats in which such materials have been created or are maintained. All Material furnished by CONSULTANT shall become, and shall remain, the property of CITY upon payment in full by CITY for CONSULTANT's services.

CONSULTANT shall execute any documents necessary to effectuate such assignment. In the event that CONSULTANT uses, employs, designates, or retains any person or entity who is not an employee of CONSULTANT, to perform any work required of it pursuant to this

Agreement, CONSULTANT shall require said person or entity to execute an agreement containing the preceding paragraph.

15. Termination of Agreement. The City may terminate this Agreement without cause by giving CONSULTANT ten (10) days advance written notice from the City Manager. CONSULTANT may terminate this Agreement without cause by giving CITY thirty (30) days advance written notice. In the event of termination through no fault of CONSULTANT, CITY shall compensate CONSULTANT for services performed as of the date of termination, upon the release to CITY of all Material hereunder, in any and all media or formats in which such materials have been created or are maintained. CITY retains the right to receive and use any Material, notwithstanding any termination or any dispute regarding the amount to be paid. CONSULTANT may terminate this Agreement for cause if the CITY commits a material breach of the Agreement, including failure to make timely payment of undisputed invoices, and the CITY does not cure such breach within thirty (30) days of receipt of written notice from the CONSULTANT.

16. Attorney's Fees; Venue; Governing Law. If either party commences any legal action against the other party arising out of this Agreement or the performance hereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorney's fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

17. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

18. Severability. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

19. Notices. Any notices to parties required by this Agreement shall be delivered personally or mailed, U.S. first class postage prepaid, addressed as follows:

CITY OF ROSEVILLE	CONSULTANT
Rachel Radell-Harris Roseville Electric 2090 Hilltop Circle Roseville, CA 95747	Dana Al-Qadi AECOM 2020 L St. Sacramento, CA 95811

Either party may amend its address for notice by giving notice to the other party in writing.

20. Integrated Agreement. This is an integrated agreement and contains all of the terms, considerations, understanding and promises of the parties. It shall be read as a whole.

21. Force Majeure. Neither CONSULTANT nor CITY shall be responsible for a delay or disruption in, or inability to provide its respective performance under this Agreement if such delay is caused by events or contingencies beyond the reasonable control of the claiming party, including acts of God, fire, flood, extraordinary weather conditions, natural catastrophes, unanticipated or differing site conditions, explosion, war, civil unrest, terrorism, sabotage, computer viruses, pandemics, epidemics, strikes, lockouts, industrial disturbances, changes in law or regulations, requests, acts, or intervention of governmental agencies or authorities, court orders, labor relations, or the inability to obtain materials, equipment, fuel, or transportation ("Force Majeure Event"). CONSULTANT shall be entitled to a change in the scope of services, compensation, and/or the project schedule to the extent a Force Majeure Event results in any increase in the time or costs necessary to perform the services under the Agreement.

22. CITY Information. CITY shall furnish all information and technical data in its possession or under its control reasonably required for CONSULTANT's proper performance of the services prior to CONSULTANT's commencement of the services and at such other times as CITY and CONSULTANT mutually agree. CONSULTANT is entitled to reasonably rely upon the accuracy, completeness, currency and non-infringement of information and data provided by CITY.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 20__, and CONSULTANT has caused this Agreement to be executed.

CITY OF ROSEVILLE, a municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

AECOM TECHNICAL SERVICES, INC., a California corporation

BY: Robert K Turley
its: Robert K Turley, Vice President

and

BY: _____
its: ARMOND TATEVOSSIAN, Asst. Secretary

[SIGNATURES CONTINUED ON NEXT PAGE]

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
MICHELLE BERTOLINO
Electric Utility Director

EXHIBIT “A”

TAB D - PROJECT UNDERSTANDING

The AECOM team has a deep understanding of Roseville's franchise area, grid and power system due to our collective experience working on the first Assessment of Growing PEV Demand and Charging Services on Roseville Electric Utility study (the EV Impact Assessment Study), as well as our experience supporting the development of the residential building electrification program.

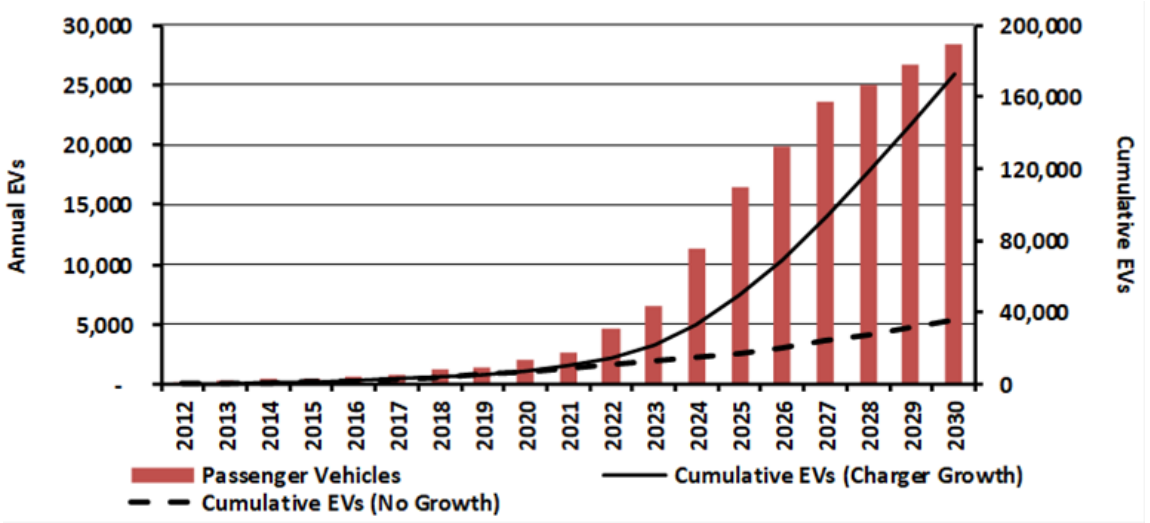
Since we delivered Roseville's first-generation Study, the AECOM-Energeia team has gone on to become one of the leading EV readiness consultant teams in the U.S., completing similar work for SMUD as part of their Integrated Distribution Resource Plan (IDRP), the Kansas State Legislature, FCOG, the KCAG, and the FCRTA.

Based on our collective experience from the above projects, and working closely with Roseville in the past, we have identified the following major challenges to achieving the City's goals and issues that will require special considerations, as well as our unique approaches and strengths related to the project that we believe distinguishes our team and proposal for your consideration.

Challenging California Adoption Targets: California has the highest targets for EV adoption in the country, and most jurisdictions including Roseville, are not keeping pace. The AECOM team has worked with a wide range of California utilities and public agencies to identify the level of public charging infrastructure and other programmatic support needed to achieve the California target.

Our analysis shows that 40-60% of EV adoption depends upon guaranteed access to charging in a convenient location or locations. We will help Roseville not only identify the impact of their programs on adoption, but the best locations for deploying charging infrastructure, and the expected load impacts over time.

Figure 1: Example of EV Uptake Projection Showing Impact of Optimized Charging Infrastructure



Higher than Expected Public Charging Infrastructure Needs: Most analysis of public charging infrastructure requirements is based on benchmarking jurisdictions with high levels of EV adoption. This is a flawed approach due to the nature of the EV market to date, which is dominated by early adopters, and does not yet include the vast majority of EV drivers, who have different charging needs. The AECOM team's public charging infrastructure sizing and spatial targeting methodology is based on a bottom-up analysis of all key driving segments and their specific charging requirements. It accounts for very low levels of utilization in early years, as well as inefficiencies in EV driver charging, helping to ensure that the public charging network is not a barrier to efficient customer adoption of electric vehicles in Roseville.

TAB D - PROJECT UNDERSTANDING continued

Addressing the Special Needs of Vulnerable Segments of the Roseville Community: Published information shows most current EV drivers are relatively affluent, can charge their EV in their own garage, and have two vehicles, allowing them to use the gas powered vehicle for longer-trips. Vulnerable segments of the community are more likely to rent and therefore, not able to install an EV charger, and they may also be unable to afford the upfront cost of an EV. The AECOM team specializes in vulnerable customer needs analysis and solution development, will leverage our recent experience working with Fresno and Kings Counties to ensure our recommendations for Roseville are best practice.

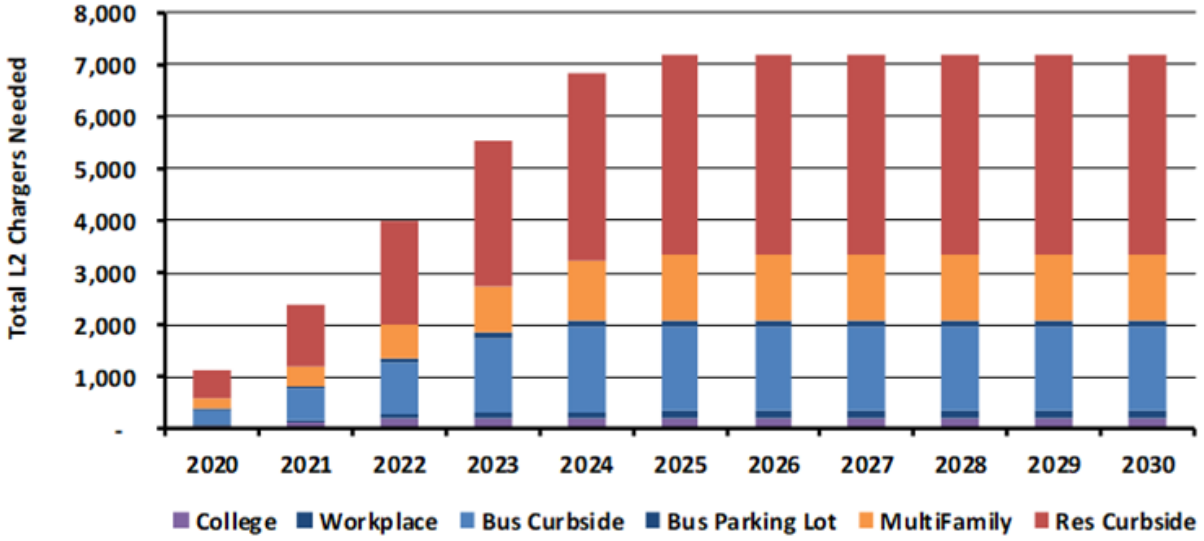


Figure 2: Example of Charging Infrastructure Sizing Showing Impact of Rising Utilization Over Time

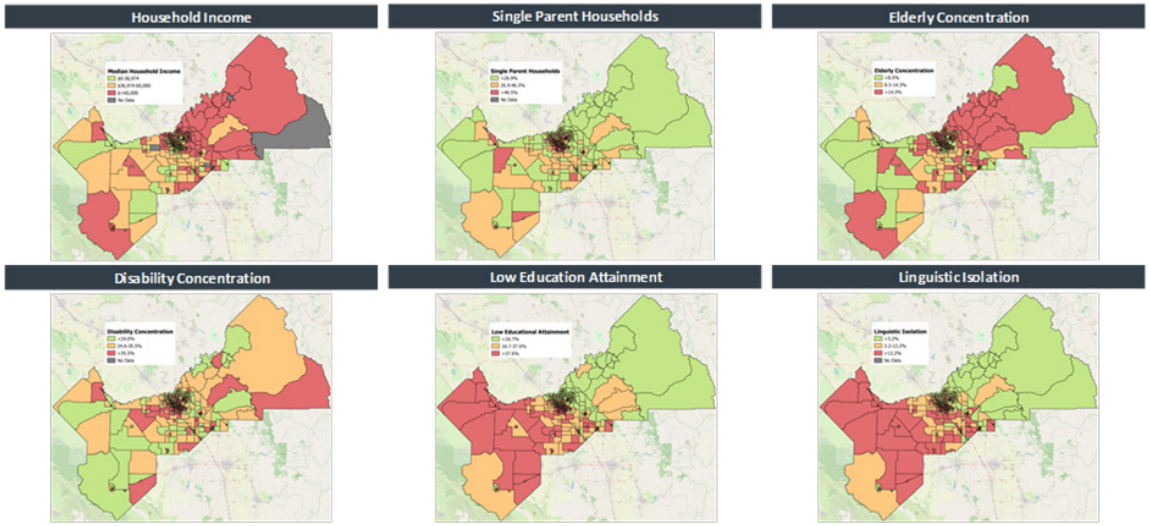


Figure 3: Example of Vulnerable Customers and their Transportation Electrification Needs

Rapid Emergence of Vehicle-to-Grid Technology: The V2G technology is rapidly evolving and a number of production vehicles are expected to be arriving in Roseville in the next few years, including the Ford F150 pickup truck. Although the technology holds great promise for helping the grid manage peak and minimum demand, the suddenness of the technologies availability has meant that there is very little industry experience with load management solutions. The AECOM team has undertaken several modeling projects looking at the potential for V2G to provide a wide range of grid and market services, and we will bring our learnings from these pioneering projects to this engagement.

TAB D - PROJECT UNDERSTANDING continued

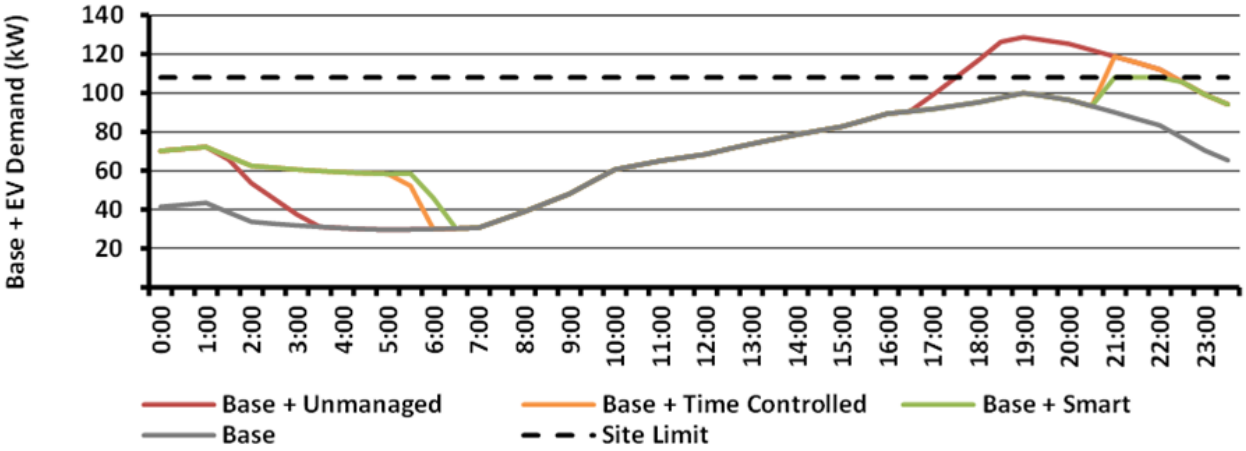


Figure 4: Example of Detailed Analysis of EV Charging Impacts and Potential Management Options

Potential Impact of Unmanaged Charging On Peak Demand: The AECOM team work with other California municipal utilities including LADWP and SMUD, Figure 5, has identified unmanaged charging as one of the largest drivers of peak demand growth, especially in the LV network. Our work with SMUD identified that new residential development designs would have to be upgraded unless a managed solution was identified. The AECOM team will bring our California municipal utility experience modeling spatial adoption and charging impacts to this project, including our understanding of how rate design impacts charging behavior, the available charging management technology in the market, and key learnings from charging management pilots and programs from across the country.

Estimation of Hourly Impacts by Charging Segment: Rising renewable energy based generation, building electrification and transportation electrification are all driving dynamic changes to peak and minimum demand over time.

It is therefore essential that forecasting and grid and system planning be undertaken on an hourly basis, ideally an 8760 hour per year basis. Energeia's toolkit has been 8760 based for over 10 years, and have developed integrated, bottom-up modeling software that enables simulation of all connections including behind the meter resources, down to the sub-load.

We will leverage our library of 8760 EV charging profiles, as well as our dynamically generated 8760 profiles for demand response analysis, in the development of custom hourly demand and demand response profiles for Roseville. Example Figure 4.

Estimation of Interactions with All Electric Homes and Optimization: As more of Roseville's premises move to all electric configurations driven by changes in California standards and incentives, their load profiles will change accordingly due to different types of electric heating and water heating having different impacts on after diversity maximum demand and system consumption profiles. The AECOM team has worked with a number of utilities (e.g. SMUD) including in California to model the impact of building electrification, and the potential to implement load management solutions to deliver a win-win-win outcome for EV drivers, the utility and other customers. We will bring our experience and knowledge of the key lessons learned from our previous work to this study, including Energeia's work on Roseville's residential building electrification retrofit project.

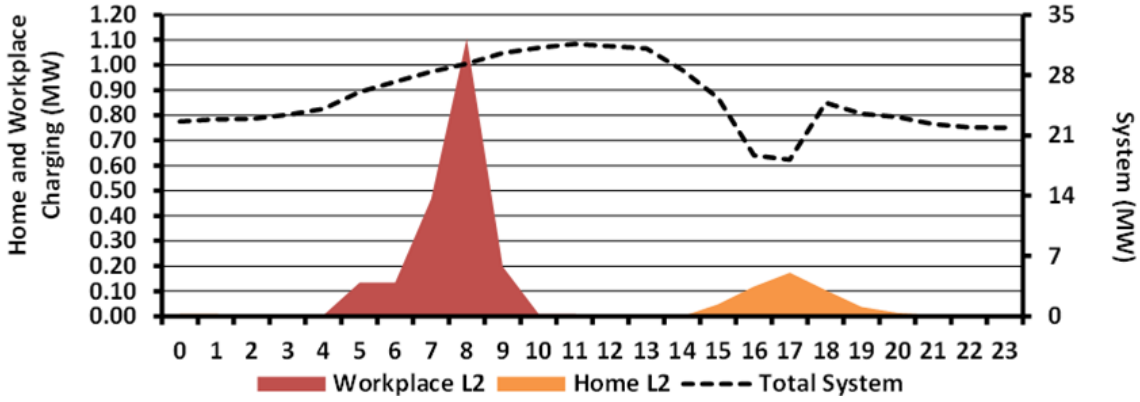


Figure 5: Example of Charging Profile Estimation by Charging Segment vs. System Peak Load

TAB E - PROJECT PLAN

TASK 1: PROJECTION OF PEV VEHICLE MARKET AND PEV CHARGING TECHNOLOGY

- Segmentation by charging type L1, L2, L3, L3+
- Vehicle type
- Expected usage trends
- Expected adoption levels

Energeia will lead this task for the success of the overall project due to the significant and direct impact that battery sizes, charger technology (including V2G), vehicle adoption and charging utilization will have on charging impacts on Roseville Electric.

Energeia has followed the development of PEV and (L1, L2, L3 and L3+) PEV charging technology over the last 10 years and over the course of more than a dozen consulting projects. We have a strong understanding of technology trends, including charging technology and vehicle technology. We also closely follow vehicle adoption and usage trends and have completed a number of projects for utilities and public charging infrastructure projects that have given us an in-depth understanding of private and public charging infrastructure usage patterns and trends.

The team will kick off the project with a brief meeting with Roseville Electric's team in person (if possible) to finalize our approach, and to obtain key input and direction prior to commencing this project.

We believe in-person meetings are best, (if possible), and one of the key benefits of working with a local team.

Energeia's proposed approach to delivering this task is to validate our research and understanding of the latest information from California and the U.S., and to compare and contrast it with our own, internal view based on discussions with Original Equipment Manufacturers (OEMs) of vehicles and charging technology, and our independent research and analysis.

The outputs of this task will be delivered in a validation workshop covering the overall approach and methodology, the publicly available information regarding PEV and EVSE technology evolution and EV and EVSE adoption and usage trends, Energeia's own proprietary views and their evidentiary basis, the resulting recommended projections, and associating key conclusions and recommendations.

TASK 2: PROJECTION OF PEV CHARGING AND UTILIZATION TRENDS

- Projections for various levels of adoption (low, medium, high)
- Influence of having or not having specific utility programs that may influence those adoptions rate (TOU pricing, EV rates, etc.)
- Breakdown of future preferred charging methods and locations for residential, workplace, and fleet

Energeia will lead this task and has developed PEV charging forecasts and public charging infrastructure requirements at the spatial level by scenario for a multitude of clients, including SMUD, LADWP, FCOG, KCAG, and the market operator of Australia's 10-million- connection power system. Our PEV charging forecasting models are in their fourth generation and have moved well beyond first-generation Bass Diffusion or relatively simplistic Logit/Probit-based approaches and have recently incorporated V2G functionality.

The team's approach to delivering this task is to validate our research and understanding of the latest forecasting methodologies in the public domain, including the latest forecasts from the CEC, the National Renewable Energy Laboratory and others of PEV charging utilization projections expected for California and the U.S.

Key information on Roseville driver segments, location and technology options, current public charging locations, PEV model availability, battery sizing, and PEV charger sizing will be fed into our fourth-generation PEV uptake model, which will forecast PEV charging needs and uptake by scenario, driver type (residential, fleet, commuter, and transit), vehicle type (compact, medium, large, SUV, etc.), and location (key utility infrastructure) over the study period.

Detailed information regarding our PEV uptake model is described in **Appendix A: Tools and Methodologies**.

We will also update our charging infrastructure model with information about current PEV chargers and potential locations.

TAB E - PROJECT PLAN continued

The outputs of this task will be delivered in a validation workshop covering the overall uptake and infrastructure requirements forecasting approaches and methodologies, the key inputs assumed and their basis, the resulting forecasts and associated key conclusions and recommendations. The developed modeling inputs and outputs will also be provided to Roseville Electric in an Excel file.

TASK 3: ASSESSMENT OF THE ROLE THAT UTILITIES MAY PLAY WITH PEVS

- Current and future roles in adoption, equity, renewable integration
- Current barriers for fleet, workplace and residential markets and how they could be addressed
- Methods for facilitating charging infrastructure making the process easier

AECOM will lead this task and the team's approach is based on its experience evaluating best practices and engaging stakeholders across complex municipal government and municipally owned utility stakeholder environments such as Roseville Electric, Fresno County, Kings County, Berkeley and Los Angeles.

The team will first update its research on current best practices across California and the U.S., with a particular focus on municipal utilities of comparable size.

We will then work with Roseville Electric to identify the key internal stakeholders and subject matter experts regarding:

- The current and future roles the utility could play in adoption, equity and renewable generation
- Current barriers for fleet, workplace and residential charging and how they could be addressed
- Methods for facilitating charging infrastructure deployment

AECOM will run a validation workshop with agreed upon attendees, presenting draft findings from our best practice research, and soliciting input and ideas from the group to incorporate into our final recommendations.

The results of the research and workshop would be summarized and presented to Roseville Electric for validation prior to finalizing the findings, conclusions, and recommendations in the updated report.

TASK 4: PEV IMPACTS ON ROSEVILLE ELECTRIC'S DISTRIBUTION RID

- Proactive steps that could be taken to address the impacts both short-term and long-term
- Provide a list of California utilities with over 50,000 customers that currently have EV load management programs and including plan details.

AECOM will lead this task. While PEVs and the associated charging infrastructure and technology are relatively new, the engineering approach to achieving a safe, reliable, and affordable electricity service has remained relatively stable over the course of a wide range of new technologies, including air-conditioning.

The AECOM team's approach to this task is based on our experience working with utilities in California including LADWP, SMUD and Roseville to prepare for and optimally integrate PEVs into their energy systems and electricity distribution networks.

The next step in our proposed approach will be to review our internal library of best-practice PEV integration solutions, which have been applied across our range of energy services and consulting engagements over the past few years.

The internal view would be corroborated against the publicly available view based on desktop research of industry best practices, as well as interviews with City of Roseville's engineering personnel to understand local issues and concerns.

AECOM will develop an estimate of the distribution level impacts across the 60KV, 12KV, and customer transformers based on the information gleaned from:

- Our internal library of PEV impacts and best practice solutions
- Insights gained from work already completed by Roseville engineering staff
- Review of Roseville's current and projected future state of its network and energy resources

TAB E - PROJECT PLAN continued

Our basic approach will be to identify baseline network planning, network investment and operating cost assumptions, and the marginal impact of PEV charging profiles on the timing and level of network investment and operating costs. For example, if PEV charging demand doubles peak demand growth rates for a given network zone, it may bring forward a planned $5M investment by five years, and result in it becoming a $10M investment.

With the baseline projection in hand, AECOM will then systematically apply the best practice alternative solution and re-assess the impact. For example, the implementation of different rates, battery storage, and/or a smart charging infrastructure would be assumed, and the associated estimated impact on the network and customer investment would be calculated over the study period under the range of agreed PEV uptake scenarios.

The key mitigation solutions of interest to Roseville Electric based on its specific circumstances would then be summarized and categorized according to whether they are:

- Traditional grid solutions, e.g. conductors, transformers, phase balancing, etc.
- Advanced grid solutions, e.g. grid hosted storage, statcoms, and/or orchestration systems
- Behind-the-meter solutions, e.g. demand response, storage or smart inverters
- Rate and information solutions, e.g. critical peak pricing, educational campaigns, etc.
- A combination of the above

The key outputs of this step would be:

- A summary of key network and customer level investments impacted by PEVs
- How they were impacted (e.g., timing and magnitude)
- The least-cost set of investments to minimize the impact of PEVs under three scenarios
- Details of each of the considered and recommended solutions by specified category

The draft results of the impact and optimization assessment would be summarized and presented to Roseville Electric for validation prior to finalizing the findings, conclusions, and recommendations in the updated report.

TASK 5: PEV IMPACTS ON UTILITY POWER RESOURCES AN ELECTRIC LOAD FORECASTING

- Impacts on load shapes (seasonal and daily, w/and w/o TOD EV rates) on at least an hourly granularity for residential, workplace, and fleet (if residential, workplace, and fleet are not defined somewhere else in this document we can have a footer: Residential charging will assume a typical charging profile for residential customers that own EVs and charge them at their household. Commercial charging will assume a typical charging profile for EVs that charge outside of their homes. This includes work, charging centers, and businesses that offer EV charging. Fleet charging will assume the charging for medium and heavy-duty vehicles.
- Impacts of EVs combined with all electric home retrofits on load shapes and load growth
- EV load growth for both an expected case and high adoption case
- Suggestions for programs to minimize load shape impacts

Energeia will lead this task and has developed PEV integrated resourcing and forecasting impact assessments for a range of utility and government clients over the past few years including Roseville, LADWP, SMUD, FCOG, KCAG and FCRTA, and has developed its approach to this task based on this experience.

Energeia's approach to delivering this task is to first update its research on latest PEV integrated load forecasting methodologies, including the construction of hourly loads by season, rate type and charging type including residential, workplace, fleet and public) and to review Roseville Electric's current forecasting and resourcing practices and programs via materials review and manager interviews.

The outputs of the desktop review, Roseville Electric materials review, and interviews with key Roseville Electric personnel would feed into our PEV charging model, detailed in **Appendix A** including our technical approach to estimating the impacts and identifying the opportunities related to PEVs.

TAB E - PROJECT PLAN continued

The outputs of this task will be delivered in a validation workshop presentation covering the overall approach and methodology, the forecasting and impact model development and configuration processes, the key inputs assumed and their basis, the resulting forecast and resource impacts and associated key conclusions and recommendations.

TASK 6: ASSESSMENT OF PROGRAM REQUIREMENTS AND STAFFING NEEDS

- Future EV legislative/regulatory requirements
- Community requirements
- Environmental requirements
- Reporting requirements
- Recommended programs that will meet requirements
- Estimated staffing hours/levels needed to meet those program requirements and reporting requirements.

This task will be led by AECOM with support from Energeia, which has recently worked closely with Roseville Electric to define, develop and justify a retrofit building electrification program, and therefore understands how Roseville Electric develops its customer programs.

The AECOM team's approach to this task is based on our experience working with Roseville Electric, as well as other peer utilities in California including LADWP and SMUD, and a utility serving the PA Navy Yard, where we recently developed an industry best practice EV charging program.

The first step in completing this task will be to update our research and understanding of industry best practice EV program design including staffing needs, with a focus on peer muni utilities in California. In addition to desktop research, we will also reach out to our network of industry contacts for updates.

With our research in hand, we will engage with Roseville Electric's key program stakeholders including the program area, marketing, engineering, wholesale risk management, and any other key stakeholders identified by Roseville Electric to ensure we have captured all the program requirements.

The team will then design and develop a program solution that satisfies all the captured requirements, and addresses all key program design elements, including targeted customer segments, rates, incentives, product collateral, operational readiness, an implementation schedule, staffing and budget.

The draft results of our research, Roseville Electric consultation and draft program design outputs will be delivered in a validation workshop presentation, and feedback received from Roseville Electric will be incorporated into the final program requirements and staffing needs section of the updated final report.

TASK 7 – UPDATE REPORT

The AECOM team will lead this task with input from Energeia covering Task 1, 2, 4, and 6. AECOM team's approach to delivering this task is to agree any changes to the current structure and content of the final report with Roseville Electric prior to drafting. This will be achieved through a final workshop on the task-by- task findings, conclusions, and recommendations validation process described in each task.

The final report will be professionally designed and laid out by our document production department. Outputs of this task will be the final report with an executive summary, and a documentation pack of supporting materials, delivered in PDF or excel format, as agreed.

The AECOM team will also deliver the underlying input and output data from the project in a data pack.

TAB E - PROJECT PLAN continued

TASKS	WEEK												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Task 1 - Projection of PEV and Charging Technology													
Kick-off Meeting													
Update Consensus View Research													
Validation and Finalisation													
Task 2 - Projection of PEV Charging Utilization													
Research Consensus View													
Update Uptake Model and Inputs													
Update Spatial Model and Inputs													
Validation and Finalization													
Task 3 - Assess the Utilities' PEV Role													
Update Utility PEV Role Best Practices Researchw													
Validation and Finalization													
Task 4 - PEV's Impact on Distribution Grid													
Update Utility Best Practice Solutions													
Interviews with Engineering Personnel													
Update Network Constraints and Costs													
Update Remediation Solutions and Costs													
Validation and Finalization													
Task 5 - PEV's Impact on Resources and Forecasting													
Research Best Practice Hourly Modeling and Forecasting													
Consult on Current Roseville Practices													
Update Hourly Charging Model and Inputs													
Estimate Impacts and Summarize Opportunities													
Validation and Finalization													
Task 6 - Assessment of Program Requirements													
Identify Best Practice EV Programs and Key Requirements													
Consult with Internal Program Stakeholders													
Develop Program Staffing Estimate													
Develop Program Recommendations													
Validation and Finalisation													
Task 7 - Document Update													
Present Findings and Recommendations													
Deliver Report with Executive Summary (40)													
TOTAL													

TASKS	BUDGET	AECOM				ENERGEIA			
		PD	PM	SR	JR	PD	PM	SR	JR
Task 1 - Projection of PEV and Charging Technology	**$7,036**	**1**	**1**			**4**	**2**	**6**	**24**
Kick-off Meeting	$1,100	1	1			1	1		
Update Consensus View Research	$3,628					2		4	15
Validation and Finalisation	$2,307					1	1	2	9
Task 2 - Projection of PEV Charging Utilization	**$13,947**		**2**			**9**	**1**	**18**	**45**
Research Consensus View	$3,548		2			2		3	13
Update Uptake Model and Inputs	$4,046					3		6	12
Update Spatial Model and Inputs	$4,046					3		6	12
Validation and Finalization	$2,307					1	1	2	9
Task 3 - Assess the Utilities' PEV Role	**$6,034**	**1**	**3**	**12**	**18**				
Update Utility PEV Role Best Practices Research	$4,191	1	2	10	10				
Validation and Finalization	$1,843	0	1	2	8				
Task 4 - PEV's Impact on Distribution Grid	**$20,909**	**1**	**10**	**26**	**50**	**4**		**12**	**14**
Update Utility Best Practice Solutions	$2,687	1	2	2	10				
Interviews with Engineering Personnel	$1,814		2	4	4				
Update Network Constraints and Costs	$4,438		2	8	16				
Update Remediation Solutions and Costs	$9,206		2	10	12	3		11	13
Validation and Finalization	$2,764		2	2	8	1		1	1
Task 5 - PEV's Impact on Resources and Forecasting	**$14,415**		**2**			**11**	4	**17**	**42**
Research Best Practice Hourly Modeling and Forecasting	$2,511		2			1		2	9
Consult on Current Roseville Practices	$2,809					4		4	4
Update Hourly Charging Model and Inputs	$4,046					3		6	12
Estimate Impacts and Summarize Opportunities	$4,146					2		4	17
Validation and Finalization	$903					0	4		
Task 6 - Assessment of Program Requirements	**$16,879**	**5**	14	22	52				
Identify Best Practice EV Programs and Key Requirements	$3,970	1	3	6	12				
Consult with Internal Program Stakeholders	$4,379	1	6	8	8				
Develop Program Staffing Estimate	$3,187	1	2	3	12				
Develop Program Recommendations	$3,187	1	2	3	12				
Validation and Finalisation	$2,156	1	1	2	8				
Task 7 - Document Update	**$17,851**	**2**	12	6	26	12	0	7	28
Present Findings and Recommendations	$7,169	1	6	2	6	9		2	6
Deliver Report with Executive Summary (40)	$10,682	1	6	4	20	3		5	21
SUBTOTAL	**$97,070**	**10**	**44**	**66**	**146**	**40**	**7**	**60**	**152**
OCD (TRAVEL)	**$2,500**								
GRAND TOTAL	**$99,570**								

TAB F - Cost Proposal

The AECOM team has developed this approach based on our decades of experience. Our fee proposal is predicated upon mutually agreeable terms and conditions and agreement to the scope of work as outlined. Personnel categories include the following:

- PD = Project Director
- PM = Project Manager
- SR = Senior Analyst
- JR = Junior Analyst

COUNCIL COMMUNICATION

CC #: 1866
File #: 0400-04-09-1

Title:	Federico - Phase 1 - Village 4 - Notice of Completion
Contact:	Andrew Druck 916-223-7577 adruck@rosevile.ca.us

Meeting Date: 1/19/2022
Item #: 7.8.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution accepting Federico - Phase 1 - Village 4, CWJ#190318, as complete and authorizing the City Engineer to execute the Notice of Completion.

BACKGROUND

The Engineering Division has made a final inspection of the above project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications.

FISCAL IMPACT

The actions requested as part of this action have no impact to the City's General Fund. Construction costs were paid by the developer.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Approval of a Notice of Completion meets the above criteria and is not subject to CEQA. No additional environmental review is required.

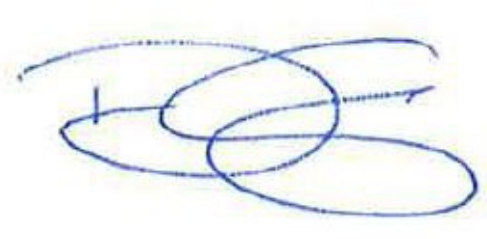
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Andrew Druck, Construction Inspector

Mike Isom, Development Services Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-001

NOC

Exhibit A

Final Map

RESOLUTION NO. 22-001

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS FEDERICO – PHASE 1 – VILLAGE 4 PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

BE IT RESOLVED by the Council of the City of Roseville as follows:

1. The "Notice of Completion" on file in the City Clerk's Department relative to that public work known as the Federico – Phase 1 – Village 4 is hereby approved and the public work accepted.

2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book FF of Maps, Page 53 is hereby accepted.

3. The City Engineer is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville, this_____day of_____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
CITY CLERK

RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

CITY CLERK
CITY OF ROSEVILLE
311 VERNON STREET
ROSEVILLE, CA 95678

Exempt from recording fees
Pursuant to Gov't Code §27383

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that the public work of improvement known as the _____ Project was completed and accepted by the City of Roseville on _____. The location is situated in the City of Roseville, County of Placer, State of California and is indicated on the attached map, marked as Exhibit "A" and incorporated herein by this reference. The real property herein described is owned by the City of Roseville, 311 Vernon Street, Roseville CA 95678.

The direct/general contractor on said project was _____.

The surety on said project was _____

_____.

_____

City of Roseville
Owner

ATTEST:

_____
Sonia Orozco, City Clerk

State of California)
County of Placer)

I,_____, being first duly sworn, depose and say: I am the _____ of the City of Roseville, a municipal corporation in the State of California, owner of the property described in the above Notice. I am duly authorized to make this verification for and on behalf of the City of Roseville. I have read the Notice of Completion and know its contents and the facts stated therein are true.

_____

City of Roseville

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

State of California)
County of Placer)

Subscribed and sworn to (or affirmed) before me on this _____ day of _____,

20___, _____

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

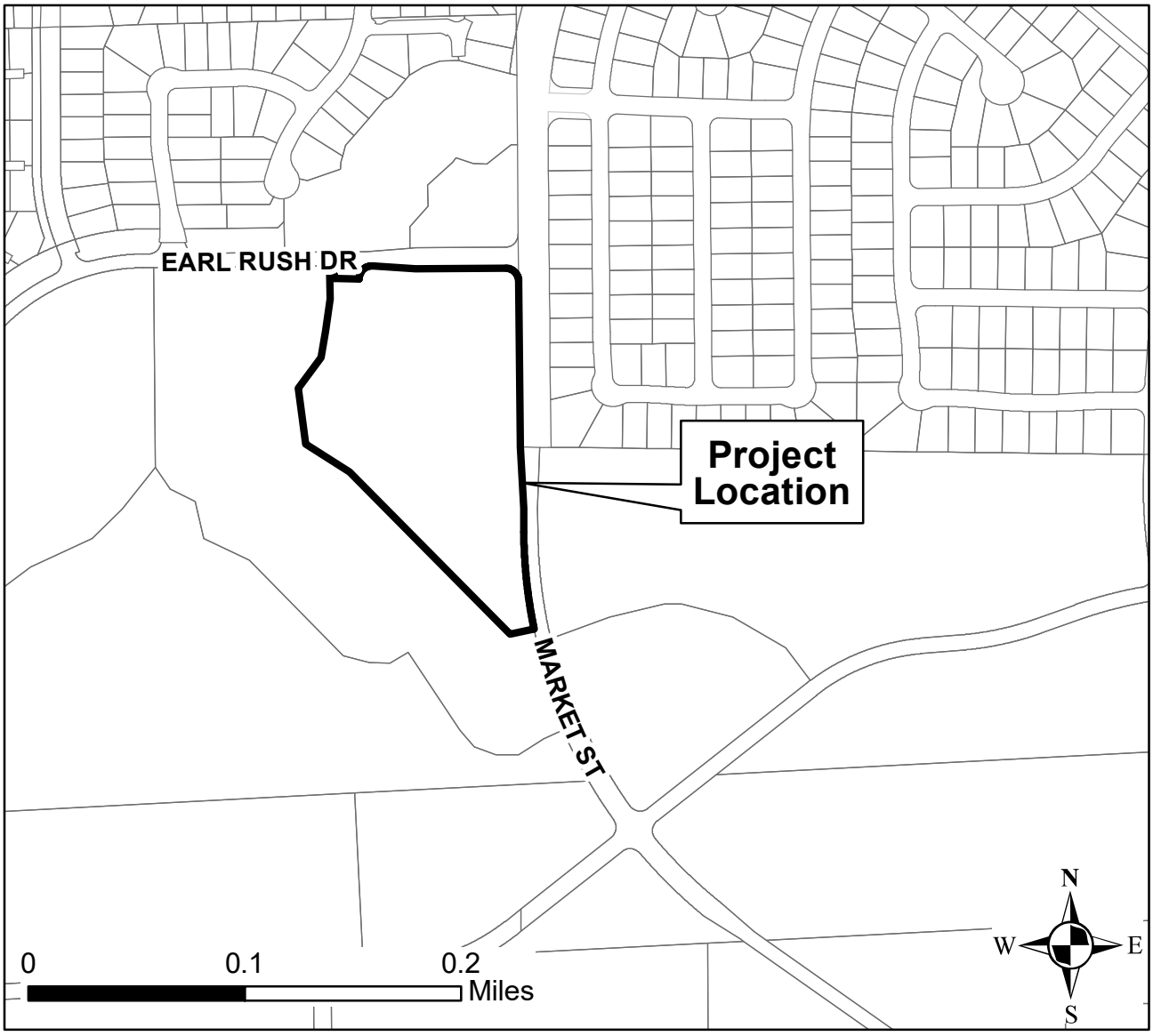
_____

Place Notary Seal and/or Stamp Above

Signature of Notary Public

EXHIBIT A

City of Roseville
Federico - Phase 1
Village 4



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "FEDERICO - PHASE 1 VILLAGE 4" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENT FOR PUBLIC PURPOSES:

(A) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS A, B, C, D, THE STREETS SHOWN HEREON AS FORTUNA DRIVE, FORTUNA COURT, HELIOS COURT AND AFTERGLOW COURT AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHTS-OF-WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

(B) A PUBLIC EASEMENT FOR PEDESTRIAN / BICYCLE ACCESS AND THE INSTALLATION, REPAIR, REMOVAL OR REPLACEMENT OF LANDSCAPING TOGETHER WITH ANY AND ALL APPURTENANCES THERETO ON, OVER, UNDER AND ACROSS LOTS A, B, C AND D SHOWN HEREON AND DESIGNATED "PASEO EASEMENT" (P.E.).

(C) A PUBLIC EASEMENT FOR THE INGRESS AND EGRESS OF EMERGENCY VEHICLES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS THAT STRIP OF LAND SHOWN HEREON AND DESIGNATED EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) AS PUBLIC RIGHTS-OF-WAY (INCLUDING ALL IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS FORTUNA DRIVE, FORTUNA COURT, HELIOS COURT AND AFTERGLOW COURT.

(B) LOTS A, B, C AND D AS SHOWN HEREON TO THE CITY OF ROSEVILLE FOR LANDSCAPING AND AS PUBLIC RIGHTS-OF-WAY.

K. HOVNANIAN HOMES NORTHERN CALIFORNIA, INC.
A CALIFORNIA CORPORATION

BY: _____ BY: _____

NAME: KEVIN KIMBALL
ITS: REGION PRESIDENT

NAME: TIM COLLISON
ITS: DIVISION CONTROLLER

DATE: 03/12/2021 DATE: 3/12/2021

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF PLACER

ON MARCH 12, 2021 BEFORE ME, HAILEE S. DEVEY, A NOTARY PUBLIC

PERSONALLY APPEARED KEVIN KIMBALL AND TIM COLLISON
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE/SHE~~/(THEY) EXECUTED THE SAME IN ~~HIS/HER~~/(THEIR) AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICAL SEAL.

SIGNATURE HAILEE S DEVEY PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS SACRAMENTO COUNTY

MY COMMISSION EXPIRES: MAY 13, 2022 MY COMMISSION NUMBER: 2242519

HAILEE S. DEVEY
Notary Public - California
Sacramento County
Commission # 2242519
My Comm. Expires May 13, 2022

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF _____

ON _____ BEFORE ME, _____, A NOTARY PUBLIC

PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICAL SEAL.

SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY

MY COMMISSION EXPIRES: _____ MY COMMISSION NUMBER: _____

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "FEDERICO - PHASE 1 VILLAGE 4" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF MOURIER INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND WESTPARK SIERRA VISTA LLC, IN NOVEMBER 2017. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED, AND WILL BE SET BY DECEMBER 31, 2022 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

PAUL FERGUSON, JR., PLS 9265
EXPIRATION DATE: MARCH 31, 2022

DATE: 3/10/2021

LICENSED LAND SURVEYOR
PAUL FERGUSON, JR.
3-31-22
No. 9265
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "FEDERICO - PHASE 1 VILLAGE 4" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

DATE: 3/18/21

MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2022

I HEREBY STATE THAT I AM SATISFIED THIS FINAL MAP OF "FEDERICO - PHASE 1 VILLAGE 4" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

DATE: 3/16/21

TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2021

LICENSED LAND SURVEYOR
TIMOTHY G BLAIR
Exp. 12-31-21
No. 8278
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "FEDERICO - PHASE 1 VILLAGE 4", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS OFFERED HEREON FOR DEDICATION AND HAS ACCEPTED, SUBJECT TO IMPROVEMENT, LOTS A, B, C AND D, THE PUBLIC RIGHTS-OF-WAY AND PASEO EASEMENT OFFERED HEREON FOR DEDICATION, AND HEREBY APPROVES THE ABANDONMENT OF THE EASEMENTS LISTED WITHIN NOTE 6 ON SHEET 2.

CITY CLERK, CITY OF ROSEVILLE

DATE: 3/18/21 BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS 7TH DAY OF APRIL, 2021, AT 2:46 P.M. IN BOOK FF OF MAPS, AT PAGE 53, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC.

RYAN RONCO
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

DOCUMENT NO.: 2021-0048532

BY: D. Buttacavoli
DEPUTY

FEE: $ 95.00

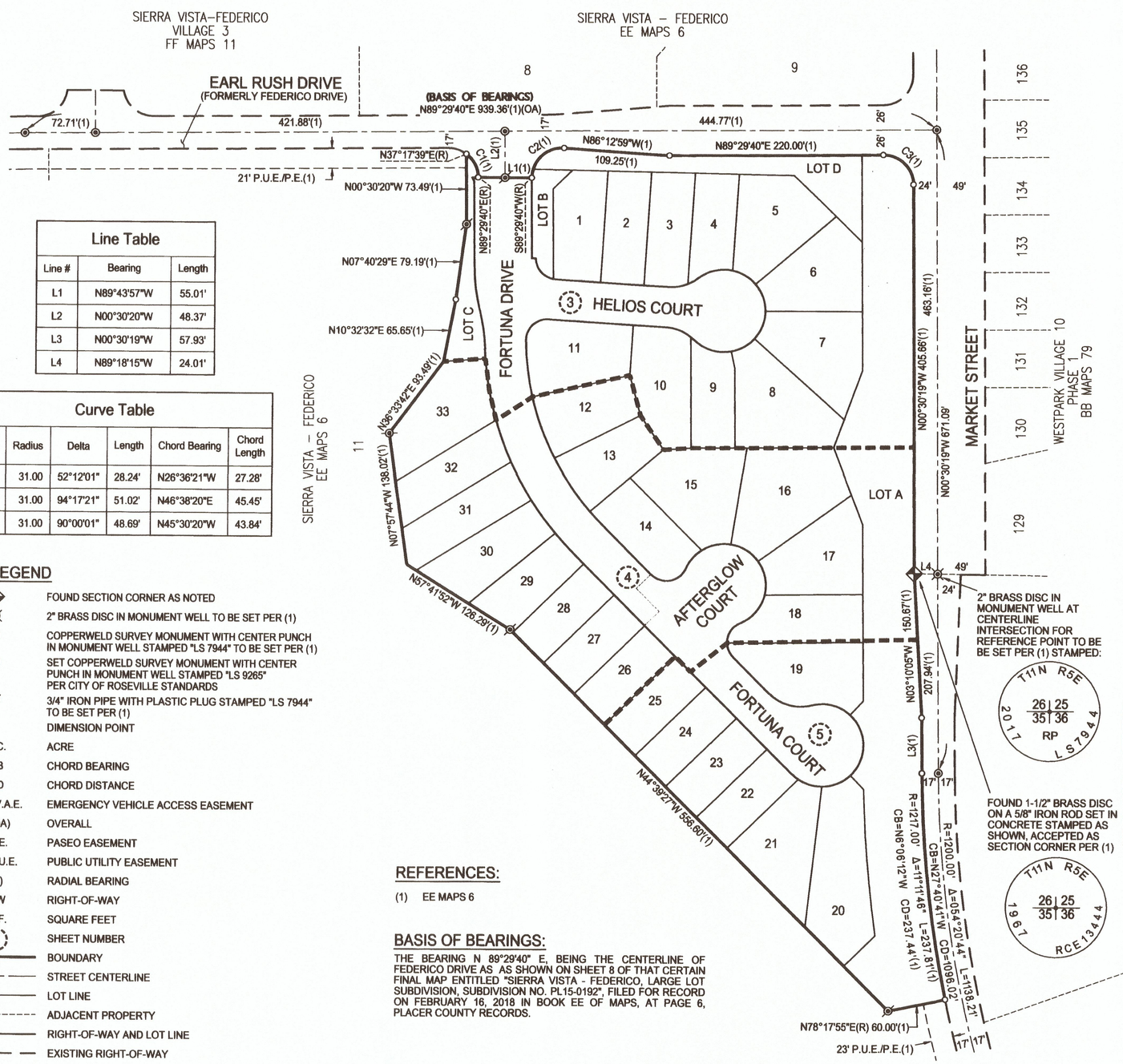
FINAL MAP OF
FEDERICO - PHASE 1
VILLAGE 4
SUBDIVISION NO. PL17-0024

BEING A SUBDIVISION OF LOT 10 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192", FILED FOR RECORD ON FEBRUARY 16, 2018 IN BOOK EE OF MAPS, AT PAGE 6 PLACER COUNTY RECORDS, BEING PORTIONS OF SECTIONS 26, 35 AND 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

MARCH 2021

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189



Line Table		
Line #	Bearing	Length
L1	N89°43'57"W	55.01'
L2	N00°30'20"W	48.37'
L3	N00°30'19"W	57.93'
L4	N89°18'15"W	24.01'

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	31.00	52°12'01"	28.24'	N26°36'21"W	27.28'
C2	31.00	94°17'21"	51.02'	N46°38'20"E	45.45'
C3	31.00	90°00'01"	48.69'	N45°30'20"W	43.84'

LEGEND

◆	FOUND SECTION CORNER AS NOTED
⊙	2" BRASS DISC IN MONUMENT WELL TO BE SET PER (1)
◉	COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944" TO BE SET PER (1)
◉	SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 9265" PER CITY OF ROSEVILLE STANDARDS
⊙	3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 7944" TO BE SET PER (1)
o	DIMENSION POINT
AC.	ACRE
CB	CHORD BEARING
CD	CHORD DISTANCE
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
(OA)	OVERALL
P.E.	PASEO EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
(X)	SHEET NUMBER
———	BOUNDARY
—— - ——	STREET CENTERLINE
———	LOT LINE
----------	ADJACENT PROPERTY
———	RIGHT-OF-WAY AND LOT LINE
— — —	EXISTING RIGHT-OF-WAY
- - - - -	EASEMENT
.....	LIMITS OF STREET

REFERENCES:

(1) EE MAPS 6

BASIS OF BEARINGS:

THE BEARING N 89°29'40" E, BEING THE CENTERLINE OF FEDERICO DRIVE AS AS SHOWN ON SHEET 8 OF THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - FEDERICO, LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192", FILED FOR RECORD ON FEBRUARY 16, 2018 IN BOOK EE OF MAPS, AT PAGE 6, PLACER COUNTY RECORDS.

NOTES:

1. TOTAL AREA OF THIS SUBDIVISION IS 7.699± ACRES, GROSS, CONSISTING OF 33 RESIDENTIAL LOTS AND 4 LANDSCAPE LOTS.
2. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
3. ALL FRONT LOT CORNERS ARE MARKED BY A 1" BRASS DISC STAMPED "LS 9265" IN THE SIDEWALK OR CONCRETE GUTTER ON THE EXTENSION OF SIDE LOT LINES 1.00 FOOT FROM THE FRONT PROPERTY LINE (R/W).
4. ALL REAR CORNERS AND ANGLE POINTS, UNLESS SHOWN OTHERWISE, ARE MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265". WHERE REAR CORNERS FALL IN A MASONRY WALL OR FOOTING, A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265" WILL BE SET ON THE SIDE LOT LINE WITH A 4.00' OFFSET TO THE REAR CORNER OR, WHERE AN OFFSET MONUMENT CANNOT BE SET, A 3/4" BRASS TAG STAMPED "LS 9265" WILL BE SET WITH EPOXY TO THE FACE OF WALL 2.00 FEET ABOVE GROUND OR ON TOP OF THE WALL.
5. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, INC. DATED FEBRUARY, 2017; PROJECT NUMBER E 16372.00 AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT SERVICES - ENGINEERING DEPARTMENT, FILE No. 308-870.
6. PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE, THE LANDS SHOWN HEREON, ARE HEREBY MERGED AND RESUBDIVIDED, AND THE FOLLOWING IRREVOCABLE OFFERS OF DEDICATION THAT AFFECT THIS MAP ARE HEREBY ABANDONED:
   A. THOSE PORTIONS OF THE PUBLIC UTILITY EASEMENT (P.U.E.) LYING WITHIN LOT 10 AS SHOWN IN THAT CERTAIN MAP ENTITLED " FINAL MAP OF SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 6, PLACER COUNTY RECORDS.
   B. THOSE PORTIONS OF THE PASEO EASEMENT (P.E.) LYING WITHIN LOT 10 AS SHOWN IN THAT CERTAIN MAP ENTITLED " FINAL MAP OF SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 6, PLACER COUNTY RECORDS.
7. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND COVENANTS OF A RECIPROCAL EASEMENT AGREEMENT FOR TEMPORARY ACCESS AND TEMPORARY CONSTRUCTION PURPOSES RECORDED ON JUNE 6, 2017 AS DOC. NO. 2017-0041424. SAID EASEMENT, NOT SHOWN HEREON, LIES ENTIRELY WITHIN LOTS A, C, AND D.

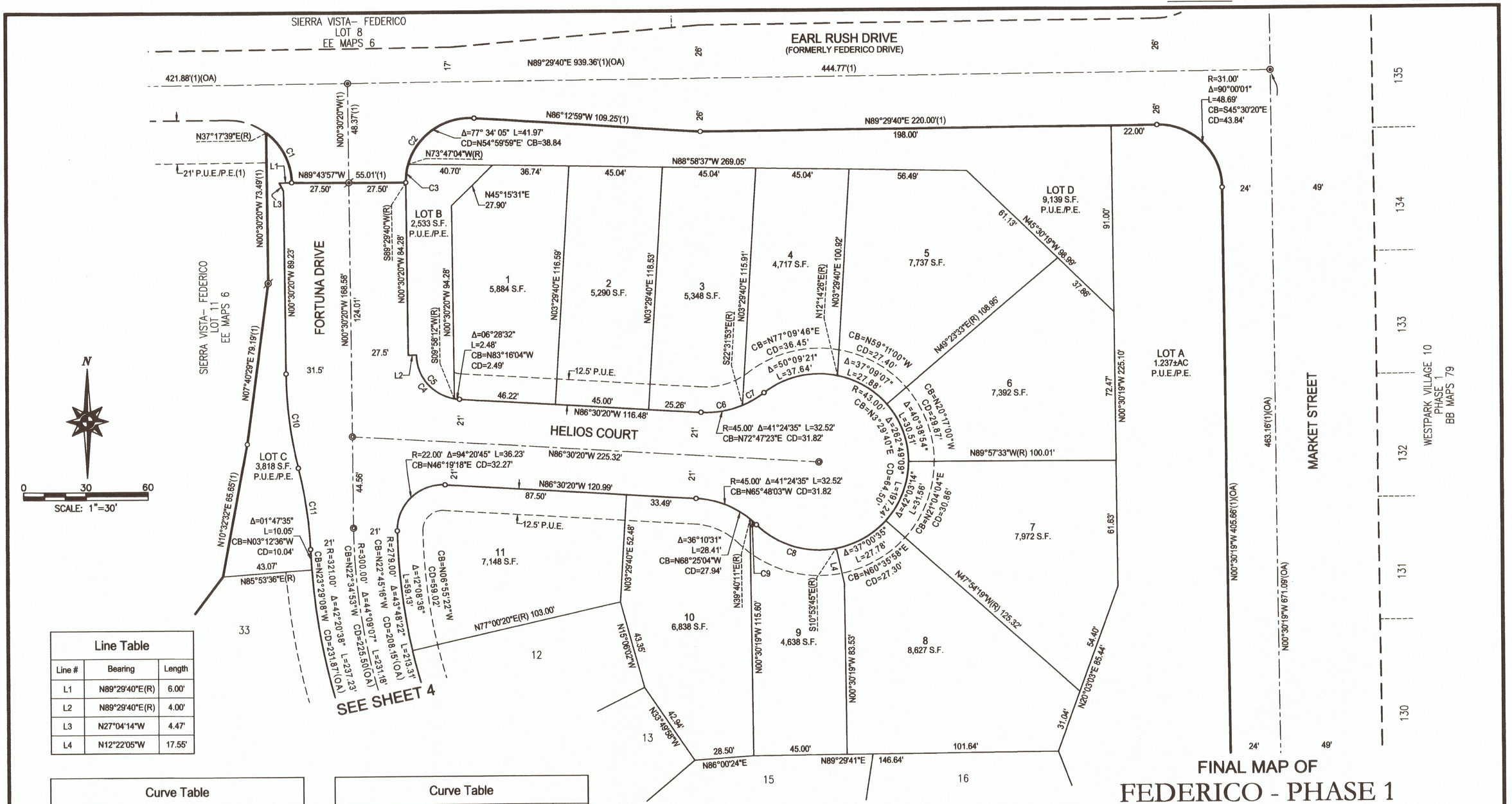
FINAL MAP OF
FEDERICO - PHASE 1
VILLAGE 4
SUBDIVISION NO. PL17-0024

BEING A SUBDIVISION OF LOT 10 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192", FILED FOR RECORD ON FEBRUARY 16, 2018 IN BOOK EE OF MAPS, AT PAGE 6 PLACER COUNTY RECORDS, BEING PORTIONS OF SECTIONS 26, 35 AND 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

MARCH 2021

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189



Line Table		
Line #	Bearing	Length
L1	N89°29'40"E(R)	6.00'
L2	N89°29'40"E(R)	4.00'
L3	N27°04'14"W	4.47'
L4	N12°22'05"W	17.55'

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	31.00	52°12'01"	28.24'	N26°36'21"W	27.28'
C2	31.00	94°17'21"	51.02'	N46°38'20"E	45.45'
C3	31.00	16°43'16"	9.05'	N07°51'18"E	9.01'
C4	22.00	86°00'00"	33.02'	N43°30'20"W	30.01'
C5	22.00	79°31'28"	30.54'	N40°16'04"W	28.14'
C6	45.00	26°01'33"	20.44'	N80°28'53"E	20.27'
C7	45.00	15°23'01"	12.08'	N59°46'36"E	12.05'

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C8	43.00	55°47'59"	41.88'	N72°59'45"W	40.24'
C9	45.00	05°14'03"	4.11'	N47°42'47"W	4.11'
C10	200.00	13°19'09"	46.49'	N07°09'55"W	46.39'
C11	200.00	11°30'40"	40.18'	N08°04'09"W	40.11'

SEE SHEET 2 FOR NOTES, BASIS OF BEARINGS, REFERENCES AND LEGEND

FINAL MAP OF

FEDERICO - PHASE 1

VILLAGE 4

SUBDIVISION NO. PL17-0024

BEING A SUBDIVISION OF LOT 10 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192", FILED FOR RECORD ON FEBRUARY 16, 2018 IN BOOK EE OF MAPS, AT PAGE 6 PLACER COUNTY RECORDS, BEING PORTIONS OF SECTIONS 26, 35 AND 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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MARCH 2021

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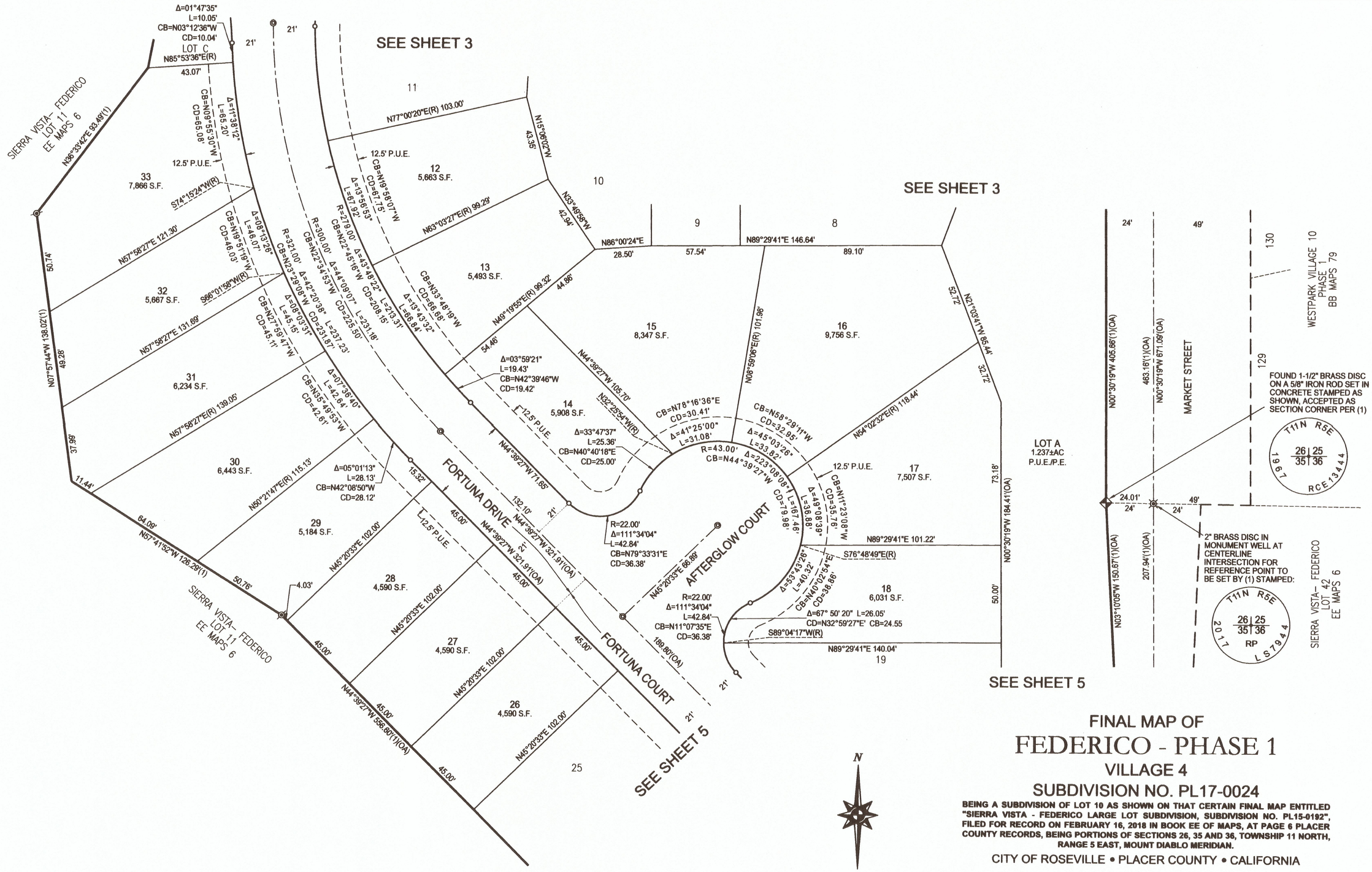

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SCALE: 1"=30'

FINAL MAP OF
FEDERICO - PHASE 1
VILLAGE 4
SUBDIVISION NO. PL17-0024

BEING A SUBDIVISION OF LOT 10 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192", FILED FOR RECORD ON FEBRUARY 16, 2018 IN BOOK EE OF MAPS, AT PAGE 6 PLACER COUNTY RECORDS, BEING PORTIONS OF SECTIONS 26, 35 AND 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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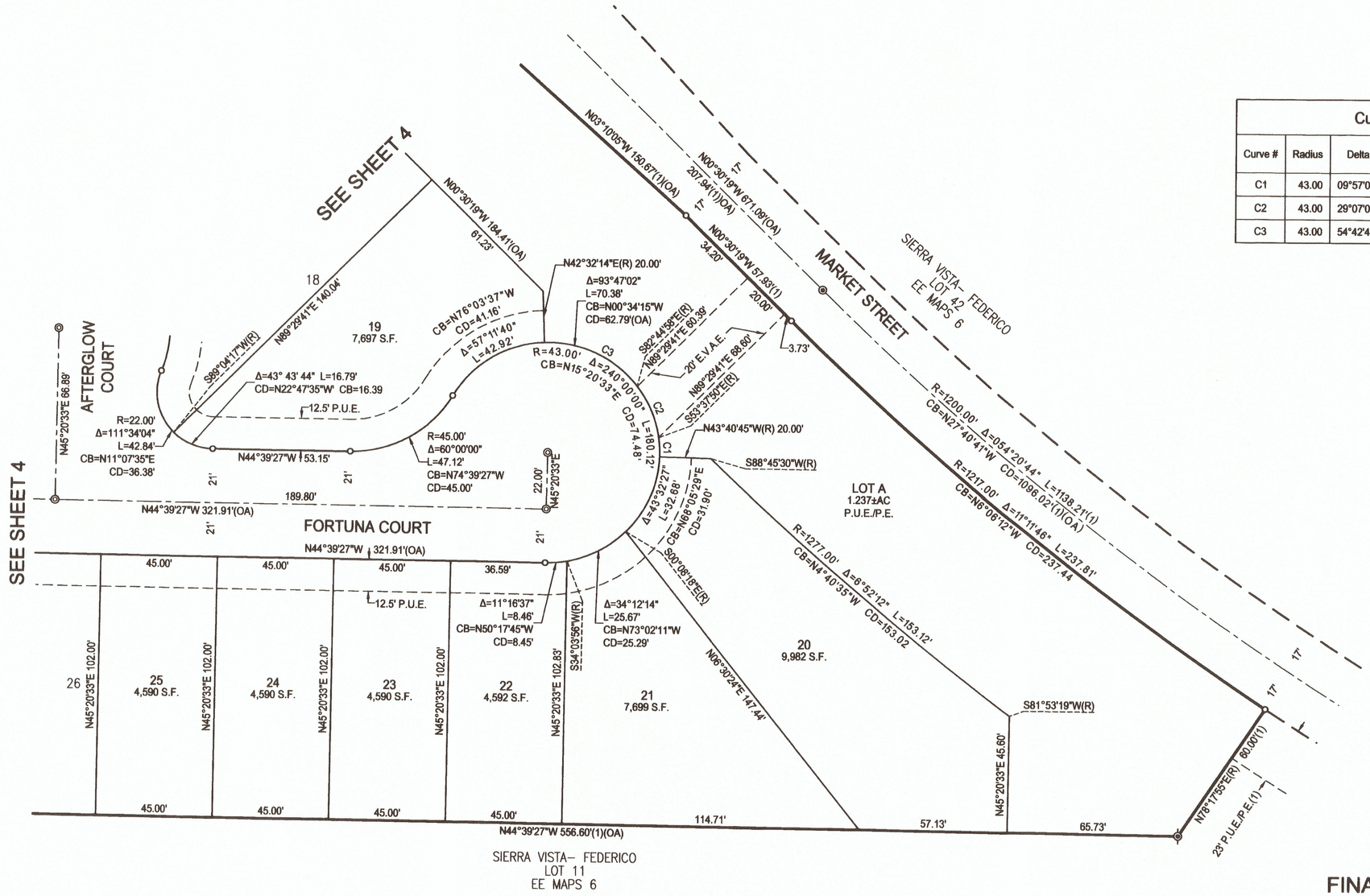
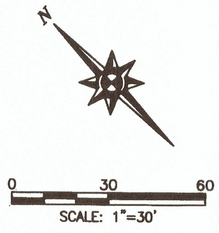
SEE SHEET 2 FOR NOTES, BASIS OF BEARINGS, REFERENCES AND LEGEND

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	43.00	09°57'05"	7.47'	N41°20'43"E	7.46'
C2	43.00	29°07'09"	21.85'	N21°48'36"E	21.62'
C3	43.00	54°42'48"	41.06'	N20°06'22"W	39.52'





SEE SHEET 2 FOR NOTES, BASIS OF BEARINGS, REFERENCES AND LEGEND

FINAL MAP OF
FEDERICO - PHASE 1
VILLAGE 4
SUBDIVISION NO. PL17-0024

BEING A SUBDIVISION OF LOT 10 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192", FILED FOR RECORD ON FEBRUARY 16, 2018 IN BOOK EE OF MAPS, AT PAGE 6 PLACER COUNTY RECORDS, BEING PORTIONS OF SECTIONS 26, 35 AND 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

MARCH 2021

COUNCIL COMMUNICATION

CC #: 1871
File #: 0400-04-12-1 & 0400-07

Title:	Sierra Vista Specific Plan - Parcels DF-1 & DF-2 - Final Map and Subdivision Agreement
Contact:	Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.9.

RECOMMENDATION TO COUNCIL

It is recommended that the City Council take the following actions:

1. Approve the final map on file with the City Clerk and accept on behalf of the public, the public easements offered thereon, and accept, subject to improvement, the Lots A, B, C, D, E, F, G and H and the public rights of way offered thereon, and approve the abandonment of the rights of way and easements listed thereon.

2. Adopt the attached resolution approving the Subdivision Agreement and authorizing the City Manager to execute the agreement on behalf of the City.

BACKGROUND

The Development Services Department's Engineering section has reviewed the subject final map and found that it is in compliance with the Subdivision Map Act and the City's Subdivision Ordinance and all conditions of the tentative map have been met.

This map will create 115 residential lots, 5 public landscape lots and 3 open space lots.

FISCAL IMPACT

There is no fiscal impact to the City's General Fund associated with this approval.

ENVIRONMENTAL REVIEW

Approval of the final map of Parcels DF-1 & DF-2 is an action that is subject to California Environmental Quality Act (CEQA). Project level CEQA compliance for the final map of Parcels DF-1 & DF-2 was accomplished with preparation of the Sierra Vista Specific Plan EIR (Adopted: May 5, 2010) (SCH#2008032017) and the Mitigated Negative Declaration (MND) and associated

Mitigation Monitoring Program approved by the City of Roseville on June 6, 2012. Because the final map of Parcels DF-1 & DF-2 is consistent with the project evaluated in the Sierra Vista Specific Plan Environmental Impact Report (EIR), no new effects would be expected to occur and all applicable mitigation measures from the Sierra Vista Specific Plan EIR will be implemented. As such, no additional CEQA action is required at this time.

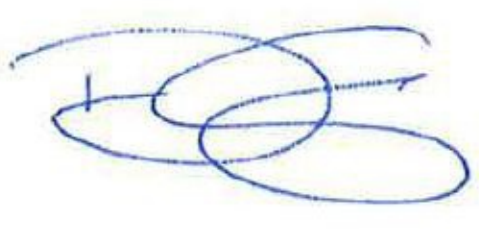
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Kerry Andrews, Assistant Engineer

Mike Isom, Development Services Director



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Final Map

Resolution 22-003

Subdivision Agreement

Vicinity Map

BOOK _____ OF MAPS, PAGE _____

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "PARCELS DF-1 & DF-2" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENTS FOR PUBLIC PURPOSES:

(A) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS A, B, C, D, E, F, G, H, THE STREETS SHOWN HEREON AS ACADIA COURT, CANYONLAND COURT, MELARS COURT, SUMMERVILLE COURT, BROOKSLEIGH DRIVE, CANYONLAND DRIVE, GUNNISON DRIVE, MARKET STREET, GLACIER BAY WAY, ARCHES WAY AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHTS-OF-WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

(B) A PUBLIC EASEMENT FOR PEDESTRIAN / BICYCLE ACCESS AND THE INSTALLATION, REPAIR, REMOVAL OR REPLACEMENT OF LANDSCAPING TOGETHER WITH ANY AND ALL APPURTENANCES THERETO ON, OVER, UNDER AND ACROSS LOTS A, B, C, D, E, F, G AND H SHOWN HEREON AND DESIGNATED "PASEO EASEMENT" (P.E.).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) AS PUBLIC RIGHT-OF-WAY (INCLUDING ALL IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS ACADIA COURT, CANYONLAND COURT, MELARS COURT, SUMMERVILLE COURT, BROOKSLEIGH DRIVE, CANYONLAND DRIVE, GUNNISON DRIVE, MARKET STREET, GLACIER BAY WAY AND ARCHES WAY.

(B) LOTS A, B, C, D, AND E AS SHOWN HEREON FOR LANDSCAPING PURPOSES AND AS PUBLIC RIGHTS-OF-WAY.

(C) LOTS F, G, AND H AS SHOWN HEREON TO THE CITY OF ROSEVILLE FOR PUBLIC OPEN SPACE PURPOSES.

SV 218, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
NAME: Martin Z. Ziegler
TITLE: Manager

BY: _____
NAME: STEVEN A. Schnable
TITLE: VP

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Placer
ON November 30 2021 BEFORE ME, Karen Headley, A NOTARY PUBLIC
PERSONALLY APPEARED Martin Z. Ziegler and Steven A. Schnabb
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ PRINTED NAME Karen Headley

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY
MY COMMISSION EXPIRES: 10-16-2022 MY COMMISSION NUMBER: 2258771

BENEFICIARY'S STATEMENT

DF PROPERTIES, INC., A CALIFORNIA CORPORATION, AS BENEFICIARY UNDER DEED OF TRUST TO SECURE INDEBTEDNESS AS RECORDED ON AUGUST 30, 2021, AS DOCUMENT NO. 2021-0109006, OFFICIAL RECORDS OF PLACER COUNTY, AGAINST THE LAND HEREIN SHOWN CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY: _____ BY: _____
NAME: KENNETH DENIO NAME: JEFF RONTEN
TITLE: PRESIDENT TITLE: EXEC. VP / CFO

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Placer
ON December 6, 2021 BEFORE ME, Adrian Manuel David Acosta, A NOTARY PUBLIC
PERSONALLY APPEARED Kenneth Denio
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ PRINTED NAME Adrian Manuel David Acosta

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY
MY COMMISSION EXPIRES: 4/29/2022 MY COMMISSION NUMBER: 2240448

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Placer
ON December 6, 2021 BEFORE ME, Adrian Manuel David Acosta, A NOTARY PUBLIC
PERSONALLY APPEARED Jeff Ronten
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ PRINTED NAME Adrian Manuel David Acosta

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY
MY COMMISSION EXPIRES: 4/29/2022 MY COMMISSION NUMBER: 2240448

SURVEYOR'S STATEMENT

THIS MAP OF "PARCELS DF-1 & DF-2" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF WESTPARK SIERRA VISTA, LLC, IN NOVEMBER, 2017, I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2023, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

BY: _____
PAUL FERGUSON, JR., PLS 9265
EXPIRATION DATE: MARCH 31, 2022

DATE: 11/16/2021

LICENSED LAND SURVEYOR
PAUL FERGUSON, JR.
3-31-22
No. 9265
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "PARCELS DF-1 & DF-2" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

_____ DATE: _____
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2022

I HEREBY STATE THAT I AM SATISFIED THIS FINAL MAP OF "PARCELS DF-1 & DF-2" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

_____ DATE: _____
TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2021

LICENSED LAND SURVEYOR
TIMOTHY G BLAIR
Exp. 12-31-21
No. 8278
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "PARCELS DF-1 & DF-2", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENTS OFFERED HEREON FOR DEDICATION AND HAVE ACCEPTED, SUBJECT TO IMPROVEMENT, LOTS A, B, C, D, E, F, G AND H, AND THE RIGHTS-OF-WAY OFFERED HEREON FOR DEDICATION AND DOES ALSO HEREBY APPROVE THE ABANDONMENT OF THE RIGHTS-OF-WAY AND EASEMENTS LISTED HEREON WITHIN NOTE 8 ON SHEET 2.

_____
CITY CLERK, CITY OF ROSEVILLE

DATE: _____ BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2021, AT _____ .M. IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC.

_____ DOCUMENT NO.: _____
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

BY: _____ FEE: $ _____
DEPUTY

FINAL MAP OF
PARCELS DF-1 & DF-2
SMALL LOT MAP SUBDIVISION
SUBDIVISION No. PL18-0189

BEING A MERGER AND RESUBDIVISION OF LOT 2 AND LOT 3 AND A PORTION OF MARKET STREET AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES, INC., LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192" FILED FOR RECORD ON OCTOBER 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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DECEMBER 2021

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BOOK_____ OF MAPS, PAGE_____



NOTES

1. TOTAL AREA OF THIS SUBDIVISION IS 25.174± ACRES GROSS, CONSISTING OF 115 RESIDENTIAL LOTS AND 5 LANDSCAPE LOTS AND 3 OPEN SPACE LOTS.
2. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
3. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, INC. PROJECT NO. E14298.000, BASELINE MARKETPLACE, DATED NOVEMBER 2014, AND AN UPDATE AND ADDENDUM REPORT DATED AUGUST 2017 PROJECT NO. E14298.002 IS ON FILE WITI THE CITY OF ROSEVILLE, DEVELOPMENT SERVICES - ENGINEERING DEPARTMENT, FILE No. 308-934.
4. ALL FRONT CORNERS ARE MARKED BY A 1" DIAMETER BRASS DISC STAMPED "LS 9265" IN THE SIDEWALK ON THE EXTENSION OF SIDE LOT LINES 1.00' FROM THE PROPERTY LINE, UNLESS OTHERWISE NOTED.
5. ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 9265", WHERE A REAR CORNER FALLS WITHIN A MASONRY RETAINING WALL, MASONRY SOUND WALL OR CONCRETE FOOTING, A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265" WILL BE SET ON THE SIDE LOT LINE ON A 4.00 FOOT OFFSET TO THE REAR CORNER OR A BRASS TAG STAMPED "LS 9265" WILL BE SET WITH EPOXY TO THE FACE OF WALL 2.00 FOOT ABOVE GROUND OR ON TOP OF WALL WHERE AN OFFSET MONUMENT CANNOT BE SET.
6. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND COVENANTS OF A RECIPROCAL EASEMENT AGREEMENT FOR TEMPORARY ACCESS AND TEMPORARY CONSTRUCTION PURPOSES RECORDED ON JUNE 6, 2017 AS DOC. NO. 2017-0041424. SAID EASEMENT, NOT SHOWN HEREON, LIES ENTIRELY WITHIN LOTS A, B AND C.
7. THIS PROPERTY IS SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT RECORDED ON AUGUST 30, 2021 AS DOC. NO. 2021-0109009. EASEMENT SHALL EXPIRE ONCE IN-TRACT IMPROVEMENTS ARE COMPLETE. SAID EASEMENT, NOT SHOWN HEREON, ENCOMPASSES THE ENTIRE PROPERTY BEING SUBDIVIDED WITH THIS MAP.
8. PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE, THE LANDS SHOWN HEREON, ARE HEREBY MERGED AND RE-SUBDIVIDED AND THE FOLLOWING RIGHTS-OF-WAY AND EASEMENTS, NOT SHOWN HEREON, ARE HEREBY ABANDONED:
   a. THOSE PORTIONS OF MARKET STREET AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES" RECORDED IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS, LYING WITHIN THE BOUNDARY OF THIS FINAL MAP.
   b. 60' P.U.E./P.E ALONG THE EASTERLY RIGHT-OF-WAY OF MARKET STREET, WITHIN LOT 2 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES" RECORDED IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS.
   c. 60' P.U.E. ALONG THE EASTERLY RIGHT-OF-WAY OF MARKET STREET, WITHIN LOT 3 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES" RECORDED IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS.
   d. 30' M.A.E. / P.U.E. WITHIN LOT 2 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES" RECORDED IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS.

BASIS OF BEARINGS:

THE BEARING N 00°12'39" E, BEING THE WEST LINE OF LOT 2 AND LOT 3 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - DF PROPERTIES, INC, LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192", FILED FOR RECORD ON OCTOBER 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

LEGEND:

◉	FOUND COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 9265" (1)
●	FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265" (1)
⊙	FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 5760" (2)
⊗	FOUND MONUMENT AS NOTED
◎	SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 9265" PER CITY OF ROSEVILLE STANDARDS
○	DIMENSION POINT
CB	CHORD BEARING
CD	CHORD DISTANCE
C/L	CENTERLINE
DN	DOCUMENT NUMBER
(OA)	OVERALL
P.E.	PASEO EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
SF	SQUARE FEET
(1)	DENOTES RECORD INFORMATION
(X)	SHEET INDEX NUMBER

REFERENCES:

(1) FF MAPS 21
(2) EE MAPS 56
(3) DD MAPS 26

FINAL MAP OF

PARCELS DF-1 & DF-2

SMALL LOT MAP SUBDIVISION
SUBDIVISION No. PL18-0189

BEING A MERGER AND RESUBDIVISION OF LOT 2 AND LOT 3 AND A PORTION OF MARKET STREET AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES, INC., LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192" FILED FOR RECORD ON OCTOBER 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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DECEMBER 2021

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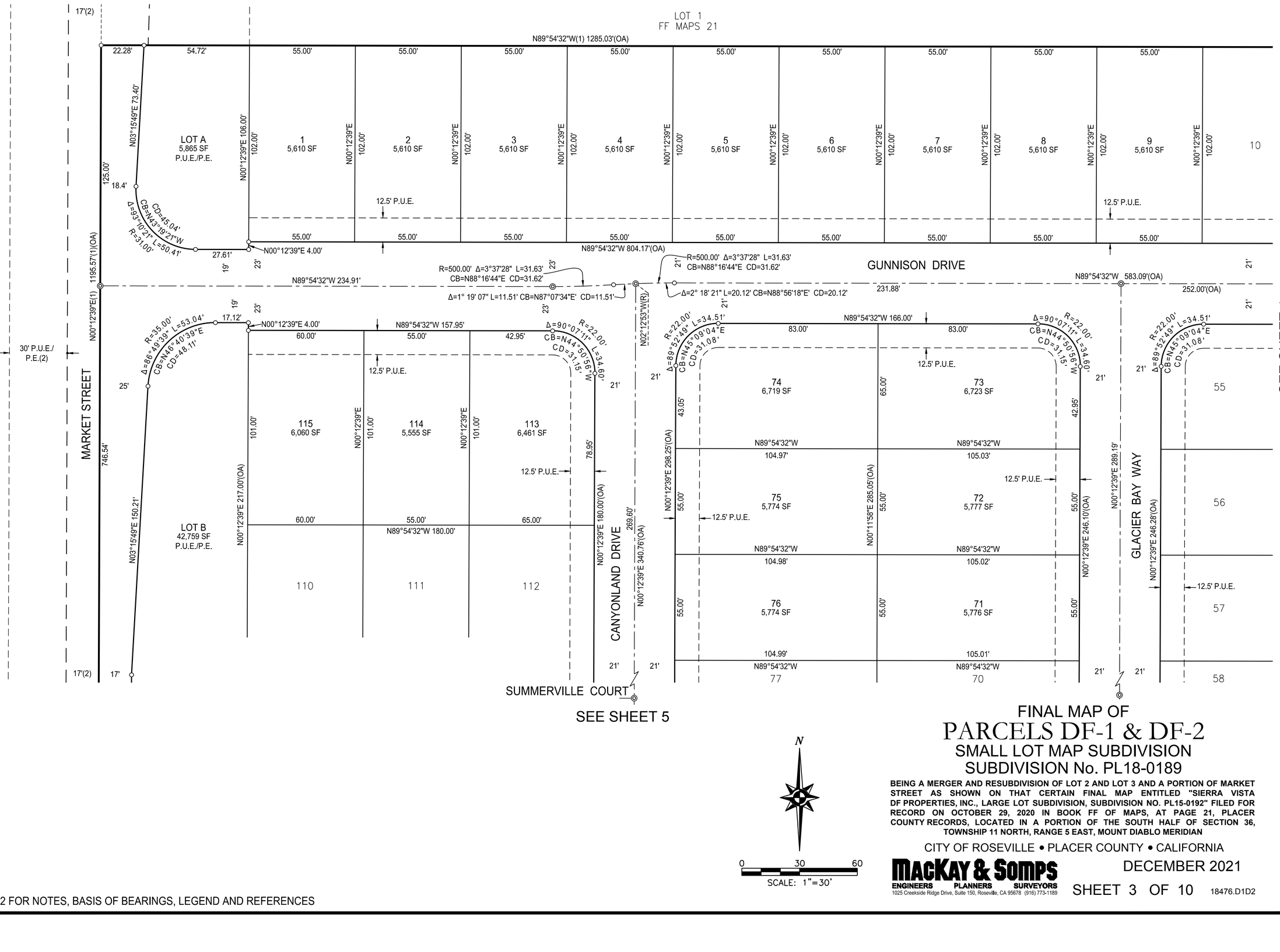
BOOK_____ OF MAPS, PAGE_____



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SCALE: 1"=30'

FINAL MAP OF

PARCELS DF-1 & DF-2

SMALL LOT MAP SUBDIVISION

SUBDIVISION No. PL18-0189

BEING A MERGER AND RESUBDIVISION OF LOT 2 AND LOT 3 AND A PORTION OF MARKET STREET AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES, INC., LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192" FILED FOR RECORD ON OCTOBER 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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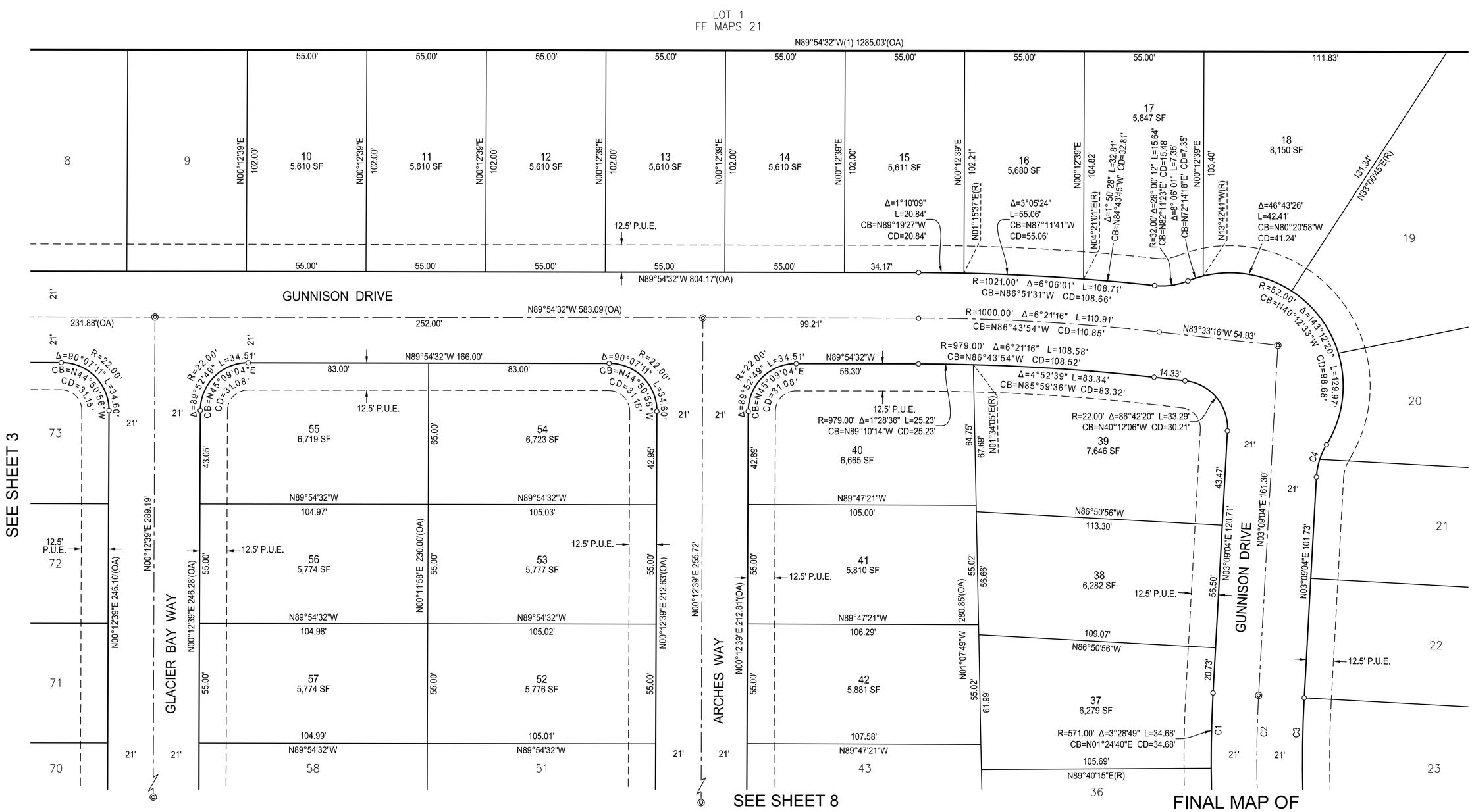
DECEMBER 2021

18476.D1D2

SEE SHEET 2 FOR NOTES, BASIS OF BEARINGS, LEGEND AND REFERENCES



Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	571.00'	18°04'51"	180.19'	N5° 53' 21"W	179.44'
C2	550.00'	18°04'51"	173.56'	N5° 53' 21"W	172.84'
C3	529.00'	18°04'51"	166.94'	N5° 53' 21"W	166.24'
C4	32.00'	28°14'33"	15.77'	N17° 16' 21"E	15.61'

N

0 30 60

SCALE: 1"=30'

FINAL MAP OF

PARCELS DF-1 & DF-2

SMALL LOT MAP SUBDIVISION

SUBDIVISION No. PL18-0189

BEING A MERGER AND RESUBDIVISION OF LOT 2 AND LOT 3 AND A PORTION OF MARKET STREET AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES, INC., LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192" FILED FOR RECORD ON OCTOBER 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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DECEMBER 2021

18476.D1D2

SEE SHEET 2 FOR NOTES, BASIS OF BEARINGS, LEGEND AND REFERENCES

BOOK____ OF MAPS, PAGE____

SEE SHEET 3

GUNNISON DRIVE

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	425.00'	11°30'35"	85.38'	N31° 36' 32"W	85.23'

Line Table		
Line #	Bearing	Length
L1(R)	N64°08'45"E	11.00'

LOT 2
EE MAPS 56

MARKET STREET

17'(2)

17'

N03°15'49"E 150.21'

30' P.U.E./
P.E.(2)

N00°12'39"E(1)(2) 1195.57'(OA)

N00°12'39"E 493.81'(OA)

LOT 4
EE MAPS 56

LOT B
42,759 SF
P.U.E. /P.E.

115 | 114 | 113

N89°54'32"W 180.00'

60.00' | 55.00' | 65.00'

N00°12'39"E 217.00'(OA)

112.00'

110
6,589 SF

111
6,230 SF

112
7,892 SF

N00°12'39"E 269.60'

101.05'

N00°12'39"E 180.00'

12.5' P.U.E.

21'

N00°12'39"E 340.76'

N06°13'05"E(R)

N00°12'39"E 101.25'

N00°12'39"E 123.00'

Δ=66°07'36"
L=49.63'
CB=N63°09'16"E
CD=46.92'

Δ=35°16'58"
L=26.48'
CB=N66°08'26"W
CD=26.06'

1.34'

43.05'

N89°54'32"W 44.38'

CD=31.08'
CB=N45°09'04"E
Δ=89°52'49" L=34.51'
R=22.00'

N59°54'32"W(R)
21.01'

R=45.00' Δ=41°24'35" L=32.52'
CB=N69°12'15"W CD=31.82'

R=43.00' Δ=262°49'09" L=197.24'
CB=N00°05'28"E CD=64.50'

N89°54'32"W 145.50'

Δ=60°00'00" L=45.03'
CB=N00°05'28"E CD=43.00'

SUMMERVILLE COURT

R=45.00' Δ=41°24'35" L=32.52'
CB=N69°23'11"E CD=31.82'

N89°54'32"W 44.20'

42.95'

Δ=90°07'11"
R=22.00'
CB=N44°50'56"W
CD=31.15'
L=34.60'

71.16'

N60°05'28"E(R)
21.16'

1.25'

12.5' P.U.E.

Δ=65°53'14"
L=49.45'
CB=N62°51'09"W
CD=46.77'

Δ=35°31'20"
L=26.66'
CB=N66°26'34"E
CD=26.23'

S05°47'46"E(R)

28.07'

N00°12'39"E 123.12'

107
8,050 SF

108
6,231 SF

109
6,587 SF

N00°12'39"E 111.80'

N00°12'39"E 101.24'

N00°12'39"E 223.91'

R=449.00' Δ=20°31'40" L=159.79'
CB=N10°03'11"W CD=158.94'

Δ=6°26'21" L=73.48'
CB=N03°43'32"W CD=73.39'

Δ=26°03'54" L=193.34'
CB=N12°49'18"W CD=191.68'

Δ=11°05'19" L=86.31'
CB=N14°46'22"W CD=86.18'

R=404.00' Δ=37°34'29" L=264.94'
CB=N18°34'36"W CD=260.22'(OA)

N89°47'21"W 186.04'
55.00'

60.00' | 60.00' | 60.00' | 71.04' | 66.04'

S80°46'18"W(R)

12.5' P.U.E.

104
6,592 SF

105
6,841 SF

106
9,350 SF

N00°12'39"E 112.11'

N00°12'39"E 101.24'

N00°12'39"E 122.87'

N06°13'05"E(R)

Δ=66°07'36"
L=49.63'
CB=N63°09'16"E
CD=46.92'

Δ=35°16'58"
L=26.48'
CB=N66°08'26"W
CD=26.06'

6.34'

4.97'

R=45.00'
Δ=41°24'35"
L=32.52'
CB=N69°12'15"W
CD=31.82'

R=43.00' Δ=262°49'09" L=197.24'
CB=N00°05'28"E CD=64.50'(OA)

R=43.00' Δ=60°00'00" L=45.03'
CB=N00°05'28"E CD=43.00'(OA)

N59°54'32"W(R)
21.01'

MELARS COURT

N89°54'32"W 69.52'

11.31'

CB=N81°15'33"E CD=70.32'

R=229.00' Δ=17°39'50" L=70.60'

R=22.00'
Δ=92°44'39"
L=35.61'
CB=N26°03'18"E
CD=31.85'

R=250.00' Δ=25°56'43" L=113.21'
CB=N77°07'07"E CD=112.24'

L1

C1

75 | 76 | 71 | 57

12.5' P.U.E.

N89°54'32"W
104.99'

N89°54'32"W
105.01'

N00°12'39"E 298.25'

55.00'

77
5,775 SF

70
5,775 SF

55.00'

N00°12'39"E 246.10'(OA)

N00°12'39"E 289.19'(OA)

N89°54'32"W
105.00'

N89°54'32"W
105.00'

285.05'(OA)

N00°11'58"E

55.00'

38.14'

54.83'

78
5,769 SF

69
6,201 SF

Δ=2° 50' 35"
L=18.41'
CB=N01°12'38"W
CD=18.41'

N89°47'21"W
105.01'

6.52'

N87°22'05"E(R)
104.79'

35.37'

79
6,406 SF

68
6,497 SF

R=404.00' Δ=3°53'40" L=27.46'
CB=N01°44'11"W CD=27.45'

N86°18'59"E(R)
111.08'

107.21'

55.67'

70.22'

Δ=8° 27' 44"
L=54.79'
CB=N06°51'47"W
CD=54.74'

R=350.00' Δ=25°33'38" L=156.14'
CB=N12°34'10"W CD=154.85'

R=371.00' Δ=25°33'38" L=165.51'
CB=N12°34'10"W CD=164.14'(OA)

R=329.00' Δ=25°33'38" L=146.77'
CB=N12°34'10"W CD=145.56'(OA)

60

12.5' P.U.E.

61

N06°44'48"W

51.54'

80
6,788 SF

67
6,611 SF

30.48'

N78°54'21"E(R)
104.93'

Δ=10°03'26" L=70.92'
CB=N08°42'44"W CD=70.82'

Δ=8° 27' 44"
L=54.79'
CB=N15°19'31"W
CD=54.74'

12.5' P.U.E.

21'

N76°15'33"E(R)
109.30'

N25°20'54"W
40.52'

102.42'
N70°26'37"E(R)

51.48'

229.02'(OA)

12.5' P.U.E.

81
6,894 SF

Δ=10°03'26" L=70.92'
CB=N18°46'10"W CD=70.82'

R=425.00' Δ=37°34'29" L=278.72'
CB=N18°34'36"W CD=273.75'

115.23'
N66°12'06"E(R)

82

66

SEE SHEET 8

SEE SHEET 7

SEE SHEET 6

SEE SHEET 2 FOR NOTES, BASIS OF BEARINGS, LEGEND AND REFERENCES

N

0 30 60

SCALE: 1"=30'

FINAL MAP OF
PARCELS DF-1 & DF-2
SMALL LOT MAP SUBDIVISION
SUBDIVISION No. PL18-0189

BEING A MERGER AND RESUBDIVISION OF LOT 2 AND LOT 3 AND A PORTION OF MARKET STREET AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES, INC., LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192" FILED FOR RECORD ON OCTOBER 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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BOOK_____ OF MAPS, PAGE_____

LOT 5
EE MAPS 56

LOT 4
EE MAPS 56

SIERRA VILLAGE DRIVE

MARKET STREET

BROOKSLEIGH DRIVE

MELARS COURT

ACADIA COURT

LOT 5
FF MAPS 21

N00°12'39"E(1) 185.17'(2)(TIE)

N00°12'39"E(1)(2) 1195.57'(OA)

N00°12'39"E 107.34'

N00°12'39"E 493.81'(OA)

N00°12'39"E 138.77'

N00°12'39"E 138.48'

N00°12'39"E 223.91'(OA)

N89°21'43"E 189.12'

N89°21'43"E 140.38'

N89°21'43"E 102.17'

N89°21'43"E 92.10'

N89°54'32"W 69.52'

N01°49'19"W 83.62'

N14°10'48"W 309.11'

N89°02'46"W 313.76'(1)(OA)

N36°31'31"W(R)

S79°17'54"E(R)(1)

S80°16'58"E(R)(1)

S80°13'42"E(R)

P.U.E.(1)(2)

R=1000.00' Δ=19°45'11" L=344.76'
CB=N10°05'14"E CD=343.05'(2)

R=1017.00' Δ=9°30'23" L=168.74'
CB=N04°57'50"E CD=168.54'

R=1017.00'
Δ=0°59'04"
L=17.48'
CB=N10°12'34"E
CD=17.48'(1)

N79°18'09"W(1) 63.09'

60.01'(1)

N18°43'53"E(1) 314.61'(1)

R=1077.00' Δ=9°33'39" L=179.72'
CB=N04°59'29"E CD=179.51'

Δ=4°01'42" L=75.72'
CB=N07°45'27"E CD=75.71'

Δ=2°56'13"
L=55.21'
CB=N04°16'29"E
CD=55.20'

Δ=2°35'43"
L=48.79'
CB=N01°30'31"E
CD=48.78'

Δ=89°09'04" R=31.00'
CB=N44°47'11"E
CD=43.51'

R=31.00'
Δ=90°50'56" L=49.15'
CB=N45°12'49"W
CD=44.16'

Δ=60° 00' 00" L=45.03'
CB=S00°05'28"W CD=43.00'

R=43.00' Δ=262°49'09" L=197.24'
CB=N00°05'28"E CD=64.50'

Δ=65° 53' 14"
L=49.45'
CB=N62°51'09"W
CD=46.77'

Δ=35° 31' 20" L=26.66'
CB=N66°26'34"E CD=26.23'

Δ=0° 52' 53" L=8.55'
CB=N88°55'16"E CD=8.55'

R=45.00' Δ=41°24'35" L=32.52'
CB=N69°23'11"E CD=31.82'

R=45.00'
Δ=41°24'35"
L=32.52'
CB=N69°12'15"W
CD=31.82'

Δ=10° 54' 19" L=51.58'
CB=N84°38'19"E CD=51.50'

Δ=26°01'52"
L=20.44'
CB=N18°41'33"E
CD=20.27'

Δ=49° 45' 26"
L=37.34'
CB=N06°49'46"E
CD=36.18'

Δ=49° 26' 58"
L=37.11'
CB=N42°46'27"W
CD=35.97'

Δ=13°47'20"
L=10.83'
CB=N01°13'03"W
CD=10.80'

Δ=2° 29' 42"
L=44.46'
CB=N06°51'52"W
CD=44.46'

Δ=3° 05' 33"
L=55.11'
CB=N04°04'15"W
CD=55.10'

Δ=0°42'10"
L=12.52'
CB=N02°10'24"W
CD=12.52'

Δ=73°42'32"
L=34.73'
CB=N53°47'01"W
CD=32.39'

R=45.00' L=31.27'
Δ=39°49'13"
CB=N11°47'53"E
CD=30.65'

R=1021.00' Δ=6°17'25" L=112.09'
CB=N04°58'01"W CD=112.04'

R=1000.00' Δ=9°31'15" L=166.17'
CB=N06°34'56"W CD=165.98'

R=979.00' Δ=6°04'10" L=103.71'
CB=N04°51'24"W CD=103.66'

R=45.00' L=33.90'
Δ=43°09'53"
CB=N29°28'25"W
CD=33.11'

R=800.00' Δ=22°29'48" L=235.58'
CB=N77°43'08"E CD=225.96'

R=629.00' Δ=13°02'39" L=143.20'
CB=N77°42'14"E CD=142.89'(OA)

R=581.00' Δ=17°16'15" L=175.13'
CB=N80°43'36"E CD=174.47'

R=556.00' Δ=19°58'31" L=193.84'
CB=N79°22'28"E CD=192.86'

R=271.00' Δ=20°02'13" L=94.77'
CB=N80°04'21"E CD=94.29'

R=250.00' Δ=25°56'43" L=113.21'
CB=N77°07'07"E CD=112.24'(OA)

R=229.00' Δ=17°39'50" L=70.60'
CB=N81°15'33"E CD=70.32'

R=27.00' Δ=73°42'32" L=34.73'
CB=N53°47'01"W CD=32.39'

R=27.00' Δ=63°36'44" L=29.98'
CB=N58°49'55"W CD=28.46'

R=27.00' Δ=10°05'48" L=4.76'
CB=N21°58'39"W CD=4.75'

R=43.00' Δ=262°49'34" L=197.20'
CB=N80°45'55"E CD=64.53'

Δ=49° 43' 57" L=37.41'
CB=N31°29'58"E CD=32.18'

Δ=60° 34' 49" L=45.47'
CB=N20°45'57"W CD=43.38'

Δ=20°27'48" L=16.07'
CB=N40°49'28"W CD=15.99'

Δ=22° 42' 05" L=17.83'
CB=N19°14'31"W CD=17.71'

Δ=2° 12' 40" L=37.78'
CB=N06°47'09"W CD=37.78'

Δ=3° 13' 15" L=55.03'
CB=N04°04'12"W CD=55.03'

Δ=0° 38' 16" L=10.90'
CB=N02°08'26"W CD=10.90'

Δ=6°27'54" L=70.97'
CB=N80°59'37"E CD=70.94'

Δ=17°21'37" L=33.61'
CB=N48°29'45"E CD=33.53'

Δ=21°42'26" L=227.32'
CB=N78°06'49"E CD=234.07'

Δ=22°29'48" L=235.58'
CB=N77°43'08"E CD=225.96'

Δ=17°16'15" L=175.13'
CB=N80°43'36"E CD=174.47'

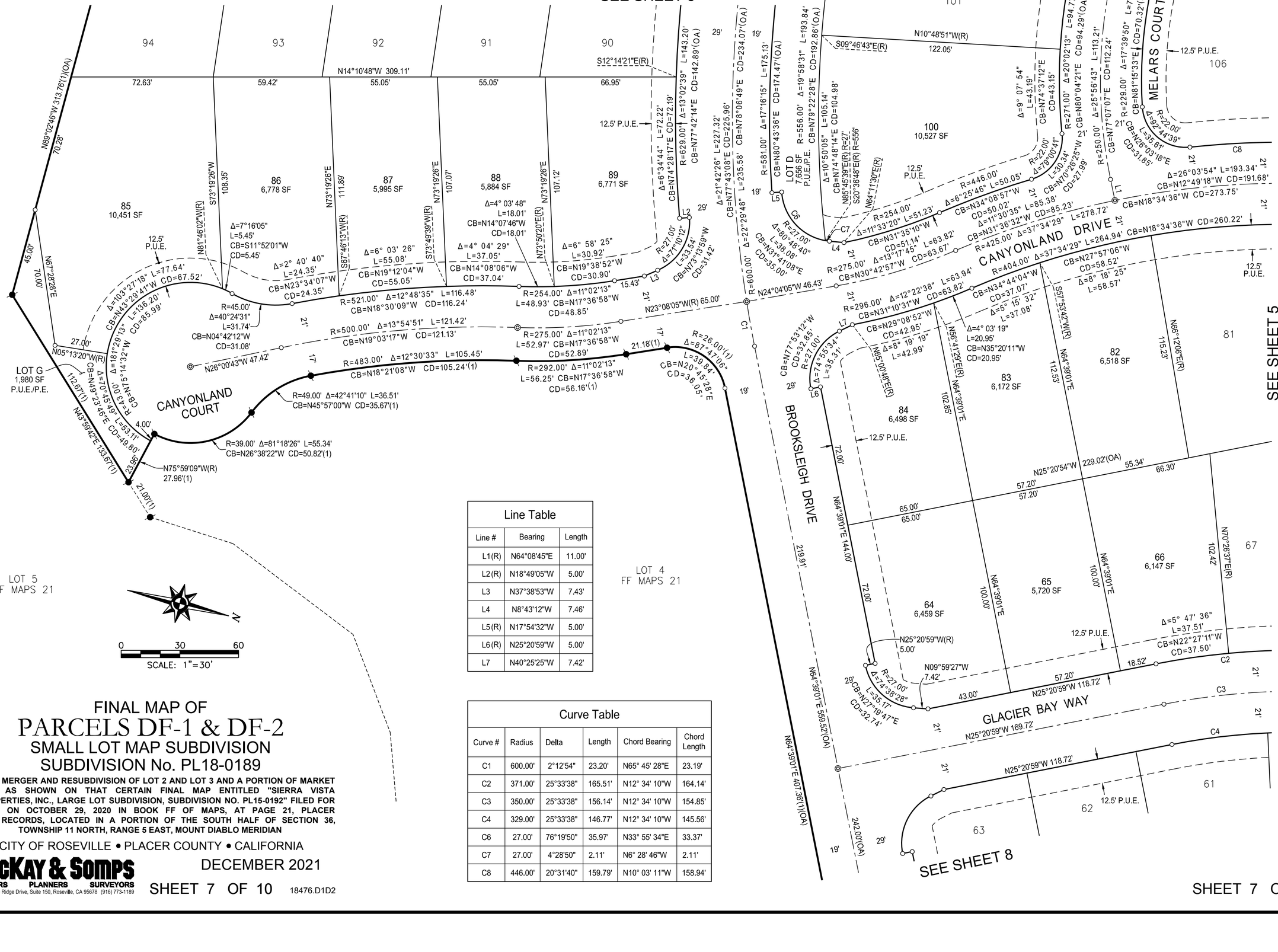
Δ=19°58'31" L=193.84'
CB=N79°22'28"E CD=192.86'

Δ=90°50'56" L=49.15'
CB=N45°12'49"W CD=44.16'

Δ=0° 00' 00" L=0.00'
CB=N44°47'11"E CD=0.00

SEE SHEET 2 FOR NOTES, BASIS OF BEARINGS, LEGEND AND REFERENCES

SEE SHEET 6



Line Table		
Line #	Bearing	Length
L1(R)	N64°08'45"E	11.00'
L2(R)	N18°49'05"W	5.00'
L3	N37°38'53"W	7.43'
L4	N8°43'12"W	7.46'
L5(R)	N17°54'32"W	5.00'
L6(R)	N25°20'59"W	5.00'
L7	N40°25'25"W	7.42'

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	600.00'	2°12'54"	23.20'	N65° 45' 28"E	23.19'
C2	371.00'	25°33'38"	165.51'	N12° 34' 10"W	164.14'
C3	350.00'	25°33'38"	156.14'	N12° 34' 10"W	154.85'
C4	329.00'	25°33'38"	146.77'	N12° 34' 10"W	145.56'
C6	27.00'	76°19'50"	35.97'	N33° 55' 34"E	33.37'
C7	27.00'	4°28'50"	2.11'	N6° 28' 46"W	2.11'
C8	446.00'	20°31'40"	159.79'	N10° 03' 11"W	158.94'

FINAL MAP OF

PARCELS DF-1 & DF-2

SMALL LOT MAP SUBDIVISION

SUBDIVISION No. PL18-0189

BEING A MERGER AND RESUBDIVISION OF LOT 2 AND LOT 3 AND A PORTION OF MARKET STREET AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES, INC., LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192" FILED FOR RECORD ON OCTOBER 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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DECEMBER 2021

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
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SHEET 7 OF 10

BOOK____ OF MAPS, PAGE____

GUNNISON DRIVE

GUNNISON DRIVE

SEE SHEET 4

SEE SHEET 5

SEE SHEET 9

SEE SHEET 7

71 70 69 68 67 66 65 64

57 52 58 5,775 SF 51 5,775 SF 59 6,060 SF 50 6,599 SF 60 6,749 SF 49 6,470 SF 61 6,319 SF 48 6,583 SF 62 5,676 SF 47 6,483 SF 63 6,483 SF

42 43 5,952 SF 44 6,698 SF 45 6,727 SF 46 6,573 SF

37 36 6,365 SF 35 6,527 SF 34 7,234 SF

23 24 25

N89°54'32"W 104.99' | N89°54'32"W 105.01' | N89°47'21"W 107.58' | N89°40'15"E 105.69'

N89°54'32"W 105.00' | N89°54'32"W 105.00' | N89°47'21"W 108.86'

N84°10'22"E(R) 107.90'

N86°15'28"E(R) 105.73' | N82°20'35"E(R) 104.42' | N78°18'51"E(R) 105.25' | N78°40'28"E(R) 105.97'

N73°14'41"E(R) 108.49' | N73°47'32"E(R) 102.65' | S65°02'59"W(R) | S65°03'31"W(R) | N64°39'01"E 104.78'

N64°39'01"E 100.00' | N64°39'01"E 100.00' | N64°39'01"E 100.00' | N64°39'01"E 48.60'

N40°42'31"W 7.42' | N09°59'27"W 7.42' | N00°15'40"W 7.42' | N29°35'53"W 7.42'

N25°20'59"W(R) 5.00' | N18°26'12"W(R) 5.00'

N25°20'59"W 19.29'(1)

N64°39'01"E 659.52'(OA) | N64°39'01"E 407.36'(OA) | N64°39'01"E 144.00'(OA)

N64°39'01"E 134.07' | N62°14'39"E 179.56'(1) | N79°40'05"E 286.11'(1)(OA)

N14°55'46"W(R) 57.30' | N77°44'33"E CD=326.64'(OA)

R=329.00' Δ=25°33'38" L=146.77' CB=N12°34'10"W CD=145.56'

R=350.00' Δ=25°33'38" L=156.14' CB=N12°34'10"W CD=154.85'

R=371.00' Δ=25°33'38" L=165.51' CB=N12°34'10"W CD=164.14'

Δ=3°57'11" L=22.70' CB=N01°45'57"W CD=22.70'

Δ=13° 00' 47" L=74.72' CB=N10°14'56"W CD=74.56'

Δ=8° 35' 40" L=49.35' CB=N21°03'09"W CD=49.30'

Δ=8° 33' 03" L=55.37' CB=N11°55'56"W CD=55.32'

Δ=8° 44' 33" L=56.61' CB=N20°34'44"W CD=56.55'

Δ=0° 23' 58" L=2.59' CB=N25°09'00"W CD=2.59'

Δ=4° 02' 55" L=35.19' CB=N03°43'23"W CD=35.18'

Δ=11° 53' 49" L=68.31' CB=N05°44'15"W CD=68.19'

Δ=13° 15' 19" L=76.11' CB=N18°18'49"W CD=75.94'

Δ=0° 24' 30" L=2.35' CB=N25°08'44"W CD=2.35'

Δ=1° 37' 12" L=22.03' CB=N65°27'37"E CD=22.02'

Δ=5° 29' 54" L=54.79' CB=N03°04'41"W CD=54.77'

Δ=5° 29' 54" L=54.79' CB=N08°34'35"W CD=54.77'

Δ=3° 36' 14" L=35.92' CB=N13°07'39"W CD=35.91'

Δ=74°38'28" L=35.17' CB=N78°01'45"W CD=32.74' R=27.00'

Δ=74°38'28" L=35.17' CB=N27°19'47"E CD=32.74' R=27.00'

Δ=74°38'28" L=35.17' CB=N68°06'25"E CD=32.74' R=27.00'

Δ=71°49'29" L=33.85' CB=N65°30'36"W CD=31.67' R=27.00'

Δ=71°49'29" L=33.85' CB=N35°39'04"E CD=31.67' R=27.00'

Δ=5°17'35" L=71.97' CB=N68°55'00"E CD=71.94' R=779.00'

Δ=6°54'47" L=93.99' CB=N68°06'25"E CD=93.93' R=779.00'

Δ=10°25'13" L=136.40' CB=N69°51'37"E CD=136.21' R=750.00'

Δ=26°11'03" L=342.75' CB=N77°44'33"E CD=326.64'(OA) R=721.00'

Δ=26°11'03" L=329.50' CB=N77°44'33"E CD=326.64'(OA) R=721.00'

Δ=15°45'50" L=206.35' CB=N82°57'09"E CD=205.70'(OA) R=750.00'

Δ=18°04'51" L=166.94' CB=N05°53'21"W CD=166.24'(OA) R=529.00'

Δ=18°04'51" L=173.56' CB=N05°53'21"W CD=172.84' R=550.00'

Δ=18°04'51" L=180.19' CB=N05°53'21"W CD=179.44'(OA) R=571.00'

12.5' P.U.E.

4.67' | 4.91' | 7.45' | 21' | 29' | 38.23' | 53.86' | 16.14' | 50.36' | 10.78' | 52.82' | 16.26' | 18.72' | 56.76' | 65.24' | 43.24' | 72.00' | 242.00' | 219.91' | 19' | 10.00' | 97.60' | 40.65' | 48.60' | 65.06' | 51.05' | 29.49' | 36.28' | 50.96' | 14.69' | 65.60' | 55.00' | 55.02'

N00°12'39"E 246.10'(OA) | N00°12'39"E 289.19' | N00°12'39"E 246.28'(OA) | N00°11'58"E 230.00'(OA) | N00°12'39"E 212.63'(OA) | N00°12'39"E 255.72' | N00°12'39"E 212.811'(OA) | N01°07'49"W 280.85'(OA) | N01°07'48"W | N17°41'10"W | N23°43'47"W(R) | N19°57'23"W | N25°20'59"W | N25°20'59"W 118.72' | N25°20'59"W 169.72' | N25°20'59"W 91.65'

LOT H 3,775 SF P.U.E./P.E.

LOT 5 FF MAPS 21

LOT 4 FF MAPS 21

SEE DETAIL A ON THIS SHEET

N

0 30 60

SCALE: 1"=30'

BROOKSLEIGH DRIVE R=721.00' Δ=26°11'03" L=329.50' CB=N77°44'33"E CD=326.64'(OA) LOT H N79°40'05"E 286.11'(1)(OA) LOT H N62°14'39"E 179.56'(1) LOT 5 FF MAPS 21

DETAIL A N.T.S.

SEE SHEET 2 FOR NOTES, BASIS OF BEARINGS, LEGEND AND REFERENCES

FINAL MAP OF
PARCELS DF-1 & DF-2
SMALL LOT MAP SUBDIVISION
SUBDIVISION No. PL18-0189

BEING A MERGER AND RESUBDIVISION OF LOT 2 AND LOT 3 AND A PORTION OF MARKET STREET AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES, INC., LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192" FILED FOR RECORD ON OCTOBER 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

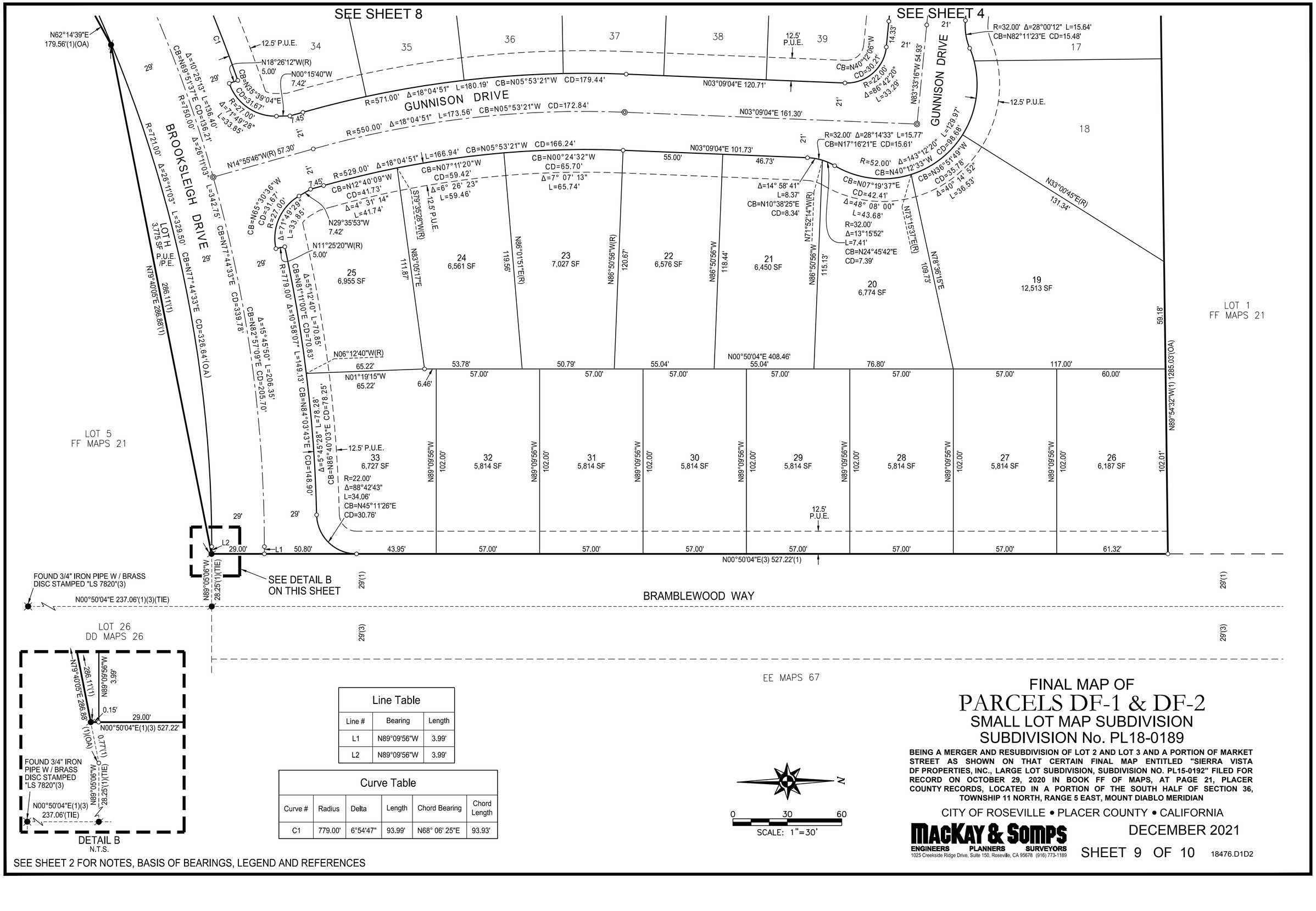
CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

DECEMBER 2021

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

18476.D1D2

BOOK_____ OF MAPS, PAGE_____



Line Table		
Line #	Bearing	Length
L1	N89°09'56"W	3.99'
L2	N89°09'56"W	3.99'

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	779.00'	6°54'47"	93.99'	N68° 06' 25"E	93.93'

0 30 60
SCALE: 1"=30'

FINAL MAP OF
PARCELS DF-1 & DF-2
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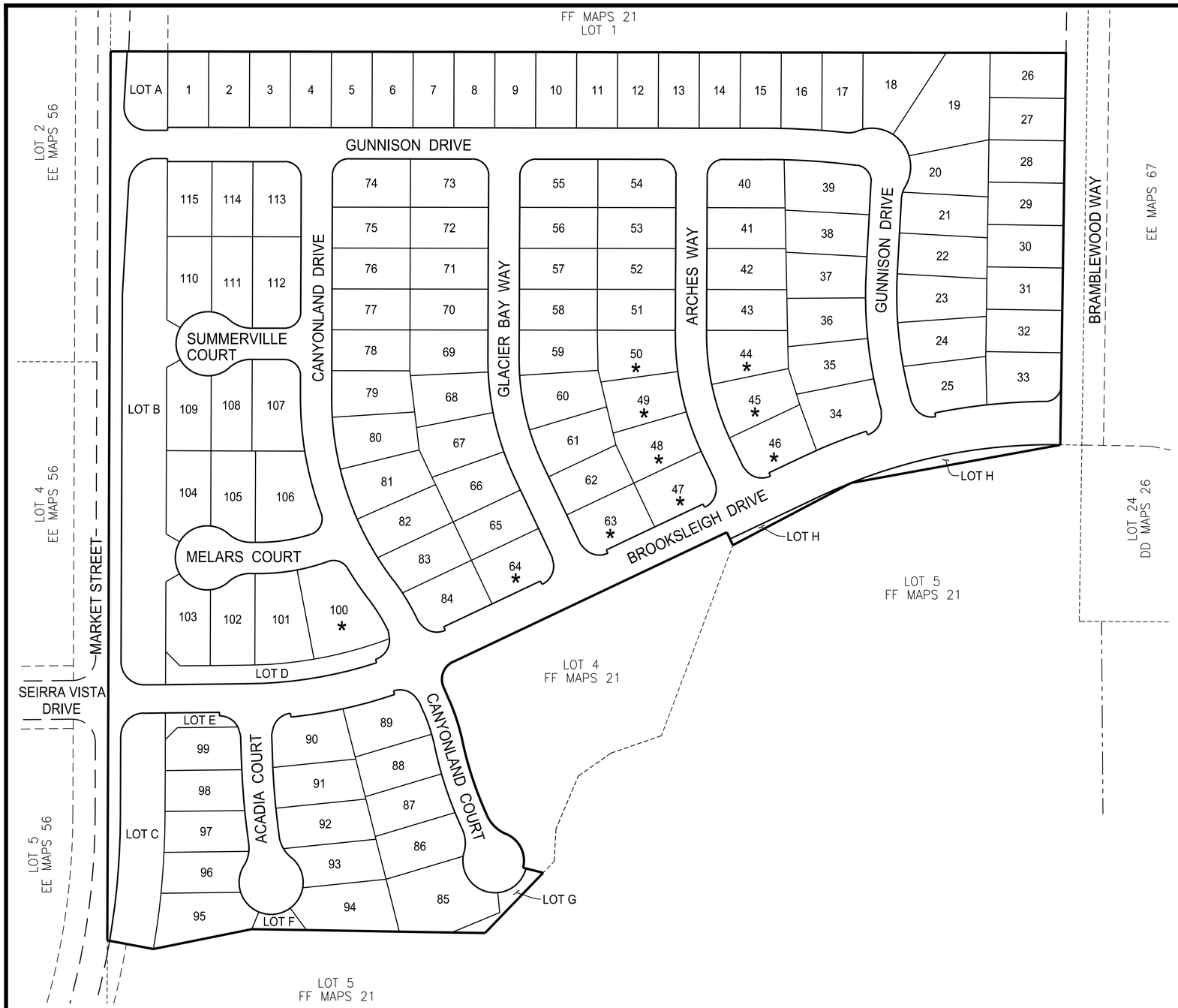
SEE SHEET 2 FOR NOTES, BASIS OF BEARINGS, LEGEND AND REFERENCES

BOOK_____OF MAPS, PAGE_____



ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSES ONLY PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE

EACH RESIDENTIAL DWELLING CONSTRUCTED ON ANY OF THE LOTS INDICATED SHALL BE FITTED WITH A SEWER BACKFLOW PREVENTER VALVE AS APPROVED BY THE CITY OF ROSEVILLLE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID DWELLING TO MAINTAIN THE VALVE AND PREVENT DAMAGE FROM OCCURRING THERETO. THE CITY OF ROSEVILLE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR PERFORMANCE OF THE VALVE, AND THE CITY OF ROSEVILLE SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO ANY SUCH DWELLING OR ITS CONTENTS DUE TO FAILURE OF THE VALVE FOR ANY REASON WHATSOEVER.

LEGEND

* DENOTES SEWER BACKFLOW PREVENTER VALVE REQUIRED ON SANITARY SEWER CONNECTION BY THE CITY OF ROSEVILLE WITH THE BUILDING PERMIT AND MAINTAINED THEREAFTER BY THE OWNER.

N

0 50 100 200

SCALE: 1"=100'

FINAL MAP OF

PARCELS DF-1 & DF-2

SMALL LOT MAP SUBDIVISION

SUBDIVISION No. PL18-0189

BEING A MERGER AND RESUBDIVISION OF LOT 2 AND LOT 3 AND A PORTION OF MARKET STREET AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES, INC., LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192" FILED FOR RECORD ON OCTOBER 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

DECEMBER 2021

18476.D1D2

RESOLUTION NO. 22-003

APPROVING A SUBDIVISION AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND SV 218, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a subdivision agreement, by and between the City of Roseville and SV 218, LLC, for Parcels DF-1 and DF-2 subdivision, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

RECORDING REQUESTED BY AND WHEN RECORDED, PLEASE RETURN TO:

City Clerk
CITY OF ROSEVILLE
311 Vernon Street
Roseville, CA 95678

Exempt from recording fees
Pursuant to Govt. Code §27383

SUBDIVISION AGREEMENT

Parcels DF-1 & DF-2 SUBDIVISION

THIS AGREEMENT, made and entered into this ___ day of _____, 20__, by and between the CITY OF ROSEVILLE, a municipal corporation ("CITY"), and SV 218, LLC, a California Limited Liability Company, ("SUBDIVIDER"),

W I T N E S S E T H:

WHEREAS, SUBDIVIDER is possessed of a tract of land lying in the City of Roseville, County of Placer, known as "Parcels DF-1 & DF-2 Subdivision" (Subdivision no. PL18-0189; "the Subdivision"); and

WHEREAS, a tentative map of the Subdivision was approved by the City Planning Commission on the 9th day of July, 2018, and the final map of the Subdivision has been approved subject to the execution of this Agreement; and

WHEREAS, the final map has been filed on the ____ day of _____, 20__ in Book _____ of Parcel/Subdivision Maps at Page _____ in the Official Records, Placer County Recorder, file no. _____; and

WHEREAS, Section 18.20.110 of the Roseville Municipal Code, regulating the subdivision of land in the City, requires that SUBDIVIDER shall execute and file an agreement between itself and CITY relating to the improvements to be made in a subdivision, prior to the approval by the City Council of the final map.

NOW, THEREFORE, the parties agree as follows:

1. Rights-of-Way. Except as otherwise provided by this Agreement, CITY rejects all lands, right-of-ways, and easements offered for dedication on the final map of the Subdivision. All such offers shall, however, remain open, and shall constitute irrevocable offers of dedication in accordance with Government Code Section 66477.2. All such offers may be accepted by CITY in its sole discretion at any later date without further notice to SUBDIVIDER as provided by law.

By way of explanation only, it is the current intention of CITY to accept all or part of such irrevocable offers to dedicate upon acceptance of the improvements called for in this Agreement.

2. Improvements - Time Limit. SUBDIVIDER agrees to cause all improvements to be made and constructed in the Subdivision to fully comply with the requirements of the Roseville Municipal Code and the Subdivision Map Act of the State of California according to the improvement plans for the Subdivision prepared by MacKay & Somps Civil Engineers, Inc., dated August 2021 and approved by the City Engineer and including any changes or

alterations to such improvements required by the City Engineer, and to install, on or before December 31, 2023, such survey monuments as may be required by the City Engineer ("the Work"). SUBDIVIDER agrees to pay for any materials, provisions or other supplies used in, upon, for or about the performance of the Work, or for any work or labor of any kind done in connection with the Work, or for any amounts due under the Unemployment Insurance Act with respect to such work or labor.

SUBDIVIDER agrees to complete all of the Work on or before twenty-four (24) months from the date of this Agreement. If in the opinion of the City Engineer of CITY, an extension of this Agreement is not detrimental to the public welfare, he or she is, in his or her sole discretion, hereby authorized to extend the time within which the Work shall be completed for a period not to exceed twelve (12) months. Upon a written application made by SUBDIVIDER, further extensions, not to exceed an additional six (6) months, shall be reviewed and approved at the discretion of the City Engineer of CITY. Any such application extension request by SUBDIVIDER shall fully state the grounds and facts relied upon for the granting of additional extensions.

In the event that SUBDIVIDER shall fail to complete the Work within the time provided by this Agreement, CITY may, in its sole discretion and in addition to any other remedy provided in this Agreement or by law, enter upon the Subdivision and complete the Work and recover the full cost and expense of such construction from SUBDIVIDER, SUBDIVIDER's successors and assigns, or from the then owner of the Subdivision, and/or place a lien upon the Subdivision for such cost and expense.

If at anytime prior to the expiration of the time provided by this Agreement the City Engineer of CITY determines that a safety hazard exists within an existing public right-of-

way, the City Engineer shall give written notice to SUBDIVIDER to eliminate the safety hazard. If SUBDIVIDER fails to eliminate the safety hazard within five (5) calendar days of the written notice, CITY may, in its sole discretion and in addition to any other remedy provided in this Agreement or by law, eliminate the safety hazard and recover the full cost and expense of such work from SUBDIVIDER, SUBDIVIDER's successors and assigns, or from the then owner of the Subdivision, and/or place a lien upon the Subdivision for such cost and expense.

3. Acquisition and Dedication of Easements or Rights-of-Ways. If any of the Work is to be constructed or installed on land not within the Subdivision or already existing public right-of-way, no construction or installation shall be commenced before:

a. The irrevocable offer of dedication or conveyance to CITY of appropriate right-of-ways, easements or other interest in real property, and appropriate authorization from the property owner to allow construction or installation of the improvements or work; or

b. The issuance of an order of possession by a court of competent jurisdiction pursuant to the State Eminent Domain Law. SUBDIVIDER shall comply in all respects with any such order of possession.

Nothing in this Section 3 shall be construed as authorizing or granting an extension of time to SUBDIVIDER for completion of the Work.

4. Inspection Fees and Costs. The City Engineer shall inspect all of the Work improvements made in the Subdivision to see that they comply with CITY's subdivision regulations and specifications. SUBDIVIDER shall deposit the estimated inspection fee and reimburse CITY for the cost of such inspections in accordance with Roseville Municipal Code section 18.20.070.

5. Securities.

a. SUBDIVIDER shall file with this Agreement two (2) improvement securities as set forth in Roseville Municipal Code Sections 18.20.150 and 18.20.160. Each security shall be in the amount of one hundred percent (100%) of the total estimated cost of the Work as determined by the City Engineer which amount is the sum of $-3,524,866.00-. One improvement security shall secure faithful performance of this Agreement as required by Section 66499.3(a) of the Government Code of the State of California (the "faithful performance" security). The second improvement security shall, as required by Section 66499.3(b) of the Government Code of the State of California, secure the obligations set forth in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California for payment to the contractor, his subcontractors and to persons renting equipment or furnishing labor or materials to them for the Work (the "payment security"). The improvement securities required under this paragraph shall also secure placement of monumentation and guarantee payment therefor as provided by California Government Code section 66496.

b. SUBDIVIDER shall also file with this Agreement a "guarantee and warranty security" in the amount of ten percent (10%) of the City Engineer's estimated cost of the Work as set forth in Section 18.20.170 of the Roseville Municipal Code to guarantee and warrant the Work for a period of one year following its completion and acceptance against any defective work or labor done, or defective materials furnished, as required by Section 66499(a)(5) of the Government Code of the State of California. The guarantee and warranty security shall be released upon SUBDIVIDER's request following expiration of the warranty period and subject to the reasonable determination of the City Engineer that SUBDIVIDER's warranty obligations have been satisfied.

c. Any bonds submitted as security pursuant to this section shall be executed by a surety company authorized to transact a surety business in the State of California. All required securities shall be in a form approved by the City Attorney of CITY.

6. Successors and Assigns – Covenant Running with the Land. This Agreement shall inure to the benefit of, and be binding upon, the successors and assigns of the respective parties. It shall be recorded in the Office of the Recorder of Placer County concurrently with the final map of the Subdivision, and shall constitute a covenant running with the land and an equitable servitude upon the real property within the Subdivision.

7. Acceptance of Improvements Upon Completion. Upon satisfactory completion of the Work, in accordance with this Agreement, CITY agrees to accept the Work and its improvements and the offers of dedication described in paragraph 1, subject to the provisions of paragraphs 1 and 10 of this Agreement.

8. Notice Regarding Construction. SUBDIVIDER shall notify the City Engineer of CITY in writing three (3) days prior to the commencement of construction of the Work.

9. Subdivider's Obligation to Warn Public During Construction. Until final acceptance of the Work, SUBDIVIDER shall give good and adequate warning to the public of each and every dangerous condition which may exist in the Work, and will take all reasonable actions to protect the public from any such dangerous condition.

10. Warranty.

a. SUBDIVIDER guarantees and warrants the public improvements which constitute the Work required by this Agreement, and agrees to remedy any defects in the improvements or the Work arising from faulty or defective materials or construction of said improvements or the Work occurring within twelve (12) months after their acceptance by CITY.

SUBDIVIDER agrees to permit inspection of all improvements in the Subdivision by the City Engineer of CITY for such period, and to reimburse CITY for the cost of such inspections.

b. If, within the warranty period, the Work or improvement or any part of the Work done, furnished, installed, or constructed fails to fulfill any of the requirements of this Agreement or the improvement plans and specifications, SUBDIVIDER shall, without delay or cost to CITY, repair, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the Work. CITY may, at its sole option, perform such repair or replacement itself if SUBDIVIDER has failed to commence such repair within twenty (20) days after CITY has mailed written notice of default to SUBDIVIDER and to SUBDIVIDER'S Surety. In such event, SUBDIVIDER agrees to pay the cost of such repair and replacement by CITY and CITY may, at its option, recover such cost as a lien against the Subdivision should the cost exceed the inspection fee deposited pursuant to paragraph 4 of this Agreement.

Should CITY determine that the public safety requires repairs or replacements to be made before SUBDIVIDER can be notified, CITY may, in its sole discretion, make the necessary repairs or replacement or perform the necessary work. SUBDIVIDER shall pay to CITY the cost of such repairs and CITY may at its option recover such cost as a lien against the Subdivision.

11. Indemnification. To the fullest extent allowed by law, SUBDIVIDER shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of SUBDIVIDER 's willful misconduct or negligent act or omission while engaged in the performance of obligations or

exercise of rights created by this Agreement, except those matters arising from CITY's sole or active negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

SUBDIVIDER's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

12. Insurance. SUBDIVIDER agrees to continuously maintain, in full force and effect, at a minimum the following policies of insurance during the term of this Agreement.

COVERAGE	LIMITS OF LIABILITY
General Liability	$2,000,000 per occurrence $3,000,000 aggregate Personal Injury: $2,000,000 per occurrence $3,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Workers' Compensation	Statutory

a. Form. SUBDIVIDER shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.

b. Additional Insureds. SUBDIVIDER shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation, for ongoing and completed operations. Such insurance shall specifically cover the contractual

liability of SUBDIVIDER. The additional insured coverage under the SUBDIVIDER's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

c. Cancellation/Modification. SUBDIVIDER shall provide ten (10) days written notice to CITY prior to cancellation or modification of any insurance required by this Agreement.

d. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of CITY (if agreed to in a written contract) before CITY's own insurance shall be called upon to protect it as a named insured.

e. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

f. Waiver of Subrogation. SUBDIVIDER hereby agrees to waive subrogation which any insurer of SUBDIVIDER may acquire from SUBDIVIDER by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of CITY, its officers, agents, employees and volunteers for all worked performed by SUBDIVIDER, its employees, agents and subcontractors.

g. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve SUBDIVIDER of liability in excess of such coverage, nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this Agreement or law.

13. Irrevocability of Security. The improvement securities furnished pursuant to paragraph 5 shall be irrevocable, shall not be limited as to time (except as to the one-year guarantee and warranty period specified in paragraph 10) and shall provide that they may be released, in whole or part, only upon the written approval of the City Engineer of CITY.

14. Attorney's Fees; Venue; Governing Law. Any action by any party to this Agreement, or any action concerning a security furnished pursuant to paragraph 5, shall be brought in the appropriate court of competent jurisdiction within the County of Placer, State of California, notwithstanding any other provision of law which may provide that such action may be brought in some other location. In the event it becomes necessary for either party to bring an action with respect to enforcement of the provisions of this Agreement, or the security therefor, the prevailing party in such action shall be awarded a reasonable attorney's fee, as may be

determined by the Court. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

15. Release of Faithful Performance Security. Release of faithful performance security shall be in compliance with and pursuant to the procedures set forth in Government Code Section 66499.7. Upon the completion of all secured Work by SUBDIVIDER and written acceptance of that completed Work by CITY, and the furnishing of the warranty security as required by paragraph 5(b), the City Engineer shall authorize the release of the remaining faithful performance security.

16. Release of Payment Security. Thirty-five (35) days after a notice of completion is recorded with respect to the Work, the City Engineer of CITY may authorize the release of the payment security, in the event that no claims have been filed against said security. In the event that claims or actions are filed against the security, the City Engineer may release so much of such security as is in excess of the total of the claims made against it, plus a reasonable amount of costs and attorney's fees.

17. Automatic Termination Upon Completion and Sale of Residential Unit. This Agreement and any lien pursuant hereto shall automatically be terminated, without any further action by either party or need to record any additional document, with respect to any single-family residential lot within a parcel designated by the Specific Plan for residential use, upon completion of construction and issuance by the City of a final inspection for a dwelling unit upon such residential lot and conveyance of such improved residential lot to a bona-fide good faith purchaser thereof. In connection with its issuance of a final inspection for such improved lot, City shall confirm that: (i) all improvements which are required to serve the lot, as determined by City, have been accepted by City; (ii) the lot is included within the Maintenance CFD required

by Section 3.20 or other financing mechanism acceptable to the City, to the extent required hereby; and (iii) if and to the extent applicable to such lot, an affordable purchase or rental housing agreement has been recorded on the lot. Termination of this Agreement for any such residential lot as provided for in this section shall not in any way be construed to terminate or modify any assessment district or Mello-Roos Community Facilities District lien affecting such lot at the time of termination.

18. Failure of Performance. In addition to any other remedies provided in this Agreement or by law, in the event SUBDIVIDER fails to perform one or more of the covenants or conditions of this Agreement, CITY shall have recourse to the security given to guarantee the performance of such acts. CITY may do, or cause to be done, those acts required of SUBDIVIDER, and shall have recourse against so much of the security as is necessary to discharge the responsibility of SUBDIVIDER. In the event CITY seeks recourse against a security, CITY shall also have recourse against SUBDIVIDER for any and all amounts necessary to complete the obligations of SUBDIVIDER in the event the security is insufficient to pay such amounts. All administrative costs, including reasonable attorney's fees pursuant to Section 66499.4 of the Government Code, incurred by CITY, in addition to the costs of the improvements, shall be a proper charge against the security and SUBDIVIDER.

19. Integration. This Agreement is an integrated agreement. It supersedes all prior negotiations, representations, or agreements, either written or oral.

20. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

21. Notices. Any notices sent to the parties relating to this Agreement shall be sent by first class mail, postage prepaid or delivered to the following addresses:

Marc Stout, City Engineer
City of Roseville
311 Vernon Street
Roseville, CA 95678

SV 218, LLC
Attn: Steven A. Schnable
1430 Blue Oaks Blvd, Suite 190
Roseville, CA 95747

Either party may amend its address by giving written notice to the other.

22. Severability. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attestation by its City Clerk under authority of Resolution No. ____, adopted by the Council of the City of Roseville on the ___ day of _____, 20__, and SUBDIVIDER has caused this Agreement to be executed.

CITY OF ROSEVILLE, a municipal corporation,

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

SV 218, LLC,
a California Limited Liability Company

BY: _____
Print name: Martin Z Zigler
Title: Manager

and

BY: _____
Print name: STEVEN A. Schnable
Title: VP

(NOTARIZATION REQUIRED)

[L:\agreement\form agreements\subdivision agmt.docx; 6/29/2021]

APPROVED AS TO FORM:

BY:_____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUFFICIENCY:

BY: _____
MARC STOUT
City Engineer

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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

State of California)
County of Placer)

On November 30, 2021 before me, Karen Headley, a notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Martin 2. Ziegler and Steven A. Schwabe,
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

KAREN HEADLEY
Notary Public - California
Placer County
Commission # 2258771
My Comm. Expires Oct 16, 2022

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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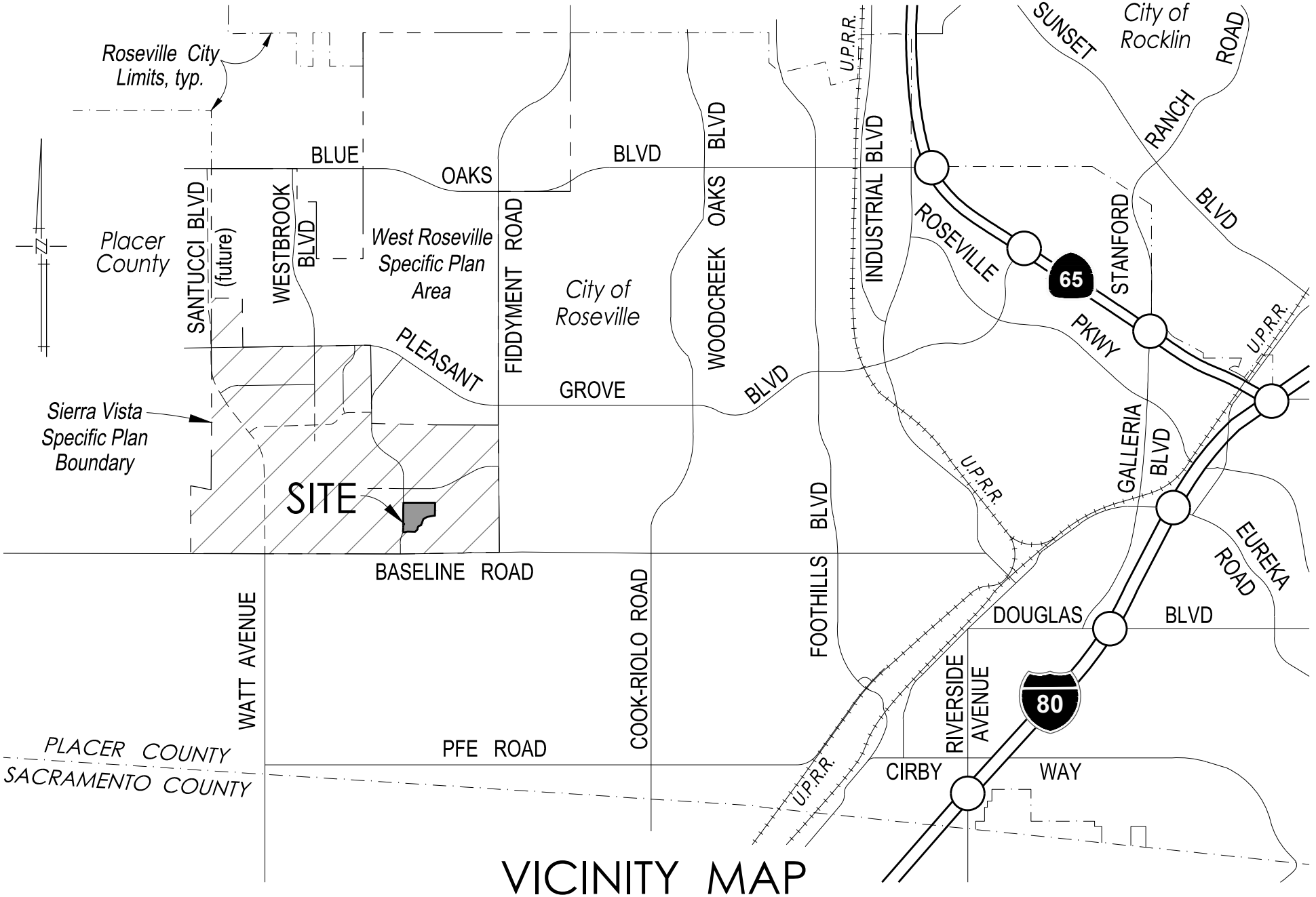
SUBDIVISION NO. PL18-0189

PARCELS DF-1 & DF-2



VICINITY MAP

N.T.S.

COUNCIL COMMUNICATION

CC #: 1870
File #: 0400-04-12-1 & 0400-07

Title:	Sierra Vista Specific Plan - Parcel DF-20 - Final Map and Subdivision Agreement
Contact:	Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.10.

RECOMMENDATION TO COUNCIL

It is recommended that the City Council take the following actions:

1. Approve the final map on file with the City Clerk and accept on behalf of the public, the public utility easements offered thereon, and accept, subject to improvement, the public rights of way and Lots A, B and C offered thereon, and approve the abandonment of the rights of way and easements listed thereon.

2. Adopt the attached resolution approving the Subdivision Agreement and authorizing the City Manager to execute the agreement on behalf of the City.

BACKGROUND

The Development Services Department's Engineering section has reviewed the subject final map and found that it is in compliance with the Subdivision Map Act and the City's Subdivision Ordinance and all conditions of the tentative map have been met.

This map will create 103 residential lots, 3 public landscape lots, 4 private common area lots and 2 private road lots.

FISCAL IMPACT

There is no fiscal impact to the City's General Fund associated with this approval.

ENVIRONMENTAL REVIEW

Approval of the Parcel DF-20 final map is an action that is subject to California Environmental Quality Act (CEQA). Project level CEQA compliance for the Parcel DF-20 final map was accomplished with preparation of the Sierra Vista Specific Plan EIR (Adopted: May 5, 2010) (SCH#2008032017) and the Mitigated Negative Declaration (MND) and associated Mitigation

Monitoring Program approved by the City of Roseville on June 6, 2012. Because the Parcel DF-20 final map is consistent with the project evaluated in the Sierra Vista Specific Plan Environmental Impact Report (EIR), no new effects would be expected to occur and all applicable mitigation measures from the Sierra Vista Specific Plan EIR will be implemented. As such, no additional CEQA action is required at this time.

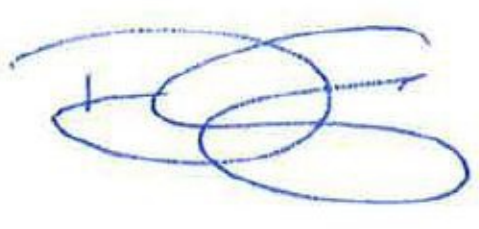
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Kerry Andrews, Assistant Engineer

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Final Map

Resolution 22-002

Subdivision Agreement

Vicinity Map

BOOK _____ OF MAPS, PAGE _____

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "PARCEL DF-20" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENTS FOR PUBLIC PURPOSES:

(A) A PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THE PUBLIC STREETS SHOWN HEREON AS MARKET STREET, VISTA GRANDE BOULEVARD AND BRAMBLEWOOD WAY, LOTS A, B, C, D, E, F, G, H AND I THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

(B) A PUBLIC EASEMENT FOR PEDESTRIAN / BICYCLE ACCESS AND THE INSTALLATION, REPAIR, REMOVAL OR REPLACEMENT OF LANDSCAPING TOGETHER WITH ANY AND ALL APPURTENANCES THERETO ON, OVER, UNDER AND ACROSS LOTS A, B AND C SHOWN HEREON AND DESIGNATED "PASEO EASEMENT" (P.E.).

(C) EMERGENCY ACCESS EASEMENT FOR THE INGRESS AND EGRESS OF EMERGENCY SERVICE VEHICLES ON, OVER AND ACROSS LOTS H AND I (PRIVATE ROAD) FOR USE BY PUBLIC, CITY, COUNTY OR STATE AGENCIES IN RESPONSE TO LAW ENFORCEMENT, FIRE, MEDICAL OR EMERGENCIES CAUSED BY NATURAL DISASTERS, AS SHOWN HEREON AND DESIGNATED "E.A.E." (EMERGENCY ACCESS EASEMENT).

(D) A PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A BUS SHELTER TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "BUS SHELTER EASEMENT."

(E) PEDESTRIAN ACCESS EASEMENT FOR PUBLIC INGRESS AND EGRESS PURPOSES ON, OVER AND ACROSS THOSE STRIPS OF LAND ON LOT H DESIGNATED AS P.A.E. (PEDESTRIAN ACCESS EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) AS PUBLIC RIGHT-OF-WAY (INCLUDING ALL IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS MARKET STREET, VISTA GRANDE BOULEVARD & BRAMBLEWOOD WAY.

(B) LOTS A, B, AND C AS SHOWN HEREON FOR LANDSCAPING PURPOSES AND AS PUBLIC RIGHT-OF-WAY.

SV 218, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
NAME: Martin Z. Ziegler
TITLE: Manager

BY: _____
NAME: STEVEN A. SCHNABLE
TITLE: VP

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF Placer

ON December 7, 2021 BEFORE ME, Karen Headley, A NOTARY PUBLIC

PERSONALLY APPEARED Martin Z. Ziegler and Steven A. Schnable
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

_____ Karen Headley
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY

MY COMMISSION EXPIRES: 10-16-2022 MY COMMISSION NUMBER: 2258771

BENEFICIARY'S STATEMENT

DF PROPERTIES, INC., A CALIFORNIA CORPORATION, AS BENEFICIARY UNDER DEED OF TRUST TO SECURE INDEBTEDNESS AS RECORDED ON AUGUST 30, 2021, AS DOCUMENT NO. 2021-0109006, OFFICIAL RECORDS OF PLACER COUNTY, AGAINST THE LAND HEREIN SHOWN CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY: _____ BY: _____
NAME: KENNETH DENIO NAME: JEFF RONTEN
TITLE: PRESIDENT TITLE: EXEC. VP/CFO

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF Placer

ON December 6, 2021 BEFORE ME, Adrian Manuel David Acosta, A NOTARY PUBLIC

PERSONALLY APPEARED Kenneth Denio
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

_____ Adrian Manuel David Acosta
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY

MY COMMISSION EXPIRES: 4/29/2022 MY COMMISSION NUMBER: 2240448

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF Placer

ON December 6, 2021 BEFORE ME, Adrian Manuel David Acosta, A NOTARY PUBLIC

PERSONALLY APPEARED Jeff Ronten
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

_____ Adrian Manuel David Acosta
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY

MY COMMISSION EXPIRES: 4/29/2022 MY COMMISSION NUMBER: 2240448

SURVEYOR'S STATEMENT

THIS MAP OF "PARCEL DF-20" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF WESTPARK SIERRA VISTA, LLC, IN NOVEMBER, 2017, I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2023, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

BY: _____
PAUL FERGUSON, JR., PLS 9265
EXPIRATION DATE: MARCH 31, 2022

DATE: 12/6/2021

LICENSED LAND SURVEYOR
PAUL FERGUSON, JR.
3-31-22
No. 9265
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "PARCEL DF-20" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

_____ DATE: _____
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2022

I HEREBY STATE THAT I AM SATISFIED THIS FINAL MAP OF "PARCEL DF-20" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

_____ DATE: _____
TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2023

LICENSED LAND SURVEYOR
TIMOTHY G. BLAIR
Exp. 12-31-23
No. 8278
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "PARCEL DF-20", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENTS OFFERED HEREON FOR DEDICATION AND HAS ACCEPTED, SUBJECT TO IMPROVEMENT, THE PUBLIC RIGHT-OF-WAY AND LOTS A, B, AND C OFFERED HEREON FOR DEDICATION AND DOES ALSO HEREBY APPROVE THE ABANDONMENT OF THE RIGHTS OF WAY AND EASEMENTS LISTED HEREON WITHIN NOTE 5 ON SHEET 2.

_____
CITY CLERK, CITY OF ROSEVILLE

DATE: _____ BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2021, AT _____.M. IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC.

_____ DOCUMENT NO.: _____
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

BY: _____ FEE: $ _____
DEPUTY

FINAL MAP OF
PARCEL DF-20
SMALL LOT MAP SUBDIVISION
SUBDIVISION No. PL20-0098

BEING A MERGER AND RESUBDIVISION OF LOT 1 AND A PORTION OF MARKET STREET & BRAMBLEWOOD WAY AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES, INC LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192" FILED FOR RECORD ON OCTOBER 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

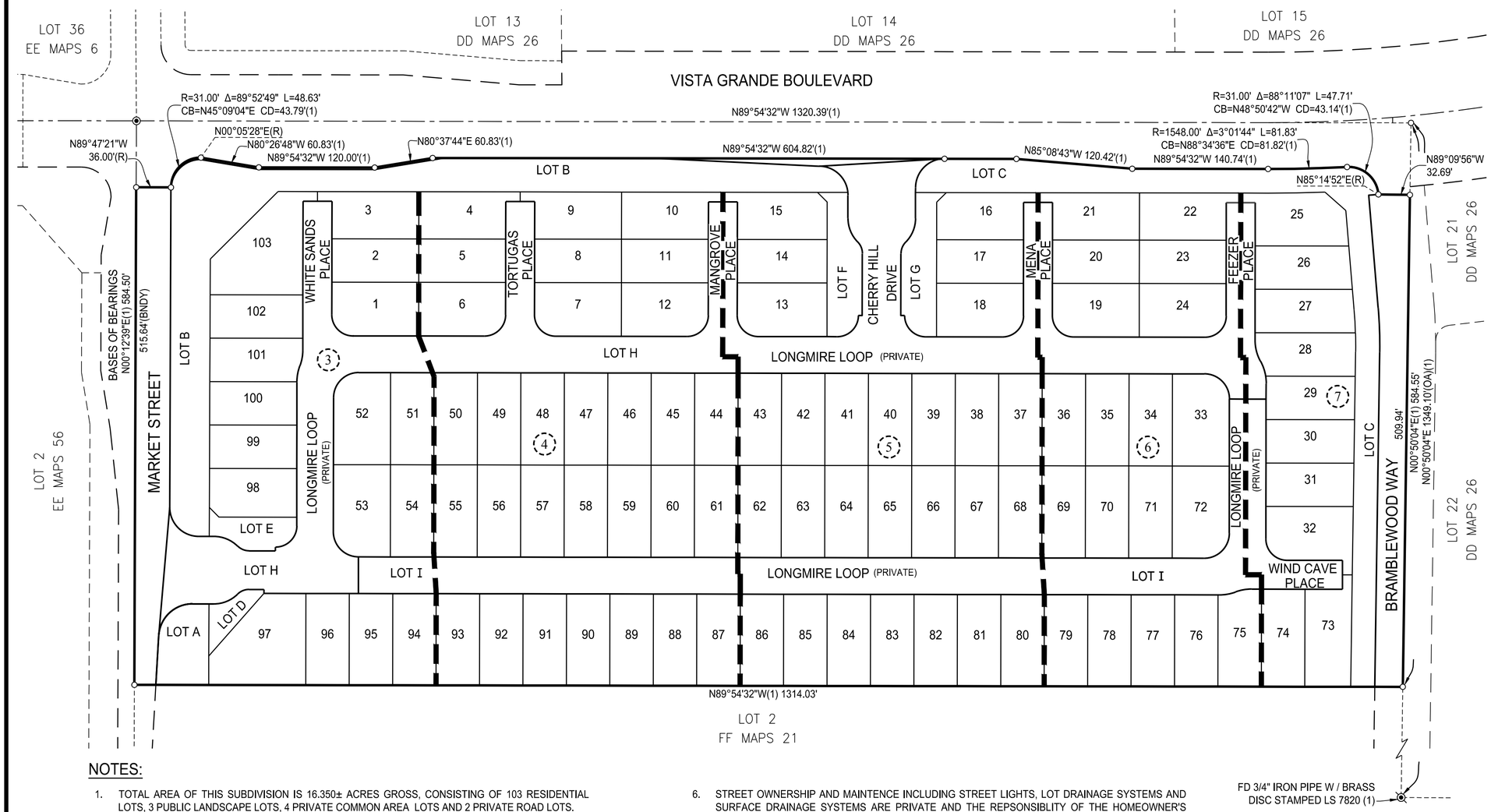
CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

DECEMBER 2021

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

SHEET 1 OF 8

18476.DF20



BASIS OF BEARINGS:

THE BEARING N 00°12'39" E, BEING THE WEST BOUNDARY LINE OF THE LARGE LOT MAP AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - DF PROPERTIES, INC, LARGE LOT SUBDIVISION SUBDIVISION NO. PL15-0192", RECORDED ON AUGUST 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

LEGEND

⊙	FOUND MONUMENT AS NOTED
◉	FOUND 2" DISC STAMPED "LS 7820" IN STANDARD CITY OF ROSEVILLE MONUMENT WELL
◎	SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 9265" PER CITY OF ROSEVILLE STANDARDS
○	DIMENSION POINT
CB	CHORD BEARING
CD	CHORD DISTANCE
E.A.E.	EMERGENCY ACCESS EASEMENT
(OA)	OVERALL
P.A.E.	PEDESTRIAN ACCESS EASEMENT
P.E.	PASEO EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
SF	SQUARE FEET
(1)	DENOTES RECORD INFORMATION
(X)	SHEET NUMBER

REFERENCES:

(1) FF MAPS 21

NOTES:

1. TOTAL AREA OF THIS SUBDIVISION IS 16.350± ACRES GROSS, CONSISTING OF 103 RESIDENTIAL LOTS, 3 PUBLIC LANDSCAPE LOTS, 4 PRIVATE COMMON AREA LOTS AND 2 PRIVATE ROAD LOTS.

2. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.

3. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, INC. PROJECT NO. E14298.000, BASELINE MARKETPLACE, DATED NOVEMBER 2014, AND AN UPDATE AND ADDENDUM REPORT DATED AUGUST 2017 PROJECT NO. E14298.002 IS ON FILE WITI THE CITY OF ROSEVILLE, DEVELOPMENT SERVICES - ENGINEERING DEPARTMENT. FILE NO. 308-934.

4. ALL RESIDENTIAL LOT CORNERS ARE SET WITH THIS MAP, AS DESCRIBED BELOW:
   A. FRONT CORNERS ARE SET WITH A 1" DIAMETER DISC STAMPED "LS 9265", IN THE SIDEWALK, OFFSET 1.00 FOOT ON AN EXTENSION OF THE SIDE LOT LINE, OR (WHERE SIDEWALK DOES NOT EXIST), OFFSET 0.25 FEET ON AN EXTENSION OF THE SIDE LOT LINE.
   B. REAR CORNERS AND ANGLE POINTS ARE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 9265" AT THE CORNER OR, WHERE A MASONRY WALL OR CONCRETE FOOTING EXISTS, OFFSET 4.00 FEET FROM THE REAR CORNER ON THE SIDE LOT LINE. IF AN OFFSET MONUMENT CAN NOT BE SET, A 3/4" BRASS TAG STAMPED "LS 9265" WILL BE SET ON THE MASONRY WALL.

5. PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE, THE LANDS SHOWN HEREON, ARE HEREBY MERGED AND RE-SUBDIVIDED AND THE FOLLOWING RIGHTS OF WAY AND EASEMENTS ARE HEREBY ABANDONED:
   A. THOSE PORTIONS OF MARKET STREET AND BRAMBLEWOOD WAY DEDICATED PER FF MAPS 21 NOT SHOWN HEREON
   B. THE PUBLIC UTILITY EASEMENTS AND THE PEDESTRIAN ACCESS EASEMENTS DEDICATED PER FF MAPS 21 NOT SHOWN HEREON

6. STREET OWNERSHIP AND MAINTENCE INCLUDING STREET LIGHTS, LOT DRAINAGE SYSTEMS AND SURFACE DRAINAGE SYSTEMS ARE PRIVATE AND THE REPSONSIBLITY OF THE HOMEOWNER'S ASSOCIATION.

7. LOTS H AND I (PRIVATE ROADS) SHOWN HEREON SHALL BE GRANTED IN FEE TO THE HOMEOWNER'S ASSOCIATION AS A PRIVATE ROAD FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON.

8. LOTS D, E, F AND G SHOWN HEREON SHALL BE GRANTED IN FEE TO THE HOMEOWNER'S ASSOCIATION AS COMMON AREAS FOR LANDSCAPING AND FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON.

9. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE DOCUMENT ENTITLED, "RECIPROCAL EASEMENT AGREEMENT", EXECUTED BY WESTPARK SIERRA VISTA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ET AL, DATED FEBRUARY 7, 2017, RECORDED JUNE 6, 2017, AS (INSTRUMENT) 2017-0041424, OFFICIAL RECORDS. SAID EASEMENT, NOT SHOWN HEREON LIES ENTIRELY WITHIN LOTS A, B AND C.

10. THIS PROPERTY IS SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT RECORDED ON AUGUST 30, 2021 AS DOC. NO. 2021-0109009. EASEMENT SHALL EXPIRE ONCE IN-TRACT IMPROVEMENTS ARE COMPLETE. SAID EASEMENT, NOT SHOWN HEREON, ENCOMPASSES THE ENTIRE PROPERTY BEING SUBDIVIDED WITH THIS MAP.

FINAL MAP OF
PARCEL DF-20
SMALL LOT MAP SUBDIVISION
SUBDIVISION No. PL20-0098

BEING A MERGER AND RESUBDIVISION OF LOT 1 AND A PORTION OF MARKET STREET & BRAMBLEWOOD WAY AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES, INC LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192" FILED FOR RECORD ON OCTOBER 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

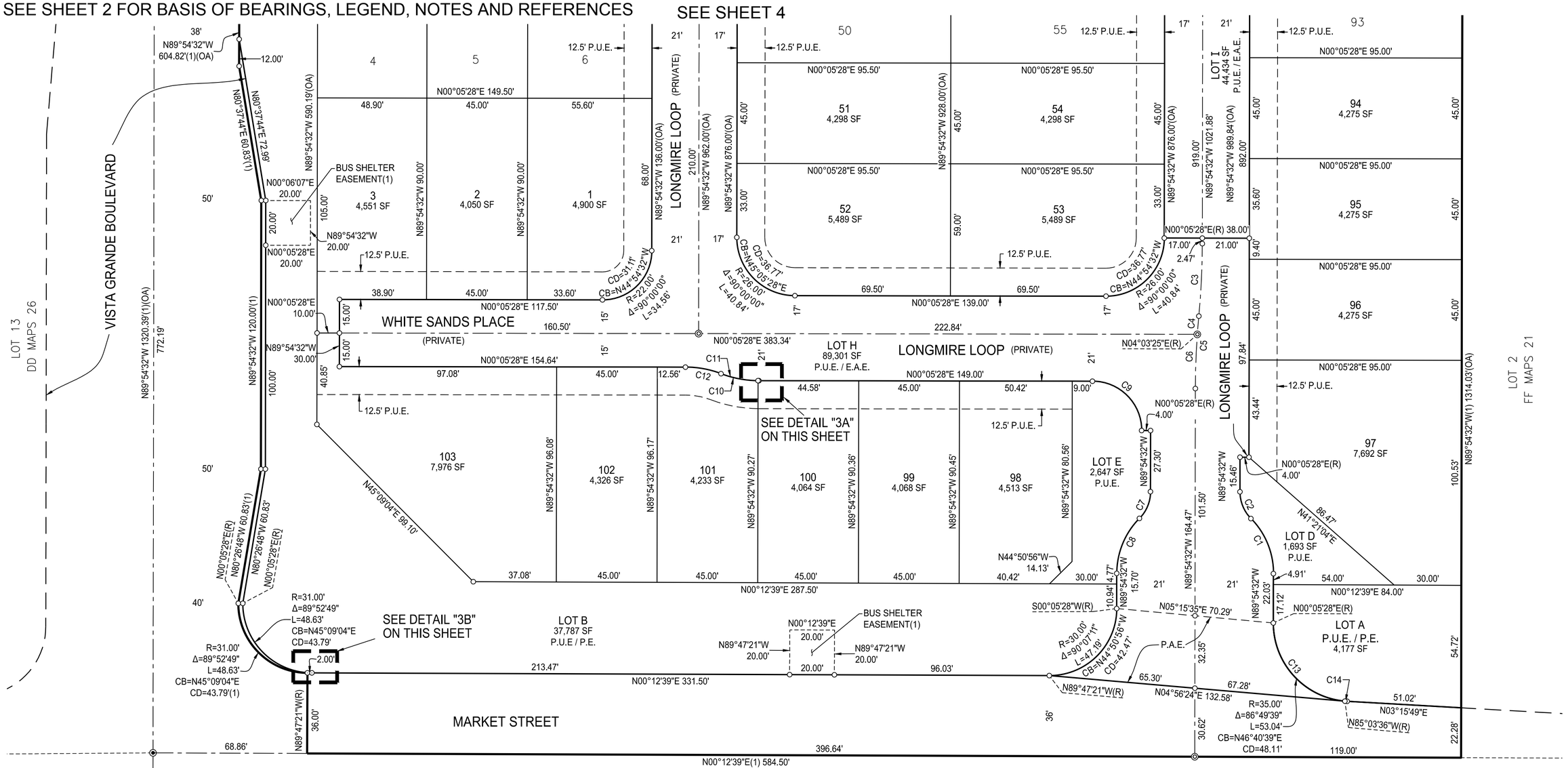
DECEMBER 2021

18476.DF20

BOOK____ OF MAPS, PAGE____

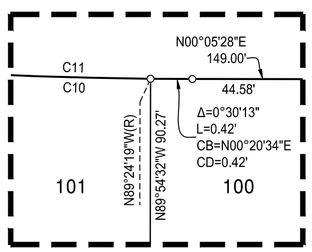
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES

SEE SHEET 4

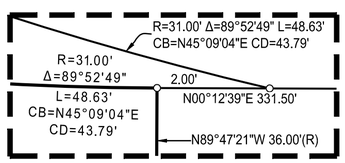


Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	35.00'	44°38'23"	27.27'	N67° 46' 17"E	26.58'
C2	17.00'	44°38'23"	13.24'	N67° 46' 17"E	12.91'
C3	350.00'	5°18'23"	32.42'	N87° 15' 20"W	32.40'
C4	350.00'	1°20'26"	8.19'	N85° 16' 22"W	8.19'
C5	350.00'	5°18'23"	32.42'	N87° 15' 20"W	32.40'
C6	350.00'	3°57'57"	24.23'	N87° 55' 33"W	24.22'
C7	17.00'	44°38'23"	13.24'	N67° 35' 20"W	12.91'

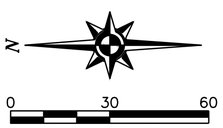
Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C8	35.00'	44°38'23"	27.27'	N67° 35' 20"W	26.58'
C9	22.00'	90°00'00"	34.56'	N45° 05' 28"E	31.11'
C10	48.00'	20°11'24"	16.91'	N10° 41' 23"E	16.83'
C11	48.00'	20°41'37"	17.34'	N10° 26' 17"E	17.24'
C12	45.00'	20°41'37"	16.25'	N10° 26' 17"E	16.16'
C13	35.00'	85°09'04"	52.02'	N47° 30' 56"E	47.36'
C14	35.00'	1°40'35"	1.02'	N04° 06' 07"E	1.02'



DETAIL "3A"
SCALE: 1" = 1'



DETAIL "3B"
NOT TO SCALE



SCALE: 1"=30'

FINAL MAP OF PARCEL DF-20

SMALL LOT MAP SUBDIVISION SUBDIVISION No. PL20-0098

BEING A MERGER AND RESUBDIVISION OF LOT 1 AND A PORTION OF MARKET STREET & BRAMBLEWOOD WAY AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES, INC LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192" FILED FOR RECORD ON OCTOBER 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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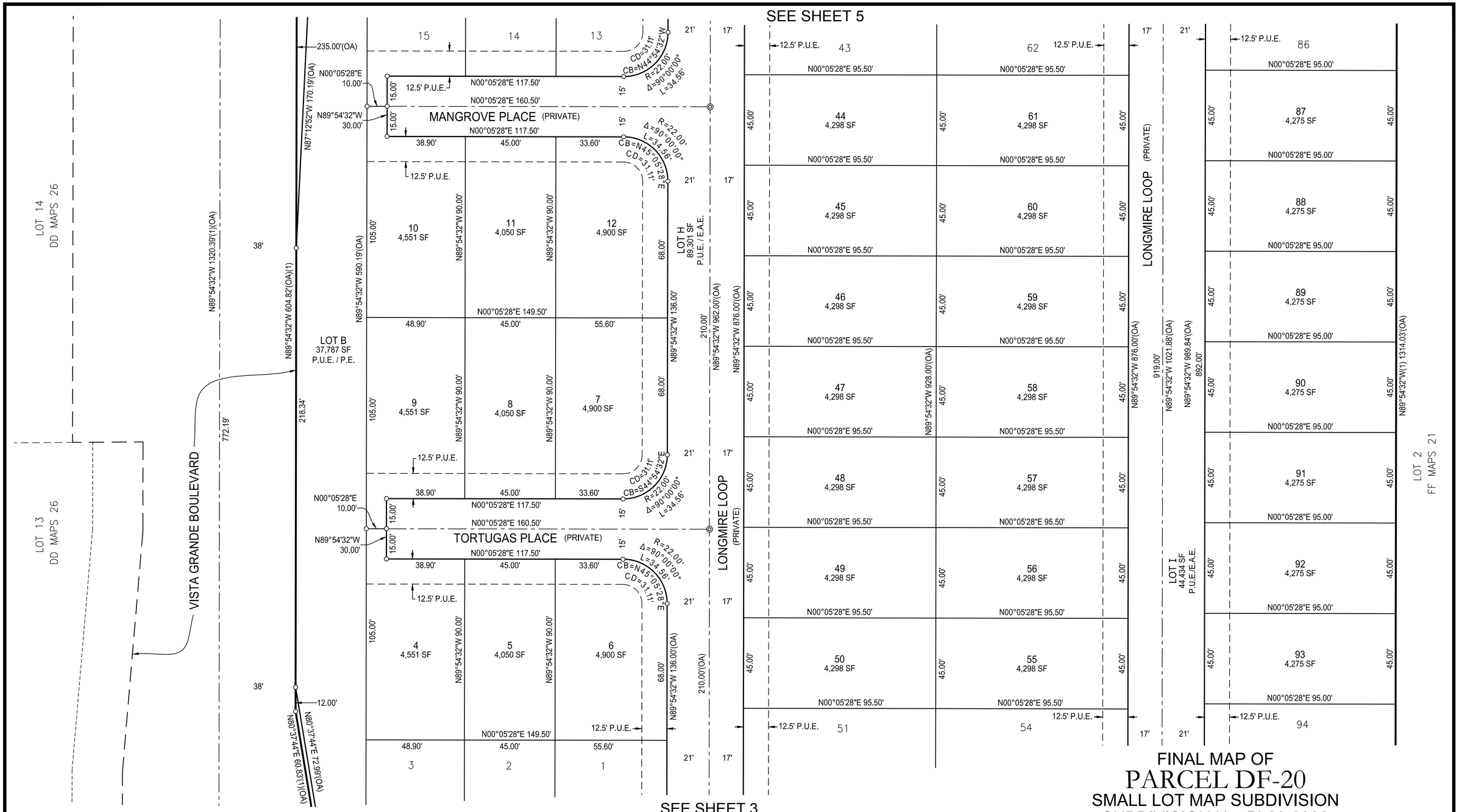
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

DECEMBER 2021

18476.DF20



FINAL MAP OF
PARCEL DF-20
SMALL LOT MAP SUBDIVISION
SUBDIVISION No. PL20-0098

BEING A MERGER AND RESUBDIVISION OF LOT 1 AND A PORTION OF MARKET STREET & BRAMBLEWOOD WAY AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES, INC LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192" FILED FOR RECORD ON OCTOBER 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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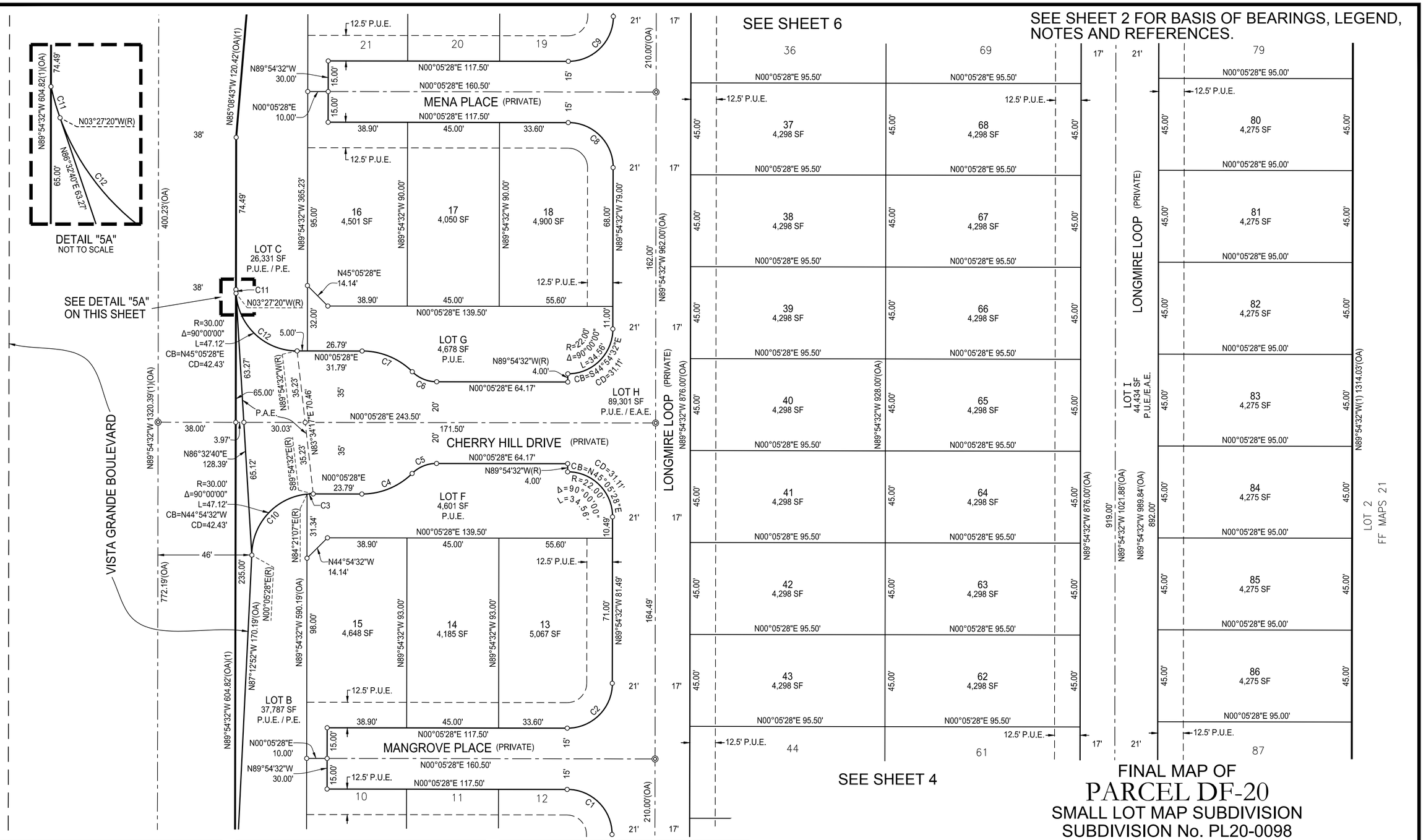
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

BOOK____ OF MAPS, PAGE____

SEE SHEET 6

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.


DETAIL "5A"
NOT TO SCALE
SEE DETAIL "5A" ON THIS SHEET
LOT 14
DD MAPS 26
VISTA GRANDE BOULEVARD
MENA PLACE (PRIVATE)
CHERRY HILL DRIVE (PRIVATE)
MANGROVE PLACE (PRIVATE)
LONGMIRE LOOP (PRIVATE)
LOT C
26,331 SF
P.U.E. / P.E.
LOT G
4,678 SF
P.U.E.
LOT H
89,301 SF
P.U.E. / E.A.E.
LOT F
4,601 SF
P.U.E.
LOT B
37,787 SF
P.U.E. / P.E.
LOT I
44,434 SF
P.U.E./E.A.E.
LOT 2
FF MAPS 21
16
4,501 SF
17
4,050 SF
18
4,900 SF
15
4,648 SF
14
4,185 SF
13
5,067 SF
10
11
12
21
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19
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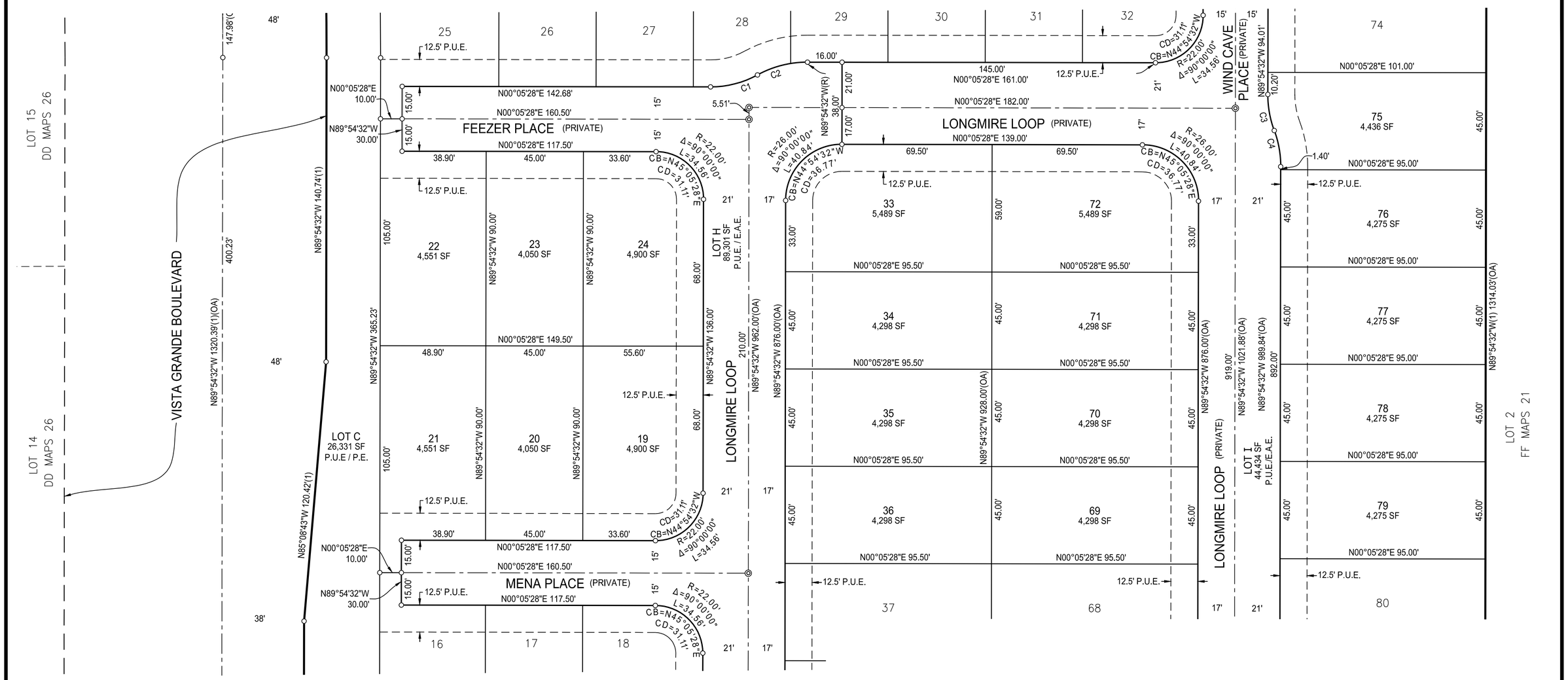
4,275 SF
81
4,275 SF
82
4,275 SF
83
4,275 SF
84
4,275 SF
85
4,275 SF
86
4,275 SF
87
N89°54'32"W 1320.39'(1)(OA)
N89°54'32"W 604.82'(OA)(1)
N85°08'43"W 120.42'(OA)(1)
400.23'(OA)
772.19'(OA)
N89°54'32"W 962.00'(OA)
N89°54'32"W 876.00'(OA)
N89°54'32"W 928.00'(OA)
N89°54'32"W 1021.88'(OA)
N89°54'32"W 989.84'(OA)
N89°54'32"W 892.00'
N89°54'32"W(1) 1314.03'(OA)
210.00'(OA)
162.00'
919.00'
N00°05'28"E 117.50'
N00°05'28"E 160.50'
N00°05'28"E 139.50'
N00°05'28"E 243.50'
N00°05'28"E 64.17'
N00°05'28"E 23.79'
N00°05'28"E 95.50'
N89°54'32"W 365.23'
N89°54'32"W 90.00'
N89°54'32"W 79.00'
N89°54'32"W 590.19'(OA)
N89°54'32"W 93.00'
N89°54'32"W 81.49'
N87°12'52"W 170.19'(OA)
N00°05'28"E(R)
N84°21'07"E(R)
N89°54'32"W(R)
N83°34'17"E
N86°32'40"E 128.39'
N89°54'32"W 30.00'
N00°05'28"E 10.00'
N45°05'28"E 14.14'
N44°54'32"W 14.14'
N89°54'32"W(R) 4.00'
CB=S44°54'32"E
CD=31.11'
CB=N45°05'28"E
CD=31.11'
R=30.00'
Δ=90°00'00"
L=47.12'
CB=N45°05'28"E
CD=42.43'
R=30.00'
Δ=90°00'00"
L=47.12'
CB=N44°54'32"W
CD=42.43'
R=22.00'
Δ=90°00'00"
L=34.56'
CB=N45°05'28"E
CD=31.11'
N03°27'20"W(R)
N86°32'40"E 63.27'
C1
C2
C3
C4
C5
C6
C7
C8
C9
C10
C11
C12
12.5' P.U.E.
15.00'
38.90'
45.00'
33.60'
55.60'
95.00'
68.00'
98.00'
71.00'
32.00'
11.00'
26.79'
31.79'
63.27'
35.23'
65.00'
70.46'
171.50'
38.00'
30.03'
3.97'
65.12'
31.34'
10.49'
235.00'
46'
38'
5.00'
3.00'
1.86'
40.25'
41.09'
12.91'
26.58'
31.11'
1.86'
3.01'
27.27'
44.12'
34.56'
47.12'
42.43'
1.86'
2.00'
2.00'
2.00

BOOK_____ OF MAPS, PAGE_____

SEE SHEET 7



SEE SHEET 5

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	45.00'	28°48'50"	22.63'	N14° 18' 57"W	22.39'
C2	48.00'	28°48'50"	24.14'	N14° 18' 57"W	23.89'
C3	48.00'	20°21'51"	17.06'	N79° 54' 33"E	16.97'
C4	48.00'	20°21'51"	17.06'	N79° 54' 33"E	16.97'

N

0 30 60

SCALE: 1"=30'

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF

PARCEL DF-20

SMALL LOT MAP SUBDIVISION

SUBDIVISION No. PL20-0098

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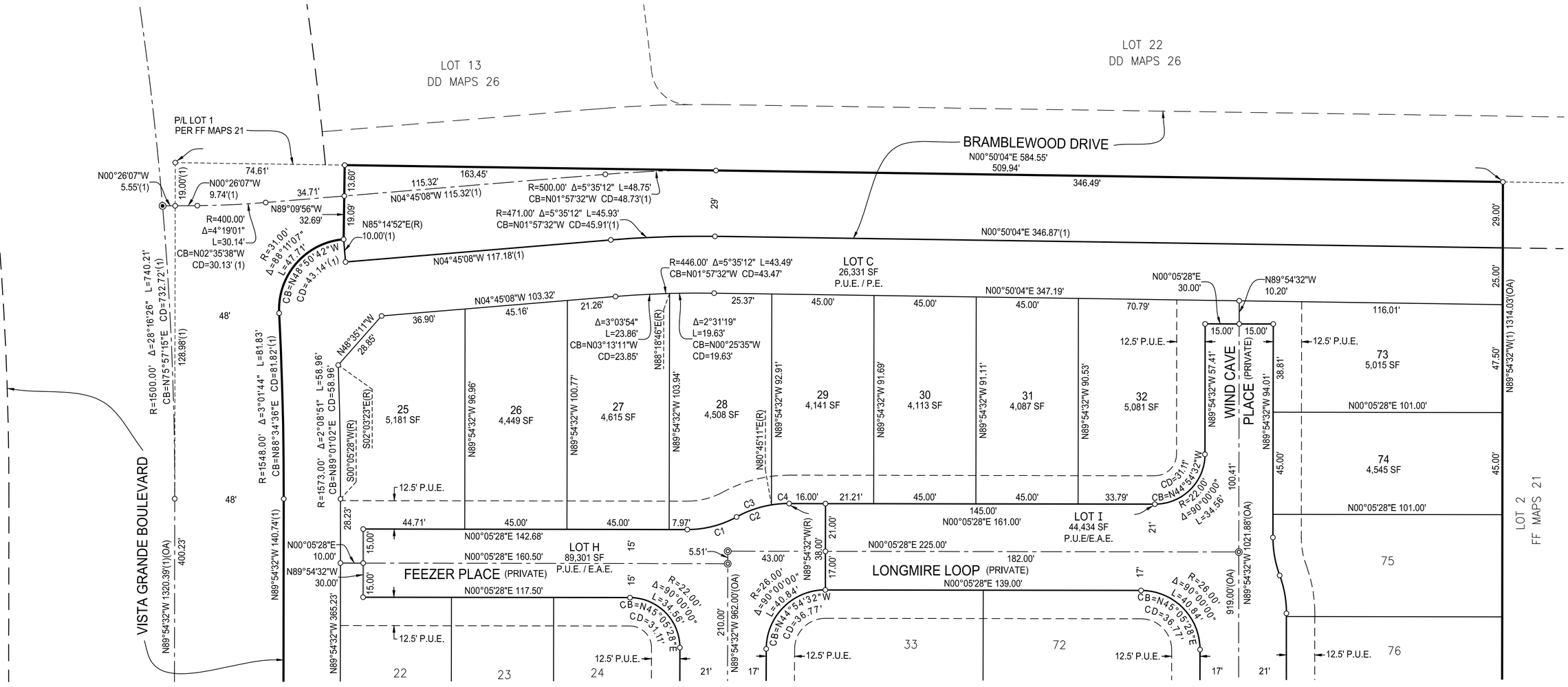
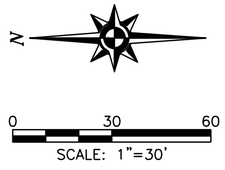


SEE SHEET 6

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	45.00'	28°48'50"	22.63'	N14° 18' 57"W	22.39'
C2	48.00'	28°48'50"	24.14'	N14° 18' 57"W	23.89'
C3	48.00'	19°28'34"	16.32'	N18° 59' 05"W	16.24'
C4	48.00'	9°20'17"	7.82'	N04° 34' 40"W	7.81'



FINAL MAP OF
PARCEL DF-20
SMALL LOT MAP SUBDIVISION
SUBDIVISION No. PL20-0098

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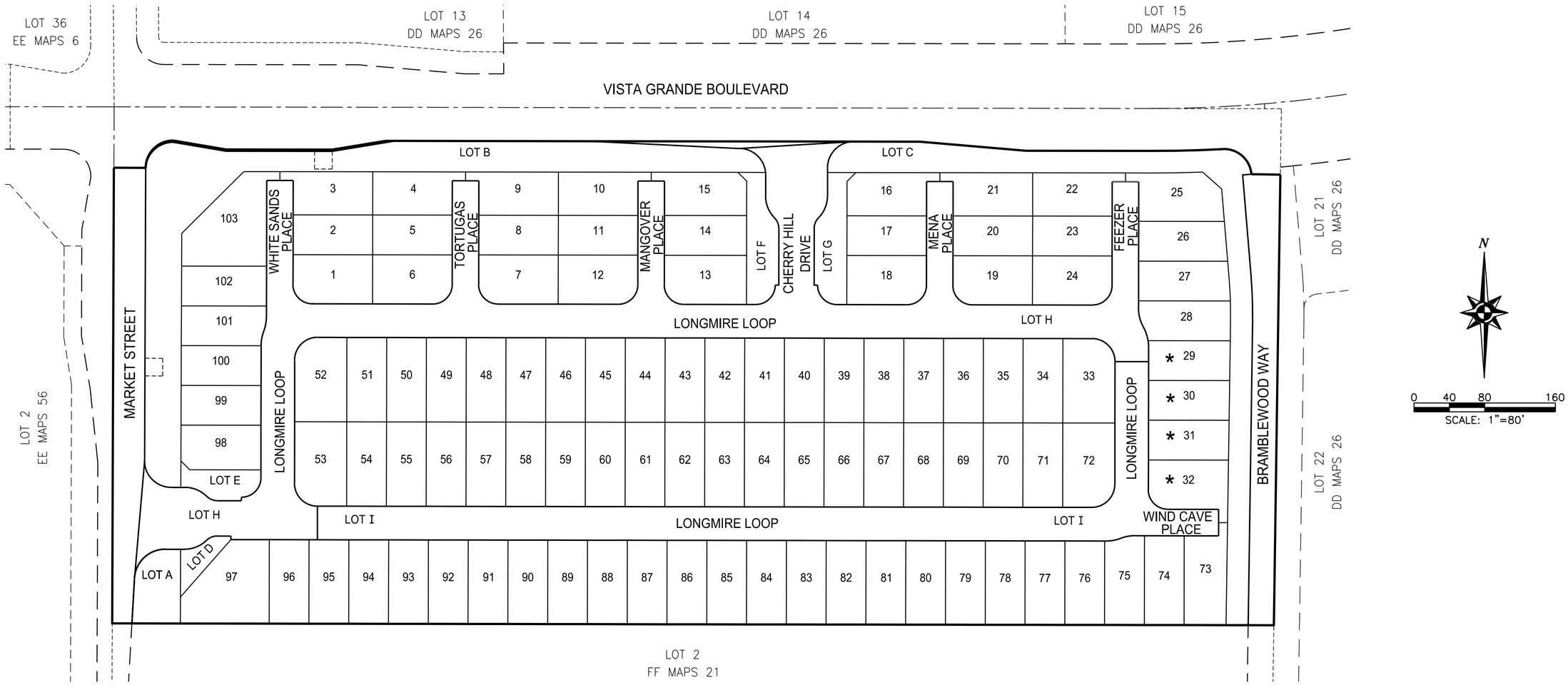
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.



ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSES ONLY PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE

EACH RESIDENTIAL DWELLING CONSTRUCTED ON ANY OF THE LOTS INDICATED SHALL BE FITTED WITH A SEWER BACKFLOW PREVENTER VALVE AS APPROVED BY THE CITY OF ROSEVILLLE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID DWELLING TO MAINTAIN THE VALVE AND PREVENT DAMAGE FROM OCCURRING THERETO. THE CITY OF ROSEVILLE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR PERFORMANCE OF THE VALVE, AND THE CITY OF ROSEVILLE SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO ANY SUCH DWELLING OR ITS CONTENTS DUE TO FAILURE OF THE VALVE FOR ANY REASON WHATSOEVER.

LEGEND

* DENOTES SEWER BACKFLOW PREVENTER VALVE REQUIRED ON SANITARY SEWER CONNECTION BY THE CITY OF ROSEVILLE WITH THE BUILDING PERMIT AND MAINTAINED THEREAFTER BY THE OWNER.

FINAL MAP OF
PARCEL DF-20
SMALL LOT MAP SUBDIVISION
SUBDIVISION No. PL20-0098

BEING A MERGER AND RESUBDIVISION OF LOT 1 AND A PORTION OF MARKET STREET & BRAMBLEWOOD WAY AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES, INC LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192" FILED FOR RECORD ON OCTOBER 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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DECEMBER 2021

18476.DF20

RESOLUTION NO. 22-002

APPROVING A SUBDIVISION AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND SV 218, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a subdivision agreement, by and between the City of Roseville and SV 218, LLC, for the Parcel DF-20 subdivision, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

RECORDING REQUESTED BY AND WHEN RECORDED, PLEASE RETURN TO:

City Clerk
CITY OF ROSEVILLE
311 Vernon Street
Roseville, CA 95678

Exempt from recording fees
Pursuant to Govt. Code §27383

SUBDIVISION AGREEMENT

Parcel DF-20
_____ SUBDIVISION

THIS AGREEMENT, made and entered into this ___ day of _____, 20__, by and between the CITY OF ROSEVILLE, a municipal corporation ("CITY"), and SV 218, LLC _____, a California Limited Liability Company _____, ("SUBDIVIDER"),

W I T N E S S E T H:

WHEREAS, SUBDIVIDER is possessed of a tract of land lying in the City of Roseville, County of Placer, known as "Parcel DF-20 _____ Subdivision" (Subdivision no. PL20-0098; "the Subdivision"); and

WHEREAS, a tentative map of the Subdivision was approved by the City Planning Commission on the 20th day of January _____, 2021, and the final map of the Subdivision has been approved subject to the execution of this Agreement; and

WHEREAS, the final map has been filed on the ____ day of _____, 20__ in Book _____ of Parcel/Subdivision Maps at Page _____ in the Official Records, Placer County Recorder, file no. _____; and

WHEREAS, Section 18.20.110 of the Roseville Municipal Code, regulating the subdivision of land in the City, requires that SUBDIVIDER shall execute and file an agreement between itself and CITY relating to the improvements to be made in a subdivision, prior to the approval by the City Council of the final map.

NOW, THEREFORE, the parties agree as follows:

1. Rights-of-Way. Except as otherwise provided by this Agreement, CITY rejects all lands, right-of-ways, and easements offered for dedication on the final map of the Subdivision. All such offers shall, however, remain open, and shall constitute irrevocable offers of dedication in accordance with Government Code Section 66477.2. All such offers may be accepted by CITY in its sole discretion at any later date without further notice to SUBDIVIDER as provided by law.

By way of explanation only, it is the current intention of CITY to accept all or part of such irrevocable offers to dedicate upon acceptance of the improvements called for in this Agreement.

2. Improvements - Time Limit. SUBDIVIDER agrees to cause all improvements to be made and constructed in the Subdivision to fully comply with the requirements of the Roseville Municipal Code and the Subdivision Map Act of the State of California according to the improvement plans for the Subdivision prepared by MacKay & Somps Civil Engineers, Inc., dated August 2021 and approved by the City Engineer and including any changes or

alterations to such improvements required by the City Engineer, and to install, on or before December 31, 2023, such survey monuments as may be required by the City Engineer ("the Work"). SUBDIVIDER agrees to pay for any materials, provisions or other supplies used in, upon, for or about the performance of the Work, or for any work or labor of any kind done in connection with the Work, or for any amounts due under the Unemployment Insurance Act with respect to such work or labor.

SUBDIVIDER agrees to complete all of the Work on or before twenty-four (24) months from the date of this Agreement. If in the opinion of the City Engineer of CITY, an extension of this Agreement is not detrimental to the public welfare, he or she is, in his or her sole discretion, hereby authorized to extend the time within which the Work shall be completed for a period not to exceed twelve (12) months. Upon a written application made by SUBDIVIDER, further extensions, not to exceed an additional six (6) months, shall be reviewed and approved at the discretion of the City Engineer of CITY. Any such application extension request by SUBDIVIDER shall fully state the grounds and facts relied upon for the granting of additional extensions.

In the event that SUBDIVIDER shall fail to complete the Work within the time provided by this Agreement, CITY may, in its sole discretion and in addition to any other remedy provided in this Agreement or by law, enter upon the Subdivision and complete the Work and recover the full cost and expense of such construction from SUBDIVIDER, SUBDIVIDER's successors and assigns, or from the then owner of the Subdivision, and/or place a lien upon the Subdivision for such cost and expense.

If at anytime prior to the expiration of the time provided by this Agreement the City Engineer of CITY determines that a safety hazard exists within an existing public right-of-

way, the City Engineer shall give written notice to SUBDIVIDER to eliminate the safety hazard. If SUBDIVIDER fails to eliminate the safety hazard within five (5) calendar days of the written notice, CITY may, in its sole discretion and in addition to any other remedy provided in this Agreement or by law, eliminate the safety hazard and recover the full cost and expense of such work from SUBDIVIDER, SUBDIVIDER's successors and assigns, or from the then owner of the Subdivision, and/or place a lien upon the Subdivision for such cost and expense.

3. Acquisition and Dedication of Easements or Rights-of-Ways. If any of the Work is to be constructed or installed on land not within the Subdivision or already existing public right-of-way, no construction or installation shall be commenced before:

a. The irrevocable offer of dedication or conveyance to CITY of appropriate right-of-ways, easements or other interest in real property, and appropriate authorization from the property owner to allow construction or installation of the improvements or work; or

b. The issuance of an order of possession by a court of competent jurisdiction pursuant to the State Eminent Domain Law. SUBDIVIDER shall comply in all respects with any such order of possession.

Nothing in this Section 3 shall be construed as authorizing or granting an extension of time to SUBDIVIDER for completion of the Work.

4. Inspection Fees and Costs. The City Engineer shall inspect all of the Work improvements made in the Subdivision to see that they comply with CITY's subdivision regulations and specifications. SUBDIVIDER shall deposit the estimated inspection fee and reimburse CITY for the cost of such inspections in accordance with Roseville Municipal Code section 18.20.070.

5. Securities.

a. SUBDIVIDER shall file with this Agreement two (2) improvement securities as set forth in Roseville Municipal Code Sections 18.20.150 and 18.20.160. Each security shall be in the amount of one hundred percent (100%) of the total estimated cost of the Work as determined by the City Engineer which amount is the sum of $ -2,652,548.00- . One improvement security shall secure faithful performance of this Agreement as required by Section 66499.3(a) of the Government Code of the State of California (the "faithful performance" security). The second improvement security shall, as required by Section 66499.3(b) of the Government Code of the State of California, secure the obligations set forth in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California for payment to the contractor, his subcontractors and to persons renting equipment or furnishing labor or materials to them for the Work (the "payment security"). The improvement securities required under this paragraph shall also secure placement of monumentation and guarantee payment therefor as provided by California Government Code section 66496.

b. SUBDIVIDER shall also file with this Agreement a "guarantee and warranty security" in the amount of ten percent (10%) of the City Engineer's estimated cost of the Work as set forth in Section 18.20.170 of the Roseville Municipal Code to guarantee and warrant the Work for a period of one year following its completion and acceptance against any defective work or labor done, or defective materials furnished, as required by Section 66499(a)(5) of the Government Code of the State of California. The guarantee and warranty security shall be released upon SUBDIVIDER's request following expiration of the warranty period and subject to the reasonable determination of the City Engineer that SUBDIVIDER's warranty obligations have been satisfied.

c. Any bonds submitted as security pursuant to this section shall be executed by a surety company authorized to transact a surety business in the State of California. All required securities shall be in a form approved by the City Attorney of CITY.

6. Successors and Assigns – Covenant Running with the Land. This Agreement shall inure to the benefit of, and be binding upon, the successors and assigns of the respective parties. It shall be recorded in the Office of the Recorder of Placer County concurrently with the final map of the Subdivision, and shall constitute a covenant running with the land and an equitable servitude upon the real property within the Subdivision.

7. Acceptance of Improvements Upon Completion. Upon satisfactory completion of the Work, in accordance with this Agreement, CITY agrees to accept the Work and its improvements and the offers of dedication described in paragraph 1, subject to the provisions of paragraphs 1 and 10 of this Agreement.

8. Notice Regarding Construction. SUBDIVIDER shall notify the City Engineer of CITY in writing three (3) days prior to the commencement of construction of the Work.

9. Subdivider's Obligation to Warn Public During Construction. Until final acceptance of the Work, SUBDIVIDER shall give good and adequate warning to the public of each and every dangerous condition which may exist in the Work, and will take all reasonable actions to protect the public from any such dangerous condition.

10. Warranty.

a. SUBDIVIDER guarantees and warrants the public improvements which constitute the Work required by this Agreement, and agrees to remedy any defects in the improvements or the Work arising from faulty or defective materials or construction of said improvements or the Work occurring within twelve (12) months after their acceptance by CITY.

SUBDIVIDER agrees to permit inspection of all improvements in the Subdivision by the City Engineer of CITY for such period, and to reimburse CITY for the cost of such inspections.

b. If, within the warranty period, the Work or improvement or any part of the Work done, furnished, installed, or constructed fails to fulfill any of the requirements of this Agreement or the improvement plans and specifications, SUBDIVIDER shall, without delay or cost to CITY, repair, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the Work. CITY may, at its sole option, perform such repair or replacement itself if SUBDIVIDER has failed to commence such repair within twenty (20) days after CITY has mailed written notice of default to SUBDIVIDER and to SUBDIVIDER'S Surety. In such event, SUBDIVIDER agrees to pay the cost of such repair and replacement by CITY and CITY may, at its option, recover such cost as a lien against the Subdivision should the cost exceed the inspection fee deposited pursuant to paragraph 4 of this Agreement.

Should CITY determine that the public safety requires repairs or replacements to be made before SUBDIVIDER can be notified, CITY may, in its sole discretion, make the necessary repairs or replacement or perform the necessary work. SUBDIVIDER shall pay to CITY the cost of such repairs and CITY may at its option recover such cost as a lien against the Subdivision.

11. Indemnification. To the fullest extent allowed by law, SUBDIVIDER shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of SUBDIVIDER 's willful misconduct or negligent act or omission while engaged in the performance of obligations or

exercise of rights created by this Agreement, except those matters arising from CITY's sole or active negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

SUBDIVIDER's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

12. Insurance. SUBDIVIDER agrees to continuously maintain, in full force and effect, at a minimum the following policies of insurance during the term of this Agreement.

COVERAGE	LIMITS OF LIABILITY
General Liability	$2,000,000 per occurrence $3,000,000 aggregate Personal Injury: $2,000,000 per occurrence $3,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Workers' Compensation	Statutory

a. Form. SUBDIVIDER shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.

b. Additional Insureds. SUBDIVIDER shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation, for ongoing and completed operations. Such insurance shall specifically cover the contractual

liability of SUBDIVIDER. The additional insured coverage under the SUBDIVIDER's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

c. Cancellation/Modification. SUBDIVIDER shall provide ten (10) days written notice to CITY prior to cancellation or modification of any insurance required by this Agreement.

d. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of CITY (if agreed to in a written contract) before CITY's own insurance shall be called upon to protect it as a named insured.

e. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

f. Waiver of Subrogation. SUBDIVIDER hereby agrees to waive subrogation which any insurer of SUBDIVIDER may acquire from SUBDIVIDER by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of CITY, its officers, agents, employees and volunteers for all worked performed by SUBDIVIDER, its employees, agents and subcontractors.

g. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve SUBDIVIDER of liability in excess of such coverage, nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this Agreement or law.

13. Irrevocability of Security. The improvement securities furnished pursuant to paragraph 5 shall be irrevocable, shall not be limited as to time (except as to the one-year guarantee and warranty period specified in paragraph 10) and shall provide that they may be released, in whole or part, only upon the written approval of the City Engineer of CITY.

14. Attorney's Fees; Venue; Governing Law. Any action by any party to this Agreement, or any action concerning a security furnished pursuant to paragraph 5, shall be brought in the appropriate court of competent jurisdiction within the County of Placer, State of California, notwithstanding any other provision of law which may provide that such action may be brought in some other location. In the event it becomes necessary for either party to bring an action with respect to enforcement of the provisions of this Agreement, or the security therefor, the prevailing party in such action shall be awarded a reasonable attorney's fee, as may be

determined by the Court. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

15. Release of Faithful Performance Security. Release of faithful performance security shall be in compliance with and pursuant to the procedures set forth in Government Code Section 66499.7. Upon the completion of all secured Work by SUBDIVIDER and written acceptance of that completed Work by CITY, and the furnishing of the warranty security as required by paragraph 5(b), the City Engineer shall authorize the release of the remaining faithful performance security.

16. Release of Payment Security. Thirty-five (35) days after a notice of completion is recorded with respect to the Work, the City Engineer of CITY may authorize the release of the payment security, in the event that no claims have been filed against said security. In the event that claims or actions are filed against the security, the City Engineer may release so much of such security as is in excess of the total of the claims made against it, plus a reasonable amount of costs and attorney's fees.

17. Automatic Termination Upon Completion and Sale of Residential Unit. This Agreement and any lien pursuant hereto shall automatically be terminated, without any further action by either party or need to record any additional document, with respect to any single-family residential lot within a parcel designated by the Specific Plan for residential use, upon completion of construction and issuance by the City of a final inspection for a dwelling unit upon such residential lot and conveyance of such improved residential lot to a bona-fide good faith purchaser thereof. In connection with its issuance of a final inspection for such improved lot, City shall confirm that: (i) all improvements which are required to serve the lot, as determined by City, have been accepted by City; (ii) the lot is included within the Maintenance CFD required

by Section 3.20 or other financing mechanism acceptable to the City, to the extent required hereby; and (iii) if and to the extent applicable to such lot, an affordable purchase or rental housing agreement has been recorded on the lot. Termination of this Agreement for any such residential lot as provided for in this section shall not in any way be construed to terminate or modify any assessment district or Mello-Roos Community Facilities District lien affecting such lot at the time of termination.

18. Failure of Performance. In addition to any other remedies provided in this Agreement or by law, in the event SUBDIVIDER fails to perform one or more of the covenants or conditions of this Agreement, CITY shall have recourse to the security given to guarantee the performance of such acts. CITY may do, or cause to be done, those acts required of SUBDIVIDER, and shall have recourse against so much of the security as is necessary to discharge the responsibility of SUBDIVIDER. In the event CITY seeks recourse against a security, CITY shall also have recourse against SUBDIVIDER for any and all amounts necessary to complete the obligations of SUBDIVIDER in the event the security is insufficient to pay such amounts. All administrative costs, including reasonable attorney's fees pursuant to Section 66499.4 of the Government Code, incurred by CITY, in addition to the costs of the improvements, shall be a proper charge against the security and SUBDIVIDER.

19. Integration. This Agreement is an integrated agreement. It supersedes all prior negotiations, representations, or agreements, either written or oral.

20. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

21. Notices. Any notices sent to the parties relating to this Agreement shall be sent by first class mail, postage prepaid or delivered to the following addresses:

Marc Stout, City Engineer
City of Roseville
311 Vernon Street
Roseville, CA 95678

SV 218, LLC
Attn: Steven A. Schnable
1430 Blue Oaks Blvd, Suite 190
Roseville, CA 95747

Either party may amend its address by giving written notice to the other.

22. Severability. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attestation by its City Clerk under authority of Resolution No. ____, adopted by the Council of the City of Roseville on the ___ day of _____, 20__, and SUBDIVIDER has caused this Agreement to be executed.

CITY OF ROSEVILLE, a municipal corporation,

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

SV 218, LLC,
a California Limited Liability Company

BY: _____
Print name: Martin Z Ziegler
Title: Manager

and

BY: _____
Print name: STEVEN A. Schnable
Title: VP

(NOTARIZATION REQUIRED)

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUFFICIENCY:

BY: _____
MARC STOUT
City Engineer

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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

State of California)
County of Placer)

On November 30, 2021 before me, KAREN HEADLEY, a notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Martin Z. Ziegler and Steven A. Schnabl
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

KAREN HEADLEY
Notary Public - California
Placer County
Commission # 2258771
My Comm. Expires Oct 16, 2022

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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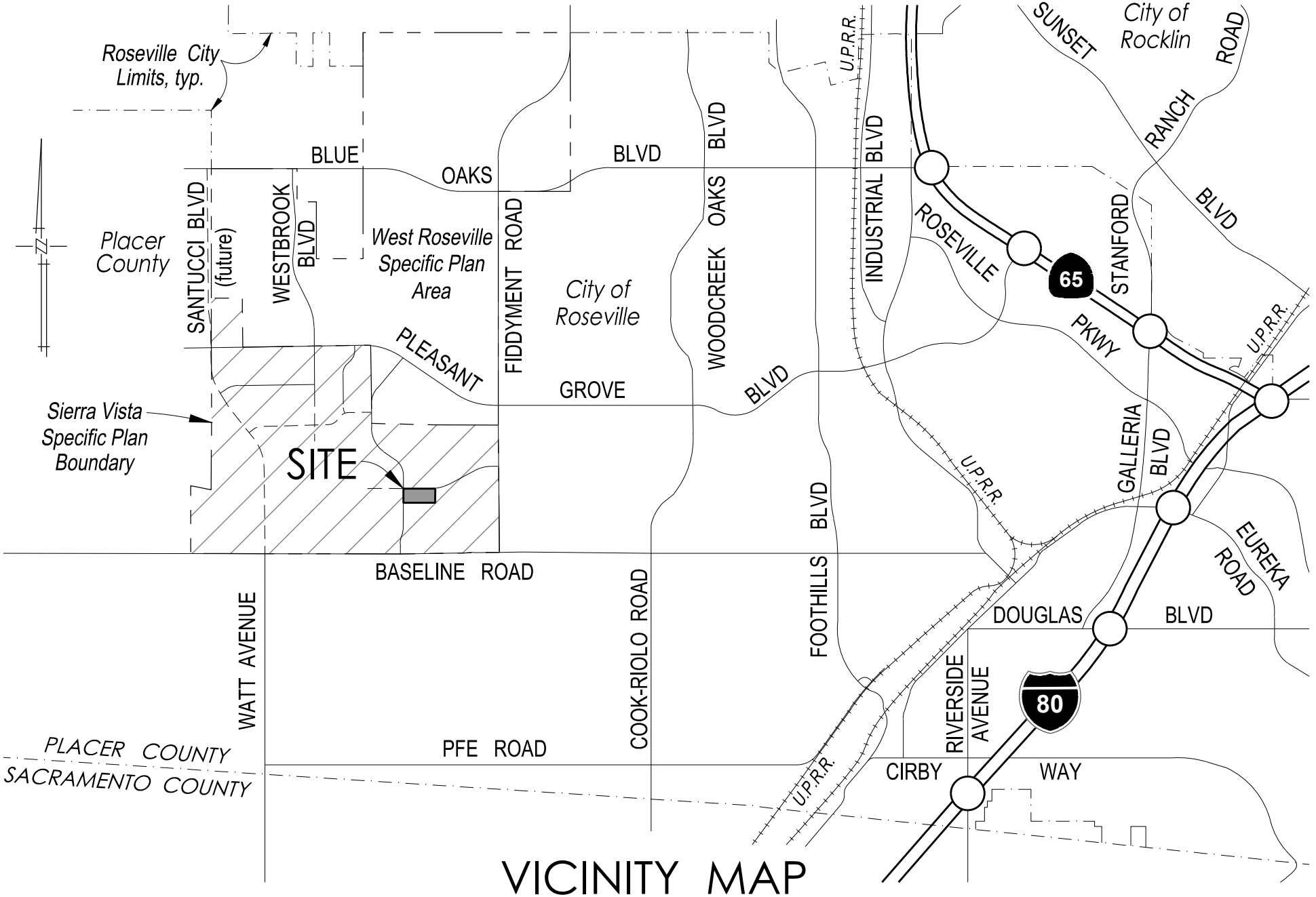
SUBDIVISION NO. PL20-0098

PARCEL DF-20



VICINITY MAP

N.T.S.

COUNCIL COMMUNICATION

CC #: 1891
File #: 1006-01

Title:	Sierra Joint Community College District and Security Services - Lease Agreement and Memorandum of Understanding
Contact:	Dan Allen 916-774-5741 dallen@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.11.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt resolutions authorizing the City Manager to execute:

1) The Lease Agreement for office space at 316 Vernon Street Office Building; and
2) A Memorandum of Understanding for security services with the Sierra Joint Community College District.

BACKGROUND

In June of 2015, the City Council approved a lease agreement with Sierra College to occupy approximately 22,000 square feet of the 316 Vernon Office Building. The lease was for an initial five (5) years with an optional five (5) year extension. The City and Sierra College staff have negotiated a mutually acceptable extension agreement, which is hereby presented for Council approval. The Sierra College Board of Trustees voted to approve the lease agreement at its December 14, 2021, meeting.

Key Lease Agreement Terms

- Landlord: City of Roseville.
- Tenant: Sierra Joint Community College District.
- Lease Premises: Approximately 21,816 square feet, gross leasable area. Lease Type: Full service gross lease. Landlord pays utilities, taxes (if any), insurance (property and casualty), janitorial, and applicable common area maintenance. Tenant provides applicable general liability, worker's compensation, and property insurance attributable to loss of tenant improvements or betterments.
- Start Date: January 1, 2022.
- Term: Three (3) years, plus two (2) optional one (1) year renewals.
- Price: Will remain at the original $1.99 / s.f. monthly ($521,205 annually).

Memorandum of Understanding (MOU)

The MOU's purpose is to arrange for the provision of private security services for the Parties at 316 Vernon Street during the term of concurrent Lease Agreement.

The District will arrange and provide security services at the Facility to support District hours of instruction:

- Monday through Friday from 7:30 a.m. to 11:00 p.m.
- Saturday from 7:30 a.m. to 6:30 p.m.
- Sunday on an “as needed basis” by the District

For security services between the hours of 7:30 a.m. to 11:00 p.m., Monday through Friday, the Parties agree to equally split the costs of these services. Rates are subject to change based on any future amendments approved by the District’s Board of Trustees regarding the current security services agreement with its security firm. Any rate changes will be communicated in writing to the City of Roseville’s point of contact, Dan Allen, by the District’s Security Office.

FISCAL IMPACT

Execution of the lease agreement would result in a positive fiscal impact of $521,205 annually, which is budgeted as General Fund revenue and applied toward the building's debt service.

ENVIRONMENTAL REVIEW

The proposed project involves extension of a lease at an existing facility. This activity is categorically exempt from CEQA as a Class 1 Exemption (State CEQA Guidelines Section 15301). The Exemption has been prepared and no further CEQA action is required on the lease. In addition, the California Environmental Quality Act (CEQA) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines §15061(b)(3)). The MOU for security services meets this criteria and no further CEQA action is required for that agreement.

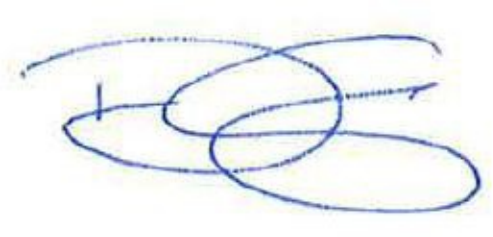
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal D - Enhance economic vitality
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Dan Allen, Facility Manager

Jason Shykowski, Public Works Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-014

Sierra College Lease Agreement

Resolution 22-015

MOU Security Services

RESOLUTION NO. 22-014

APPROVING A LEASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND THE SIERRA JOINT COMMUNITY COLLEGE DISTRICT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Lease Agreement for 21,826 square feet of the 316 Vernon Street Office Building, by and between the City of Roseville and The Sierra Joint Community College District (the "parties"), has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said Lease Agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

LEASE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND THE SIERRA JOINT COMMUNITY COLLEGE DISTRICT
(316 Vernon Street Office Building)

THIS LEASE AGREEMENT ("Agreement" or "Lease") is made and entered into this _____day of _____, 2021, by and between the City of Roseville, a municipal corporation ("LANDLORD"), and Sierra Joint Community College District, a California Community College District ("TENANT"). LANDLORD and TENANT may be referred to herein collectively as the "Parties," or each individually as a "Party."

WITNESSETH

WHEREAS, LANDLORD is the owner of a mixed-use retail and office building ("Office Building") located at 316 Vernon Street, Roseville, California, Placer County, Assessor's Parcel Number 013-091-010 described in Exhibit A, attached hereto and incorporated herein ("the Property"); and

WHEREAS, LANDLORD and TENANT previously entered into a Lease Agreement dated June 17, 2015 and amended June 14, 2016 (the "Original Lease"), which provided for the leasing by TENANT of a total of 21,826 square feet of the Office Building from LANDLORD; and

WHEREAS, the initial term of the Original Lease commenced on January 1, 2017, and is set to terminate on December 31, 2021; and

WHEREAS, the Original Lease provided TENANT with one (1) option to extend the term of the Original Lease for an additional five (5) years; and

WHEREAS, TENANT desires to continue leasing space in the Office Building past December 31, 2021, but for a period of three (3) years, plus two (2) optional one (1) year renewals; and

WHEREAS, the Parties desire that TENANT lease from LANDLORD 320 square feet on the first floor, 17,625 square feet on the second floor and 3,881 square feet on the third floor of the Office Building, which total amount is 21,826 square feet, as described in the floor plan, attached hereto and incorporated herein as Exhibit B ("Premises"); and

NOW, THEREFORE, the Parties agree as follows:

ARTICLE I: LEASE OF PROPERTY

1.1. Termination of Original Lease. The Parties intend that the Original Lease shall terminate by its terms on December 31, 2021. TENANT declines the option to extend the term of the Original Lease as provided in Section 1.3 of the Original Lease.

1.2. Lease. LANDLORD hereby grants to TENANT the exclusive right to utilize the Premises, subject to the terms and conditions of this Lease.

1.3. Initial Term. The initial term of this Lease shall be three (3) years, and shall commence on January 1, 2022 ("Commencement Date") and terminate on December 31, 2024 ("Initial Term").

1.4. Options to Extend. TENANT shall, provided the Lease is in full force and effect and TENANT is not in default under any of the terms and conditions of the Lease at the time of notification or commencement, have two (2) options to extend this Lease for an additional term of one (1) year each (each additional one (1) year term an "Extension") on the same terms and conditions set forth in this Lease, except as modified by the terms, covenants and conditions as set forth in subsections (a) – (d) below:

a. Prior to the expiration of the Initial Term and, if applicable, the first optional one (1) year Extension, TENANT shall provide LANDLORD with a minimum of five (5) months advance written notice of TENANT's election to extend this Lease for an additional one (1) year. In the event TENANT fails to timely provide such notice, TENANT shall have no further or additional right to extend or renew the term of the Lease.

b. In the event TENANT elects not to exercise its option to extend the term of this Lease past the Initial Term, then TENANT shall pay to LANDLORD a Tenant Improvement Surcharge in the sum of one hundred twenty thousand dollars ($120,000) no later than one (1) month prior to the expiration of this Lease. In the event TENANT elects to exercise its option for an Extension of this Lease past the Initial Term for one (1) year, and then elects not to exercise its final option to extend the term of this Lease by one (1) additional year, then TENANT shall pay to LANDLORD a Tenant Improvement Surcharge in the sum of eighty thousand dollars ($80,000) no later than one (1) month prior to the expiration of the first Extension. LANDLORD agrees to waive or pro-rate, in an amount in LANDLORD's sole discretion, the Tenant Improvement Surcharge in the event that prior to the expiration of this Lease and any Extension LANDLORD secures a new third party tenant(s) to occupy a minimum

of 15,000 square feet of the vacated Premises "as-is" and without need for substantial tenant improvements.

c. This option to extend this Lease is not transferable to any third party. The Parties hereto acknowledge and agree that they intend that the aforesaid option to extend this Lease shall be "personal" to TENANT as set forth above and that in no event will any assignee or sublessee have any rights to exercise the aforesaid option to extend.

d. TENANT shall have no further right to extend the term of this Lease beyond the Extensions.

ARTICLE II: RENT

2.1. Rent. TENANT shall pay rent of $1.99 per square foot per month based upon a total of 21,826 square feet. Accordingly, the annual rent is five hundred twenty one thousand two hundred five dollars ($521,205). The annual rent shall be payable monthly in the amount of forty three thousand four hundred thirty four dollars ($43,434), in advance and on the first day of each calendar month thereafter to LANDLORD, at the address specified in Section 17 below. If any rent payment is not received by CITY on or before the tenth (10th) day of the month, it shall be deemed delinquent. Delinquent amounts shall be subject to a monthly late charge at the rate of five percent (5%) of the total delinquent amount, and without limitation to LANDLORD's other rights and remedies under this Lease. Monthly rent shall be increased annually as of each anniversary of the Commencement Date at a rate equal to the United States Department of Commerce Consumer Price Index applicable to California Community College Districts, or three percent (3%) per annum, whichever is lower, throughout the Term and Extensions.

2.2. Amortized Excess Tenant Improvement Costs. Pursuant to the Original Lease, LANDLORD provided TENANT with an allowance for interior improvements in an amount not to exceed one million one hundred thousand dollars ($1,100,000). The actual cost of those improvements totaled one million two hundred twenty eight thousand one hundred forty one dollars ($1,228,141), resulting in Excess Costs (as defined in the Original Lease) in an amount of one hundred twenty eight thousand one hundred forty one dollars ($128,141). The Parties agreed in the Original Lease to amortize those Excess Costs over a ten (10) year lease period pursuant to an Excess Cost Amortization Schedule, attached here as Exhibit C and incorporated by this reference. This resulted in an additional monthly payment by TENANT to LANDLORD in the amount of one thousand five hundred fifty four dollars and seventy cents ($1,554.70).

The Parties agree to continue following the Excess Cost Amortization Schedule during the term of this Lease and any Extensions. TENANT shall, in addition to the monthly rent as provided in Section 2.1, make an initial payment to LANDLORD on January 1, 2022 in the amount of one thousand five hundred fifty four dollars and seventy cents ($1,554.70), representing the payment for "Period 61" as shown in Exhibit C. TENANT shall continue to make sequential monthly payments as provided in Exhibit C throughout the term of this Lease and any Extensions. In the event that TENANT elects not to exercise its option for either or both Extensions, then TENANT shall reimburse LANDLORD for any unamortized Excess Costs in one lump sum payment, due immediately upon expiration of the Initial Term or applicable Extension. TENANT may also elect at any time during the term of this Lease and any Extensions to reimburse LANDLORD for the then-remaining unamortized Excess Costs in one lump sum payment. Upon confirmation of receipt of said payment by LANDLORD, TENANT may discontinue sequential monthly payments pursuant to Exhibit C.

ARTICLE III: SERVICES TO BE PROVIDED BY LANDLORD

3.1. LANDLORD agrees to furnish TENANT the following services:

a. Water, wastewater, natural gas, and trash collection and disposal.

b. Central heat and air conditioning in season between the hours of 7AM and 10PM, Monday through Saturday ("Normal Operating Hours"), at such temperatures and in such amounts as are considered by LANDLORD, in its reasonable judgment, to be standard for buildings of similar class, size, age, and location. In the event that TENANT requires central heat, ventilation or air conditioning service at times other than Normal Operating Hours, such additional service shall be furnished only upon the written request of TENANT delivered to LANDLORD prior to 3PM. at least one Business Day in advance of the date for which such usage is requested. Tenant shall bear the entire cost of additional service as such costs are determined by LANDLORD and upon presentation of a statement therefor by LANDLORD.

c. Maintenance and repair of all Common Areas in the manner and to the extent reasonably deemed by LANDLORD to be standard for buildings of similar class, age and location.

d. Janitorial and cleaning service in and about the Premises on business days (Monday through Friday); provided, however, if TENANT's floor covering or other improvements require special treatment, TENANT shall pay the additional cleaning cost upon presentation of a statement therefor by LANDLORD. TENANT shall not provide or use any other janitorial or cleaning services without LANDLORD's consent, and then only subject to the

supervision of LANDLORD and at TENANT's sole cost and responsibility and by a janitor, cleaning contractor or employees at all times satisfactory to LANDLORD.

e. Electricity to the Premises for instructional use, in accordance with and subject to the terms and conditions of Article VII of this Lease.

f. LED bulb replacement in the Premises necessary to maintain lighting as established by LANDLORD, and LED bulb and ballast replacement in the Common Areas and Office Building service areas.

g. Passenger elevator service in common with LANDLORD and other persons during Normal Operating Hours. Such normal elevator service, if furnished at other times, shall be optional with Landlord and shall never be deemed a continuing obligation.

h. Nonexclusive use of available public surface lots and/or public parking structures, provided such use relates to uses approved under Article VII. TENANT shall not be granted reserved, dedicated, or exclusive rights to said public parking owned or controlled by LANDLORD.

i. Access control to the Office Building during other than Normal Operating Hours shall be provided in such form as LANDLORD deems appropriate. TENANT shall cooperate fully in LANDLORD's efforts to maintain access control to the Office Building and shall follow all regulations promulgated by LANDLORD with respect thereto. Notwithstanding anything herein to the contrary TENANT expressly acknowledges and agrees that LANDLORD is not warranting the efficacy of any access personnel, service, procedures or equipment and that TENANT is not relying and shall not hereafter rely on any such personnel service, procedures or

equipment. LANDLORD shall not be responsible or liable in any manner for failure of any access personnel, services, procedures or equipment to prevent, control, or apprehend anyone suspected of causing personal injury or damage in, on or around the Property.

j. TENANT shall make all arrangements for and pay for telecommunication services, including but not limited to telephone, internet connection, and/or cable/satellite television service. LANDLORD shall be obligated to bring telephone service, high speed internet and cable service to the primary common utility room that serves the building (Junction box and conduit to TENANT's space/Premises).

3.2. LANDLORD shall, at its own cost and expense, maintain, repair, and/or replace: 1) structural components of the building, including roof, walls, floors, and foundation of the Property; and 2) Landscaping, HVAC equipment, electrical service and electrical equipment, lighting, plumbing, restrooms and restroom supplies, windows, plate glass, elevators, all common areas , exterior and interior window cleaning, and sewage systems, life safety equipment and all other repairs and maintenance that is not specifically a TENANT obligation. TENANT shall be responsible for the repair and maintenance of the interior side of Premises walls, floor covering, and doors that are exclusive to the Premises, excepting normal wear and tear or product defect.

Furthermore, LANDLORD shall, at its own cost and expense, be responsible for the following:

Operating costs incurred by Landlord in maintaining and operating the Building and Project, including without limitation the following: costs of (1) utilities; (2) supplies; (3) insurance (including public liability, property damage, earthquake, and fire and extended

coverage insurance for the full replacement cost of the Building and Project as required by Landlord or its lenders for the Project); (4) services of independent contractors; (5) compensation (including employment taxes and fringe benefits) of all persons who perform duties connected with the operation, maintenance, repair or overhaul of the Building or Project, and equipment, improvements and facilities located within the Project, including without limitation engineers, janitors, painters, floor waxers, window washers, parking personnel and gardeners; (6) operation and maintenance of a room for delivery and distribution of mail to tenants of the Building or Project as required by the U.S. Postal Service; (7) management of the Building or Project, whether managed by Landlord or an independent contractor; (8) rental expenses for personal property used in the maintenance, operation or repair of the Building or Project; (9) costs, expenditures or charges required by any governmental or quasi-governmental authority; (10) amortization of capital expenses (i) required by a governmental entity for energy conservation or life safety purposes, or (ii) made by Landlord to reduce Project Operating Costs; and (11) any other costs or expenses incurred by Landlord under this Lease and not otherwise reimbursed by tenants of the Project.

3.3. TENANT waives the provisions of Civil Code §§1941 and 1942 with respect to LANDLORD's obligations and TENANT's right to make repairs and deduct the expenses of such repairs from rent, to the extent that such provisions of the Civil Code may be deemed to apply to this Lease and TENANT's possession of the Property.

3.4. TENANT shall, at its own cost, maintain in good condition any portions of the Property which are its responsibility to maintain under this Lease.

3.5. TENANT shall be liable for any damage to the Property resulting from the acts or omissions of TENANT, its authorized representatives, sublessees or any of their

invitees. Any damage to LANDLORD's Property caused by TENANT, its employees, invitees, and/or agents shall be promptly repaired at the sole cost and expense of TENANT. If TENANT fails to begin to make any such required repairs to the Property within sixty (60) days upon notice by LANDLORD, LANDLORD may, at its option, cause such repairs to be made and demand reimbursement from TENANT, which TENANT shall pay within thirty (30) days of the statement. Any maintenance or repair work to the Property shall first be coordinated with LANDLORD prior to commencement and shall be permitted only upon written approval of LANDLORD. Maintenance of unexposed HVAC, electrical, plumbing, and sewage systems which requires entry into bearing or exterior walls, or remodeling of the Property which requires entry into or moving of bearing walls, shall be at TENANT's sole expense and only after receipt of LANDLORD's written consent.

ARTICLE IV: ALTERATIONS

4.1. TENANT shall not make any alterations to the Property, including Premises, without LANDLORD's written consent. Any such approved alterations made shall remain on and be surrendered with the Property on expiration or termination of the Lease. LANDLORD shall have the right to require TENANT to remove any and all alterations that TENANT has made to the Property other than those made with LANDLORD's written consent.

4.2. If TENANT makes any alterations to the Property as provided in this Article, such alterations shall not be commenced until five (5) days after LANDLORD has received notice from TENANT stating the date the installation of the alterations is to commence so that LANDLORD can post and record an appropriate notice of non-responsibility.

ARTICLE V: MECHANICS' LIENS

5.1. TENANT shall keep the Property free and clear of all mechanics' liens (including stop payment notices) resulting from construction done by TENANT or any person or entity authorized by TENANT.

5.2. TENANT shall have the right to contest the correctness or the validity of any such lien if, immediately on demand by LANDLORD, TENANT procures and records a lien release bond issued by a corporation authorized to issue surety bonds in California in an amount equal to one and one-half times the amount of the claim of lien. The bond shall meet the requirements of Civil Code §8424 and shall provide for the payment of any sum that the claimant may recover on the claim (together with costs of suit, if it recovers in the action).

ARTICLE VI: RELOCATION ASSISTANCE

6.1. TENANT hereby acknowledges that TENANT is not entitled to, and hereby waives, any relocation assistance under Government Code Section 7260, *et seq*., 25 Cal Code Regs Section 6000, *et seq*., 42 USC Section 4601, *et seq*., and 49 CFR pt 24, upon expiration or termination of this Lease, including any Extensions thereof.

ARTICLE VII: USE OF PREMISES AND COMMON AREA

7.1. TENANT shall use the Premises solely for the purpose of public education / instructional space associated with TENANT, with ancillary office and common area. No other uses are permitted under this lease.

7.2. TENANT shall have the right of access and egress to the Premises through the portions of the Common Area as described in Exhibit D, attached hereto and incorporated herein.

a. Common Areas. As used in this Lease, “Common Areas” shall mean all areas within the Project which are not leased or held for the exclusive use of TENANT or other tenants, including, but not limited to, parking areas, driveways, sidewalks, loading areas, access roads, corridors, landscaping and planted areas, construct additional parking facilities (including parking structures) in the Common Areas, and increase or decrease Common Area land and/or facilities. TENANT acknowledges that such activities may result in inconvenience to TENANT. Such activities and changes are permitted if they do not materially affect TENANT’s use of the Premises.

b. Use of Common Areas. TENANT shall have the nonexclusive right (in common with other tenants and all others to whom LANDLORD has granted or may grant such rights) to use the Common Areas for the purposes intended, subject to such reasonable rules and regulations as Landlord may establish from time to time, such rules and regulations to be provided to TENANT by commencement of the lease, provided the same do not materially restrict or interfere with TENANT’s Permitted Use and such rules and regulations are uniformly applied to all tenants. TENANT shall abide by such rules and regulations and shall use its commercially reasonable effort to cause others who use the Common Areas with TENANT’s express or implied permission to abide by LANDLORD’s rules and regulations. At any time, LANDLORD may close any Common Areas to perform any acts in the Common Areas as, in Landlord's judgment, (i) are necessary to perform LANDLORD's obligations under this Lease, and (ii) are desirable to improve the Project; provided that such closure shall not materially interfere with TENANT's Permitted Use. TENANT shall not interfere with the rights of LANDLORD, other tenants or any other person entitled to use the Common Areas.

7.3. TENANT shall comply with all applicable LANDLORD security regulations regarding access to the Premises.

7.4. TENANT may not install any equipment or fixtures on the Premises or Common Area without the prior written consent of LANDLORD. Any approved installation of equipment or fixtures must be removed within thirty (30) days after the expiration or termination of this Lease.

7.5. TENANT shall not use the Premises or Common Area in any manner that will constitute waste, nuisance, or unreasonable annoyance to the public or owners or occupants of adjacent properties.

7.6. TENANT shall not do anything on the Premises and Common Area that will cause material damage to such property. TENANT shall be liable for material damage pursuant to Section 3.5.

7.7. Signage. Pursuant to the Original Lease, TENANT did cause to be installed one wall sign on the building elevation fronting Vernon Street. Additional wall and/or window signage may be installed, at LANDLORD's sole discretion and subject to LANDLORD's approval. All signage, including window signs, shall be subject to review and approval by LANDLORD, and shall comply with the applicable provisions of the City of Roseville Municipal Code, as may be amended from time to time. Upon expiration/termination of this Lease, TENANT shall remove such signage and return the Office Building to original condition, excepting ordinary wear and tear.

ARTICLE VIII: LANDLORD'S ENTRY ON PREMISES

8.1. LANDLORD and its authorized representatives shall have the right to enter the Premises and Common Area, as shown in Exhibits B and D, at all reasonable times for any of the following purposes:

a. To determine whether the Premises is in good condition and whether TENANT is complying with its obligations under this Lease;

b. To do any necessary maintenance and to make any restoration or repair to the Premises that LANDLORD has the right or obligation to perform;

c. To serve, post, or keep posted any notices required or allowed under the provisions of this Lease.

8.2. LANDLORD shall not be liable in any manner for any inconvenience, disturbance, loss of business, nuisance, or other damage arising out of LANDLORD's entry on the Property as provided in this Article, except damage resulting from the acts or omissions of its authorized representatives.

8.3. TENANT shall not be entitled to an abatement or reduction of rent if CITY exercises any rights reserved in this Article.

ARTICLE IX: TAXES AND ASSESSMENTS

9.1. LANDLORD shall pay its pro-rata share of real property taxes (including, but not limited to, possessory interest tax), assessments, general or special taxes levied and assessed against the Property, and that may become payable during the term.

9.2. LANDLORD shall pay all charges associated with maintenance of common areas within and around the Property.

9.3. LANDLORD shall not become or be deemed a partner or a joint venture with TENANT by reason of the provisions of this Lease.

ARTICLE X: INDEMNIFICATION

10.1. To the fullest extent allowed by law, TENANT shall defend, indemnify, and save and hold harmless LANDLORD, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of TENANT's, including but not limited to, its contractors, agents, staff, and invitees, willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Lease, except those matters arising from LANDLORD's negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

10.2. TENANT’s responsibility for such defense and indemnity obligations shall survive the termination or completion of this Lease for the full period of time allowed by law. The defense and indemnity obligations of this Lease are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Lease.

ARTICLE XI: INSURANCE

11.1. TENANT at its cost shall maintain general liability insurance with limits of two million dollars ($2,000,000) per occurrence and four million dollars ($4,000,000) aggregate, with such endorsements as LANDLORD may reasonably require.

11.2. All general liability insurance shall insure performance by TENANT of the indemnity provisions of Article X. TENANT shall also provide a separate endorsement form or section of the policy showing LANDLORD, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of TENANT. The additional insured coverage under TENANT's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from TENANT's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Lease; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

11.3. On annual basis, LANDLORD shall have the right to review all insurance coverage required by this Lease. If, in the opinion of LANDLORD's risk manager or of the insurance broker retained by LANDLORD, the amount of general liability, property damage and any other applicable insurance coverage at that time is not adequate, TENANT shall

increase the insurance coverage as reasonably required by either LANDLORD's risk manager or LANDLORD's insurance broker.

11.4. TENANT, at its cost, shall maintain on all its personal property, TENANT'S improvements installed or constructed by TENANT, and alterations made by TENANT, in, on, or about the Property, a policy of standard fire and extended coverage insurance, to the extent of at least one hundred percent (100%) of the actual cash value of such property. The proceeds from any such policy shall be used by TENANT for the replacement of personal property and the restoration of TENANT installed or constructed improvements or alterations.

11.5. All the insurance required under this Lease shall:

a. Be issued as a primary policy.

b. Contain an endorsement requiring ten (10) days' written notice from the insurance company to LANDLORD before cancellation or change in the coverage, scope, or amount of any policy.

c. Be evidenced by a certificate of insurance in a form consistent with the requirements of this Article.

d. The limits of insurance required in this Lease may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of LANDLORD (if agreed to in a written contract) before LANDLORD's own insurance shall be called upon to protect it as a named insured.

e. TENANT agrees to include in its contracts with all contractors the same requirements and provisions of this Lease, including the indemnity and insurance requirements, to the extent they apply to the scope of the contractor's work. Furthermore, TENANT shall require its contractors to agree to be bound to TENANT and LANDLORD in the same manner and to the same extent as TENANT is bound to LANDLORD under this Lease. Additionally, TENANT shall obligate its contractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of LANDLORD's indemnity and insurance provisions will be furnished to the contractor upon request. The term "contractor" additionally includes subcontractors of any tier.

f. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or LANDLORD. LANDLORD reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

g. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve TENANT of liability in excess of such coverage, nor shall it preclude LANDLORD from taking such other actions as are available to it under any other provisions of this Lease or law.

11.6. LANDLORD's Insurance Policies:

LANDLORD shall maintain a policy of insurance covering the replacement cost of the Property and Premises during the term of the Lease. During the Lease Term, LANDLORD shall maintain

a policy of contractual liability coverage and commercial general liability insurance (sometimes known as broad form comprehensive general liability insurance) insuring LANDLORD against liability for bodily injury, property damage and personal injury arising out of LANDLORD's ownership, operation, use or occupancy of the Building. The amount of such insurance shall not be less than Two Million and No/100ths Dollars ($2,000,000.00) per occurrence.

ARTICLE XII: CONDEMNDATION

12.1. If the Premises is taken in entirety by condemnation by LANDLORD, this Lease shall terminate as of the date of taking.

12.2. If a portion of the Premises is taken by condemnation by LANDLORD, this Lease shall remain in effect, except that TENANT may elect to terminate this Lease if twenty-five percent (25%) or more of the total square feet in the Premises is taken. Furthermore, the amount of rent shall be reduced by the loss of the portion of the Premises resulting from condemnation.

ARTICLE XIII: ASSIGNMENT OR SUBLEASE

13.1. TENANT shall not assign or encumber its interest in this Lease or in the Premises (including Common Area), or sublease all or any part of the Premises (including Common Area) without LANDLORD'S prior written consent, which consent shall not be unreasonably withheld or delayed. Any assignment, encumbrance, or sublease without LANDLORD's written consent shall be voidable and, at LANDLORD's election, shall constitute an event of default of this Lease. No consent to any assignment, encumbrance, or sublease shall constitute a further waiver of any provision of this Lease. Notwithstanding the provisions of the above,

TENANT may assign this Lease or sublet the Premises or any portion thereof, without LANDLORD's consent, to any entity which controls, is controlled by or is under common control with TENANT, or to any entity resulting from a merger or consolidation with TENANT, or to any person or entity which acquires all the assets of TENANT's business as a going concern, provided that (i) the assignee or sublessee assumes, in full, the obligations of TENANT under this Lease, (ii) TENANT remains fully liable under this Lease.

13.2. No interest of TENANT in this Lease shall be assignable by operation of law (including, without limitation, the transfer of this Lease by testacy or intestacy). Each of the following acts shall be considered an assignment unauthorized by LANDLORD:

a. If TENANT is or becomes bankrupt or insolvent, makes or attempts to make an assignment for the benefit of creditors, or institutes a proceeding under the Bankruptcy Act in which TENANT is the bankrupt party;

b. If a writ of attachment or execution is levied on this Lease;

c. If, in any proceeding or action to which TENANT is a party, a receiver is appointed with authority to take possession of the Property.

13.3. An unauthorized assignment shall constitute a default by TENANT and LANDLORD shall have the right to elect to terminate this Lease, in which case this Lease shall not be treated as an asset of TENANT.

ARTICLE XIV: WAIVER

14.1. No delay or omission in the exercise of any right or remedy of LANDLORD on any default by TENANT shall impair such a right or remedy or be construed as a waiver.

14.2. The receipt and acceptance by LANDLORD of delinquent rent shall not constitute a waiver of any other default; it shall constitute only a waiver of timely payment for the particular rent payment involved.

14.3. No act or conduct of LANDLORD, including, without limitation, the acceptance, of the keys to the Premises, shall constitute an acceptance of the surrender of the Premises by TENANT before the expiration of the term. Only a notice from LANDLORD to TENANT shall constitute acceptance of the surrender of the Premises and accomplish a termination of the Lease, subject to damages for breach of contract.

14.4. LANDLORD's consent to or approval of any act by TENANT requiring LANDLORD's consent or approval shall not be deemed to waive or render unnecessary LANDLORD's consent to or approval of any subsequent act by TENANT. Any waiver by LANDLORD of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of the Lease

ARTICLE XV: RECORDATION

15.1. This Lease or Memorandum of Lease, subject to the discretion of the City Clerk and City Attorney, shall be recorded against the Property. A form Memorandum of Lease is set forth in Exhibit E, attached hereto and incorporated herein.

ARTICLE XVI: SURRENDER OF PROPERTY; HOLDING OVER

16.1. On expiration or not later than ten (10) days after termination of the term, TENANT shall return the building to its original condition, normal wear and tear excepted, and surrender to LANDLORD the Property and all TENANT's improvements and alterations in good condition, except for ordinary wear and tear and except for alterations that TENANT has the right to remove or is obligated to remove under the provisions of this Lease. TENANT shall remove all its personal property within the above stated time. TENANT shall perform all restoration made necessary by the removal of any alterations or TENANT's personal property within the time periods stated in this paragraph.

All movable partitions, business and trade fixtures, machinery and equipment, communications equipment and office equipment located in the Premises and acquired by or for the account of TENANT, without expense to LANDLORD, which can be removed without structural damage to the Building, and all furniture, furnishings and other articles of movable personal property owned by TENANT and located in the Premises (collectively "TENANT's Property") shall be and shall remain the property of TENANT and may be removed by TENANT at any time during the Term; provided that if any of TENANT's Property is removed, TENANT shall promptly repair any damage to the Premises or to the Building resulting from such removal.

16.2. LANDLORD can elect to retain or dispose of in any manner any alterations or TENANT's personal property that TENANT does not remove from the Property upon expiration or termination of the term as allowed or required by this Lease by giving at least ten (10) days' notice to TENANT. Title to any such alterations or TENANT's personal property that LANDLORD elects to retain or dispose of upon expiration of the ten (10) day period shall be

deemed vested in LANDLORD. TENANT waives all claims against LANDLORD for any damage to TENANT resulting from LANDLORD's retention or disposition of any such alterations or TENANT's personal property. TENANT shall be liable to LANDLORD for LANDLORD's costs for storing, removing, and disposing of any alterations or TENANT's personal property.

16.3. If TENANT fails to surrender the Premises to LANDLORD on expiration or termination of the term as required by this paragraph, TENANT shall hold LANDLORD harmless from all damages resulting from TENANT's failure to surrender the Premises, including, without limitation, claims made by a succeeding TENANT resulting from TENANT's failure to surrender the Premises.

16.4. If TENANT, with LANDLORD's consent, remains in possession of the Property after expiration or termination of the Term, or after the date in any notice given by LANDLORD to TENANT terminating this Lease, such possession by TENANT shall be deemed to be a month-to-month tenancy, in the monthly rental amount of one hundred fifty percent (150%) of the last month's rent amount at the end of the Term, which shall be subject a 3% per annum inflationary adjustment.

ARTICLE XVII: NOTICE

17.1. Notice. Any consent, approval, or communication that either party desires or is required to give the other party shall be in writing and may be delivered personally or by deposit in the U.S. mail, first class postage prepaid, addressed as follows:

CITY OF ROSEVILLE	LESSEE
City of Roseville City Manager 311 Vernon Street Roseville, CA 95678	Sierra Joint Community College District Superintendent and President 5100 Sierra College Blvd Rocklin, CA 95677

With a copy to:

City of Roseville
City Attorney
311 Vernon Street
Roseville, CA 95678

17.2. Either party may change its address by giving notice of the change of address to the other party. Notice shall be deemed received forty-eight (48) hours after the time of mailing, if mailed as provided in this section.

ARTICLE XVIII: TERMINATION

18.1. Any of the following events shall constitute a material default (or event of default) and breach of this Lease by TENANT:

a. If TENANT has not complied in good faith with the terms and conditions of this Lease, LANDLORD may declare a default of this Lease. LANDLORD shall give TENANT a written notice of the default, after which TENANT shall cure the default within thirty (30) calendar days. If TENANT does not cure the default within thirty (30) calendar days, LANDLORD may terminate this Lease immediately.

b. If TENANT fails to pay rent, and/or any other amount due and payable hereunder upon the date when such payment is due, such failure continuing for a period of ten (10) business days following written notice from LANDLORD specifying the alleged default ("Payment Cure Period"), LANDLORD may terminate the Lease. In the event that LANDLORD does not receive payment during the Payment Cure Period, this Lease shall, at the option of LANDLORD, immediately terminate.

c. If TENANT violates any applicable law, rule, statute, ordinance, order, or regulation applicable to TENANT's use of the Premises and does not cure such violation within thirty (30) calendar days of the date of the notice from the LANDLORD to TENANT, LANDLORD may immediately terminate this Lease; and

18.2. In addition to the remedies identified herein, upon the occurrence of a default (or event of default) by TENANT to perform or observe any material obligation of this Lease (after the expiration of all applicable notice and cure periods), LANDLORD shall be entitled to the following rights and remedies in addition to all other available rights and remedies:

a. Subject to expiration of all applicable notices and cure periods, LANDLORD shall have the right to terminate this Lease, and at any time thereafter recover possession of the Property and expel therefrom TENANT and repossess the Premises without prejudice to any other available remedies by reason of TENANT's default.

b. This Lease shall continue in effect for so long as LANDLORD does not terminate TENANT's right to possession, and LANDLORD may enforce all of its rights and remedies under this Lease, including without limitation the right to recover the rent as it becomes due without terminating this Lease.

c. Notwithstanding anything to the contrary, in the event that TENANT cannot reasonably cure the default within the cure period, but TENANT has commenced to cure the default within the cure period, then LANDLORD shall have no right to terminate the lease, so long as the default is eventually cured within a reasonable period of time.

18.3. LANDLORD's Default. If LANDLORD fails to perform any covenant, condition or agreement contained in this Lease within thirty (30) days after receipt of written notice from TENANT specifying such default, or if such default cannot reasonably be cured within thirty (30) days and LANDLORD fails to commence to cure within that thirty (30) day period, then LANDLORD shall be liable to TENANT for any actual damages sustained by TENANT as a result of LANDLORD's breach. If, after notice to LANDLORD of default, LANDLORD (or any first mortgagee or first deed of trust beneficiary of LANDLORD) fails to cure the default as provided herein, then TENANT shall have the right to cure that default at LANDLORD's expense. TENANT, at TENANT's election, shall have the right to withhold, reduce or offset any amount against any payments of rent or any other charges due and payable under this Lease.

ARTICLE XIX: SECURITY

19.1. Security Services. TENANT will arrange to provide security services at the Office Building and Property to support TENANT's hours of instructions. The Parties will enter into a separate agreement for the security services.

ARTICLE XX: MISCELLANEOUS PROVISIONS

20.1. Access to Records. Duly authorized representatives of LANDLORD shall have right of access during normal business hours to TENANT's files and records relating to the use of the Premises, and may review the files and records at appropriate stages during TENANT's use of the Premises.

20.2. Modifications. TENANT shall not alter or modify the Premises without LANDLORD's consent, which consent shall not be unreasonably withheld or delayed; this Lease and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the Parties.

20.3 Reopener Provision. LANDLORD agrees to renegotiate the terms herein with TENANT should LANDLORD cause a lease agreement for space within the Office Building to be executed with another higher education institution containing terms more favorable than TENANT. Such terms may include, but are not limited to, a lower base rent.

20.4. Compliance with Laws. TENANT will comply with all federal, state and local laws, ordinances and policies as may be applicable to TENANT's use of the Premises under this Lease.

20.5. Attorneys' Fees; Venue; Governing Law. If either Party commences any legal action against the other party arising out of this Lease or the performance hereof, the prevailing Party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Lease shall be brought in Placer County, California, regardless of where

else venue may lie. This Lease shall be governed by and construed in accordance with the laws of the State of California.

20.6. Force Majeure

If the performance under this Lease, is prevented, restricted or interfered with by reason of lightning, earthquake or other act of God, embargoes, government ordinances or requirements, civil or military authorities, power outages or brownouts, or mechanical, electronic or communications failures, or other causes beyond the reasonable control of the Party whose performance is affected (excluding financial condition, labor shortage, negligence or willful misconduct), then the Party affected, upon giving prompt notice to the other Party, shall be excused from such performance on a day-for-day basis and the other party will similarly be excused from related performance; provided that the Party so affected shall use reasonable efforts to avoid or remove such causes of non-performance and both Parties shall proceed to perform their obligations with dispatch whenever such causes or removed or cease.

20.7. Integration. This is an integrated Lease, and contains all of the terms, considerations, understanding and promises of the Parties. It shall be read as a whole.

20.8. Severability. If any of the provisions contained in this Lease are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Lease as a whole.

20.9. Quiet Enjoyment. TENANT, upon paying the rent and performing all of its obligations under this Lease, shall peaceably and quietly enjoy the Premises, subject to the terms of this Lease and to any mortgage, lease, or other agreement to which this Lease may be

subordinate; provided, however, that TENANT acknowledges that the Premises is in the direct vicinity of the City of Roseville's Vernon Street Town Square park ("VSTS") and that public and/or private events may frequently occur (during any hour of any day and/or night) at the VSTS which may include, but is not limited to, live amplified music and crowd noise.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation has authorized the execution of this Lease in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 2021, and TENANT has caused this Lease to be executed.

CITY OF ROSEVILLE, a municipal corporation:	SIERRA JOINT COMMUNITY COLLEGE DISTRICT, a California Community College District:
BY:_____	BY:_____
DOMINICK CASEY City Manager	WILLIAM H. DUNCAN Superintendent/President

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

[SIGNATURES CONTINUED ON NEXT PAGE]

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
RYAN DEVORE
Assistant City Manager

EXHIBIT LIST:

A. Property Legal Description
B. Premises
C. Excess Cost Amortization Schedule
D. Common Area
E. Memorandum of Lease

EXHIBIT A

Property
Legal Description

All of that certain parcel of land situated within the City of Roseville, Placer County, State of California, more particularly described as follows:

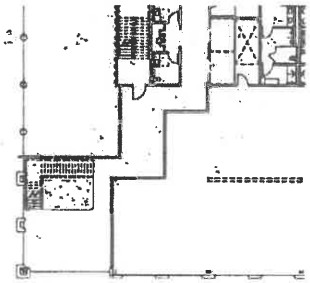
All of Resultant Parcel A as said parcel is described within that that certain document titled “Lot Line Adjustment Certificate of Compliance” recorded on August 19, 2015, as Document 2015-0072548, Official Records of Placer County.

Said Resultant Parcel A containing 33,539 square feet or .77 acres, more or less.

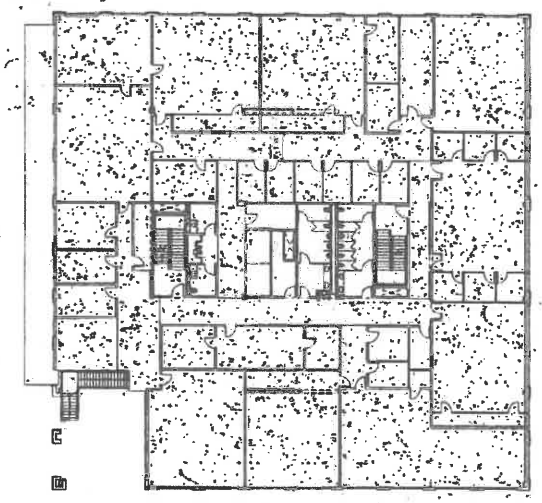
APN: 013-091-010

EXHIBIT B

Premises



1ST FLOOR - 320 SF



2ND FLOOR - 17,625 SF



3RD FLOOR - 3,881 SF

316 VERNON ST OFFICE BUILDING

CITY OF ROSEVILLE

ROSEVILLE, CA

SIERRA COLLEGE GROSS SF

DATE: 05/20/15
PROJECT NO.: 301-0002
SCALE:
SHEET: 5

EXHIBIT C

Excess Cost Amortization Schedule

316 Vernon Office Building

Sierra College Tenant Improvement - Excess Cost Amortization Schedule

Loan amount	$ 128,141.00		
Interest Rate	8.0%		
Months	120	Years	10
Payments	$1,554.70		

Period	Beginning Balance	Payment	Principal	Interest	Cumulative Principal	Cumulative Interest	Ending Balance
1	128,141.00	1,554.70	700.43	854.27	700.43	854.27	127,440.57
2	127,440.57	1,554.70	705.10	849.60	1,405.53	1,703.87	126,735.47
3	126,735.47	1,554.70	709.80	844.90	2,115.33	2,548.78	126,025.67
4	126,025.67	1,554.70	714.53	840.17	2,829.86	3,388.95	125,311.14
5	125,311.14	1,554.70	719.30	835.41	3,549.16	4,224.36	124,591.84
6	124,591.84	1,554.70	724.09	830.61	4,273.25	5,054.97	123,867.75
7	123,867.75	1,554.70	728.92	825.78	5,002.17	5,880.75	123,138.83
8	123,138.83	1,554.70	733.78	820.93	5,735.95	6,701.68	122,405.05
9	122,405.05	1,554.70	738.67	816.03	6,474.62	7,517.71	121,666.38
10	121,666.38	1,554.70	743.59	811.11	7,218.21	8,328.82	120,922.79
11	120,922.79	1,554.70	748.55	806.15	7,966.77	9,134.97	120,174.23
12	120,174.23	1,554.70	753.54	801.16	8,720.31	9,936.13	119,420.69
13	119,420.69	1,554.70	758.57	796.14	9,478.87	10,732.27	118,662.12
14	118,662.12	1,554.70	763.62	791.08	10,242.50	11,523.35	117,898.50
15	117,898.50	1,554.70	768.71	785.99	11,011.21	12,309.34	117,129.79
16	117,129.79	1,554.70	773.84	780.87	11,785.05	13,090.21	116,355.95
17	116,355.95	1,554.70	779.00	775.71	12,564.05	13,865.92	115,576.95
18	115,576.95	1,554.70	784.19	770.51	13,348.24	14,636.43	114,792.76
19	114,792.76	1,554.70	789.42	765.29	14,137.66	15,401.71	114,003.34
20	114,003.34	1,554.70	794.68	760.02	14,932.34	16,161.74	113,208.66
21	113,208.66	1,554.70	799.98	754.72	15,732.32	16,916.46	112,408.68
22	112,408.68	1,554.70	805.31	749.39	16,537.63	17,665.85	111,603.37
23	111,603.37	1,554.70	810.68	744.02	17,348.31	18,409.87	110,792.69
24	110,792.69	1,554.70	816.09	738.62	18,164.40	19,148.49	109,976.60
25	109,976.60	1,554.70	821.53	733.18	18,985.93	19,881.67	109,155.07
26	109,155.07	1,554.70	827.00	727.70	19,812.93	20,609.37	108,328.07
27	108,328.07	1,554.70	832.52	722.19	20,645.45	21,331.56	107,495.55
28	107,495.55	1,554.70	838.07	716.64	21,483.51	22,048.19	106,657.49
29	106,657.49	1,554.70	843.65	711.05	22,327.17	22,759.24	105,813.83
30	105,813.83	1,554.70	849.28	705.43	23,176.45	23,464.67	104,964.55
31	104,964.55	1,554.70	854.94	699.76	24,031.39	24,164.43	104,109.61
32	104,109.61	1,554.70	860.64	694.06	24,892.03	24,858.50	103,248.97
33	103,248.97	1,554.70	866.38	688.33	25,758.40	25,546.82	102,382.60
34	102,382.60	1,554.70	872.15	682.55	26,630.56	26,229.37	101,510.44
35	101,510.44	1,554.70	877.97	676.74	27,508.52	26,906.11	100,632.48
36	100,632.48	1,554.70	883.82	670.88	28,392.34	27,576.99	99,748.66
37	99,748.66	1,554.70	889.71	664.99	29,282.06	28,241.98	98,858.94
38	98,858.94	1,554.70	895.64	659.06	30,177.70	28,901.04	97,963.30
39	97,963.30	1,554.70	901.62	653.09	31,079.32	29,554.13	97,061.68
40	97,061.68	1,554.70	907.63	647.08	31,986.94	30,201.21	96,154.06
41	96,154.06	1,554.70	913.68	641.03	32,900.62	30,842.24	95,240.38

42	95,240.38	1,554.70	919.77	634.94	33,820.39	31,477.17	94,320.61
43	94,320.61	1,554.70	925.90	628.80	34,746.29	32,105.98	93,394.71
44	93,394.71	1,554.70	932.07	622.63	35,678.36	32,728.61	92,462.64
45	92,462.64	1,554.70	938.29	616.42	36,616.65	33,345.03	91,524.35
46	91,524.35	1,554.70	944.54	610.16	37,561.19	33,955.19	90,579.81
47	90,579.81	1,554.70	950.84	603.87	38,512.03	34,559.05	89,628.97
48	89,628.97	1,554.70	957.18	597.53	39,469.20	35,156.58	88,671.80
49	88,671.80	1,554.70	963.56	591.15	40,432.76	35,747.73	87,708.24
50	87,708.24	1,554.70	969.98	584.72	41,402.74	36,332.45	86,738.25
51	86,738.25	1,554.70	976.45	578.26	42,379.19	36,910.70	85,761.81
52	85,761.81	1,554.70	982.96	571.75	43,362.15	37,482.45	84,778.85
53	84,778.85	1,554.70	989.51	565.19	44,351.66	38,047.64	83,789.34
54	83,789.34	1,554.70	996.11	558.60	45,347.77	38,606.24	82,793.23
55	82,793.23	1,554.70	1,002.75	551.95	46,350.52	39,158.19	81,790.48
56	81,790.48	1,554.70	1,009.43	545.27	47,359.96	39,703.46	80,781.04
57	80,781.04	1,554.70	1,016.16	538.54	48,376.12	40,242.00	79,764.88
58	79,764.88	1,554.70	1,022.94	531.77	49,399.06	40,773.77	78,741.94
59	78,741.94	1,554.70	1,029.76	524.95	50,428.81	41,298.71	77,712.18
60	77,712.18	1,554.70	1,036.62	518.08	51,465.44	41,816.79	76,675.56
61	76,675.56	1,554.70	1,043.53	511.17	52,508.97	42,327.96	75,632.03
62	75,632.03	1,554.70	1,050.49	504.21	53,559.46	42,832.18	74,581.54
63	74,581.54	1,554.70	1,057.49	497.21	54,616.96	43,329.39	73,524.04
64	73,524.04	1,554.70	1,064.54	490.16	55,681.50	43,819.55	72,459.50
65	72,459.50	1,554.70	1,071.64	483.06	56,753.14	44,302.61	71,387.86
66	71,387.86	1,554.70	1,078.78	475.92	57,831.92	44,778.53	70,309.08
67	70,309.08	1,554.70	1,085.98	468.73	58,917.90	45,247.26	69,223.10
68	69,223.10	1,554.70	1,093.22	461.49	60,011.12	45,708.75	68,129.88
69	68,129.88	1,554.70	1,100.50	454.20	61,111.62	46,162.94	67,029.38
70	67,029.38	1,554.70	1,107.84	446.86	62,219.46	46,609.81	65,921.54
71	65,921.54	1,554.70	1,115.23	439.48	63,334.69	47,049.28	64,806.31
72	64,806.31	1,554.70	1,122.66	432.04	64,457.35	47,481.33	63,683.65
73	63,683.65	1,554.70	1,130.15	424.56	65,587.50	47,905.88	62,553.50
74	62,553.50	1,554.70	1,137.68	417.02	66,725.18	48,322.91	61,415.82
75	61,415.82	1,554.70	1,145.27	409.44	67,870.44	48,732.35	60,270.55
76	60,270.55	1,554.70	1,152.90	401.80	69,023.34	49,134.15	59,117.65
77	59,117.65	1,554.70	1,160.59	394.12	70,183.93	49,528.27	57,957.07
78	57,957.07	1,554.70	1,168.32	386.38	71,352.25	49,914.65	56,788.75
79	56,788.75	1,554.70	1,176.11	378.59	72,528.37	50,293.24	55,612.63
80	55,612.63	1,554.70	1,183.95	370.75	73,712.32	50,663.99	54,428.68
81	54,428.68	1,554.70	1,191.85	362.86	74,904.17	51,026.85	53,236.83
82	53,236.83	1,554.70	1,199.79	354.91	76,103.96	51,381.76	52,037.04
83	52,037.04	1,554.70	1,207.79	346.91	77,311.75	51,728.67	50,829.25
84	50,829.25	1,554.70	1,215.84	338.86	78,527.59	52,067.54	49,613.41
85	49,613.41	1,554.70	1,223.95	330.76	79,751.54	52,398.29	48,389.46
86	48,389.46	1,554.70	1,232.11	322.60	80,983.65	52,720.89	47,157.35
87	47,157.35	1,554.70	1,240.32	314.38	82,223.97	53,035.27	45,917.03
88	45,917.03	1,554.70	1,248.59	306.11	83,472.56	53,341.38	44,668.44
89	44,668.44	1,554.70	1,256.91	297.79	84,729.47	53,639.17	43,411.53
90	43,411.53	1,554.70	1,265.29	289.41	85,994.77	53,928.58	42,146.23
91	42,146.23	1,554.70	1,273.73	280.97	87,268.49	54,209.56	40,872.50
92	40,872.50	1,554.70	1,282.22	272.48	88,550.72	54,482.04	39,590.28
93	39,590.28	1,554.70	1,290.77	263.94	89,841.48	54,745.98	38,299.52

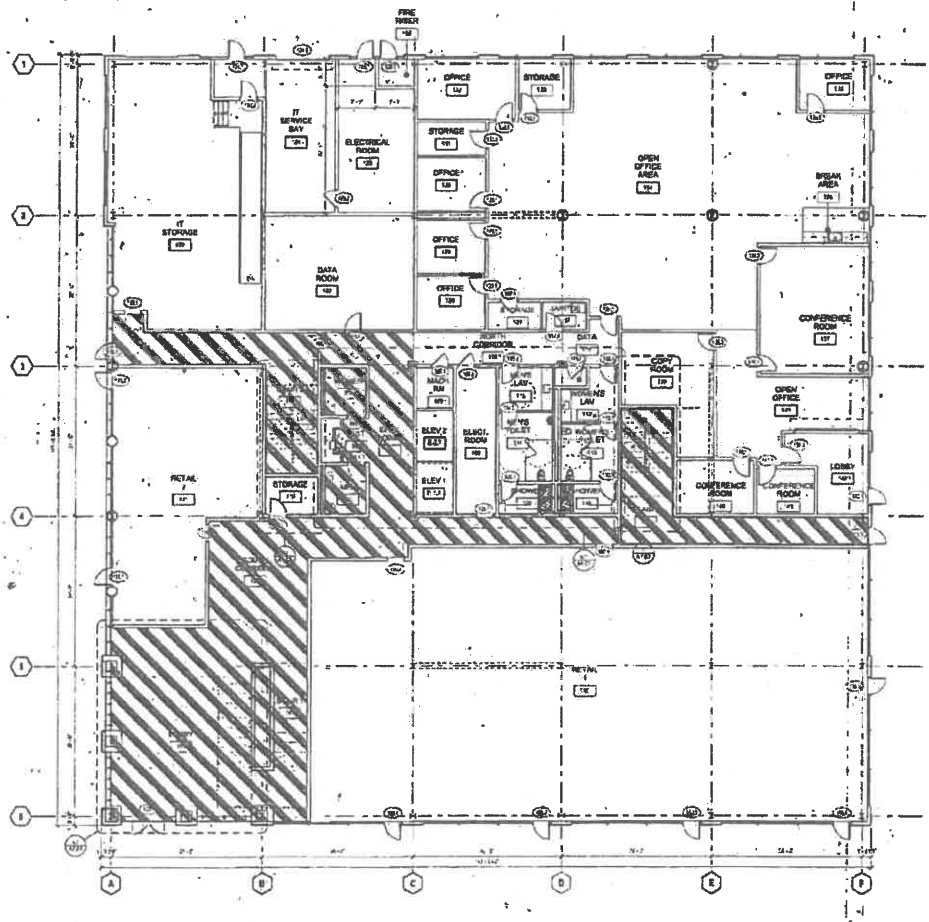
94	38,299.52	1,554.70	1,299.37	255.33	91,140.86	55,001.31	37,000.14
95	37,000.14	1,554.70	1,308.04	246.67	92,448.89	55,247.98	35,692.11
96	35,692.11	1,554.70	1,316.76	237.95	93,765.65	55,485.92	34,375.35
97	34,375.35	1,554.70	1,325.53	229.17	95,091.19	55,715.09	33,049.81
98	33,049.81	1,554.70	1,334.37	220.33	96,425.56	55,935.42	31,715.44
99	31,715.44	1,554.70	1,343.27	211.44	97,768.82	56,146.86	30,372.17
100	30,372.17	1,554.70	1,352.22	202.48	99,121.05	56,349.34	29,019.95
101	29,019.95	1,554.70	1,361.24	193.47	100,482.29	56,542.81	27,658.71
102	27,658.71	1,554.70	1,370.31	184.39	101,852.60	56,727.20	26,288.40
103	26,288.40	1,554.70	1,379.45	175.26	103,232.05	56,902.45	24,908.95
104	24,908.95	1,554.70	1,388.64	166.06	104,620.69	57,068.51	23,520.31
105	23,520.31	1,554.70	1,397.90	156.80	106,018.59	57,225.32	22,122.41
106	22,122.41	1,554.70	1,407.22	147.48	107,425.81	57,372.80	20,715.19
107	20,715.19	1,554.70	1,416.60	138.10	108,842.42	57,510.90	19,298.58
108	19,298.58	1,554.70	1,426.05	128.66	110,268.46	57,639.56	17,872.54
109	17,872.54	1,554.70	1,435.55	119.15	111,704.02	57,758.71	16,436.98
110	16,436.98	1,554.70	1,445.12	109.58	113,149.14	57,868.29	14,991.86
111	14,991.86	1,554.70	1,454.76	99.95	114,603.90	57,968.23	13,537.10
112	13,537.10	1,554.70	1,464.46	90.25	116,068.35	58,058.48	12,072.64
113	12,072.64	1,554.70	1,474.22	80.48	117,542.57	58,138.97	10,598.42
114	10,598.42	1,554.70	1,484.05	70.66	119,026.62	58,209.62	9,114.38
115	9,114.38	1,554.70	1,493.94	60.76	120,520.56	58,270.38	7,620.44
116	7,620.44	1,554.70	1,503.90	50.80	122,024.46	58,321.19	6,116.53
117	6,116.53	1,554.70	1,513.93	40.78	123,538.39	58,361.96	4,602.61
118	4,602.61	1,554.70	1,524.02	30.68	125,062.41	58,392.65	3,078.59
119	3,078.59	1,554.70	1,534.18	20.52	126,596.59	58,413.17	1,544.41
120	1,544.41	1,554.70	1,544.41	10.30	128,141.00	58,423.47	(0.00)
		186,564.47	128,141.00	58,423.47			

EXHIBIT D

Common Area

EXHIBIT D-1
1st Floor Common Areas

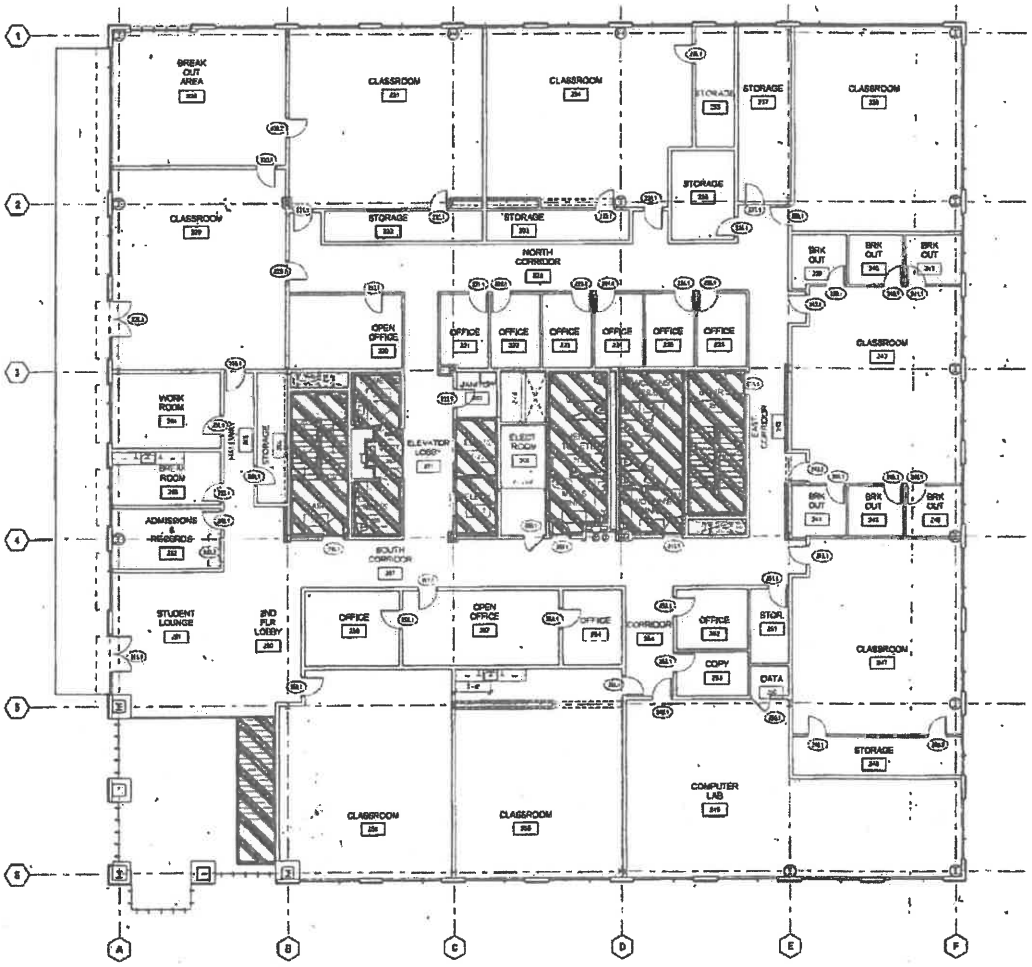
Denotes Common Area



316 Vernon Street Office Building

EXHIBIT D-2
2nd Floor Common Areas

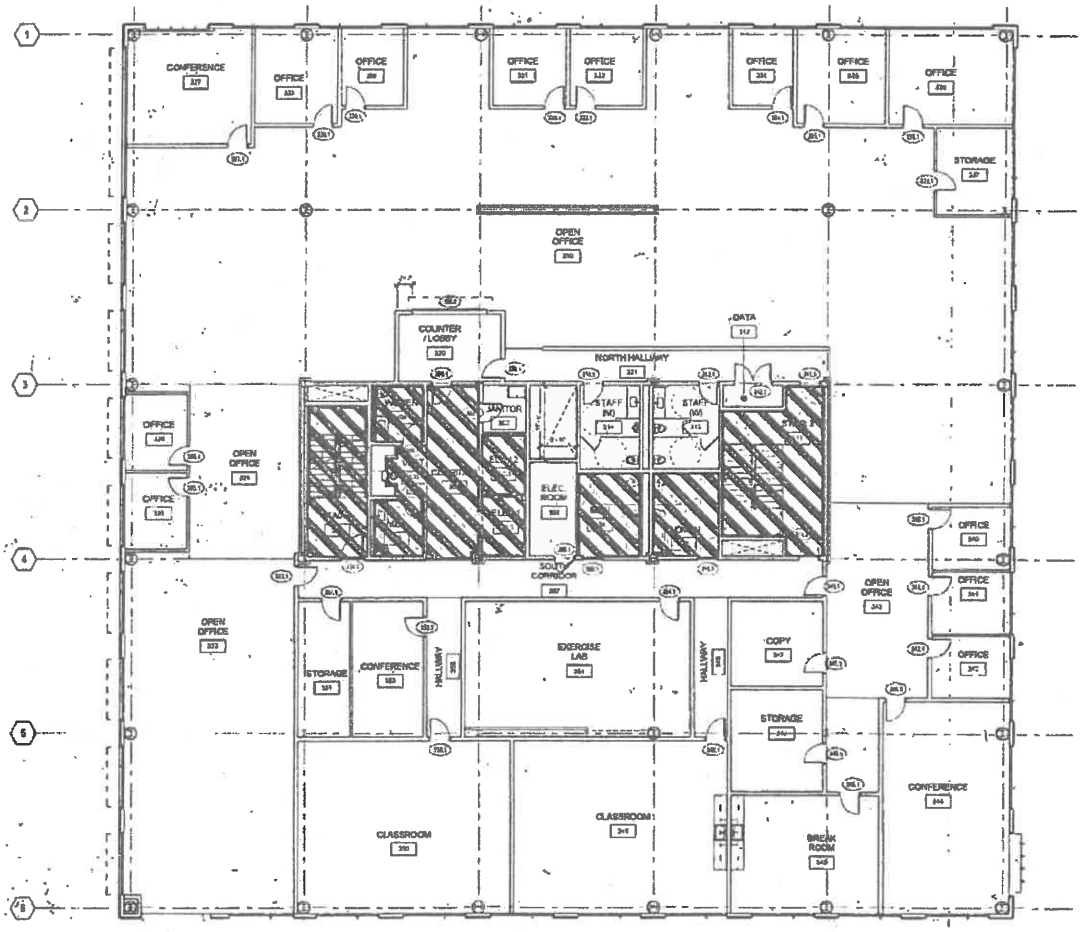
Denotes Common Area



316 Vernon Street Office Building

EXHIBIT D-3
3rd Floor Common Areas

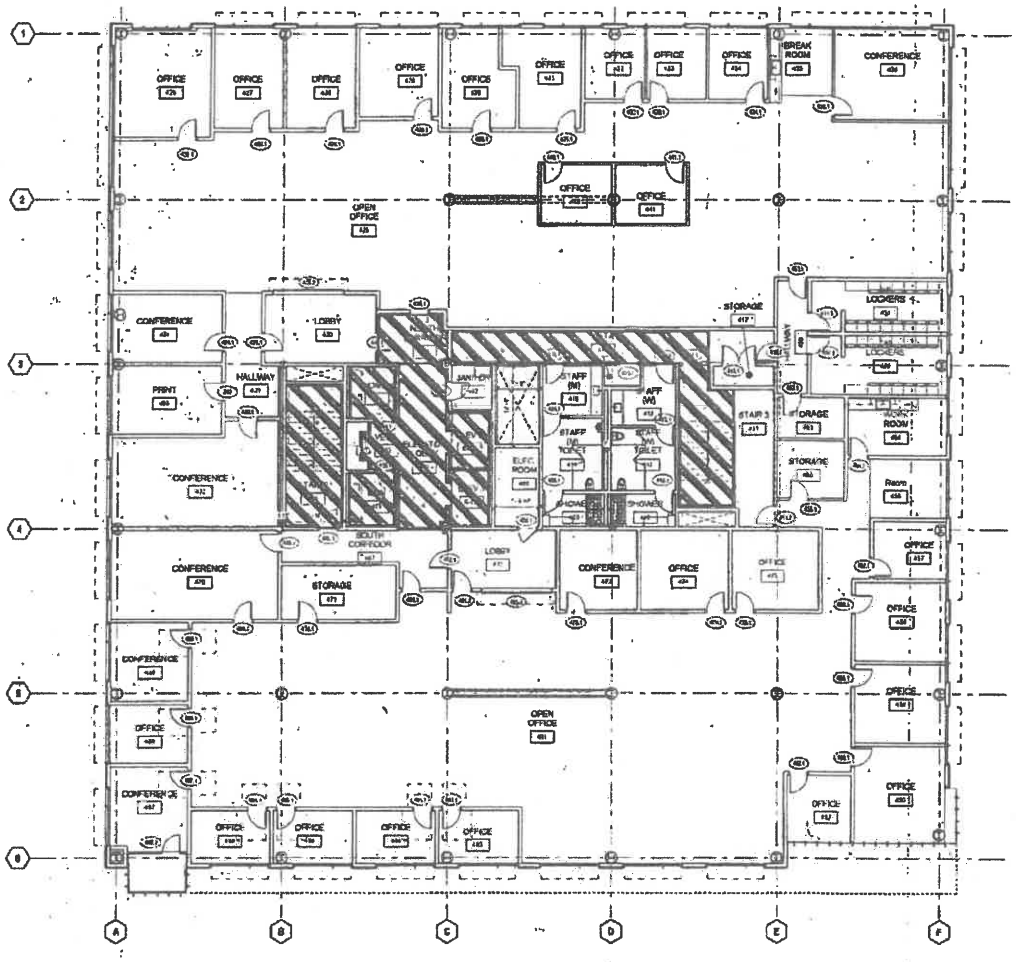
Denotes Common Area



316 Vernon Street Office Building

EXHIBIT D-4
4th Floor Common Areas

Denotes Common Area



316 Vernon Street Office Building

EXHIBIT E

Memorandum of Lease

RECORDING REQUESTED BY AND

AFTER RECORDATION, MAIL TO:

City of Roseville
311 Vernon Street
Roseville, CA 95678
Attn: City Clerk

Exempt from recording fees
Pursuant to Gov't Code § 27383

Space Above Line For Recorder's Use

THE UNDERSIGNED GRANTOR DECLARES:
DOCUMENTARY TRANSFER TAX IS $0.00 CITY TRANSFER TAX IS $0.00
This conveyance is exempt from the documentary transfer tax since the lease term is less than 35 years, R&T Code §61, 11911.

MEMORANDUM OF LEASE

This Memorandum of Lease is made and entered into this _____ day of _____ 2021, by and between City of Roseville, a municipal corporation ("LANDLORD"), and Sierra Joint Community College District, a California Community College District (hereinafter "TENANT"), who agree as follows:

LANDLORD leases to TENANT and TENANT leases from LANDLORD office space within an office building on real property located in the City of Roseville, County of Placer, State of California, as more particularly described in **Exhibit A** attached hereto and incorporated by reference herein (the "Leased Premises").

This Memorandum of Lease is made upon all the terms and conditions of that certain unrecorded Lease Agreement relating to the leased premises between LANDLORD and TENANT dated _____, 2021 ("Lease Agreement") on file with the City Clerk, and all of said terms and conditions are incorporated by reference herein.

The term of the lease shall continue for a period of three (3) years, unless extended or earlier terminated according to the terms of the Lease Agreement.

[SIGNATURE BLOCKS APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, upon the day and year first hereinabove written, the respective Parties hereto have executed this Memorandum of Lease, personally or by officers or agents thereunto duly authorized.

"LANDLORD":

City of Roseville, a municipal corporation:

Dated: _____, 2021

By_____

"TENANT":

Sierra Joint Community College District, a

California Community College District:

Dated: _____, 2021

By_____

Exhibit A
to Memorandum of Lease

Property
Legal Description

All of that certain parcel of land situated within the City of Roseville, Placer County, State of California, more particularly described as follows:

All of Resultant Parcel A as said parcel is described within that that certain document titled “Lot Line Adjustment Certificate of Compliance” recorded on August 19, 2015, as Document 2015-0072548, Official Records of Placer County.

Said Resultant Parcel A containing 33,539 square feet or .77 acres, more or less.

APN: 013-091-010

RESOLUTION NO. 22-015

APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN SIERRA JOINT COMMUNITY COLLEGE DISTRICT AND CITY OF ROSEVILLE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Memorandum of Understanding for private security services at 316 Vernon Street during the term of concurrent Lease Agreement, by and between Sierra Joint Community College District and City of Roseville, has been reviewed by the City Council;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said Memorandum of Understanding is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the City Council of the City of Roseville this_____day of_____, 20___, by the following vote on roll call:

AYES COUNCIL MEMBER:

NOES COUNCIL MEMBER:

ABSENT COUNCIL MEMBER:

_____
Mayor

ATTEST:

_____
City Clerk

Memorandum of Understanding
between
Sierra Joint Community College District
and
City of Roseville

PURPOSE:

This Memorandum of Understanding ("MOU") is hereby made and entered into between the Sierra Joint Community College District ("District") and the City of Roseville ("City"). The District and City may be collectively referred to as "Parties". The purpose of this agreement is to arrange for the provision of private security services for the Parties at 316 Vernon Street, Roseville, CA ("Facility") during the term of concurrent Lease Agreement.

TERM OF AGREEMENT:

This MOU shall be effective January 1, 2022 through December 31, 2024 (36 months). The term shall automatically be renewed for successive one-year terms for a maximum of two (2) years, unless either party gives the other party notice of termination at least sixty (60) days before the beginning of the new term. In the event that it becomes necessary for a party to cease being a part of this MOU, said party shall notify the other party, in writing, 90 days prior to the termination date.

MODIFICATION:

This MOU may be modified, altered, or revised, as necessary, by mutual consent of the parties, by the issuance of a written amendment, signed and dated by persons authorized to sign on behalf of all parties. If any provision of this MOU is held invalid, or otherwise stricken, the remainder of this MOU shall remain in full force or effect.

MUTUAL AGREEMENT:

The District will arrange and provide security services at the Facility to support District hours of instructions.

Hours: The hours of operation for security at the building will be as follows:

Monday through Friday from 7:30 a.m. to 11:00 p.m.
Saturday from 7:30 a.m. to 6:30 p.m.
Sunday on an "as needed basis" by the District

Reimbursement for services provided: For security services between the hours of 7:30 a.m. to 11:00 p.m., Monday through Friday, the Parties agree to equally split the costs of these services. Rates are subject to change based on any future amendments approved by the District's Board of Trustees current security services agreement with its security firm. Any rate changes will be communicated in writing to the City of Roseville's point of contact, Dan Allen by the District's Security Office.

All additional security services provided beyond these hours and day(s) shall be the sole responsibility of the District.

Invoices: The District will bill the City at the beginning of each month for their share of the cost of the security services. The District shall provide an invoice to the City showing the monthly cost of security services charged by the private security firm. The City will remit payment of the invoice within thirty (30) days of its receipt.

Operations: Security personnel shall be located in the lobby of the Facility at a desk and chair provided by the City. Security personnel shall conduct random patrols of all floors of the Facility where feasible and as agreed upon by both Parties. Security personnel shall respond to requests for security services within the Facility. In addition, security personnel may be requested to conduct other security related duties requested by either party to this agreement (e.g. escort tenants to cars).

Additional Services: The City will grant the District access to a previously installed radio antenna by the District on the roof of the Facility. The City will provide an escort for all rooftop access. The District is not allowed on the rooftop without a City escort. Should the City suspect interference from District's antenna system is impacting City services, the City reserves the right to request District to turn off its systems within 24 hours for the purposes of an on/off test. Should the City determine interference is impacting the City services, the District shall be required to resolve issues and test with the City personnel prior to returning the system to normal service. The City shall have final authority in the resolution of any technical problems.

INDEMNIFICATION: The District shall defend, indemnify and hold harmless the City and its affiliates, parents and subsidiaries, and any of their respective officials, directors, trustees, officers, agents, employees and volunteers from any and all liability, loss, expense (including reasonable attorneys' fees) or claims for injury or damages arising out of the performance of this MOU but only in proportion to and to the extent such liability, loss, expense, attorneys' fees, or claims for injury or damages are caused by or result from the negligent or intentional acts or omissions of the District its officers, employees, agents, instructors or students.

The City shall defend, indemnify and hold harmless the District, its officers, employees, agents, volunteers, students and trainees from any and all liability, loss, expense (including reasonable attorney fees) or claims for injury or damages arising out of the performance of this MOU but only in proportion to and to the extent such liability, loss, expense, attorneys' fees, or claims for injury or damages are caused by or result from the negligent or intentional acts or omissions of the City, its officers, employees, or agents.

INSURANCE: The District shall procure and maintain in force during the term of this MOU, at its sole cost and expense, professional, general and auto liability insurance to protect the City against liability arising from or incident to the use and operation of the City for the services described in this MOU.

Coverage under such insurance shall be not less than Two Million Dollars ($2,000,000) for each occurrence and Four Million Dollars ($4,000,000) aggregate for each professional liability insurance and commercial general liability insurance.

Coverage under such insurance shall not be less than One Million Dollars ($1,000,000) combined single limit per occurrence for auto liability insurance.

Both the City and the District agree to carry worker's compensation insurance to protect its respective employees in accordance with the laws in the State of California.

The District shall provide the City, upon request, with proof of insurance evidencing the insurance coverage required under this section. The District shall also notify the City within ten (10) days of any cancellation, reduction, or other material change in the amount or scope of any coverage required hereunder.

The City will procure and maintain in full force and effect adequate insurance or will self-insure their obligations and liabilities under this MOU.

DISCRIMINATION CLAUSE: Parties to this MOU shall not unlawfully discriminate, harass or allow harassment against any employee, customer, or volunteer due to gender, race, color ancestry, religion, national origin, physical disability, mental disability, medical conditions, age, or marital status.

NOTICE: All notices and other communications pertaining to this MOU shall be in writing and shall be deemed to have been given by a party hereto if personally delivered to the other party or if sent by certified mail, returned receipt requested. A notice sent by certified mail shall be deemed to be given on the third business day after the mailing date. All notices or communications between the District and the City pertaining to this MOU shall be addressed as shown below:

DISTRICT:
Erik Skinner, Vice President of Administration Services
Sierra Joint Community College District
5100 Sierra College Boulevard
Rocklin, CA 95677

City of Roseville
Dan Allen, Facility Manager
City of Roseville
2005 Hilltop Circle
Roseville, CA 95747

ASSIGNMENT: This MOU shall not be assigned either in whole or in part by either Party.

COMPLIANCE WITH APPLICABLE LAWS: Parties agree to comply with all federal, state, and local laws, rules, regulations and ordinances that are now or may in the future become applicable to Parties, Parties' business, equipment and personnel engaged in operations covered by this MOU or occurring out of the performance of such operation.

GOVERNING LAW: The terms and conditions of this MOU shall be governed by the laws of the State of California with venue in Placer County, California. If any provision or any part of this MOU is for any reason held to be invalid and or unenforceable or contrary to public policy, law, or statute and/or ordinance, the remainder of this MOU shall not be affected thereby and shall remain valid and fully enforceable.

COUNTERPARTS: This MOU may be executed in any number of counterparts, each of which when delivered (including electronic signature and delivery) shall be an original but all of which together shall constitute one instrument. Each counterpart may consist of a number of copies hereof, each signed by less than all, but together signed by all, of the parties hereto.

IN WITNESS THEREOF, the parties of this MOU have executed this MOU by their duly authorized representatives on the dates of their signatures.

Erik Skinner, Vice President
Administrative Services

1/5/2021
Date

Dominick Casey, City Manager
City of Roseville

Date

COUNCIL COMMUNICATION

CC #: 1881
File #: 0600-01

Title: Staffing Changes
Contact: Linda Hampton 916-774-5215 lhampton@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.12.

RECOMMENDATION TO COUNCIL

As part of an ongoing assessment of the appropriate staffing structure to provide a high level of service to the community, staff is recommending the following changes to the City's staffing allocation schedule and salary schedule to meet business needs. It is recommended that City Council take the following actions:

1. Adopt an ordinance to approve the Management A & B (Appendix B) salary schedules to reflecting the title change of ERP Manager (6520A; 6520B) to ERP Program Manager and related salary decrease effective January 29, 2022;
2. Adopt an ordinance to approve the IBEW A & B (Appendix E) salary schedules to reflect the new classification Generation Maintenance Scheduler-Coordinator (1082A; 1082B) effective January 29, 2022; and
3. Motion to approve the attached city-wide allocation schedule effective January 29, 2022.

BACKGROUND

As part of the Municipal Code, the Human Resources Department is charged with maintaining the City's classification and compensation plan. The Human Resources staff is continually evaluating staffing levels necessary to provide high service levels to the community. Staff reviews department workload and the allocation's impact on meeting the city's goals. Additionally, the level at which each of these positions would have to be staffed was analyzed. Based on the analysis, staff is requesting the following staffing changes.

Finance Department

Staff requests the reclassification of ERP Manager to ERP Program Manager. In July 2016, the City developed the ERP Manager classification to lead the City's efforts in implementing Oracle Fusion, a citywide ERP software system. The City went live in Oracle in June of 2019. Since then, the work has been focused more on support, enhancements, maintenance and optimization of the system. With the recent retirement of the incumbent, staff requests to reclassify the vacant ERP Manager to ERP Program Manager with an 8.11% salary reduction to better reflect the current

scope of work to be assigned.

In addition, staff requests that a .75 Full-Time Equivalent (FTE) Budget Analyst I/II position be reclassified to a 1.00 FTE position. The Finance Budget Team comprises 3.75 FTE positions, including the 1.0 Budget Analyst FTE position approved by the City Council in November 2021. One of the four positions that comprise the Budget Team is a part-time (.75 FTE) position that will soon be vacated at the end of December 2021. Several years ago, this position was reduced from a full-time allocation to part-time as a budget reduction. Staff recommends increasing this position back to a 1.0 FTE position to assist with increasing budget transparency, increasing community participation/information sharing in the budget process, streamlining business practices, improving financial reporting, improving capital improvement project planning, and managing the equipment replacement planning process.

Staff also requests that a current vacant Limited Term Finance Clerk I/II position be replaced with a Regular Finance Clerk I/II position in the Finance Accounts Payable section. Accounts Payable (AP) utilizes a centralized approach to invoice processing and has experienced increased expense auditing requirements with the implementation of Oracle. Recruitment and retention for this entry level position is difficult. Recruitment for a limited term position drastically limits the candidate pool to outside candidates willing to take a temporary assignment. Changing the position from Limited Term to Regular will meet the long term workload requirements and open the recruitments up to existing employees and candidates with ongoing employment goals.

To	Current Salary & Benefits	Proposed Salary & Benefits	FTE	Annual Impact *	Impact for remaining FY 2021-22
ERP Program Manager	$226,127	$209,168	1	-$16,959	-$7,175
Budget Analyst I/II 1 FTE	$133,450	$177,934	1	$44,484	$18,820
Finance Clerk I/II-Regular	$91,872	$91,872	1	$0	$0
				Total:	$11,645

*This amount includes the estimated annual pension cost of $1,925.

Electric Department

Staff requests to add the new position and classification Generation Maintenance Scheduler-Coordinator in the Electric Department. This position and classification is needed to maintain sound and stable utilities within the Electric Generation Division. An external audit of the Generation Maintenance determined significant efficiency gains can be made by using better planning/scheduling strategies. These gains will increase generation facilities reliability and safety. To implement the recommended planning and strategy a dedicated position is required. The fiscal impact has already been included in the Electric Department FY2021-22 budget.

From	To	Current Salary & Benefits	Proposed Salary & Benefits	Annual Impact *	Impact for remaining FY 2021-

					22
New	Generation Maintenance Scheduler-Coordinator	$0	$187,328	$187,328	$79,254

*This amount includes the estimated annual pension cost of $13,104.

FISCAL IMPACT

The fiscal impact in FY2021-22 of $11,645 will be covered by salary savings from vacant positions in the Finance Department budget in the General Fund. The FY2021-22 fiscal impact of $79,254 for the new Generation Maintenance Scheduler-Coordinator is included in the Electric Department's FY2021-22 budget in the Electric Fund.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The proposed staffing changes meet the above criteria and is not subject to CEQA. No additional environmental review is required.

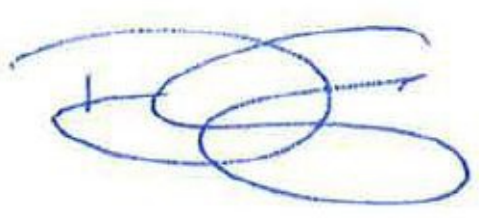
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community
Goal E - Deliver exceptional city services
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Linda Hampton, Human Resources Manager

Stacey Peterson, Human Resources Director



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance 6440

2022-01-29 Management A Salary Schedule

2022-01-29 Management B Salary Schedule

Ordinance 6441

2022-01-29 IBEW A Salary Schedule

2022-01-29 IBEW B Salary Schedule

2022-01-29 Position Allocation Schedule

ORDINANCE NO. 6440

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 6422, THE SALARY ORDINANCE FOR MANAGEMENT EMPLOYEES, AS AMENDED BY APPENDIX "B" TO BE EFFECTIVE JANUARY 29, 2022, AS AN URGENCY MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Title and Purpose.

Ordinance No. 6422, the Salary Ordinance for Management Employees, is hereby amended as shown on Appendix "B" for salary schedules A & B attached hereto.

AMENDMENT OF CLASSIFICATION

Classification No.	Position Title	Hourly Rate
6520A/6520B	ERP Program Manager	6485

SECTION 2. Salary Plan Effective Date.

This Ordinance shall be effective January 29, 2022 as an urgency measure.

SECTION 3. Urgency Ordinance.

This ordinance is hereby declared to be an urgency measure, immediately necessary for the public peace, health and safety and shall take effect January 29, 2022. A statement of urgency is as follows:

It is necessary to amend the Salary Ordinance to comply with recently approved changes for the orderly and necessary continuance of operations of the City.

SECTION 4. Posting.

The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the Ordinance Book under the record of the ordinance a certificate under her hand stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this_____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

City of Roseville

Salary Schedule: Management-A

Appendix:B
Effective Date:01/29/2022

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1505A	AMI Project Manager-A	Step A	52.3163	4185.30	9068.16	108817.90
		Step B	54.9321	4394.57	9521.56	114258.77
		Step C	57.6787	4614.30	9997.64	119971.70
		Step D	60.5627	4845.02	10497.53	125970.42
		Step E	63.5907	5087.26	11022.39	132268.66
		Step F	66.7702	5341.62	11573.50	138882.02
		Step G	70.1088	5608.70	12152.19	145826.30
1370A	Accounting Manager-A	Step A	56.9082	4552.66	9864.09	118369.06
		Step B	59.7537	4780.30	10357.31	124287.70
		Step C	62.7414	5019.31	10875.18	130502.11
		Step D	65.8784	5270.27	11418.92	137027.07
		Step E	69.1723	5533.78	11989.87	143878.38
		Step F	72.6310	5810.48	12589.37	151072.48
		Step G	76.2625	6101.00	13218.83	158626.00

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0043A	Accounting Supervisor-A	Step A	48.5327	3882.62	8412.33	100948.02
		Step B	50.9594	4076.75	8832.96	105995.55
		Step C	53.5074	4280.59	9274.62	111295.39
		Step D	56.1828	4494.62	9738.35	116860.22
		Step E	58.9919	4719.35	10225.26	122703.15
		Step F	61.9415	4955.32	10736.53	128838.32
		Step G	65.0386	5203.09	11273.36	135280.29
9427A	Accounts Payable Supervisor-A	Step A	46.2214	3697.71	8011.71	96140.51
		Step B	48.5324	3882.59	8412.28	100947.39
		Step C	50.9590	4076.72	8832.89	105994.72
		Step D	53.5069	4280.55	9274.53	111294.35
		Step E	56.1823	4494.58	9738.27	116859.18
		Step F	58.9914	4719.31	10225.18	122702.11
		Step G	61.9410	4955.28	10736.44	128837.28

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0086A	Alternative Transportation Analyst I-A	Step A	36.1758	2894.06	6270.47	75245.66
		Step B	37.9848	3038.78	6584.03	79008.38
		Step C	39.8840	3190.72	6913.23	82958.72
		Step D	41.8782	3350.26	7258.89	87106.66
		Step E	43.9719	3517.75	7621.80	91461.55
		Step F	46.1706	3693.65	8002.90	96034.85
		Step G	48.4792	3878.34	8403.06	100836.74
0088A	Alternative Transportation Analyst II-A	Step A	39.2072	3136.58	6795.91	81550.98
		Step B	41.1675	3293.40	7135.70	85628.40
		Step C	43.2257	3458.06	7492.45	89909.46
		Step D	45.3872	3630.98	7867.11	94405.38
		Step E	47.6563	3812.50	8260.43	99125.10
		Step F	50.0393	4003.14	8673.48	104081.74
		Step G	52.5412	4203.30	9107.14	109285.70

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0090A	Alternative Transportation Manager-A	Step A	58.3041	4664.33	10106.04	121272.53
		Step B	61.2193	4897.54	10611.35	127336.14
		Step C	64.2802	5142.42	11141.90	133702.82
		Step D	67.4943	5399.54	11699.01	140388.14
		Step E	70.8690	5669.52	12283.96	147407.52
		Step F	74.4125	5953.00	12898.17	154778.00
		Step G	78.1330	6250.64	13543.05	162516.64
0245A	Assistant City Attorney-A	Step A	87.0868	6966.94	15095.05	181140.54
		Step B	91.4412	7315.30	15849.81	190197.70
		Step C	96.0131	7681.05	16642.27	199707.25
		Step D	100.8138	8065.10	17474.39	209692.70
		Step E	105.8545	8468.36	18348.11	220177.36
		Step F	111.1473	8891.78	19265.53	231186.38
		Step G	116.7046	9336.37	20228.80	242745.57

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0250A	Assistant City Clerk-A	Step A	45.3345	3626.76	7857.98	94295.76
		Step B	47.6013	3808.10	8250.89	99010.70
		Step C	49.9814	3998.51	8663.44	103961.31
		Step D	52.4805	4198.44	9096.62	109159.44
		Step E	55.1045	4408.36	9551.45	114617.36
		Step F	57.8596	4628.77	10029.00	120347.97
		Step G	60.7527	4860.22	10530.47	126365.62
0325A	Assistant City Manager-A	Step A	89.6067	7168.54	15531.83	186381.94
		Step B	94.0869	7526.95	16308.40	195700.75
		Step C	98.7913	7903.30	17123.83	205485.90
		Step D	103.7309	8298.47	17980.02	215760.27
		Step E	108.9175	8713.40	18879.03	226548.40
		Step F	114.3633	9149.06	19822.97	237875.66
		Step G	120.0814	9606.51	20814.11	249769.31

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1021A	Assistant City Manager/Chief Financial Officer-A	Step A	89.6067	7168.54	15531.83	186381.94
		Step B	94.0869	7526.95	16308.40	195700.75
		Step C	98.7913	7903.30	17123.83	205485.90
		Step D	103.7309	8298.47	17980.02	215760.27
		Step E	108.9175	8713.40	18879.03	226548.40
		Step F	114.3633	9149.06	19822.97	237875.66
		Step G	120.0814	9606.51	20814.11	249769.31
1068A	Assistant Electric Analyst-A	Step A	35.3429	2827.43	6126.10	73513.23
		Step B	37.1101	2968.81	6432.42	77189.01
		Step C	38.9655	3117.24	6754.02	81048.24
		Step D	40.9138	3273.10	7091.73	85100.70
		Step E	42.9595	3436.76	7446.31	89355.76
		Step F	45.1075	3608.60	7818.63	93823.60
		Step G	47.3629	3789.03	8209.57	98514.83

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0395A	Assistant Electric Utility Director-A	Step A	94.0013	7520.10	16293.56	195522.70
		Step B	98.7014	7896.11	17108.24	205298.91
		Step C	103.6366	8290.93	17963.68	215564.13
		Step D	108.8183	8705.46	18861.84	226342.06
		Step E	114.2593	9140.74	19804.95	237659.34
		Step F	119.9722	9597.78	20795.18	249542.18
		Step G	125.9709	10077.67	21834.96	262019.47
0411A	Assistant Environmental Utilities Director-A	Step A	71.4711	5717.69	12388.32	148659.89
		Step B	75.0447	6003.58	13007.75	156092.98
		Step C	78.7970	6303.76	13658.15	163897.76
		Step D	82.7367	6618.94	14341.03	172092.34
		Step E	86.8736	6949.89	15058.09	180697.09
		Step F	91.2173	7297.38	15811.00	189731.98
		Step G	95.7782	7662.26	16601.55	199218.66

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1026A	Assistant Finance Director-A	Step A	65.4436	5235.49	11343.56	136122.69
		Step B	68.7157	5497.26	11910.72	142928.66
		Step C	72.1516	5772.13	12506.28	150075.33
		Step D	75.7592	6060.74	13131.59	157579.14
		Step E	79.5472	6363.78	13788.18	165458.18
		Step F	83.5245	6681.96	14477.58	173730.96
		Step G	87.7007	7016.06	15201.45	182417.46
0480A	Assistant Fire Chief-A	Step A	65.6460	5251.68	11378.64	136543.68
		Step B	68.9282	5514.26	11947.55	143370.66
		Step C	72.3748	5789.98	12544.97	150539.58
		Step D	75.9935	6079.48	13172.21	158066.48
		Step E	79.7932	6383.46	13830.82	165969.86
		Step F	83.7828	6702.62	14522.35	174268.22
		Step G	87.9721	7037.77	15248.50	182981.97

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0484A	Assistant Human Resources Director-A	Step A	56.4870	4518.96	9791.08	117492.96
		Step B	59.3109	4744.87	10280.56	123366.67
		Step C	62.2770	4982.16	10794.68	129536.16
		Step D	65.3908	5231.26	11334.41	136012.86
		Step E	68.6604	5492.83	11901.14	142813.63
		Step F	72.0934	5767.47	12496.19	149954.27
		Step G	75.6980	6055.84	13120.99	157451.84
9558A	Assistant Information Technology Director-A	Step A	59.2223	4737.78	10265.20	123182.38
		Step B	62.1835	4974.68	10778.47	129341.68
		Step C	65.2926	5223.41	11317.38	135808.61
		Step D	68.5572	5484.58	11883.25	142598.98
		Step E	71.9853	5758.82	12477.45	149729.42
		Step F	75.5844	6046.75	13101.30	157215.55
		Step G	79.3635	6349.08	13756.34	165076.08

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0510A	Assistant Police Chief-A	Step A	77.7584	6220.67	13478.12	161737.47
		Step B	81.6462	6531.70	14152.01	169824.10
		Step C	85.7287	6858.30	14859.64	178315.70
		Step D	90.0150	7201.20	15602.60	187231.20
		Step E	94.5158	7561.26	16382.74	196592.86
		Step F	99.2416	7939.33	17201.88	206422.53
		Step G	104.2037	8336.30	18061.97	216743.70
1067A	Associate Electric Analyst-A	Step A	38.8771	3110.17	6738.70	80864.37
		Step B	40.8211	3265.69	7075.66	84907.89
		Step C	42.8621	3428.97	7429.43	89153.17
		Step D	45.0052	3600.42	7800.90	93610.82
		Step E	47.2555	3780.44	8190.95	98291.44
		Step F	49.6182	3969.46	8600.49	103205.86
		Step G	52.0992	4167.94	9030.53	108366.34

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0910A	Budget Analyst I-A	Step A	37.4232	2993.86	6486.69	77840.26
		Step B	39.2941	3143.53	6810.98	81731.73
		Step C	41.2591	3300.73	7151.58	85818.93
		Step D	43.3220	3465.76	7509.15	90109.76
		Step E	45.4882	3639.06	7884.62	94615.46
		Step F	47.7624	3820.99	8278.82	99345.79
		Step G	50.1506	4012.05	8692.77	104313.25
0915A	Budget Analyst II-A	Step A	41.1663	3293.30	7135.49	85625.90
		Step B	43.2245	3457.96	7492.25	89906.96
		Step C	45.3860	3630.88	7866.91	94402.88
		Step D	47.6551	3812.41	8260.22	99122.61
		Step E	50.0379	4003.03	8673.24	104078.83
		Step F	52.5400	4203.20	9106.93	109283.20
		Step G	55.1669	4413.35	9562.26	114747.15

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0930A	Budget Manager-A	Step A	56.9082	4552.66	9864.09	118369.06
		Step B	59.7537	4780.30	10357.31	124287.70
		Step C	62.7414	5019.31	10875.18	130502.11
		Step D	65.8784	5270.27	11418.92	137027.07
		Step E	69.1723	5533.78	11989.87	143878.38
		Step F	72.6310	5810.48	12589.37	151072.48
		Step G	76.2625	6101.00	13218.83	158626.00
1017A	Building Inspection Supervisor-A	Step A	43.2188	3457.50	7491.26	89895.10
		Step B	45.3797	3630.38	7865.81	94389.78
		Step C	47.6487	3811.90	8259.11	99109.30
		Step D	50.0311	4002.49	8672.06	104064.69
		Step E	52.5328	4202.62	9105.69	109268.22
		Step F	55.1595	4412.76	9560.98	114731.76
		Step G	57.9173	4633.38	10039.00	120467.98

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1043A	Building Official-A	Step A	56.5746	4525.97	9806.26	117675.17
		Step B	59.4033	4752.26	10296.57	123558.86
		Step C	62.3736	4989.89	10811.42	129737.09
		Step D	65.4922	5239.38	11351.98	136223.78
		Step E	68.7667	5501.34	11919.56	143034.74
		Step F	72.2051	5776.41	12515.55	150186.61
		Step G	75.8153	6065.22	13141.32	157695.82
1180A	Chief Information Officer-A	Step A	74.0280	5922.24	12831.52	153978.24
		Step B	77.7294	6218.35	13473.10	161677.15
		Step C	81.6159	6529.27	14146.76	169761.07
		Step D	85.6966	6855.73	14854.08	178248.93
		Step E	89.9814	7198.51	15596.78	187161.31
		Step F	94.4806	7558.45	16376.64	196519.65
		Step G	99.2046	7936.37	17195.46	206345.57

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1220A	City Clerk-A	Step A	63.8805	5110.44	11072.62	132871.44
		Step B	67.0745	5365.96	11626.25	139514.96
		Step C	70.4282	5634.26	12207.55	146490.66
		Step D	73.9497	5915.98	12817.95	153815.38
		Step E	77.6471	6211.77	13458.83	161505.97
		Step F	81.5295	6522.36	14131.78	169581.36
		Step G	85.6060	6848.48	14838.37	178060.48
1368A	Code Enforcement Supervisor-A	Step A	42.5668	3405.34	7378.25	88538.94
		Step B	44.6950	3575.60	7747.13	92965.60
		Step C	46.9300	3754.40	8134.53	97614.40
		Step D	49.2764	3942.11	8541.24	102494.91
		Step E	51.7402	4139.22	8968.30	107619.62
		Step F	54.3271	4346.17	9416.70	113000.37
		Step G	57.0436	4563.49	9887.56	118650.69

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1027A	Construction Inspection Superintendent-A	Step A	46.5026	3720.21	8060.45	96725.41
		Step B	48.8278	3906.22	8463.49	101561.82
		Step C	51.2692	4101.54	8886.66	106639.94
		Step D	53.8326	4306.61	9330.98	111971.81
		Step E	56.5242	4521.94	9797.53	117570.34
		Step F	59.3506	4748.05	10287.44	123449.25
		Step G	62.3181	4985.45	10801.80	129621.65
1025A	Custodian Supervisor-A	Step A	24.3837	1950.70	4226.51	50718.10
		Step B	25.6028	2048.22	4437.82	53253.82
		Step C	26.8830	2150.64	4659.72	55916.64
		Step D	28.2272	2258.18	4892.71	58712.58
		Step E	29.6385	2371.08	5137.34	61648.08
		Step F	31.1204	2489.63	5394.20	64730.43
		Step G	32.6764	2614.11	5663.91	67966.91

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9561A	Data Management System Administrator-A	Step A	49.6490	3971.92	8605.83	103269.92
		Step B	52.1314	4170.51	9036.11	108433.31
		Step C	54.7381	4379.05	9487.94	113855.25
		Step D	57.4750	4598.00	9962.33	119548.00
		Step E	60.3487	4827.90	10460.44	125525.30
		Step F	63.3661	5069.29	10983.46	131801.49
		Step G	66.5345	5322.76	11532.65	138391.76
1645A	Department Public Information Officer-A	Step A	47.1595	3772.76	8174.31	98091.76
		Step B	49.5176	3961.41	8583.05	102996.61
		Step C	51.9935	4159.48	9012.21	108146.48
		Step D	54.5931	4367.45	9462.80	113553.65
		Step E	57.3228	4585.82	9935.95	119231.42
		Step F	60.1890	4815.12	10432.76	125193.12
		Step G	63.1983	5055.86	10954.37	131452.46

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1655A	Deputy City Attorney I-A	Step A	62.5849	5006.79	10848.05	130176.59
		Step B	65.7141	5257.13	11390.44	136685.33
		Step C	68.9998	5519.98	11959.97	143519.58
		Step D	72.4498	5795.98	12557.97	150695.58
		Step E	76.0724	6085.79	13185.88	158230.59
		Step F	79.8760	6390.08	13845.17	166142.08
		Step G	83.8697	6709.58	14537.41	174448.98
1658A	Deputy City Attorney II-A	Step A	68.8434	5507.47	11932.86	143194.27
		Step B	72.2856	5782.85	12529.50	150354.05
		Step C	75.8999	6071.99	13155.98	157871.79
		Step D	79.6948	6375.58	13813.77	165765.18
		Step E	83.6796	6694.37	14504.46	174053.57
		Step F	87.8635	7029.08	15229.67	182756.08
		Step G	92.2567	7380.54	15991.16	191893.94

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1659A	Deputy City Manager-A	Step A	70.2686	5621.49	12179.89	146158.69
		Step B	73.7820	5902.56	12788.88	153466.56
		Step C	77.4711	6197.69	13428.32	161139.89
		Step D	81.3447	6507.58	14099.75	169196.98
		Step E	85.4119	6832.95	14804.73	177656.75
		Step F	89.6825	7174.60	15544.97	186539.60
		Step G	94.1666	7533.33	16322.21	195866.53
1280A	Development Services Administrator-A	Step A	43.2188	3457.50	7491.26	89895.10
		Step B	45.3797	3630.38	7865.81	94389.78
		Step C	47.6487	3811.90	8259.11	99109.30
		Step D	50.0311	4002.49	8672.06	104064.69
		Step E	52.5328	4202.62	9105.69	109268.22
		Step F	55.1595	4412.76	9560.98	114731.76
		Step G	57.9173	4633.38	10039.00	120467.98

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1676A	Development Services Director-A	Step A	77.7295	6218.36	13473.11	161677.36
		Step B	81.6160	6529.28	14146.77	169761.28
		Step C	85.6968	6855.74	14854.11	178249.34
		Step D	89.9815	7198.52	15596.79	187161.52
		Step E	94.4808	7558.46	16376.67	196520.06
		Step F	99.2049	7936.39	17195.52	206346.19
		Step G	104.1649	8333.19	18055.25	216662.99
1695A	Development Services Manager-A	Step A	51.4289	4114.31	8914.34	106972.11
		Step B	54.0003	4320.02	9360.05	112320.62
		Step C	56.7004	4536.03	9828.07	117936.83
		Step D	59.5354	4762.83	10319.47	123833.63
		Step E	62.5122	5000.98	10835.45	130025.38
		Step F	65.6379	5251.03	11377.24	136526.83
		Step G	68.9198	5513.58	11946.10	143353.18

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2415A	EMS Quality Assurance Coordinator-A	Step A	48.4279	3874.23	8394.17	100730.03
		Step B	50.8492	4067.94	8813.86	105766.34
		Step C	53.3919	4271.35	9254.60	111055.15
		Step D	56.0616	4484.93	9717.34	116608.13
		Step E	58.8645	4709.16	10203.18	122438.16
		Step F	61.8078	4944.62	10713.35	128560.22
		Step G	64.8981	5191.85	11249.00	134988.05
6520A	ERP Program Manager-A	Step A	48.3928	3871.42	8388.09	100657.02
		Step B	50.8122	4064.98	8807.45	105689.38
		Step C	53.3527	4268.22	9247.80	110973.62
		Step D	56.0204	4481.63	9710.20	116522.43
		Step E	58.8214	4705.71	10195.71	122348.51
		Step F	61.7625	4941.00	10705.50	128466.00
		Step G	64.8507	5188.06	11240.79	134889.46

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1674A	Economic Development Analyst I-A	Step A	35.6427	2851.42	6178.07	74136.82
		Step B	37.4248	2993.98	6486.97	77843.58
		Step C	39.2959	3143.67	6811.29	81735.47
		Step D	41.2610	3300.88	7151.91	85822.88
		Step E	43.3240	3465.92	7509.49	90113.92
		Step F	45.4902	3639.22	7884.97	94619.62
		Step G	47.7647	3821.18	8279.21	99350.58
1675A	Economic Development Analyst II-A	Step A	39.2072	3136.58	6795.91	81550.98
		Step B	41.1675	3293.40	7135.70	85628.40
		Step C	43.2257	3458.06	7492.45	89909.46
		Step D	45.3872	3630.98	7867.11	94405.38
		Step E	47.6563	3812.50	8260.43	99125.10
		Step F	50.0393	4003.14	8673.48	104081.74
		Step G	52.5412	4203.30	9107.14	109285.70

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1710A	Economic Development Director-A	Step A	74.0306	5922.45	12831.97	153983.65
		Step B	77.7325	6218.60	13473.63	161683.60
		Step C	81.6190	6529.52	14147.29	169767.52
		Step D	85.6999	6855.99	14854.65	178255.79
		Step E	89.9849	7198.79	15597.38	187168.59
		Step F	94.4843	7558.74	16377.28	196527.34
		Step G	99.2084	7936.67	17196.12	206353.47
1001A	Economic Development Project Manager-A	Step A	49.1883	3935.06	8525.97	102311.66
		Step B	51.6476	4131.81	8952.25	107427.01
		Step C	54.2300	4338.40	9399.87	112798.40
		Step D	56.9415	4555.32	9869.86	118438.32
		Step E	59.7886	4783.09	10363.36	124360.29
		Step F	62.7780	5022.24	10881.52	130578.24
		Step G	65.9169	5273.35	11425.60	137107.15

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1310A	Electric Business Analyst I-A	Step A	46.6529	3732.23	8086.50	97038.03
		Step B	48.9856	3918.85	8490.84	101890.05
		Step C	51.4349	4114.79	8915.38	106984.59
		Step D	54.0066	4320.53	9361.14	112333.73
		Step E	56.7070	4536.56	9829.21	117950.56
		Step F	59.5423	4763.38	10320.67	123847.98
		Step G	62.5194	5001.55	10836.70	130040.35
1312A	Electric Business Analyst II-A	Step A	51.3179	4105.43	8895.10	106741.23
		Step B	53.8838	4310.70	9339.86	112078.30
		Step C	56.5779	4526.23	9806.84	117682.03
		Step D	59.4069	4752.55	10297.20	123566.35
		Step E	62.3772	4990.18	10812.05	129744.58
		Step F	65.4961	5239.69	11352.66	136231.89
		Step G	68.7708	5501.66	11920.27	143043.26

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1066A	Electric Compliance Analyst I-A	Step A	46.6526	3732.21	8086.45	97037.41
		Step B	48.9853	3918.82	8490.79	101889.42
		Step C	51.4346	4114.77	8915.33	106983.97
		Step D	54.0063	4320.50	9361.09	112333.10
		Step E	56.7065	4536.52	9829.13	117949.52
		Step F	59.5419	4763.35	10320.60	123847.15
		Step G	62.5190	5001.52	10836.63	130039.52
2335A	Electric Compliance Analyst II-A	Step A	51.3187	4105.50	8895.24	106742.90
		Step B	53.8847	4310.78	9340.01	112080.18
		Step C	56.5789	4526.31	9807.01	117684.11
		Step D	59.4078	4752.62	10297.35	123568.22
		Step E	62.3782	4990.26	10812.22	129746.66
		Step F	65.4971	5239.77	11352.83	136233.97
		Step G	68.7720	5501.76	11920.48	143045.76

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6285A	Electric Customer Programs Supervisor-A	Step A	64.9178	5193.42	11252.42	135029.02
		Step B	68.1638	5453.10	11815.06	141780.70
		Step C	71.5719	5725.75	12405.80	148869.55
		Step D	75.1504	6012.03	13026.07	156312.83
		Step E	78.9079	6312.63	13677.37	164128.43
		Step F	82.8533	6628.26	14361.24	172334.86
		Step G	86.9961	6959.69	15079.32	180951.89
2284A	Electric Engineering Technician Supervisor-A	Step A	55.4610	4436.88	9613.24	115358.88
		Step B	58.2339	4658.71	10093.88	121126.51
		Step C	61.1456	4891.65	10598.57	127182.85
		Step D	64.2030	5136.24	11128.52	133542.24
		Step E	67.4130	5393.04	11684.92	140219.04
		Step F	70.7837	5662.70	12269.17	147230.10
		Step G	74.3229	5945.83	12882.64	154591.63

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2338A	Electric Operations Manager-A	Step A	81.7402	6539.22	14168.30	170019.62
		Step B	85.8272	6866.18	14876.71	178520.58
		Step C	90.1185	7209.48	15620.54	187446.48
		Step D	94.6246	7569.97	16401.60	196819.17
		Step E	99.3559	7948.47	17221.69	206660.27
		Step F	104.3236	8345.89	18082.76	216993.09
		Step G	109.5397	8763.18	18986.88	227842.58
2339A	Electric Operations Supervisor-A	Step A	74.3058	5944.46	12879.67	154556.06
		Step B	78.0212	6241.70	13523.67	162284.10
		Step C	81.9222	6553.78	14199.85	170398.18
		Step D	86.0182	6881.46	14909.82	178917.86
		Step E	90.3192	7225.54	15655.33	187863.94
		Step F	94.8352	7586.82	16438.10	197257.22
		Step G	99.5769	7966.15	17260.00	207119.95

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2314A	Electric Resources Planner I-A	Step A	53.6344	4290.75	9296.63	111559.55
		Step B	56.3161	4505.29	9761.46	117137.49
		Step C	59.1319	4730.55	10249.53	122994.35
		Step D	62.0884	4967.07	10761.99	129143.87
		Step E	65.1929	5215.43	11300.10	135601.23
		Step F	68.4525	5476.20	11865.10	142381.20
		Step G	71.8753	5750.02	12458.39	149500.62
2316A	Electric Resources Planner II-A	Step A	58.9978	4719.82	10226.29	122715.42
		Step B	61.9477	4955.82	10737.60	128851.22
		Step C	65.0450	5203.60	11274.47	135293.60
		Step D	68.2973	5463.78	11838.20	142058.38
		Step E	71.7122	5736.98	12430.11	149161.38
		Step F	75.2978	6023.82	13051.62	156619.42
		Step G	79.0628	6325.02	13704.22	164450.62

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2216A	Electric Risk and Compliance Supervisor-A	Step A	64.9141	5193.13	11251.78	135021.33
		Step B	68.1598	5452.78	11814.37	141772.38
		Step C	71.5679	5725.43	12405.10	148861.23
		Step D	75.1461	6011.69	13025.32	156303.89
		Step E	78.9036	6312.29	13676.62	164119.49
		Step F	82.8488	6627.90	14360.46	172325.50
		Step G	86.9911	6959.29	15078.46	180941.49
2352A	Electric Safety Coordinator-A	Step A	39.2071	3136.57	6795.90	81550.77
		Step B	41.1673	3293.38	7135.67	85627.98
		Step C	43.2256	3458.05	7492.44	89909.25
		Step D	45.3870	3630.96	7867.08	94404.96
		Step E	47.6562	3812.50	8260.41	99124.90
		Step F	50.0390	4003.12	8673.43	104081.12
		Step G	52.5412	4203.30	9107.14	109285.70

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2319A	Electric Substation Supervisor-A	Step A	74.3058	5944.46	12879.67	154556.06
		Step B	78.0212	6241.70	13523.67	162284.10
		Step C	81.9222	6553.78	14199.85	170398.18
		Step D	86.0182	6881.46	14909.82	178917.86
		Step E	90.3192	7225.54	15655.33	187863.94
		Step F	94.8352	7586.82	16438.10	197257.22
		Step G	99.5769	7966.15	17260.00	207119.95
9560A	Electric Technology Systems Administrator-A	Step A	64.9179	5193.43	11252.44	135029.23
		Step B	68.1638	5453.10	11815.06	141780.70
		Step C	71.5718	5725.74	12405.78	148869.34
		Step D	75.1504	6012.03	13026.07	156312.83
		Step E	78.9080	6312.64	13677.39	164128.64
		Step F	82.8535	6628.28	14361.27	172335.28
		Step G	86.9961	6959.69	15079.32	180951.89

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2320A	Electric Utility Director-A	Step A	117.5031	9400.25	20367.20	244406.45
		Step B	123.3783	9870.26	21385.57	256626.86
		Step C	129.5473	10363.78	22454.87	269458.38
		Step D	136.0246	10881.97	23577.60	282931.17
		Step E	142.8259	11426.07	24756.49	297077.87
		Step F	149.9672	11997.38	25994.31	311931.78
		Step G	157.4655	12597.24	27294.02	327528.24
2215A	Electric Utility Financial Administrator-A	Step A	64.9174	5193.39	11252.35	135028.19
		Step B	68.1631	5453.05	11814.94	141779.25
		Step C	71.5714	5725.71	12405.71	148868.51
		Step D	75.1499	6011.99	13025.98	156311.79
		Step E	78.9075	6312.60	13677.30	164127.60
		Step F	82.8528	6628.22	14361.15	172333.82
		Step G	86.9956	6959.65	15079.24	180950.85

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2378A	Electronic Maintenance Coordinator-A	Step A	42.0871	3366.97	7295.10	87541.17
		Step B	44.1915	3535.32	7659.86	91918.32
		Step C	46.4011	3712.09	8042.86	96514.29
		Step D	48.7211	3897.69	8444.99	101339.89
		Step E	51.1570	4092.56	8867.21	106406.56
		Step F	53.7149	4297.19	9310.58	111726.99
		Step G	56.4006	4512.05	9776.10	117313.25
2500A	Energy Services Account Representative I-A	Step A	46.8489	3747.91	8120.48	97445.71
		Step B	49.1914	3935.31	8526.51	102318.11
		Step C	51.6509	4132.07	8952.82	107433.87
		Step D	54.2334	4338.67	9400.46	112805.47
		Step E	56.9452	4555.62	9870.50	118446.02
		Step F	59.7924	4783.39	10364.02	124368.19
		Step G	62.7820	5022.56	10882.21	130586.56

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2501A	Energy Services Account Representative II-A	Step A	51.5339	4122.71	8932.54	107190.51
		Step B	54.1106	4328.85	9379.17	112550.05
		Step C	56.8161	4545.29	9848.12	118177.49
		Step D	59.6569	4772.55	10340.53	124086.35
		Step E	62.6399	5011.19	10857.58	130290.99
		Step F	65.7718	5261.74	11400.45	136805.34
		Step G	69.0604	5524.83	11970.47	143645.63
1277A	Engineering Manager-A	Step A	62.1520	4972.16	10773.01	129276.16
		Step B	65.2597	5220.78	11311.68	135740.18
		Step C	68.5222	5481.78	11877.18	142526.18
		Step D	71.9486	5755.89	12471.09	149653.09
		Step E	75.5459	6043.67	13094.62	157135.47
		Step F	79.3230	6345.84	13749.32	164991.84
		Step G	83.2893	6663.14	14436.81	173241.74

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2540A	Environmental Coordinator-A	Step A	45.0883	3607.06	7815.31	93783.66
		Step B	47.3428	3787.42	8206.09	98473.02
		Step C	49.7101	3976.81	8616.42	103397.01
		Step D	52.1954	4175.63	9047.20	108566.43
		Step E	54.8053	4384.42	9499.59	113995.02
		Step F	57.5453	4603.62	9974.52	119694.22
		Step G	60.4227	4833.82	10473.27	125679.22
2548A	Environmental Utilities Business Administrator-A	Step A	52.0784	4166.27	9026.92	108323.07
		Step B	54.6824	4374.59	9478.28	113739.39
		Step C	57.4165	4593.32	9952.19	119426.32
		Step D	60.2873	4822.98	10449.80	125397.58
		Step E	63.3017	5064.14	10972.29	131667.54
		Step F	66.4668	5317.34	11520.91	138250.94
		Step G	69.7901	5583.21	12096.95	145163.41

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2546A	Environmental Utilities Business Analyst I-A	Step A	37.4232	2993.86	6486.69	77840.26
		Step B	39.2942	3143.54	6810.99	81731.94
		Step C	41.2591	3300.73	7151.58	85818.93
		Step D	43.3219	3465.75	7509.13	90109.55
		Step E	45.4881	3639.05	7884.60	94615.25
		Step F	47.7625	3821.00	8278.83	99346.00
		Step G	50.1506	4012.05	8692.77	104313.25
2547A	Environmental Utilities Business Analyst II-A	Step A	41.1663	3293.30	7135.49	85625.90
		Step B	43.2247	3457.98	7492.28	89907.38
		Step C	45.3860	3630.88	7866.91	94402.88
		Step D	47.6551	3812.41	8260.22	99122.61
		Step E	50.0379	4003.03	8673.24	104078.83
		Step F	52.5400	4203.20	9106.93	109283.20
		Step G	55.1669	4413.35	9562.26	114747.15

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1684A	Environmental Utilities Director-A	Step A	89.3408	7147.26	15485.74	185828.86
		Step B	93.8077	7504.62	16260.00	195120.02
		Step C	98.4982	7879.86	17073.02	204876.26
		Step D	103.4230	8273.84	17926.65	215119.84
		Step E	108.5942	8687.54	18822.99	225875.94
		Step F	114.0240	9121.92	19764.16	237169.92
		Step G	119.7251	9578.01	20752.35	249028.21
1024A	Environmental Utilities Maintenance Superintendent-A	Step A	58.3630	4669.04	10116.25	121395.04
		Step B	61.2811	4902.49	10622.06	127464.69
		Step C	64.3451	5147.61	11153.15	133837.81
		Step D	67.5624	5404.99	11710.82	140529.79
		Step E	70.9405	5675.24	12296.35	147556.24
		Step F	74.4875	5959.00	12911.17	154934.00
		Step G	78.2119	6256.95	13556.73	162680.75

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2541A	Environmental Utility Compliance Administrator-A	Step A	45.0862	3606.90	7814.94	93779.30
		Step B	47.3404	3787.23	8205.67	98468.03
		Step C	49.7074	3976.59	8615.95	103391.39
		Step D	52.1928	4175.42	9046.75	108561.02
		Step E	54.8023	4384.18	9499.07	113988.78
		Step F	57.5425	4603.40	9974.03	119688.40
		Step G	60.4195	4833.56	10472.71	125672.56
3395A	Facilities Manager-A	Step A	52.8428	4227.42	9159.42	109913.02
		Step B	55.4850	4438.80	9617.40	115408.80
		Step C	58.2592	4660.74	10098.26	121179.14
		Step D	61.1721	4893.77	10603.16	127237.97
		Step E	64.2308	5138.46	11133.34	133600.06
		Step F	67.4423	5395.38	11690.00	140279.98
		Step G	70.8145	5665.16	12274.51	147294.16

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
4321A	Facilities Supervisor-A	Step A	37.1274	2970.19	6435.42	77224.99
		Step B	38.9839	3118.71	6757.21	81086.51
		Step C	40.9329	3274.63	7095.04	85140.43
		Step D	42.9796	3438.37	7449.80	89397.57
		Step E	45.1286	3610.29	7822.29	93867.49
		Step F	47.3850	3790.80	8213.40	98560.80
		Step G	49.7543	3980.34	8624.08	103488.94
2900A	Finance Manager-A	Step A	56.9082	4552.66	9864.09	118369.06
		Step B	59.7537	4780.30	10357.31	124287.70
		Step C	62.7414	5019.31	10875.18	130502.11
		Step D	65.8784	5270.27	11418.92	137027.07
		Step E	69.1723	5533.78	11989.87	143878.38
		Step F	72.6310	5810.48	12589.37	151072.48
		Step G	76.2625	6101.00	13218.83	158626.00

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0905ZA	Fire Battalion Chief 8Hr-ZA	Step A	55.9833	4478.66	9703.77	116445.26
		Step B	58.7824	4702.59	10188.95	122267.39
		Step C	61.7215	4937.72	10698.39	128380.72
		Step D	64.8076	5184.61	11233.32	134799.81
		Step E	68.0481	5443.85	11795.00	141540.05
		Step F	71.4504	5716.03	12384.74	148616.83
		Step G	75.0228	6001.82	13003.95	156047.42
0905A	Fire Battalion Chief-A	Step A	39.9880	4478.66	9703.75	116445.06
		Step B	41.9874	4702.59	10188.94	122267.31
		Step C	44.0868	4937.72	10698.40	128380.76
		Step D	46.2912	5184.61	11233.33	134799.97
		Step E	48.6057	5443.84	11794.98	141539.80
		Step F	51.0360	5716.03	12384.74	148616.83
		Step G	53.5878	6001.83	13003.97	156047.67

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3330A	Fire Chief-A	Step A	77.9776	6238.21	13516.12	162193.41
		Step B	81.8766	6550.13	14191.94	170303.33
		Step C	85.9702	6877.62	14901.50	178818.02
		Step D	90.2689	7221.51	15646.61	187759.31
		Step E	94.7824	7582.59	16428.95	197147.39
		Step F	99.5212	7961.70	17250.34	207004.10
		Step G	104.4973	8359.78	18112.87	217354.38
3332A	Fire Division Chief-A	Step A	59.6782	4774.26	10344.22	124130.66
		Step B	62.6621	5012.97	10861.43	130337.17
		Step C	65.7953	5263.62	11404.52	136854.22
		Step D	69.0850	5526.80	11974.73	143696.80
		Step E	72.5393	5803.14	12573.48	150881.74
		Step F	76.1662	6093.30	13202.14	158425.70
		Step G	79.9745	6397.96	13862.25	166346.96

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3332ZA	Fire Divison Chief 24Hr-ZA	Step A	42.6273	4774.26	10344.22	124130.70
		Step B	44.7587	5012.97	10861.44	130337.33
		Step C	46.9965	5263.61	11404.48	136853.81
		Step D	49.3464	5526.80	11974.73	143696.72
		Step E	51.8137	5803.13	12573.46	150881.49
		Step F	54.4044	6093.29	13202.13	158425.61
		Step G	57.1245	6397.94	13862.21	166346.54
3392A	Fleet Manager-A	Step A	48.7262	3898.10	8445.87	101350.50
		Step B	51.1625	4093.00	8868.17	106418.00
		Step C	53.7206	4297.65	9311.57	111738.85
		Step D	56.4065	4512.52	9777.13	117325.52
		Step E	59.2269	4738.15	10266.00	123191.95
		Step F	62.1883	4975.06	10779.31	129351.66
		Step G	65.2977	5223.82	11318.27	135819.22

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2565A	Fleet Services Supervisor-A	Step A	35.7645	2861.16	6199.18	74390.16
		Step B	37.5527	3004.22	6509.13	78109.62
		Step C	39.4304	3154.43	6834.60	82015.23
		Step D	41.4019	3312.15	7176.33	86115.95
		Step E	43.4720	3477.76	7535.15	90421.76
		Step F	45.6456	3651.65	7911.90	94942.85
		Step G	47.9279	3834.23	8307.50	99690.03
3451A	Government Relations Administrator-A	Step A	51.3766	4110.13	8905.28	106863.33
		Step B	53.9454	4315.63	9350.54	112206.43
		Step C	56.6427	4531.42	9818.07	117816.82
		Step D	59.4749	4757.99	10308.98	123707.79
		Step E	62.4486	4995.89	10824.42	129893.09
		Step F	65.5710	5245.68	11365.64	136387.68
		Step G	68.8495	5507.96	11933.91	143206.96

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1647A	Government Relations Representative I-A	Step A	35.6427	2851.42	6178.07	74136.82
		Step B	37.4248	2993.98	6486.97	77843.58
		Step C	39.2959	3143.67	6811.29	81735.47
		Step D	41.2610	3300.88	7151.91	85822.88
		Step E	43.3240	3465.92	7509.49	90113.92
		Step F	45.4902	3639.22	7884.97	94619.62
		Step G	47.7647	3821.18	8279.21	99350.58
1648A	Government Relations Representative II-A	Step A	39.2072	3136.58	6795.91	81550.98
		Step B	41.1675	3293.40	7135.70	85628.40
		Step C	43.2257	3458.06	7492.45	89909.46
		Step D	45.3872	3630.98	7867.11	94405.38
		Step E	47.6563	3812.50	8260.43	99125.10
		Step F	50.0393	4003.14	8673.48	104081.74
		Step G	52.5412	4203.30	9107.14	109285.70

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3589A	Housing Manager-A	Step A	49.1844	3934.75	8525.30	102303.55
		Step B	51.6455	4131.64	8951.89	107422.64
		Step C	54.2281	4338.25	9399.54	112794.45
		Step D	56.9393	4555.14	9869.48	118433.74
		Step E	59.7861	4782.89	10362.92	124355.09
		Step F	62.7757	5022.06	10881.12	130573.46
		Step G	65.9143	5273.14	11425.15	137101.74
3590A	Housing Supervisor-A	Step A	40.9911	3279.29	7105.12	85261.49
		Step B	43.0406	3443.25	7460.37	89524.45
		Step C	45.1925	3615.40	7833.37	94000.40
		Step D	47.4523	3796.18	8225.07	98700.78
		Step E	49.8247	3985.98	8636.28	103635.38
		Step F	52.3161	4185.29	9068.12	108817.49
		Step G	54.9319	4394.55	9521.53	114258.35

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3594A	Human Resources Analyst I-A	Step A	36.0993	2887.94	6257.21	75086.54
		Step B	37.9043	3032.34	6570.08	78840.94
		Step C	39.7994	3183.95	6898.56	82782.75
		Step D	41.7895	3343.16	7243.51	86922.16
		Step E	43.8790	3510.32	7605.69	91268.32
		Step F	46.0728	3685.82	7985.95	95831.42
		Step G	48.3765	3870.12	8385.26	100623.12
3596A	Human Resources Analyst II-A	Step A	39.7092	3176.74	6882.93	82595.14
		Step B	41.6946	3335.57	7227.06	86724.77
		Step C	43.7793	3502.34	7588.41	91060.94
		Step D	45.9684	3677.47	7967.86	95614.27
		Step E	48.2668	3861.34	8366.25	100394.94
		Step F	50.6801	4054.41	8784.55	105414.61
		Step G	53.2141	4257.13	9223.78	110685.33

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3598A	Human Resources Director-A	Step A	74.0282	5922.26	12831.55	153978.66
		Step B	77.7296	6218.37	13473.13	161677.57
		Step C	81.6161	6529.29	14146.79	169761.49
		Step D	85.6968	6855.74	14854.11	178249.34
		Step E	89.9817	7198.54	15596.83	187161.94
		Step F	94.4809	7558.47	16376.69	196520.27
		Step G	99.2049	7936.39	17195.52	206346.19
3599A	Human Resources Manager-A	Step A	49.1175	3929.40	8513.70	102164.40
		Step B	51.5733	4125.86	8939.37	107272.46
		Step C	54.1521	4332.17	9386.36	112636.37
		Step D	56.8597	4548.78	9855.68	118268.18
		Step E	59.7027	4776.22	10348.47	124181.62
		Step F	62.6880	5015.04	10865.92	130391.04
		Step G	65.8225	5265.80	11409.23	136910.80

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1002A	Hydrogeologist-A	Step A	55.2445	4419.56	9575.71	114908.56
		Step B	58.0066	4640.53	10054.48	120653.73
		Step C	60.9071	4872.57	10557.23	126686.77
		Step D	63.9525	5116.20	11085.10	133021.20
		Step E	67.1501	5372.01	11639.35	139672.21
		Step F	70.5077	5640.62	12221.33	146656.02
		Step G	74.0328	5922.62	12832.35	153988.22
3625A	Information Security Administrator-A	Step A	48.3908	3871.26	8387.74	100652.86
		Step B	50.8102	4064.82	8807.10	105685.22
		Step C	53.3508	4268.06	9247.47	110969.66
		Step D	56.0184	4481.47	9709.86	116518.27
		Step E	58.8193	4705.54	10195.35	122344.14
		Step F	61.7602	4940.82	10705.10	128461.22
		Step G	64.8484	5187.87	11240.39	134884.67

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9542A	Information Technology Client Services Supervisor-A	Step A	44.1825	3534.60	7658.30	91899.60
		Step B	46.3916	3711.33	8041.21	96494.53
		Step C	48.7113	3896.90	8443.29	101319.50
		Step D	51.1468	4091.74	8865.45	106385.34
		Step E	53.7042	4296.34	9308.73	111704.74
		Step F	56.3893	4511.14	9774.15	117289.74
		Step G	59.2088	4736.70	10262.86	123154.30
3602A	Information Technology Program Manager-A	Step A	48.3928	3871.42	8388.09	100657.02
		Step B	50.8122	4064.98	8807.45	105689.38
		Step C	53.3527	4268.22	9247.80	110973.62
		Step D	56.0204	4481.63	9710.20	116522.43
		Step E	58.8214	4705.71	10195.71	122348.51
		Step F	61.7625	4941.00	10705.50	128466.00
		Step G	64.8507	5188.06	11240.79	134889.46

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3740A	Interpretive Services Supervisor-A	Step A	37.3398	2987.18	6472.23	77666.78
		Step B	39.2065	3136.52	6795.79	81549.52
		Step C	41.1670	3293.36	7135.61	85627.36
		Step D	43.2254	3458.03	7492.40	89908.83
		Step E	45.3867	3630.94	7867.03	94404.34
		Step F	47.6559	3812.47	8260.36	99124.27
		Step G	50.0387	4003.10	8673.37	104080.50
3810A	Key Accounts Representative-A	Step A	56.6845	4534.76	9825.31	117903.76
		Step B	59.5189	4761.51	10316.61	123799.31
		Step C	62.4947	4999.58	10832.41	129988.98
		Step D	65.6195	5249.56	11374.05	136488.56
		Step E	68.9005	5512.04	11942.75	143313.04
		Step F	72.3456	5787.65	12539.90	150478.85
		Step G	75.9628	6077.02	13166.89	158002.62

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
4449A	Management Analyst - City Manager Office-A	Step A	41.1675	3293.40	7135.70	85628.40
		Step B	43.2257	3458.06	7492.45	89909.46
		Step C	45.3872	3630.98	7867.11	94405.38
		Step D	47.6563	3812.50	8260.43	99125.10
		Step E	50.0393	4003.14	8673.48	104081.74
		Step F	52.5412	4203.30	9107.14	109285.70
		Step G	55.1681	4413.45	9562.47	114749.65
0045A	Management Analyst I-A	Step A	35.6427	2851.42	6178.07	74136.82
		Step B	37.4248	2993.98	6486.97	77843.58
		Step C	39.2959	3143.67	6811.29	81735.47
		Step D	41.2610	3300.88	7151.91	85822.88
		Step E	43.3240	3465.92	7509.49	90113.92
		Step F	45.4902	3639.22	7884.97	94619.62
		Step G	47.7647	3821.18	8279.21	99350.58

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0050A	Management Analyst II-A	Step A	39.2072	3136.58	6795.91	81550.98
		Step B	41.1675	3293.40	7135.70	85628.40
		Step C	43.2257	3458.06	7492.45	89909.46
		Step D	45.3872	3630.98	7867.11	94405.38
		Step E	47.6563	3812.50	8260.43	99125.10
		Step F	50.0393	4003.14	8673.48	104081.74
		Step G	52.5412	4203.30	9107.14	109285.70
5020A	Park Development Project Manager I-A	Step A	35.6427	2851.42	6178.07	74136.82
		Step B	37.4248	2993.98	6486.97	77843.58
		Step C	39.2959	3143.67	6811.29	81735.47
		Step D	41.2610	3300.88	7151.91	85822.88
		Step E	43.3240	3465.92	7509.49	90113.92
		Step F	45.4902	3639.22	7884.97	94619.62
		Step G	47.7647	3821.18	8279.21	99350.58

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5022A	Park Development Project Manager II-A	Step A	39.2072	3136.58	6795.91	81550.98
		Step B	41.1675	3293.40	7135.70	85628.40
		Step C	43.2257	3458.06	7492.45	89909.46
		Step D	45.3872	3630.98	7867.11	94405.38
		Step E	47.6563	3812.50	8260.43	99125.10
		Step F	50.0393	4003.14	8673.48	104081.74
		Step G	52.5412	4203.30	9107.14	109285.70
5024A	Parks Planning and Development Superintendent-A	Step A	47.5473	3803.78	8241.53	98898.38
		Step B	49.9247	3993.98	8653.61	103843.38
		Step C	52.4209	4193.67	9086.29	109035.47
		Step D	55.0419	4403.35	9540.60	114487.15
		Step E	57.7944	4623.55	10017.70	120212.35
		Step F	60.6838	4854.70	10518.53	126222.30
		Step G	63.7178	5097.42	11044.42	132533.02

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5082A	Parks Recreation and Libraries Director-A	Step A	77.7301	6218.41	13473.22	161678.61
		Step B	81.6166	6529.33	14146.88	169762.53
		Step C	85.6973	6855.78	14854.20	178250.38
		Step D	89.9821	7198.57	15596.90	187162.77
		Step E	94.4814	7558.51	16376.78	196521.31
		Step F	99.2054	7936.43	17195.60	206347.23
		Step G	104.1657	8333.26	18055.39	216664.66
9547A	Parks Recreation and Libraries Manager-A	Step A	53.5919	4287.35	9289.26	111471.15
		Step B	56.2715	4501.72	9753.73	117044.72
		Step C	59.0848	4726.78	10241.37	122896.38
		Step D	62.0395	4963.16	10753.51	129042.16
		Step E	65.1411	5211.29	11291.12	135493.49
		Step F	68.3984	5471.87	11855.72	142268.67
		Step G	71.8183	5745.46	12448.51	149382.06

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9546A	Parks Recreation and Libraries Superintendent-A	Step A	43.2248	3457.98	7492.30	89907.58
		Step B	45.3861	3630.89	7866.92	94403.09
		Step C	47.6554	3812.43	8260.27	99123.23
		Step D	50.0380	4003.04	8673.25	104079.04
		Step E	52.5403	4203.22	9106.99	109283.82
		Step F	55.1671	4413.37	9562.30	114747.57
		Step G	57.9252	4634.02	10040.37	120484.42
5069A	Parks Supervisor-A	Step A	37.3398	2987.18	6472.23	77666.78
		Step B	39.2066	3136.53	6795.81	81549.73
		Step C	41.1671	3293.37	7135.63	85627.57
		Step D	43.2254	3458.03	7492.40	89908.83
		Step E	45.3867	3630.94	7867.03	94404.34
		Step F	47.6559	3812.47	8260.36	99124.27
		Step G	50.0387	4003.10	8673.37	104080.50

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9428A	Payroll Supervisor-A	Step A	46.2214	3697.71	8011.71	96140.51
		Step B	48.5324	3882.59	8412.28	100947.39
		Step C	50.9590	4076.72	8832.89	105994.72
		Step D	53.5069	4280.55	9274.53	111294.35
		Step E	56.1823	4494.58	9738.27	116859.18
		Step F	58.9914	4719.31	10225.18	122702.11
		Step G	61.9410	4955.28	10736.44	128837.28
1501A	Permits Supervisor-A	Step A	39.2072	3136.58	6795.91	81550.98
		Step B	41.1675	3293.40	7135.70	85628.40
		Step C	43.2257	3458.06	7492.45	89909.46
		Step D	45.3872	3630.98	7867.11	94405.38
		Step E	47.6563	3812.50	8260.43	99125.10
		Step F	50.0393	4003.14	8673.48	104081.74
		Step G	52.5412	4203.30	9107.14	109285.70

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5309A	Planning Manager-A	Step A	59.4947	4759.58	10312.41	123748.98
		Step B	62.4694	4997.55	10828.03	129936.35
		Step C	65.5929	5247.43	11369.44	136433.23
		Step D	68.8726	5509.81	11937.92	143255.01
		Step E	72.3163	5785.30	12534.83	150417.90
		Step F	75.9322	6074.58	13161.58	157938.98
		Step G	79.7286	6378.29	13819.62	165835.49
5400A	Police Captain-A	Step A	67.6207	5409.66	11720.92	140651.06
		Step B	71.0016	5680.13	12306.94	147683.33
		Step C	74.5518	5964.14	12922.31	155067.74
		Step D	78.2795	6262.36	13568.45	162821.36
		Step E	82.1934	6575.47	14246.86	170962.27
		Step F	86.3030	6904.24	14959.19	179510.24
		Step G	90.6182	7249.46	15707.15	188485.86

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5410A	Police Chief-A	Step A	88.4607	7076.86	15333.19	183998.26
		Step B	92.8838	7430.70	16099.86	193198.30
		Step C	97.5279	7802.23	16904.84	202858.03
		Step D	102.4044	8192.35	17750.10	213001.15
		Step E	107.5246	8601.97	18637.60	223651.17
		Step F	112.9009	9032.07	19569.49	234833.87
		Step G	118.5459	9483.67	20547.96	246575.47
5420A	Police Lieutenant-A	Step A	58.8001	4704.01	10192.02	122304.21
		Step B	61.7403	4939.22	10701.65	128419.82
		Step C	64.8272	5186.18	11236.71	134840.58
		Step D	68.0685	5445.48	11798.54	141582.48
		Step E	71.4720	5717.76	12388.48	148661.76
		Step F	75.0456	6003.65	13007.90	156094.85
		Step G	78.7979	6303.83	13658.30	163899.63

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5489A	Police Services Administrator-A	Step A	51.2868	4102.94	8889.71	106676.54
		Step B	53.8512	4308.10	9334.21	112010.50
		Step C	56.5437	4523.50	9800.91	117610.90
		Step D	59.3710	4749.68	10290.97	123491.68
		Step E	62.3395	4987.16	10805.51	129666.16
		Step F	65.4565	5236.52	11345.79	136149.52
		Step G	68.7293	5498.34	11913.08	142956.94
1039A	Police Social Services Practitioner-A	Step A	32.1438	2571.50	5571.59	66859.10
		Step B	33.7510	2700.08	5850.17	70202.08
		Step C	35.4386	2835.09	6142.69	73712.29
		Step D	37.2105	2976.84	6449.82	77397.84
		Step E	39.0710	3125.68	6772.31	81267.68
		Step F	41.0246	3281.97	7110.93	85331.17
		Step G	43.0758	3446.06	7466.47	89597.66

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5505A	Power Engineering Manager-A	Step A	79.7279	6378.23	13819.50	165834.03
		Step B	83.7143	6697.14	14510.48	174125.74
		Step C	87.9000	7032.00	15236.00	182832.00
		Step D	92.2950	7383.60	15997.80	191973.60
		Step E	96.9099	7752.79	16797.72	201572.59
		Step F	101.7553	8140.42	17637.59	211651.02
		Step G	106.8430	8547.44	18519.45	222233.44
5600A	Power Generation Superintendent-A	Step A	76.6459	6131.67	13285.29	159423.47
		Step B	80.4782	6438.26	13949.55	167394.66
		Step C	84.5020	6760.16	14647.01	175764.16
		Step D	88.7272	7098.18	15379.38	184552.58
		Step E	93.1636	7453.09	16148.36	193780.29
		Step F	97.8218	7825.74	16955.78	203469.34
		Step G	102.7128	8217.02	17803.55	213642.62

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5530A	Power Plant Operations and Maintenance Supervisor-A	Step A	69.7874	5582.99	12096.48	145157.79
		Step B	73.2768	5862.14	12701.31	152415.74
		Step C	76.9406	6155.25	13336.37	160036.45
		Step D	80.7876	6463.01	14003.18	168038.21
		Step E	84.8271	6786.17	14703.36	176440.37
		Step F	89.0684	7125.47	15438.52	185262.27
		Step G	93.5218	7481.74	16210.45	194525.34
5535A	Power Supply and Portfolio Administrator-A	Step A	79.7243	6377.94	13818.88	165826.54
		Step B	83.7105	6696.84	14509.82	174117.84
		Step C	87.8961	7031.69	15235.32	182823.89
		Step D	92.2907	7383.26	15997.05	191964.66
		Step E	96.9054	7752.43	16796.94	201563.23
		Step F	101.7506	8140.05	17636.77	211641.25
		Step G	106.8382	8547.06	18518.62	222223.46

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5519A	Preventative Maintenance Supervisor-A	Step A	53.0573	4244.58	9196.60	110359.18
		Step B	55.7101	4456.81	9656.42	115877.01
		Step C	58.4957	4679.66	10139.25	121671.06
		Step D	61.4204	4913.63	10646.20	127754.43
		Step E	64.4915	5159.32	11178.53	134142.32
		Step F	67.7160	5417.28	11737.44	140849.28
		Step G	71.1018	5688.14	12324.31	147891.74
5514A	Principal Engineer-A	Step A	55.2445	4419.56	9575.71	114908.56
		Step B	58.0066	4640.53	10054.48	120653.73
		Step C	60.9071	4872.57	10557.23	126686.77
		Step D	63.9525	5116.20	11085.10	133021.20
		Step E	67.1501	5372.01	11639.35	139672.21
		Step F	70.5077	5640.62	12221.33	146656.02
		Step G	74.0328	5922.62	12832.35	153988.22

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5513A	Principal Planner-A	Step A	49.7005	3976.04	8614.75	103377.04
		Step B	52.1856	4174.85	9045.50	108546.05
		Step C	54.7948	4383.58	9497.77	113973.18
		Step D	57.5345	4602.76	9972.65	119671.76
		Step E	60.4113	4832.90	10471.29	125655.50
		Step F	63.4317	5074.54	10994.83	131937.94
		Step G	66.6035	5328.28	11544.61	138535.28
1004A	Process Engineer-A	Step A	55.2445	4419.56	9575.71	114908.56
		Step B	58.0066	4640.53	10054.48	120653.73
		Step C	60.9071	4872.57	10557.23	126686.77
		Step D	63.9525	5116.20	11085.10	133021.20
		Step E	67.1501	5372.01	11639.35	139672.21
		Step F	70.5077	5640.62	12221.33	146656.02
		Step G	74.0328	5922.62	12832.35	153988.22

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1069A	Project Supervisor-A	Step A	48.0389	3843.11	8326.74	99920.91
		Step B	50.4409	4035.27	8743.09	104917.07
		Step C	52.9629	4237.03	9180.24	110162.83
		Step D	55.6110	4448.88	9639.24	115670.88
		Step E	58.3916	4671.33	10121.21	121454.53
		Step F	61.3112	4904.90	10627.27	127527.30
		Step G	64.3768	5150.14	11158.65	133903.74
5565A	Public Information Officer-A	Step A	51.8751	4150.01	8991.68	107900.21
		Step B	54.4689	4357.51	9441.28	113295.31
		Step C	57.1924	4575.39	9913.35	118960.19
		Step D	60.0519	4804.15	10409.00	124907.95
		Step E	63.0544	5044.35	10929.43	131153.15
		Step F	66.2074	5296.59	11475.95	137711.39
		Step G	69.5176	5561.41	12049.72	144596.61

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5635A	Public Works Director-A	Step A	77.7314	6218.51	13473.44	161681.31
		Step B	81.6180	6529.44	14147.12	169765.44
		Step C	85.6990	6855.92	14854.49	178253.92
		Step D	89.9839	7198.71	15597.21	187166.51
		Step E	94.4831	7558.65	16377.07	196524.85
		Step F	99.2072	7936.58	17195.91	206350.98
		Step G	104.1675	8333.40	18055.70	216668.40
5652A	Purchasing and Warehouse Manager-A	Step A	50.6893	4055.14	8786.15	105433.74
		Step B	53.2238	4257.90	9225.46	110705.50
		Step C	55.8849	4470.79	9686.72	116240.59
		Step D	58.6792	4694.34	10171.06	122052.74
		Step E	61.6132	4929.06	10679.62	128155.46
		Step F	64.6939	5175.51	11213.61	134563.31
		Step G	67.9285	5434.28	11774.27	141291.28

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9544A	Recreation and Library Supervisor-A	Step A	37.3398	2987.18	6472.23	77666.78
		Step B	39.2066	3136.53	6795.81	81549.73
		Step C	41.1671	3293.37	7135.63	85627.57
		Step D	43.2254	3458.03	7492.40	89908.83
		Step E	45.3867	3630.94	7867.03	94404.34
		Step F	47.6559	3812.47	8260.36	99124.27
		Step G	50.0387	4003.10	8673.37	104080.50
6231A	Refuse Superintendent-A	Step A	45.7678	3661.42	7933.09	95197.02
		Step B	48.0562	3844.50	8329.74	99956.90
		Step C	50.4590	4036.72	8746.23	104954.72
		Step D	52.9821	4238.57	9183.56	110202.77
		Step E	55.6311	4450.49	9642.72	115712.69
		Step F	58.4127	4673.02	10124.87	121498.42
		Step G	61.3332	4906.66	10631.09	127573.06

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6235A	Refuse Supervisor-A	Step A	36.1767	2894.14	6270.63	75247.54
		Step B	37.9856	3038.85	6584.17	79010.05
		Step C	39.8850	3190.80	6913.40	82960.80
		Step D	41.8785	3350.28	7258.94	87107.28
		Step E	43.9723	3517.78	7621.87	91462.38
		Step F	46.1708	3693.66	8002.94	96035.26
		Step G	48.4795	3878.36	8403.11	100837.36
6244A	Refuse and Stormwater Manager-A	Step A	62.1520	4972.16	10773.01	129276.16
		Step B	65.2597	5220.78	11311.68	135740.18
		Step C	68.5222	5481.78	11877.18	142526.18
		Step D	71.9486	5755.89	12471.09	149653.09
		Step E	75.5459	6043.67	13094.62	157135.47
		Step F	79.3230	6345.84	13749.32	164991.84
		Step G	83.2893	6663.14	14436.81	173241.74

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6450A	Risk Manager-A	Step A	56.4870	4518.96	9791.08	117492.96
		Step B	59.3113	4744.90	10280.63	123367.50
		Step C	62.2770	4982.16	10794.68	129536.16
		Step D	65.3908	5231.26	11334.41	136012.86
		Step E	68.6604	5492.83	11901.14	142813.63
		Step F	72.0934	5767.47	12496.19	149954.27
		Step G	75.6980	6055.84	13120.99	157451.84
6500A	Safety Coordinator-A	Step A	39.2071	3136.57	6795.90	81550.77
		Step B	41.1673	3293.38	7135.67	85627.98
		Step C	43.2256	3458.05	7492.44	89909.25
		Step D	45.3870	3630.96	7867.08	94404.96
		Step E	47.6562	3812.50	8260.41	99124.90
		Step F	50.0390	4003.12	8673.43	104081.12
		Step G	52.5412	4203.30	9107.14	109285.70

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7130A	Senior Business Systems Analyst-A	Step A	39.8937	3191.50	6914.91	82978.90
		Step B	41.8882	3351.06	7260.62	87127.46
		Step C	43.9828	3518.62	7623.69	91484.22
		Step D	46.1819	3694.55	8004.86	96058.35
		Step E	48.4910	3879.28	8405.11	100861.28
		Step F	50.9155	4073.24	8825.35	105904.24
		Step G	53.4611	4276.89	9266.59	111199.09
7145A	Senior Database Analyst-A	Step A	40.9160	3273.28	7092.11	85105.28
		Step B	42.9619	3436.95	7446.73	89360.75
		Step C	45.1100	3608.80	7819.07	93828.80
		Step D	47.3654	3789.23	8210.00	98520.03
		Step E	49.7338	3978.70	8620.53	103446.30
		Step F	52.2204	4177.63	9051.54	108618.43
		Step G	54.8314	4386.51	9504.11	114049.31

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7123A	Senior Deputy City Attorney-A	Step A	75.7276	6058.21	13126.12	157513.41
		Step B	79.5140	6361.12	13782.43	165389.12
		Step C	83.4898	6679.18	14471.57	173658.78
		Step D	87.6642	7013.14	15195.13	182341.54
		Step E	92.0475	7363.80	15954.90	191458.80
		Step F	96.6497	7731.98	16752.61	201031.38
		Step G	101.4823	8118.58	17590.27	211083.18
1281A	Senior Development Services Analyst-A	Step A	39.8919	3191.35	6914.60	82975.15
		Step B	41.8865	3350.92	7260.33	87123.92
		Step C	43.9808	3518.46	7623.34	91480.06
		Step D	46.1799	3694.39	8004.52	96054.19
		Step E	48.4889	3879.11	8404.74	100856.91
		Step F	50.9133	4073.06	8824.97	105899.66
		Step G	53.4590	4276.72	9266.23	111194.72

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7128A	Senior Electric Business Analyst-A	Step A	56.4502	4516.02	9784.70	117416.42
		Step B	59.2727	4741.82	10273.93	123287.22
		Step C	62.2364	4978.91	10787.64	129451.71
		Step D	65.3481	5227.85	11327.00	135924.05
		Step E	68.6155	5489.24	11893.35	142720.24
		Step F	72.0463	5763.70	12488.03	149856.30
		Step G	75.6488	6051.90	13112.46	157349.50
1023A	Senior Electric Technology Systems Analyst-A	Step A	56.3924	4511.39	9774.68	117296.19
		Step B	59.2120	4736.96	10263.41	123160.96
		Step C	62.1727	4973.82	10776.60	129319.22
		Step D	65.2813	5222.50	11315.43	135785.10
		Step E	68.5453	5483.62	11881.19	142574.22
		Step F	71.9726	5757.81	12475.25	149703.01
		Step G	75.5712	6045.70	13099.01	157188.10

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7163A	Senior Energy Services Account Representative-A	Step A	56.6845	4534.76	9825.31	117903.76
		Step B	59.5189	4761.51	10316.61	123799.31
		Step C	62.4947	4999.58	10832.41	129988.98
		Step D	65.6195	5249.56	11374.05	136488.56
		Step E	68.9005	5512.04	11942.75	143313.04
		Step F	72.3456	5787.65	12539.90	150478.85
		Step G	75.9628	6077.02	13166.89	158002.62
7142A	Senior Engineer-A	Step A	49.1070	3928.56	8511.88	102142.56
		Step B	51.5625	4125.00	8937.50	107250.00
		Step C	54.1405	4331.24	9384.35	112612.24
		Step D	56.8478	4547.82	9853.62	118243.42
		Step E	59.6897	4775.18	10346.21	124154.58
		Step F	62.6745	5013.96	10863.58	130362.96
		Step G	65.8082	5264.66	11406.75	136881.06

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1065A	Senior Environmental Utilities Business Analyst-A	Step A	45.2857	3622.86	7849.52	94194.26
		Step B	47.5498	3803.98	8241.97	98903.58
		Step C	49.9274	3994.19	8654.08	103848.99
		Step D	52.4237	4193.90	9086.77	109041.30
		Step E	55.0451	4403.61	9541.15	114493.81
		Step F	57.7972	4623.78	10018.18	120218.18
		Step G	60.6871	4854.97	10519.10	126229.17
7161A	Senior GIS Analyst-A	Step A	39.7192	3177.54	6884.66	82615.94
		Step B	41.7051	3336.41	7228.88	86746.61
		Step C	43.7903	3503.22	7590.32	91083.82
		Step D	45.9800	3678.40	7969.87	95638.40
		Step E	48.2790	3862.32	8368.36	100420.32
		Step F	50.6930	4055.44	8786.79	105441.44
		Step G	53.2275	4258.20	9226.10	110713.20

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7150A	Senior Human Resources Analyst-A	Step A	43.6787	3494.30	7570.97	90851.70
		Step B	45.8625	3669.00	7949.50	95394.00
		Step C	48.1558	3852.46	8347.01	100164.06
		Step D	50.5634	4045.07	8764.32	105171.87
		Step E	53.0917	4247.34	9202.56	110430.74
		Step F	55.7463	4459.70	9662.69	115952.30
		Step G	58.5334	4682.67	10145.79	121749.47
7194A	Senior Information Technology Analyst-A	Step A	42.0799	3366.39	7293.85	87526.19
		Step B	44.1840	3534.72	7658.56	91902.72
		Step C	46.3931	3711.45	8041.47	96497.65
		Step D	48.7128	3897.02	8443.55	101322.62
		Step E	51.1485	4091.88	8865.74	106388.88
		Step F	53.7058	4296.46	9309.01	111708.06
		Step G	56.3912	4511.30	9774.47	117293.70

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7180A	Senior Planner-A	Step A	43.2188	3457.50	7491.26	89895.10
		Step B	45.3797	3630.38	7865.81	94389.78
		Step C	47.6487	3811.90	8259.11	99109.30
		Step D	50.0311	4002.49	8672.06	104064.69
		Step E	52.5328	4202.62	9105.69	109268.22
		Step F	55.1595	4412.76	9560.98	114731.76
		Step G	57.9173	4633.38	10039.00	120467.98
7151A	Senior Power Engineer-A	Step A	69.3257	5546.06	12016.45	144197.46
		Step B	72.7919	5823.35	12617.26	151407.15
		Step C	76.4316	6114.53	13248.14	158977.73
		Step D	80.2532	6420.26	13910.55	166926.66
		Step E	84.2657	6741.26	14606.05	175272.66
		Step F	88.4790	7078.32	15336.36	184036.32
		Step G	92.9030	7432.24	16103.19	193238.24

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5555A	Senior Power Plant Engineer-A	Step A	69.3257	5546.06	12016.45	144197.46
		Step B	72.7919	5823.35	12617.26	151407.15
		Step C	76.4316	6114.53	13248.14	158977.73
		Step D	80.2532	6420.26	13910.55	166926.66
		Step E	84.2657	6741.26	14606.05	175272.66
		Step F	88.4790	7078.32	15336.36	184036.32
		Step G	92.9030	7432.24	16103.19	193238.24
1029A	Senior Utility Billing Analyst-A	Step A	43.8239	3505.91	7596.14	91153.71
		Step B	46.0151	3681.21	7975.95	95711.41
		Step C	48.3159	3865.27	8374.76	100497.07
		Step D	50.7317	4058.54	8793.49	105521.94
		Step E	53.2683	4261.46	9233.17	110798.06
		Step F	55.9317	4474.54	9694.83	116337.94
		Step G	58.7282	4698.26	10179.55	122154.66

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1073A	Street Maintenance Manager-A	Step A	53.5155	4281.24	9276.02	111312.24
		Step B	56.1912	4495.30	9739.81	116877.70
		Step C	59.0009	4720.07	10226.82	122721.87
		Step D	61.9509	4956.07	10738.16	128857.87
		Step E	65.0484	5203.87	11275.06	135300.67
		Step F	68.3008	5464.06	11838.81	142065.66
		Step G	71.7159	5737.27	12430.76	149169.07
7522A	Street Maintenance Supervisor-A	Step A	36.3220	2905.76	6295.81	75549.76
		Step B	38.1381	3051.05	6610.60	79327.25
		Step C	40.0450	3203.60	6941.13	83293.60
		Step D	42.0473	3363.78	7288.20	87458.38
		Step E	44.1496	3531.97	7652.60	91831.17
		Step F	46.3572	3708.58	8035.25	96422.98
		Step G	48.6749	3893.99	8436.98	101243.79

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1059A	Transit Operations Analyst I-A	Step A	35.6427	2851.42	6178.07	74136.82
		Step B	37.4248	2993.98	6486.97	77843.58
		Step C	39.2959	3143.67	6811.29	81735.47
		Step D	41.2610	3300.88	7151.91	85822.88
		Step E	43.3240	3465.92	7509.49	90113.92
		Step F	45.4902	3639.22	7884.97	94619.62
		Step G	47.7647	3821.18	8279.21	99350.58
1058A	Transit Operations Analyst II-A	Step A	39.2070	3136.56	6795.88	81550.56
		Step B	41.1675	3293.40	7135.70	85628.40
		Step C	43.2257	3458.06	7492.45	89909.46
		Step D	45.3872	3630.98	7867.11	94405.38
		Step E	47.6563	3812.50	8260.43	99125.10
		Step F	50.0393	4003.14	8673.48	104081.74
		Step G	52.5412	4203.30	9107.14	109285.70

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
8762A	Urban Forester-A	Step A	37.3398	2987.18	6472.23	77666.78
		Step B	39.2065	3136.52	6795.79	81549.52
		Step C	41.1670	3293.36	7135.61	85627.36
		Step D	43.2254	3458.03	7492.40	89908.83
		Step E	45.3867	3630.94	7867.03	94404.34
		Step F	47.6559	3812.47	8260.36	99124.27
		Step G	50.0387	4003.10	8673.37	104080.50
0920A	Utility Billing Operations Manager-A	Step A	56.9082	4552.66	9864.09	118369.06
		Step B	59.7537	4780.30	10357.31	124287.70
		Step C	62.7414	5019.31	10875.18	130502.11
		Step D	65.8784	5270.27	11418.92	137027.07
		Step E	69.1723	5533.78	11989.87	143878.38
		Step F	72.6310	5810.48	12589.37	151072.48
		Step G	76.2625	6101.00	13218.83	158626.00

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1041A	Utility Billing and Field Services Supervisor-A	Step A	44.1208	3529.66	7647.61	91771.26
		Step B	46.3268	3706.14	8029.98	96359.74
		Step C	48.6431	3891.45	8431.47	101177.65
		Step D	51.0752	4086.02	8853.03	106236.42
		Step E	53.6290	4290.32	9295.69	111548.32
		Step F	56.3105	4504.84	9760.49	117125.84
		Step G	59.1260	4730.08	10248.51	122982.08
1042A	Utility Customer Service Supervisor-A	Step A	31.0022	2480.18	5373.71	64484.58
		Step B	32.5522	2604.18	5642.38	67708.58
		Step C	34.1799	2734.39	5924.52	71094.19
		Step D	35.8888	2871.10	6220.73	74648.70
		Step E	37.6833	3014.66	6531.77	78381.26
		Step F	39.5675	3165.40	6858.37	82300.40
		Step G	41.5459	3323.67	7201.29	86415.47

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1646A	Utility Government Relations Administrator-A	Step A	47.4058	3792.46	8217.01	98604.06
		Step B	49.7761	3982.09	8627.86	103534.29
		Step C	52.2648	4181.18	9059.23	108710.78
		Step D	54.8781	4390.25	9512.20	114146.45
		Step E	57.6220	4609.76	9987.81	119853.76
		Step F	60.5031	4840.25	10487.20	125846.45
		Step G	63.5282	5082.26	11011.55	132138.66
8980A	Wastewater Collection Superintendent-A	Step A	45.7678	3661.42	7933.09	95197.02
		Step B	48.0562	3844.50	8329.74	99956.90
		Step C	50.4590	4036.72	8746.23	104954.72
		Step D	52.9821	4238.57	9183.56	110202.77
		Step E	55.6311	4450.49	9642.72	115712.69
		Step F	58.4127	4673.02	10124.87	121498.42
		Step G	61.3332	4906.66	10631.09	127573.06

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
8978A	Wastewater Collection Supervisor-A	Step A	37.3399	2987.19	6472.25	77666.99
		Step B	39.2066	3136.53	6795.81	81549.73
		Step C	41.1671	3293.37	7135.63	85627.57
		Step D	43.2254	3458.03	7492.40	89908.83
		Step E	45.3868	3630.94	7867.05	94404.54
		Step F	47.6559	3812.47	8260.36	99124.27
		Step G	50.0387	4003.10	8673.37	104080.50
9040A	Wastewater Treatment Plant Chief Operator-A	Step A	49.2864	3942.91	8542.98	102515.71
		Step B	51.7509	4140.07	8970.16	107641.87
		Step C	54.3382	4347.06	9418.62	113023.46
		Step D	57.0553	4564.42	9889.59	118675.02
		Step E	59.9078	4792.62	10384.02	124608.22
		Step F	62.9033	5032.26	10903.24	130838.86
		Step G	66.0483	5283.86	11448.37	137380.46

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Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9045A	Wastewater Utility Manager-A	Step A	62.1520	4972.16	10773.01	129276.16
		Step B	65.2597	5220.78	11311.68	135740.18
		Step C	68.5222	5481.78	11877.18	142526.18
		Step D	71.9486	5755.89	12471.09	149653.09
		Step E	75.5459	6043.67	13094.62	157135.47
		Step F	79.3230	6345.84	13749.32	164991.84
		Step G	83.2893	6663.14	14436.81	173241.74
9047A	Water Conservation Administrator-A	Step A	41.1907	3295.26	7139.72	85676.66
		Step B	43.2503	3460.02	7496.72	89960.62
		Step C	45.4128	3633.02	7871.55	94458.62
		Step D	47.6834	3814.67	8265.12	99181.47
		Step E	50.0676	4005.41	8678.38	104140.61
		Step F	52.5713	4205.70	9112.36	109348.30
		Step G	55.1997	4415.98	9567.95	114815.38

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9085A	Water Distribution Superintendent-A	Step A	45.0928	3607.42	7816.09	93793.02
		Step B	48.0562	3844.50	8329.74	99956.90
		Step C	50.4590	4036.72	8746.23	104954.72
		Step D	52.9821	4238.57	9183.56	110202.77
		Step E	55.6311	4450.49	9642.72	115712.69
		Step F	58.4127	4673.02	10124.87	121498.42
		Step G	61.3332	4906.66	10631.09	127573.06
9084A	Water Distribution Supervisor-A	Step A	37.3398	2987.18	6472.23	77666.78
		Step B	39.2066	3136.53	6795.81	81549.73
		Step C	41.1671	3293.37	7135.63	85627.57
		Step D	43.2254	3458.03	7492.40	89908.83
		Step E	45.3867	3630.94	7867.03	94404.34
		Step F	47.6559	3812.47	8260.36	99124.27
		Step G	50.0387	4003.10	8673.37	104080.50

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9101A	Water Quality Lab Supervisor-A	Step A	39.2053	3136.42	6795.59	81547.02
		Step B	41.1655	3293.24	7135.35	85624.24
		Step C	43.2238	3457.90	7492.13	89905.50
		Step D	45.3849	3630.79	7866.72	94400.59
		Step E	47.6543	3812.34	8260.08	99120.94
		Step F	50.0370	4002.96	8673.08	104076.96
		Step G	52.5387	4203.10	9106.71	109280.50
9175A	Water Treatment Plant Chief Operator-A	Step A	44.8057	3584.46	7766.32	93195.86
		Step B	47.0462	3763.70	8154.67	97856.10
		Step C	49.3983	3951.86	8562.37	102748.46
		Step D	51.8684	4149.47	8990.52	107886.27
		Step E	54.4616	4356.93	9440.01	113280.13
		Step F	57.1849	4574.79	9912.05	118944.59
		Step G	60.0440	4803.52	10407.63	124891.52

City of Roseville

Salary Schedule: Management-A

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9244A	Water Utility Manager-A	Step A	62.1520	4972.16	10773.01	129276.16
		Step B	65.2597	5220.78	11311.68	135740.18
		Step C	68.5222	5481.78	11877.18	142526.18
		Step D	71.9486	5755.89	12471.09	149653.09
		Step E	75.5459	6043.67	13094.62	157135.47
		Step F	79.3230	6345.84	13749.32	164991.84
		Step G	83.2893	6663.14	14436.81	173241.74

City of Roseville

Salary Schedule: Management-B

Appendix:B
Effective Date:01/29/2022

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1505B	AMI Project Manager-B	Step A	52.3163	4185.30	9068.16	108817.90
		Step B	55.3445	4427.56	9593.05	115116.56
		Step C	57.0049	4560.39	9880.85	118570.19
		Step D	58.7150	4697.20	10177.27	122127.20
		Step E	60.4765	4838.12	10482.59	125791.12
		Step F	62.2908	4983.26	10797.07	129564.86
		Step G	64.1595	5132.76	11120.98	133451.76
		Step H	66.0843	5286.74	11454.61	137455.34
		Step I	68.0668	5445.34	11798.25	141578.94
		Step J	70.1088	5608.70	12152.19	145826.30

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1370B	Accounting Manager-B	Step A	56.9082	4552.66	9864.09	118369.06
		Step B	60.2023	4816.18	10435.07	125220.78
		Step C	62.0084	4960.67	10748.12	128977.47
		Step D	63.8686	5109.49	11070.56	132846.69
		Step E	65.7847	5262.78	11402.68	136832.18
		Step F	67.7582	5420.66	11744.75	140937.06
		Step G	69.7910	5583.28	12097.11	145165.28
		Step H	71.8847	5750.78	12460.01	149520.18
		Step I	74.0413	5923.30	12833.83	154005.90
		Step J	76.2625	6101.00	13218.83	158626.00

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0043B	Accounting Supervisor-B	Step A	48.5327	3882.62	8412.33	100948.02
		Step B	51.3421	4107.37	8899.30	106791.57
		Step C	52.8823	4230.58	9166.27	109995.18
		Step D	54.4688	4357.50	9441.26	113295.10
		Step E	56.1029	4488.23	9724.50	116694.03
		Step F	57.7860	4622.88	10016.24	120194.88
		Step G	59.5195	4761.56	10316.71	123800.56
		Step H	61.3051	4904.41	10626.22	127514.61
		Step I	63.1443	5051.54	10945.01	131340.14
		Step J	65.0386	5203.09	11273.36	135280.29

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9427B	Accounts Payable Supervisor-B	Step A	46.2214	3697.71	8011.71	96140.51
		Step B	48.8968	3911.74	8475.45	101705.34
		Step C	50.3637	4029.10	8729.71	104756.50
		Step D	51.8746	4149.97	8991.60	107899.17
		Step E	53.4309	4274.47	9261.36	111136.27
		Step F	55.0338	4402.70	9539.19	114470.30
		Step G	56.6848	4534.78	9825.37	117904.38
		Step H	58.3853	4670.82	10120.12	121441.42
		Step I	60.1369	4810.95	10423.73	125084.75
		Step J	61.9410	4955.28	10736.44	128837.28

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0086B	Alternative Transportation Analyst I-B	Step A	36.1758	2894.06	6270.47	75245.66
		Step B	38.2699	3061.59	6633.45	79601.39
		Step C	39.4180	3153.44	6832.45	81989.44
		Step D	40.6006	3248.05	7037.44	84449.25
		Step E	41.8186	3345.49	7248.56	86982.69
		Step F	43.0731	3445.85	7466.00	89592.05
		Step G	44.3653	3549.22	7689.99	92279.82
		Step H	45.6963	3655.70	7920.69	95048.30
		Step I	47.0672	3765.38	8158.31	97899.78
		Step J	48.4792	3878.34	8403.06	100836.74

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0088B	Alternative Transportation Analyst II-B	Step A	39.2072	3136.58	6795.91	81550.98
		Step B	41.4765	3318.12	7189.26	86271.12
		Step C	42.7208	3417.66	7404.94	88859.26
		Step D	44.0024	3520.19	7627.08	91524.99
		Step E	45.3225	3625.80	7855.90	94270.80
		Step F	46.6822	3734.58	8091.58	97098.98
		Step G	48.0826	3846.61	8334.32	100011.81
		Step H	49.5251	3962.01	8584.35	103012.21
		Step I	51.0109	4080.87	8841.89	106102.67
		Step J	52.5412	4203.30	9107.14	109285.70

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0090B	Alternative Transportation Manager-B	Step A	58.3041	4664.33	10106.04	121272.53
		Step B	61.6789	4934.31	10691.01	128292.11
		Step C	63.5293	5082.34	11011.75	132140.94
		Step D	65.4352	5234.82	11342.10	136105.22
		Step E	67.3982	5391.86	11682.35	140188.26
		Step F	69.4202	5553.62	12032.83	144394.02
		Step G	71.5028	5720.22	12393.82	148725.82
		Step H	73.6478	5891.82	12765.62	153187.42
		Step I	75.8573	6068.58	13148.60	157783.18
		Step J	78.1330	6250.64	13543.05	162516.64

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0245B	Assistant City Attorney-B	Step A	87.0868	6966.94	15095.05	181140.54
		Step B	92.1277	7370.22	15968.80	191625.62
		Step C	94.8915	7591.32	16447.86	197374.32
		Step D	97.7383	7819.06	16941.31	203295.66
		Step E	100.6704	8053.63	17449.54	209394.43
		Step F	103.6905	8295.24	17973.02	215676.24
		Step G	106.8012	8544.10	18512.21	222146.50
		Step H	110.0053	8800.42	19067.59	228811.02
		Step I	113.3054	9064.43	19639.60	235675.23
		Step J	116.7046	9336.37	20228.80	242745.57

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0250B	Assistant City Clerk-B	Step A	45.3345	3626.76	7857.98	94295.76
		Step B	47.9587	3836.70	8312.84	99754.10
		Step C	49.3975	3951.80	8562.23	102746.80
		Step D	50.8794	4070.35	8819.10	105829.15
		Step E	52.4058	4192.46	9083.67	109004.06
		Step F	53.9780	4318.24	9356.19	112274.24
		Step G	55.5973	4447.78	9636.87	115642.38
		Step H	57.2652	4581.22	9925.97	119111.62
		Step I	58.9832	4718.66	10223.75	122685.06
		Step J	60.7527	4860.22	10530.47	126365.62

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0325B	Assistant City Manager-B	Step A	89.6067	7168.54	15531.83	186381.94
		Step B	94.7934	7583.47	16430.86	197170.27
		Step C	97.6372	7810.98	16923.78	203085.38
		Step D	100.5663	8045.30	17431.49	209177.90
		Step E	103.5833	8286.66	17954.44	215453.26
		Step F	106.6908	8535.26	18493.07	221916.86
		Step G	109.8915	8791.32	19047.86	228574.32
		Step H	113.1882	9055.06	19619.29	235431.46
		Step I	116.5839	9326.71	20207.88	242494.51
		Step J	120.0814	9606.51	20814.11	249769.31

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1021B	Assistant City Manager/Chief Financial Officer-B	Step A	89.6067	7168.54	15531.83	186381.94
		Step B	94.7934	7583.47	16430.86	197170.27
		Step C	97.6372	7810.98	16923.78	203085.38
		Step D	100.5663	8045.30	17431.49	209177.90
		Step E	103.5833	8286.66	17954.44	215453.26
		Step F	106.6908	8535.26	18493.07	221916.86
		Step G	109.8915	8791.32	19047.86	228574.32
		Step H	113.1882	9055.06	19619.29	235431.46
		Step I	116.5839	9326.71	20207.88	242494.51
		Step J	120.0814	9606.51	20814.11	249769.31

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1068B	Assistant Electric Analyst-B	Step A	35.3429	2827.43	6126.10	73513.23
		Step B	37.3887	2991.10	6480.71	77768.50
		Step C	38.5104	3080.83	6675.14	80101.63
		Step D	39.6657	3173.26	6875.39	82504.66
		Step E	40.8557	3268.46	7081.65	84979.86
		Step F	42.0813	3366.50	7294.09	87529.10
		Step G	43.3438	3467.50	7512.93	90155.10
		Step H	44.6441	3571.53	7738.31	92859.73
		Step I	45.9834	3678.67	7970.46	95645.47
		Step J	47.3629	3789.03	8209.57	98514.83

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0395B	Assistant Electric Utility Director-B	Step A	94.0013	7520.10	16293.56	195522.70
		Step B	99.4426	7955.41	17236.72	206840.61
		Step C	102.4259	8194.07	17753.82	213045.87
		Step D	105.4986	8439.89	18286.42	219437.09
		Step E	108.6636	8693.09	18835.02	226020.29
		Step F	111.9235	8953.88	19400.07	232800.88
		Step G	115.2812	9222.50	19982.07	239784.90
		Step H	118.7397	9499.18	20581.55	246978.58
		Step I	122.3018	9784.14	21198.98	254387.74
		Step J	125.9709	10077.67	21834.96	262019.47

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0411B	Assistant Environmental Utilities Director-B	Step A	71.4711	5717.69	12388.32	148659.89
		Step B	75.6082	6048.66	13105.42	157265.06
		Step C	77.8764	6230.11	13498.58	161982.91
		Step D	80.2127	6417.02	13903.53	166842.42
		Step E	82.6191	6609.53	14320.64	171847.73
		Step F	85.0977	6807.82	14750.27	177003.22
		Step G	87.6506	7012.05	15192.77	182313.25
		Step H	90.2801	7222.41	15648.55	187782.61
		Step I	92.9885	7439.08	16118.01	193416.08
		Step J	95.7782	7662.26	16601.55	199218.66

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1026B	Assistant Finance Director-B	Step A	65.4436	5235.49	11343.56	136122.69
		Step B	69.2317	5538.54	12000.16	144001.94
		Step C	71.3087	5704.70	12360.17	148322.10
		Step D	73.4480	5875.84	12730.99	152771.84
		Step E	75.6514	6052.11	13112.91	157354.91
		Step F	77.9209	6233.67	13506.29	162075.47
		Step G	80.2586	6420.69	13911.49	166937.89
		Step H	82.6663	6613.30	14328.83	171945.90
		Step I	85.1463	6811.70	14758.69	177104.30
		Step J	87.7007	7016.06	15201.45	182417.46

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0480B	Assistant Fire Chief-B	Step A	65.6460	5251.68	11378.64	136543.68
		Step B	69.4460	5555.68	12037.31	144447.68
		Step C	71.5294	5722.35	12398.43	148781.15
		Step D	73.6752	5894.02	12770.37	153244.42
		Step E	75.8855	6070.84	13153.49	157841.84
		Step F	78.1621	6252.97	13548.10	162577.17
		Step G	80.5069	6440.55	13954.53	167454.35
		Step H	82.9221	6633.77	14373.16	172477.97
		Step I	85.4098	6832.78	14804.37	177652.38
		Step J	87.9721	7037.77	15248.50	182981.97

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0484B	Assistant Human Resources Director-B	Step A	56.4870	4518.96	9791.08	117492.96
		Step B	59.7567	4780.54	10357.83	124293.94
		Step C	61.5494	4923.95	10668.56	128022.75
		Step D	63.3959	5071.67	10988.62	131863.47
		Step E	65.2978	5223.82	11318.29	135819.42
		Step F	67.2567	5380.54	11657.83	139893.94
		Step G	69.2744	5541.95	12007.56	144090.75
		Step H	71.3526	5708.21	12367.78	148413.41
		Step I	73.4932	5879.46	12738.82	152865.86
		Step J	75.6980	6055.84	13120.99	157451.84

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9558B	Assistant Information Technology Director-B	Step A	59.2223	4737.78	10265.20	123182.38
		Step B	62.6503	5012.02	10859.39	130312.62
		Step C	64.5298	5162.38	11185.17	134221.98
		Step D	66.4657	5317.26	11520.72	138248.66
		Step E	68.4597	5476.78	11866.35	142396.18
		Step F	70.5134	5641.07	12222.32	146667.87
		Step G	72.6288	5810.30	12588.99	151067.90
		Step H	74.8077	5984.62	12966.67	155600.02
		Step I	77.0519	6164.15	13355.66	160267.95
		Step J	79.3635	6349.08	13756.34	165076.08

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0510B	Assistant Police Chief-B	Step A	77.7584	6220.67	13478.12	161737.47
		Step B	82.2594	6580.75	14258.30	171099.55
		Step C	84.7271	6778.17	14686.03	176232.37
		Step D	87.2690	6981.52	15126.63	181519.52
		Step E	89.8870	7190.96	15580.41	186964.96
		Step F	92.5836	7406.69	16047.82	192573.89
		Step G	95.3611	7628.89	16529.26	198351.09
		Step H	98.2220	7857.76	17025.15	204301.76
		Step I	101.1686	8093.49	17535.89	210430.69
		Step J	104.2037	8336.30	18061.97	216743.70

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1067B	Associate Electric Analyst-B	Step A	38.8771	3110.17	6738.70	80864.37
		Step B	41.1276	3290.21	7128.78	85545.41
		Step C	42.3614	3388.91	7342.64	88111.71
		Step D	43.6323	3490.58	7562.93	90755.18
		Step E	44.9412	3595.30	7789.81	93477.70
		Step F	46.2895	3703.16	8023.51	96282.16
		Step G	47.6781	3814.25	8264.20	99170.45
		Step H	49.1085	3928.68	8512.14	102145.68
		Step I	50.5817	4046.54	8767.49	105209.94
		Step J	52.0992	4167.94	9030.53	108366.34

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0910B	Budget Analyst I-B	Step A	37.4232	2993.86	6486.69	77840.26
		Step B	39.5893	3167.14	6862.15	82345.74
		Step C	40.7770	3262.16	7068.01	84816.16
		Step D	42.0003	3360.02	7280.05	87360.62
		Step E	43.2603	3460.82	7498.45	89981.42
		Step F	44.5582	3564.66	7723.42	92681.06
		Step G	45.8949	3671.59	7955.12	95461.39
		Step H	47.2718	3781.74	8193.78	98325.34
		Step I	48.6899	3895.19	8439.58	101274.99
		Step J	50.1506	4012.05	8692.77	104313.25

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0915B	Budget Analyst II-B	Step A	41.1663	3293.30	7135.49	85625.90
		Step B	43.5493	3483.94	7548.55	90582.54
		Step C	44.8557	3588.46	7774.99	93299.86
		Step D	46.2014	3696.11	8008.24	96098.91
		Step E	47.5875	3807.00	8248.50	98982.00
		Step F	49.0151	3921.21	8495.95	101951.41
		Step G	50.4855	4038.84	8750.82	105009.84
		Step H	52.0001	4160.01	9013.35	108160.21
		Step I	53.5601	4284.81	9283.75	111405.01
		Step J	55.1669	4413.35	9562.26	114747.15

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0930B	Budget Manager-B	Step A	56.9082	4552.66	9864.09	118369.06
		Step B	60.2023	4816.18	10435.07	125220.78
		Step C	62.0084	4960.67	10748.12	128977.47
		Step D	63.8686	5109.49	11070.56	132846.69
		Step E	65.7847	5262.78	11402.68	136832.18
		Step F	67.7582	5420.66	11744.75	140937.06
		Step G	69.7910	5583.28	12097.11	145165.28
		Step H	71.8847	5750.78	12460.01	149520.18
		Step I	74.0413	5923.30	12833.83	154005.90
		Step J	76.2625	6101.00	13218.83	158626.00

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1017B	Building Inspection Supervisor-B	Step A	43.2188	3457.50	7491.26	89895.10
		Step B	45.7205	3657.64	7924.89	95098.64
		Step C	47.0921	3767.37	8162.63	97951.57
		Step D	48.5048	3880.38	8407.50	100889.98
		Step E	49.9600	3996.80	8659.73	103916.80
		Step F	51.4588	4116.70	8919.53	107034.30
		Step G	53.0025	4240.20	9187.10	110245.20
		Step H	54.5926	4367.41	9462.72	113552.61
		Step I	56.2304	4498.43	9746.60	116959.23
		Step J	57.9173	4633.38	10039.00	120467.98

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1043B	Building Official-B	Step A	56.5746	4525.97	9806.26	117675.17
		Step B	59.8493	4787.94	10373.88	124486.54
		Step C	61.6448	4931.58	10685.10	128221.18
		Step D	63.4941	5079.53	11005.64	132067.73
		Step E	65.3989	5231.91	11335.81	136029.71
		Step F	67.3609	5388.87	11675.89	140110.67
		Step G	69.3817	5550.54	12026.16	144313.94
		Step H	71.4632	5717.06	12386.95	148643.46
		Step I	73.6071	5888.57	12758.56	153102.77
		Step J	75.8153	6065.22	13141.32	157695.82

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1180B	Chief Information Officer-B	Step A	74.0280	5922.24	12831.52	153978.24
		Step B	78.3130	6265.04	13574.25	162891.04
		Step C	80.6624	6452.99	13981.48	167777.79
		Step D	83.0823	6646.58	14400.93	172811.18
		Step E	85.5748	6845.98	14832.97	177995.58
		Step F	88.1420	7051.36	15277.95	183335.36
		Step G	90.7863	7262.90	15736.29	188835.50
		Step H	93.5099	7480.79	16208.38	194500.59
		Step I	96.3151	7705.21	16694.62	200335.41
		Step J	99.2046	7936.37	17195.46	206345.57

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1220B	City Clerk-B	Step A	63.8805	5110.44	11072.62	132871.44
		Step B	67.5781	5406.25	11713.54	140562.45
		Step C	69.6055	5568.44	12064.95	144779.44
		Step D	71.6937	5735.50	12426.91	149122.90
		Step E	73.8445	5907.56	12799.71	153596.56
		Step F	76.0598	6084.78	13183.70	158204.38
		Step G	78.3416	6267.33	13579.21	162950.53
		Step H	80.6918	6455.34	13986.58	167838.94
		Step I	83.1126	6649.01	14406.18	172874.21
		Step J	85.6060	6848.48	14838.37	178060.48

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1368B	Code Enforcement Supervisor-B	Step A	42.5668	3405.34	7378.25	88538.94
		Step B	45.0307	3602.46	7805.32	93663.86
		Step C	46.3817	3710.54	8039.49	96473.94
		Step D	47.7731	3821.85	8280.67	99368.05
		Step E	49.2063	3936.50	8529.09	102349.10
		Step F	50.6825	4054.60	8784.97	105419.60
		Step G	52.2030	4176.24	9048.52	108582.24
		Step H	53.7691	4301.53	9319.98	111839.73
		Step I	55.3821	4430.57	9599.56	115194.77
		Step J	57.0436	4563.49	9887.56	118650.69

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1027B	Construction Inspection Superintendent-B	Step A	46.5026	3720.21	8060.45	96725.41
		Step B	49.1945	3935.56	8527.05	102324.56
		Step C	50.6703	4053.62	8782.85	105394.22
		Step D	52.1904	4175.23	9046.34	108556.03
		Step E	53.7561	4300.49	9317.72	111812.69
		Step F	55.3688	4429.50	9597.26	115167.10
		Step G	57.0299	4562.39	9885.18	118622.19
		Step H	58.7408	4699.26	10181.74	122180.86
		Step I	60.5030	4840.24	10487.19	125846.24
		Step J	62.3181	4985.45	10801.80	129621.65

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1025B	Custodian Supervisor-B	Step A	24.3837	1950.70	4226.51	50718.10
		Step B	25.7951	2063.61	4471.15	53653.81
		Step C	26.5689	2125.51	4605.28	55263.31
		Step D	27.3660	2189.28	4743.44	56921.28
		Step E	28.1869	2254.95	4885.73	58628.75
		Step F	29.0326	2322.61	5032.32	60387.81
		Step G	29.9035	2392.28	5183.27	62199.28
		Step H	30.8006	2464.05	5338.77	64065.25
		Step I	31.7247	2537.98	5498.95	65987.38
		Step J	32.6764	2614.11	5663.91	67966.91

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9561B	Data Management System Administrator-B	Step A	49.6490	3971.92	8605.83	103269.92
		Step B	52.5229	4201.83	9103.97	109247.63
		Step C	54.0986	4327.89	9377.09	112525.09
		Step D	55.7216	4457.73	9658.41	115900.93
		Step E	57.3932	4591.46	9948.15	119377.86
		Step F	59.1150	4729.20	10246.60	122959.20
		Step G	60.8885	4871.08	10554.01	126648.08
		Step H	62.7151	5017.21	10870.62	130447.41
		Step I	64.5966	5167.73	11196.74	134360.93
		Step J	66.5345	5322.76	11532.65	138391.76

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1645B	Department Public Information Officer-B	Step A	47.1595	3772.76	8174.31	98091.76
		Step B	49.8893	3991.14	8647.48	103769.74
		Step C	51.3860	4110.88	8906.91	106882.88
		Step D	52.9276	4234.21	9174.12	110089.41
		Step E	54.5154	4361.23	9449.34	113392.03
		Step F	56.1509	4492.07	9732.82	116793.87
		Step G	57.8354	4626.83	10024.80	120297.63
		Step H	59.5705	4765.64	10325.55	123906.64
		Step I	61.3576	4908.61	10635.32	127623.81
		Step J	63.1983	5055.86	10954.37	131452.46

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1655B	Deputy City Attorney I-B	Step A	62.5849	5006.79	10848.05	130176.59
		Step B	66.2075	5296.60	11475.97	137711.60
		Step C	68.1937	5455.50	11820.24	141842.90
		Step D	70.2396	5619.17	12174.86	146098.37
		Step E	72.3467	5787.74	12540.09	150481.14
		Step F	74.5171	5961.37	12916.30	154995.57
		Step G	76.7527	6140.22	13303.80	159645.62
		Step H	79.0552	6324.42	13702.90	164434.82
		Step I	81.4269	6514.15	14114.00	169367.95
		Step J	83.8697	6709.58	14537.41	174448.98

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1658B	Deputy City Attorney II-B	Step A	68.8434	5507.47	11932.86	143194.27
		Step B	72.8283	5826.26	12623.57	151482.86
		Step C	75.0131	6001.05	13002.27	156027.25
		Step D	77.2635	6181.08	13392.34	160708.08
		Step E	79.5814	6366.51	13794.11	165529.31
		Step F	81.9689	6557.51	14207.94	170495.31
		Step G	84.4279	6754.23	14634.17	175610.03
		Step H	86.9608	6956.86	15073.21	180878.46
		Step I	89.5696	7165.57	15525.40	186304.77
		Step J	92.2567	7380.54	15991.16	191893.94

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1659B	Deputy City Manager-B	Step A	70.2686	5621.49	12179.89	146158.69
		Step B	74.3360	5946.88	12884.91	154618.88
		Step C	76.5661	6125.29	13271.46	159257.49
		Step D	78.8630	6309.04	13669.59	164035.04
		Step E	81.2289	6498.31	14079.68	168956.11
		Step F	83.6658	6693.26	14502.07	174024.86
		Step G	86.1758	6894.06	14937.14	179245.66
		Step H	88.7611	7100.89	15385.26	184623.09
		Step I	91.4239	7313.91	15846.81	190161.71
		Step J	94.1666	7533.33	16322.21	195866.53

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1280B	Development Services Administrator-B	Step A	43.2188	3457.50	7491.26	89895.10
		Step B	45.7205	3657.64	7924.89	95098.64
		Step C	47.0921	3767.37	8162.63	97951.57
		Step D	48.5048	3880.38	8407.50	100889.98
		Step E	49.9600	3996.80	8659.73	103916.80
		Step F	51.4588	4116.70	8919.53	107034.30
		Step G	53.0025	4240.20	9187.10	110245.20
		Step H	54.5926	4367.41	9462.72	113552.61
		Step I	56.2304	4498.43	9746.60	116959.23
		Step J	57.9173	4633.38	10039.00	120467.98

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1676B	Development Services Director-B	Step A	77.7295	6218.36	13473.11	161677.36
		Step B	82.2287	6578.30	14252.97	171035.70
		Step C	84.6956	6775.65	14680.57	176166.85
		Step D	87.2365	6978.92	15120.99	181451.92
		Step E	89.8536	7188.29	15574.62	186895.49
		Step F	92.5492	7403.94	16041.86	192502.34
		Step G	95.3256	7626.05	16523.10	198277.25
		Step H	98.1854	7854.83	17018.80	204225.63
		Step I	101.1310	8090.48	17529.37	210352.48
		Step J	104.1649	8333.19	18055.25	216662.99

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1695B	Development Services Manager-B	Step A	51.4289	4114.31	8914.34	106972.11
		Step B	54.4059	4352.47	9430.36	113164.27
		Step C	56.0381	4483.05	9713.27	116559.25
		Step D	57.7192	4617.54	10004.66	120055.94
		Step E	59.4508	4756.06	10304.81	123657.66
		Step F	61.2343	4898.74	10613.95	127367.34
		Step G	63.0714	5045.71	10932.38	131188.51
		Step H	64.9635	5197.08	11260.34	135124.08
		Step I	66.9124	5352.99	11598.15	139177.79
		Step J	68.9198	5513.58	11946.10	143353.18

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2415B	EMS Quality Assurance Coordinator-B	Step A	48.4279	3874.23	8394.17	100730.03
		Step B	51.2312	4098.50	8880.07	106560.90
		Step C	52.7681	4221.45	9146.47	109757.65
		Step D	54.3511	4348.09	9420.86	113050.29
		Step E	55.9817	4478.54	9703.49	116441.94
		Step F	57.6611	4612.89	9994.59	119935.09
		Step G	59.3910	4751.28	10294.44	123533.28
		Step H	61.1727	4893.82	10603.27	127239.22
		Step I	63.0079	5040.63	10921.37	131056.43
		Step J	64.8981	5191.85	11249.00	134988.05

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6520B	ERP Program Manager-B	Step A	48.3928	3871.42	8388.09	100657.02
		Step B	51.1937	4095.50	8873.57	106482.90
		Step C	52.7296	4218.37	9139.80	109677.57
		Step D	54.3114	4344.91	9413.98	112967.71
		Step E	55.9408	4475.26	9696.41	116356.86
		Step F	57.6190	4609.52	9987.29	119847.52
		Step G	59.3476	4747.81	10286.92	123443.01
		Step H	61.1280	4890.24	10595.52	127146.24
		Step I	62.9618	5036.94	10913.38	130960.54
		Step J	64.8507	5188.06	11240.79	134889.46

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1674B	Economic Development Analyst I-B	Step A	35.6427	2851.42	6178.07	74136.82
		Step B	37.7059	3016.47	6535.69	78428.27
		Step C	38.8371	3106.97	6731.76	80781.17
		Step D	40.0022	3200.18	6933.71	83204.58
		Step E	41.2022	3296.18	7141.71	85700.58
		Step F	42.4383	3395.06	7355.97	88271.66
		Step G	43.7115	3496.92	7576.66	90919.92
		Step H	45.0228	3601.82	7803.95	93647.42
		Step I	46.3735	3709.88	8038.07	96456.88
		Step J	47.7647	3821.18	8279.21	99350.58

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1675B	Economic Development Analyst II-B	Step A	39.2072	3136.58	6795.91	81550.98
		Step B	41.4765	3318.12	7189.26	86271.12
		Step C	42.7208	3417.66	7404.94	88859.26
		Step D	44.0024	3520.19	7627.08	91524.99
		Step E	45.3225	3625.80	7855.90	94270.80
		Step F	46.6822	3734.58	8091.58	97098.98
		Step G	48.0826	3846.61	8334.32	100011.81
		Step H	49.5251	3962.01	8584.35	103012.21
		Step I	51.0109	4080.87	8841.89	106102.67
		Step J	52.5412	4203.30	9107.14	109285.70

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1710B	Economic Development Director-B	Step A	74.0306	5922.45	12831.97	153983.65
		Step B	78.3160	6265.28	13574.77	162897.28
		Step C	80.6655	6453.24	13982.02	167784.24
		Step D	83.0855	6646.84	14401.49	172817.84
		Step E	85.5780	6846.24	14833.52	178002.24
		Step F	88.1454	7051.63	15278.54	183342.43
		Step G	90.7897	7263.18	15736.88	188842.58
		Step H	93.5134	7481.07	16208.99	194507.87
		Step I	96.3188	7705.50	16695.26	200343.10
		Step J	99.2084	7936.67	17196.12	206353.47

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1001B	Economic Development Project Manager-B	Step A	49.1883	3935.06	8525.97	102311.66
		Step B	52.0354	4162.83	9019.47	108233.63
		Step C	53.5965	4287.72	9290.06	111480.72
		Step D	55.2044	4416.35	9568.76	114825.15
		Step E	56.8605	4548.84	9855.82	118269.84
		Step F	58.5663	4685.30	10151.49	121817.90
		Step G	60.3233	4825.86	10456.04	125472.46
		Step H	62.1330	4970.64	10769.72	129236.64
		Step I	63.9970	5119.76	11092.81	133113.76
		Step J	65.9169	5273.35	11425.60	137107.15

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1310B	Electric Business Analyst I-B	Step A	46.6529	3732.23	8086.50	97038.03
		Step B	49.3534	3948.27	8554.59	102655.07
		Step C	50.8340	4066.72	8811.23	105734.72
		Step D	52.3590	4188.72	9075.56	108906.72
		Step E	53.9298	4314.38	9347.83	112173.98
		Step F	55.5477	4443.82	9628.27	115539.22
		Step G	57.2141	4577.13	9917.11	119005.33
		Step H	58.9305	4714.44	10214.62	122575.44
		Step I	60.6984	4855.87	10521.06	126252.67
		Step J	62.5194	5001.55	10836.70	130040.35

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1312B	Electric Business Analyst II-B	Step A	51.3179	4105.43	8895.10	106741.23
		Step B	54.2883	4343.06	9409.97	112919.66
		Step C	55.9170	4473.36	9692.28	116307.36
		Step D	57.5945	4607.56	9983.05	119796.56
		Step E	59.3223	4745.78	10282.53	123390.38
		Step F	61.1020	4888.16	10591.01	127092.16
		Step G	62.9350	5034.80	10908.73	130904.80
		Step H	64.8231	5185.85	11236.00	134832.05
		Step I	66.7678	5341.42	11573.09	138877.02
		Step J	68.7708	5501.66	11920.27	143043.26

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1066B	Electric Compliance Analyst I-B	Step A	46.6526	3732.21	8086.45	97037.41
		Step B	49.3531	3948.25	8554.54	102654.45
		Step C	50.8337	4066.70	8811.17	105734.10
		Step D	52.3587	4188.70	9075.51	108906.10
		Step E	53.9294	4314.35	9347.76	112173.15
		Step F	55.5473	4443.78	9628.20	115538.38
		Step G	57.2137	4577.10	9917.04	119004.50
		Step H	58.9302	4714.42	10214.57	122574.82
		Step I	60.6981	4855.85	10521.00	126252.05
		Step J	62.5190	5001.52	10836.63	130039.52

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2335B	Electric Compliance Analyst II-B	Step A	51.3187	4105.50	8895.24	106742.90
		Step B	54.2893	4343.14	9410.15	112921.74
		Step C	55.9179	4473.43	9692.44	116309.23
		Step D	57.5955	4607.64	9983.22	119798.64
		Step E	59.3233	4745.86	10282.71	123392.46
		Step F	61.1030	4888.24	10591.19	127094.24
		Step G	62.9361	5034.89	10908.92	130907.09
		Step H	64.8242	5185.94	11236.19	134834.34
		Step I	66.7689	5341.51	11573.28	138879.31
		Step J	68.7720	5501.76	11920.48	143045.76

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6285B	Electric Customer Programs Supervisor-B	Step A	64.9178	5193.42	11252.42	135029.02
		Step B	68.6755	5494.04	11903.75	142845.04
		Step C	70.7358	5658.86	12260.87	147130.46
		Step D	72.8579	5828.63	12628.70	151544.43
		Step E	75.0436	6003.49	13007.56	156090.69
		Step F	77.2949	6183.59	13397.78	160773.39
		Step G	79.6138	6369.10	13799.73	165596.70
		Step H	82.0022	6560.18	14213.71	170564.58
		Step I	84.4622	6756.98	14640.11	175681.38
		Step J	86.9961	6959.69	15079.32	180951.89

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2284B	Electric Engineering Technician Supervisor-B	Step A	55.4610	4436.88	9613.24	115358.88
		Step B	58.6712	4693.70	10169.67	122036.10
		Step C	60.4313	4834.50	10474.76	125697.10
		Step D	62.2443	4979.54	10789.01	129468.14
		Step E	64.1116	5128.93	11112.68	133352.13
		Step F	66.0349	5282.79	11446.05	137352.59
		Step G	68.0160	5441.28	11789.44	141473.28
		Step H	70.0565	5604.52	12143.13	145717.52
		Step I	72.1582	5772.66	12507.42	150089.06
		Step J	74.3229	5945.83	12882.64	154591.63

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2338B	Electric Operations Manager-B	Step A	81.7402	6539.22	14168.30	170019.62
		Step B	86.4717	6917.74	14988.43	179861.14
		Step C	89.0658	7125.26	15438.07	185256.86
		Step D	91.7378	7339.02	15901.22	190814.62
		Step E	94.4899	7559.19	16378.25	196538.99
		Step F	97.3246	7785.97	16869.60	202435.17
		Step G	100.2443	8019.54	17375.68	208508.14
		Step H	103.2517	8260.14	17896.96	214763.54
		Step I	106.3492	8507.94	18433.86	221206.34
		Step J	109.5397	8763.18	18986.88	227842.58

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2339B	Electric Operations Supervisor-B	Step A	74.3058	5944.46	12879.67	154556.06
		Step B	78.6069	6288.55	13625.20	163502.35
		Step C	80.9651	6477.21	14033.95	168407.41
		Step D	83.3941	6671.53	14454.98	173459.73
		Step E	85.8959	6871.67	14888.62	178663.47
		Step F	88.4728	7077.82	15335.29	184023.42
		Step G	91.1270	7290.16	15795.35	189544.16
		Step H	93.8608	7508.86	16269.21	195230.46
		Step I	96.6766	7734.13	16757.28	201087.33
		Step J	99.5769	7966.15	17260.00	207119.95

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2314B	Electric Resources Planner I-B	Step A	53.6344	4290.75	9296.63	111559.55
		Step B	56.7390	4539.12	9834.76	118017.12
		Step C	58.4412	4675.30	10129.81	121557.70
		Step D	60.1944	4815.55	10433.70	125204.35
		Step E	62.0003	4960.02	10746.72	128960.62
		Step F	63.8603	5108.82	11069.12	132829.42
		Step G	65.7761	5262.09	11401.19	136814.29
		Step H	67.7494	5419.95	11743.23	140918.75
		Step I	69.7818	5582.54	12095.51	145146.14
		Step J	71.8753	5750.02	12458.39	149500.62

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2316B	Electric Resources Planner II-B	Step A	58.9978	4719.82	10226.29	122715.42
		Step B	62.4129	4993.03	10818.24	129818.83
		Step C	64.2853	5142.82	11142.79	133713.42
		Step D	66.2139	5297.11	11477.08	137724.91
		Step E	68.2003	5456.02	11821.39	141856.62
		Step F	70.2463	5619.70	12176.03	146112.30
		Step G	72.3537	5788.30	12541.31	150495.70
		Step H	74.5243	5961.94	12917.55	155010.54
		Step I	76.7600	6140.80	13305.07	159660.80
		Step J	79.0628	6325.02	13704.22	164450.62

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2216B	Electric Risk and Compliance Supervisor-B	Step A	64.9141	5193.13	11251.78	135021.33
		Step B	68.6716	5493.73	11903.08	142836.93
		Step C	70.7317	5658.54	12260.16	147121.94
		Step D	72.8537	5828.30	12627.97	151535.70
		Step E	75.0393	6003.14	13006.81	156081.74
		Step F	77.2905	6183.24	13397.02	160764.24
		Step G	79.6092	6368.74	13798.93	165587.14
		Step H	81.9975	6559.80	14212.90	170554.80
		Step I	84.4574	6756.59	14639.28	175671.39
		Step J	86.9911	6959.29	15078.46	180941.49

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2352B	Electric Safety Coordinator-B	Step A	39.2071	3136.57	6795.90	81550.77
		Step B	41.4765	3318.12	7189.26	86271.12
		Step C	42.7208	3417.66	7404.94	88859.26
		Step D	44.0024	3520.19	7627.08	91524.99
		Step E	45.3225	3625.80	7855.90	94270.80
		Step F	46.6822	3734.58	8091.58	97098.98
		Step G	48.0826	3846.61	8334.32	100011.81
		Step H	49.5251	3962.01	8584.35	103012.21
		Step I	51.0109	4080.87	8841.89	106102.67
		Step J	52.5412	4203.30	9107.14	109285.70

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2319B	Electric Substation Supervisor-B	Step A	74.3058	5944.46	12879.67	154556.06
		Step B	78.6069	6288.55	13625.20	163502.35
		Step C	80.9651	6477.21	14033.95	168407.41
		Step D	83.3941	6671.53	14454.98	173459.73
		Step E	85.8959	6871.67	14888.62	178663.47
		Step F	88.4728	7077.82	15335.29	184023.42
		Step G	91.1270	7290.16	15795.35	189544.16
		Step H	93.8608	7508.86	16269.21	195230.46
		Step I	96.6766	7734.13	16757.28	201087.33
		Step J	99.5769	7966.15	17260.00	207119.95

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9560B	Electric Technology Systems Administrator-B	Step A	64.9179	5193.43	11252.44	135029.23
		Step B	68.6755	5494.04	11903.75	142845.04
		Step C	70.7358	5658.86	12260.87	147130.46
		Step D	72.8579	5828.63	12628.70	151544.43
		Step E	75.0436	6003.49	13007.56	156090.69
		Step F	77.2949	6183.59	13397.78	160773.39
		Step G	79.6138	6369.10	13799.73	165596.70
		Step H	82.0022	6560.18	14213.71	170564.58
		Step I	84.4622	6756.98	14640.11	175681.38
		Step J	86.9961	6959.69	15079.32	180951.89

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2320B	Electric Utility Director-B	Step A	117.5031	9400.25	20367.20	244406.45
		Step B	124.3047	9944.38	21546.15	258553.78
		Step C	128.0339	10242.71	22192.54	266310.51
		Step D	131.8749	10549.99	22858.32	274299.79
		Step E	135.8311	10866.49	23544.06	282528.69
		Step F	139.9061	11192.49	24250.39	291004.69
		Step G	144.1032	11528.26	24977.89	299734.66
		Step H	148.4263	11874.10	25727.23	308726.70
		Step I	152.8791	12230.33	26499.04	317988.53
		Step J	157.4655	12597.24	27294.02	327528.24

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2215B	Electric Utility Financial Administrator-B	Step A	64.9174	5193.39	11252.35	135028.19
		Step B	68.6751	5494.01	11903.68	142844.21
		Step C	70.7354	5658.83	12260.80	147129.63
		Step D	72.8574	5828.59	12628.62	151543.39
		Step E	75.0432	6003.46	13007.49	156089.86
		Step F	77.2945	6183.56	13397.71	160772.56
		Step G	79.6133	6369.06	13799.64	165595.66
		Step H	82.0017	6560.14	14213.63	170563.54
		Step I	84.4617	6756.94	14640.03	175680.34
		Step J	86.9956	6959.65	15079.24	180950.85

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2378B	Electronic Maintenance Coordinator-B	Step A	41.6064	3328.51	7211.78	86541.31
		Step B	44.0153	3521.22	7629.32	91551.82
		Step C	45.3358	3626.86	7858.21	94298.46
		Step D	46.6959	3735.67	8093.96	97127.47
		Step E	48.0967	3847.74	8336.76	100041.14
		Step F	49.5396	3963.17	8586.86	103042.37
		Step G	51.0258	4082.06	8844.47	106133.66
		Step H	52.5566	4204.53	9109.81	109317.73
		Step I	54.1333	4330.66	9383.11	112597.26
		Step J	55.7573	4460.58	9664.60	115975.18

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2500B	Energy Services Account Representative I-B	Step A	46.8489	3747.91	8120.48	97445.71
		Step B	49.5607	3964.86	8590.52	103086.26
		Step C	51.0475	4083.80	8848.23	106178.80
		Step D	52.5789	4206.31	9113.68	109364.11
		Step E	54.1563	4332.50	9387.09	112645.10
		Step F	55.7810	4462.48	9668.71	116024.48
		Step G	57.4544	4596.35	9958.76	119505.15
		Step H	59.1781	4734.25	10257.54	123090.45
		Step I	60.9534	4876.27	10565.26	126783.07
		Step J	62.7820	5022.56	10882.21	130586.56

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2501B	Energy Services Account Representative II-B	Step A	51.5339	4122.71	8932.54	107190.51
		Step B	54.5169	4361.35	9449.60	113395.15
		Step C	56.1524	4492.19	9733.08	116796.99
		Step D	57.8370	4626.96	10025.08	120300.96
		Step E	59.5721	4765.77	10325.83	123909.97
		Step F	61.3593	4908.74	10635.61	127627.34
		Step G	63.2000	5056.00	10954.67	131456.00
		Step H	65.0961	5207.69	11283.32	135399.89
		Step I	67.0489	5363.91	11621.81	139461.71
		Step J	69.0604	5524.83	11970.47	143645.63

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1277B	Engineering Manager-B	Step A	62.1520	4972.16	10773.01	129276.16
		Step B	65.7493	5259.94	11396.55	136758.54
		Step C	67.7218	5417.74	11738.45	140861.34
		Step D	69.7535	5580.28	12090.61	145087.28
		Step E	71.8461	5747.69	12453.32	149439.89
		Step F	74.0015	5920.12	12826.93	153923.12
		Step G	76.2215	6097.72	13211.73	158540.72
		Step H	78.5082	6280.66	13608.09	163297.06
		Step I	80.8634	6469.07	14016.32	168195.87
		Step J	83.2893	6663.14	14436.81	173241.74

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2540B	Environmental Coordinator-B	Step A	45.0883	3607.06	7815.31	93783.66
		Step B	47.6982	3815.86	8267.69	99212.26
		Step C	49.1292	3930.34	8515.73	102188.74
		Step D	50.6031	4048.25	8771.20	105254.45
		Step E	52.1212	4169.70	9034.34	108412.10
		Step F	53.6848	4294.78	9305.37	111664.38
		Step G	55.2953	4423.62	9584.52	115014.22
		Step H	56.9542	4556.34	9872.06	118464.74
		Step I	58.6628	4693.02	10168.22	122018.62
		Step J	60.4227	4833.82	10473.27	125679.22

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2548B	Environmental Utilities Business Administrator-B	Step A	52.0784	4166.27	9026.92	108323.07
		Step B	55.0929	4407.43	9549.44	114593.23
		Step C	56.7457	4539.66	9835.92	118031.06
		Step D	58.4481	4675.85	10131.00	121572.05
		Step E	60.2016	4816.13	10434.94	125219.33
		Step F	62.0076	4960.61	10747.98	128975.81
		Step G	63.8678	5109.42	11070.42	132845.02
		Step H	65.7839	5262.71	11402.54	136830.51
		Step I	67.7574	5420.59	11744.62	140935.39
		Step J	69.7901	5583.21	12096.95	145163.41

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2546B	Environmental Utilities Business Analyst I-B	Step A	37.4232	2993.86	6486.69	77840.26
		Step B	39.5893	3167.14	6862.15	82345.74
		Step C	40.7770	3262.16	7068.01	84816.16
		Step D	42.0003	3360.02	7280.05	87360.62
		Step E	43.2603	3460.82	7498.45	89981.42
		Step F	44.5582	3564.66	7723.42	92681.06
		Step G	45.8949	3671.59	7955.12	95461.39
		Step H	47.2718	3781.74	8193.78	98325.34
		Step I	48.6899	3895.19	8439.58	101274.99
		Step J	50.1506	4012.05	8692.77	104313.25

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2547B	Environmental Utilities Business Analyst II-B	Step A	41.1663	3293.30	7135.49	85625.90
		Step B	43.5493	3483.94	7548.55	90582.54
		Step C	44.8557	3588.46	7774.99	93299.86
		Step D	46.2014	3696.11	8008.24	96098.91
		Step E	47.5875	3807.00	8248.50	98982.00
		Step F	49.0151	3921.21	8495.95	101951.41
		Step G	50.4855	4038.84	8750.82	105009.84
		Step H	52.0001	4160.01	9013.35	108160.21
		Step I	53.5601	4284.81	9283.75	111405.01
		Step J	55.1669	4413.35	9562.26	114747.15

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1684B	Environmental Utilities Director-B	Step A	89.3408	7147.26	15485.74	185828.86
		Step B	94.5121	7560.97	16382.10	196585.17
		Step C	97.3475	7787.80	16873.57	202482.80
		Step D	100.2679	8021.43	17379.77	208557.23
		Step E	103.2759	8262.07	17901.16	214813.87
		Step F	106.3742	8509.94	18438.19	221258.34
		Step G	109.5654	8765.23	18991.34	227896.03
		Step H	112.8524	9028.19	19561.08	234732.99
		Step I	116.2380	9299.04	20147.92	241775.04
		Step J	119.7251	9578.01	20752.35	249028.21

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1024B	Environmental Utilities Maintenance Superintendent-B	Step A	52.8901	4231.21	9167.62	110011.41
		Step B	55.9521	4476.17	9698.36	116380.37
		Step C	57.6307	4610.46	9989.32	119871.86
		Step D	59.3596	4748.77	10289.00	123467.97
		Step E	61.1404	4891.23	10597.67	127172.03
		Step F	62.9746	5037.97	10915.60	130987.17
		Step G	64.8639	5189.11	11243.08	134916.91
		Step H	66.8098	5344.78	11580.37	138964.38
		Step I	68.8141	5505.13	11927.78	143133.33
		Step J	70.8785	5670.28	12285.61	147427.28

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2541B	Environmental Utility Compliance Administrator-B	Step A	45.0862	3606.90	7814.94	93779.30
		Step B	47.6957	3815.66	8267.25	99207.06
		Step C	49.1266	3930.13	8515.28	102183.33
		Step D	50.6004	4048.03	8770.74	105248.83
		Step E	52.1184	4169.47	9033.86	108406.27
		Step F	53.6819	4294.55	9304.86	111658.35
		Step G	55.2924	4423.39	9584.02	115008.19
		Step H	56.9512	4556.10	9871.54	118458.50
		Step I	58.6597	4692.78	10167.68	122012.18
		Step J	60.4195	4833.56	10472.71	125672.56

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3395B	Facilities Manager-B	Step A	52.8428	4227.42	9159.42	109913.02
		Step B	55.9016	4472.13	9689.61	116275.33
		Step C	57.5787	4606.30	9980.31	119763.70
		Step D	59.3060	4744.48	10279.71	123356.48
		Step E	61.0852	4886.82	10588.10	127057.22
		Step F	62.9178	5033.42	10905.75	130869.02
		Step G	64.8053	5184.42	11232.92	134795.02
		Step H	66.7495	5339.96	11569.91	138838.96
		Step I	68.7519	5500.15	11917.00	143003.95
		Step J	70.8145	5665.16	12274.51	147294.16

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
4321B	Facilities Supervisor-B	Step A	37.1274	2970.19	6435.42	77224.99
		Step B	39.2765	3142.12	6807.93	81695.12
		Step C	40.4548	3236.38	7012.17	84145.98
		Step D	41.6684	3333.47	7222.52	86670.27
		Step E	42.9185	3433.48	7439.21	89270.48
		Step F	44.2061	3536.49	7662.39	91948.69
		Step G	45.5322	3642.58	7892.25	94706.98
		Step H	46.8982	3751.86	8129.02	97548.26
		Step I	48.3051	3864.41	8372.88	100474.61
		Step J	49.7543	3980.34	8624.08	103488.94

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2900B	Finance Manager-B	Step A	56.9082	4552.66	9864.09	118369.06
		Step B	60.2023	4816.18	10435.07	125220.78
		Step C	62.0084	4960.67	10748.12	128977.47
		Step D	63.8686	5109.49	11070.56	132846.69
		Step E	65.7847	5262.78	11402.68	136832.18
		Step F	67.7582	5420.66	11744.75	140937.06
		Step G	69.7910	5583.28	12097.11	145165.28
		Step H	71.8847	5750.78	12460.01	149520.18
		Step I	74.0413	5923.30	12833.83	154005.90
		Step J	76.2625	6101.00	13218.83	158626.00

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0905ZB	Fire Battalion Chief 8Hr-ZB	Step A	54.2525	4340.20	9403.77	112845.20
		Step B	57.3930	4591.44	9948.12	119377.44
		Step C	59.1148	4729.18	10246.57	122958.78
		Step D	60.8882	4871.06	10553.95	126647.46
		Step E	62.7149	5017.19	10870.58	130446.99
		Step F	64.5963	5167.70	11196.69	134360.30
		Step G	66.5342	5322.74	11532.59	138391.14
		Step H	68.5302	5482.42	11878.57	142542.82
		Step I	70.5861	5646.89	12234.92	146819.09
		Step J	72.7037	5816.30	12601.97	151223.70

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0905B	Fire Battalion Chief-B	Step A	38.7518	4340.20	9403.77	112845.24
		Step B	40.9950	4591.44	9948.12	119377.44
		Step C	42.2249	4729.19	10246.58	122958.91
		Step D	43.4916	4871.06	10553.96	126647.54
		Step E	44.7964	5017.20	10870.59	130447.12
		Step F	46.1403	5167.71	11196.71	134360.55
		Step G	47.5245	5322.74	11532.61	138391.34
		Step H	48.9502	5482.42	11878.58	142542.98
		Step I	50.4187	5646.89	12234.94	146819.25
		Step J	51.9313	5816.31	12602.00	151223.95

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3330B	Fire Chief-B	Step A	77.9776	6238.21	13516.12	162193.41
		Step B	82.4911	6599.29	14298.46	171581.49
		Step C	84.9659	6797.27	14727.42	176729.07
		Step D	87.5148	7001.18	15169.23	182030.78
		Step E	90.1403	7211.22	15624.32	187491.82
		Step F	92.8445	7427.56	16093.05	193116.56
		Step G	95.6298	7650.38	16575.83	198909.98
		Step H	98.4987	7879.90	17073.11	204877.30
		Step I	101.4537	8116.30	17585.31	211023.70
		Step J	104.4973	8359.78	18112.87	217354.38

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3332B	Fire Division Chief-B	Step A	59.6782	4774.26	10344.22	124130.66
		Step B	63.1326	5050.61	10942.98	131315.81
		Step C	65.0266	5202.13	11271.28	135255.33
		Step D	66.9774	5358.19	11609.42	139312.99
		Step E	68.9867	5518.94	11957.69	143492.34
		Step F	71.0563	5684.50	12316.43	147797.10
		Step G	73.1880	5855.04	12685.92	152231.04
		Step H	75.3836	6030.69	13066.49	156797.89
		Step I	77.6451	6211.61	13458.48	161501.81
		Step J	79.9745	6397.96	13862.25	166346.96

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3332ZB	Fire Divison Chief 24Hr-ZB	Step A	42.6273	4774.26	10344.22	124130.70
		Step B	45.0946	5050.60	10942.96	131315.48
		Step C	46.4474	5202.11	11271.24	135254.83
		Step D	47.8409	5358.18	11609.39	139312.70
		Step E	49.2761	5518.92	11957.67	143492.00
		Step F	50.7544	5684.49	12316.40	147796.81
		Step G	52.2770	5855.02	12685.89	152230.62
		Step H	53.8453	6030.67	13066.46	156797.51
		Step I	55.4607	6211.60	13458.46	161501.56
		Step J	57.1245	6397.94	13862.21	166346.54

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3392B	Fleet Manager-B	Step A	48.7262	3898.10	8445.87	101350.50
		Step B	51.5466	4123.73	8934.74	107216.93
		Step C	53.0930	4247.44	9202.79	110433.44
		Step D	54.6858	4374.86	9478.87	113746.46
		Step E	56.3264	4506.11	9763.24	117158.91
		Step F	58.0162	4641.30	10056.14	120673.70
		Step G	59.7566	4780.53	10357.81	124293.73
		Step H	61.5493	4923.94	10668.55	128022.54
		Step I	63.3958	5071.66	10988.61	131863.26
		Step J	65.2977	5223.82	11318.27	135819.22

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2565B	Fleet Services Supervisor-B	Step A	35.7645	2861.16	6199.18	74390.16
		Step B	37.8347	3026.78	6558.01	78696.18
		Step C	38.9698	3117.58	6754.77	81057.18
		Step D	40.1389	3211.11	6957.41	83488.91
		Step E	41.3430	3307.44	7166.12	85993.44
		Step F	42.5833	3406.66	7381.11	88573.26
		Step G	43.8608	3508.86	7602.54	91230.46
		Step H	45.1766	3614.13	7830.61	93967.33
		Step I	46.5319	3722.55	8065.53	96786.35
		Step J	47.9279	3834.23	8307.50	99690.03

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3451B	Government Relations Administrator-B	Step A	51.3766	4110.13	8905.28	106863.33
		Step B	54.3504	4348.03	9420.74	113048.83
		Step C	55.9809	4478.47	9703.36	116440.27
		Step D	57.6604	4612.83	9994.47	119933.63
		Step E	59.3902	4751.22	10294.30	123531.62
		Step F	61.1719	4893.75	10603.13	127237.55
		Step G	63.0070	5040.56	10921.21	131054.56
		Step H	64.8973	5191.78	11248.87	134986.38
		Step I	66.8442	5347.54	11586.33	139035.94
		Step J	68.8495	5507.96	11933.91	143206.96

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1647B	Government Relations Representative I-B	Step A	35.6427	2851.42	6178.07	74136.82
		Step B	37.7059	3016.47	6535.69	78428.27
		Step C	38.8371	3106.97	6731.76	80781.17
		Step D	40.0022	3200.18	6933.71	83204.58
		Step E	41.2022	3296.18	7141.71	85700.58
		Step F	42.4383	3395.06	7355.97	88271.66
		Step G	43.7115	3496.92	7576.66	90919.92
		Step H	45.0228	3601.82	7803.95	93647.42
		Step I	46.3735	3709.88	8038.07	96456.88
		Step J	47.7647	3821.18	8279.21	99350.58

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1648B	Government Relations Representative II-B	Step A	39.2072	3136.58	6795.91	81550.98
		Step B	41.4765	3318.12	7189.26	86271.12
		Step C	42.7208	3417.66	7404.94	88859.26
		Step D	44.0024	3520.19	7627.08	91524.99
		Step E	45.3225	3625.80	7855.90	94270.80
		Step F	46.6822	3734.58	8091.58	97098.98
		Step G	48.0826	3846.61	8334.32	100011.81
		Step H	49.5251	3962.01	8584.35	103012.21
		Step I	51.0109	4080.87	8841.89	106102.67
		Step J	52.5412	4203.30	9107.14	109285.70

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3589B	Housing Manager-B	Step A	49.1844	3934.75	8525.30	102303.55
		Step B	52.0334	4162.67	9019.12	108229.47
		Step C	53.5944	4287.55	9289.70	111476.35
		Step D	55.2022	4416.18	9568.38	114820.58
		Step E	56.8583	4548.66	9855.44	118265.26
		Step F	58.5640	4685.12	10151.09	121813.12
		Step G	60.3209	4825.67	10455.62	125467.47
		Step H	62.1305	4970.44	10769.29	129231.44
		Step I	63.9945	5119.56	11092.38	133108.56
		Step J	65.9143	5273.14	11425.15	137101.74

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3590B	Housing Supervisor-B	Step A	40.9911	3279.29	7105.12	85261.49
		Step B	43.3637	3469.10	7516.37	90196.50
		Step C	44.6647	3573.18	7741.88	92902.58
		Step D	46.0046	3680.37	7974.13	95689.57
		Step E	47.3847	3790.78	8213.35	98560.18
		Step F	48.8063	3904.50	8459.76	101517.10
		Step G	50.2705	4021.64	8713.55	104562.64
		Step H	51.7786	4142.29	8974.96	107699.49
		Step I	53.3319	4266.55	9244.20	110930.35
		Step J	54.9319	4394.55	9521.53	114258.35

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3594B	Human Resources Analyst I-B	Step A	36.0993	2887.94	6257.21	75086.54
		Step B	38.1889	3055.11	6619.41	79432.91
		Step C	39.3345	3146.76	6817.98	81815.76
		Step D	40.5146	3241.17	7022.53	84270.37
		Step E	41.7300	3338.40	7233.20	86798.40
		Step F	42.9819	3438.55	7450.20	89402.35
		Step G	44.2714	3541.71	7673.71	92084.51
		Step H	45.5995	3647.96	7903.91	94846.96
		Step I	46.9675	3757.40	8141.03	97692.40
		Step J	48.3765	3870.12	8385.26	100623.12

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3596B	Human Resources Analyst II-B	Step A	39.7092	3176.74	6882.93	82595.14
		Step B	42.0077	3360.62	7281.33	87376.02
		Step C	43.2679	3461.43	7499.77	89997.23
		Step D	44.5660	3565.28	7724.77	92697.28
		Step E	45.9030	3672.24	7956.52	95478.24
		Step F	47.2800	3782.40	8195.20	98342.40
		Step G	48.6984	3895.87	8441.06	101292.67
		Step H	50.1594	4012.75	8694.30	104331.55
		Step I	51.6642	4133.14	8955.13	107461.54
		Step J	53.2141	4257.13	9223.78	110685.33

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3598B	Human Resources Director-B	Step A	74.0282	5922.26	12831.55	153978.66
		Step B	78.3133	6265.06	13574.31	162891.66
		Step C	80.6627	6453.02	13981.53	167778.42
		Step D	83.0825	6646.60	14400.97	172811.60
		Step E	85.5750	6846.00	14833.00	177996.00
		Step F	88.1423	7051.38	15278.00	183335.98
		Step G	90.7865	7262.92	15736.33	188835.92
		Step H	93.5101	7480.81	16208.42	194501.01
		Step I	96.3154	7705.23	16694.67	200336.03
		Step J	99.2049	7936.39	17195.52	206346.19

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3599B	Human Resources Manager-B	Step A	49.1175	3929.40	8513.70	102164.40
		Step B	51.9609	4156.87	9006.56	108078.67
		Step C	53.5197	4281.58	9276.75	111320.98
		Step D	55.1253	4410.02	9555.05	114660.62
		Step E	56.7791	4542.33	9841.71	118100.53
		Step F	58.4824	4678.59	10136.95	121643.39
		Step G	60.2369	4818.95	10441.06	125292.75
		Step H	62.0440	4963.52	10754.29	129051.52
		Step I	63.9053	5112.42	11076.92	132923.02
		Step J	65.8225	5265.80	11409.23	136910.80

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1002B	Hydrogeologist-B	Step A	55.2445	4419.56	9575.71	114908.56
		Step B	58.4422	4675.38	10129.98	121559.78
		Step C	60.1954	4815.63	10433.87	125206.43
		Step D	62.0013	4960.10	10746.89	128962.70
		Step E	63.8613	5108.90	11069.29	132831.50
		Step F	65.7772	5262.18	11401.38	136816.58
		Step G	67.7505	5420.04	11743.42	140921.04
		Step H	69.7830	5582.64	12095.72	145148.64
		Step I	71.8765	5750.12	12458.59	149503.12
		Step J	74.0328	5922.62	12832.35	153988.22

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3625B	Information Security Administrator-B	Step A	48.3908	3871.26	8387.74	100652.86
		Step B	51.1919	4095.35	8873.26	106479.15
		Step C	52.7277	4218.22	9139.47	109673.62
		Step D	54.3095	4344.76	9413.65	112963.76
		Step E	55.9388	4475.10	9696.06	116352.70
		Step F	57.6170	4609.36	9986.95	119843.36
		Step G	59.3455	4747.64	10286.55	123438.64
		Step H	61.1258	4890.06	10595.14	127141.66
		Step I	62.9596	5036.77	10913.00	130955.97
		Step J	64.8484	5187.87	11240.39	134884.67

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9542B	Information Technology Client Services Supervisor-B	Step A	44.1825	3534.60	7658.30	91899.60
		Step B	46.7400	3739.20	8101.60	97219.20
		Step C	48.1422	3851.38	8344.65	100135.78
		Step D	49.5864	3966.91	8594.98	103139.71
		Step E	51.0740	4085.92	8852.83	106233.92
		Step F	52.6063	4208.50	9118.43	109421.10
		Step G	54.1844	4334.75	9391.96	112703.55
		Step H	55.8100	4464.80	9673.73	116084.80
		Step I	57.4843	4598.74	9963.95	119567.34
		Step J	59.2088	4736.70	10262.86	123154.30

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3602B	Information Technology Program Manager-B	Step A	48.3928	3871.42	8388.09	100657.02
		Step B	51.1937	4095.50	8873.57	106482.90
		Step C	52.7296	4218.37	9139.80	109677.57
		Step D	54.3114	4344.91	9413.98	112967.71
		Step E	55.9408	4475.26	9696.41	116356.86
		Step F	57.6190	4609.52	9987.29	119847.52
		Step G	59.3476	4747.81	10286.92	123443.01
		Step H	61.1280	4890.24	10595.52	127146.24
		Step I	62.9618	5036.94	10913.38	130960.54
		Step J	64.8507	5188.06	11240.79	134889.46

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3740B	Interpretive Services Supervisor-B	Step A	33.4672	2677.38	5800.98	69611.78
		Step B	35.4048	2832.38	6136.83	73641.98
		Step C	36.4669	2917.35	6320.93	75851.15
		Step D	37.5609	3004.87	6510.56	78126.67
		Step E	38.6877	3095.02	6705.87	80470.42
		Step F	39.8484	3187.87	6907.06	82884.67
		Step G	41.0438	3283.50	7114.26	85371.10
		Step H	42.2751	3382.01	7327.68	87932.21
		Step I	43.5434	3483.47	7547.52	90570.27
		Step J	44.8497	3587.98	7773.95	93287.38

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3810B	Key Accounts Representative-B	Step A	56.6845	4534.76	9825.31	117903.76
		Step B	59.9657	4797.26	10394.05	124728.66
		Step C	61.7647	4941.18	10705.88	128470.58
		Step D	63.6176	5089.41	11027.05	132324.61
		Step E	65.5262	5242.10	11357.87	136294.50
		Step F	67.4920	5399.36	11698.61	140383.36
		Step G	69.5167	5561.34	12049.56	144594.74
		Step H	71.6022	5728.18	12411.05	148932.58
		Step I	73.7503	5900.02	12783.39	153400.62
		Step J	75.9628	6077.02	13166.89	158002.62

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
4449B	Management Analyst - City Manager Office-B	Step A	41.1675	3293.40	7135.70	85628.40
		Step B	43.5502	3484.02	7548.70	90584.42
		Step C	44.8567	3588.54	7775.16	93301.94
		Step D	46.2024	3696.19	8008.42	96100.99
		Step E	47.5885	3807.08	8248.67	98984.08
		Step F	49.0161	3921.29	8496.12	101953.49
		Step G	50.4866	4038.93	8751.01	105012.13
		Step H	52.0012	4160.10	9013.54	108162.50
		Step I	53.5613	4284.90	9283.96	111407.50
		Step J	55.1681	4413.45	9562.47	114749.65

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0045B	Management Analyst I-B	Step A	35.6427	2851.42	6178.07	74136.82
		Step B	37.7059	3016.47	6535.69	78428.27
		Step C	38.8371	3106.97	6731.76	80781.17
		Step D	40.0022	3200.18	6933.71	83204.58
		Step E	41.2022	3296.18	7141.71	85700.58
		Step F	42.4383	3395.06	7355.97	88271.66
		Step G	43.7115	3496.92	7576.66	90919.92
		Step H	45.0228	3601.82	7803.95	93647.42
		Step I	46.3735	3709.88	8038.07	96456.88
		Step J	47.7647	3821.18	8279.21	99350.58

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0050B	Management Analyst II-B	Step A	39.2072	3136.58	6795.91	81550.98
		Step B	41.4765	3318.12	7189.26	86271.12
		Step C	42.7208	3417.66	7404.94	88859.26
		Step D	44.0024	3520.19	7627.08	91524.99
		Step E	45.3225	3625.80	7855.90	94270.80
		Step F	46.6822	3734.58	8091.58	97098.98
		Step G	48.0826	3846.61	8334.32	100011.81
		Step H	49.5251	3962.01	8584.35	103012.21
		Step I	51.0109	4080.87	8841.89	106102.67
		Step J	52.5412	4203.30	9107.14	109285.70

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5020B	Park Development Project Manager I-B	Step A	35.6427	2851.42	6178.07	74136.82
		Step B	37.7059	3016.47	6535.69	78428.27
		Step C	38.8371	3106.97	6731.76	80781.17
		Step D	40.0022	3200.18	6933.71	83204.58
		Step E	41.2022	3296.18	7141.71	85700.58
		Step F	42.4383	3395.06	7355.97	88271.66
		Step G	43.7115	3496.92	7576.66	90919.92
		Step H	45.0228	3601.82	7803.95	93647.42
		Step I	46.3735	3709.88	8038.07	96456.88
		Step J	47.7647	3821.18	8279.21	99350.58

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5022B	Park Development Project Manager II-B	Step A	39.2072	3136.58	6795.91	81550.98
		Step B	41.4765	3318.12	7189.26	86271.12
		Step C	42.7208	3417.66	7404.94	88859.26
		Step D	44.0024	3520.19	7627.08	91524.99
		Step E	45.3225	3625.80	7855.90	94270.80
		Step F	46.6822	3734.58	8091.58	97098.98
		Step G	48.0826	3846.61	8334.32	100011.81
		Step H	49.5251	3962.01	8584.35	103012.21
		Step I	51.0109	4080.87	8841.89	106102.67
		Step J	52.5412	4203.30	9107.14	109285.70

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5024B	Parks Planning and Development Superintendent-B	Step A	47.5473	3803.78	8241.53	98898.38
		Step B	50.2994	4023.95	8718.56	104622.75
		Step C	51.8084	4144.67	8980.12	107761.47
		Step D	53.3627	4269.02	9249.53	110994.42
		Step E	54.9635	4397.08	9527.01	114324.08
		Step F	56.6124	4528.99	9812.82	117753.79
		Step G	58.3108	4664.86	10107.21	121286.46
		Step H	60.0601	4804.81	10410.42	124925.01
		Step I	61.8619	4948.95	10722.73	128672.75
		Step J	63.7178	5097.42	11044.42	132533.02

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5082B	Parks Recreation and Libraries Director-B	Step A	77.7301	6218.41	13473.22	161678.61
		Step B	82.2294	6578.35	14253.10	171037.15
		Step C	84.6962	6775.70	14680.67	176168.10
		Step D	87.2371	6978.97	15121.10	181453.17
		Step E	89.8542	7188.34	15574.73	186896.74
		Step F	92.5499	7403.99	16041.98	192503.79
		Step G	95.3264	7626.11	16523.24	198278.91
		Step H	98.1862	7854.90	17018.94	204227.30
		Step I	101.1317	8090.54	17529.49	210353.94
		Step J	104.1657	8333.26	18055.39	216664.66

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9547B	Parks Recreation and Libraries Manager-B	Step A	49.7078	3976.62	8616.02	103392.22
		Step B	52.5857	4206.86	9114.85	109378.26
		Step C	54.1633	4333.06	9388.31	112659.66
		Step D	55.7882	4463.06	9669.95	116039.46
		Step E	57.4618	4596.94	9960.05	119520.54
		Step F	59.1857	4734.86	10258.85	123106.26
		Step G	60.9612	4876.90	10566.61	126799.30
		Step H	62.7901	5023.21	10883.62	130603.41
		Step I	64.6738	5173.90	11210.13	134521.50
		Step J	66.6140	5329.12	11546.43	138557.12

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9546B	Parks Recreation and Libraries Superintendent-B	Step A	43.2248	3457.98	7492.30	89907.58
		Step B	45.7267	3658.14	7925.96	95111.54
		Step C	47.0985	3767.88	8163.74	97964.88
		Step D	48.5114	3880.91	8408.64	100903.71
		Step E	49.9668	3997.34	8660.91	103930.94
		Step F	51.4658	4117.26	8920.74	107048.86
		Step G	53.0098	4240.78	9188.37	110260.38
		Step H	54.6001	4368.01	9464.02	113568.21
		Step I	56.2381	4499.05	9747.94	116975.25
		Step J	57.9252	4634.02	10040.37	120484.42

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5069B	Parks Supervisor-B	Step A	34.0163	2721.30	5896.16	70753.90
		Step B	35.9856	2878.85	6237.50	74850.05
		Step C	37.0652	2965.22	6424.63	77095.62
		Step D	38.1771	3054.17	6617.36	79408.37
		Step E	39.3225	3145.80	6815.90	81790.80
		Step F	40.5021	3240.17	7020.36	84244.37
		Step G	41.7172	3337.38	7230.98	86771.78
		Step H	42.9687	3437.50	7447.91	89374.90
		Step I	44.2578	3540.62	7671.35	92056.22
		Step J	45.5855	3646.84	7901.49	94817.84

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9428B	Payroll Supervisor-B	Step A	46.2214	3697.71	8011.71	96140.51
		Step B	48.8968	3911.74	8475.45	101705.34
		Step C	50.3637	4029.10	8729.71	104756.50
		Step D	51.8746	4149.97	8991.60	107899.17
		Step E	53.4309	4274.47	9261.36	111136.27
		Step F	55.0338	4402.70	9539.19	114470.30
		Step G	56.6848	4534.78	9825.37	117904.38
		Step H	58.3853	4670.82	10120.12	121441.42
		Step I	60.1369	4810.95	10423.73	125084.75
		Step J	61.9410	4955.28	10736.44	128837.28

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1501B	Permits Supervisor-B	Step A	39.2072	3136.58	6795.91	81550.98
		Step B	41.4765	3318.12	7189.26	86271.12
		Step C	42.7208	3417.66	7404.94	88859.26
		Step D	44.0024	3520.19	7627.08	91524.99
		Step E	45.3225	3625.80	7855.90	94270.80
		Step F	46.6822	3734.58	8091.58	97098.98
		Step G	48.0826	3846.61	8334.32	100011.81
		Step H	49.5251	3962.01	8584.35	103012.21
		Step I	51.0109	4080.87	8841.89	106102.67
		Step J	52.5412	4203.30	9107.14	109285.70

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5309B	Planning Manager-B	Step A	59.4947	4759.58	10312.41	123748.98
		Step B	62.9385	5035.08	10909.34	130912.08
		Step C	64.8266	5186.13	11236.61	134839.33
		Step D	66.7714	5341.71	11573.71	138884.51
		Step E	68.7746	5501.97	11920.93	143051.17
		Step F	70.8378	5667.02	12278.55	147342.62
		Step G	72.9630	5837.04	12646.92	151763.04
		Step H	75.1519	6012.15	13026.33	156315.95
		Step I	77.4064	6192.51	13417.11	161005.31
		Step J	79.7286	6378.29	13819.62	165835.49

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5400B	Police Captain-B	Step A	67.6207	5409.66	11720.92	140651.06
		Step B	71.5348	5722.78	12399.37	148792.38
		Step C	73.6809	5894.47	12771.36	153256.27
		Step D	75.8913	6071.30	13154.49	157853.90
		Step E	78.1681	6253.45	13549.14	162589.65
		Step F	80.5131	6441.05	13955.60	167467.25
		Step G	82.9285	6634.28	14374.27	172491.28
		Step H	85.4163	6833.30	14805.49	177665.90
		Step I	87.9788	7038.30	15249.66	182995.90
		Step J	90.6182	7249.46	15707.15	188485.86

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5410B	Police Chief-B	Step A	88.4607	7076.86	15333.19	183998.26
		Step B	93.5812	7486.50	16220.74	194648.90
		Step C	96.3887	7711.10	16707.37	200488.50
		Step D	99.2803	7942.42	17208.59	206503.02
		Step E	102.2587	8180.70	17724.84	212698.10
		Step F	105.3265	8426.12	18256.59	219079.12
		Step G	108.4863	8678.90	18804.29	225651.50
		Step H	111.7409	8939.27	19368.42	232421.07
		Step I	115.0931	9207.45	19949.47	239393.65
		Step J	118.5459	9483.67	20547.96	246575.47

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5420B	Police Lieutenant-B	Step A	58.8001	4704.01	10192.02	122304.21
		Step B	62.2038	4976.30	10781.99	129383.90
		Step C	64.0699	5125.59	11105.45	133265.39
		Step D	65.9920	5279.36	11438.61	137263.36
		Step E	67.9718	5437.74	11781.78	141381.34
		Step F	70.0109	5600.87	12135.22	145622.67
		Step G	72.1112	5768.90	12499.27	149991.30
		Step H	74.2746	5941.97	12874.26	154491.17
		Step I	76.5028	6120.22	13260.49	159125.82
		Step J	78.7979	6303.83	13658.30	163899.63

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5489B	Police Services Administrator-B	Step A	51.2868	4102.94	8889.71	106676.54
		Step B	54.2555	4340.44	9404.29	112851.44
		Step C	55.8832	4470.66	9686.42	116237.06
		Step D	57.5597	4604.78	9977.01	119724.18
		Step E	59.2865	4742.92	10276.33	123315.92
		Step F	61.0651	4885.21	10584.62	127015.41
		Step G	62.8970	5031.76	10902.15	130825.76
		Step H	64.7840	5182.72	11229.23	134750.72
		Step I	66.7275	5338.20	11566.10	138793.20
		Step J	68.7293	5498.34	11913.08	142956.94

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1039B	Police Social Services Practitioner-B	Step A	32.1438	2571.50	5571.59	66859.10
		Step B	34.0044	2720.35	5894.10	70729.15
		Step C	35.0246	2801.97	6070.93	72851.17
		Step D	36.0753	2886.02	6253.05	75036.62
		Step E	37.1576	2972.61	6440.65	77287.81
		Step F	38.2723	3061.78	6633.87	79606.38
		Step G	39.4205	3153.64	6832.89	81994.64
		Step H	40.6031	3248.25	7037.87	84454.45
		Step I	41.8212	3345.70	7249.01	86988.10
		Step J	43.0758	3446.06	7466.47	89597.66

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5505B	Power Engineering Manager-B	Step A	79.7279	6378.23	13819.50	165834.03
		Step B	84.3429	6747.43	14619.44	175433.23
		Step C	86.8731	6949.85	15058.00	180696.05
		Step D	89.4793	7158.34	15509.75	186116.94
		Step E	92.1637	7373.10	15975.04	191700.50
		Step F	94.9286	7594.29	16454.29	197451.49
		Step G	97.7765	7822.12	16947.93	203375.12
		Step H	100.7098	8056.78	17456.37	209476.38
		Step I	103.7311	8298.49	17980.06	215760.69
		Step J	106.8430	8547.44	18519.45	222233.44

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5600B	Power Generation Superintendent-B	Step A	76.6459	6131.67	13285.29	159423.47
		Step B	81.0824	6486.59	14054.28	168651.39
		Step C	83.5149	6681.19	14475.92	173710.99
		Step D	86.0204	6881.63	14910.20	178922.43
		Step E	88.6010	7088.08	15357.51	184290.08
		Step F	91.2590	7300.72	15818.23	189818.72
		Step G	93.9968	7519.74	16292.78	195513.34
		Step H	96.8167	7745.34	16781.56	201378.74
		Step I	99.7212	7977.70	17285.01	207420.10
		Step J	102.7128	8217.02	17803.55	213642.62

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5530B	Power Plant Operations and Maintenance Supervisor-B	Step A	69.7874	5582.99	12096.48	145157.79
		Step B	73.8270	5906.16	12796.68	153560.16
		Step C	76.0418	6083.34	13180.58	158166.94
		Step D	78.3230	6265.84	13575.99	162911.84
		Step E	80.6727	6453.82	13983.27	167799.22
		Step F	83.0929	6647.43	14402.77	172833.23
		Step G	85.5857	6846.86	14834.85	178018.26
		Step H	88.1533	7052.26	15279.91	183358.86
		Step I	90.7979	7263.83	15738.30	188859.63
		Step J	93.5218	7481.74	16210.45	194525.34

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5535B	Power Supply and Portfolio Administrator-B	Step A	79.7243	6377.94	13818.88	165826.54
		Step B	84.3391	6747.13	14618.78	175425.33
		Step C	86.8692	6949.54	15057.33	180687.94
		Step D	89.4753	7158.02	15509.05	186108.62
		Step E	92.1596	7372.77	15974.33	191691.97
		Step F	94.9244	7593.95	16453.56	197442.75
		Step G	97.7721	7821.77	16947.16	203365.97
		Step H	100.7053	8056.42	17455.59	209467.02
		Step I	103.7264	8298.11	17979.24	215750.91
		Step J	106.8382	8547.06	18518.62	222223.46

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5519B	Preventative Maintenance Supervisor-B	Step A	48.0819	3846.55	8334.20	100010.35
		Step B	50.8656	4069.25	8816.70	105800.45
		Step C	52.3916	4191.33	9081.21	108974.53
		Step D	53.9633	4317.06	9353.64	112243.66
		Step E	55.5822	4446.58	9634.25	115610.98
		Step F	57.2497	4579.98	9923.28	119079.38
		Step G	58.9672	4717.38	10220.98	122651.78
		Step H	60.7362	4858.90	10527.61	126331.30
		Step I	62.5583	5004.66	10843.44	130121.26
		Step J	64.4350	5154.80	11168.73	134024.80

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5514B	Principal Engineer-B	Step A	55.2445	4419.56	9575.71	114908.56
		Step B	58.4422	4675.38	10129.98	121559.78
		Step C	60.1954	4815.63	10433.87	125206.43
		Step D	62.0013	4960.10	10746.89	128962.70
		Step E	63.8613	5108.90	11069.29	132831.50
		Step F	65.7772	5262.18	11401.38	136816.58
		Step G	67.7505	5420.04	11743.42	140921.04
		Step H	69.7830	5582.64	12095.72	145148.64
		Step I	71.8765	5750.12	12458.59	149503.12
		Step J	74.0328	5922.62	12832.35	153988.22

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5513B	Principal Planner-B	Step A	49.7005	3976.04	8614.75	103377.04
		Step B	52.5774	4206.19	9113.42	109360.99
		Step C	54.1547	4332.38	9386.81	112641.78
		Step D	55.7794	4462.35	9668.43	116021.15
		Step E	57.4528	4596.22	9958.49	119501.82
		Step F	59.1763	4734.10	10257.23	123086.70
		Step G	60.9516	4876.13	10564.94	126779.33
		Step H	62.7802	5022.42	10881.90	130582.82
		Step I	64.6636	5173.09	11208.36	134500.29
		Step J	66.6035	5328.28	11544.61	138535.28

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1004B	Process Engineer-B	Step A	55.2445	4419.56	9575.71	114908.56
		Step B	58.4422	4675.38	10129.98	121559.78
		Step C	60.1954	4815.63	10433.87	125206.43
		Step D	62.0013	4960.10	10746.89	128962.70
		Step E	63.8613	5108.90	11069.29	132831.50
		Step F	65.7772	5262.18	11401.38	136816.58
		Step G	67.7505	5420.04	11743.42	140921.04
		Step H	69.7830	5582.64	12095.72	145148.64
		Step I	71.8765	5750.12	12458.59	149503.12
		Step J	74.0328	5922.62	12832.35	153988.22

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1069B	Project Supervisor-B	Step A	48.0389	3843.11	8326.74	99920.91
		Step B	50.8196	4065.57	8808.73	105704.77
		Step C	52.3442	4187.54	9072.99	108875.94
		Step D	53.9146	4313.17	9345.20	112142.37
		Step E	55.5320	4442.56	9625.55	115506.56
		Step F	57.1980	4575.84	9914.32	118971.84
		Step G	58.9139	4713.11	10211.74	122540.91
		Step H	60.6813	4854.50	10518.09	126217.10
		Step I	62.5017	5000.14	10833.63	130003.54
		Step J	64.3768	5150.14	11158.65	133903.74

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5565B	Public Information Officer-B	Step A	51.8751	4150.01	8991.68	107900.21
		Step B	54.8778	4390.22	9512.15	114145.82
		Step C	56.5242	4521.94	9797.53	117570.34
		Step D	58.2199	4657.59	10091.45	121097.39
		Step E	59.9665	4797.32	10394.19	124730.32
		Step F	61.7655	4941.24	10706.02	128472.24
		Step G	63.6185	5089.48	11027.21	132326.48
		Step H	65.5270	5242.16	11358.01	136296.16
		Step I	67.4928	5399.42	11698.75	140385.02
		Step J	69.5176	5561.41	12049.72	144596.61

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5635B	Public Works Director-B	Step A	77.7314	6218.51	13473.44	161681.31
		Step B	82.2308	6578.46	14253.34	171040.06
		Step C	84.6977	6775.82	14680.93	176171.22
		Step D	87.2386	6979.09	15121.36	181456.29
		Step E	89.8558	7188.46	15575.01	186900.06
		Step F	92.5515	7404.12	16042.26	192507.12
		Step G	95.3280	7626.24	16523.52	198282.24
		Step H	98.1879	7855.03	17019.24	204230.83
		Step I	101.1335	8090.68	17529.81	210357.68
		Step J	104.1675	8333.40	18055.70	216668.40

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5652B	Purchasing and Warehouse Manager-B	Step A	50.6893	4055.14	8786.15	105433.74
		Step B	53.6234	4289.87	9294.72	111536.67
		Step C	55.2321	4418.57	9573.56	114882.77
		Step D	56.8890	4551.12	9860.76	118329.12
		Step E	58.5957	4687.66	10156.59	121879.06
		Step F	60.3536	4828.29	10461.29	125535.49
		Step G	62.1642	4973.14	10775.13	129301.54
		Step H	64.0291	5122.33	11098.38	133180.53
		Step I	65.9500	5276.00	11431.33	137176.00
		Step J	67.9285	5434.28	11774.27	141291.28

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9544B	Recreation and Library Supervisor-B	Step A	33.4672	2677.38	5800.98	69611.78
		Step B	35.4048	2832.38	6136.83	73641.98
		Step C	36.4669	2917.35	6320.93	75851.15
		Step D	37.5609	3004.87	6510.56	78126.67
		Step E	38.6877	3095.02	6705.87	80470.42
		Step F	39.8484	3187.87	6907.06	82884.67
		Step G	41.0438	3283.50	7114.26	85371.10
		Step H	42.2751	3382.01	7327.68	87932.21
		Step I	43.5434	3483.47	7547.52	90570.27
		Step J	44.8497	3587.98	7773.95	93287.38

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6231B	Refuse Superintendent-B	Step A	45.7678	3661.42	7933.09	95197.02
		Step B	48.4170	3873.36	8392.28	100707.36
		Step C	49.8695	3989.56	8644.05	103728.56
		Step D	51.3656	4109.25	8903.37	106840.45
		Step E	52.9066	4232.53	9170.48	110045.73
		Step F	54.4938	4359.50	9445.59	113347.10
		Step G	56.1286	4490.29	9728.96	116747.49
		Step H	57.8124	4624.99	10020.82	120249.79
		Step I	59.5468	4763.74	10321.45	123857.34
		Step J	61.3332	4906.66	10631.09	127573.06

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6235B	Refuse Supervisor-B	Step A	36.1767	2894.14	6270.63	75247.54
		Step B	38.2702	3061.62	6633.50	79602.02
		Step C	39.4183	3153.46	6832.51	81990.06
		Step D	40.6008	3248.06	7037.47	84449.66
		Step E	41.8188	3345.50	7248.59	86983.10
		Step F	43.0734	3445.87	7466.06	89592.67
		Step G	44.3656	3549.25	7690.04	92280.45
		Step H	45.6966	3655.73	7920.74	95048.93
		Step I	47.0675	3765.40	8158.37	97900.40
		Step J	48.4795	3878.36	8403.11	100837.36

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6244B	Refuse and Stormwater Manager-B	Step A	62.1520	4972.16	10773.01	129276.16
		Step B	65.7493	5259.94	11396.55	136758.54
		Step C	67.7218	5417.74	11738.45	140861.34
		Step D	69.7535	5580.28	12090.61	145087.28
		Step E	71.8461	5747.69	12453.32	149439.89
		Step F	74.0015	5920.12	12826.93	153923.12
		Step G	76.2215	6097.72	13211.73	158540.72
		Step H	78.5082	6280.66	13608.09	163297.06
		Step I	80.8634	6469.07	14016.32	168195.87
		Step J	83.2893	6663.14	14436.81	173241.74

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6450B	Risk Manager-B	Step A	56.4870	4518.96	9791.08	117492.96
		Step B	59.7567	4780.54	10357.83	124293.94
		Step C	61.5494	4923.95	10668.56	128022.75
		Step D	63.3959	5071.67	10988.62	131863.47
		Step E	65.2978	5223.82	11318.29	135819.42
		Step F	67.2567	5380.54	11657.83	139893.94
		Step G	69.2744	5541.95	12007.56	144090.75
		Step H	71.3526	5708.21	12367.78	148413.41
		Step I	73.4932	5879.46	12738.82	152865.86
		Step J	75.6980	6055.84	13120.99	157451.84

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6500B	Safety Coordinator-B	Step A	39.2071	3136.57	6795.90	81550.77
		Step B	41.4765	3318.12	7189.26	86271.12
		Step C	42.7208	3417.66	7404.94	88859.26
		Step D	44.0024	3520.19	7627.08	91524.99
		Step E	45.3225	3625.80	7855.90	94270.80
		Step F	46.6822	3734.58	8091.58	97098.98
		Step G	48.0826	3846.61	8334.32	100011.81
		Step H	49.5251	3962.01	8584.35	103012.21
		Step I	51.0109	4080.87	8841.89	106102.67
		Step J	52.5412	4203.30	9107.14	109285.70

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7130B	Senior Business Systems Analyst-B	Step A	39.8937	3191.50	6914.91	82978.90
		Step B	42.2027	3376.22	7315.13	87781.62
		Step C	43.4688	3477.50	7534.59	90415.10
		Step D	44.7728	3581.82	7760.62	93127.42
		Step E	46.1160	3689.28	7993.44	95921.28
		Step F	47.4995	3799.96	8233.25	98798.96
		Step G	48.9245	3913.96	8480.25	101762.96
		Step H	50.3922	4031.38	8734.65	104815.78
		Step I	51.9040	4152.32	8996.69	107960.32
		Step J	53.4611	4276.89	9266.59	111199.09

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7145B	Senior Database Analyst-B	Step A	39.7681	3181.45	6893.14	82717.65
		Step B	42.0704	3365.63	7292.20	87506.43
		Step C	43.3325	3466.60	7510.97	90131.60
		Step D	44.6325	3570.60	7736.30	92835.60
		Step E	45.9714	3677.71	7968.38	95620.51
		Step F	47.3506	3788.05	8207.44	98489.25
		Step G	48.7711	3901.69	8453.66	101443.89
		Step H	50.2342	4018.74	8707.26	104487.14
		Step I	51.7413	4139.30	8968.49	107621.90
		Step J	53.2935	4263.48	9237.54	110850.48

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7123B	Senior Deputy City Attorney-B	Step A	75.7276	6058.21	13126.12	157513.41
		Step B	80.1111	6408.89	13885.92	166631.09
		Step C	82.5144	6601.15	14302.50	171629.95
		Step D	84.9898	6799.18	14731.57	176778.78
		Step E	87.5395	7003.16	15173.51	182082.16
		Step F	90.1657	7213.26	15628.72	187544.66
		Step G	92.8707	7429.66	16097.59	193171.06
		Step H	95.6568	7652.54	16580.51	198966.14
		Step I	98.5265	7882.12	17077.93	204935.12
		Step J	101.4823	8118.58	17590.27	211083.18

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1281B	Senior Development Services Analyst-B	Step A	39.8919	3191.35	6914.60	82975.15
		Step B	42.2010	3376.08	7314.84	87778.08
		Step C	43.4671	3477.37	7534.30	90411.57
		Step D	44.7711	3581.69	7760.32	93123.89
		Step E	46.1142	3689.14	7993.13	95917.54
		Step F	47.4976	3799.81	8232.92	98795.01
		Step G	48.9226	3913.81	8479.92	101759.01
		Step H	50.3902	4031.22	8734.30	104811.62
		Step I	51.9019	4152.15	8996.33	107955.95
		Step J	53.4590	4276.72	9266.23	111194.72

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7128B	Senior Electric Business Analyst-B	Step A	56.4502	4516.02	9784.70	117416.42
		Step B	59.7179	4777.43	10351.10	124213.23
		Step C	61.5094	4920.75	10661.63	127939.55
		Step D	63.3547	5068.38	10981.48	131777.78
		Step E	65.2553	5220.42	11310.92	135731.02
		Step F	67.2130	5377.04	11650.25	139803.04
		Step G	69.2294	5538.35	11999.76	143997.15
		Step H	71.3062	5704.50	12359.74	148316.90
		Step I	73.4454	5875.63	12730.54	152766.43
		Step J	75.6488	6051.90	13112.46	157349.50

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1023B	Senior Electric Technology Systems Analyst-B	Step A	56.3924	4511.39	9774.68	117296.19
		Step B	59.6566	4772.53	10340.48	124085.73
		Step C	61.4463	4915.70	10650.69	127808.30
		Step D	63.2897	5063.18	10970.21	131642.58
		Step E	65.1884	5215.07	11299.32	135591.87
		Step F	67.1440	5371.52	11638.29	139659.52
		Step G	69.1584	5532.67	11987.46	143849.47
		Step H	71.2331	5698.65	12347.07	148164.85
		Step I	73.3701	5869.61	12717.48	152609.81
		Step J	75.5712	6045.70	13099.01	157188.10

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7163B	Senior Energy Services Account Representative-B	Step A	56.6845	4534.76	9825.31	117903.76
		Step B	59.9657	4797.26	10394.05	124728.66
		Step C	61.7647	4941.18	10705.88	128470.58
		Step D	63.6176	5089.41	11027.05	132324.61
		Step E	65.5262	5242.10	11357.87	136294.50
		Step F	67.4920	5399.36	11698.61	140383.36
		Step G	69.5167	5561.34	12049.56	144594.74
		Step H	71.6022	5728.18	12411.05	148932.58
		Step I	73.7503	5900.02	12783.39	153400.62
		Step J	75.9628	6077.02	13166.89	158002.62

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7142B	Senior Engineer-B	Step A	49.1070	3928.56	8511.88	102142.56
		Step B	51.9496	4155.97	9004.60	108055.17
		Step C	53.5081	4280.65	9274.74	111296.85
		Step D	55.1133	4409.06	9552.97	114635.66
		Step E	56.7667	4541.34	9839.56	118074.74
		Step F	58.4697	4677.58	10134.75	121616.98
		Step G	60.2238	4817.90	10438.79	125265.50
		Step H	62.0305	4962.44	10751.95	129023.44
		Step I	63.8915	5111.32	11074.53	132894.32
		Step J	65.8082	5264.66	11406.75	136881.06

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1065B	Senior Environmental Utilities Business Analyst-B	Step A	45.2857	3622.86	7849.52	94194.26
		Step B	47.9070	3832.56	8303.88	99646.56
		Step C	49.3442	3947.54	8552.99	102635.94
		Step D	50.8245	4065.96	8809.58	105714.96
		Step E	52.3492	4187.94	9073.86	108886.34
		Step F	53.9197	4313.58	9346.08	112152.98
		Step G	55.5373	4442.98	9626.47	115517.58
		Step H	57.2034	4576.27	9915.26	118983.07
		Step I	58.9195	4713.56	10212.71	122552.56
		Step J	60.6871	4854.97	10519.10	126229.17

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7161B	Senior GIS Analyst-B	Step A	39.7192	3177.54	6884.66	82615.94
		Step B	42.0183	3361.46	7283.17	87398.06
		Step C	43.2788	3462.30	7501.66	90019.90
		Step D	44.5772	3566.18	7726.71	92720.58
		Step E	45.9145	3673.16	7958.51	95502.16
		Step F	47.2919	3783.35	8197.26	98367.15
		Step G	48.7107	3896.86	8443.19	101318.26
		Step H	50.1720	4013.76	8696.48	104357.76
		Step I	51.6772	4134.18	8957.38	107488.58
		Step J	53.2275	4258.20	9226.10	110713.20

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7150B	Senior Human Resources Analyst-B	Step A	43.6787	3494.30	7570.97	90851.70
		Step B	46.2068	3696.54	8009.18	96110.14
		Step C	47.5930	3807.44	8249.45	98993.44
		Step D	49.0208	3921.66	8496.94	101963.26
		Step E	50.4914	4039.31	8751.84	105022.11
		Step F	52.0062	4160.50	9014.41	108172.90
		Step G	53.5664	4285.31	9284.84	111418.11
		Step H	55.1733	4413.86	9563.37	114760.46
		Step I	56.8285	4546.28	9850.27	118203.28
		Step J	58.5334	4682.67	10145.79	121749.47

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7194B	Senior Information Technology Analyst-B	Step A	42.0799	3366.39	7293.85	87526.19
		Step B	44.5157	3561.26	7716.05	92592.66
		Step C	45.8512	3668.10	7947.54	95370.50
		Step D	47.2267	3778.14	8185.96	98231.54
		Step E	48.6435	3891.48	8431.54	101178.48
		Step F	50.1029	4008.23	8684.50	104214.03
		Step G	51.6059	4128.47	8945.02	107340.27
		Step H	53.1541	4252.33	9213.38	110560.53
		Step I	54.7487	4379.90	9489.77	113877.30
		Step J	56.3912	4511.30	9774.47	117293.70

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7180B	Senior Planner-B	Step A	43.2188	3457.50	7491.26	89895.10
		Step B	45.7205	3657.64	7924.89	95098.64
		Step C	47.0921	3767.37	8162.63	97951.57
		Step D	48.5048	3880.38	8407.50	100889.98
		Step E	49.9600	3996.80	8659.73	103916.80
		Step F	51.4588	4116.70	8919.53	107034.30
		Step G	53.0025	4240.20	9187.10	110245.20
		Step H	54.5926	4367.41	9462.72	113552.61
		Step I	56.2304	4498.43	9746.60	116959.23
		Step J	57.9173	4633.38	10039.00	120467.98

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7151B	Senior Power Engineer-B	Step A	69.3257	5546.06	12016.45	144197.46
		Step B	73.3385	5867.08	12712.01	152544.08
		Step C	75.5386	6043.09	13093.36	157120.29
		Step D	77.8048	6224.38	13486.17	161833.98
		Step E	80.1389	6411.11	13890.74	166688.91
		Step F	82.5431	6603.45	14307.47	171689.65
		Step G	85.0194	6801.55	14736.70	176840.35
		Step H	87.5700	7005.60	15178.80	182145.60
		Step I	90.1971	7215.77	15634.16	187609.97
		Step J	92.9030	7432.24	16103.19	193238.24

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5555B	Senior Power Plant Engineer-B	Step A	69.3257	5546.06	12016.45	144197.46
		Step B	73.3385	5867.08	12712.01	152544.08
		Step C	75.5386	6043.09	13093.36	157120.29
		Step D	77.8048	6224.38	13486.17	161833.98
		Step E	80.1389	6411.11	13890.74	166688.91
		Step F	82.5431	6603.45	14307.47	171689.65
		Step G	85.0194	6801.55	14736.70	176840.35
		Step H	87.5700	7005.60	15178.80	182145.60
		Step I	90.1971	7215.77	15634.16	187609.97
		Step J	92.9030	7432.24	16103.19	193238.24

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1029B	Senior Utility Billing Analyst-B	Step A	43.8239	3505.91	7596.14	91153.71
		Step B	46.3606	3708.85	8035.84	96430.05
		Step C	47.7514	3820.11	8276.91	99322.91
		Step D	49.1839	3934.71	8525.21	102302.51
		Step E	50.6595	4052.76	8780.98	105371.76
		Step F	52.1792	4174.34	9044.39	108532.74
		Step G	53.7446	4299.57	9315.73	111788.77
		Step H	55.3570	4428.56	9595.21	115142.56
		Step I	57.0177	4561.42	9883.07	118596.82
		Step J	58.7282	4698.26	10179.55	122154.66

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1073B	Street Maintenance Manager-B	Step A	53.5155	4281.24	9276.02	111312.24
		Step B	56.6132	4529.06	9812.95	117755.46
		Step C	58.3116	4664.93	10107.34	121288.13
		Step D	60.0609	4804.87	10410.56	124926.67
		Step E	61.8628	4949.02	10722.89	128674.62
		Step F	63.7187	5097.50	11044.57	132534.90
		Step G	65.6302	5250.42	11375.90	136510.82
		Step H	67.5991	5407.93	11717.18	140606.13
		Step I	69.6271	5570.17	12068.70	144824.37
		Step J	71.7159	5737.27	12430.76	149169.07

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7522B	Street Maintenance Supervisor-B	Step A	36.3220	2905.76	6295.81	75549.76
		Step B	38.4244	3073.95	6660.23	79922.75
		Step C	39.5771	3166.17	6860.03	82320.37
		Step D	40.7645	3261.16	7065.85	84790.16
		Step E	41.9874	3358.99	7277.82	87333.79
		Step F	43.2470	3459.76	7496.15	89953.76
		Step G	44.5444	3563.55	7721.03	92652.35
		Step H	45.8808	3670.46	7952.67	95432.06
		Step I	47.2572	3780.58	8191.25	98294.98
		Step J	48.6749	3893.99	8436.98	101243.79

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1059B	Transit Operations Analyst I-B	Step A	35.6427	2851.42	6178.07	74136.82
		Step B	37.7059	3016.47	6535.69	78428.27
		Step C	38.8371	3106.97	6731.76	80781.17
		Step D	40.0022	3200.18	6933.71	83204.58
		Step E	41.2022	3296.18	7141.71	85700.58
		Step F	42.4383	3395.06	7355.97	88271.66
		Step G	43.7115	3496.92	7576.66	90919.92
		Step H	45.0228	3601.82	7803.95	93647.42
		Step I	46.3735	3709.88	8038.07	96456.88
		Step J	47.7647	3821.18	8279.21	99350.58

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1058B	Transit Operations Analyst II-B	Step A	39.2070	3136.56	6795.88	81550.56
		Step B	41.4765	3318.12	7189.26	86271.12
		Step C	42.7208	3417.66	7404.94	88859.26
		Step D	44.0024	3520.19	7627.08	91524.99
		Step E	45.3225	3625.80	7855.90	94270.80
		Step F	46.6822	3734.58	8091.58	97098.98
		Step G	48.0826	3846.61	8334.32	100011.81
		Step H	49.5251	3962.01	8584.35	103012.21
		Step I	51.0109	4080.87	8841.89	106102.67
		Step J	52.5412	4203.30	9107.14	109285.70

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
8762B	Urban Forester-B	Step A	37.3398	2987.18	6472.23	77666.78
		Step B	39.5010	3160.08	6846.84	82162.08
		Step C	40.6860	3254.88	7052.24	84626.88
		Step D	41.9066	3352.53	7263.81	87165.73
		Step E	43.1638	3453.10	7481.73	89780.70
		Step F	44.4587	3556.70	7706.17	92474.10
		Step G	45.7925	3663.40	7937.37	95248.40
		Step H	47.1663	3773.30	8175.49	98105.90
		Step I	48.5813	3886.50	8420.76	101049.10
		Step J	50.0387	4003.10	8673.37	104080.50

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0920B	Utility Billing Operations Manager-B	Step A	56.9082	4552.66	9864.09	118369.06
		Step B	60.2023	4816.18	10435.07	125220.78
		Step C	62.0084	4960.67	10748.12	128977.47
		Step D	63.8686	5109.49	11070.56	132846.69
		Step E	65.7847	5262.78	11402.68	136832.18
		Step F	67.7582	5420.66	11744.75	140937.06
		Step G	69.7910	5583.28	12097.11	145165.28
		Step H	71.8847	5750.78	12460.01	149520.18
		Step I	74.0413	5923.30	12833.83	154005.90
		Step J	76.2625	6101.00	13218.83	158626.00

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1041B	Utility Billing and Field Services Supervisor-B	Step A	44.1208	3529.66	7647.61	91771.26
		Step B	46.6746	3733.97	8090.26	97083.17
		Step C	48.0748	3845.98	8332.97	99995.58
		Step D	49.5171	3961.37	8582.96	102995.57
		Step E	51.0026	4080.21	8840.45	106085.41
		Step F	52.5327	4202.62	9105.67	109268.02
		Step G	54.1087	4328.70	9378.84	112546.10
		Step H	55.7319	4458.55	9660.20	115922.35
		Step I	57.4039	4592.31	9950.01	119400.11
		Step J	59.1260	4730.08	10248.51	122982.08

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1042B	Utility Customer Service Supervisor-B	Step A	31.0022	2480.18	5373.71	64484.58
		Step B	32.7967	2623.74	5684.76	68217.14
		Step C	33.7806	2702.45	5855.30	70263.65
		Step D	34.7940	2783.52	6030.96	72371.52
		Step E	35.8379	2867.03	6211.90	74542.83
		Step F	36.9130	2953.04	6398.25	76779.04
		Step G	38.0204	3041.63	6590.20	79082.43
		Step H	39.1610	3132.88	6787.91	81454.88
		Step I	40.3358	3226.86	6991.54	83898.46
		Step J	41.5459	3323.67	7201.29	86415.47

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1646B	Utility Government Relations Administrator-B	Step A	47.4058	3792.46	8217.01	98604.06
		Step B	50.1497	4011.98	8692.61	104311.38
		Step C	51.6542	4132.34	8953.39	107440.74
		Step D	53.2039	4256.31	9222.01	110664.11
		Step E	54.8000	4384.00	9498.67	113984.00
		Step F	56.4440	4515.52	9783.63	117403.52
		Step G	58.1373	4650.98	10077.13	120925.58
		Step H	59.8814	4790.51	10379.44	124553.31
		Step I	61.6779	4934.23	10690.84	128290.03
		Step J	63.5282	5082.26	11011.55	132138.66

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
8980B	Wastewater Collection Superintendent-B	Step A	45.7678	3661.42	7933.09	95197.02
		Step B	48.4170	3873.36	8392.28	100707.36
		Step C	49.8695	3989.56	8644.05	103728.56
		Step D	51.3656	4109.25	8903.37	106840.45
		Step E	52.9066	4232.53	9170.48	110045.73
		Step F	54.4938	4359.50	9445.59	113347.10
		Step G	56.1286	4490.29	9728.96	116747.49
		Step H	57.8124	4624.99	10020.82	120249.79
		Step I	59.5468	4763.74	10321.45	123857.34
		Step J	61.3332	4906.66	10631.09	127573.06

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
8978B	Wastewater Collection Supervisor-B	Step A	37.3399	2987.19	6472.25	77666.99
		Step B	39.5010	3160.08	6846.84	82162.08
		Step C	40.6860	3254.88	7052.24	84626.88
		Step D	41.9066	3352.53	7263.81	87165.73
		Step E	43.1638	3453.10	7481.73	89780.70
		Step F	44.4587	3556.70	7706.17	92474.10
		Step G	45.7925	3663.40	7937.37	95248.40
		Step H	47.1663	3773.30	8175.49	98105.90
		Step I	48.5813	3886.50	8420.76	101049.10
		Step J	50.0387	4003.10	8673.37	104080.50

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9040B	Wastewater Treatment Plant Chief Operator-B	Step A	49.2864	3942.91	8542.98	102515.71
		Step B	52.1391	4171.13	9037.44	108449.33
		Step C	53.7033	4296.26	9308.57	111702.86
		Step D	55.3144	4425.15	9587.83	115053.95
		Step E	56.9738	4557.90	9875.46	118505.50
		Step F	58.6831	4694.65	10171.74	122060.85
		Step G	60.4436	4835.49	10476.89	125722.69
		Step H	62.2569	4980.55	10791.20	129494.35
		Step I	64.1246	5129.97	11114.93	133379.17
		Step J	66.0483	5283.86	11448.37	137380.46

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9045B	Wastewater Utility Manager-B	Step A	62.1520	4972.16	10773.01	129276.16
		Step B	65.7493	5259.94	11396.55	136758.54
		Step C	67.7218	5417.74	11738.45	140861.34
		Step D	69.7535	5580.28	12090.61	145087.28
		Step E	71.8461	5747.69	12453.32	149439.89
		Step F	74.0015	5920.12	12826.93	153923.12
		Step G	76.2215	6097.72	13211.73	158540.72
		Step H	78.5082	6280.66	13608.09	163297.06
		Step I	80.8634	6469.07	14016.32	168195.87
		Step J	83.2893	6663.14	14436.81	173241.74

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9047B	Water Conservation Administrator-B	Step A	41.1907	3295.26	7139.72	85676.66
		Step B	43.5752	3486.02	7553.03	90636.42
		Step C	44.8824	3590.59	7779.62	93355.39
		Step D	46.2289	3698.31	8013.01	96156.11
		Step E	47.6157	3809.26	8253.39	99040.66
		Step F	49.0442	3923.54	8500.99	102011.94
		Step G	50.5155	4041.24	8756.02	105072.24
		Step H	52.0310	4162.48	9018.71	108224.48
		Step I	53.5919	4287.35	9289.26	111471.15
		Step J	55.1997	4415.98	9567.95	114815.38

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9085B	Water Distribution Superintendent-B	Step A	45.0928	3607.42	7816.09	93793.02
		Step B	48.4170	3873.36	8392.28	100707.36
		Step C	49.8695	3989.56	8644.05	103728.56
		Step D	51.3656	4109.25	8903.37	106840.45
		Step E	52.9066	4232.53	9170.48	110045.73
		Step F	54.4938	4359.50	9445.59	113347.10
		Step G	56.1286	4490.29	9728.96	116747.49
		Step H	57.8124	4624.99	10020.82	120249.79
		Step I	59.5468	4763.74	10321.45	123857.34
		Step J	61.3332	4906.66	10631.09	127573.06

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9084B	Water Distribution Supervisor-B	Step A	37.3398	2987.18	6472.23	77666.78
		Step B	39.5010	3160.08	6846.84	82162.08
		Step C	40.6860	3254.88	7052.24	84626.88
		Step D	41.9066	3352.53	7263.81	87165.73
		Step E	43.1638	3453.10	7481.73	89780.70
		Step F	44.4587	3556.70	7706.17	92474.10
		Step G	45.7925	3663.40	7937.37	95248.40
		Step H	47.1663	3773.30	8175.49	98105.90
		Step I	48.5813	3886.50	8420.76	101049.10
		Step J	50.0387	4003.10	8673.37	104080.50

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9101B	Water Quality Lab Supervisor-B	Step A	39.2053	3136.42	6795.59	81547.02
		Step B	41.4745	3317.96	7188.91	86266.96
		Step C	42.7188	3417.50	7404.59	88855.10
		Step D	44.0003	3520.02	7626.72	91520.62
		Step E	45.3203	3625.62	7855.52	94266.22
		Step F	46.6800	3734.40	8091.20	97094.40
		Step G	48.0804	3846.43	8333.94	100007.23
		Step H	49.5228	3961.82	8583.95	103007.42
		Step I	51.0084	4080.67	8841.46	106097.47
		Step J	52.5387	4203.10	9106.71	109280.50

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9175B	Water Treatment Plant Chief Operator-B	Step A	44.8057	3584.46	7766.32	93195.86
		Step B	47.3993	3791.94	8215.88	98590.54
		Step C	48.8213	3905.70	8462.36	101548.30
		Step D	50.2859	4022.87	8716.22	104594.67
		Step E	51.7945	4143.56	8977.71	107732.56
		Step F	53.3483	4267.86	9247.04	110964.46
		Step G	54.9488	4395.90	9524.46	114293.50
		Step H	56.5972	4527.78	9810.18	117722.18
		Step I	58.2951	4663.61	10104.48	121253.81
		Step J	60.0440	4803.52	10407.63	124891.52

City of Roseville

Salary Schedule: Management-B

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9244B	Water Utility Manager-B	Step A	62.1520	4972.16	10773.01	129276.16
		Step B	65.7493	5259.94	11396.55	136758.54
		Step C	67.7218	5417.74	11738.45	140861.34
		Step D	69.7535	5580.28	12090.61	145087.28
		Step E	71.8461	5747.69	12453.32	149439.89
		Step F	74.0015	5920.12	12826.93	153923.12
		Step G	76.2215	6097.72	13211.73	158540.72
		Step H	78.5082	6280.66	13608.09	163297.06
		Step I	80.8634	6469.07	14016.32	168195.87
		Step J	83.2893	6663.14	14436.81	173241.74

ORDINANCE NO. 6441

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE 6359, THE SALARY ORDINANCE FOR ELECTRIC PERSONNEL REPRESENTED BY THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, AFL-CIO, LOCAL NO. 1245, AS AMENDED BY APPENDIX "E" TO BE EFFECTIVE JANUARY 29, 2022, AS AN URGENCY MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Title and Purpose.

Ordinance 6359, the Salary Ordinances for electric personnel represented by the International Brotherhood of Electrical Workers, AFL-CIO, Local No. 1245, IBEW-A and IBEW-B, are hereby amended as shown on Appendix "E" for salary schedules A and B attached hereto.

ADDITION OF CLASSIFICATION

Classification No.	Position Title	Hourly Rate
1082A/1082B	Generation Maintenance Scheduler-Coordinator	5808

SECTION 2. Salary Plan Effective Date.

This Ordinance shall be effective January 29, 2022 as an urgency measure.

SECTION 3. Urgency Ordinance.

This ordinance is hereby declared to be an urgency measure, immediately necessary for the public peace, health and safety and shall take effect January 29, 2022. A statement of urgency is as follows:

It is necessary to amend the Salary Ordinance to comply with recently approved changes for the orderly and necessary continuance of operations of the City.

SECTION 4. Posting.

The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the Ordinance Book under the record of the ordinance a certificate under her hand stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this_____day of _____, 20___, by the following vote on roll call:

:

AYES: COUNCILMEMERS

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-A

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0150A	Electric Apprentice Line Technician-A	Step A	49.3402	3947.22	8552.30	102627.62
		Step B	53.1357	4250.86	9210.19	110522.26
		Step C	56.9311	4554.49	9868.06	118416.69
		Step D	60.7265	4858.12	10525.93	126311.12
		Step E	64.5219	5161.75	11183.80	134205.55
		Step F	68.3173	5465.38	11841.67	142099.98
2328A	Electric Drafting Technician I-A	Step A	32.1965	2575.72	5580.73	66968.72
		Step B	33.8063	2704.50	5859.76	70317.10
		Step C	35.4966	2839.73	6152.74	73832.93
		Step D	37.2714	2981.71	6460.38	77524.51
		Step E	39.1350	3130.80	6783.40	81400.80
		Step F	41.0917	3287.34	7122.56	85470.74
		Step G	43.1463	3451.70	7478.69	89744.30
		Step H	45.3037	3624.30	7852.64	94231.70

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-A

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2330A	Electric Drafting Technician II-A	Step A	35.4150	2833.20	6138.60	73663.20
		Step B	37.1859	2974.87	6445.56	77346.67
		Step C	39.0452	3123.62	6767.83	81214.02
		Step D	40.9973	3279.78	7106.20	85274.38
		Step E	43.0473	3443.78	7461.53	89538.38
		Step F	45.1997	3615.98	7834.61	94015.38
		Step G	47.4597	3796.78	8226.35	98716.18
		Step H	49.8326	3986.61	8637.65	103651.81
2340A	Electric Engineering Technician I-A	Step A	40.3298	3226.38	6990.50	83885.98
		Step B	42.3463	3387.70	7340.03	88080.30
		Step C	44.4637	3557.10	7707.04	92484.50
		Step D	46.6868	3734.94	8092.38	97108.54
		Step E	49.0211	3921.69	8496.99	101963.89
		Step F	51.4722	4117.78	8921.85	107062.18
		Step G	54.0458	4323.66	9367.94	112415.26
		Step H	56.7481	4539.85	9836.34	118036.05

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-A

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2345A	Electric Engineering Technician II-A	Step A	44.3627	3549.02	7689.53	92274.42
		Step B	46.5809	3726.47	8074.02	96888.27
		Step C	48.9100	3912.80	8477.73	101732.80
		Step D	51.3554	4108.43	8901.60	106819.23
		Step E	53.9232	4313.86	9346.69	112160.26
		Step F	56.6194	4529.55	9814.03	117768.35
		Step G	59.4503	4756.02	10304.72	123656.62
		Step H	62.4229	4993.83	10819.97	129839.63
2285A	Electric Line Technician-A	Step A	75.9081	6072.65	13157.40	157888.85
2286A	Electric Line Troubleshooter-A	Step A	56.6453	4531.62	9818.52	117822.22
		Step B	59.4776	4758.21	10309.45	123713.41
		Step C	62.4515	4996.12	10824.93	129899.12
		Step D	65.5741	5245.93	11366.18	136394.13
		Step E	68.8528	5508.22	11934.49	143213.82
		Step F	72.2954	5783.63	12531.20	150374.43
		Step G	75.9102	6072.82	13157.77	157893.22
		Step H	79.7057	6376.46	13815.65	165787.86

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-A

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2210A	Electric Materials Technician I-A	Step A	31.0119	2480.95	5375.40	64504.75
		Step B	32.5625	2605.00	5644.17	67730.00
		Step C	34.1906	2735.25	5926.37	71116.45
		Step D	35.9001	2872.01	6222.68	74672.21
		Step E	37.6952	3015.62	6533.83	78406.02
		Step F	39.5798	3166.38	6860.50	82325.98
		Step G	41.5589	3324.71	7203.54	86442.51
		Step H	43.6368	3490.94	7563.71	90764.54
2212A	Electric Materials Technician II-A	Step A	34.1130	2729.04	5912.92	70955.04
		Step B	35.8187	2865.50	6208.57	74502.90
		Step C	37.6097	3008.78	6519.01	78228.18
		Step D	39.4901	3159.21	6844.95	82139.41
		Step E	41.4646	3317.17	7187.20	86246.37
		Step F	43.5378	3483.02	7546.55	90558.62
		Step G	45.7147	3657.18	7923.88	95086.58
		Step H	48.0005	3840.04	8320.09	99841.04

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-A

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1031A	Electric Metering Systems Technician I - A	Step A	46.1721	3693.77	8003.16	96037.97
		Step B	48.4808	3878.46	8403.34	100840.06
		Step C	50.9048	4072.38	8823.50	105881.98
		Step D	53.4500	4276.00	9264.67	111176.00
		Step E	56.1226	4489.81	9727.92	116735.01
		Step F	58.9286	4714.29	10214.29	122571.49
		Step G	61.8751	4950.01	10725.02	128700.21
		Step H	64.9688	5197.50	11261.26	135135.10
1033A	Electric Metering Systems Technician II - A	Step A	50.7894	4063.15	8803.50	105641.95
		Step B	53.3288	4266.30	9243.66	110923.90
		Step C	55.9952	4479.62	9705.83	116470.02
		Step D	58.7951	4703.61	10191.15	122293.81
		Step E	61.7348	4938.78	10700.70	128408.38
		Step F	64.8215	5185.72	11235.73	134828.72
		Step G	68.0626	5445.01	11797.52	141570.21
		Step H	71.4657	5717.26	12387.39	148648.66

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-A

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2421A	Electric Pre-Apprentice-A	Step A	32.0712	2565.70	5559.01	66708.10
		Step B	34.5382	2763.06	5986.62	71839.46
		Step C	37.0052	2960.42	6414.23	76970.82
		Step D	39.4722	3157.78	6841.85	82102.18
		Step E	41.9393	3355.14	7269.48	87233.74
		Step F	44.4063	3552.50	7697.09	92365.10
2254A	Electric Preventive Data System Technician-A	Step A	28.1926	2255.41	4886.72	58640.61
		Step B	29.6022	2368.18	5131.05	61572.58
		Step C	31.0823	2486.58	5387.60	64651.18
		Step D	32.6364	2610.91	5656.98	67883.71
		Step E	34.2682	2741.46	5939.82	71277.86
		Step F	35.9816	2878.53	6236.81	74841.73
		Step G	37.7807	3022.46	6548.65	78583.86
		Step H	39.6698	3173.58	6876.10	82513.18

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-A

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1034A	Electric Substation Technician I - A	Step A	47.1538	3772.30	8173.33	98079.90
		Step B	49.5115	3960.92	8581.99	102983.92
		Step C	51.9871	4158.97	9011.10	108133.17
		Step D	54.5864	4366.91	9461.64	113539.71
		Step E	57.3158	4585.26	9934.74	119216.86
		Step F	60.1815	4814.52	10431.46	125177.52
		Step G	63.1906	5055.25	10953.04	131436.45
		Step H	66.3501	5308.01	11500.68	138008.21
1035A	Electric Substation Technician II - A	Step A	51.8692	4149.54	8990.66	107887.94
		Step B	54.4626	4357.01	9440.18	113282.21
		Step C	57.1858	4574.86	9912.21	118946.46
		Step D	60.0451	4803.61	10407.82	124893.81
		Step E	63.0473	5043.78	10928.20	131138.38
		Step F	66.1997	5295.98	11474.61	137695.38
		Step G	69.5097	5560.78	12048.35	144580.18
		Step H	72.9852	5838.82	12650.77	151809.22

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-A

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2350A	Electric System Dispatcher-A	Step A	59.3428	4747.42	10286.09	123433.02
		Step B	62.3099	4984.79	10800.38	129604.59
		Step C	65.4254	5234.03	11340.40	136084.83
		Step D	68.6967	5495.74	11907.43	142889.14
		Step E	72.1315	5770.52	12502.79	150033.52
		Step F	75.7382	6059.06	13127.95	157535.46
		Step G	79.5251	6362.01	13784.35	165412.21
		Step H	83.5012	6680.10	14473.54	173682.50
2359A	Electric Technology System Technician-A	Step A	49.3080	3944.64	8546.72	102560.64
		Step B	51.7734	4141.87	8974.06	107688.67
		Step C	54.3621	4348.97	9422.76	113073.17
		Step D	57.0801	4566.41	9893.88	118726.61
		Step E	59.9341	4794.73	10388.58	124662.93
		Step F	62.9309	5034.47	10908.02	130896.27
		Step G	66.0774	5286.19	11453.42	137440.99
		Step H	69.3812	5550.50	12026.07	144312.90

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-A

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9250A	Electric Utility Inspection Technician-A	Step A	49.0436	3923.49	8500.89	102010.69
		Step B	51.4957	4119.66	8925.92	107111.06
		Step C	54.0705	4325.64	9372.22	112466.64
		Step D	56.7740	4541.92	9840.83	118089.92
		Step E	59.6128	4769.02	10332.89	123994.62
		Step F	62.5934	5007.47	10849.52	130194.27
		Step G	65.7231	5257.85	11392.00	136704.05
		Step H	69.0092	5520.74	11961.59	143539.14
2380A	Electronics Technician I-A	Step A	34.4869	2758.95	5977.73	71732.75
		Step B	36.2113	2896.90	6276.63	75319.50
		Step C	38.0219	3041.75	6590.46	79085.55
		Step D	39.9230	3193.84	6919.99	83039.84
		Step E	41.9191	3353.53	7265.98	87191.73
		Step F	44.0151	3521.21	7629.28	91551.41
		Step G	46.2158	3697.26	8010.74	96128.86
		Step H	48.5266	3882.13	8411.28	100935.33

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-A

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2385A	Electronics Technician II-A	Step A	37.9355	3034.84	6575.49	78905.84
		Step B	39.8323	3186.58	6904.27	82851.18
		Step C	41.8239	3345.91	7249.48	86993.71
		Step D	43.9151	3513.21	7611.95	91343.41
		Step E	46.1109	3688.87	7992.56	95910.67
		Step F	48.4164	3873.31	8392.18	100706.11
		Step G	50.8372	4066.98	8811.78	105741.38
		Step H	53.3791	4270.33	9252.38	111028.53
1037A	Environmental Utilities Instrument and Control Technician I - A	Step A	34.4869	2758.95	5977.73	71732.75
		Step B	36.2113	2896.90	6276.63	75319.50
		Step C	38.0219	3041.75	6590.46	79085.55
		Step D	39.9230	3193.84	6919.99	83039.84
		Step E	41.9191	3353.53	7265.98	87191.73
		Step F	44.0151	3521.21	7629.28	91551.41
		Step G	46.2158	3697.26	8010.74	96128.86
		Step H	48.5266	3882.13	8411.28	100935.33

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-A

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1038A	Environmental Utilities Instrument and Control Technician II - A	Step A	37.9355	3034.84	6575.49	78905.84
		Step B	39.8323	3186.58	6904.27	82851.18
		Step C	41.8239	3345.91	7249.48	86993.71
		Step D	43.9151	3513.21	7611.95	91343.41
		Step E	46.1109	3688.87	7992.56	95910.67
		Step F	48.4164	3873.31	8392.18	100706.11
		Step G	50.8372	4066.98	8811.78	105741.38
		Step H	53.3791	4270.33	9252.38	111028.53
1082A	Generation Maintenance Scheduler-Coordinator-A	Step A	41.2768	3302.14	7154.65	85855.74
		Step B	43.3406	3467.25	7512.37	90148.45
		Step C	45.5076	3640.61	7887.98	94655.81
		Step D	47.7830	3822.64	8282.39	99388.64
		Step E	50.1722	4013.78	8696.51	104358.18
		Step F	52.6808	4214.46	9131.34	109576.06
		Step G	55.3148	4425.18	9587.90	115054.78
		Step H	58.0806	4646.45	10067.30	120807.65

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Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3608A	Instrument and Control Technician-A	Step A	51.7746	4141.97	8974.26	107691.17
		Step B	54.3633	4349.06	9422.97	113075.66
		Step C	57.0815	4566.52	9894.13	118729.52
		Step D	59.9356	4794.85	10388.84	124666.05
		Step E	62.9324	5034.59	10908.28	130899.39
		Step F	66.0790	5286.32	11453.69	137444.32
		Step G	69.3829	5550.63	12026.37	144316.43
		Step H	72.8521	5828.17	12627.70	151532.37
4520A	Materials Technician-A	Step A	32.4886	2599.09	5631.36	67576.29
		Step B	34.1129	2729.03	5912.90	70954.83
		Step C	35.8187	2865.50	6208.57	74502.90
		Step D	37.6097	3008.78	6519.01	78228.18
		Step E	39.4901	3159.21	6844.95	82139.41
		Step F	41.4646	3317.17	7187.20	86246.37
		Step G	43.5378	3483.02	7546.55	90558.62
		Step H	45.7147	3657.18	7923.88	95086.58

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Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5316A	Plant and Equipment Maintenance Worker I-A	Step A	22.1901	1775.21	3846.28	46155.41
		Step B	23.2997	1863.98	4038.61	48463.38
		Step C	24.4646	1957.17	4240.53	50886.37
		Step D	25.6880	2055.04	4452.59	53431.04
		Step E	26.9722	2157.78	4675.18	56102.18
		Step F	28.3209	2265.67	4908.96	58907.47
		Step G	29.7369	2378.95	5154.40	61852.75
		Step H	31.2238	2497.90	5412.13	64945.50
5319A	Plant and Equipment Maintenance Worker II-A	Step A	24.4091	1952.73	4230.91	50770.93
		Step B	25.6296	2050.37	4442.46	53309.57
		Step C	26.9111	2152.89	4664.59	55975.09
		Step D	28.2566	2260.53	4897.81	58773.73
		Step E	29.6695	2373.56	5142.71	61712.56
		Step F	31.1529	2492.23	5399.84	64798.03
		Step G	32.7106	2616.85	5669.84	68038.05
		Step H	34.3462	2747.70	5953.34	71440.10

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5327A	Plant and Equipment Mechanic I-A	Step A	26.8502	2148.02	4654.03	55848.42
		Step B	28.1926	2255.41	4886.72	58640.61
		Step C	29.6022	2368.18	5131.05	61572.58
		Step D	31.0823	2486.58	5387.60	64651.18
		Step E	32.6364	2610.91	5656.98	67883.71
		Step F	34.2682	2741.46	5939.82	71277.86
		Step G	35.9816	2878.53	6236.81	74841.73
		Step H	37.7808	3022.46	6548.67	78584.06
5328A	Plant and Equipment Mechanic II-A	Step A	29.5346	2362.77	5119.33	61431.97
		Step B	31.0113	2480.90	5375.29	64503.50
		Step C	32.5619	2604.95	5644.06	67728.75
		Step D	34.1900	2735.20	5926.27	71115.20
		Step E	35.8995	2871.96	6222.58	74670.96
		Step F	37.6945	3015.56	6533.71	78404.56
		Step G	39.5791	3166.33	6860.38	82324.53
		Step H	41.5581	3324.65	7203.40	86440.85

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Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5595A	Power Engineer I-A	Step A	47.7248	3817.98	8272.30	99267.58
		Step B	50.1110	4008.88	8685.91	104230.88
		Step C	52.6165	4209.32	9120.19	109442.32
		Step D	55.2473	4419.78	9576.20	114914.38
		Step E	58.0097	4640.78	10055.01	120660.18
		Step F	60.9103	4872.82	10557.79	126693.42
		Step G	63.9558	5116.46	11085.67	133028.06
		Step H	67.1536	5372.29	11639.96	139679.49
5596A	Power Engineer II-A	Step A	52.4986	4199.89	9099.76	109197.09
		Step B	55.1237	4409.90	9554.77	114657.30
		Step C	57.8799	4630.39	10032.52	120390.19
		Step D	60.7738	4861.90	10534.13	126409.50
		Step E	63.8125	5105.00	11060.83	132730.00
		Step F	67.0032	5360.26	11613.89	139366.66
		Step G	70.3533	5628.26	12194.57	146334.86
		Step H	73.8709	5909.67	12804.29	153651.47

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Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5590A	Power Plant Engineer I-A	Step A	47.7248	3817.98	8272.30	99267.58
		Step B	50.1110	4008.88	8685.91	104230.88
		Step C	52.6165	4209.32	9120.19	109442.32
		Step D	55.2473	4419.78	9576.20	114914.38
		Step E	58.0097	4640.78	10055.01	120660.18
		Step F	60.9103	4872.82	10557.79	126693.42
		Step G	63.9558	5116.46	11085.67	133028.06
		Step H	67.1536	5372.29	11639.96	139679.49
5591A	Power Plant Engineer II-A	Step A	52.4973	4199.78	9099.53	109194.38
		Step B	55.1222	4409.78	9554.51	114654.18
		Step C	57.8783	4630.26	10032.24	120386.86
		Step D	60.7722	4861.78	10533.85	126406.18
		Step E	63.8108	5104.86	11060.54	132726.46
		Step F	67.0014	5360.11	11613.58	139362.91
		Step G	70.3514	5628.11	12194.24	146330.91
		Step H	73.8690	5909.52	12803.96	153647.52

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5526A	Power Plant Mechanic-A	Step A	47.0667	3765.34	8158.23	97898.74
		Step B	49.4201	3953.61	8566.15	102793.81
		Step C	51.8911	4151.29	8994.46	107933.49
		Step D	54.4856	4358.85	9444.17	113330.05
		Step E	57.2099	4576.79	9916.38	118996.59
		Step F	60.0703	4805.62	10412.19	124946.22
		Step G	63.0739	5045.91	10932.81	131193.71
		Step H	66.2276	5298.21	11479.45	137753.41
5522A	Power Plant Operator Technician I-A	Step A	44.8253	3586.02	7769.72	93236.62
		Step B	47.0667	3765.34	8158.23	97898.74
		Step C	49.4199	3953.59	8566.12	102793.39
		Step D	51.8910	4151.28	8994.44	107933.28
		Step E	54.4855	4358.84	9444.15	113329.84
		Step F	57.2098	4576.78	9916.37	118996.38
		Step G	60.0703	4805.62	10412.19	124946.22
		Step H	63.0739	5045.91	10932.81	131193.71

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5523A	Power Plant Operator Technician II-A	Step A	49.3080	3944.64	8546.72	102560.64
		Step B	51.7734	4141.87	8974.06	107688.67
		Step C	54.3621	4348.97	9422.76	113073.17
		Step D	57.0801	4566.41	9893.88	118726.61
		Step E	59.9341	4794.73	10388.58	124662.93
		Step F	62.9309	5034.47	10908.02	130896.27
		Step G	66.0775	5286.20	11453.43	137441.20
		Step H	69.3812	5550.50	12026.07	144312.90
5401A	Predictive Maintenance Technician I-A	Step A	34.4869	2758.95	5977.73	71732.75
		Step B	36.2113	2896.90	6276.63	75319.50
		Step C	38.0219	3041.75	6590.46	79085.55
		Step D	39.9230	3193.84	6919.99	83039.84
		Step E	41.9191	3353.53	7265.98	87191.73
		Step F	44.0151	3521.21	7629.28	91551.41
		Step G	46.2158	3697.26	8010.74	96128.86
		Step H	48.5266	3882.13	8411.28	100935.33

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Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5402A	Predictive Maintenance Technician II-A	Step A	37.9355	3034.84	6575.49	78905.84
		Step B	39.8323	3186.58	6904.27	82851.18
		Step C	41.8239	3345.91	7249.48	86993.71
		Step D	43.9151	3513.21	7611.95	91343.41
		Step E	46.1109	3688.87	7992.56	95910.67
		Step F	48.4164	3873.31	8392.18	100706.11
		Step G	50.8372	4066.98	8811.78	105741.38
		Step H	53.3791	4270.33	9252.38	111028.53
5533A	Preventative Maintenance Coordinator-A	Step A	31.8913	2551.30	5527.83	66333.90
		Step B	33.4859	2678.87	5804.22	69650.67
		Step C	35.1602	2812.82	6094.43	73133.22
		Step D	36.9182	2953.46	6399.15	76789.86
		Step E	38.7641	3101.13	6719.11	80629.33
		Step F	40.7023	3256.18	7055.07	84660.78
		Step G	42.7374	3418.99	7407.82	88893.79
		Step H	44.8743	3589.94	7778.21	93338.54

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Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5500A	Preventative Maintenance Technician I-A	Step A	29.9887	2399.10	5198.04	62376.50
		Step B	31.4882	2519.06	5457.95	65495.46
		Step C	33.0626	2645.01	5730.85	68770.21
		Step D	34.7157	2777.26	6017.39	72208.66
		Step E	36.4515	2916.12	6318.26	75819.12
		Step F	38.2741	3061.93	6634.18	79610.13
		Step G	40.1878	3215.02	6965.89	83590.62
		Step H	42.1972	3375.78	7314.18	87770.18
5502A	Preventative Maintenance Technician II-A	Step A	32.9876	2639.01	5717.85	68614.21
		Step B	34.6370	2770.96	6003.75	72044.96
		Step C	36.3689	2909.51	6303.94	75647.31
		Step D	38.1873	3054.98	6619.13	79429.58
		Step E	40.0967	3207.74	6950.09	83401.14
		Step F	42.1015	3368.12	7297.59	87571.12
		Step G	44.2066	3536.53	7662.48	91949.73
		Step H	46.4169	3713.35	8045.60	96547.15

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Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7020A	SCADA System Technician-A	Step A	37.9355	3034.84	6575.49	78905.84
		Step B	39.8323	3186.58	6904.27	82851.18
		Step C	41.8239	3345.91	7249.48	86993.71
		Step D	43.9151	3513.21	7611.95	91343.41
		Step E	46.1109	3688.87	7992.56	95910.67
		Step F	48.4164	3873.31	8392.18	100706.11
		Step G	50.8372	4066.98	8811.78	105741.38
		Step H	53.3791	4270.33	9252.38	111028.53
7118A	Senior Electric Line Technician-A	Step A	59.3428	4747.42	10286.09	123433.02
		Step B	62.3099	4984.79	10800.38	129604.59
		Step C	65.4254	5234.03	11340.40	136084.83
		Step D	68.6967	5495.74	11907.43	142889.14
		Step E	72.1315	5770.52	12502.79	150033.52
		Step F	75.7382	6059.06	13127.95	157535.46
		Step G	79.5251	6362.01	13784.35	165412.21
		Step H	83.5012	6680.10	14473.54	173682.50

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Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7169A	Senior Electric Materials Technician-A	Step A	37.5244	3001.95	6504.23	78050.75
		Step B	39.4005	3152.04	6829.42	81953.04
		Step C	41.3706	3309.65	7170.90	86050.85
		Step D	43.4391	3475.13	7529.44	90353.33
		Step E	45.6111	3648.89	7905.92	94871.09
		Step F	47.8916	3831.33	8301.21	99614.53
		Step G	50.2862	4022.90	8716.27	104595.30
		Step H	52.8005	4224.04	9152.09	109825.04
1036A	Senior Electric Metering Systems Technician - A	Step A	55.8687	4469.50	9683.91	116206.90
		Step B	58.6622	4692.98	10168.11	122017.38
		Step C	61.5953	4927.62	10676.52	128118.22
		Step D	64.6751	5174.01	11210.35	134524.21
		Step E	67.9088	5432.70	11770.86	141250.30
		Step F	71.3043	5704.34	12359.41	148312.94
		Step G	74.8695	5989.56	12977.38	155728.56
		Step H	78.6130	6289.04	13626.25	163515.04

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Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7126A	Senior Electric Substation Technician-A	Step A	57.0544	4564.35	9889.43	118673.15
		Step B	59.9072	4792.58	10383.91	124606.98
		Step C	62.9024	5032.19	10903.08	130836.99
		Step D	66.0477	5283.82	11448.27	137379.22
		Step E	69.3501	5548.01	12020.68	144248.21
		Step F	72.8175	5825.40	12621.70	151460.40
		Step G	76.4585	6116.68	13252.81	159033.68
		Step H	80.2813	6422.50	13915.43	166985.10
7168A	Senior Electric System Dispatcher-A	Step A	65.2770	5222.16	11314.68	135776.16
		Step B	68.5409	5483.27	11880.42	142565.07
		Step C	71.9678	5757.42	12474.42	149693.02
		Step D	75.5663	6045.30	13098.16	157177.90
		Step E	79.3446	6347.57	13753.06	165036.77
		Step F	83.3118	6664.94	14440.71	173288.54
		Step G	87.4774	6998.19	15162.75	181952.99
		Step H	91.8513	7348.10	15920.89	191050.70

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Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7170A	Senior Electronic Technician-A	Step A	41.7292	3338.34	7233.06	86796.74
		Step B	43.8157	3505.26	7594.72	91136.66
		Step C	46.0064	3680.51	7974.44	95693.31
		Step D	48.3068	3864.54	8373.18	100478.14
		Step E	50.7221	4057.77	8791.83	105501.97
		Step F	53.2582	4260.66	9231.42	110777.06
		Step G	55.9211	4473.69	9692.99	116315.89
		Step H	58.7172	4697.38	10177.65	122131.78
7205A	Senior Plant and Equipment Mechanic-A	Step A	32.4886	2599.09	5631.36	67576.29
		Step B	34.1129	2729.03	5912.90	70954.83
		Step C	35.8187	2865.50	6208.57	74502.90
		Step D	37.6097	3008.78	6519.01	78228.18
		Step E	39.4901	3159.21	6844.95	82139.41
		Step F	41.4646	3317.17	7187.20	86246.37
		Step G	43.5378	3483.02	7546.55	90558.62
		Step H	45.7147	3657.18	7923.88	95086.58

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Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7152A	Senior Power Plant Operator Technician-A	Step A	54.2386	4339.09	9401.36	112816.29
		Step B	56.9507	4556.06	9871.45	118457.46
		Step C	59.7982	4783.86	10365.02	124380.26
		Step D	62.7881	5023.05	10883.27	130599.25
		Step E	65.9275	5274.20	11427.43	137129.20
		Step F	69.2239	5537.91	11998.81	143985.71
		Step G	72.6851	5814.81	12598.75	151185.01
		Step H	76.3194	6105.55	13228.70	158744.35
7284A	Senior Preventative Maintenance Technician-A	Step A	41.8235	3345.88	7249.41	86992.88
		Step B	43.9147	3513.18	7611.88	91342.58
		Step C	46.1105	3688.84	7992.49	95909.84
		Step D	48.4160	3873.28	8392.11	100705.28
		Step E	50.8368	4066.94	8811.71	105740.54
		Step F	53.3786	4270.29	9252.29	111027.49
		Step G	56.0475	4483.80	9714.90	116578.80
		Step H	58.8499	4707.99	10200.65	122407.79

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9559A	Senior SCADA System Technician-A	Step A	41.7291	3338.33	7233.04	86796.53
		Step B	43.8156	3505.25	7594.70	91136.45
		Step C	46.0063	3680.50	7974.43	95693.10
		Step D	48.3066	3864.53	8373.14	100477.73
		Step E	50.7220	4057.76	8791.81	105501.76
		Step F	53.2581	4260.65	9231.40	110776.85
		Step G	55.9210	4473.68	9692.97	116315.68
		Step H	58.7170	4697.36	10177.61	122131.36
7202A	Senior Wastewater Utility Maintenance Worker-A	Step A	28.9289	2314.31	5014.34	60172.11
		Step B	30.3754	2430.03	5265.07	63180.83
		Step C	31.8942	2551.54	5528.33	66339.94
		Step D	33.4889	2679.11	5804.74	69656.91
		Step E	35.1633	2813.06	6094.97	73139.66
		Step F	36.9214	2953.71	6399.71	76796.51
		Step G	38.7675	3101.40	6719.70	80636.40
		Step H	40.7059	3256.47	7055.69	84668.27

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Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7204A	Senior Water Distribution Worker-A	Step A	28.9289	2314.31	5014.34	60172.11
		Step B	30.3754	2430.03	5265.07	63180.83
		Step C	31.8942	2551.54	5528.33	66339.94
		Step D	33.4889	2679.11	5804.74	69656.91
		Step E	35.1633	2813.06	6094.97	73139.66
		Step F	36.9214	2953.71	6399.71	76796.51
		Step G	38.7675	3101.40	6719.70	80636.40
		Step H	40.7059	3256.47	7055.69	84668.27
2375A	Traffic Signal Maintenance Worker I-A	Step A	26.2505	2100.04	4550.09	54601.04
		Step B	27.5631	2205.05	4777.60	57331.25
		Step C	28.9412	2315.30	5016.47	60197.70
		Step D	30.3882	2431.06	5267.29	63207.46
		Step E	31.9077	2552.62	5530.67	66368.02
		Step F	33.5029	2680.23	5807.17	69686.03
		Step G	35.1782	2814.26	6097.55	73170.66
		Step H	36.9371	2954.97	6402.43	76829.17

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-A

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2376A	Traffic Signal Maintenance Worker II-A	Step A	28.8755	2310.04	5005.09	60061.04
		Step B	30.3194	2425.55	5255.36	63064.35
		Step C	31.8353	2546.82	5518.12	66217.42
		Step D	33.4270	2674.16	5794.01	69528.16
		Step E	35.0984	2807.87	6083.72	73004.67
		Step F	36.8533	2948.26	6387.91	76654.86
		Step G	38.6959	3095.67	6707.29	80487.47
		Step H	40.6308	3250.46	7042.67	84512.06
9027A	Wastewater Utility Maintenance Worker I-A	Step A	23.8648	1909.18	4136.57	49638.78
		Step B	25.0581	2004.65	4343.40	52120.85
		Step C	26.3110	2104.88	4560.57	54726.88
		Step D	27.6265	2210.12	4788.59	57463.12
		Step E	29.0079	2320.63	5028.04	60336.43
		Step F	30.4583	2436.66	5279.44	63353.26
		Step G	31.9812	2558.50	5543.41	66520.90
		Step H	33.5803	2686.42	5820.59	69847.02

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Salary Schedule: International Brotherhood of Electrical Workers-A

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9029A	Wastewater Utility Maintenance Worker II-A	Step A	26.2508	2100.06	4550.14	54601.66
		Step B	27.5634	2205.07	4777.66	57331.87
		Step C	28.9415	2315.32	5016.53	60198.32
		Step D	30.3885	2431.08	5267.34	63208.08
		Step E	31.9080	2552.64	5530.72	66368.64
		Step F	33.5033	2680.26	5807.24	69686.86
		Step G	35.1786	2814.29	6097.62	73171.49
		Step H	36.9375	2955.00	6402.50	76830.00
9078A	Water Conservation Specialist-A	Step A	28.9289	2314.31	5014.34	60172.11
		Step B	30.3754	2430.03	5265.07	63180.83
		Step C	31.8942	2551.54	5528.33	66339.94
		Step D	33.4889	2679.11	5804.74	69656.91
		Step E	35.1633	2813.06	6094.97	73139.66
		Step F	36.9214	2953.71	6399.71	76796.51
		Step G	38.7675	3101.40	6719.70	80636.40
		Step H	40.7059	3256.47	7055.69	84668.27

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-A

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9049A	Water Conservation Worker I-A	Step A	23.8648	1909.18	4136.57	49638.78
		Step B	25.0581	2004.65	4343.40	52120.85
		Step C	26.3110	2104.88	4560.57	54726.88
		Step D	27.6265	2210.12	4788.59	57463.12
		Step E	29.0079	2320.63	5028.04	60336.43
		Step F	30.4583	2436.66	5279.44	63353.26
		Step G	31.9812	2558.50	5543.41	66520.90
		Step H	33.5803	2686.42	5820.59	69847.02
9051A	Water Conservation Worker II-A	Step A	26.2508	2100.06	4550.14	54601.66
		Step B	27.5634	2205.07	4777.66	57331.87
		Step C	28.9415	2315.32	5016.53	60198.32
		Step D	30.3885	2431.08	5267.34	63208.08
		Step E	31.9080	2552.64	5530.72	66368.64
		Step F	33.5033	2680.26	5807.24	69686.86
		Step G	35.1786	2814.29	6097.62	73171.49
		Step H	36.9375	2955.00	6402.50	76830.00

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-A

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9246A	Water Distribution Worker I-A	Step A	23.8648	1909.18	4136.57	49638.78
		Step B	25.0581	2004.65	4343.40	52120.85
		Step C	26.3110	2104.88	4560.57	54726.88
		Step D	27.6265	2210.12	4788.59	57463.12
		Step E	29.0079	2320.63	5028.04	60336.43
		Step F	30.4583	2436.66	5279.44	63353.26
		Step G	31.9812	2558.50	5543.41	66520.90
		Step H	33.5803	2686.42	5820.59	69847.02
9248A	Water Distribution Worker II-A	Step A	26.2508	2100.06	4550.14	54601.66
		Step B	27.5634	2205.07	4777.66	57331.87
		Step C	28.9415	2315.32	5016.53	60198.32
		Step D	30.3885	2431.08	5267.34	63208.08
		Step E	31.9080	2552.64	5530.72	66368.64
		Step F	33.5033	2680.26	5807.24	69686.86
		Step G	35.1786	2814.29	6097.62	73171.49
		Step H	36.9375	2955.00	6402.50	76830.00

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0150B	Electric Apprentice Line Technician-B	Step A	49.3402	3947.22	8552.30	102627.62
		Step B	53.1357	4250.86	9210.19	110522.26
		Step C	56.9311	4554.49	9868.06	118416.69
		Step D	60.7265	4858.12	10525.93	126311.12
		Step E	64.5220	5161.76	11183.81	134205.76
		Step F	68.3173	5465.38	11841.67	142099.98

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Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2328B	Electric Drafting Technician I-B	Step A	32.1965	2575.72	5580.73	66968.72
		Step B	32.9914	2639.31	5718.51	68622.11
		Step C	33.8062	2704.50	5859.74	70316.90
		Step D	34.6410	2771.28	6004.44	72053.28
		Step E	35.4965	2839.72	6152.73	73832.72
		Step F	36.3731	2909.85	6304.67	75656.05
		Step G	37.2713	2981.70	6460.36	77524.30
		Step H	38.1918	3055.34	6619.91	79438.94
		Step I	39.1349	3130.79	6783.38	81400.59
		Step J	40.1014	3208.11	6950.91	83410.91
		Step K	41.0917	3287.34	7122.56	85470.74
		Step L	42.1065	3368.52	7298.46	87581.52
		Step M	43.1463	3451.70	7478.69	89744.30
		Step N	44.2118	3536.94	7663.38	91960.54
		Step O	45.3037	3624.30	7852.64	94231.70

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Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2330B	Electric Drafting Technician II-B	Step A	35.4150	2833.20	6138.60	73663.20
		Step B	36.2896	2903.17	6290.20	75482.37
		Step C	37.1858	2974.86	6445.54	77346.46
		Step D	38.1041	3048.33	6604.71	79256.53
		Step E	39.0451	3123.61	6767.82	81213.81
		Step F	40.0093	3200.74	6934.95	83219.34
		Step G	40.9973	3279.78	7106.20	85274.38
		Step H	42.0099	3360.79	7281.72	87380.59
		Step I	43.0472	3443.78	7461.51	89538.18
		Step J	44.1104	3528.83	7645.80	91749.63
		Step K	45.1997	3615.98	7834.61	94015.38
		Step L	46.3158	3705.26	8028.07	96336.86
		Step M	47.4596	3796.77	8226.33	98715.97
		Step N	48.6317	3890.54	8429.49	101153.94
		Step O	49.8326	3986.61	8637.65	103651.81

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Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2340B	Electric Engineering Technician I-B	Step A	40.3298	3226.38	6990.50	83885.98
		Step B	41.3255	3306.04	7163.09	85957.04
		Step C	42.3461	3387.69	7339.99	88079.89
		Step D	43.3919	3471.35	7521.26	90255.15
		Step E	44.4634	3557.07	7706.99	92483.87
		Step F	45.5615	3644.92	7897.33	94767.92
		Step G	46.6867	3734.94	8092.36	97108.34
		Step H	47.8396	3827.17	8292.20	99506.37
		Step I	49.0211	3921.69	8496.99	101963.89
		Step J	50.2316	4018.53	8706.81	104481.73
		Step K	51.4721	4117.77	8921.83	107061.97
		Step L	52.7432	4219.46	9142.15	109705.86
		Step M	54.0458	4323.66	9367.94	112415.26
		Step N	55.3804	4430.43	9599.27	115191.23
		Step O	56.7481	4539.85	9836.34	118036.05

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Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2345B	Electric Engineering Technician II-B	Step A	44.3627	3549.02	7689.53	92274.42
		Step B	45.4581	3636.65	7879.40	94552.85
		Step C	46.5807	3726.46	8073.99	96887.86
		Step D	47.7311	3818.49	8273.39	99280.69
		Step E	48.9098	3912.78	8477.70	101732.38
		Step F	50.1177	4009.42	8687.07	104244.82
		Step G	51.3552	4108.42	8901.57	106818.82
		Step H	52.6235	4209.88	9121.41	109456.88
		Step I	53.9231	4313.85	9346.67	112160.05
		Step J	55.2548	4420.38	9577.50	114929.98
		Step K	56.6192	4529.54	9813.99	117767.94
		Step L	58.0175	4641.40	10056.37	120676.40
		Step M	59.4503	4756.02	10304.72	123656.62
		Step N	60.9184	4873.47	10559.19	126710.27
		Step O	62.4229	4993.83	10819.97	129839.63
2285B	Electric Line Technician-B	Step A	75.9081	6072.65	13157.40	157888.85

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2286B	Electric Line Troubleshooter-B	Step A	56.6450	4531.60	9818.47	117821.60
		Step B	58.0440	4643.52	10060.96	120731.52
		Step C	59.4774	4758.19	10309.42	123712.99
		Step D	60.9461	4875.69	10563.99	126767.89
		Step E	62.4512	4996.10	10824.87	129898.50
		Step F	63.9935	5119.48	11092.21	133106.48
		Step G	65.5739	5245.91	11366.14	136393.71
		Step H	67.1933	5375.46	11646.84	139762.06
		Step I	68.8527	5508.22	11934.47	143213.62
		Step J	70.5529	5644.23	12229.17	146750.03
		Step K	72.2953	5783.62	12531.19	150374.22
		Step L	74.0807	5926.46	12840.65	154087.86
		Step M	75.9100	6072.80	13157.73	157892.80
		Step N	77.7848	6222.78	13482.70	161792.38
		Step O	79.7057	6376.46	13815.65	165787.86

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2210B	Electric Materials Technician I-B	Step A	31.0119	2480.95	5375.40	64504.75
		Step B	31.7775	2542.20	5508.10	66097.20
		Step C	32.5623	2604.98	5644.13	67729.58
		Step D	33.3664	2669.31	5783.51	69402.11
		Step E	34.1905	2735.24	5926.35	71116.24
		Step F	35.0348	2802.78	6072.70	72872.38
		Step G	35.9000	2872.00	6222.67	74672.00
		Step H	36.7865	2942.92	6376.33	76515.92
		Step I	37.6951	3015.61	6533.82	78405.81
		Step J	38.6259	3090.07	6695.16	80341.87
		Step K	39.5798	3166.38	6860.50	82325.98
		Step L	40.5572	3244.58	7029.91	84358.98
		Step M	41.5589	3324.71	7203.54	86442.51
		Step N	42.5851	3406.81	7381.42	88577.01
		Step O	43.6368	3490.94	7563.71	90764.54

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Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2212B	Electric Materials Technician II-B	Step A	34.1130	2729.04	5912.92	70955.04
		Step B	34.9553	2796.42	6058.92	72707.02
		Step C	35.8185	2865.48	6208.54	74502.48
		Step D	36.7031	2936.25	6361.87	76342.45
		Step E	37.6096	3008.77	6519.00	78227.97
		Step F	38.5383	3083.06	6679.97	80159.66
		Step G	39.4900	3159.20	6844.93	82139.20
		Step H	40.4652	3237.22	7013.97	84167.62
		Step I	41.4646	3317.17	7187.20	86246.37
		Step J	42.4885	3399.08	7364.67	88376.08
		Step K	43.5377	3483.02	7546.53	90558.42
		Step L	44.6129	3569.03	7732.90	92794.83
		Step M	45.7147	3657.18	7923.88	95086.58
		Step N	46.8436	3747.49	8119.56	97434.69
		Step O	48.0005	3840.04	8320.09	99841.04

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Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1031B	Electric Metering Systems Technician I - B	Step A	46.1721	3693.77	8003.16	96037.97
		Step B	47.3122	3784.98	8200.78	98409.38
		Step C	48.4806	3878.45	8403.30	100839.65
		Step D	49.6779	3974.23	8610.84	103330.03
		Step E	50.9046	4072.37	8823.46	105881.57
		Step F	52.1618	4172.94	9041.38	108496.54
		Step G	53.4499	4275.99	9264.65	111175.79
		Step H	54.7699	4381.59	9493.45	113921.39
		Step I	56.1225	4489.80	9727.90	116734.80
		Step J	57.5084	4600.67	9968.12	119617.47
		Step K	58.9286	4714.29	10214.29	122571.49
		Step L	60.3839	4830.71	10466.54	125598.51
		Step M	61.8750	4950.00	10725.00	128700.00
		Step N	63.4031	5072.25	10989.87	131878.45
		Step O	64.9688	5197.50	11261.26	135135.10

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1033B	Electric Metering Systems Technician II - B	Step A	50.7894	4063.15	8803.50	105641.95
		Step B	52.0434	4163.47	9020.86	108250.27
		Step C	53.3286	4266.29	9243.62	110923.49
		Step D	54.6456	4371.65	9471.90	113662.85
		Step E	55.9951	4479.61	9705.82	116469.81
		Step F	57.3780	4590.24	9945.52	119346.24
		Step G	58.7949	4703.59	10191.12	122293.39
		Step H	60.2468	4819.74	10442.78	125313.34
		Step I	61.7347	4938.78	10700.68	128408.18
		Step J	63.2592	5060.74	10964.93	131579.14
		Step K	64.8214	5185.71	11235.71	134828.51
		Step L	66.4222	5313.78	11513.18	138158.18
		Step M	68.0626	5445.01	11797.52	141570.21
		Step N	69.7434	5579.47	12088.86	145066.27
		Step O	71.4657	5717.26	12387.39	148648.66

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2421B	Electric Pre-Apprentice-B	Step A	32.0712	2565.70	5559.01	66708.10
		Step B	34.5382	2763.06	5986.62	71839.46
		Step C	37.0052	2960.42	6414.23	76970.82
		Step D	39.4722	3157.78	6841.85	82102.18
		Step E	41.9393	3355.14	7269.48	87233.74
		Step F	44.4063	3552.50	7697.09	92365.10

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Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2254B	Electric Preventive Data System Technician-B	Step A	28.1926	2255.41	4886.72	58640.61
		Step B	28.8886	2311.09	5007.36	60088.29
		Step C	29.6021	2368.17	5131.03	61572.37
		Step D	30.3331	2426.65	5257.74	63092.85
		Step E	31.0822	2486.58	5387.58	64650.98
		Step F	31.8498	2547.98	5520.63	66247.58
		Step G	32.6363	2610.90	5656.96	67883.50
		Step H	33.4422	2675.38	5796.65	69559.78
		Step I	34.2682	2741.46	5939.82	71277.86
		Step J	35.1143	2809.14	6086.48	73037.74
		Step K	35.9816	2878.53	6236.81	74841.73
		Step L	36.8701	2949.61	6390.82	76689.81
		Step M	37.7807	3022.46	6548.65	78583.86
		Step N	38.7138	3097.10	6710.39	80524.70
		Step O	39.6698	3173.58	6876.10	82513.18

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Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1034B	Electric Substation Technician I - B	Step A	47.1538	3772.30	8173.33	98079.90
		Step B	48.3181	3865.45	8375.14	100501.65
		Step C	49.5114	3960.91	8581.98	102983.71
		Step D	50.7341	4058.73	8793.91	105526.93
		Step E	51.9869	4158.95	9011.06	108132.75
		Step F	53.2707	4261.66	9233.59	110803.06
		Step G	54.5863	4366.90	9461.63	113539.50
		Step H	55.9344	4474.75	9695.30	116343.55
		Step I	57.3156	4585.25	9934.70	119216.45
		Step J	58.7311	4698.49	10180.06	122160.69
		Step K	60.1815	4814.52	10431.46	125177.52
		Step L	61.6677	4933.42	10689.07	128268.82
		Step M	63.1906	5055.25	10953.04	131436.45
		Step N	64.7511	5180.09	11223.52	134682.29
		Step O	66.3501	5308.01	11500.68	138008.21

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Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1035B	Electric Substation Technician II - B	Step A	51.8692	4149.54	8990.66	107887.94
		Step B	53.1499	4251.99	9212.65	110551.79
		Step C	54.4624	4356.99	9440.15	113281.79
		Step D	55.8075	4464.60	9673.30	116079.60
		Step E	57.1856	4574.85	9912.17	118946.05
		Step F	58.5978	4687.82	10156.95	121883.42
		Step G	60.0449	4803.59	10407.78	124893.39
		Step H	61.5278	4922.22	10664.82	127977.82
		Step I	63.0472	5043.78	10928.18	131138.18
		Step J	64.6042	5168.34	11198.06	134376.74
		Step K	66.1997	5295.98	11474.61	137695.38
		Step L	67.8345	5426.76	11757.98	141095.76
		Step M	69.5096	5560.77	12048.33	144579.97
		Step N	71.2262	5698.10	12345.87	148150.50
		Step O	72.9852	5838.82	12650.77	151809.22

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-B

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2350B	Electric System Dispatcher-B	Step A	59.3428	4747.42	10286.09	123433.02
		Step B	60.8080	4864.64	10540.05	126480.64
		Step C	62.3097	4984.78	10800.35	129604.18
		Step D	63.8484	5107.87	11067.06	132804.67
		Step E	65.4253	5234.02	11340.39	136084.62
		Step F	67.0409	5363.27	11620.42	139445.07
		Step G	68.6965	5495.72	11907.39	142888.72
		Step H	70.3931	5631.45	12201.47	146417.65
		Step I	72.1313	5770.50	12502.76	150033.10
		Step J	73.9126	5913.01	12811.52	153738.21
		Step K	75.7381	6059.05	13127.94	157535.25
		Step L	77.6084	6208.67	13452.12	161425.47
		Step M	79.5250	6362.00	13784.33	165412.00
		Step N	81.4889	6519.11	14124.74	169496.91
		Step O	83.5012	6680.10	14473.54	173682.50

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2359B	Electric Technology System Technician-B	Step A	49.3080	3944.64	8546.72	102560.64
		Step B	50.5253	4042.02	8757.72	105092.62
		Step C	51.7731	4141.85	8974.00	107688.05
		Step D	53.0517	4244.14	9195.63	110347.54
		Step E	54.3618	4348.94	9422.71	113072.54
		Step F	55.7044	4456.35	9655.43	115865.15
		Step G	57.0800	4566.40	9893.87	118726.40
		Step H	58.4896	4679.17	10138.20	121658.37
		Step I	59.9340	4794.72	10388.56	124662.72
		Step J	61.4140	4913.12	10645.09	127741.12
		Step K	62.9307	5034.46	10907.99	130895.86
		Step L	64.4849	5158.79	11177.38	134128.59
		Step M	66.0774	5286.19	11453.42	137440.99
		Step N	67.7091	5416.73	11736.24	140834.93
		Step O	69.3812	5550.50	12026.07	144312.90

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9250B	Electric Utility Inspection Technician-B	Step A	49.0436	3923.49	8500.89	102010.69
		Step B	50.2545	4020.36	8710.78	104529.36
		Step C	51.4956	4119.65	8925.90	107110.85
		Step D	52.7672	4221.38	9146.31	109755.78
		Step E	54.0704	4325.63	9372.20	112466.43
		Step F	55.4057	4432.46	9603.65	115243.86
		Step G	56.7739	4541.91	9840.81	118089.71
		Step H	58.1759	4654.07	10083.82	121005.87
		Step I	59.6127	4769.02	10332.87	123994.42
		Step J	61.0848	4886.78	10588.03	127056.38
		Step K	62.5933	5007.46	10849.51	130194.06
		Step L	64.1390	5131.12	11117.43	133409.12
		Step M	65.7231	5257.85	11392.00	136704.05
		Step N	67.3461	5387.69	11673.32	140079.89
		Step O	69.0092	5520.74	11961.59	143539.14

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2380B	Electronics Technician I-B	Step A	32.1421	2571.37	5571.30	66855.57
		Step B	32.9359	2634.87	5708.89	68506.67
		Step C	33.7493	2699.94	5849.88	70198.54
		Step D	34.5827	2766.62	5994.33	71932.02
		Step E	35.4367	2834.94	6142.36	73708.34
		Step F	36.3118	2904.94	6294.05	75528.54
		Step G	37.2085	2976.68	6449.47	77393.68
		Step H	38.1274	3050.19	6608.75	79304.99
		Step I	39.0690	3125.52	6771.96	81263.52
		Step J	40.0338	3202.70	6939.19	83270.30
		Step K	41.0225	3281.80	7110.57	85326.80
		Step L	42.0356	3362.85	7286.17	87434.05
		Step M	43.0736	3445.89	7466.09	89593.09
		Step N	44.1374	3530.99	7650.48	91805.79
		Step O	45.2273	3618.18	7839.40	94072.78

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2385B	Electronics Technician II-B	Step A	35.3563	2828.50	6128.43	73541.10
		Step B	36.2294	2898.35	6279.76	75357.15
		Step C	37.1240	2969.92	6434.83	77217.92
		Step D	38.0409	3043.27	6593.76	79125.07
		Step E	38.9803	3118.42	6756.59	81079.02
		Step F	39.9430	3195.44	6923.45	83081.44
		Step G	40.9294	3274.35	7094.43	85133.15
		Step H	41.9401	3355.21	7269.62	87235.41
		Step I	42.9758	3438.06	7449.14	89389.66
		Step J	44.0372	3522.98	7633.11	91597.38
		Step K	45.1246	3609.97	7821.60	93859.17
		Step L	46.2390	3699.12	8014.76	96177.12
		Step M	47.3810	3790.48	8212.71	98552.48
		Step N	48.5511	3884.09	8415.52	100986.29
		Step O	49.7500	3980.00	8623.33	103480.00

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1037B	Environmental Utilities Instrument and Control Technician I - B	Step A	32.1421	2571.37	5571.30	66855.57
		Step B	32.9359	2634.87	5708.89	68506.67
		Step C	33.7493	2699.94	5849.88	70198.54
		Step D	34.5827	2766.62	5994.33	71932.02
		Step E	35.4367	2834.94	6142.36	73708.34
		Step F	36.3118	2904.94	6294.05	75528.54
		Step G	37.2085	2976.68	6449.47	77393.68
		Step H	38.1274	3050.19	6608.75	79304.99
		Step I	39.0690	3125.52	6771.96	81263.52
		Step J	40.0338	3202.70	6939.19	83270.30
		Step K	41.0225	3281.80	7110.57	85326.80
		Step L	42.0356	3362.85	7286.17	87434.05
		Step M	43.0736	3445.89	7466.09	89593.09
		Step N	44.1374	3530.99	7650.48	91805.79
		Step O	45.2273	3618.18	7839.40	94072.78

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1038B	Environmental Utilities Instrument and Control Technician II - B	Step A	35.3563	2828.50	6128.43	73541.10
		Step B	36.2294	2898.35	6279.76	75357.15
		Step C	37.1240	2969.92	6434.83	77217.92
		Step D	38.0409	3043.27	6593.76	79125.07
		Step E	38.9803	3118.42	6756.59	81079.02
		Step F	39.9430	3195.44	6923.45	83081.44
		Step G	40.9294	3274.35	7094.43	85133.15
		Step H	41.9401	3355.21	7269.62	87235.41
		Step I	42.9758	3438.06	7449.14	89389.66
		Step J	44.0372	3522.98	7633.11	91597.38
		Step K	45.1246	3609.97	7821.60	93859.17
		Step L	46.2390	3699.12	8014.76	96177.12
		Step M	47.3810	3790.48	8212.71	98552.48
		Step N	48.5511	3884.09	8415.52	100986.29
		Step O	49.7500	3980.00	8623.33	103480.00

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1082B	Generation Maintenance Scheduler-Coordinator-B	Step A	41.2768	3302.14	7154.65	85855.74
		Step B	42.2959	3383.67	7331.29	87975.47
		Step C	43.3404	3467.23	7512.34	90148.03
		Step D	44.4107	3552.86	7697.85	92374.26
		Step E	45.5075	3640.60	7887.97	94655.60
		Step F	46.6313	3730.50	8082.76	96993.10
		Step G	47.7829	3822.63	8282.37	99388.43
		Step H	48.9629	3917.03	8486.90	101842.83
		Step I	50.1721	4013.77	8696.50	104357.97
		Step J	51.4111	4112.89	8911.26	106935.09
		Step K	52.6807	4214.46	9131.32	109575.86
		Step L	53.9817	4318.54	9356.83	112281.94
		Step M	55.3148	4425.18	9587.90	115054.78
		Step N	56.6808	4534.46	9824.67	117896.06
		Step O	58.0806	4646.45	10067.30	120807.65

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3608B	Instrument and Control Technician-B	Step A	51.7746	4141.97	8974.26	107691.17
		Step B	53.0530	4244.24	9195.85	110350.24
		Step C	54.3631	4349.05	9422.94	113075.25
		Step D	55.7056	4456.45	9655.64	115867.65
		Step E	57.0814	4566.51	9894.11	118729.31
		Step F	58.4911	4679.29	10138.46	121661.49
		Step G	59.9355	4794.84	10388.82	124665.84
		Step H	61.4156	4913.25	10645.37	127744.45
		Step I	62.9323	5034.58	10908.27	130899.18
		Step J	64.4865	5158.92	11177.66	134131.92
		Step K	66.0790	5286.32	11453.69	137444.32
		Step L	67.7108	5416.86	11736.54	140838.46
		Step M	69.3829	5550.63	12026.37	144316.43
		Step N	71.0963	5687.70	12323.36	147880.30
		Step O	72.8521	5828.17	12627.70	151532.37

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Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
4520B	Materials Technician-B	Step A	32.4886	2599.09	5631.36	67576.29
		Step B	33.2908	2663.26	5770.41	69244.86
		Step C	34.1128	2729.02	5912.89	70954.62
		Step D	34.9553	2796.42	6058.92	72707.02
		Step E	35.8185	2865.48	6208.54	74502.48
		Step F	36.7031	2936.25	6361.87	76342.45
		Step G	37.6096	3008.77	6519.00	78227.97
		Step H	38.5383	3083.06	6679.97	80159.66
		Step I	39.4900	3159.20	6844.93	82139.20
		Step J	40.4652	3237.22	7013.97	84167.62
		Step K	41.4646	3317.17	7187.20	86246.37
		Step L	42.4885	3399.08	7364.67	88376.08
		Step M	43.5377	3483.02	7546.53	90558.42
		Step N	44.6130	3569.04	7732.92	92795.04
		Step O	45.7147	3657.18	7923.88	95086.58

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5316B	Plant and Equipment Maintenance Worker I-B	Step A	22.1901	1775.21	3846.28	46155.41
		Step B	22.7381	1819.05	3941.27	47295.25
		Step C	23.2996	1863.97	4038.60	48463.17
		Step D	23.8750	1910.00	4138.33	49660.00
		Step E	24.4645	1957.16	4240.51	50886.16
		Step F	25.0687	2005.50	4345.24	52142.90
		Step G	25.6877	2055.02	4452.53	53430.42
		Step H	26.3222	2105.78	4562.51	54750.18
		Step I	26.9722	2157.78	4675.18	56102.18
		Step J	27.6383	2211.06	4790.64	57487.66
		Step K	28.3208	2265.66	4908.94	58907.26
		Step L	29.0202	2321.62	5030.17	60362.02
		Step M	29.7369	2378.95	5154.40	61852.75
		Step N	30.4712	2437.70	5281.67	63380.10
		Step O	31.2238	2497.90	5412.13	64945.50

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5319B	Plant and Equipment Maintenance Worker II-B	Step A	24.4091	1952.73	4230.91	50770.93
		Step B	25.0119	2000.95	4335.40	52024.75
		Step C	25.6295	2050.36	4442.45	53309.36
		Step D	26.2624	2100.99	4552.15	54625.79
		Step E	26.9110	2152.88	4664.57	55974.88
		Step F	27.5755	2206.04	4779.75	57357.04
		Step G	28.2565	2260.52	4897.79	58773.52
		Step H	28.9543	2316.34	5018.75	60224.94
		Step I	29.6695	2373.56	5142.71	61712.56
		Step J	30.4022	2432.18	5269.71	63236.58
		Step K	31.1529	2492.23	5399.84	64798.03
		Step L	31.9223	2553.78	5533.20	66398.38
		Step M	32.7106	2616.85	5669.84	68038.05
		Step N	33.5185	2681.48	5809.87	69718.48
		Step O	34.3462	2747.70	5953.34	71440.10

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5327B	Plant and Equipment Mechanic I-B	Step A	26.8502	2148.02	4654.03	55848.42
		Step B	27.5131	2201.05	4768.94	57227.25
		Step C	28.1925	2255.40	4886.70	58640.40
		Step D	28.8886	2311.09	5007.36	60088.29
		Step E	29.6021	2368.17	5131.03	61572.37
		Step F	30.3331	2426.65	5257.74	63092.85
		Step G	31.0822	2486.58	5387.58	64650.98
		Step H	31.8498	2547.98	5520.63	66247.58
		Step I	32.6363	2610.90	5656.96	67883.50
		Step J	33.4423	2675.38	5796.67	69559.98
		Step K	34.2682	2741.46	5939.82	71277.86
		Step L	35.1145	2809.16	6086.51	73038.16
		Step M	35.9816	2878.53	6236.81	74841.73
		Step N	36.8702	2949.62	6390.83	76690.02
		Step O	37.7808	3022.46	6548.67	78584.06

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5328B	Plant and Equipment Mechanic II-B	Step A	29.5346	2362.77	5119.33	61431.97
		Step B	30.2638	2421.10	5245.73	62948.70
		Step C	31.0112	2480.90	5375.27	64503.30
		Step D	31.7770	2542.16	5508.01	66096.16
		Step E	32.5618	2604.94	5644.05	67728.54
		Step F	33.3659	2669.27	5783.42	69401.07
		Step G	34.1899	2735.19	5926.25	71114.99
		Step H	35.0342	2802.74	6072.59	72871.14
		Step I	35.8994	2871.95	6222.56	74670.75
		Step J	36.7859	2942.87	6376.22	76514.67
		Step K	37.6944	3015.55	6533.70	78404.35
		Step L	38.6252	3090.02	6695.03	80340.42
		Step M	39.5791	3166.33	6860.38	82324.53
		Step N	40.5566	3244.53	7029.81	84357.73
		Step O	41.5581	3324.65	7203.40	86440.85

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5595B	Power Engineer I-B	Step A	47.7248	3817.98	8272.30	99267.58
		Step B	48.9032	3912.26	8476.55	101718.66
		Step C	50.1108	4008.86	8685.87	104230.46
		Step D	51.3483	4107.86	8900.37	106804.46
		Step E	52.6163	4209.30	9120.16	109441.90
		Step F	53.9158	4313.26	9345.41	112144.86
		Step G	55.2472	4419.78	9576.18	114914.18
		Step H	56.6115	4528.92	9812.66	117751.92
		Step I	58.0096	4640.77	10055.00	120659.97
		Step J	59.4422	4755.38	10303.31	123639.78
		Step K	60.9102	4872.82	10557.77	126693.22
		Step L	62.4144	4993.15	10818.50	129821.95
		Step M	63.9558	5116.46	11085.67	133028.06
		Step N	65.5352	5242.82	11359.43	136313.22
		Step O	67.1536	5372.29	11639.96	139679.49

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5596B	Power Engineer II-B	Step A	52.4986	4199.89	9099.76	109197.09
		Step B	53.7949	4303.59	9324.45	111893.39
		Step C	55.1235	4409.88	9554.74	114656.88
		Step D	56.4847	4518.78	9790.68	117488.18
		Step E	57.8796	4630.37	10032.46	120389.57
		Step F	59.3090	4744.72	10280.23	123362.72
		Step G	60.7737	4861.90	10534.11	126409.30
		Step H	62.2744	4981.95	10794.23	129530.75
		Step I	63.8124	5104.99	11060.82	132729.79
		Step J	65.3882	5231.06	11333.95	136007.46
		Step K	67.0030	5360.24	11613.85	139366.24
		Step L	68.6577	5492.62	11900.67	142808.02
		Step M	70.3532	5628.26	12194.55	146334.66
		Step N	72.0906	5767.25	12495.70	149948.45
		Step O	73.8709	5909.67	12804.29	153651.47

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5590B	Power Plant Engineer I-B	Step A	47.7248	3817.98	8272.30	99267.58
		Step B	48.9032	3912.26	8476.55	101718.66
		Step C	50.1108	4008.86	8685.87	104230.46
		Step D	51.3483	4107.86	8900.37	106804.46
		Step E	52.6163	4209.30	9120.16	109441.90
		Step F	53.9158	4313.26	9345.41	112144.86
		Step G	55.2472	4419.78	9576.18	114914.18
		Step H	56.6115	4528.92	9812.66	117751.92
		Step I	58.0096	4640.77	10055.00	120659.97
		Step J	59.4422	4755.38	10303.31	123639.78
		Step K	60.9102	4872.82	10557.77	126693.22
		Step L	62.4144	4993.15	10818.50	129821.95
		Step M	63.9558	5116.46	11085.67	133028.06
		Step N	65.5352	5242.82	11359.43	136313.22
		Step O	67.1536	5372.29	11639.96	139679.49

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Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5591B	Power Plant Engineer II-B	Step A	52.4973	4199.78	9099.53	109194.38
		Step B	53.7935	4303.48	9324.21	111890.48
		Step C	55.1219	4409.75	9554.46	114653.55
		Step D	56.4832	4518.66	9790.42	117485.06
		Step E	57.8781	4630.25	10032.20	120386.45
		Step F	59.3073	4744.58	10279.93	123359.18
		Step G	60.7721	4861.77	10533.83	126405.97
		Step H	62.2728	4981.82	10793.95	129527.42
		Step I	63.8107	5104.86	11060.52	132726.26
		Step J	65.3865	5230.92	11333.66	136003.92
		Step K	67.0013	5360.10	11613.56	139362.70
		Step L	68.6559	5492.47	11900.36	142804.27
		Step M	70.3513	5628.10	12194.23	146330.70
		Step N	72.0886	5767.09	12495.36	149944.29
		Step O	73.8690	5909.52	12803.96	153647.52

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5526B	Power Plant Mechanic-B	Step A	47.0667	3765.34	8158.23	97898.74
		Step B	48.2289	3858.31	8359.68	100316.11
		Step C	49.4199	3953.59	8566.12	102793.39
		Step D	50.6403	4051.22	8777.65	105331.82
		Step E	51.8909	4151.27	8994.42	107933.07
		Step F	53.1724	4253.79	9216.55	110598.59
		Step G	54.4855	4358.84	9444.15	113329.84
		Step H	55.8310	4466.48	9677.37	116128.48
		Step I	57.2098	4576.78	9916.37	118996.38
		Step J	58.6227	4689.82	10161.27	121935.22
		Step K	60.0703	4805.62	10412.19	124946.22
		Step L	61.5537	4924.30	10669.31	128031.70
		Step M	63.0739	5045.91	10932.81	131193.71
		Step N	64.6315	5170.52	11202.79	134433.52
		Step O	66.2276	5298.21	11479.45	137753.41

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5522B	Power Plant Operator Technician I-B	Step A	44.8253	3586.02	7769.72	93236.62
		Step B	45.9321	3674.57	7961.56	95538.77
		Step C	47.0664	3765.31	8158.18	97898.11
		Step D	48.2288	3858.30	8359.66	100315.90
		Step E	49.4198	3953.58	8566.10	102793.18
		Step F	50.6403	4051.22	8777.65	105331.82
		Step G	51.8908	4151.26	8994.41	107932.86
		Step H	53.1723	4253.78	9216.53	110598.38
		Step I	54.4854	4358.83	9444.14	113329.63
		Step J	55.8310	4466.48	9677.37	116128.48
		Step K	57.2096	4576.77	9916.33	118995.97
		Step L	58.6226	4689.81	10161.25	121935.01
		Step M	60.0703	4805.62	10412.19	124946.22
		Step N	61.5537	4924.30	10669.31	128031.70
		Step O	63.0739	5045.91	10932.81	131193.71

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5523B	Power Plant Operator Technician II-B	Step A	49.3080	3944.64	8546.72	102560.64
		Step B	50.5254	4042.03	8757.74	105092.83
		Step C	51.7731	4141.85	8974.00	107688.05
		Step D	53.0518	4244.14	9195.65	110347.74
		Step E	54.3619	4348.95	9422.73	113072.75
		Step F	55.7044	4456.35	9655.43	115865.15
		Step G	57.0800	4566.40	9893.87	118726.40
		Step H	58.4896	4679.17	10138.20	121658.37
		Step I	59.9340	4794.72	10388.56	124662.72
		Step J	61.4142	4913.14	10645.13	127741.54
		Step K	62.9307	5034.46	10907.99	130895.86
		Step L	64.4849	5158.79	11177.38	134128.59
		Step M	66.0775	5286.20	11453.43	137441.20
		Step N	67.7092	5416.74	11736.26	140835.14
		Step O	69.3812	5550.50	12026.07	144312.90

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5401B	Predictive Maintenance Technician I-B	Step A	32.1421	2571.37	5571.30	66855.57
		Step B	32.9359	2634.87	5708.89	68506.67
		Step C	33.7493	2699.94	5849.88	70198.54
		Step D	34.5827	2766.62	5994.33	71932.02
		Step E	35.4367	2834.94	6142.36	73708.34
		Step F	36.3118	2904.94	6294.05	75528.54
		Step G	37.2085	2976.68	6449.47	77393.68
		Step H	38.1274	3050.19	6608.75	79304.99
		Step I	39.0690	3125.52	6771.96	81263.52
		Step J	40.0338	3202.70	6939.19	83270.30
		Step K	41.0225	3281.80	7110.57	85326.80
		Step L	42.0356	3362.85	7286.17	87434.05
		Step M	43.0736	3445.89	7466.09	89593.09
		Step N	44.1374	3530.99	7650.48	91805.79
		Step O	45.2273	3618.18	7839.40	94072.78

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5402B	Predictive Maintenance Technician II-B	Step A	35.3563	2828.50	6128.43	73541.10
		Step B	36.2294	2898.35	6279.76	75357.15
		Step C	37.1240	2969.92	6434.83	77217.92
		Step D	38.0409	3043.27	6593.76	79125.07
		Step E	38.9803	3118.42	6756.59	81079.02
		Step F	39.9430	3195.44	6923.45	83081.44
		Step G	40.9294	3274.35	7094.43	85133.15
		Step H	41.9401	3355.21	7269.62	87235.41
		Step I	42.9758	3438.06	7449.14	89389.66
		Step J	44.0372	3522.98	7633.11	91597.38
		Step K	45.1246	3609.97	7821.60	93859.17
		Step L	46.2390	3699.12	8014.76	96177.12
		Step M	47.3810	3790.48	8212.71	98552.48
		Step N	48.5511	3884.09	8415.52	100986.29
		Step O	49.7500	3980.00	8623.33	103480.00

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Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5533B	Preventative Maintenance Coordinator-B	Step A	31.8913	2551.30	5527.83	66333.90
		Step B	32.6787	2614.30	5664.31	67971.70
		Step C	33.4857	2678.86	5804.19	69650.26
		Step D	34.3127	2745.02	5947.53	71370.42
		Step E	35.1600	2812.80	6094.40	73132.80
		Step F	36.0283	2882.26	6244.91	74938.86
		Step G	36.9181	2953.45	6399.14	76789.65
		Step H	37.8298	3026.38	6557.17	78685.98
		Step I	38.7640	3101.12	6719.09	80629.12
		Step J	39.7213	3177.70	6885.03	82620.30
		Step K	40.7022	3256.18	7055.05	84660.58
		Step L	41.7074	3336.59	7229.28	86751.39
		Step M	42.7374	3418.99	7407.82	88893.79
		Step N	43.7928	3503.42	7590.75	91089.02
		Step O	44.8743	3589.94	7778.21	93338.54

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Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5500B	Preventative Maintenance Technician I-B	Step A	29.2200	2337.60	5064.80	60777.60
		Step B	29.9416	2395.33	5189.88	62278.53
		Step C	30.6810	2454.48	5318.04	63816.48
		Step D	31.4387	2515.10	5449.37	65392.50
		Step E	32.2151	2577.21	5583.95	67007.41
		Step F	33.0107	2640.86	5721.85	68662.26
		Step G	33.8258	2706.06	5863.14	70357.66
		Step H	34.6612	2772.90	6007.94	72095.30
		Step I	35.5172	2841.38	6156.31	73875.78
		Step J	36.3943	2911.54	6308.35	75700.14
		Step K	37.2930	2983.44	6464.12	77569.44
		Step L	38.2141	3057.13	6623.78	79485.33
		Step M	39.1578	3132.62	6787.35	81448.22
		Step N	40.1247	3209.98	6954.95	83459.38
		Step O	41.1157	3289.26	7126.72	85520.66

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Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5502B	Preventative Maintenance Technician II-B	Step A	32.1421	2571.37	5571.30	66855.57
		Step B	32.9358	2634.86	5708.87	68506.46
		Step C	33.7492	2699.94	5849.86	70198.34
		Step D	34.5826	2766.61	5994.32	71931.81
		Step E	35.4367	2834.94	6142.36	73708.34
		Step F	36.3118	2904.94	6294.05	75528.54
		Step G	37.2085	2976.68	6449.47	77393.68
		Step H	38.1274	3050.19	6608.75	79304.99
		Step I	39.0690	3125.52	6771.96	81263.52
		Step J	40.0338	3202.70	6939.19	83270.30
		Step K	41.0225	3281.80	7110.57	85326.80
		Step L	42.0355	3362.84	7286.15	87433.84
		Step M	43.0736	3445.89	7466.09	89593.09
		Step N	44.1374	3530.99	7650.48	91805.79
		Step O	45.2272	3618.18	7839.38	94072.58

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7020B	SCADA System Technician-B	Step A	35.3563	2828.50	6128.43	73541.10
		Step B	36.2294	2898.35	6279.76	75357.15
		Step C	37.1240	2969.92	6434.83	77217.92
		Step D	38.0409	3043.27	6593.76	79125.07
		Step E	38.9803	3118.42	6756.59	81079.02
		Step F	39.9430	3195.44	6923.45	83081.44
		Step G	40.9294	3274.35	7094.43	85133.15
		Step H	41.9401	3355.21	7269.62	87235.41
		Step I	42.9758	3438.06	7449.14	89389.66
		Step J	44.0372	3522.98	7633.11	91597.38
		Step K	45.1246	3609.97	7821.60	93859.17
		Step L	46.2390	3699.12	8014.76	96177.12
		Step M	47.3810	3790.48	8212.71	98552.48
		Step N	48.5511	3884.09	8415.52	100986.29
		Step O	49.7500	3980.00	8623.33	103480.00

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7118B	Senior Electric Line Technician-B	Step A	59.3428	4747.42	10286.09	123433.02
		Step B	60.8080	4864.64	10540.05	126480.64
		Step C	62.3097	4984.78	10800.35	129604.18
		Step D	63.8484	5107.87	11067.06	132804.67
		Step E	65.4253	5234.02	11340.39	136084.62
		Step F	67.0409	5363.27	11620.42	139445.07
		Step G	68.6965	5495.72	11907.39	142888.72
		Step H	70.3931	5631.45	12201.47	146417.65
		Step I	72.1313	5770.50	12502.76	150033.10
		Step J	73.9126	5913.01	12811.52	153738.21
		Step K	75.7381	6059.05	13127.94	157535.25
		Step L	77.6084	6208.67	13452.12	161425.47
		Step M	79.5250	6362.00	13784.33	165412.00
		Step N	81.4889	6519.11	14124.74	169496.91
		Step O	83.5012	6680.10	14473.54	173682.50

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7169B	Senior Electric Materials Technician-B	Step A	37.5244	3001.95	6504.23	78050.75
		Step B	38.4508	3076.06	6664.81	79977.66
		Step C	39.4003	3152.02	6829.39	81952.62
		Step D	40.3734	3229.87	6998.06	83976.67
		Step E	41.3704	3309.63	7170.87	86050.43
		Step F	42.3922	3391.38	7347.98	88175.78
		Step G	43.4390	3475.12	7529.43	90353.12
		Step H	44.5117	3560.94	7715.36	92584.34
		Step I	45.6110	3648.88	7905.91	94870.88
		Step J	46.7374	3738.99	8101.15	97213.79
		Step K	47.8915	3831.32	8301.19	99614.32
		Step L	49.0742	3925.94	8506.19	102074.34
		Step M	50.2862	4022.90	8716.27	104595.30
		Step N	51.5280	4122.24	8931.52	107178.24
		Step O	52.8005	4224.04	9152.09	109825.04

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1036B	Senior Electric Metering Systems Technician - B	Step A	55.8687	4469.50	9683.91	116206.90
		Step B	57.2483	4579.86	9923.04	119076.46
		Step C	58.6620	4692.96	10168.08	122016.96
		Step D	60.1106	4808.85	10419.17	125030.05
		Step E	61.5952	4927.62	10676.50	128118.02
		Step F	63.1163	5049.30	10940.16	131281.90
		Step G	64.6749	5173.99	11210.32	134523.79
		Step H	66.2721	5301.77	11487.16	137845.97
		Step I	67.9087	5432.70	11770.84	141250.10
		Step J	69.5858	5566.86	12061.54	144738.46
		Step K	71.3042	5704.34	12359.39	148312.74
		Step L	73.0650	5845.20	12664.60	151975.20
		Step M	74.8694	5989.55	12977.36	155728.35
		Step N	76.7184	6137.47	13297.86	159574.27
		Step O	78.6130	6289.04	13626.25	163515.04

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7126B	Senior Electric Substation Technician-B	Step A	57.0544	4564.35	9889.43	118673.15
		Step B	58.4632	4677.06	10133.62	121603.46
		Step C	59.9070	4792.56	10383.88	124606.56
		Step D	61.3863	4910.90	10640.29	127683.50
		Step E	62.9022	5032.18	10903.05	130836.58
		Step F	64.4558	5156.46	11172.34	134068.06
		Step G	66.0474	5283.79	11448.22	137378.59
		Step H	67.6785	5414.28	11730.94	140771.28
		Step I	69.3498	5547.98	12020.63	144247.58
		Step J	71.0625	5685.00	12317.50	147810.00
		Step K	72.8174	5825.39	12621.68	151460.19
		Step L	74.6156	5969.25	12933.37	155200.45
		Step M	76.4584	6116.67	13252.79	159033.47
		Step N	78.3465	6267.72	13580.06	162960.72
		Step O	80.2813	6422.50	13915.43	166985.10

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7168B	Senior Electric System Dispatcher-B	Step A	65.2770	5222.16	11314.68	135776.16
		Step B	66.8888	5351.10	11594.06	139128.70
		Step C	68.5406	5483.25	11880.37	142564.45
		Step D	70.2332	5618.66	12173.75	146085.06
		Step E	71.9676	5757.41	12474.38	149692.61
		Step F	73.7449	5899.59	12782.45	153389.39
		Step G	75.5660	6045.28	13098.11	157177.28
		Step H	77.4322	6194.58	13421.58	161058.98
		Step I	79.3445	6347.56	13753.05	165036.56
		Step J	81.3038	6504.30	14092.66	169111.90
		Step K	83.3117	6664.94	14440.69	173288.34
		Step L	85.3692	6829.54	14797.33	177567.94
		Step M	87.4773	6998.18	15162.73	181952.78
		Step N	89.6376	7171.01	15537.18	186446.21
		Step O	91.8513	7348.10	15920.89	191050.70

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Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7170B	Senior Electronic Technician-B	Step A	38.8919	3111.35	6741.26	80895.15
		Step B	39.8523	3188.18	6907.73	82892.78
		Step C	40.8364	3266.91	7078.31	84939.71
		Step D	41.8449	3347.59	7253.12	87037.39
		Step E	42.8783	3430.26	7432.24	89186.86
		Step F	43.9374	3514.99	7615.82	91389.79
		Step G	45.0224	3601.79	7803.88	93646.59
		Step H	46.1341	3690.73	7996.58	95958.93
		Step I	47.2735	3781.88	8194.07	98328.88
		Step J	48.4409	3875.27	8396.42	100757.07
		Step K	49.6372	3970.98	8603.78	103245.38
		Step L	50.8630	4069.04	8816.25	105795.04
		Step M	52.1191	4169.53	9033.98	108407.73
		Step N	53.4062	4272.50	9257.07	111084.90
		Step O	54.7251	4378.01	9485.68	113828.21

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IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7205B	Senior Plant and Equipment Mechanic-B	Step A	32.4886	2599.09	5631.36	67576.29
		Step B	33.2908	2663.26	5770.41	69244.86
		Step C	34.1128	2729.02	5912.89	70954.62
		Step D	34.9553	2796.42	6058.92	72707.02
		Step E	35.8185	2865.48	6208.54	74502.48
		Step F	36.7031	2936.25	6361.87	76342.45
		Step G	37.6096	3008.77	6519.00	78227.97
		Step H	38.5383	3083.06	6679.97	80159.66
		Step I	39.4900	3159.20	6844.93	82139.20
		Step J	40.4652	3237.22	7013.97	84167.62
		Step K	41.4646	3317.17	7187.20	86246.37
		Step L	42.4885	3399.08	7364.67	88376.08
		Step M	43.5377	3483.02	7546.53	90558.42
		Step N	44.6130	3569.04	7732.92	92795.04
		Step O	45.7147	3657.18	7923.88	95086.58

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7152B	Senior Power Plant Operator Technician-B	Step A	54.2386	4339.09	9401.36	112816.29
		Step B	55.5780	4446.24	9633.52	115602.24
		Step C	56.9505	4556.04	9871.42	118457.04
		Step D	58.3568	4668.54	10115.18	121382.14
		Step E	59.7980	4783.84	10364.99	124379.84
		Step F	61.2747	4901.98	10620.95	127451.38
		Step G	62.7879	5023.03	10883.24	130598.83
		Step H	64.3385	5147.08	11152.01	133824.08
		Step I	65.9274	5274.19	11427.42	137128.99
		Step J	67.5555	5404.44	11709.62	140515.44
		Step K	69.2239	5537.91	11998.81	143985.71
		Step L	70.9333	5674.66	12295.11	147541.26
		Step M	72.6850	5814.80	12598.73	151184.80
		Step N	74.4800	5958.40	12909.87	154918.40
		Step O	76.3194	6105.55	13228.70	158744.35

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7284B	Senior Preventative Maintenance Technician-B	Step A	38.8919	3111.35	6741.26	80895.15
		Step B	39.8523	3188.18	6907.73	82892.78
		Step C	40.8364	3266.91	7078.31	84939.71
		Step D	41.8449	3347.59	7253.12	87037.39
		Step E	42.8783	3430.26	7432.24	89186.86
		Step F	43.9374	3514.99	7615.82	91389.79
		Step G	45.0224	3601.79	7803.88	93646.59
		Step H	46.1341	3690.73	7996.58	95958.93
		Step I	47.2735	3781.88	8194.07	98328.88
		Step J	48.4409	3875.27	8396.42	100757.07
		Step K	49.6372	3970.98	8603.78	103245.38
		Step L	50.8630	4069.04	8816.25	105795.04
		Step M	52.1191	4169.53	9033.98	108407.73
		Step N	53.4062	4272.50	9257.07	111084.90
		Step O	54.7251	4378.01	9485.68	113828.21

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9559B	Senior SCADA System Technician-B	Step A	38.8919	3111.35	6741.26	80895.15
		Step B	39.8523	3188.18	6907.73	82892.78
		Step C	40.8364	3266.91	7078.31	84939.71
		Step D	41.8449	3347.59	7253.12	87037.39
		Step E	42.8783	3430.26	7432.24	89186.86
		Step F	43.9373	3514.98	7615.80	91389.58
		Step G	45.0223	3601.78	7803.87	93646.38
		Step H	46.1341	3690.73	7996.58	95958.93
		Step I	47.2735	3781.88	8194.07	98328.88
		Step J	48.4409	3875.27	8396.42	100757.07
		Step K	49.6371	3970.97	8603.76	103245.17
		Step L	50.8629	4069.03	8816.24	105794.83
		Step M	52.1190	4169.52	9033.96	108407.52
		Step N	53.4061	4272.49	9257.06	111084.69
		Step O	54.7251	4378.01	9485.68	113828.21

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7202B	Senior Wastewater Utility Maintenance Worker-B	Step A	28.9289	2314.31	5014.34	60172.11
		Step B	29.6432	2371.46	5138.15	61657.86
		Step C	30.3753	2430.02	5265.05	63180.62
		Step D	31.1254	2490.03	5395.07	64740.83
		Step E	31.8941	2551.53	5528.31	66339.73
		Step F	32.6817	2614.54	5664.83	67977.94
		Step G	33.4888	2679.10	5804.73	69656.70
		Step H	34.3158	2745.26	5948.07	71376.86
		Step I	35.1632	2813.06	6094.95	73139.46
		Step J	36.0316	2882.53	6245.48	74945.73
		Step K	36.9214	2953.71	6399.71	76796.51
		Step L	37.8332	3026.66	6557.75	78693.06
		Step M	38.7675	3101.40	6719.70	80636.40
		Step N	39.7250	3178.00	6885.67	82628.00
		Step O	40.7059	3256.47	7055.69	84668.27

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7204B	Senior Water Distribution Worker-B	Step A	28.9289	2314.31	5014.34	60172.11
		Step B	29.6432	2371.46	5138.15	61657.86
		Step C	30.3753	2430.02	5265.05	63180.62
		Step D	31.1254	2490.03	5395.07	64740.83
		Step E	31.8941	2551.53	5528.31	66339.73
		Step F	32.6817	2614.54	5664.83	67977.94
		Step G	33.4888	2679.10	5804.73	69656.70
		Step H	34.3158	2745.26	5948.07	71376.86
		Step I	35.1632	2813.06	6094.95	73139.46
		Step J	36.0316	2882.53	6245.48	74945.73
		Step K	36.9214	2953.71	6399.71	76796.51
		Step L	37.8332	3026.66	6557.75	78693.06
		Step M	38.7675	3101.40	6719.70	80636.40
		Step N	39.7250	3178.00	6885.67	82628.00
		Step O	40.7059	3256.47	7055.69	84668.27

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2375B	Traffic Signal Maintenance Worker I-B	Step A	26.2505	2100.04	4550.09	54601.04
		Step B	26.8987	2151.90	4662.44	55949.30
		Step C	27.5630	2205.04	4777.59	57331.04
		Step D	28.2436	2259.49	4895.56	58746.69
		Step E	28.9411	2315.29	5016.46	60197.49
		Step F	29.6558	2372.46	5140.34	61684.06
		Step G	30.3881	2431.05	5267.27	63207.25
		Step H	31.1385	2491.08	5397.34	64768.08
		Step I	31.9076	2552.61	5530.65	66367.81
		Step J	32.6955	2615.64	5667.22	68006.64
		Step K	33.5029	2680.23	5807.17	69686.03
		Step L	34.3303	2746.42	5950.59	71407.02
		Step M	35.1782	2814.26	6097.55	73170.66
		Step N	36.0469	2883.75	6248.13	74977.55
		Step O	36.9371	2954.97	6402.43	76829.17

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2376B	Traffic Signal Maintenance Worker II-B	Step A	28.8755	2310.04	5005.09	60061.04
		Step B	29.5885	2367.08	5128.67	61544.08
		Step C	30.3193	2425.54	5255.35	63064.14
		Step D	31.0679	2485.43	5385.10	64621.23
		Step E	31.8352	2546.82	5518.10	66217.22
		Step F	32.6214	2609.71	5654.38	67852.51
		Step G	33.4269	2674.15	5794.00	69527.95
		Step H	34.2525	2740.20	5937.10	71245.20
		Step I	35.0983	2807.86	6083.71	73004.46
		Step J	35.9651	2877.21	6233.95	74807.41
		Step K	36.8533	2948.26	6387.91	76654.86
		Step L	37.7634	3021.07	6545.66	78547.87
		Step M	38.6959	3095.67	6707.29	80487.47
		Step N	39.6516	3172.13	6872.94	82475.33
		Step O	40.6308	3250.46	7042.67	84512.06

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9027B	Wastewater Utility Maintenance Worker I-B	Step A	23.8648	1909.18	4136.57	49638.78
		Step B	24.4540	1956.32	4238.69	50864.32
		Step C	25.0580	2004.64	4343.39	52120.64
		Step D	25.6769	2054.15	4450.66	53407.95
		Step E	26.3109	2104.87	4560.56	54726.67
		Step F	26.9606	2156.85	4673.17	56078.05
		Step G	27.6265	2210.12	4788.59	57463.12
		Step H	28.3087	2264.70	4906.84	58882.10
		Step I	29.0078	2320.62	5028.02	60336.22
		Step J	29.7241	2377.93	5152.18	61826.13
		Step K	30.4582	2436.66	5279.42	63353.06
		Step L	31.2104	2496.83	5409.80	64917.63
		Step M	31.9812	2558.50	5543.41	66520.90
		Step N	32.7709	2621.67	5680.29	68163.47
		Step O	33.5803	2686.42	5820.59	69847.02

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9029B	Wastewater Utility Maintenance Worker II-B	Step A	26.2508	2100.06	4550.14	54601.66
		Step B	26.8989	2151.91	4662.48	55949.71
		Step C	27.5633	2205.06	4777.64	57331.66
		Step D	28.2439	2259.51	4895.61	58747.31
		Step E	28.9414	2315.31	5016.51	60198.11
		Step F	29.6561	2372.49	5140.39	61684.69
		Step G	30.3884	2431.07	5267.32	63207.87
		Step H	31.1389	2491.11	5397.41	64768.91
		Step I	31.9079	2552.63	5530.70	66368.43
		Step J	32.6959	2615.67	5667.29	68007.47
		Step K	33.5033	2680.26	5807.24	69686.86
		Step L	34.3307	2746.46	5950.65	71407.86
		Step M	35.1786	2814.29	6097.62	73171.49
		Step N	36.0472	2883.78	6248.18	74978.18
		Step O	36.9375	2955.00	6402.50	76830.00

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9078B	Water Conservation Specialist-B	Step A	28.9289	2314.31	5014.34	60172.11
		Step B	29.6432	2371.46	5138.15	61657.86
		Step C	30.3753	2430.02	5265.05	63180.62
		Step D	31.1254	2490.03	5395.07	64740.83
		Step E	31.8941	2551.53	5528.31	66339.73
		Step F	32.6817	2614.54	5664.83	67977.94
		Step G	33.4888	2679.10	5804.73	69656.70
		Step H	34.3158	2745.26	5948.07	71376.86
		Step I	35.1632	2813.06	6094.95	73139.46
		Step J	36.0316	2882.53	6245.48	74945.73
		Step K	36.9214	2953.71	6399.71	76796.51
		Step L	37.8332	3026.66	6557.75	78693.06
		Step M	38.7675	3101.40	6719.70	80636.40
		Step N	39.7250	3178.00	6885.67	82628.00
		Step O	40.7059	3256.47	7055.69	84668.27

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9049B	Water Conservation Worker I-B	Step A	23.8648	1909.18	4136.57	49638.78
		Step B	24.4540	1956.32	4238.69	50864.32
		Step C	25.0580	2004.64	4343.39	52120.64
		Step D	25.6769	2054.15	4450.66	53407.95
		Step E	26.3109	2104.87	4560.56	54726.67
		Step F	26.9606	2156.85	4673.17	56078.05
		Step G	27.6265	2210.12	4788.59	57463.12
		Step H	28.3087	2264.70	4906.84	58882.10
		Step I	29.0078	2320.62	5028.02	60336.22
		Step J	29.7241	2377.93	5152.18	61826.13
		Step K	30.4582	2436.66	5279.42	63353.06
		Step L	31.2104	2496.83	5409.80	64917.63
		Step M	31.9812	2558.50	5543.41	66520.90
		Step N	32.7709	2621.67	5680.29	68163.47
		Step O	33.5803	2686.42	5820.59	69847.02

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9051B	Water Conservation Worker II-B	Step A	26.2508	2100.06	4550.14	54601.66
		Step B	26.8989	2151.91	4662.48	55949.71
		Step C	27.5633	2205.06	4777.64	57331.66
		Step D	28.2439	2259.51	4895.61	58747.31
		Step E	28.9414	2315.31	5016.51	60198.11
		Step F	29.6561	2372.49	5140.39	61684.69
		Step G	30.3884	2431.07	5267.32	63207.87
		Step H	31.1389	2491.11	5397.41	64768.91
		Step I	31.9079	2552.63	5530.70	66368.43
		Step J	32.6959	2615.67	5667.29	68007.47
		Step K	33.5033	2680.26	5807.24	69686.86
		Step L	34.3307	2746.46	5950.65	71407.86
		Step M	35.1786	2814.29	6097.62	73171.49
		Step N	36.0472	2883.78	6248.18	74978.18
		Step O	36.9375	2955.00	6402.50	76830.00

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9246B	Water Distribution Worker I-B	Step A	23.8648	1909.18	4136.57	49638.78
		Step B	24.4540	1956.32	4238.69	50864.32
		Step C	25.0580	2004.64	4343.39	52120.64
		Step D	25.6769	2054.15	4450.66	53407.95
		Step E	26.3109	2104.87	4560.56	54726.67
		Step F	26.9606	2156.85	4673.17	56078.05
		Step G	27.6265	2210.12	4788.59	57463.12
		Step H	28.3087	2264.70	4906.84	58882.10
		Step I	29.0078	2320.62	5028.02	60336.22
		Step J	29.7241	2377.93	5152.18	61826.13
		Step K	30.4582	2436.66	5279.42	63353.06
		Step L	31.2104	2496.83	5409.80	64917.63
		Step M	31.9812	2558.50	5543.41	66520.90
		Step N	32.7709	2621.67	5680.29	68163.47
		Step O	33.5803	2686.42	5820.59	69847.02

City of Roseville

Salary Schedule: International Brotherhood of Electrical Workers-B

Appendix:E
Effective Date:01/29/2022

IBEW International Brotherhood of Electrical Workers

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9248B	Water Distribution Worker II-B	Step A	26.2508	2100.06	4550.14	54601.66
		Step B	26.8989	2151.91	4662.48	55949.71
		Step C	27.5633	2205.06	4777.64	57331.66
		Step D	28.2439	2259.51	4895.61	58747.31
		Step E	28.9414	2315.31	5016.51	60198.11
		Step F	29.6561	2372.49	5140.39	61684.69
		Step G	30.3884	2431.07	5267.32	63207.87
		Step H	31.1389	2491.11	5397.41	64768.91
		Step I	31.9079	2552.63	5530.70	66368.43
		Step J	32.6959	2615.67	5667.29	68007.47
		Step K	33.5033	2680.26	5807.24	69686.86
		Step L	34.3307	2746.46	5950.65	71407.86
		Step M	35.1786	2814.29	6097.62	73171.49
		Step N	36.0472	2883.78	6248.18	74978.18
		Step O	36.9375	2955.00	6402.50	76830.00

Position Allocation Control Report

1/29/2022

Position Code	Position Title	Allocated FTE
CAO220245001	Assistant City Attorney	1
CAO221200001	City Attorney	1
CAO221658001	Deputy City Attorney I/II	1
CAO224096002	Legal Clerk I/II	1
CAO224096001	Legal Clerk I/II	1
CAO225015001	Paralegal	1
CAO227123003	Senior Deputy City Attorney	1
CAO227123002	Senior Deputy City Attorney	1
CAO227123001	Senior Deputy City Attorney	1
Total for Department:	**CAO City Attorney**	9

Position Code	Position Title	Allocated FTE
CCD360250001	Assistant City Clerk	1
CCD361220001	City Clerk	1
CCD361227005	City Clerk Technician I/II	1
CCD361227004	City Clerk Technician I/II	1
CCD361227003	City Clerk Technician I/II	1
CCD361227002	City Clerk Technician I/II	1
CCD361227001	City Clerk Technician I/II	1
CCD361665002	Deputy City Clerk I/ll	1
CCD361665001	Deputy City Clerk I/ll	1
CCD369548006	Passport/Livescan Agent	0.5
CCD369548004	Passport/Livescan Agent	0.5
CCD369548002	Passport/Livescan Agent	1
CCD369548001	Passport/Livescan Agent	1
Total for Department:	**CCD City Clerk Department**	12

Position Code	Position Title	Allocated FTE
CMO140325002	Assistant City Manager	1
CMO140325001	Assistant City Manager	1
CMO141240001	City Manager	1
CMO142540001	Environmental Coordinator	1
CMO142551001	Executive Assistant	1
CMO1414449001	Management Analyst - City Manager	1
CMO144457001	Management Assistant I/II	1
Total for Department:	**CMO City Manager**	7

Position Code	Position Title	Allocated FTE
DSD660071001	Administrative Assistant	1
DSD660084001	Administrative Technician	1
DSD661005005	Associate (PE)/Assistant/Junior Engineer	1
DSD661005004	Associate (PE)/Assistant/Junior Engineer	1
DSD661005003	Associate (PE)/Assistant/Junior Engineer	1
DSD661005002	Associate (PE)/Assistant/Junior Engineer	1
DSD661005001	Associate (PE)/Assistant/Junior Engineer	1
DSD660820003	Associate Engineer	1
DSD660820001	Associate Engineer	1
DSD660900006	Associate/Assistant Planner	1
DSD660900005	Associate/Assistant Planner	1
DSD660900004	Associate/Assistant Planner	1
DSD660900003	Associate/Assistant Planner	1
DSD660900002	Associate/Assistant Planner	1
DSD660900001	Associate/Assistant Planner	1
DSD661017001	Building Inspection Supervisor	1
DSD661019008	Building Inspector I/II	1
DSD661019007	Building Inspector I/II	1
DSD661019006	Building Inspector I/II	1
DSD661019005	Building Inspector I/II	1
DSD661019004	Building Inspector I/II	1

DSD661019003	Building Inspector I/II	1
DSD661019002	Building Inspector I/II	1
DSD661019001	Building Inspector I/II	1
DSD661043001	Building Official	1
DSD661047004	Building Plans Examiner I/II	1
DSD661047003	Building Plans Examiner I/II	1
DSD661047002	Building Plans Examiner I/II	1
DSD661047001	Building Plans Examiner I/II	1
DSD661369004	Code Enforcement Inspector I/II	1
DSD661369003	Code Enforcement Inspector I/II	1
DSD661369002	Code Enforcement Inspector I/II	1
DSD661369001	Code Enforcement Inspector I/II	1
DSD661368001	Code Enforcement Supervisor	1
DSD661027001	Construction Inspection Superintendent	1
DSD661248001	Construction Inspection Supervisor	1
DSD661434006	Construction Inspector I/II	1
DSD661434005	Construction Inspector I/II	1
DSD661434004	Construction Inspector I/II	1
DSD661434003	Construction Inspector I/II	1
DSD661434002	Construction Inspector I/II	1
DSD661434001	Construction Inspector I/II	1
DSD661280001	Development Services Administrator	1
DSD661282001	Development Services Analyst	1
DSD661282002	Development Services Analyst	1
DSD661676001	Development Services Director	1
DSD661695001	Development Services Manager	1
DSD661672003	Development Technician I/II	1
DSD661672002	Development Technician I/II	1
DSD661672001	Development Technician I/II	1
DSD661277001	Engineering Manager	1
DSD663412001	GIS Analyst I/II	1
DSD662214001	GIS Technician I/II	1
DSD660050001	Management Analyst I/II	1
DSD664957002	Office Assistant I/II	1
DSD664957001	Office Assistant I/II	1
DSD665279003	Permit Technician I/II	1
DSD665279002	Permit Technician I/II	1

DSD665279001	Permit Technician I/II	1
DSD661501001	Permits Supervisor	1
DSD665309001	Planning Manager	1
DSD665514001	Principal Engineer	1
DSD667117001	Senior Building Inspector	1
DSD667195001	Senior Building Plans Examiner	1
DSD667121002	Senior Construction Inspector	1
DSD667121001	Senior Construction Inspector	1
DSD661281001	Senior Development Services Analyst	1
DSD667142003	Senior Engineer	1
DSD667142002	Senior Engineer	1
DSD661502001	Senior Permits Technician	1
DSD667180002	Senior Planner	1
DSD667180001	Senior Planner	1

Total for Department:	**DSD Development Services Department**	72

Position Code	**Position Title**	**Allocated FTE**
EDD541675001	Economic Development Analyst I/II	1
EDD541710001	Economic Development Director	1
EDD541001002	Economic Development Project Manager	1
EDD541001001	Economic Development Project Manager	1
EDD542551001	Executive Assistant	1
EDD543402003	Housing Analyst I/II	1
EDD543402002	Housing Analyst I/II	1
EDD543402001	Housing Analyst I/II	1
EDD543589001	Housing Manager	1
EDD543590001	Housing Supervisor	1
EDD543592004	Housing Technician I/II	1
EDD543592003	Housing Technician I/II	1
EDD543592002	Housing Technician I/II	1
EDD543592001	Housing Technician I/II	1
EDD540050001	Management Analyst I/II	1
EDD544957001	Office Assistant I/II	1
EDD547148001	Senior Housing Technician	1

Total for Department:	**EDD Economic Development Departmen**	17

Position Code	Position Title	Allocated FTE
ELE701505001	AMI Project Manager	1
ELE700071001	Administrative Assistant	1
ELE700084003	Administrative Technician	1
ELE700084002	Administrative Technician	1
ELE700084001	Administrative Technician	1
ELE700395003	Assistant Electric Utility Director	1
ELE700395002	Assistant Electric Utility Director	1
ELE700395001	Assistant Electric Utility Director	1
ELE701067005	Associate/Assistant Electric Analyst	1
ELE701067004	Associate/Assistant Electric Analyst	1
ELE701067003	Associate/Assistant Electric Analyst	1
ELE701067002	Associate/Assistant Electric Analyst	1
ELE701067001	Associate/Assistant Electric Analyst	1
ELE701548002	Data Management Specialist I/II	1
ELE701548001	Data Management Specialist I/II	1
ELE701645001	Department Public Information Officer	1
ELE701312008	Electric Business Analyst I/II	1
ELE701312006	Electric Business Analyst I/II	1
ELE701312004	Electric Business Analyst I/II	1
ELE701312003	Electric Business Analyst I/II	1
ELE701312002	Electric Business Analyst I/II	1
ELE701312001	Electric Business Analyst I/II	1
ELE701312007	Electric Business Analyst I/II	1
ELE702335002	Electric Compliance Analyst I/II	1
ELE702335001	Electric Compliance Analyst I/II	1
ELE706285001	Electric Customer Programs Supervisor	1
ELE702330002	Electric Drafting Technician I/II	1
ELE702345005	Electric Engineering Technician I/II	1
ELE702345004	Electric Engineering Technician I/II	1
ELE702345003	Electric Engineering Technician I/II	1
ELE702345002	Electric Engineering Technician I/II	1

ELE702345001	Electric Engineering Technician I/II	1
ELE702284001	Electric Engineering Technician Supervisor	1
ELE702286003	Electric Line Troubleshooter	1
ELE702286002	Electric Line Troubleshooter	1
ELE702286001	Electric Line Troubleshooter	1
ELE702212004	Electric Materials Technician I/II	1
ELE702212003	Electric Materials Technician I/II	1
ELE702212002	Electric Materials Technician I/II	1
ELE702212001	Electric Materials Technician I/II	1
ELE701033005	Electric Metering Systems Technician I/II	1
ELE701033004	Electric Metering Systems Technician I/II	1
ELE701033003	Electric Metering Systems Technician I/II	1
ELE701033002	Electric Metering Systems Technician I/II	1
ELE701033001	Electric Metering Systems Technician I/II	1
ELE702338001	Electric Operations Manager	1
ELE702339002	Electric Operations Supervisor	1
ELE702339001	Electric Operations Supervisor	1
ELE702254001	Electric Preventive Data System Technician	1
ELE702316005	Electric Resources Planner I/II	1
ELE702316003	Electric Resources Planner I/II	1
ELE702316002	Electric Resources Planner I/II	1
ELE702316001	Electric Resources Planner I/II	1
ELE702216001	Electric Risk and Compliance Supervisor	1
ELE702319001	Electric Substation Supervisor	1
ELE701035012	Electric Substation Technician I/II	1
ELE701035011	Electric Substation Technician I/II	1
ELE701035010	Electric Substation Technician I/II	1
ELE701035009	Electric Substation Technician I/II	1
ELE701035008	Electric Substation Technician I/II	1
ELE701035007	Electric Substation Technician I/II	1
ELE701035006	Electric Substation Technician I/II	1
ELE701035005	Electric Substation Technician I/II	1
ELE701035004	Electric Substation Technician I/II	1
ELE701035003	Electric Substation Technician I/II	1
ELE701035002	Electric Substation Technician I/II	1
ELE701035001	Electric Substation Technician I/II	1
ELE702350003	Electric System Dispatcher	1

ELE702350002	Electric System Dispatcher	1
ELE702350001	Electric System Dispatcher	1
ELE702359003	Electric Technology System Technician	1
ELE702359002	Electric Technology System Technician	1
ELE702359001	Electric Technology System Technician	1
ELE709560001	Electric Technology Systems Administrator	1
ELE702320001	Electric Utility Director	1
ELE702215001	Electric Utility Financial Administrator	1
ELE709250003	Electric Utility Inspection Technician	1
ELE709250002	Electric Utility Inspection Technician	1
ELE709250001	Electric Utility Inspection Technician	1
ELE702285013	Electric/Apprentice Line Technician	1
ELE702285011	Electric/Apprentice Line Technician	1
ELE702285010	Electric/Apprentice Line Technician	1
ELE702285009	Electric/Apprentice Line Technician	1
ELE702285008	Electric/Apprentice Line Technician	1
ELE702285007	Electric/Apprentice Line Technician	1
ELE702285006	Electric/Apprentice Line Technician	1
ELE702285005	Electric/Apprentice Line Technician	1
ELE702285004	Electric/Apprentice Line Technician	1
ELE702285002	Electric/Apprentice Line Technician	1
ELE702285001	Electric/Apprentice Line Technician	1
ELE702285015	Electric/Apprentice Line Technician/Pre-Apprentice	1
ELE702285014	Electric/Apprentice Line Technician/Pre-Apprentice	1
ELE702285012	Electric/Apprentice Line Technician/Pre-Apprentice	1
ELE702285003	Electric/Apprentice Line Technician/Pre-Apprentice	1
ELE702466003	Energy Program Technician	1
ELE702466002	Energy Program Technician	1
ELE702501003	Energy Services Account Representative I/II	1
ELE702501002	Energy Services Account Representative I/II	1
ELE702501001	Energy Services Account Representative I/II	1
ELE701082001	Generation Maintenance Scheduler-Coordinator	1
ELE701648001	Government Relations Representative I/II	1
ELE703608003	Instrument and Control Technician	1
ELE703608002	Instrument and Control Technician	1
ELE703608001	Instrument and Control Technician	1
ELE704517002	Marketing and Communication Analyst I/II	0.5

ELE704517001	Marketing and Communication Analyst I/II	1
ELE704540003	Meter Reader	1
ELE704540002	Meter Reader	1
ELE704540001	Meter Reader	1
ELE704534001	Meter Service Worker	1
ELE704957004	Office Assistant I/II	1
ELE704957003	Office Assistant I/II	1
ELE704957002	Office Assistant I/II	1
ELE704957001	Office Assistant I/II	1
ELE705596004	Power Engineer I/II	1
ELE705596003	Power Engineer I/II	1
ELE705596002	Power Engineer I/II	1
ELE705596001	Power Engineer I/II	1
ELE705505001	Power Engineering Manager	1
ELE705600001	Power Generation Superintendent	1
ELE705591002	Power Plant Engineer I/II	1
ELE705591001	Power Plant Engineer I/II	1
ELE705526003	Power Plant Mechanic	1
ELE705526002	Power Plant Mechanic	1
ELE705526001	Power Plant Mechanic	1
ELE705530002	Power Plant Operations and Maintenance Supervisor	1
ELE705530001	Power Plant Operations and Maintenance Supervisor	1
ELE705523009	Power Plant Operator Technician I/II	1
ELE705523008	Power Plant Operator Technician I/II	1
ELE705523007	Power Plant Operator Technician I/II	1
ELE705523006	Power Plant Operator Technician I/II	1
ELE705523005	Power Plant Operator Technician I/II	1
ELE705523004	Power Plant Operator Technician I/II	1
ELE705523003	Power Plant Operator Technician I/II	1
ELE705523002	Power Plant Operator Technician I/II	1
ELE705523001	Power Plant Operator Technician I/II	1
ELE705535001	Power Supply and Portfolio Administrator	1
ELE707128004	Senior Electric Business Analyst	1
ELE707128003	Senior Electric Business Analyst	1
ELE707128002	Senior Electric Business Analyst	1
ELE707128001	Senior Electric Business Analyst	1
ELE707118005	Senior Electric Line Technician	1

ELE707118004	Senior Electric Line Technician	1
ELE707118003	Senior Electric Line Technician	1
ELE707118002	Senior Electric Line Technician	1
ELE707118001	Senior Electric Line Technician	1
ELE707169001	Senior Electric Materials Technician	1
ELE701036001	Senior Electric Metering Systems Technician	1
ELE707126003	Senior Electric Substation Technician	1
ELE707126002	Senior Electric Substation Technician	1
ELE707126001	Senior Electric Substation Technician	1
ELE707168001	Senior Electric System Dispatcher	1
ELE701023001	Senior Electric Technology Systems Analyst	1
ELE707163002	Senior Energy Services Account Representative	1
ELE707163001	Senior Energy Services Account Representative	1
ELE707161001	Senior GIS Analyst	1
ELE707200001	Senior Meter Service Worker	1
ELE707151002	Senior Power Engineer	1
ELE707151001	Senior Power Engineer	1
ELE705555001	Senior Power Plant Engineer	1
ELE707152004	Senior Power Plant Operator Technician	1
ELE707152003	Senior Power Plant Operator Technician	1
ELE707152002	Senior Power Plant Operator Technician	1
ELE707152001	Senior Power Plant Operator Technician	1
ELE701029002	Senior Utility Billing Analyst	1
ELE701029001	Senior Utility Billing Analyst	1
ELE701044003	Senior Utility Customer Service Specialist	1
ELE701044002	Senior Utility Customer Service Specialist	1
ELE701044001	Senior Utility Customer Service Specialist	1
ELE703315005	Utility Billing Analyst I/II	1
ELE703315004	Utility Billing Analyst I/II	1
ELE703315003	Utility Billing Analyst I/II	1
ELE703315002	Utility Billing Analyst I/II	1
ELE703315001	Utility Billing Analyst I/II	1
ELE70920001	Utility Billing Operations Manager	1
ELE701041001	Utility Billing and Field Services Supervisor	1
ELE701049015	Utility Customer Service Representative I/II	1
ELE701049014	Utility Customer Service Representative I/II	1
ELE701049013	Utility Customer Service Representative I/II	1

ELE701049012	Utility Customer Service Representative I/II	1
ELE701049011	Utility Customer Service Representative I/II	0.75
ELE701049010	Utility Customer Service Representative I/II	0.5
ELE701049009	Utility Customer Service Representative I/II	1
ELE701049008	Utility Customer Service Representative I/II	0.5
ELE701049007	Utility Customer Service Representative I/II	1
ELE701049006	Utility Customer Service Representative I/II	1
ELE701049005	Utility Customer Service Representative I/II	1
ELE701049004	Utility Customer Service Representative I/II	1
ELE701049001	Utility Customer Service Representative I/II	1
ELE701046004	Utility Customer Service Specialist I/II	1
ELE701046003	Utility Customer Service Specialist I/II	1
ELE701046002	Utility Customer Service Specialist I/II	1
ELE701046001	Utility Customer Service Specialist I/II	1
ELE701042001	Utility Customer Service Supervisor	1
ELE701646001	Utility Government Relations Administrator	1

Total for Department:	**ELE Electric Department**	193.25

Position Code	**Position Title**	**Allocated FTE**
EUD740071001	Administrative Assistant	1
EUD741003001	Administrative Supervisor	1
EUD740084004	Administrative Technician	1
EUD740084003	Administrative Technician	1
EUD740084002	Administrative Technician	1
EUD740084001	Administrative Technician	1
EUD740411003	Assistant Environmental Utilities Director	1
EUD740411002	Assistant Environmental Utilities Director	1
EUD740411001	Assistant Environmental Utilities Director	1
EUD741005001	Associate (PE)/Assistant/Junior Engineer	1
EUD740820002	Associate Engineer	1
EUD740820001	Associate Engineer	1
EUD741548003	Data Management Specialist I/II	1
EUD741548002	Data Management Specialist I/II	1
EUD741548001	Data Management Specialist I/II	1

EUD749561001	Data Management System Administrator	1
EUD741645001	Department Public Information Officer	1
EUD741672001	Development Technician I/II	1
EUD749550001	ERP Business Analyst I/II	1
EUD741350002	Engineering Technician I/II	1
EUD741350001	Engineering Technician I/II	1
EUD742544002	Environmental Compliance Specialist I/II	1
EUD742544001	Environmental Compliance Specialist I/II	1
EUD742548001	Environmental Utilities Business Administrator	1
EUD742547004	Environmental Utilities Business Analyst I/II	1
EUD742547003	Environmental Utilities Business Analyst I/II	1
EUD742547002	Environmental Utilities Business Analyst I/II	1
EUD742547001	Environmental Utilities Business Analyst I/II	1
EUD741684001	Environmental Utilities Director	1
EUD741038006	Environmental Utilities Instrument and Control Technician	1
EUD741038005	Environmental Utilities Instrument and Control Technician	1
EUD741038004	Environmental Utilities Instrument and Control Technician	1
EUD741038003	Environmental Utilities Instrument and Control Technician	1
EUD741038002	Environmental Utilities Instrument and Control Technician	1
EUD741038001	Environmental Utilities Instrument and Control Technician	1
EUD741024001	Environmental Utilities Maintenance Superintendent	1
EUD742541003	Environmental Utility Compliance Administrator	1
EUD742541002	Environmental Utility Compliance Administrator	1
EUD742541001	Environmental Utility Compliance Administrator	1
EUD743335002	Finance Clerk I/II	1
EUD743335001	Finance Clerk I/II	1
EUD743412003	GIS Analyst I/II	1
EUD743412002	GIS Analyst I/II	1
EUD743412001	GIS Analyst I/II	1
EUD743451001	Government Relations Administrator	1
EUD741002001	Hydrogeologist	1
EUD743604001	Industrial Waste Specialist	1
EUD743610002	Industrial Waste Technician	1
EUD743732002	Interpretive Services Specialist I/II	1
EUD743732001	Interpretive Services Specialist I/II	1
EUD743740001	Interpretive Services Supervisor	1
EUD744020005	Laboratory Technician I/II	1

EUD744020004	Laboratory Technician I/II	1
EUD744020003	Laboratory Technician I/II	1
EUD744020001	Laboratory Technician I/II	1
EUD740050001	Management Analyst I/II	1
EUD744517003	Marketing and Communication Analyst I/II	1
EUD744517002	Marketing and Communication Analyst I/II	1
EUD744520002	Materials Technician	1
EUD744520001	Materials Technician	1
EUD744957012	Office Assistant I/II	1
EUD744957011	Office Assistant I/II	1
EUD744957010	Office Assistant I/II	1
EUD744957009	Office Assistant I/II	1
EUD744957008	Office Assistant I/II	1
EUD744957006	Office Assistant I/II	1
EUD744957005	Office Assistant I/II	1
EUD744957004	Office Assistant I/II	1
EUD744957003	Office Assistant I/II	1
EUD744957002	Office Assistant I/II	1
EUD744957001	Office Assistant I/II	1
EUD741028001	Organics Truck Driver	1
EUD745319003	Plant and Equipment Maintenance Worker I/II	1
EUD745319002	Plant and Equipment Maintenance Worker I/II	1
EUD745319001	Plant and Equipment Maintenance Worker I/II	1
EUD745328006	Plant and Equipment Mechanic I/II	1
EUD745328005	Plant and Equipment Mechanic I/II	1
EUD745328004	Plant and Equipment Mechanic I/II	1
EUD745328003	Plant and Equipment Mechanic I/II	1
EUD745328002	Plant and Equipment Mechanic I/II	1
EUD745328001	Plant and Equipment Mechanic I/II	1
EUD745402001	Predictive Maintenance Technician I/II	1
EUD745533002	Preventative Maintenance Coordinator	1
EUD745533001	Preventative Maintenance Coordinator	1
EUD745519002	Preventative Maintenance Supervisor	1
EUD745519001	Preventative Maintenance Supervisor	1
EUD745502004	Preventative Maintenance Technician I/II	1
EUD745502003	Preventative Maintenance Technician I/II	1
EUD745502002	Preventative Maintenance Technician I/II	1

EUD745502001	Preventative Maintenance Technician I/II	1
EUD745514002	Principal Engineer	1
EUD745514001	Principal Engineer	1
EUD741004001	Process Engineer	1
EUD746150001	Recycling and Organics Coordinator	1
EUD746226004	Refuse Maintenance Worker I/II	1
EUD746226003	Refuse Maintenance Worker I/II	1
EUD746226002	Refuse Maintenance Worker I/II	1
EUD746226001	Refuse Maintenance Worker I/II	1
EUD746231001	Refuse Superintendent	1
EUD746235004	Refuse Supervisor	1
EUD746235003	Refuse Supervisor	1
EUD746235002	Refuse Supervisor	1
EUD746235001	Refuse Supervisor	1
EUD746304042	Refuse Truck Driver I/II	1
EUD746304041	Refuse Truck Driver I/II	1
EUD746304040	Refuse Truck Driver I/II	1
EUD746304039	Refuse Truck Driver I/II	1
EUD746304038	Refuse Truck Driver I/II	1
EUD746304037	Refuse Truck Driver I/II	1
EUD746304036	Refuse Truck Driver I/II	1
EUD746304035	Refuse Truck Driver I/II	1
EUD746304034	Refuse Truck Driver I/II	1
EUD746304033	Refuse Truck Driver I/II	1
EUD746304032	Refuse Truck Driver I/II	1
EUD746304031	Refuse Truck Driver I/II	1
EUD746304030	Refuse Truck Driver I/II	1
EUD746304029	Refuse Truck Driver I/II	1
EUD746304028	Refuse Truck Driver I/II	1
EUD746304027	Refuse Truck Driver I/II	1
EUD746304026	Refuse Truck Driver I/II	1
EUD746304025	Refuse Truck Driver I/II	1
EUD746304024	Refuse Truck Driver I/II	1
EUD746304023	Refuse Truck Driver I/II	1
EUD746304022	Refuse Truck Driver I/II	1
EUD746304021	Refuse Truck Driver I/II	1
EUD746304020	Refuse Truck Driver I/II	1

EUD746304019	Refuse Truck Driver I/II	1
EUD746304018	Refuse Truck Driver I/II	1
EUD746304017	Refuse Truck Driver I/II	1
EUD746304016	Refuse Truck Driver I/II	1
EUD746304015	Refuse Truck Driver I/II	1
EUD746304014	Refuse Truck Driver I/II	1
EUD746304013	Refuse Truck Driver I/II	1
EUD746304012	Refuse Truck Driver I/II	1
EUD746304011	Refuse Truck Driver I/II	1
EUD746304010	Refuse Truck Driver I/II	1
EUD746304009	Refuse Truck Driver I/II	1
EUD746304008	Refuse Truck Driver I/II	1
EUD746304007	Refuse Truck Driver I/II	1
EUD746304006	Refuse Truck Driver I/II	1
EUD746304005	Refuse Truck Driver I/II	1
EUD746304004	Refuse Truck Driver I/II	1
EUD746304003	Refuse Truck Driver I/II	1
EUD746304002	Refuse Truck Driver I/II	1
EUD746304001	Refuse Truck Driver I/II	1
EUD746244001	Refuse and Stormwater Manager	1
EUD747020002	SCADA System Technician	1
EUD747020001	SCADA System Technician	1
EUD746500002	Safety Coordinator	1
EUD746500001	Safety Coordinator	1
EUD747142004	Senior Engineer	1
EUD747142003	Senior Engineer	1
EUD747142002	Senior Engineer	1
EUD741065001	Senior Environmental Utilities Business Analyst	1
EUD747161001	Senior GIS Analyst	1
EUD743733001	Senior Interpretive Services Specialist	1
EUD747284003	Senior Preventative Maintenance Technician	1
EUD747284002	Senior Preventative Maintenance Technician	1
EUD747284001	Senior Preventative Maintenance Technician	1
EUD747129006	Senior Refuse Truck Driver	1
EUD747129005	Senior Refuse Truck Driver	1
EUD747129004	Senior Refuse Truck Driver	1
EUD747129003	Senior Refuse Truck Driver	1

EUD747129002	Senior Refuse Truck Driver	1
EUD747129001	Senior Refuse Truck Driver	1
EUD749559001	Senior SCADA System Technician	1
EUD741279001	Senior Solid Waste Billing Technician	1
EUD747202004	Senior Wastewater Utility Maintenance Worker	1
EUD747202003	Senior Wastewater Utility Maintenance Worker	1
EUD747202002	Senior Wastewater Utility Maintenance Worker	1
EUD747202001	Senior Wastewater Utility Maintenance Worker	1
EUD747202005	Senior Wastewater Utility Maintenance Worker	1
EUD747204006	Senior Water Distribution Worker	1
EUD747204005	Senior Water Distribution Worker	1
EUD747204004	Senior Water Distribution Worker	1
EUD747204003	Senior Water Distribution Worker	1
EUD747204002	Senior Water Distribution Worker	1
EUD747204001	Senior Water Distribution Worker	1
EUD747324001	Solid Waste Billing Technician	1
EUD741646002	Utility Government Relations Administrator	1
EUD741646001	Utility Government Relations Administrator	1
EUD748978002	Wasterwater Collection Supervisor	1
EUD748980001	Wastewater Collection Superintendent	1
EUD748978003	Wastewater Collection Supervisor	1
EUD748978001	Wastewater Collection Supervisor	1
EUD749040001	Wastewater Treatment Plant Chief Operator	1
EUD749025010	Wastewater Treatment Plant Operator Grade I/II/III 8Hr	1
EUD749025009	Wastewater Treatment Plant Operator Grade I/II/III 8Hr	1
EUD749025008	Wastewater Treatment Plant Operator Grade I/II/III 8Hr	1
EUD749025007	Wastewater Treatment Plant Operator Grade I/II/III 8Hr	1
EUD749025006	Wastewater Treatment Plant Operator Grade I/II/III 8Hr	1
EUD749025005	Wastewater Treatment Plant Operator Grade I/II/III 8Hr	1
EUD749025004	Wastewater Treatment Plant Operator Grade I/II/III 8Hr	1
EUD749025003	Wastewater Treatment Plant Operator Grade I/II/III 8Hr	1
EUD749025002	Wastewater Treatment Plant Operator Grade I/II/III 8Hr	1
EUD749025001	Wastewater Treatment Plant Operator Grade I/II/III 8Hr	1
EUD749020004	Wastewater Treatment Plant Operator Grade III 24Hr	1
EUD749020003	Wastewater Treatment Plant Operator Grade III 24Hr	1
EUD749020002	Wastewater Treatment Plant Operator Grade III 24Hr	1
EUD749020001	Wastewater Treatment Plant Operator Grade III 24Hr	1

EUD749030002	Wastewater Treatment Plant Operator Grade IV	1
EUD749030001	Wastewater Treatment Plant Operator Grade IV	1
EUD749029025	Wastewater Utility Maintenance Worker I/II	1
EUD749029024	Wastewater Utility Maintenance Worker I/II	1
EUD749029022	Wastewater Utility Maintenance Worker I/II	1
EUD749029021	Wastewater Utility Maintenance Worker I/II	1
EUD749029020	Wastewater Utility Maintenance Worker I/II	1
EUD749029019	Wastewater Utility Maintenance Worker I/II	1
EUD749029018	Wastewater Utility Maintenance Worker I/II	1
EUD749029017	Wastewater Utility Maintenance Worker I/II	1
EUD749029016	Wastewater Utility Maintenance Worker I/II	1
EUD749029015	Wastewater Utility Maintenance Worker I/II	1
EUD749029014	Wastewater Utility Maintenance Worker I/II	1
EUD749029013	Wastewater Utility Maintenance Worker I/II	1
EUD749029012	Wastewater Utility Maintenance Worker I/II	1
EUD749029011	Wastewater Utility Maintenance Worker I/II	1
EUD749029010	Wastewater Utility Maintenance Worker I/II	1
EUD749029009	Wastewater Utility Maintenance Worker I/II	1
EUD749029008	Wastewater Utility Maintenance Worker I/II	1
EUD749029007	Wastewater Utility Maintenance Worker I/II	1
EUD749029006	Wastewater Utility Maintenance Worker I/II	1
EUD749029005	Wastewater Utility Maintenance Worker I/II	1
EUD749029004	Wastewater Utility Maintenance Worker I/II	1
EUD749029003	Wastewater Utility Maintenance Worker I/II	1
EUD749029002	Wastewater Utility Maintenance Worker I/II	1
EUD749029001	Wastewater Utility Maintenance Worker I/II	1
EUD749029023	Wastewater Utility Maintenance Worker I/II	1
EUD749047001	Water Conservation Administrator	1
EUD749078001	Water Conservation Specialist	1
EUD749051005	Water Conservation Worker I/II	1
EUD749051004	Water Conservation Worker I/II	1
EUD749051003	Water Conservation Worker I/II	1
EUD749051002	Water Conservation Worker I/II	1
EUD749051001	Water Conservation Worker I/II	1
EUD749085001	Water Distribution Superintendent	1
EUD749084004	Water Distribution Supervisor	1
EUD749084003	Water Distribution Supervisor	1

EUD749084002	Water Distribution Supervisor	1
EUD749084001	Water Distribution Supervisor	1
EUD749248022	Water Distribution Worker I/II	1
EUD749248021	Water Distribution Worker I/II	1
EUD749248020	Water Distribution Worker I/II	1
EUD749248019	Water Distribution Worker I/II	1
EUD749248018	Water Distribution Worker I/II	1
EUD749248017	Water Distribution Worker I/II	1
EUD749248016	Water Distribution Worker I/II	1
EUD749248015	Water Distribution Worker I/II	1
EUD749248014	Water Distribution Worker I/II	1
EUD749248013	Water Distribution Worker I/II	1
EUD749248012	Water Distribution Worker I/II	1
EUD749248011	Water Distribution Worker I/II	1
EUD749248010	Water Distribution Worker I/II	1
EUD749248009	Water Distribution Worker I/II	1
EUD749248008	Water Distribution Worker I/II	1
EUD749248007	Water Distribution Worker I/II	1
EUD749248006	Water Distribution Worker I/II	1
EUD749248005	Water Distribution Worker I/II	1
EUD749248004	Water Distribution Worker I/II	1
EUD749248003	Water Distribution Worker I/II	1
EUD749248002	Water Distribution Worker I/II	1
EUD749248001	Water Distribution Worker I/II	1
EUD749101001	Water Quality Lab Supervisor	1
EUD749101002	Water Quality Lab Supervisor	1
EUD741053001	Water Quality Technician	1
EUD749175001	Water Treatment Plant Chief Operator	1
EUD749230006	Water Treatment Plant Operator Grade I/II/III 24Hr	1
EUD749230005	Water Treatment Plant Operator Grade I/II/III 24Hr	1
EUD749230004	Water Treatment Plant Operator Grade I/II/III 24Hr	1
EUD749230003	Water Treatment Plant Operator Grade I/II/III 24Hr	1
EUD749230002	Water Treatment Plant Operator Grade I/II/III 24Hr	1
EUD749230001	Water Treatment Plant Operator Grade I/II/III 24Hr	1

Total for Department:	**EUD Environmental Utilities Department**	271

Position Code	Position Title	Allocated FTE
FIN240040002	Accountant I/II	1
FIN240040001	Accountant I/II	1
FIN241370001	Accounting Manager	1
FIN240043001	Accounting Supervisor	1
FIN249427001	Accounts Payable Supervisor	1
FIN240084002	Administrative Technician	0.5
FIN240084001	Administrative Technician	1
FIN241021001	Assistant City Manager/Chief Financial Officer	1
FIN2421026001	Assistant Finance Director	1
FIN240915004	Budget Analyst I/II	1
FIN240915003	Budget Analyst I/II	1
FIN240915002	Budget Analyst I/II	1
FIN240915001	Budget Analyst I/II	1
FIN240930001	Budget Manager	1
FIN241060003	Buyer I/II	1
FIN241060002	Buyer I/II	1
FIN241060001	Buyer I/II	1
FIN241450001	Courier	1
FIN249550003	ERP Business Analyst I/II	1
FIN249550002	ERP Business Analyst I/II	1
FIN249550001	ERP Business Analyst I/II	1
FIN246520001	ERP Program Manager	1
FIN243335019	Finance Clerk I/II	0.63
FIN243335011	Finance Clerk I/II	1
FIN243335009	Finance Clerk I/II	1
FIN243335004	Finance Clerk I/II	1
FIN243335003	Finance Clerk I/II	1
FIN242900001	Finance Manager	1
FIN243326006	Finance Technician I/II	1
FIN243326003	Finance Technician I/II	1
FIN240050001	Management Analyst I/II	1
FIN244457001	Management Assistant I/II	1
FIN245103002	Payroll Clerk I/II	1
FIN245103001	Payroll Clerk I/II	0.6

FIN249428001	Payroll Supervisor	1
FIN245101002	Payroll Technician I/II	1
FIN245101001	Payroll Technician I/II	1
FIN245652001	Purchasing and Warehouse Manager	1
FIN241051003	Senior Accountant	1
FIN241051002	Senior Accountant	1
FIN241051001	Senior Accountant	1
FIN247139001	Senior Buyer	1
FIN247141001	Senior Payroll Technician	1
FIN247203001	Senior Warehouse Worker	1
FIN248952001	Warehouse Worker I/II	1

Total for Department:	**FIN Finance Department**	43.73

Position Code	Position Title	Allocated FTE
FIR480071001	Administrative Assistant	1
FIR480084001	Administrative Technician	1
FIR480480001	Assistant Fire Chief	1
FIR481645001	Department Public Information Officer	1
FIR482415001	EMS Quality Assurance Coordinator	1
FIR480905006	Fire Battalion Chief	1
FIR480905004	Fire Battalion Chief	1
FIR480905003	Fire Battalion Chief	1
FIR480905002	Fire Battalion Chief	1
FIR480905001	Fire Battalion Chief	1
FIR480905005	Fire Battalion Chief	1
FIR483320030	Fire Captain	1
FIR483320029	Fire Captain	1
FIR483320028	Fire Captain	1
FIR483320027	Fire Captain	1
FIR483320026	Fire Captain	1
FIR483320025	Fire Captain	1
FIR483320024	Fire Captain	1
FIR483320023	Fire Captain	1
FIR483320022	Fire Captain	1
FIR483320021	Fire Captain	1
FIR483320020	Fire Captain	1
FIR483320019	Fire Captain	1
FIR483320018	Fire Captain	1
FIR483320017	Fire Captain	1
FIR483320016	Fire Captain	1
FIR483320015	Fire Captain	1
FIR483320014	Fire Captain	1
FIR483320013	Fire Captain	1
FIR483320012	Fire Captain	1
FIR483320011	Fire Captain	1
FIR483320010	Fire Captain	1
FIR483320009	Fire Captain	1
FIR483320008	Fire Captain	1
FIR483320007	Fire Captain	1

FIR483320006	Fire Captain	1
FIR483320005	Fire Captain	1
FIR483320004	Fire Captain	1
FIR483320003	Fire Captain	1
FIR483320002	Fire Captain	1
FIR483320001	Fire Captain	1
FIR483330001	Fire Chief	1
FIR483332002	Fire Division Chief	1
FIR483332001	Fire Division Chief	1
FIR483340030	Fire Engineer	1
FIR483340029	Fire Engineer	1
FIR483340028	Fire Engineer	1
FIR483340027	Fire Engineer	1
FIR483340026	Fire Engineer	1
FIR483340025	Fire Engineer	1
FIR483340024	Fire Engineer	1
FIR483340023	Fire Engineer	1
FIR483340022	Fire Engineer	1
FIR483340021	Fire Engineer	1
FIR483340020	Fire Engineer	1
FIR483340019	Fire Engineer	1
FIR483340018	Fire Engineer	1
FIR483340017	Fire Engineer	1
FIR483340016	Fire Engineer	1
FIR483340015	Fire Engineer	1
FIR483340014	Fire Engineer	1
FIR483340013	Fire Engineer	1
FIR483340012	Fire Engineer	1
FIR483340011	Fire Engineer	1
FIR483340010	Fire Engineer	1
FIR483340009	Fire Engineer	1
FIR483340008	Fire Engineer	1
FIR483340007	Fire Engineer	1
FIR483340006	Fire Engineer	1
FIR483340005	Fire Engineer	1
FIR483340004	Fire Engineer	1
FIR483340003	Fire Engineer	1

FIR483340002	Fire Engineer	1
FIR483340001	Fire Engineer	1
FIR481022001	Fire and Environmental Inspection Supervisor	1
FIR483377005	Fire and Environmental Safety Inspector I/II	1
FIR483377004	Fire and Environmental Safety Inspector I/II	1
FIR483377003	Fire and Environmental Safety Inspector I/II	1
FIR483377002	Fire and Environmental Safety Inspector I/II	1
FIR483377001	Fire and Environmental Safety Inspector I/II	1
FIR483355036	Firefighter Paramedic I/II	1
FIR483355035	Firefighter Paramedic I/II	1
FIR483355034	Firefighter Paramedic I/II	1
FIR483355033	Firefighter Paramedic I/II	1
FIR483355032	Firefighter Paramedic I/II	1
FIR483355031	Firefighter Paramedic I/II	1
FIR483355030	Firefighter Paramedic I/II	1
FIR483355029	Firefighter Paramedic I/II	1
FIR483355028	Firefighter Paramedic I/II	1
FIR483355027	Firefighter Paramedic I/II	1
FIR483355026	Firefighter Paramedic I/II	1
FIR483355025	Firefighter Paramedic I/II	1
FIR483355024	Firefighter Paramedic I/II	1
FIR483355023	Firefighter Paramedic I/II	1
FIR483355022	Firefighter Paramedic I/II	1
FIR483355021	Firefighter Paramedic I/II	1
FIR483355020	Firefighter Paramedic I/II	1
FIR483355019	Firefighter Paramedic I/II	1
FIR483355018	Firefighter Paramedic I/II	1
FIR483355017	Firefighter Paramedic I/II	1
FIR483355016	Firefighter Paramedic I/II	1
FIR483355015	Firefighter Paramedic I/II	1
FIR483355014	Firefighter Paramedic I/II	1
FIR483355013	Firefighter Paramedic I/II	1
FIR483355012	Firefighter Paramedic I/II	1
FIR483355011	Firefighter Paramedic I/II	1

FIR483355010	Firefighter Paramedic I/II	1
FIR483355009	Firefighter Paramedic I/II	1
FIR483355008	Firefighter Paramedic I/II	1
FIR483355007	Firefighter Paramedic I/II	1
FIR483355006	Firefighter Paramedic I/II	1
FIR483355005	Firefighter Paramedic I/II	1
FIR483355004	Firefighter Paramedic I/II	1
FIR483355003	Firefighter Paramedic I/II	1
FIR483355002	Firefighter Paramedic I/II	1
FIR483355001	Firefighter Paramedic I/II	1
FIR483412001	GIS Analyst I/II	1
FIR480050001	Management Analyst I/II	1
FIR484957001	Office Assistant I/II	1

Total for Department:	**FIR Fire Department**	119

Position Code	**Position Title**	**Allocated FTE**
HRD280071001	Administrative Assistant	1
HRD280484001	Assistant Human Resources Director	1
HRD283596003	Human Resources Analyst I/II	1
HRD283596002	Human Resources Analyst I/II	1
HRD283596001	Human Resources Analyst I/II	1
HRD283598001	Human Resources Director	1
HRD283599001	Human Resources Manager	1
HRD285235006	Human Resources Technician	1
HRD285235005	Human Resources Technician	1
HRD285235004	Human Resources Technician	1
HRD285235003	Human Resources Technician	1
HRD285235002	Human Resources Technician	1
HRD285235001	Human Resources Technician	1
HRD286450001	Risk Manager	1
HRD287178002	Senior Human Resources Technician	1
HRD287178001	Senior Human Resources Technician	1

Total for Department:	**HRD Human Resources Department**	16

Position Code	Position Title	Allocated FTE
ITD320084001	Administrative Technician	1
ITD329558002	Assistant Information Technology Director	1
ITD329558001	Assistant Information Technology Director	1
ITD321362012	Business Systems Analyst I/II	1
ITD321362011	Business Systems Analyst I/II	1
ITD321362010	Business Systems Analyst I/II	1
ITD321362009	Business Systems Analyst I/II	1
ITD321362008	Business Systems Analyst I/II	1
ITD321362006	Business Systems Analyst I/II	1
ITD321362005	Business Systems Analyst I/II	1
ITD321362004	Business Systems Analyst I/II	1
ITD321362003	Business Systems Analyst I/II	1
ITD321362002	Business Systems Analyst I/II	1
ITD321362001	Business Systems Analyst I/II	1
ITD321180001	Chief Information Officer	1
ITD321552003	Database Analyst I/II	1
ITD321552002	Database Analyst I/II	1
ITD321552001	Database Analyst I/II	1
ITD323625001	Information Security Administrator	1
ITD323794013	Information Technology Analyst I/II	1
ITD323794012	Information Technology Analyst I/II	1
ITD323794011	Information Technology Analyst I/II	1
ITD323794010	Information Technology Analyst I/II	1
ITD323794009	Information Technology Analyst I/II	1
ITD323794008	Information Technology Analyst I/II	1
ITD323794007	Information Technology Analyst I/II	1
ITD323794006	Information Technology Analyst I/II	1
ITD323794005	Information Technology Analyst I/II	1
ITD323794004	Information Technology Analyst I/II	1
ITD323794003	Information Technology Analyst I/II	1
ITD323794002	Information Technology Analyst I/II	1
ITD323794001	Information Technology Analyst I/II	1
ITD329542001	Information Technology Client Services Supervisor	1

ITD323602005	Information Technology Program Manager	1
ITD323602004	Information Technology Program Manager	1
ITD323602003	Information Technology Program Manager	1
ITD323602002	Information Technology Program Manager	1
ITD323602001	Information Technology Program Manager	1
ITD323618003	Information Technology Technician I/II	1
ITD323618002	Information Technology Technician I/II	1
ITD323618001	Information Technology Technician I/II	1
ITD320050001	Management Analyst I/II	1
ITD327130003	Senior Business Systems Analyst	1
ITD327130002	Senior Business Systems Analyst	1
ITD327130001	Senior Business Systems Analyst	1
ITD327145001	Senior Database Analyst	1
ITD327149003	Senior Information Technology Technician	1

Total for Department:	**ITD Information Technology Department**	47

Position Code	**Position Title**	**Allocated FTE**
PAC181645001	Department Public Information Officer	1
PAC181659001	Deputy City Manager	1
PAC184517002	Marketing and Communication Analyst I/II	1
PAC184517001	Marketing and Communication Analyst I/II	1
PAC185565001	Public Information Officer	1
PAC188426001	Video and Multimedia Technician	1

Total for Department:	**PAC Public Affairs and Communications**	6

Position Code	**Position Title**	**Allocated FTE**
POL440071001	Administrative Assistant	1
POL440100002	Animal Control Officer	1
POL440100001	Animal Control Officer	1
POL440110001	Animal Control Supervisor	1
POL441430003	Communications Supervisor	1

POL441430002	Communications Supervisor	1
POL441430001	Communications Supervisor	1
POL441380010	Community Services Officer I/II	1
POL441380009	Community Services Officer I/II	1
POL441380008	Community Services Officer I/II	1
POL441380007	Community Services Officer I/II	1
POL441380006	Community Services Officer I/II	1
POL441380005	Community Services Officer I/II	1
POL441380004	Community Services Officer I/II	1
POL441380003	Community Services Officer I/II	1
POL441380002	Community Services Officer I/II	1
POL441380001	Community Services Officer I/II	1
POL441475002	Crime Analyst	1
POL441475001	Crime Analyst	1
POL441645001	Department Public Information Officer	1
POL441700021	Dispatcher I/II	1
POL441700020	Dispatcher I/II	1
POL441700019	Dispatcher I/II	1
POL441700018	Dispatcher I/II	1
POL441700017	Dispatcher I/II	1
POL441700016	Dispatcher I/II	1
POL441700015	Dispatcher I/II	1
POL441700014	Dispatcher I/II	1
POL441700013	Dispatcher I/II	1
POL441700012	Dispatcher I/II	1
POL441700011	Dispatcher I/II	1
POL441700010	Dispatcher I/II	1
POL441700009	Dispatcher I/II	1
POL441700008	Dispatcher I/II	1
POL441700007	Dispatcher I/II	1
POL441700006	Dispatcher I/II	1
POL441700005	Dispatcher I/II	1
POL441700004	Dispatcher I/II	1
POL441700003	Dispatcher I/II	1
POL441700002	Dispatcher I/II	1
POL441700001	Dispatcher I/II	1
POL440050001	Management Analyst I/II	1

POL445400003	Police Captain	1
POL445400002	Police Captain	1
POL445400001	Police Captain	1
POL445410001	Police Chief	1
POL445420007	Police Lieutenant	1
POL445420006	Police Lieutenant	1
POL445420005	Police Lieutenant	1
POL445420004	Police Lieutenant	1
POL445420003	Police Lieutenant	1
POL445420002	Police Lieutenant	1
POL445420001	Police Lieutenant	1
POL445430117	Police Officer/Police Trainee	1
POL445430116	Police Officer/Police Trainee	1
POL445430115	Police Officer/Police Trainee	1
POL445430114	Police Officer/Police Trainee	1
POL445430113	Police Officer/Police Trainee	1
POL445430112	Police Officer/Police Trainee	1
POL445430111	Police Officer/Police Trainee	1
POL445430110	Police Officer/Police Trainee	1
POL445430109	Police Officer/Police Trainee	1
POL445430108	Police Officer/Police Trainee	1
POL445430107	Police Officer/Police Trainee	1
POL445430106	Police Officer/Police Trainee	1
POL445430105	Police Officer/Police Trainee	1
POL445430104	Police Officer/Police Trainee	1
POL445430103	Police Officer/Police Trainee	1
POL445430102	Police Officer/Police Trainee	1
POL445430101	Police Officer/Police Trainee	1
POL445430100	Police Officer/Police Trainee	1
POL445430099	Police Officer/Police Trainee	1
POL445430098	Police Officer/Police Trainee	1
POL445430097	Police Officer/Police Trainee	1
POL445430096	Police Officer/Police Trainee	1
POL445430095	Police Officer/Police Trainee	1
POL445430094	Police Officer/Police Trainee	1
POL445430093	Police Officer/Police Trainee	1
POL445430092	Police Officer/Police Trainee	1

POL445430091	Police Officer/Police Trainee	1
POL445430090	Police Officer/Police Trainee	1
POL445430089	Police Officer/Police Trainee	1
POL445430088	Police Officer/Police Trainee	1
POL445430087	Police Officer/Police Trainee	1
POL445430086	Police Officer/Police Trainee	1
POL445430085	Police Officer/Police Trainee	1
POL445430084	Police Officer/Police Trainee	1
POL445430083	Police Officer/Police Trainee	1
POL445430082	Police Officer/Police Trainee	1
POL445430081	Police Officer/Police Trainee	1
POL445430080	Police Officer/Police Trainee	1
POL445430079	Police Officer/Police Trainee	1
POL445430078	Police Officer/Police Trainee	1
POL445430077	Police Officer/Police Trainee	1
POL445430076	Police Officer/Police Trainee	1
POL445430075	Police Officer/Police Trainee	1
POL445430074	Police Officer/Police Trainee	1
POL445430073	Police Officer/Police Trainee	1
POL445430072	Police Officer/Police Trainee	1
POL445430071	Police Officer/Police Trainee	1
POL445430070	Police Officer/Police Trainee	1
POL445430069	Police Officer/Police Trainee	1
POL445430068	Police Officer/Police Trainee	1
POL445430067	Police Officer/Police Trainee	1
POL445430066	Police Officer/Police Trainee	1
POL445430065	Police Officer/Police Trainee	1
POL445430064	Police Officer/Police Trainee	1
POL445430063	Police Officer/Police Trainee	1
POL445430062	Police Officer/Police Trainee	1
POL445430061	Police Officer/Police Trainee	1
POL445430060	Police Officer/Police Trainee	1
POL445430059	Police Officer/Police Trainee	1
POL445430058	Police Officer/Police Trainee	1
POL445430057	Police Officer/Police Trainee	1
POL445430056	Police Officer/Police Trainee	1
POL445430055	Police Officer/Police Trainee	1

POL445430054	Police Officer/Police Trainee	1
POL445430053	Police Officer/Police Trainee	1
POL445430052	Police Officer/Police Trainee	1
POL445430051	Police Officer/Police Trainee	1
POL445430050	Police Officer/Police Trainee	1
POL445430049	Police Officer/Police Trainee	1
POL445430048	Police Officer/Police Trainee	1
POL445430047	Police Officer/Police Trainee	1
POL445430046	Police Officer/Police Trainee	1
POL445430045	Police Officer/Police Trainee	1
POL445430044	Police Officer/Police Trainee	1
POL445430043	Police Officer/Police Trainee	1
POL445430042	Police Officer/Police Trainee	1
POL445430041	Police Officer/Police Trainee	1
POL445430040	Police Officer/Police Trainee	1
POL445430039	Police Officer/Police Trainee	1
POL445430038	Police Officer/Police Trainee	1
POL445430037	Police Officer/Police Trainee	1
POL445430036	Police Officer/Police Trainee	1
POL445430035	Police Officer/Police Trainee	1
POL445430034	Police Officer/Police Trainee	1
POL445430033	Police Officer/Police Trainee	1
POL445430032	Police Officer/Police Trainee	1
POL445430031	Police Officer/Police Trainee	1
POL445430030	Police Officer/Police Trainee	1
POL445430029	Police Officer/Police Trainee	1
POL445430028	Police Officer/Police Trainee	1
POL445430027	Police Officer/Police Trainee	1
POL445430026	Police Officer/Police Trainee	1
POL445430025	Police Officer/Police Trainee	1
POL445430024	Police Officer/Police Trainee	1
POL445430023	Police Officer/Police Trainee	1
POL445430022	Police Officer/Police Trainee	1
POL445430021	Police Officer/Police Trainee	1
POL445430020	Police Officer/Police Trainee	1
POL445430019	Police Officer/Police Trainee	1
POL445430018	Police Officer/Police Trainee	1

POL445430017	Police Officer/Police Trainee	1
POL445430016	Police Officer/Police Trainee	1
POL445430015	Police Officer/Police Trainee	1
POL445430014	Police Officer/Police Trainee	1
POL445430013	Police Officer/Police Trainee	1
POL445430012	Police Officer/Police Trainee	1
POL445430011	Police Officer/Police Trainee	1
POL445430010	Police Officer/Police Trainee	1
POL445430009	Police Officer/Police Trainee	1
POL445430008	Police Officer/Police Trainee	1
POL445430007	Police Officer/Police Trainee	1
POL445430006	Police Officer/Police Trainee	1
POL445430005	Police Officer/Police Trainee	1
POL445430004	Police Officer/Police Trainee	1
POL445430003	Police Officer/Police Trainee	1
POL445430002	Police Officer/Police Trainee	1
POL445430001	Police Officer/Police Trainee	1
POL445434004	Police Property and Evidence Clerk I/II	1
POL445434003	Police Property and Evidence Clerk I/II	1
POL445434002	Police Property and Evidence Clerk I/II	1
POL445434001	Police Property and Evidence Clerk I/II	1
POL445429001	Police Property and Evidence Supervisor	1
POL445440011	Police Records Clerk I/II	1
POL445440010	Police Records Clerk I/II	1
POL445440009	Police Records Clerk I/II	1
POL445440008	Police Records Clerk I/II	1
POL445440007	Police Records Clerk I/II	1
POL445440006	Police Records Clerk I/II	1
POL445440005	Police Records Clerk I/II	1
POL445440004	Police Records Clerk I/II	1
POL445440003	Police Records Clerk I/II	1
POL445440002	Police Records Clerk I/II	1
POL445440001	Police Records Clerk I/II	1
POL445494004	Police Scene Technician I/II	1
POL445494003	Police Scene Technician I/II	1
POL445494002	Police Scene Technician I/II	1
POL445494001	Police Scene Technician I/II	1

POL445470015	Police Sergeant	1
POL445470014	Police Sergeant	1
POL445470013	Police Sergeant	1
POL445470012	Police Sergeant	1
POL445470011	Police Sergeant	1
POL445470010	Police Sergeant	1
POL445470009	Police Sergeant	1
POL445470008	Police Sergeant	1
POL445470007	Police Sergeant	1
POL445470006	Police Sergeant	1
POL445470005	Police Sergeant	1
POL445470004	Police Sergeant	1
POL445470003	Police Sergeant	1
POL445470002	Police Sergeant	1
POL445470001	Police Sergeant	1
POL445489002	Police Services Administrator	1
POL445489001	Police Services Administrator	1
POL441039001	Police Social Services Practitioner	1
POL445657001	Public Safety Program Coordinator	1
POL445748002	Records Supervisor	1
POL445748001	Records Supervisor	1

Total for Department:	**POL Police Department**	211

Position Code	**Position Title**	**Allocated FTE**
PRL580071001	Administrative Assistant	1
PRL580084007	Administrative Technician	1
PRL580084006	Administrative Technician	1
PRL580084005	Administrative Technician	1
PRL580084004	Administrative Technician	1
PRL580084003	Administrative Technician	1
PRL580084002	Administrative Technician	1
PRL580084001	Administrative Technician	1
PRL588302001	Aquatics Maintenance Technician	1

PRL588300001	Arborist Technician	1
PRL580376002	Assistant Child Care Site Coordinator	1
PRL581225010	Child Care Site Coordinator	1
PRL581225009	Child Care Site Coordinator	1
PRL581225008	Child Care Site Coordinator	1
PRL581225007	Child Care Site Coordinator	1
PRL581225006	Child Care Site Coordinator	1
PRL581225005	Child Care Site Coordinator	1
PRL581225004	Child Care Site Coordinator	1
PRL581225003	Child Care Site Coordinator	1
PRL581225002	Child Care Site Coordinator	1
PRL581225001	Child Care Site Coordinator	1
PRL581645002	Department Public Information Officer	1
PRL585075001	Irrigation Technician	1
PRL585075002	Irrigation Technician	1
PRL584152007	Librarian I/II	0.5
PRL584152005	Librarian I/II	1
PRL584152004	Librarian I/II	1
PRL584152002	Librarian I/II	1
PRL584152001	Librarian I/II	1
PRL584210005	Library Assistant I/II	1
PRL584210003	Library Assistant I/II	1
PRL584210002	Library Assistant I/II	1
PRL584210001	Library Assistant I/II	1
PRL584250003	Library Technician	1
PRL584250002	Library Technician	1
PRL584250001	Library Technician	1
PRL580050002	Management Analyst I/II	1
PRL580050001	Management Analyst I/II	1
PRL584517001	Marketing and Communication Analyst I/II	1
PRL589545001	Natural Resources Specialist I/II	1
PRL584872003	Natural Resources Worker I/II	1
PRL584872002	Natural Resources Worker I/II	1
PRL584872001	Natural Resources Worker I/II	1
PRL584957009	Office Assistant I/II	1
PRL584957007	Office Assistant I/II	1
PRL584957006	Office Assistant I/II	1

PRL584957005	Office Assistant I/II	1
PRL584957004	Office Assistant I/II	1
PRL584957003	Office Assistant I/II	1
PRL584957002	Office Assistant I/II	1
PRL584957001	Office Assistant I/II	1
PRL585022002	Park Development Project Manager I/II	1
PRL585022001	Park Development Project Manager I/II	1
PRL585080020	Parks Maintenance Worker I/II	1
PRL585080019	Parks Maintenance Worker I/II	1
PRL585080018	Parks Maintenance Worker I/II	1
PRL585080017	Parks Maintenance Worker I/II	1
PRL585080016	Parks Maintenance Worker I/II	1
PRL585080015	Parks Maintenance Worker I/II	1
PRL585080014	Parks Maintenance Worker I/II	1
PRL585080013	Parks Maintenance Worker I/II	1
PRL585080012	Parks Maintenance Worker I/II	1
PRL585080011	Parks Maintenance Worker I/II	1
PRL585080010	Parks Maintenance Worker I/II	1
PRL585080009	Parks Maintenance Worker I/II	1
PRL585080008	Parks Maintenance Worker I/II	1
PRL585080007	Parks Maintenance Worker I/II	1
PRL585080006	Parks Maintenance Worker I/II	1
PRL585080005	Parks Maintenance Worker I/II	1
PRL585080004	Parks Maintenance Worker I/II	1
PRL585080003	Parks Maintenance Worker I/II	1
PRL585080002	Parks Maintenance Worker I/II	1
PRL585080001	Parks Maintenance Worker I/II	1
PRL585024001	Parks Planning and Development Superintendent	1
PRL581278005	Parks Project Technician	1
PRL581278004	Parks Project Technician	1
PRL581278003	Parks Project Technician	1
PRL581278002	Parks Project Technician	1
PRL581278001	Parks Project Technician	1
PRL589543011	Parks Recreation and Libraries Coordinator I/II	1
PRL589543010	Parks Recreation and Libraries Coordinator I/II	1
PRL589543009	Parks Recreation and Libraries Coordinator I/II	1
PRL589543007	Parks Recreation and Libraries Coordinator I/II	1

PRL589543006	Parks Recreation and Libraries Coordinator I/II	1
PRL589543005	Parks Recreation and Libraries Coordinator I/II	1
PRL589543004	Parks Recreation and Libraries Coordinator I/II	1
PRL589543003	Parks Recreation and Libraries Coordinator I/II	1
PRL589543002	Parks Recreation and Libraries Coordinator I/II	1
PRL589543001	Parks Recreation and Libraries Coordinator I/II	1
PRL589543008	Parks Recreation and Libraries Coordinator I/II	1
PRL585082001	Parks Recreation and Libraries Director	1
PRL589547003	Parks Recreation and Libraries Manager	1
PRL589547002	Parks Recreation and Libraries Manager	1
PRL589547001	Parks Recreation and Libraries Manager	1
PRL589546005	Parks Recreation and Libraries Superintendent	1
PRL589546004	Parks Recreation and Libraries Superintendent	1
PRL589546003	Parks Recreation and Libraries Superintendent	1
PRL589546002	Parks Recreation and Libraries Superintendent	1
PRL589546001	Parks Recreation and Libraries Superintendent	1
PRL585069004	Parks Supervisor	1
PRL585069003	Parks Supervisor	1
PRL585069002	Parks Supervisor	1
PRL585069001	Parks Supervisor	1
PRL588304001	Recreation Leader	1
PRL589544009	Recreation and Library Supervisor	1
PRL589544008	Recreation and Library Supervisor	1
PRL589544007	Recreation and Library Supervisor	1
PRL589544006	Recreation and Library Supervisor	1
PRL589544005	Recreation and Library Supervisor	1
PRL589544004	Recreation and Library Supervisor	1
PRL589544003	Recreation and Library Supervisor	1
PRL589544002	Recreation and Library Supervisor	1
PRL589544001	Recreation and Library Supervisor	1
PRL583733001	Senior Interpretive Services Specialist	1
PRL587192006	Senior Parks Maintenance Worker	1
PRL587192005	Senior Parks Maintenance Worker	1
PRL587192004	Senior Parks Maintenance Worker	1
PRL587192003	Senior Parks Maintenance Worker	1
PRL587192002	Senior Parks Maintenance Worker	1
PRL581504002	Tree Trimmer I/II	1

PRL581504001	Tree Trimmer I/II	1
PRL588762001	Urban Forester	1
PRL581641004	Youth Development Program Coordinator	1
PRL581641003	Youth Development Program Coordinator	1
PRL581641002	Youth Development Program Coordinator	1
PRL581641001	Youth Development Program Coordinator	1

Total for Department:	**PRL Parks Recreation and Libraries**	125.5

Position Code	**Position Title**	**Allocated FTE**
PWD620071001	Administrative Assistant	1
PWD620084006	Administrative Technician	0.75
PWD620084005	Administrative Technician	1
PWD620084004	Administrative Technician	1
PWD620084003	Administrative Technician	1
PWD620084002	Administrative Technician	1
PWD620084001	Administrative Technician	1
PWD620088003	Alternative Transportation Analyst I/II	0.75
PWD620088001	Alternative Transportation Analyst I/II	1
PWD620090001	Alternative Transportation Manager	1
PWD621005011	Associate (PE)/Assistant/Junior Engineer	1
PWD621005010	Associate (PE)/Assistant/Junior Engineer	1
PWD621005009	Associate (PE)/Assistant/Junior Engineer	1
PWD621005008	Associate (PE)/Assistant/Junior Engineer	1
PWD621005007	Associate (PE)/Assistant/Junior Engineer	1
PWD621005006	Associate (PE)/Assistant/Junior Engineer	1
PWD621005005	Associate (PE)/Assistant/Junior Engineer	1
PWD621005004	Associate (PE)/Assistant/Junior Engineer	1
PWD621005003	Associate (PE)/Assistant/Junior Engineer	1
PWD621005002	Associate (PE)/Assistant/Junior Engineer	1
PWD621005001	Associate (PE)/Assistant/Junior Engineer	1
PWD621032005	Building Maintenance Worker I/II	1
PWD621032004	Building Maintenance Worker I/II	1
PWD621032003	Building Maintenance Worker I/II	1
PWD621032002	Building Maintenance Worker I/II	1

PWD621032001	Building Maintenance Worker I/II	1
PWD621401001	Community Relations Analyst	1
PWD621485005	Custodian	1
PWD621485004	Custodian	1
PWD621485003	Custodian	1
PWD621485002	Custodian	1
PWD621025001	Custodian Supervisor	1
PWD622385004	Electronics Technician I/II	1
PWD622385003	Electronics Technician I/II	1
PWD622385002	Electronics Technician I/II	1
PWD622385001	Electronics Technician I/II	1
PWD621277001	Engineering Manager	1
PWD621350001	Engineering Technician I/II	1
PWD622560004	Equipment Serviceworker	1
PWD622560003	Equipment Serviceworker	1
PWD622560002	Equipment Serviceworker	1
PWD622560001	Equipment Serviceworker	1
PWD623395001	Facilities Manager	1
PWD624321001	Facilities Supervisor	1
PWD623319001	Fleet Management Technician	1
PWD623392001	Fleet Manager	1
PWD622565001	Fleet Services Supervisor	1
PWD622214001	GIS Technician I/II	1
PWD620050002	Management Analyst I/II	1
PWD620050001	Management Analyst I/II	1
PWD624501009	Mechanic I/II	1
PWD624501008	Mechanic I/II	1
PWD624501007	Mechanic I/II	1
PWD624501006	Mechanic I/II	1
PWD624501005	Mechanic I/II	1
PWD624501004	Mechanic I/II	1
PWD624501003	Mechanic I/II	1
PWD624501002	Mechanic I/II	1
PWD624501001	Mechanic I/II	1
PWD624957006	Office Assistant I/II	1
PWD624957005	Office Assistant I/II	1
PWD624957004	Office Assistant I/II	1

PWD624957003	Office Assistant I/II	1
PWD624957002	Office Assistant I/II	1
PWD624957001	Office Assistant I/II	1
PWD625519001	Preventative Maintenance Supervisor	1
PWD625560002	Project Coordinator	1
PWD625560001	Project Coordinator	1
PWD621069001	Project Supervisor	1
PWD625635001	Public Works Director	1
PWD627119001	Senior Building Maintenance Worker	1
PWD627170001	Senior Electronic Technician	1
PWD627142003	Senior Engineer	1
PWD627142002	Senior Engineer	1
PWD627142001	Senior Engineer	1
PWD627189002	Senior Mechanic	1
PWD627189001	Senior Mechanic	1
PWD627187006	Senior Street Maintenance Worker	1
PWD627187005	Senior Street Maintenance Worker	1
PWD627187004	Senior Street Maintenance Worker	1
PWD627187003	Senior Street Maintenance Worker	1
PWD627187002	Senior Street Maintenance Worker	1
PWD627187001	Senior Street Maintenance Worker	1
PWD621073001	Street Maintenance Manager	1
PWD627522003	Street Maintenance Supervisor	1
PWD627522002	Street Maintenance Supervisor	1
PWD627522001	Street Maintenance Supervisor	1
PWD627530019	Street Maintenance Worker I/II	1
PWD627530018	Street Maintenance Worker I/II	1
PWD627530017	Street Maintenance Worker I/II	1
PWD627530016	Street Maintenance Worker I/II	1
PWD627530015	Street Maintenance Worker I/II	1
PWD627530014	Street Maintenance Worker I/II	1
PWD627530013	Street Maintenance Worker I/II	1
PWD627530012	Street Maintenance Worker I/II	1
PWD627530011	Street Maintenance Worker I/II	1
PWD627530010	Street Maintenance Worker I/II	1
PWD627530009	Street Maintenance Worker I/II	1
PWD627530008	Street Maintenance Worker I/II	1

PWD627530007	Street Maintenance Worker I/II	1
PWD627530006	Street Maintenance Worker I/II	1
PWD627530005	Street Maintenance Worker I/II	1
PWD627530004	Street Maintenance Worker I/II	1
PWD627530003	Street Maintenance Worker I/II	1
PWD627530002	Street Maintenance Worker I/II	1
PWD627530001	Street Maintenance Worker I/II	1
PWD627540005	Street Sweeper Operator	1
PWD627540004	Street Sweeper Operator	1
PWD627540003	Street Sweeper Operator	1
PWD627540002	Street Sweeper Operator	1
PWD627540001	Street Sweeper Operator	1
PWD622376002	Traffic Signal Maintenance Worker I/II	1
PWD622376001	Traffic Signal Maintenance Worker I/II	1
PWD621059001	Transit Operations Analyst I/II	1
PWD621052001	Transportation Grants Analyst	1
PWD628938001	Vehicle Maintenance Parts Buyer	1
PWD628940001	Vehicle Maintenance Servicewriter	1
PWD628952001	Warehouse Worker I/II	1

Total for Department:	**PWD Public Works**	117.5

Allocated FTE
1,266.98

COUNCIL COMMUNICATION

CC #: 1882
File #: 0400-04-09-1 & 0201-01

Title:	West Roseville Specific Plan - Fiddyment Phase 4 Bike Trails – Reimbursement Agreement and Budget Adjustment
Contact:	Alison Winter 916-774-5293 awinter@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.13.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council take the following actions:

1. Adopt a resolution authorizing the City Manager to execute a reimbursement agreement between the City of Roseville and Jen California 15, LLC; and
2. Adopt an ordinance to approve a budget adjustment in the amount of $702,485, to cover the cost of constructing the Fiddyment Phase 4 Bike Trails project.

BACKGROUND

Jen California 15, LLC, aka Taylor Homes, is proposing to install approximately one mile of new Class 1 paved multi-use trail segments within the West Roseville Specific Plan (WRSP). The proposed trail segments include:

1. As shown in Exhibit A-1 of the Reimbursement Agreement, two new segments of trail are proposed within WRSP Parcel F-80:
    - A 3,120' long segment of trail to be constructed with the F-10 Phase 1 & 2 subdivision improvements that will link the WRSP paseo/trail system at Hayden Parkway to the future Creekview Specific Plan trail system.
    - A 360' long segment of trail adjoining WRSP Parcel F-13, with a connection from the existing trail at Chico Drive to the future Placer Parkway project in unincorporated Placer County.
2. As shown in Exhibit A-2 of the Reimbursement Agreement, two new segments of trail are proposed within WRSP Parcel F-84 and adjacent to WRSP Parcel F-8:
    - A 1,250' long trail segment along the south edge of Cumberland Drive from Bev Bos Park to a bridge crossing of Pleasant Grove Creek, facilitating a connection from the Schellhous Drive paseo system to the main branch of the Pleasant Grove Creek Trail.
    - Continuing west along the south edge of Cumberland Drive, a 560' long trail segment will connect to an existing sewer maintenance road south of WRSP Parcel F-8D, which together will facilitate a bicycle/pedestrian connection to Hayden Parkway.

All of the above trail segments are proposed in the WRSP Circulation Element and Development Agreement with the exception of the 560'-long segment shown in blue on Exhibit A-2. When the sewer maintenance road was installed last year, the developer and staff observed members of the public walking and biking on the sewer access road (which is designed like a Class I trail) from Hayden Parkway to Cumberland Drive and then continuing to Bev Bos Park. Since there is no sidewalk on the south side of Cumberland Drive, the public is choosing to continue walking within the open space, within the street, or on the sidewalk on the north side of Cumberland Drive. The developer is proposing the 560'-long Segment 2b to facilitate a safe public connection between Hayden Parkway and Bev Bos Park. Staff discussions with several neighbors along Cumberland Drive indicated support for installation of the new trail segment.

The total cost of the trail improvements is $2,782,485. As allowed in the WRSP Development Agreement, Jen California 15, LLC is requesting reimbursement from the WRSP Neighborhood Park/Bike Trail Fund. Given anticipated funding levels, City staff and the developer have agreed that the amount to be reimbursed through the WRSP Neighborhood Park/Bike Trail Fund will be $702,485. The Developer will be reimbursed for this improvement for the costs in excess of the Neighborhood Park/Bike Trail Fund contribution from the Fiddyment Ranch CFD No. 5 improvement fund.

FISCAL IMPACT

Funds to cover the cost of the construction for the multi-use trail as described in Exhibits A-1 and A-2 are available from bike trail development fees collected for the WRSP. When construction is complete, the trail will be maintained by the City using funding from Fiddyment Ranch CFD #2 (Public Services). There is no impact or cost to the General Fund.

ENVIRONMENTAL REVIEW

The City Council certified an Environmental Impact Report (EIR) and adopted Findings of Fact, Statements of Overriding Considerations, and a Mitigation Monitoring Plan for the West Roseville Specific Plan on February 2, 2004, State Clearinghouse Number 2002082057. The WRSP EIR provides environmental analysis of community infrastructure and facilities, including parks, pedestrian bridges, and bike trails. Although the 560'-long segment shown in blue on Appendix A-2 of the reimbursement agreement was not included in the WRSP Circulation Element, the Specific Plan and the accompanying Development Agreement note that physical improvements such as bikeways, walkways, drainage and fences, may be located within the 50' buffer area of open space parcels as needed and identified during the improvement plan process. Construction of the project, including Segment 2b, is therefore within the scope of the WRSP EIR, no new environmental effects are expected to occur, and the project will comply with all applicable mitigation measures identified in the WRSP Final EIR. Because the project meets the requirements identified in Section 15183 of the State CEQA Guidelines, no additional CEQA review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

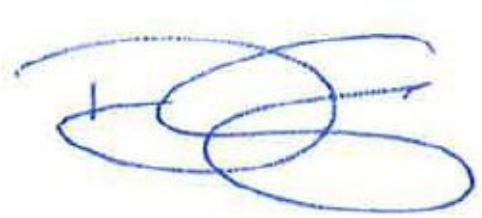
Goal A - Remain fiscally responsible in a changing world

Goal C - Maintain a safe and healthy community
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Alison Winter, Alternative Transportation Analyst

Jason Shykowski, Public Works Director



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-006

RA Fiddyment Ph 4 Trail

Ordinance 6443

Budget Adjustment

RESOLUTION NO. 22-006

APPROVING A CITY/DEVELOPER REIMBURSEMENT AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND JEN CALIFORNIA 15, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THEM ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a City/Developer Reimbursement Agreement for the Fiddyment Phase 4 Bike Trails project, with Jen California 15, LLC, has been reviewed by City Council.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said reimbursement agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville; and

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

CITY/DEVELOPER
REIMBURSEMENT AGREEMENT

(Project: Fiddyment Phase 4 Bike Trails)

THIS AGREEMENT is made and entered into this ___ day of _____, 20__, by and between the City of Roseville, a municipal corporation, ("CITY") and Jen California 15 LLC, a California limited liability ("DEVELOPER"); and

W I T N E S S E T H:

A. DEVELOPER is the owner of a certain parcels of real property under development within the City of Roseville, located in the West Roseville Specific Plan and described as Assessor's Parcels Number F-80 (492-012-086-000) and F-84 (492-011-001-000) (the " Property").

B. DEVELOPER has agreed to construct and install certain Public Improvements as shown within Exhibit "A-1" and Exhibit "A-2" attached hereto and made part of this agreement ("Public Improvements"). The Class 1 bike trails are located:

Within the open space parcel F-80, including segments:

- adjacent to F-10A-2 & F-10C-1, and
- adjacent to F-10C-2, and
- adjacent to F-13B-2

Within the open space parcel F-84, including the following segments:

- along Cumberland Drive, adjacent to parcels F-8B and F-8D, between the sewer access road south of F-8A and the pocket park (Bev Bos Park),
- a connection to the north end of the new bridge across Pleasant Grove Creek, and
- a connection to at the south end of the new bridge across Pleasant Grove Creek to the trail south of the creek.

C. DEVELOPER and CITY will substantially benefit from the construction and installation of the Public Improvements as described in Recital B above.

D. The total cost of constructing the Public Improvements as estimated using current prevailing wages and in accordance with the Improvement Plans is estimated as approximately seven hundred two thousand, four hundred eighty-five dollars ($702,485) ("Improvement Costs"), as more particularly set out in the breakdown of costs ("Breakdown of Costs"), Exhibit "B," attached and incorporated by this reference.

E. Pursuant to the Breakdown of Costs, the parties have determined that the obligation of Improvement Costs will be allocated between CITY, and DEVELOPER as follows:

DEVELOPER	$ 0
CITY	$ 702,485
TOTAL	**$ 702,485**

F. DEVELOPER and CITY desire to enter into this Agreement providing for the direct installation by DEVELOPER of the Public Improvements in accordance with the approved

Improvement Plans, for subsequent reimbursement of the total Improvement Costs by CITY directly to DEVELOPER.

NOW, THEREFORE, in consideration of the covenants set forth herein, CITY and DEVELOPER hereby agree as follows:

1. Construction of the Public Improvements. DEVELOPER shall cause the Public Improvements to be constructed and installed in accordance with the approved Improvement Plans. DEVELOPER is also required, and the specifications and bid and contract documents shall require all contractors and subcontractors, to pay prevailing wages and to otherwise comply with applicable provisions of the California Labor Code, Government Code, and Public Contracts Code relating to public works projects of cities and/or as may be required by CITY standards and procedures.

2. Contractor Registration. No contractor or subcontractor may be listed on a bid proposal for the Public Improvements or work on the Public Improvements unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. DEVELOPER shall be responsible for ensuring that these contractor registration requirements are adhered to since this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

3. Reimbursement of the Costs of the Public Improvements. In consideration of the satisfactory completion of the Public Improvements, CITY shall reimburse DEVELOPER for those portions of the Improvement Costs attributable to CITY as set forth in Recital E, hereof (the "Reimbursable Costs"). CITY and DEVELOPER acknowledge that the actual Reimbursable Costs may vary from the estimated costs, depending upon the actual costs of

constructing and installing the Public Improvements. Any variation in costs shall be agreed to by the parties.

The Reimbursable Costs shall include the contract bid amount for the Public Improvements as reflected on the Breakdown of Costs and reasonable change orders, as approved by CITY.

4. Timing of Reimbursements. CITY shall reimburse DEVELOPER for the total Reimbursable Costs following acceptance of the Bike Trail Improvements, as bike trail funds are collected and made available within the WRSP Neighborhood Park and Bike Trail Fund. Upon submission by DEVELOPER and approval by CITY of itemized invoices evidencing the costs for construction which reimbursement is to be provided in accordance with this Agreement, CITY shall make quarterly payments to DEVELOPER as funds are available from the WRSP Neighborhood Park and Bike Trail Fee fund.

5. Warranty Bond. Prior to the commencement of the Public Improvements, DEVELOPER shall procure, or cause its general contractor to procure, a Warranty Bond in the amount of ten percent (10%) of the Improvement Costs to guarantee and warrant the Public Improvements for a period of one year following its completion and acceptance against any defective work or labor done, or defective materials furnished. The Warranty Bond shall be released upon DEVELOPER's request following expiration of the warranty period and subject to the reasonable determination of the Public Works Director that DEVELOPER's warranty obligations have been satisfied.

6. Permits. DEVELOPER shall be responsible for obtaining all necessary permits. CITY shall approve all plans prior to issuing any permit.

7. Changes in the Scope of Work. If during the course of construction field conditions require a change of scope different then contemplated in Exhibit "A-1", Exhibit "A-2" or Exhibit "B" as referenced above, and prior to making any changes that will affect the scope of this Agreement, the DEVELOPER shall contact CITY and get approval by CITY for those changes.

8. Prior To Commencement of Work. Prior to commencement of Work, DEVELOPER shall comply with the following: (1) obtain pre-approval from CITY of DEVELOPER's construction documents; (2) cause its contractor to obtain an encroachment permit from City prior to commencement of construction activities in CITY's right of way (and adjacent thereto); and, (3) cause its contractor to provide insurance and related documentation to CITY in accordance with Section 10 of this Agreement. In addition, as required by California Labor Code Section 1773.3, DEVELOPER shall notify the Department of Industrial Relations of the project within five (5) days of the award of a contract to a contractor for the Public Improvements.

9. Indemnification. To the fullest extent allowed by law, DEVELOPER shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of DEVELOPER's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from CITY's sole or active negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

DEVELOPER's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

10. Insurance. Prior to the issuance of an encroachment permit and commencement of any field construction for those certain improvements as shown on Exhibit "A-1" and Exhibit "A-2", the DEVELOPER shall, or shall cause its contractor to, have on file with CITY throughout the duration of construction and maintain in full force the following policies of insurance:

POLICY	LIMITS OF LIABILITY
Commercial General Liability, Including endorsements for comprehensive form, premises operations, products/completed operations, broad form property damage, independent contractors, contractual, personal injury, explosion/collapse and underground hazard	Bodily Injury: $2,000,000 each occurrence $4,000,000 aggregate Property Damage: $2,000,000 each occurrence Personal Injury: $2,000,000 each occurrence $4,000,000 aggregate
Workers' Compensation	Statutory
Automobile Liability	$1,000,000 combined single limit

a. Form. DEVELOPER shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.

b. Additional Insureds. DEVELOPER shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and

volunteers as additional insureds for each type of coverage, prior to undertaking any work hereunder. Such insurance shall specifically cover the contractual liability of DEVELOPER. The additional insured coverage under the DEVELOPER's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

c. Cancellation/Modification. DEVELOPER shall provide ten (10) days written notice to CITY prior to cancellation or modification of any insurance required by this Agreement.

d. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of CITY (if agreed to in a written contract) before CITY's own insurance shall be called upon to protect it as a named insured.

e. Contractors. DEVELOPER agrees to include in its contracts with all contractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the contractor's work.

Furthermore, DEVELOPER shall require its contractors to agree to be bound to DEVELOPER and CITY in the same manner and to the same extent as DEVELOPER is bound to CITY under this Agreement. Additionally, DEVELOPER shall obligate its contractors to comply with these same provisions with respect to any subcontractor, regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the contractor or any subcontractor upon request.

f. Waiver of Subrogation. DEVELOPER hereby agrees to waive subrogation which any insurer of DEVELOPER may acquire from DEVELOPER by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of CITY, its officers, agents, employees and volunteers for all worked performed by DEVELOPER, its employees, agents and subcontractors.

g. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve DEVELOPER of liability in excess of such coverage, nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this Agreement or law.

11. Obligations Arising From Agreement. Neither the General Fund, nor any other fund or monies of CITY, except for Roseville Traffic Mitigation Fees or similar traffic mitigation funds or accounts, shall be utilized for payment of any obligations arising from this Agreement. Neither the credit nor the taxing power of CITY is pledged for the payment of any obligations arising from this Agreement. CITY's obligations arising from this Agreement are

not a debt of CITY, or a legal or equitable pledge, charge, lien or encumbrance upon any of its property, or upon any of its income, receipts or revenues.

12. Successors and Assigns. Each and every provision of this Agreement shall be binding and inure to the benefit of the successors and assigns of the parties hereto.

13. Attorney's Fees; Venue; Governing Law. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

14. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

15. Severability. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

16. Integrated Agreement. This is an integrated agreement and contains all of the terms, considerations, understanding and promises of the parties. It shall be read as a whole.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of

Roseville on the ___ day of _____, 20___, and DEVELOPER has caused this Agreement to be executed.

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

CITY OF ROSEVILLE, a municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
JASON SHYKOWSKI
Public Works Director

JEN CALIFORNIA 15 LLC, a California limited liability company

BY: _____
its: VICE PRESIDENT
CLIFTON TAYLOR

and

BY: _____
its: _____

EXHIBIT A-1

Exhibit A-1

Trail Locations

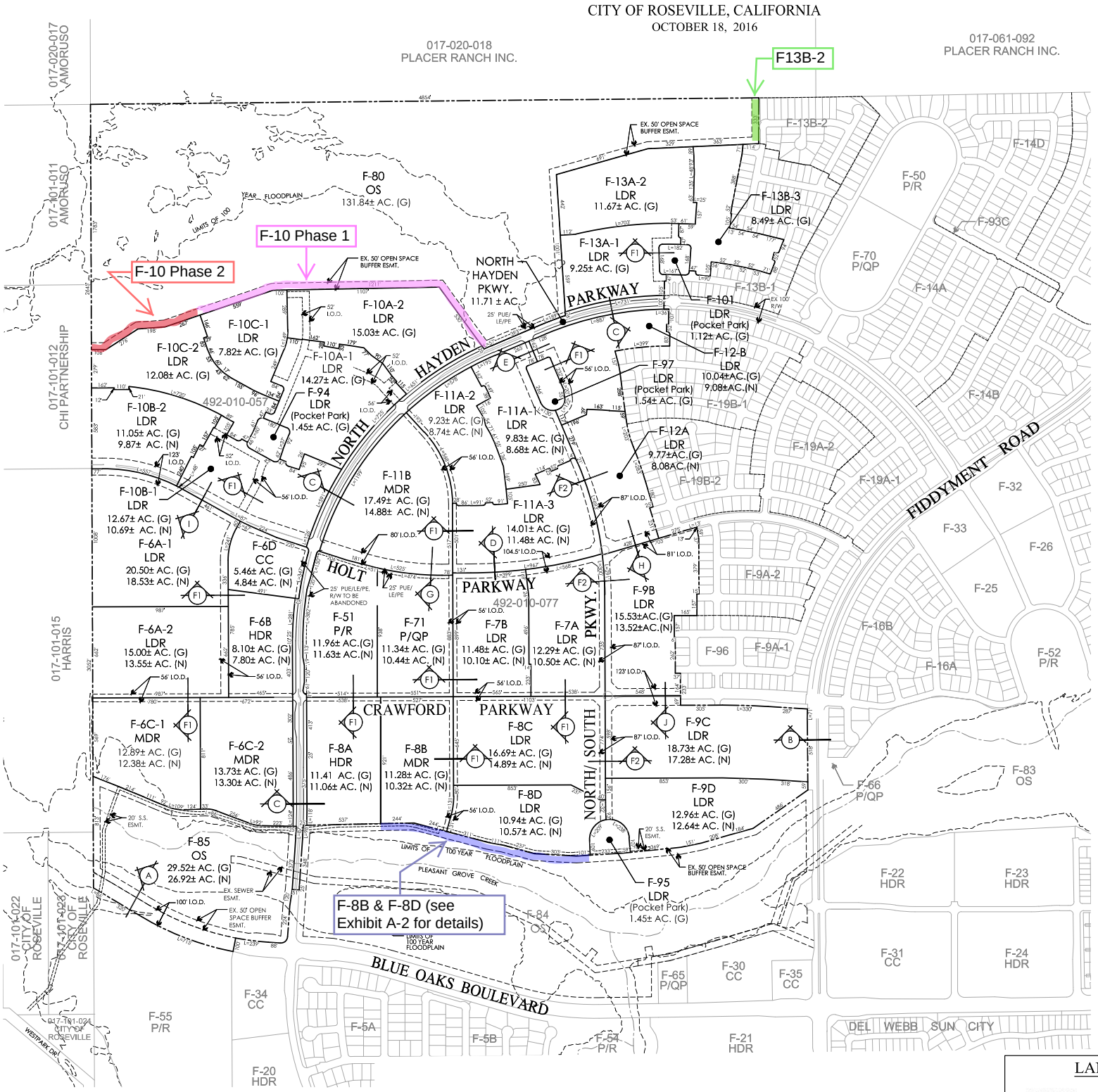
AMENDED LARGE LOT TENTATIVE SUBDIVISION MAP

FIDDYMENT RANCH- PHASE 2 & 3

A SUBDIVIDE OF DESIGNATED REMAINDERS OF FINAL MAPS DD B.M. 9 AND ___ B.M. ___

CITY OF ROSEVILLE, CALIFORNIA

OCTOBER 18, 2016



PROJECT NOTES

RECORD OWNERS
AIC REALTY ONE, LLC.
335 MARKET STREET, 17TH FLOOR
SAN FRANCISCO, CA 94105

APPLICANT
SIGNATURE MANAGEMENT COMPANY, INC.
4570 WILLOW ROAD, SUITE 200
PLEASANTON, CA 94588
CONTACT: STEVE HICKS
PHONE: (916) 240-2752

PLANNER/ENGINEER
WOOD RODGERS INC.
3301 'C' STREET, BLDG. 1008
SACRAMENTO, CA 95816
CONTACT: TIMOTHY DENHAM, AICP
MIKE MOTRONI, PE
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NUMBERS
492-010-057 & 492-010-077

AREA
571.62± ACRES GROSS

NUMBER OF PARCELS
38 LARGE LOTS

EXISTING USE
VACANT

PROPOSED USE
FUTURE PLANNED DEVELOPMENT

EXISTING ZONING
WRSP-RS/DS, R3,CC,OS, P/QP AND PR

PROPOSED ZONING
WRSP-RS/DS, R3, CC, OS, P/QP AND PR

PARK DISTRICT
CITY OF ROSEVILLE

FIRE PROTECTION
CITY OF ROSEVILLE

SCHOOL DISTRICT
ROSEVILLE CITY SCHOOL DIST./
ROSEVILLE JOINT UNION HIGH SCHOOL DIST.

SEWER
CITY OF ROSEVILLE

STORM DRAIN
CITY OF ROSEVILLE

WATER
CITY OF ROSEVILLE

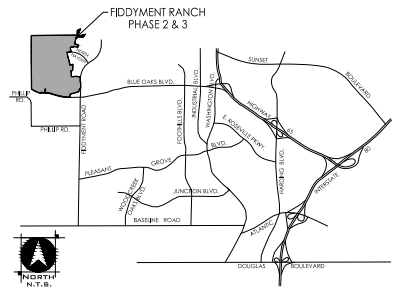
ELECTRICITY
CITY OF ROSEVILLE

GAS
PG&E

NOTES

1. SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1(A) OF THE SUBDIVISION MAP ACT.
2. FIDDYMENT RANCH 100 YEAR FLOODPLAIN DELINEATION PREPARED BY WOOD RODGERS.
3. UNLESS OTHERWISE SHOWN ON MAP, ALL UTILITIES WILL BE INSTALLED WITHIN THE PUBLIC ROAD RIGHT-OF-WAYS OR WITHIN A PUBLIC UTILITY EASEMENT.
4. OWNER WILL DEDICATE ALL EASEMENTS AND RIGHT-OF-WAYS NECESSARY TO PROVIDE ALL UTILITIES.
5. ALL INTERNAL STREETS WITHIN EACH VILLAGE WILL HAVE A DEDICATED 10' OR 12.5' PUE MEASURED FROM BACK OF WALK DEPENDING ON SIDEWALK CONDITION.
6. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
7. VILLAGE (LARGE LOT) NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING SHALL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
8. ALL EXISTING STRUCTURES TO BE REMOVED AND ALL EXISTING WELLS TO BE ABANDONED.
9. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
10. PURSUANT TO SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE LAND SHOWN HEREON AS "PHASE 2 PARCELS TO BE MERGED AND RE-SUBDIVIDED" IS HEREBY MERGED AND RE-SUBDIVIDED.
11. LARGE LOT FINAL MAP TO PROVIDE IRREVOCABLE OFFERS OF DEDICATION FOR RIGHT-OF-WAY, PUBLIC UTILITY, ACCESS, AND CONSTRUCTION EASEMENT PER THE FOLLOWING APPROVED SMALL LOT TENTATIVE SUBDIVISION MAP PHASING EXHIBITS:
    FIDDYMENT RANCH, VILLAGES F-13A & F-13B - DECEMBER 11, 2014
    FIDDYMENT RANCH, VILLAGES F-7 , F-8C, F-8D, F-9B, F-9C, F-9D, F-11A & F-12 - FEBRUARY 27, 2015
    FIDDYMENT RANCH, VILLAGES F-6C, F-8B & F-11B - APRIL 24, 2015
    FIDDYMENT RANCH, VILLAGES F-6A, F-6B, F-6D, F-10A, F-10B, F-10C & F-11B - APRIL 24, 2015
12. PURSANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, A PORTION OF NORTH HAYDEN PARKWAY RIGHT-OF-WAY PER BOOK 88 OF MAPS, PAGE 24 IS TO BE ABANDONED.

VICINITY MAP

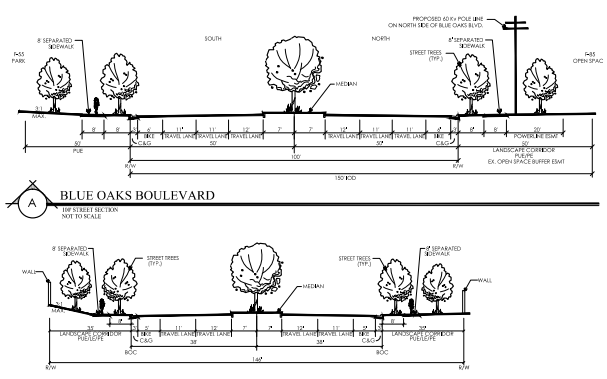


LAND USE SUMMARY

SPECIFIC PLAN DESIGNATION	LAND USE	ACRES ±	DWELLING UNITS	NO. OF PARCELS
LDR	LOW DENSITY RESIDENTIAL	289.33	1,356	23
MDR	MEDIUMDENSITY RESIDENTIAL	55.39	586	4
HDR	HIGH DENSITY RESIDENTIAL	19.51	472	2
CC	COMMUNITY COMMERCIAL	5.46	-	1
P/R	PARK	17.52	-	5
P/QP	PUBLIC/QUASI PUBLIC	11.34	-	1
OS	OPEN SPACE	161.36	-	2
RW	NORTH HAYDEN PARKWAY	11.71	-	
TOTAL		571.62	2,414	38

LAND USE SUMMARY BY PARCEL

VILLAGE NO.	SPECIFIC PLAN DESIGNATION	LAND USE	ZONE	GROSS ACRES±	UNITS
F-6A-1	LDR	SINGLE FAMILY	RS/DS	20.50	92
F-6A-2	LDR	SINGLE FAMILY	RS/DS	15.00	87
F-7A	LDR	SINGLE FAMILY	RS/DS	12.29	67
F-7B	LDR	SINGLE FAMILY	RS/DS	11.48	64
F-8C	LDR	SINGLE FAMILY	RS/DS	16.69	88
F-8D	LDR	SINGLE FAMILY	RS/DS	10.94	38
F-9B	LDR	SINGLE FAMILY	RS/DS	15.53	70
F-9C	LDR	SINGLE FAMILY	RS/DS	18.73	83
F-9D	LDR	SINGLE FAMILY	RS/DS	12.96	40
F-10A-1	LDR	SINGLE FAMILY	RS/DS	14.27	61
F-10A-2	LDR	SINGLE FAMILY	RS/DS	15.03	61
F-10B-1	LDR	SINGLE FAMILY	RS/DS	12.67	56
F-10B-2	LDR	SINGLE FAMILY	RS/DS	11.05	59
F-10C-1	LDR	SINGLE FAMILY	RS/DS	7.82	49
F-10C-2	LDR	SINGLE FAMILY	RS/DS	12.08	31
F-11A-1	LDR	SINGLE FAMILY	RS/DS	9.83	47
F-11A-2	LDR	SINGLE FAMILY	RS/DS	9.23	57
F-11A-3	LDR	SINGLE FAMILY	RS/DS	14.01	71
F-12A	LDR	SINGLE FAMILY	RS/DS	9.77	47
F-12B	LDR	SINGLE FAMILY	RS/DS	10.04	50
F-13A-1	LDR	SINGLE FAMILY	RS/DS	9.25	45
F-13A-2	LDR	SINGLE FAMILY	RS/DS	11.67	48
F-13B-3	LDR	SINGLE FAMILY	RS/DS	8.49	45
F-6C-1	MDR	SINGLE FAMILY	RS/DS	12.89	135
F-6C-2	MDR	SINGLE FAMILY	RS/DS	13.73	172
F-8B	MDR	SINGLE FAMILY	RS/DS	11.28	127
F-11B	MDR	SINGLE FAMILY	RS/DS	17.49	152
F-6B	HDR	MULTI-FAMILY	R3	8.10	195
F-8A	HDR	MULTI-FAMILY	R3	11.41	277
F-6D	CC	COMMUNITY COMMERCIAL	CC	5.46	-
F-51	P/R	PARK	PR	11.96	-
F-94	LDR	POCKET PARK	RS/DS	1.45	
F-95	LDR	POCKET PARK	RS/DS	1.45	
F-97	LDR	POCKET PARK	RS/DS	1.54	
F-101	LDR	POCKET PARK	RS/DS	1.12	-
F-71	P/QP	ELEMENTARY SCHOOL	P/QP	11.34	-
F-80	OS	OPEN SPACE	P/QP	131.84	-
F-85	OS	OPEN SPACE	P/QP	29.52	-
NORTH HAYDEN PKWY	-	-	-	11.71	
TOTAL				571.62	2,414



NORTH 0 300 600 1200

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

J:\1000-s\1027-Fiddyment Ranch\Phase3\Fiddyment Ranch-PH3-LVA\Planning\Exhibits\AMENDED-LLTSM-FIDDYMENT RANCH_P2-3.dwg 10/18/2016 12:08 PM Jeanette Marcelle

EXHIBIT A-2

CONCEPTUAL LAYOUT - FIDDYMENT PHASE 4 BIKE TRAILS

JEN CALIFORNIA 15, LLC

ROSEVILLE **CALIFORNIA**

JUNE, 2021

Bridge

Trail (section 1: from north end of bridge to Bev Bos Park & from south end bridge to trail south of creek)

Trail (section 2: from sewer access road to north end of bridge)



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
231 Vernon Street
Roseville, CA 95678
Tel 916.341.7760
Fax 916.341.7767

J:\1000-s\1027-Fiddyment Ranch\Phase3\Bike_Trails\Civil\Exhibits\EXH-PHASE 4 BIKE TRAILS.dwg 6/23/2021 3:05 PM Jason Reed

EXHIBIT B

Wood Rodgers, Inc.
J. Reed
10/22/2021

EXHIBIT-B

CONCEPTUAL ESTIMATE (BASED ON HORIZONTAL REVIEW ONLY)

Fiddyment Phase 4 - Bike Trails

City of Roseville

#	QUANTITY	UNIT	DESCRIPTION OF WORK - INSTALLED, COMPLETE	UNIT PRICE	AMOUNT
A. BEV BOS PARK TO PLEASANT GROVE BRIDGE; SOUTH OF BRIDGE TO PHASE 3 TRAIL					
1.	0.7	AC	Clear & Grub	$ 3,700.00	$ 2,590
2.	200	CY	Excavation/Embankment (Order of Magnitude Only)	$ 15.00	$ 3,000
3.	0.7	AC	Erosion Control/SWPPP	$ 3,000.00	$ 2,100
4.	1	LS	Dispose Demolished Items/Excess Material Off-Site	$ 1,250.00	$ 1,250
5.	10,000	SF	3" Asphalt Concrete	$ 2.00	$ 20,000
6.	10,000	SF	8.5" Aggregate Base with Prepared Subgrade	$ 3.00	$ 30,000
7.	72	SF	4" PCC / 4" AB with prepared subgrade (benches)	$ 20.00	$ 1,440
8.	2,000	SF	3" Decomposed Granite with Prepared Subgrade	$ 3.31	$ 6,620
9.	1,905	SF	4" Aggregate Base with Prepared Subgrade	$ 2.63	$ 5,010
10.	400	LF	Tree Fencing (protective)	$ 2.19	$ 876
11.	1,100	LF	Post & Cable Fencing	$ 16.50	$ 18,150
12.	0	EA	Flexible Bollards	$ 150.00	$ -
13.	1	EA	Park Bench	$ 2,000.00	$ 2,000
14.	0	LF	54" Drain Pipe Class IV RCP	$ 850.00	$ -
15.	0	EA	54" Flared End Section	$ 10,350.00	$ -
16.	0	SF	Class IV RSP Over Class 8 Fabric	$ 14.50	$ -
17.	1	LS	Striping	$ 2,000.00	$ 2,000
18.	2	EA	Stop Sign	$ 300.00	$ 600
19.	2	EA	Roadside Sign	$ 266.67	$ 533
20.	1	EA	Dogipot Pet Station	$ 700.00	$ 700
			TOTAL BEV BOS PARK TO NEW BRIDGE; SOUTH OF BRIDGE TO PHASE 3 TRAIL		**$ 96,869**
B. PLEASANT GROVE BRIDGE WEST TO SEWER ACCESS ROAD					
21.	0.7	AC	Clear & Grub	$ 3,700.00	$ 2,590
22.	1,800	CY	Excavation/Embankment (Order of Magnitude Only)	$ 15.00	$ 27,000
23.	0.7	AC	Erosion Control/SWPPP	$ 3,000.00	$ 2,100
24.	1	LS	Dispose Demolished Items/Excess Material Off-Site	$ 1,250.00	$ 1,250
25.	6,500	SF	3" Asphalt Concrete	$ 2.00	$ 13,000
26.	6,500	SF	8.5" Aggregate Base with Prepared Subgrade	$ 3.00	$ 19,500
27.	72	SF	4" PCC / 4" AB with prepared subgrade (benches)	$ 20.00	$ 1,440
28.	1,400	SF	3" Decomposed Granite with Prepared Subgrade	$ 3.31	$ 4,634
29.	1,265	SF	4" Aggregate Base with Prepared Subgrade	$ 2.63	$ 3,327
30.	0	LF	Tree Fencing (protective)	$ 2.19	$ -
31.	1,035	LF	Post & Cable Fencing	$ 16.50	$ 17,078
32.	0	EA	Flexible Bollards	$ 150.00	$ -
33.	1	EA	Park Bench	$ 2,000.00	$ 2,000
34.	60	LF	54" Drain Pipe Class IV RCP	$ 850.00	$ 51,000
35.	2	EA	54" Flared End Section	$ 10,350.00	$ 20,700
36.	600	SF	Class IV RSP Over Class 8 Fabric	$ 14.50	$ 8,700
37.	1	LS	Striping	$ 2,000.00	$ 2,000
38.	0	EA	Stop Sign	$ 300.00	$ -
39.	2	EA	Roadside Sign	$ 266.67	$ 533
40.	1	EA	Dogipot Pet Station	$ 700.00	$ 700
			TOTAL PLEASANT GROVE BRIDGE WEST TO SEWER ACCESS ROAD		**$ 177,552**
C. F-13B2 TRAIL SEGMENT					
41.	3,775	SF	3" Asphalt Concrete	$ 2.00	$ 7,550
42.	3,775	SF	8.5" Aggregate Base with Prepared Subgrade	$ 3.00	$ 11,325
43.	700	SF	3" Decomposed Granite with Prepared Subgrade	$ 3.31	$ 2,317
44.	915	SF	3" Decomposed Granite adjacent to Chico Drive	$ 3.31	$ 3,029
			TOTAL F-13B2 TRAIL SEGMENT		**$ 24,221**

CONSTRUCTION COST SUMMARY

A. BEV BOS PARK TO PLEASANT GROVE BRIDGE; SOUTH OF BRIDGE TO PHASE 3 TRAIL	**$**	**96,869**
B. PLEASANT GROVE BRIDGE WEST TO SEWER ACCESS ROAD	**$**	**177,552**
C. F-13B2 TRAIL SEGMENT	**$**	**24,221**
Bike Trail Construction Cost Sub-Total	**$**	**298,642**
Contingency (20% of Construction Cost)	$	59,800
Civil Engineering and Staking (excludes F-10 & F13B2 Bike Trails)	$	80,000
Drainage Tech Memo	$	5,000
Central Valley Flood Control Board Encroachment Permit	$	25,000
SWPPP Preparation	$	5,000
Arborist Review	$	3,500
Biological Review (Assumes no resource impacts)	$	3,500
Construction Management	$	15,000
Geotechnical Engineering	$	15,000
City of Roseville Plan Check and Inspection (5% of Construction Cost)	$	15,000
City of Roseville Technology Fee (3% of Plan Check and Inspection Fee)	$	500
Soft Cost and Fees Sub-Total	**$**	**227,300**
Reimbursement for Completed Improvements (F-10 Phase 1 and F-10 Phase 2)	**$**	**176,543**
Pleasant Grove Creek Bike Bridge - Developer Funded	**$**	**2,080,000**
CONCEPTUAL FIDDYMENT RANCH PHASE 4 BIKE TRAIL TOTAL COST	**$**	**2,782,485**

ORDINANCE NO. 6443

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2021-22, is hereby amended as listed on the attached budget adjustment for the West Roseville Specific Plan, Fiddyment Phase 4 Bike Trails project.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____ day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

CITY OF ROSEVILLE CALIFORNIA

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Michael Dour, Alternative Transportation Manager
FISCAL YEAR: 2021-2022
PREPARER NAME & TITLE: Alison Winter, Alternative Transportation Analyst
COUNCIL DATE (if applicable): 01/19/2022
DEPARTMENT/DIVISION: Public Works/Alternative Transportation
ORDINANCE:

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3311	6587	84001	500222	702,485	Establish Budget for Fiddyment Phase 4 Bike Trail Construction For WSRP Parcels F-80 & F-84
			TOTAL	702,485	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

NET ADJUSTMENT	702,485	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3311				(702,485)	Reduce WRSP Park Development Fund Balance
			TOTAL	(702,485)	

Justification for Budget Adjustment:

This budget adjustment is requested to establish the budget for project #500222 - West Roseville Specific Plan (WRSP) Fiddyment Phase 4 Bike Trail in the amount of $702,485 to construct the bike trail through parcels F-80 & F-84 in the WRSP. There are adequate resources available to fund this project.

REQUIRED APPROVALS:

Stefanie A. Kemen — Digitally signed by Stefanie A. Kemen Date: 2021.12.13 17:51:46 -08'00'
REQUESTING DEPARTMENT HEAD / DESIGNEE — DATE

Scott Pettingell — Digitally signed by Scott Pettingell Date: 2021.12.14 10:35:16 -08'00'
BUDGET MANAGER / DESIGNEE — DATE

Dennis Kauffman — Digitally signed by Dennis Kauffman Date: 2021.12.14 11:30:20 -08'00'
CHIEF FINANCIAL OFFICER / DESIGNEE — DATE

CITY MANAGER / DESIGNEE — DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY — DATE

Revised: June 24, 2019

12/13/20213:50 PM

COUNCIL COMMUNICATION

CC #: 1882
File #: 0900-05 & 0201-01

Title:	Fire Station No. 8 - Professional Design Services Agreement and Budget Adjustment
Contact:	Rjahja Canlas 916-746-1300 rcanlas@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.14.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution to approve a Professional Design Services Agreement with MFDB Architects, Inc. and authorize the City Manager to execute it. Staff additionally recommends City Council adopt an ordinance to approve a budget adjustment appropriating $499,900 in the Fire Facilities Fund to the Fire Station 8 Project to fund the work.

BACKGROUND

Fire Station 8 is located within the Campus Oaks Specific Plan at 7951 Painted Desert Drive.

Staff selected MFDB Architects (MFDB) to design Fire Station 8 because of their experience designing other fire stations for the City of Roseville including Fire Stations 1, 6, 7, and 9. This experience gives MFDB a good working knowledge of the City's fire station operations and eliminates the learning curve that would have been required for an inexperienced firm completing their first design of a fire station for the City. This knowledge will help expedite the design/construction process and provide the best opportunity to meet the Fire Department’s 2023 occupancy goal. Construction of Fire Station 8 will be through the "Design Assist" process similar to the process used for constructing the 316 Vernon Street and Fire Station 1 buildings.

Since July 2021, MFDB has been developing a schematic plan under a separate contract for Fire Station 8. Now that the rough sketch has been vetted, staff has negotiated a fee with MFDB Architects (MFDB) to complete the detailed design work for Fire Station 8 with a not-to-exceed fee of $744,403.50. The scope of work includes preparation of design development documents, assistance with the selection of a construction contractor, preparation of construction plans and specifications, and construction administration services. The proposed scope and associated costs are appropriate for a project of this type.

FISCAL IMPACT

Partial funding for the Fire Station 8 Project (Project #500067) was included in the FY2021-22 Adopted Budget using resources in the Fire Facilities Fund (Fund 3360).

A budget adjustment in the amount of $499,000 is being recommended to fully fund the MFDB contract, cover City staff time, and realign the original project budget to match anticipated expenditures. The requested amount will come from available resources in the Fire Facilities Fund. No General Fund resources will be used for this budget adjustment.

Staff is evaluating potential funding options for construction and will return to City Council at a later date once the design phase is completed and a detailed construction estimate is available.

Funding for future maintenance, rehabilitation, and capital equipment replacement costs for Station 8 will be included in the Fire Department operations budget in the General Fund and in the internal service funds for maintenance of facilities and capital equipment.

ENVIRONMENTAL REVIEW

Development of the Fire Station 8 project was previously evaluated in the Hewlett Packard Master Plan EIR, certified May 15, 2008 (SCH No. 1995112022), and subsequently the Campus Oaks Master Plan Amendment to the Hewlett Packard Master Plan EIR on May 20, 2020 (Resolution 20-168). The Fire Station 8 project is within the scope of the project covered by the Hewlett Packard Master Plan Final EIR, and Campus Oaks Master Plan Amendment. As discussed in the Specific Plan EIR, the EIR provides environmental analysis of community infrastructure and facilities, to the extent applicable.

Because the project is consistent with the Hewlett Packard Master Plan EIR and Campus Oaks Master Plan Amendment, no new effects would be expected to occur and all applicable mitigation measures from the Hewlett Packard Master Plan EIR and Campus Oaks Master Plan Amendment will be implemented during the design and construction of the Fire Station 8 project. As such, no additional environmental documentation is required.

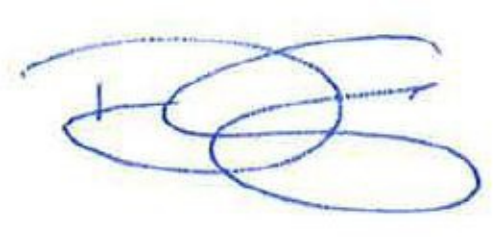
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community
Goal E - Deliver exceptional city services
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Rjahja Canlas, Associate Engineer

Jason Shykowski, Public Works Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Fire Station 8 - Location Map

Resolution 22-005

MFDB - PDSA

Ordinance 6442

Budget Adjustment

CITY OF ROSEVILLE CALIFORNIA

Fire Station 8

Public Works - Engineering



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RESOLUTION NO. 22-005

APPROVING A PROFESSIONAL DESIGN SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND MFDB ARCHITECTS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a professional design services agreement regarding design services for Fire Station No. 8, by and between the City of Roseville and MFDB Architects, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

PROFESSIONAL DESIGN SERVICES AGREEMENT

Fire Station No. 8 Design Services

THIS AGREEMENT is made and entered into this ___ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY"), and MFDB Architects, Inc., a California corporation ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY desires professional design services consisting of preparation of design development documents, assistance with the selection of a construction contractor, preparation of construction plans and specifications, and providing construction administration services for the Roseville Fire Station No. 8 design project; and

WHEREAS, CONSULTANT has prepared a proposal dated November 17, 2021, which describes the scope of work to be performed by CONSULTANT, the budget for the work, and the schedule for performance of the work; and

WHEREAS, CONSULTANT is qualified and experienced to provide such professional design services.

NOW, THEREFORE, the parties agree as follows:

1. Services. CONSULTANT shall perform, at the direction of CITY, the scope of services as described in EXHIBIT "A," attached hereto and incorporated herein by this reference.

2. Compensation. For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the budget estimate as described in EXHIBIT "A". Total compensation shall not exceed seven hundred forty-four thousand, four hundred three dollars and fifty cents ($744,403.50).

CONSULTANT shall submit monthly invoices for its services. Such invoices shall be delineated by task, the person performing the services, and the hourly rate, which shall be stated in time increments of not greater than one-tenth (1/10) hours. CITY shall pay invoices within thirty (30) days after receipt, if the services specified in the invoice have been satisfactorily completed.

3. Indemnification. To the fullest extent allowed by law, CONSULTANT agrees to indemnify, not including the cost to defend CITY, and its officers, employees and volunteers from any and all claims, demands, costs or liability to the extent actually caused by the negligence, recklessness, or willful misconduct of CONSULTANT and its agents in the performance of services under this contract, but this indemnity does not apply to liability for damages for death or bodily injury to persons, injury to property, or other loss, arising from the negligence, willful misconduct or defects in design by CITY or the agents, servants, or independent contractors who are directly responsible to CITY, or arising from the negligence of CITY. Notwithstanding any terms of this section, indemnification and defense obligations shall conform to California Civil Code Section 2782.8. CONSULTANT agrees to reimburse indemnitees for damages including defense costs, equal to the percentage of CONSULTANT's liability caused by the negligent act, error or omission of CONSULTANT as legally determined by a court of competent jurisdiction.

CONSULTANT agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONSULTANT and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.

CONSULTANT's responsibility for such indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

4. Insurance. CONSULTANT agrees to continuously maintain, in full force and effect, the following minimum policies of insurance during the term of this Agreement.

COVERAGE	LIMITS OF LIABILITY
Workers' Compensation	Statutory
Commercial General Liability	$2,000,000 each occurrence $4,000,000 aggregate Personal Injury: $2,000,000 each occurrence $4,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Professional Liability (errors and omissions)	$2,000,000 per claim $4,000,000 aggregate

a. Form. CONSULTANT shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.

b. Additional Insureds. CONSULTANT shall also provide a separate

endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of CONSULTANT. The additional insured coverage under the CONSULTANT's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

c. Cancellation/Modification. CONSULTANT shall provide ten (10) days written notice to CITY prior to cancellation of any insurance required by this Agreement.

d. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of CITY (if agreed to in a written contract) before CITY's own insurance shall be called upon to protect it as a named insured.

e. Subcontractors. CONSULTANT agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work.

Furthermore, CONSULTANT shall require its subcontractors to agree to be bound to CONSULTANT and CITY in the same manner and to the same extent as CONSULTANT is bound to CITY under this Agreement. Additionally, CONSULTANT shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

f. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

g. Waiver of Subrogation. CONSULTANT hereby agrees to waive subrogation which any insurer of CONSULTANT may acquire from CONSULTANT by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of CITY, its officers, agents, employees and volunteers for all worked performed by CONSULTANT, its employees, agents and subcontractors.

h. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve CONSULTANT of liability in excess of such coverage, nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this Agreement or law.

5. Records. CONSULTANT and its subcontractors shall maintain all files and records relating to the services performed hereunder during the term of this Agreement and for a period of not less than one (1) year after the date of termination or expiration. Provided, however, that in the event of litigation or settlement of claims arising from the performance of this Agreement, CONSULTANT and its subcontractors shall maintain all files and records until such litigation, appeals or claims are resolved. Duly authorized representatives of CITY shall have right of access during normal business hours and after reasonable notice to CONSULTANT's and subcontractors' files and records relating to the services performed hereunder, and may review and copy the files and records at appropriate stages during performance of the services and during the one (1) year period following termination or expiration of this Agreement. CONSULTANT shall include this provisions in its contracts with all subcontractors.

6. Prevailing Wages. When applicable, for purposes of this Agreement, CONSULTANT and its subcontractors shall comply with all applicable prevailing wage laws, e.g., but not limited to, California Labor Code Sections 1770 et seq. In accordance with said Section 1775, CONSULTANT shall forfeit as a penalty to the City two hundred dollars ($200) for each calendar day or portion thereof for each worker paid less than the prevailing rates for such work or craft in which such worker is employed for any work done on-site under the Agreement by CONSULTANT or by any subcontractor in violation of the provisions of the Labor Code and in particular, Labor Code Sections 1770 to 1780, inclusive. In addition to said penalty and pursuant to said Section 1775, the difference between such stipulated prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for

which each worker was paid less than the stipulated prevailing wage shall be paid to each worker by CONSULTANT or the applicable subcontractor.

Pursuant to the provisions of California Labor Code Section 1773, the contracting department has identified the source, stated below, of the general prevailing rate of wages applicable to the site to be done, for straight time, overtime, and holiday work. The holiday wage rate listed shall be applicable to all holidays recognized in the collective bargaining agreement of the particular craft, classification or type of worker concerned. These wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm.

Pursuant to Labor Code Section 1773.2, general prevailing wage rates set forth above, which forms a part of this Agreement, shall be posted by CONSULTANT at a prominent place at the work site. Prevailing wage rates to be posted at the work site will be furnished by the contracting department. The possibility of wage increases is one of the elements to be considered by CONSULTANT in determining its proposal, and will not under any circumstances be considered as the basis of a claim against CITY or the Agreement.

7. Contractor Registration. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this Agreement, CONSULTANT and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. CONSULTANT is hereby notified that this Agreement is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

8. Compliance with Laws. CONSULTANT shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement.

9. Ability to Perform. CONSULTANT agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

10. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of any conflict between any of the EXHIBITS, the provisions of the first in order of attachment shall govern.

11. Assignment. CONSULTANT is employed to perform unique personal services. CONSULTANT shall not assign this Agreement without the prior written consent of CITY. CONSULTANT shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without prior written consent of CITY.

12. Independent Contractor. CONSULTANT, inclusive of its agents, officers, employees, volunteers, independent contractors, and subcontractors, shall act as an independent contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

CONSULTANT and CITY agree that: (a) CONSULTANT is free from the control and direction of CITY in connection with the performance of the work; (b) CONSULTANT is providing services directly to CITY; (c) CONSULTANT has and will maintain at all relevant times a business license; (d) CONSULTANT maintains a business location that is separate from CITY; (e) CONSULTANT is customarily engaged in an independently established business of the same nature as that involved in the work performed

hereunder; (f) CONSULTANT actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONSULTANT advertises and holds itself out to the public as available to provide the same or similar services; (h) CONSULTANT provides its own tools, vehicles, and equipment to perform the services; (i) CONSULTANT has negotiated its own rates; (j) CONSULTANT set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONSULTANT has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

13. Representation and Warranties. CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working for CONSULTANT, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to terminate as void this Agreement, without liability, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

14. Successors in Interest. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

15. Copyright, Ownership and Use of Materials. All tangible materials ("Material") created or delivered pursuant to this Agreement is considered a work made for hire under the Copyright Act. To the extent such Material does not qualify as a work made for hire, CONSULTANT hereby assigns to CITY all right, title, and interest, including but not limited to

all copyrights, in all Material created by CONSULTANT in its performance under this Agreement. Material constitutes the scope of work outlined in Exhibit A and attached hereto, and all written and other tangible expressions, including but not limited to, drawings, papers, documents, reports, surveys, renderings, exhibits, sketches, maps, models, prints, paintings or photographs, in any and all media or formats in which such materials have been created or are maintained. All Material furnished by CONSULTANT is, and shall remain, the property of CITY.

CONSULTANT shall execute any documents necessary to effectuate such assignment. In the event that CONSULTANT uses, employs, designates, or retains any person or entity who is not an employee of CONSULTANT, to perform any work required of it pursuant to this Agreement, CONSULTANT shall require said person or entity to execute an agreement containing the preceding paragraph.

16. Termination of Agreement. The City may terminate this Agreement without cause by giving CONSULTANT ten (10) days advance written notice from the City Manager. CONSULTANT may terminate this Agreement without cause by giving CITY thirty (30) days advance written notice. In the event of termination through no fault of CONSULTANT, CITY shall compensate CONSULTANT for services performed as of the date of termination, upon the release to CITY of all Material hereunder, in any and all media or formats in which such materials have been created or are maintained. CITY retains the right to receive and use any Material, notwithstanding any termination or any dispute regarding the amount to be paid.

17. Attorney's Fees; Venue; Governing Law. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses,

including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

18. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

19. Severability. If any of the provisions contained in this Agreement is for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

20. Notices. Any notices to parties required by this Agreement shall be delivered personally or mailed, U.S. first class postage prepaid, addressed as follows:

CITY OF ROSEVILLE	CONSULTANT
Rjahja Canlas Associate Engineer 311 Vernon Street Roseville, CA 95678	G. Tyler Babcock Principal 111 Scripps Drive Sacramento, CA 95825

Either party may amend its address for notice by giving notice to the other party in writing.

21. Integrated Agreement. This is an integrated agreement and contains all of the terms, considerations, understanding and promises of the parties. It shall be read as a whole.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 20__, and CONSULTANT has caused this Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
JASON SHYKOWSKI
Public Works Director

MFDB ARCHITECTS, INC., a
California corporation

BY: _____
its: Vice President

and

BY: _____
its: Secretary

EXHIBIT “A”

MFDB ARCHITECTS INC.

111 Scripps Drive, Sacramento, California, 95825

P: 916.972.0131 F: 916-481-1845

November 17, 2021

Mr. Rjahja Canlas, P.E., Project Manager
City of Roseville
311 Vernon Street
Roseville, CA 95678

RE: **Fire Station No. 8** – A/E Services Proposal
Campus Oaks Site

Dear Rjahja:

We are pleased to present our A/E proposal for the remaining phases of design services for the Fire Station No. 8.

Our team of design professionals is well prepared to efficiently support the goals of the City to deliver a concise fire station project that will meet the goals of the Fire Department, City Administrators, and the Community – with an attractive, appropriately detailed, civic-scaled project. Our recent concept design efforts to meet the current scope criteria has yielded consistent support from the Fire Department stakeholders of the project.

Our team of proposed consultants were selected both through a competitive fee analysis and consideration for the best advantage of the project and the goals of the City. Additionally, all the proposed consultants have demonstrated fire station project experience and a proven track record working successfully as part of an MFDB design team.

Our Scope of Work and this proposal is based on the following understanding:

1. The single-story concept design, Option 2, presented to the City on 10-4-21 will be the basis for the building design. (See site plan and floor plan images attached)
2. The firehouse itself will be roughly 12,170 sf. with a total of nine (9) sleeping rooms.
3. The Option 2 site design provides the primary response and return driveways off of the Painted Desert Drive frontage with no vehicular access from Wood Creek Oaks Blvd.
4. A topographic survey of the "existing" site grading – is included in our scope. The boundary survey will be based on record information and the Title Report.
5. Low Impact Design (LID) for the civil storm water management (Bio-swales) will be included in the civil scope of work along with best practices to meet current Environmental Utilities requirements established by the City.
6. A SWPP Plan is part of our Civil scope of work intended to meet NPDES SWPPP requirements, submittal to State online permitting system (SMARTS) to obtain the Notice of Intent (NOI) and Waste Discharge Identification Number.
7. The landscape design will utilize predominantly drought-tolerant and low-maintenance planting and will be coordinated with the civil engineering requirements to support the Low Impact Design (LID) strategies.
8. The City has determined they will utilize a Design-Assist (DA) delivery method. This approach anticipates the design team completing a DD package (roughly 40% complete) to distribute to a pre-qualified group of contractors. As we understand,

those contractors will then respond to the City's RFP criteria and, utilizing our DD package, price the project based on those documents. The entire team will respond to contractor questions during the RFP process. We expect the shortlisted participants will be interviewed and based on their total qualifications (RFP response, experience, references for similar projects, response to interview questions and price) – a contractor will be selected. We anticipate the design team will pause during the DA selection process and resume progress after selection – to take full advantage of the DA opportunity. The selected contractor will join the team to assist with constructability issues and help validate the budget. We anticipate additional meetings with the contractor to coordinate our efforts and align budget/constructability related decisions during the CD phase.

9. We are including weekly site visits/meetings for the entire (12) month construction schedule in addition to office time to answer RFI's, review submittals, help the City evaluate monthly pay applications and help process PCO's/COR's for the Construction Administration portion of the work. This proposal anticipates roughly (52) site visits over the course of the project.
   The design team will operate in a supporting role to the City's Project Manager. Our fee proposal anticipates our CA role is less time intensive when compared to an independent Construction Management consultant.
10. Record drawing notations, to incorporate contractor notes and changes to the project made during the construction phase, will be added by each discipline to their document package once we receive those mark-ups from the contractor at the conclusion of the project. A digital copy and/or hard copies of the Record Drawings will be provided to the City.
11. We anticipate Owner furnished systems and equipment will remain similar to those provided for previous Stations 6, 7, 9 and 1.
12. Our proposal includes color and materials selection and specifications for paint, LVT, ceilings, cabinetry – and all finishes that are attached to the building.
13. Excess professional liability, from our typical $2M coverage to the required $4M project specific coverage, will not need to extend past the conclusion of the construction phase – generally related to obtaining the final Certificate of Occupancy.

Schedule:

Following the completion of the Concept Design, currently underway, the duration of the subsequent Tasks/Phases of the project are estimated as follows. The scheduled durations exclude City/Fire reviews where the design team needs input and/or approval before moving forward:

Task 1: Schematic Design	60 days
Task 2: Design Development	65 days
Task 3: Contractor Selection/Design-Assist	TBD
Task 4: Construction Documents (progress to 65%)	45 days
Task 4: Construction Documents (progress to 95%)	60 days
Task 5: Permit Phase	TBD
Task 6: Bidding	30 days
Task 7: Construction Administration	12–14 months

A/E Lump Sum Fee Proposal (Including A, C, L, S, M, E, TE and Commissioning):

Schematic Design/Project Kick-off:	$83,695.50
Design Development - 40% for DA selection:	114,004.50
Contractor DA Selection Process:	9,790.00
Construction Documents:	333,629.50
Permitting:	17,204.00
Bidding:	13,739.00
Construction Administration:	160,341.00

Total A/E Fee: **$732,403.50** + Reimbursable Expenses

Estimate for Reimbursable Expenses: $12,000 (assuming City pays for printing documents to contractor/subs)

Reimbursable expenses incurred during the execution of the project will be billed (at cost plus 15%) in addition to compensation for basic and additional services and will include actual expenditures made for cost of reproductions, postage and handling of drawings, specifications or renderings requested by the City. The City will NOT be charged for trips to the construction site or telephone calls. Based on past projects, our budget estimate for reimbursable expenses is $12,000, as noted above. Actual reimbursable expenses shall not exceed this budget unless this budgeted amount is increased by amendment of this agreement. All unused portions of this budget remain as City funds.

The work product for all disciplines for each task is as follows:

Schematic Design/Project Kick-off Meeting:	Orient the project team to the concept design; establish schedule and priorities; refine the earlier design; obtain SD approval from the Fire Department
Design Development - 40% for DA selection:	40% drawings and specifications for distribution; fully describes building structure and systems; hard copies of drawings and specs as determined by City - reimbursable expense.
Contractor DA Selection Process:	Participate with City to help develop written RFP and selection criteria; assist City during pricing exercise; participate in interviews; help with selection; no deliverables.
Construction Documents:	Review at 65% and 95% complete; submit drawings and specifications to City for plan check and permit; hard copy deliverables of plans and specs as required by City – reimbursable expense.
Permitting and Bidding Subcontractors:	Respond to plan check comments in order to achieve building permit; answer questions from subcontractors bidding the job; hard copy drawings as required – reimbursable expense.

Construction Administration: Participate with the City to help manage the construction phase (estimated at 12 months); process RFI's, submittals, shop drawings, COR's and help evaluate monthly pay requests; attend weekly site meetings; agendas and action items if not covered by contractor; final punch list review; Record Documents; process O&M manuals; deliverables as required by City – reimbursable expense.

Exclusions (could be furnished by MFDB Team at additional cost):

1. Geotechnical investigation and report to inform the structural foundation design and on-site civil design work for pavement sections.
2. Design of any special foundation systems beyond anticipated conventional spread footing foundation.
3. Off-site utility work – all utilities are anticipated to be available on-site.
4. Design of the Plymovent - Vehicle Exhaust System beyond performance specification and coordination for support within the structure.
5. Design of low-voltage electrical systems (including phone, data, communications, security, cameras, alerting system, etc.) beyond coordination and conduit – if necessary.
6. Work related to the communications tower beyond general coordination and the foundation/footing. An independent design/build tower provider will be required to size the footing.
7. Design of the fire suppression or fire alarm systems beyond a performance specification. We anticipate this will be provided by a design/build subcontractor hired under the selected DA contractor prior to permitting or as a deferred submittal to the Building Department.
8. LEED Certification at any level.
9. Selection of furnishings (can assist fire staff with color/material recommendations, if desired).

The following categories of Additional Services shall be provided, with a mutually agreed upon adjustment in compensation, when authorized in writing by CITY in advance:

A. Preparing documents for alternate bids or out of sequence services requested by CITY, except as necessarily provided in the basic services with respect to consultation, revision, or correction.
B. Providing quantity surveys or inventories of material, equipment, and labor.
C. Making revisions in drawings, specifications, or other documents when such revisions are inconsistent with the originally approved construction documents due to causes beyond the control of ARCHITECT.
D. Preparing extraordinary supporting data and other services in connection with change orders.
E. Providing consultation concerning replacement of any work damaged by fire or other cause during construction and furnishing professional services as may be required in connection with the replacement of such work.
F. Providing professional services made necessary by the default of the contractor or by major defects in the work of the contractor in the performance of the construction contract.

G. Providing extraordinary assistance in the utilization of any equipment or system such as initial start-up or testing, adjusting, and balancing, preparation of operation and maintenance manuals, training personnel for operation and maintenance, and consultation during operation.
H. Providing services after CITY issues the final certificate of payment.
I. Preparing to serve or serving as an expert witness in connection with any arbitration or legal proceeding.
J. Providing services not otherwise included in this agreement.

MFDB Hourly Rate Schedule: (Effective July 1, 2021 – June 30, 2022)

Principal	$155.00/hour
Associate	135.00/hour
Designer	115.00/hour
Project Architect/Manager	115.00/hour
Job Captain	110.00/hour
Senior Drafter	100.00/hour
Intermediate Drafter	80.00/hour
Administrative Staff	65.00/hour

List of Consultants:

Civil:	Warren Consulting Engineers, Inc.
Landscape:	Roach & Campbell
Structural:	Buehler Engineering, Inc.
Mechanical:	Capital Engineering Consultants, Inc.
Electrical:	The Engineering Enterprise
Traffic Engineering:	Kimley Horn
Commissioning:	Weston & Associates

We are excited to begin work on the Schematic Design and production phase of design services for the project. We are proud to continue our successful relationship working with the City and look forward to developing a beautiful new state-of-the-art facility to serve Campus Oaks and the surrounding community. If you have any questions, please don't hesitate to contact us.

Sincerely,

MFDB Architects, Inc.

G. Tyler Babcock, AIA, LEED AP
Principal

_____
Authorized Representative
City of Roseville

Enclosures: Concept Design Site and Floor Plans (dated 10-4-21)

ORDINANCE NO. 6442

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2021-22, is hereby amended as listed on the attached budget adjustment for design services for Fire Station 8.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____day of_____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Rjahja Canlas / Associate Engineer
FISCAL YEAR: 2022
PREPARER NAME & TITLE: Rjahja Canlas / Associate Engineer
COUNCIL DATE (if applicable): 1/19/22
DEPARTMENT/DIVISION: PW - Engineering
ORDINANCE:

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3360	6587	84001	500067	805,000	Increase project expense budget for design
3360	5080	84001	500067	95,000	Increase project expense budget for staff time
3360	5301	84001	500067	(401,000)	Realign orginal budget to match anticipated
					expenditures
			TOTAL	499,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

NET ADJUSTMENT	499,000	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3360				(499,000)	Reduce Fire Facilities Fund Balance
			TOTAL	(499,000)	

Justification for Budget Adjustment:

A budget adjustment in the amount of $499,000 is being requested to fully fund the design contract (MFDB Architects) and to cover City staff time for the Fire Station 8 Project (#500067), and realign the original project budget to match the anticipated expenditures. The requested amount will come from budgeted resources in the Fire Facilities Fund. The amended project budget will be $900,000.

REQUIRED APPROVALS:

Stefanie A. Kemen Digitally signed by Stefanie A. Kemen Date: 2021.12.07 14:43:06 -08'00'

REQUESTING DEPARTMENT HEAD / DESIGNEE — DATE

BUDGET MANAGER / DESIGNEE — DATE

CHIEF FINANCIAL OFFICER / DESIGNEE — DATE

CITY MANAGER / DESIGNEE — DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY — DATE

Revised: September 14, 2020

12/6/20213:01 PM

COUNCIL COMMUNICATION

CC #: 1878
File #: 0800-03 & 0201-01

Title: Electric Facilities Improvements - Budget Adjustment
Contact: Shawn Matchim 916-774-1620 smatchim@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.15.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt an ordinance approving the attached budget adjustment authorizing a $400,000 increase for the 116 S. Grant Street Building Improvements project and a $500,000 budget for the 2090 Hilltop Generator Replacement Project.

BACKGROUND

The 116 S. Grant Street Building, or Legacy Building, was acquired by the City in 2020 to support the future needs of Roseville Electric Utility's growing business operations and customer programs. The building will provide the City's utility customers with a one-stop shop where they can pay their bill, learn about exciting new programs, emerging technology, and rebates.

The electric utility has since undertaken a planning, design, and construction effort to prepare the building for electric utility staff and customer engagement. Building improvements to Floors 1 and 2 include the addition of office space, a service desk, a demonstration area, conference rooms and access compliance updates to the restrooms. The $400,000 project budget increase will provide funding for the construction of exhibit displays for the new customer demonstration area and necessary fixtures and furnishings to prepare the building for move-in. The construction of the exhibit displays for the customer demonstration area was planned to be undertaken during FY2022-23, but is being advanced to FY2021-22.

The backup generator at the electric utility's 2090 Hilltop facility is over 40 years old and has reached the end of its useful life. Facilities has recommended the back-up generator be replaced to ensure uninterrupted service. The back-up generator is critical in maintaining electric operations in the event of a system outage. The recommended budget adjustment establishes a $500,000 project budget to fund the 2090 Hilltop Generator Replacement Project.

FISCAL IMPACT

Approval of the attached budget adjustment authorizes an additional $900,000 in funding from the

Electric Fund for FY2021-22. Approving this budget adjustment increases the 116 S. Grant Street Building Improvements total project budget to $5,150,000 and establishes a $500,000 project budget for the 2090 Hilltop Generator Replacement Project. Funds are available in the Electric Fund balance to cover both project appropriations for FY2021-22.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Approval of a budget adjustment meets the above criteria and is not subject to CEQA. No additional environmental review is required.

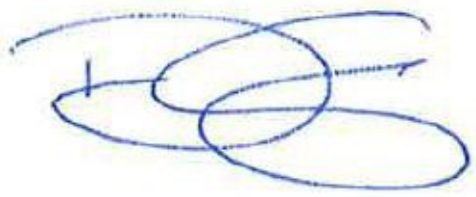
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Shawn Matchim, Assistant Electric Utility Director

Michelle Bertolino, Electric Utility Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance 6439

ELE 1.19.22 Budget Adjustment

ORDINANCE NO. 6439

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2021-22, is hereby amended as listed on the attached budget adjustment for the Electric Facilities improvements.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____ day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Eric Campbell, Finance Adminstrator
FISCAL YEAR: 2021/2022
PREPARER NAME & TITLE: Eric Campbell, Finance Adminstrator
COUNCIL DATE (if applicable): 1/19/22
DEPARTMENT/DIVISION: Electric Department
ORDINANCE:

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6001	6587	84701	500160	400,000	Increase the 116 S Grant Street Building Improvements Project
6001	6587	84701	500223	500,000	Fund the 2090 Hilltop Generator Replacement Project
			TOTAL	900,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

NET ADJUSTMENT	900,000	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6001				(900,000)	Decrease available resources in the Electric Fund
			TOTAL	(900,000)	

Justification for Budget Adjustment:

This budget adjustment funds an additional $400,000 for the 116 S. Grant Street Building Improvements project to construct a new customer demonstration area and necessary fixtures and furnishing, and $500,000 to replace the back-up generator at Roseville Electric Utility's 2090 Hilltop facility. Approving this budget adjustment increases the 116 S. Grant Street Building Improvements total project budget to $5,150,000 and establishes a $500,000 project budget for the 2090 Hilltop Generator Replacement project. Funds are available in the Electric Fund balance to cover both increases for FY2021-22.

REQUIRED APPROVALS:

Michelle Bertolino (Dec 21, 2021 14:56 PST)
REQUESTING DEPARTMENT HEAD / DESIGNEE — DATE

SM
BUDGET MANAGER / DESIGNEE — DATE

CHIEF FINANCIAL OFFICER / DESIGNEE — DATE

CITY MANAGER / DESIGNEE — DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY — DATE

Revised: June 24, 2019

12/21/20211:55 PM

COUNCIL COMMUNICATION

CC #: 1889
File #: 0900-02 & 0201-01

Title:	Aquifer Storage Recovery Well and Pump Station Project - Professional Design Services Agreement Amendment and Budget Adjustment
Contact:	Janice Gainey 916-774-5535 jrgainey@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.16.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council:

1. Adopt a resolution approving the First Amendment to Professional Design Services Agreement with Carollo Engineers in the amount of $636,156 for the Aquifer Storage and Recovery Wells Design Project and authorize the City Manager to execute it; and

2. Adopt an ordinance to approve a budget adjustment of $700,000 from available resources in the Water Construction Fund to fully fund the project.

BACKGROUND

After a competitive proposal process, a Professional Design Services Agreement was awarded to Carollo Engineers on April 1, 2020, for design and engineering support during construction for the Aquifer Storage and Recovery (ASR) wells.

The objective of the project is to support Roseville's groundwater program by designing ASR wells that will diversify Roseville's water supply and ensure the City's water supply reliability is optimum to meet the needs of our customers and provide the foundation for a thriving economy.

During the initial design, it was discovered that two ASR wells (Westbrook and Solaire) would require water treatment facilities to address iron and manganese in the aquifer.

A proposal was requested from Carollo to design these treatment facilities and incorporate them into the plans and specifications for construction. Additionally, the Environmental Utilities Department requested additional scope for support of Programmable Logic Controllers (PLC) programming and Supervisory Control and Data Acquisition (SCADA) system integration.

FISCAL IMPACT

The recommended budget adjustment appropriates $700,000 for the Aquifer Storage and Recovery Wells Design project (500155) from available resources in the Water Construction Fund. This amount will fund the amendment with Corollo Engineers ($636,156) and additional City staff labor expenses ($50,000).

ENVIRONMENTAL REVIEW

Implementation of the proposed project was previously evaluated in the 2012 ASR Program Final EIR (State Clearinghouse No. 2009072018) certified by City Council on March 29, 2012. The proposed project is consistent with the scope of the project covered by the 2012 ASR Final EIR. All applicable mitigation measures from the ASR Program Final EIR will be implemented during the design and construction of the project and consequently no additional CEQA review is required for design and construction approval.

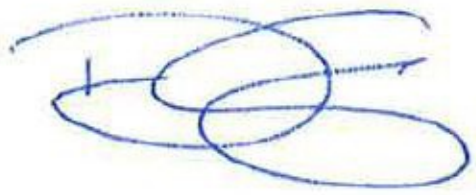
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Janice Gainey, Senior Engineer

Richard Plecker, Environmental Utilities Director



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Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-012

Carollo Engineers Amendment 1

Ordinance 6444

Budget Adjustment

RESOLUTION NO. 22-012

APPROVING A FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND CAROLLO ENGINEERS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a first amendment to professional design services agreement for the Aquifer Storage Recovery Well and Pump Station project, by and between the City of Roseville and Carollo Engineers, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said first amendment is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

FIRST AMENDMENT TO

PROFESSIONAL DESIGN SERVICES AGREEMENT

Aquifer Storage Recovery Well and Pump Station Project

THIS FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT is made and entered into this ___ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY"), and Carollo Engineers, Inc., a Delaware corporation ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY and CONSULTANT previously entered into a Professional Design Services Agreement dated April 1, 2020 ("Agreement") regarding the design, construction, and installation for the Aquifer Storage Recovery Well and Pump Station Project ("Project");

WHEREAS, CITY desires to amend the Agreement to include additional services as described in CONSULTANT's letter/proposal dated December 6, 2021, which is attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, CONSULTANT is willing and able to provide such additional services; and

NOW, THEREFORE, the parties agree as follows:

1. CONSULTANT shall provide additional services as described in Exhibit "A" of this First Amendment to Agreement.

2. Section 2 of the Agreement is amended by adding an additional paragraph to read as follows:

"CITY shall pay six hundred thirty-six thousand, one hundred fifty-six dollars ($636,156), in consideration of the additional services as set forth in Exhibit "A" to the First Amendment to Agreement. This brings the total not to exceed contract amount to four million, five hundred ninety-seven thousand, nine hundred forty-seven dollars ($4,597,947)."

3. All other provisions of the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment to Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 20__, and CONSULTANT has caused this First Amendment to Agreement to be executed.

CITY OF ROSEVILLE, a municipal corporation

BY: _____
DOMINICK CASEY
City Manager

CAROLLO ENGINEERS, INC., a Delaware corporation

BY: Beverly Hamm _____
its: Vice President

and

[SIGNATURES CONTINUED ON NEXT PAGE]

ATTEST:

BY: _____
its: Senior Vice President

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
RICHARD D. PLECKER
Environmental Utilities Director

Engineers...Working Wonders With Water®

CERTIFICATION

This is to certify that the undersigned, Michael W. Barnes, as Corporate Secretary and General Counsel for **Carollo Engineers, Inc.**, is authorized to state and certify: That by corporate policy approved by the Board of Directors on 02/07/2011, Beverly Hann, Vice President, and Christopher Cleveland, Senior Vice President, are authorized to execute engineering service agreements for the usual and customary engineering business of the company.

Dated: January 6, 2022

Michael W. Barnes
Corporate Secretary & General Counsel

2795 Mitchell Drive, Walnut Creek, California 94598
P. 925.932.1710 F. 925.930.0208
carollo.com

EXHIBIT “A”

AMENDMENT NO. 1 SCOPE OF SERVICES

City of Roseville
Environmental Utilities Department
Aquifer Storage Recovery Well and Pump Station Project
Treatment System Addition and Facility Programming
December 6, 2021

PURPOSE

The purpose of this Task Order is to describe additional services to be provided by the Carollo Engineers consultant team to support the Project.

1. Design, Engineering Services During Construction, and Startup and Commissioning of Treatment Processes at Westbrook and Solaire Wells for manganese.
2. Programing services required to support the City during the construction phase of the Westbrook and Solaire Wells.

A description of the scope of work for each of these tasks is provided below. Task numbers have been selected to align with and be in addition to existing project scope Tasks 1-10.

TASK 11 TREATMENT SYSTEM DESIGN AND ESDC FOR WESTBROOK AND SOLAIRE WELLS

Based on water samples taken during pump testing of each well during September 2021, manganese was present above the DDW MCL of 0.05 mg/L. Therefore, the addition of a treatment process to reduce manganese to below the MCL was requested to be added to the project by the City. This task includes the design, support during construction, and startup and commissioning of a manganese treatment system at each of the two well sites based on the well water sampling results.

SUBTASK 11.1 Design of Westbrook and Solaire Treatment Systems

Preliminary design concepts will be prepared in coordination with input from the City and the Design-Assist Contractor. Vendors will be contacted, and viable options will be identified to meet the project's requirements, including schedule. Treatment system characteristics and equipment requirements will be identified and developed with project team members.

Treatment System Design. Carollo will prepare a treatment system design for both well sites based on a single treatment process and vendor equipment. The design will be based on applicable industry design standards.

Site Layout. Modified site layout plans including pump station building, site lighting, site access, grading and paving, perimeter fencing, connection to the existing City offsite utilities, treatment system equipment, and associated improvements will be developed. Sites may need additional space to accommodate treatment equipment.

Architectural, Mechanical, and Structural. Modifications to the pump station building layout plans will be made to accommodate treatment at each site. Mechanical and structural design of the treatment system and support needed to accommodate the equipment will be performed. It is assumed that the treatment equipment will be located outdoors, with chemical systems being located in the pump station building.

Treatment System Design. Develop major control system strategy and performance criteria for the treatment system at each site. Integrate treatment operation into the ASR function of each facility.

Electrical & Instrumentation. Define treatment system electrical requirements and major components to integrate into each facility.

Modify electrical equipment layout, lighting and receptacle layout and identify major conduit runs. Describe basic process and control needs for major treatment equipment and process diagrams. Create P&IDs for treatment systems and integrate into each facility P&ID package.

Supervisory Control and Data Acquisition (SCADA). Describe a local control panel Operator Interface Panel (OIP) at each well site for the treatment system (to be provided by the treatment equipment vendor) that links to the primary facility PLC at each site. Define basic data collection and control needs for treatment process operation and reporting. Define requirements to develop screens and reports in SCADA systems.

Design documents related to the treatment system will be incorporated into the overall design documents for each facility. Plans and specifications will be submitted to the City for review at the 50%, 90%, and record drawing/final contract document stages.

The 90% submittal will include 90% design drawings, technical specifications of all applicable treatment related sections, and will be incorporated into the project contract documents that include both well sites.

Carollo will assist City with determining what permits and agency authorizations are required for implementation of the treatment systems. Carollo will support the City in receiving required permits and coordinating with other agencies as required. Carollo will track permit progress and provide any additional information required by the permitting agency through construction.

Task 11.1 Deliverables

- 50% design documents (treatment integrated into main project documents)
- 90% design documents (treatment integrated into main project documents)
- Final design documents (treatment integrated into main project documents)

SUBTASK 11.2 Treatment Systems Engineering Services During Construction (ESDC)

Under this subtask Carollo will provide engineering services to support the construction phase of treatment system implementation at the Westbrook and Solaire well sites. It is assumed treatment system construction will be performed as part of the overall construction activities at each site.

Review Shop Drawing and Other Submittals for conformance with design drawings and specifications. Carollo will review and comment on contractor shop drawings, submittals, and other submitted construction documents throughout the course of the construction period. Submittals and review comments will be in electronic format using a Document Management System.

Construction Meetings and Special Meetings. Attend progress meetings with the contractor and project team (as needed) to provide treatment system design engineering services within the estimated level of effort during the construction duration.

Design Clarification due to Unforeseen Conditions. Carollo will review and respond to contractor's requests for information and clarifications during construction regarding the treatment systems.

Prepare Treatment System Record Drawings. Carollo will provide treatment system related record drawing updates on a quarterly basis and at the end of the construction project based on records kept by the contractor and verified by the construction manager: 1) a single PDF file with all plan set sheets will be provided for each submittal, and 2) in AutoCAD format (v. 2017 or later) with all associated files. Treatment system record drawings will be part of the overall record drawings for the project.

Carollo will attend a contractor walk-through, final inspection, and demonstrations of the treatment systems.

Review and Comment on Treatment Systems O&M Manuals. Carollo will obtain treatment systems O&M manuals submitted by the contractor and review for completeness. Carollo will coordinate review with City staff and collate comments back to the contractor.

Task 11.2 Deliverables

- Quarterly record drawing package (pdf and CAD files)
- Final record drawing package (pdf and CAD files)
- Submittal/RFI review responses/comments (pdf)

SUBTASK 11.3 Treatment Systems Startup, Commissioning, and Training

Carollo will provide assistance during the startup and commissioning phase of the project, as directed by the City and as described below. Carollo will provide commissioning related assistance to the City, including the following tasks:

- Review the Contractor-submitted Startup and Commissioning Plans for treatment equipment.
- Review any records from factory, functional and operational startup testing.
- Offer advice and/or provide clarifications to the City regarding design and operational intent during Startup and Commissioning.

In addition, Carollo will review the Operational Startup Testing results and provide recommendations for proceeding with additional testing if required.

Carollo will provide an on-site representative during Start-Up to answer questions, troubleshoot process functions, and document required revisions to the treatment systems vendor supplied Operations Manual, Operator Manual, and SOPs, as applicable.

Carollo will attend the treatment equipment vendor supplied training session(s), and share any supplemental operating and maintenance experience from other operating systems.

TASK 12 PROGRAMMING SERVICES FOR WESTBROOK AND SOLAIRE WELLS

GLOSSARY OF TERMS AND CONDITIONS

- *Commissioning Coordinator* (CC) – Commissioning Coordinator is provided by the General Contractor in accordance with Section 46_08_17 (Commissioning) and shall have the responsibilities described therein.
- *Complete End-to-End Testing (CEET)* – After the Electrical Contractor has "fully completed and submitted all loop drawings to the ENGINEER for review and acceptance" and the instrumentation and control system contractor (ICSC) has completed the control system "Installation Testing", the PROGRAMMER will go to the field and load the Programmable Logic Controller (PLC) program for testing. In addition, the PLC is connected to the AWTF PLC network at this time for hard wire end to end test only. During the CEET, signals are tested through the PLC program, the AWTF PLC network, and all the way to the operator's AWTF SCADA graphic screens.
- *Contractor* (GC) – Auburn Constructors
- *City* – City of Roseville
- *Electrical Contractor* (EC) – Auburn Constructors

- *Engineer* – Carollo Engineers, Inc.
- *Factory Acceptance Test (FAT)* – Test components, devices, and equipment/system for proper performance at point of manufacture or assembly before shipping to the site. Also referred to as Source Testing.
- *Final Completion* – All punch list items including any programming fine tuning has been completed.
- *Functional Test (FT)* – After CEET and the Contractor's Manual Equipment Testing, the FT will be performed by the PROGRAMMER with assistance (full-time) from the Contractor. Some OWNER assistance shall also be required. Construction inspection staff shall witness the tests. The purpose of the FT is to verify the proper operation of all PLC control logic and its interaction with field equipment and devices. Feedback control loops will also be tuned at this time.
- *Human Machine Interface (HMI)* – A software application that presents information to an operator or user about the state of a process, and to accept and implement the operators control instructions. Typically, information is displayed in a graphical format.
- *Instrumentation and Control System Contractor* (ICSC) – TSI – Subcontractor who specializes in the design, construction, fabrication, software development, installation, testing, and commissioning of industrial instrumentation and control systems and will be providing the PLC programming.
- *Local Operator Interface* (LOI) - Local Operator Interface is an operator interface device consisting of an alphanumeric or graphic display with operator input functionality. The LOI is typically a flat panel type of display mounted on the front of an enclosure with either a touch screen or tactile button interface.
- *Operator Interface Terminal* (OIT): PC-based interface device used for operator interface with the SCADA system.
- *PCM* – Process Control Module
- *PLCs* – Programmable Logic Controllers
- *Programmer* – Engineer’s programming services group who will complete the services defined herein.
- *SCADA* – Supervisory Control and Data Acquisition
- *Substantial Completion* – Treatment process and programming is capable of producing water that meets the Project requirements. Because the OWNER receives beneficial use of the facility, the Warranty Period begins following Substantial Completion.
- *System Integrator* - TSI
- *Vendor Packages* – Any manufacture supplied equipment and/or systems.
- *VPN* – Virtual Private Network.

SCOPE DEVELOPMENT CRITERIA

This Programming scope of work is based upon the following requirements, work by others and the listed assumptions based on the Draft 90% Design and Specifications (November 2021):

1. HMI Programming for 143 hard-wired I/O and 165 soft I/O

2. Development of approximately 20 +/- 5 SCADA screens
3. Trending of all analog I/O
4. Coordinate process control system development with Vendor supplied systems and Barton Water Treatment Plant.

The development of the PLC programming provided by Carollo includes the integration of three (3) vendor-supplied PLC control systems. To allow the Programmer sufficient time to develop their final PLC programs before the on-site Installation and FT tasks, the Vendors supplying the Sodium Hypochlorite, Fluoride, and Packaged Skid Water Filter systems shall provide the following to the Programmer no later than 70 days before the start date of the Vendor Factory Acceptance Test:

1. All “Final” PLC programs, completely tested, with full annotation and documentation.
2. A complete and “Final” I/O list provided in Excel format, with additional columns denoting all “send” and “receive” global data and PLC-PLC Interlocks (each interlock explained in a word document and/or flow chart).
3. A complete list of tags, which the Vendor requires, displayed on the plant-wide SCADA system matching the existing SCADA system format for tag naming and description (both tag naming conventions and descriptions will be discussed in the first mandatory programmer meeting).
4. All operating parameters, set points, alarm levels, historical data, and trending which the Vendors systems require being functions of the plant-wide SCADA system.

Assumptions – Contractor’s Responsibilities

1. The Contractor shall be responsible for preparing formal testing and startup plans in accordance with the contract documents.
2. The Contractor shall be responsible for creating field signals and verifying proper operation of final control elements. It is assumed that full-time dedicated Contractor staff assistance shall be provided during the CEET. It has been assumed that the CEET will last two (2) days per well site.
3. The Contractor’s Commissioning Coordinator (CC) shall be responsible for coordinating the work of the Contractor with the Programmer’s programming and testing activities. The CC shall submit construction project schedules and startup plans to Carollo’s Programmer for review and comment.

SUBTASK 12.1 Project Coordination

The purpose of this task is to provide ongoing project coordination, management, review of deliverables, and project meetings.

12.1.1 Project Management. All phases of the work will be managed under a single project management task for project execution, office administration, invoicing, coordinating work of the programming team, and coordinating and reporting on the progress of the project to the City.

12.1.2. Project Administration. Project Manager (PM) will assign labor resources for completion of project tasks, review work products, respond to City requests and

concerns, and maintain communications with City staff to provide satisfactory completion of the work on schedule and within budget. Under this task, Project Manager will also prepare progress reports to send with monthly billing invoices.

12.1.3 Meetings. Carollo will schedule a project kick-off meeting and technical review meetings to facilitate dialogue between all project team members and to review schedule and coordination required between the ICSC and Programmer.

Coordination meetings with key staff will be scheduled as telephone conference calls.

We propose the following meetings during the design phases of the project:

- Kickoff Meeting (4 hours)
- Weekly Coordination Meetings (1/2 hour calls for 12 weeks)
- Programming Standards Review Workshop (4 hours)
- System Optimization Strategy Workshop (4 hours)
- Programming Workshop (4 hours)
- Implementation Planning (2 hours)

Up to three additional miscellaneous project meetings (as required) averaging 2-hours each with the programming team's PM and Lead Programmer.

Task 12.1.4 Quality Control/Quality Assurance. Carollo will provide quality control and quality assurance throughout project completion. This includes completion of a task to set up a system for tracking work progress and expenditures, per Carollo standard procedures. Carollo's PM will implement the completion of formal internal review procedures (which includes formal review by senior staff) prior to submittal of all project deliverables to provide an objective check on the adequacy of the design and related work products.

Task 12.1 Meetings (Note design-related meetings are described in the associated design tasks below)

- Kickoff Meeting
- Weekly Coordination Meetings
- Three additional project meetings throughout the project

Task 12.1 Deliverables

- Information Request Log Meeting agendas, presentation materials, handouts, and meeting summary notes.
- Monthly invoices.
- Monthly progress reports.

Task 12.1 Assumptions

- Project management fee is based on an overall project duration projection of 12 weeks.
- The level of effort for PM calls is based on weekly 1-hr conference calls between Carollo and the City's project manager, with other City staff invited by the City's project manager.

- The fee estimate for additional project meetings (3) assumes participation of two (2) Carollo team members for an average of two (2) hours per meeting.

SUBTASK 12.2 Programming Investigations

12.2.1 Engineering and Programming Investigations. Carollo will work with the City's SCADA staff to review the City's existing programming standards that have been developed. This effort should include review of the following:

- Control strategies
- HMI programming standards
- Reporting requirements

Carollo's PM will develop an Information Request Log, which will be updated and shared with the City regularly to facilitate ongoing collection of data/information and on-schedule completion of the work.

Task 12.2 Meetings

- Programming Standards Workshop
- System Optimization Strategy Workshop

Task 12.2 Assumptions

- City will provide Carollo's Programmer with their existing programming standards and template PLC and HMI files.

SUBTASK 12.3 Process control software development

Carollo will provide PLC and HMI programming for two well sites using the City provided templates as outlined in Task 2 as a starting point. The programming for the HMI and PLC will follow the P&IDs and process control narratives developed by Carollo for this project.

12.3.1 Configure Hardware and Software Carollo's programmer will install and configure all software for the local OIT at the well sites.

12.3.2 HMI Programming Carollo's Programmer will configure / program the SCADA operator interface system to incorporate new signals and graphic screens per the project process and instrumentation drawings. Programmer will develop HMI graphic screens to provide monitoring and control of equipment connected to the PLCs programmed by the Contractor (through suppliers and subcontractors) that are connected to the PCN via Ethernet.

Carollo's programmer will work directly with TSI's PLC programmer to develop HMI screens to conform with the programming standards as reviewed during the software standards workshop.

Carollo's Programmer will review all HMI screens with OWNER staff prior to installation and startup. Programmer will incorporate all comments, revisions and changes provided by the City staff into the final configuration of the SCADA application software.

Carollo's Programmer will provide data tags for inclusion by the City into the existing Historian. City Staff shall perform all configuration and testing of the new historical data added to the existing historian.

Programmer will create and test a total of ten (10) trend screens based on decisions made with the City's Staff during the Software Coordination Meeting.

12.3.. Implementation Planning Carollo's Programmer will coordinate with the City's SCADA staff and ICSC to facilitate a software implementation meeting to go over factory test and field-testing procedures.

Task 12.3 Meetings

- Programming Standards Review Workshop
- System Optimization Strategy Workshop
- PLC Programming Coordination Meetings
- Programming Workshop
- Implementation Planning

Task 12.3 Deliverables

- HMI program for well sites
- Implementation Plan

Task 12.3 Assumptions

- ICSC will procure and install all hardware relating to the PCS.
- ICSC will provide all PLC programming related to the well sites and work with Carollo's programmer during testing and startup activities.
- ICSC will deliver the PLC OIT to Carollo's programmer 8 weeks prior to the scheduled FAT for configuration, programming, and testing activities as outlined in this scope.
- The City will provide all software licenses required for the OITs.
- The City will provide programming standards and HMI templates to Carollo's Programmer for use.
- Carollo is not responsible for programming or testing any vendor system OITs.
- One set of HMI screens will be developed for use at both the Well Site OIT and the City's central control center.

SUBTASK 12.4 Acceptance Testing

12.4.1 Configure Hardware and Software Carollo's Programmer will test all control strategies with the associated HMI applications to validate the control logic and corresponding graphical interface prior to installation.

12.4.2 Factory Acceptance Test Carollo's Programmer will attend the PCS control panel FAT at TSI's facility.

Task 12.4 Deliverables

- Test Forms

SUBTASK 12.5 Installation, Testing, Startup, and Commissioning

Under this task Carollo will coordinate onsite installation, testing, startup, and commissioning with the City's staff and TSI.

12.5.1 Onsite Installation Carollo's Programmer will coordinate the installation of the Computer Control Systems and HMI software applications with City SCADA staff.

12.5.2 Complete End-to-End Testing (CEET) Carollo will work with the Contractor to provide CEET of instrumentation devices and subsystems as specified in Section 17950. Prerequisite for the instrumentation devices and subsystems loop check/validation installation tests is the submission of all loop drawings for review and approval and the ICSC's completed control system installation. The instrumentation devices and subsystems CEET will occur only after the Contractor has submitted certified test reports that all field wiring has been tested and verified against the loop drawings. During the CEET, signals are tested through the PLC program, network, and to the OIT.

The CEET will be performed by the Programmer and Contractor working together, with assistance from the City and/or the inspection staff, as needed. Carollo's Programmer will provide staff to verify input signals at, and create output signals from, the SCADA system. Carollo has included no more than three (eight hour) days per well site for completion of the CEET.

12.5.3 Functional Testing (FT) The purpose of the FT is to verify the proper operation of all PLC control logic and its interaction with field equipment and devices. Carollo will assist TSI with FT as needed following the completion of CEET and the Contractor's testing of the manual operation of equipment. The FT will be performed by TSI.

Task 12.5 Deliverables

- Test Forms

Task 12.5 Assumptions

- Loop validation testing will be completed by the Contractor and approved by the City prior to testing activities outlined in this task.
- Contractor, ICSC, and City Staff will assist Carollo's programmer for the testing activities outlined in this task.
- ICSC will perform all process startup and commissioning tasks.

SUBTASK 12.6 Final Documentation and Follow-Up Services

12.6.1 Operation and Maintenance (O&M) Manuals Carollo will provide the following as part of the O&M Manuals:

1. CEET and FT results
2. SCADA system hardware and software

Electronic copies of the individual O&M sections listed above will be delivered to the Contractor for incorporation into the overall project O&M manual.

12.6.2 Warranty Period Services Carollo will provide the following Warranty Period Services:

1. On-call, dial-in adjustments during the 1-year warranty period following substantial completion of the construction contract.
2. Attempt to troubleshoot the problem over the telephone to determine the cause and whether the reported problem is covered under warranty services.
3. If the problem is covered under warranty services, Carollo's Programmer will determine the cause, determine what repairs or corrections are necessary, and perform necessary work.
4. Provide on-site staff to perform software repairs. Carollo's Programmer will generally require one to two (1-2) working days' notice to perform on-site repairs. However, for serious problems that disrupt treatment operations, the Programmer will make every reasonable effort to arrive on site as soon as possible after notification of the problem.
5. If the Programmer believes a reported problem is not covered under Warranty Services, the Programmer will promptly notify the City. The City will then either obtain repairs through other means or direct the Programmer to proceed with repairs.
6. The City's Staff and Programmer will attempt to mutually determine and agree if a reported problem is covered by Warranty Services

Note: Warranty Services do not cover equipment, materials, services, or software provided by others. Warranty Services do not include equipment damage caused by misuse, accidental damage, electrical surges, or other events outside the control of the Programmer. Warranty Services do not include work performed by the City or by the Contractor and others hired by the City. The reloading of programs, software files and configuration parameters that becomes necessary due to the failure of equipment provided by others or the negligent acts of others (i.e., not the Programmer) is not covered by the warranty.

Task 12.6 Deliverables

- O&M Manual

CITY STAFF ASSISTANCE

City staff is expected to provide the following services:

- Attend all coordination meetings, construction meetings, and conference calls. Coordinate with interested City departments for attendance as required.
- Provide review of HMI program to be installed at the well sites.
- Participate in and attend meetings with the project team to discuss issues, concerns, opportunities, and challenges.

COST

Cost for this scope of services is detailed in the attached budget table, Attachment A. Costs will be billed on a monthly basis on a time and materials not-to-exceed basis as a part of the

existing project invoice. Hourly rates are per the original rate schedule for work performed in 2021, and will be updated annually starting January 2022 and the start of each subsequent calendar year, per the original agreement. The City's project manager may approve by email subsequent reallocation between tasks within the authorized budget.

SCHEDULE

The schedule of completion for the work described in this base scope of services is approximately 8 months from receipt of Notice to Proceed.

CITY OF ROSEVILLE
ASR WELL & PUMP STATION PROJECT- AMENDMENT NUMBER 1
ATTACHMENT A - FEE PROPOSAL

carollo
Engineers...Working Wonders With Water®

12/6/2021

		Carollo Engineers, Inc.																			PROJECT TOTAL
		PIC	Advisor	PM	PE	Str/Arch Lead	Str. PE	Staff Eng.	Elec	IC	SCADA	HVAC	Asset Mgmt	Sr. CAD Tech	CAD Tech	Doc. Process.	Total Hours	Labor Cost	PECE[1]	Expenses	Carollo Subtotal	
		Hann	Siebert	Cleveland	Ducker	Dadik/Hollenbaugh	Harding	Robertson	Bahneman	Robinson	Moore/ Janowiak	Green	James									
Task	Task Description	$284	$327	$327	$284	$305	$239	$196	$284	$284	$284	$273	$305	$206	$148	$130			$13			
11	**2 Wells Treatment System Design and ESDC**																					
	11.1 Design of Westbrook & Solaire Treatment		12	24	354	24			100	100				120	280	40	1,054	$ 247,788	$ 13,702		$ 261,490	$ 261,490
	11.2 ESDC of Westbrook & Solaire Treatment		4	24	150	12		80	80	120	40			40		12	562	$ 149,056	$ 7,306	**$ 4,000**	$ 160,362	$ 160,362
	11.3 Startup, Commissioning, & Training	-		8	80			40	8	24							160	$ 42,264	$ 2,080		$ 44,344	$ 44,344
	TASK 11 TOTAL	**-**	**16**	**56**	**584**	**36**	**-**	**120**	**188**	**244**	**40**	**-**	**-**	**160**	**280**	**52**	**1,776**	**$ 439,108**	**$ 23,088**	**$ 4,000**	**$ 466,196**	**$ 466,196**
12	**Programming**																					
	12.1 Project Coordination										122						122	$ 34,648	$ 1,586	$ 2,000	$ 38,234	$ 38,234
	12.2 Programming Investigations										48						48	$ 13,632	$ 624	**$ 500**	$ 14,756	$ 14,756
	12.3 Proces Control Software Development	-									176						176	$ 49,984	$ 2,288	$ 500	$ 52,772	$ 52,772
	12.4 Acceptance Testing										36						36	$ 10,224	$ 468	$ 100	$ 10,792	$ 10,792
	12.5 Install, Testing, Startup, & Comissioning										108						108	$ 30,672	$ 1,404	**$ 1,550**	$ 33,626	$ 33,626
	12.6 Final Documentand and Follow-Up Services	-									64					**4**	68	$ 18,696	$ 884	$ 200	$ 19,780	$ 19,780
	TASK 12 TOTAL	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**554**	**-**	**-**	**-**	**-**	**4**	**558**	**$ 157,856**	**$ 7,254**	**$ 4,850**	**$ 169,960**	**$ 169,960**
TOTAL TASKS 11 & 12																						**$ 636,156**

ORDINANCE NO. 6444

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2021-22, is hereby amended as listed on the attached budget adjustment for the Aquifer Storage Recovery Well and Pump Station Project.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____ day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Janice Gainey, Senior Engineer
FISCAL YEAR: 2022
PREPARER NAME & TITLE: Nancy Rothlisberger, Sr. EU Business Analyst
COUNCIL DATE (if applicable): 1/19/2022
DEPARTMENT/DIVISION: EU/Tech Services
ORDINANCE:

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6120	5301	84001	500155	650,000	Contract amendment on 500155
6120	5080	84001	500155	50,000	Secondary labor on 500155
			TOTAL	700,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

NET ADJUSTMENT	700,000	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6120				(700,000)	Decrease available resources in the Water Construction Fund
			TOTAL	(700,000)	

Justification for Budget Adjustment:

Environmental Utilities' Aquifer Storage and Recovery (ASR) Well - Design project (500155) in the Water Construction Fund (6120) requires an amendment with Corollo Engineers ($636,156). During the initial design, it was discovered that the Westbrook and Solaire ASR wells will require water treatment systems. Additionally, EU's SCADA group requested support on these two facilities. Because of this increased scope, the project's current city staff (secondary) labor budget requires an additional $50,000. Rounding that contract amendment up to $650,000 and adding in labor, this budget adjustment is requesting $700,000 from the available resources in the Water Construction Fund. This will bring the project's total remaining budget to $763,373 and it's total lifetime budget to $4,825,000. The reimbursement for secondary labor is already included in the EU Tech Services operating budget for FY2022 and will be appropriated as needed in FY2023.

LABOR?

Richard D. Pinckney	12/16/21		
REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	BUDGET MANAGER / DESIGNEE	DATE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY DATE

Revised: June 24, 2019

12/16/20212:11 PM

COUNCIL COMMUNICATION

CC #: 1892
File #: 0721 & 0201-01

Title:	Fiscal Year 2021/22 Transportation Development Act Claim and Transit Fund Budget Adjustment
Contact:	Cameron Schreiter 916-774-5293 ctchreiter@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.17.

RECOMMENDATION TO COUNCIL

Staff Recommends the City Council:

1. Adopt a resolution approving the Fiscal Year (FY) 2021/22 Transportation Development Act (TDA) claim in the amount of $13,899,717 and authorize the City Manager or his designee to execute the claim on behalf of the City; and
2. Approve a payment to the Placer County Transportation Planning Agency of $225,000 in FY2021/22 Local Transportation Funds; and
3. Adopt an ordinance approving a budget adjustment for the Transit Fund, adding FTA revenues in the amount of $606,202, State Transit Assistance (STA) revenues in the amount of $419,155, reducing passenger fare revenues by $125,000 and reducing Local Transportation Fund (LTF) revenues by $900,537.

BACKGROUND

Roseville Transit is funded primarily through Transportation Development Act (TDA) resources that include the Local Transportation Fund (LTF), State Transit Assistance (STA), and Senate Bill 1 (SB1) State of Good Repair (SGR) funds. These formula funds are distributed to Roseville by the Placer County Transportation Planning Agency (PCTPA). Roseville Transit also receives funding from the Federal Transit Administration (FTA). Roseville Transit's FY2021/22 budget was based upon preliminary findings of apportionment provided by PCTPA, as well as our then understanding of available FTA funds.

FTA - In April of 2021, President Biden signed the American Rescue Plan Act (ARPA) of 2021. ARPA includes stimulus funds for a variety of federal programs including transit. The FTA ARPA funds currently allocated to Roseville total $2,450,815. These are in addition to Coronavirus Aid, Relief, and Economic Security Act (CARES) and Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) stimulus funds that were approved in April of 2020 and January of 2021, respectively. The current FY2021/22 budget assumes the use of approximately $1.8 million in FTA stimulus funds to support transit operations. Given the

availability of additional ARPA funds, staff recommends that the Transit Fund's FTA revenues be increased by $606,202 as shown in the proposed budget adjustment. This will leave a balance of approximately $1.2 million in FTA stimulus funds to be used in the upcoming FY2022/23 budget.

STA - STA revenue is derived from state diesel fuel excise taxes with augmentation from Senate Bill 1 (SB1). STA funds are applied to administration, operations, maintenance, and capital projects for the City's transit system. PCTPA adopted a preliminary apportionment for FY2021/22 LTF that assumed lower than normal sales tax receipts due to the COVID-19 pandemic, and that lower number was used for Roseville Transit's FY2021/22 budget. PCTPA recently adopted a final apportionment that increased the available STA funds by $419,155 to $1,251,860. The proposed budget adjustment and TDA claim reflect the increase in STA funds.

LTF - LTF revenue comes from a 1/4 cent sales tax in Placer County and is used for local transportation programs. Similar to STA, PCTPA adopted a preliminary apportionment for FY2021/22 LTF that assumed lower than normal sales tax receipts due to the COVID-19 pandemic. As it turns out, retail sales remained strong during most of the pandemic and, as a result, the final LTF apportionment for FY2021/22 has been increased to $12,464,776. Staff is recommending that $6,755,992 be claimed for use in the Transit Fund to support transit operations and capital expenses. This amount takes into account the increase in available FTA and STA funds noted above, but a projected decrease of $125,000 in passenger fares due to the continued transit ridership impact of the pandemic, for a total overall reduction in transit fund LTF revenues of $900,357.

Staff proposes that the FY2021/22 balance of LTF funds totaling $5,708,784 be claimed for use in the Transportation Fund to support the City's bikeway, Transportation Systems Management (TSM) and crossing guard programs, and capital projects. Of this amount, $225,000 is claimed to support the 2022 Transportation Funding Strategy Outreach, which will evaluate whether or not to pursue a transportation sales tax district vote in the south Placer County area in 2022. The sales tax district would provide much-needed revenue for transportation maintenance and capital projects.

SGR - SB1's State of Good Repair (SGR) program provides needed funding towards maintenance of the Roseville Transit bus fleet. The SGR program is funded by a portion of the State Transportation Improvement Fee on vehicle registrations. The amount of SGR funds available in FY2021/22 has decreased slightly to $183,081. These funds have been budgeted for use in this year's battery-electric commuter bus replacement project.

FISCAL IMPACT

The recommended budget adjustment reflects increased federal and state funding that are intended to support transit operations during the COVID-19 pandemic. In addition, the TDA claim totaling $13,899,717 provides much-needed revenues to the Transportation and Transit Fund programs and projects.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not

considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The FY2021-22 Transportation Development Act Claim action meets the above criteria and is not subject to CEQA. No additional environmental review is required.

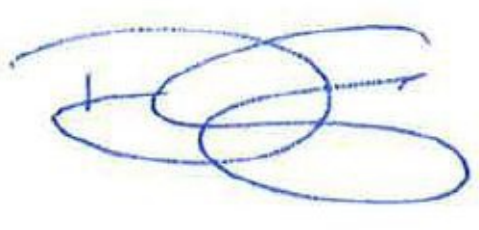
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world
Goal E - Deliver exceptional city services
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Cameron Schreiter, Transportation Grants Analyst

Jason Shykowski, Public Works Director



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-016

TDA Annual Project and Financial Plan

LTF Claim FY22

STA Claim FY22

SGR Claim FY22

Ordinance 6445

Budget Adjustment

RESOLUTION NO. 22-016

APPROVING AND AUTHORIZING EXECUTION OF THE 2021/22 TRANSPORTATION DEVELOPMENT ACT CLAIMS TO THE PLACER COUNTY TRANSPORTATION PLANNING AGENCY

WHEREAS, the California Public Utilities Code, commencing with Section 99200, and Title 21 of the California Code of Regulations, commencing with Section 6600, authorize local transportation funding available through the Local Transportation Fund and State Transit Assistance Fund established by the Transportation Development Act; and

WHEREAS, the Placer County Transportation Planning Agency is responsible for reviewing and approving annual transportation claims, and for making allocations from the Local Transportation Fund and State Transit Assistance Funds;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Roseville hereby authorizes and directs the City Manager to execute the FY2021/22 Transportation Development Act Claims in the amount of $13,899,717 to the Placer County Transportation Planning Agency as follows:

1. Local Transportation Funds for public transportation system purposes as authorized by Article 4, commencing with Section 99260 of the California Public Utilities Code and for streets and roads purposes authorized by Article 8, commencing with Section 99400 of the California Public Utilities Code, in an aggregate amount not to exceed $12,464,776.
2. State Transit Assistance Funds for transit operations, as authorized by Section 99313 and Section 99314 of the California Public Utilities Code, Chapter 4, Article 6.5, in an aggregate amount not to exceed $1,251,860.
3. State of Good Repair Funds for transit maintenance as provided by in Senate Bill 1, in an aggregate amount not to exceed $183,081.

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

TDA ANNUAL PROJECT AND FINANCIAL PLAN

This form will show the planned expenditures of all TDA funds claimed for the fiscal year in addition to any TDA funds carried over from previous years. Briefly describe all operational, capital and/or streets and roads projects which will be funded by TDA moneys. **Please show BOTH prior year TDA funds (if any) and current year TDA funds to be used**, provide the total cost of each project, and indicate all other sources of funding associated with each project. For capital projects, the projects listed and their associated costs and funding sources should be consistent with the budget developed in the TDA Claim Worksheet completed for the submittal of this claim. The total project cost and total funding source(s) listed below should balance for each project. See attached sample plan for additional guidance.

Claimant: City of Roseville

Fiscal Year: FY 2021/22

Brief Project Description	Project Cost		Source of Funding & Amount	
TRANSIT OPERATIONS	Administration & Services	$6,888,322	Interest Earnings from FY21	$16,587
	Operating Reserve	$1,500,000	Carryover	$(319,090)
			Passenger Fares	$300,000
			Advertising/Other	$225,000
			ARPA - FTA	$2,450,815
			LTF Article 4 FY22	$4,463,150
			STA FY22	$1,251,860
	OPERATIONAL COSTS	$8,388,322	OPERATIONAL REVENUE	$8,388,322
TRANSIT CAPITAL PROJECTS	Transit Capital Projects	$3,125,020	Carryover	$1,000,000
	Capital Reserve	$1,000,000	FTA Capital Assistance	$0
			LTF Article 4 FY22	$2,692,870
			SB1 SGR FY22	$0
			City General Fleet	$432,150
	CAPITAL COSTS	$4,125,020	CAPITAL REVENUE	$4,125,020
STREETS AND ROADS	TSM & Bikeway Program	$1,123,481	Carryover	$2,347,073
	Maintenance-Roadway	$318,221	Interest Earnings FY21	$50,399
	Construction	$4,292,729	LTF Article 8a FY22	$5,483,784
	Other	$143,521	LTF Article 8a FY22	
	Transp. Planning Process	$225,000	Transp. Planning Process	$225,000
			Federal Grants	$193,530
	Subtotal	$6,102,952		
	Capital Reserve	$1,000,000	FY21 Claim Unreleased	$3,192,913
	STREETS & ROADS COSTS	$7,102,952	STREETS & ROAD REV.	$11,492,699
			EST. CARRYOVER FY22	$4,389,747

CLAIM FOR LOCAL TRANSPORTATION FUNDS

TO: PLACER COUNTY TRANSPORTATION PLANNING AGENCY
299 NEVADA STREET, AUBURN, CA 95603

FROM:

CLAIMANT: City of Roseville
ADDRESS: 316 Vernon Street, Suite 150
Roseville, CA 95678

CONTACT PERSON: Michael Dour
Phone:(916) 746-1304 Email: mdour@roseville.ca.us

The City of Roseville hereby requests, in accordance with the State of California Public Utilities Code, commencing with Section 99200 and the California Code of Regulations commencing with Section 6600, that this claim for Local Transportation Funds be approved for Fiscal Year 2021/22, in the following amounts for the following purposes to be drawn from the Local Transportation Fund deposited with the Placer County Treasurer:

P.U.C. 99260a, Article 4, Transit Operations:	$ 3,211,126
P.U.C. 99260a, Article 4, Transit Capital:	$3,544,866
P.U.C. 99275, Article 4.5, Community Transit Services	$0.00
P.U.C. 99400a, Article 8a, Local Streets and Roads	$5,483,784
P.U.C. 99402, Article 8a, Transportation Planning Process	$225,000
P.U.C. 99400c, Article 8c, Contracted Transit Services:	$0.00
P.U.C. 99400e, Article 8e, Capital for Contracted Services:	$0.00
C.C.R. 6648, Capital Reserve:	$0.00

When approved, this claim will be transmitted to the Placer County Auditor for payment. Approval of the claim and payment by the County Auditor to the applicant is subject to such monies being available for distribution, and to the provisions that such monies will be used only in accordance with the terms of the approved annual financial plan and budget. Claimant must submit a complete Fiscal and Compliance Audit for the prior fiscal year prior to issuance of instructions to the County Auditor to pay the claimant in full.

APPROVED:
PLACER COUNTY
TRANSPORTATION PLANNING AGENCY
BOARD OF DIRECTORS

APPLICANT:

BY: _____ (signature)
TITLE: _____
DATE: _____

BY: _____ (signature)
TITLE: CITY MANAGER
DATE: _____

CLAIM FOR STATE TRANSIT ASSISTANCE FUNDS

TO: PLACER COUNTY TRANSPORTATION PLANNING AGENCY
299 NEVADA STREET, AUBURN, CA 95603

FROM:

CLAIMANT: City of Roseville
ADDRESS: 316 Vernon Street, Suite 150
Roseville, CA 95678

CONTACT PERSON: Michael Dour
Phone:(916) 746-1304 Email: mdour@roseville.ca.us

The City of Roseville hereby requests, in accordance with the State of California Public Utilities Code commencing with Section 99200 and the California Code of Regulations commencing with Section 6600, that this claim for State Transit Assistance be approved in the amount of $$1,251,860 for Fiscal Year 2021/22 , in the following amounts for the following purposes to be drawn from the State Transit Assistance fund deposited with the Placer County Treasurer:

Transit Operations (6730a):	$1,251,860
Transit Capital (6730b):	$0.00
Contracted Transit Services (6731b):	$0.00
Community Transit Services Provided by WPCTSA (6731.1):	$0.00

When approved, this claim will be transmitted to the Placer County Auditor for payment. Approval of the claim and payment by the County Auditor to the applicant is subject to such monies being available for distribution, and to the provisions that such monies will be used only in accordance with the terms of the approved annual financial plan and budget.

APPROVED:
PLACER COUNTY
TRANSPORTATION PLANNING AGENCY
BOARD OF DIRECTORS

APPLICANT:

BY: _____ (signature)
TITLE: _____
DATE: _____

BY: _____ (signature)
TITLE: CITY MANAGER
DATE: _____

CLAIM FOR STATE OF GOOD REPAIR PROGRAM FUNDS

TO: PLACER COUNTY TRANSPORTATION PLANNING AGENCY
299 NEVADA STREET, AUBURN, CA 95603

FROM:

CLAIMANT: City of Roseville
ADDRESS: 316 Vernon Street, Suite 150
Roseville, CA 95678

CONTACT PERSON: Michael Dour
Phone:(916) 746-1304 Phone:(916) 746-1304

The City of Roseville hereby requests, in accordance with the State of California Public Utilities Code commencing with Section 99200 and the California Code of Regulations commencing with Section 6600, that this claim for State of Good Repair Funds be approved in the amount of $$183,081 for Fiscal Year 2021/22, in the following amounts for the following purposes to be drawn from the State Transit Assistance fund deposited with the Placer County Treasurer.

Transit Capital (6730a): $183,081

When approved, this claim will be transmitted to the Placer County Auditor for payment. Approval of the claim and payment by the County Auditor to the applicant is subject to such monies being available for distribution, and to the provisions that such monies will be used only in accordance with the terms of the approved annual financial plan and budget.

APPROVED:
PLACER COUNTY
TRANSPORTATION PLANNING AGENCY
BOARD OF DIRECTORS

APPLICANT:

BY: _____ (signature)
TITLE: _____
DATE: _____

BY: _____ (signature)
TITLE: CITY MANAGER
DATE: _____

ORDINANCE NO. 6445

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2021-22, is hereby amended as listed on the attached budget adjustment for the Transit Fund.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____ day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Mike Dour, Alternative Transportation Manager
FISCAL YEAR: FY2021-22
PREPARER NAME & TITLE: Suzanne Engelke, Administrative Technician
COUNCIL DATE (if applicable): 1/19/2022
DEPARTMENT/DIVISION: Public Works/Alternative Transportation
ORDINANCE:

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6511	4341	62410		(125,000)	Reduce bus passenger fares
6511	4401	62410		606,202	Increase Federal Grants (Function code 36144)
6511	4420	62410		419,155	Increase State Transit Assistance
6511	4425	62410		(900,357)	Reduce Local Transportation Funds (LTF)
			TOTAL	-	

NET ADJUSTMENT	-	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

Justification for Budget Adjustment:

This budget adjustment is needed to adjust the revenue sources for Transit Services. The revenue for Roseville Transit's passenger fares needs to be reduced by <$125,000> due to continued low ridership caused by the Covid pandemic. The new total for passenger fares budget will be $275,000.

In addition, Alternative Transportation received additional federal funding (ARPA), so federal and state grants revenue budgets need to be increased. The increase for federal grants will be $606,202, resulting a revised budget of $2,450,815. The increase for state grants will be $419,155, resulting in a revised budget of $1,251,860

Due to the increased grant apportionments, Local Transportation Funds can be decreased by <$900,357>.

REQUIRED APPROVALS:

Jason Shykowski Digitally signed by Jason Shykowski Date: 2021.12.23 13:02:29 -08'00'

REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	BUDGET MANAGER / DESIGNEE	DATE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY DATE

Revised: June 24, 2019

COUNCIL COMMUNICATION

CC #: 1872
File #: 0316-04

Title:	Second Reading - 2021 Speed Limit Ordinance Update
Contact:	Jana Cervantes 916-774-5498 jcervantes@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.18.

RECOMMENDATION TO COUNCIL

ORDINANCE NO. 6438 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION 11.28.010 OF CHAPTER 11.28 OF TITLE 11 OF THE ROSEVILLE MUNICIPAL CODE REGARDING SPEED LIMITS, for second reading and adoption.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL REVIEW

Not applicable.

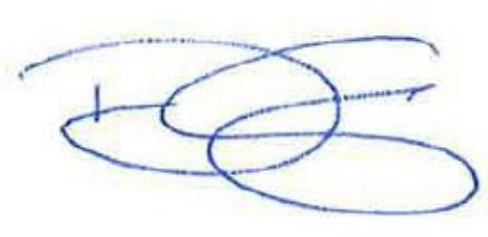
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community
Goal E - Deliver exceptional city services

Respectfully Submitted,

Jana Cervantes, Senior Engineer

Jason Shykowski, Public Works Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance 6438

ORDINANCE NO. 6438

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION 11.28.010 OF CHAPTER 11.28 OF TITLE 11 OF THE ROSEVILLE MUNICIPAL CODE REGARDING SPEED LIMITS

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 11.28.010 of Chapter 11.28 of Title 11 of the Roseville Municipal Code is hereby amended to read as follows:

11.28.10 Change in speed limits set by state law.

Pursuant to authority contained in Sections 22357 and 22358 of the Vehicle Code, the city council determines upon the basis of an engineering and traffic survey that the prima facie speed limits set forth in this section would facilitate the orderly movement of vehicular traffic and would be reasonable and safe, except when passing school grounds, and it is determined that a speed limit greater than those hereinafter set forth would be more than is reasonable or safe. It is declared that the prima facie speed limits hereinafter set forth are established according to law:

1. Alexandra Drive:
    a. Between East Roseville Parkway and Secret Ravine Parkway, 35 mph;
2. All-America City Boulevard:
    a. Between Los Vegas Avenue and Washington Boulevard, 25 mph;
3. Angus Road:
    a. Between Fiddyment Road and Casa Sedona Drive, 35 mph;
4. Antelope Creek Drive:
    a. Between Galleria Boulevard and Creekside Ridge Drive, 30 mph,
    b. Between Creekside Ridge Drive and end, 30 mph;
5. Atkinson Street:
    a. Between Denio Loop and Church Street, 40 mph,
    b. Between Denio Loop and PFE, 45 mph;
6. Atlantic Street:
    a. Between Yosemite Street and Interstate 80, 40 mph;
7. Auburn Boulevard:
    a. Between Riverside and city limits, 35 mph;

8. Automall Drive: 30 mph;

9. Baseline Road:

    a. Between Foothills Boulevard and Fiddyment Road, 45 mph;

10. Berry Street:

    a. Between 156 Berry Street and Galleria Boulevard, 35 mph;

11. Blue Oaks Boulevard:

    a. Between Fiddyment Road and eastern city limits, 45 mph,

    b. Between Fiddyment Road and Hayden Parkway, 50 mph;

12. Bob Doyle Drive:

    a. Between Kennerleigh Parkway and Hayden Parkway, 35 mph;

13. Brady Lane:

    a. Between Vineyard Road and Baseline Road, 40 mph;

14. Brookstone Drive:

    a. Between Westbrook Boulevard (N) and Westbrook Boulevard (S), 30 mph;

15. Casa Sedona Drive:

    a. Between Angus Road and Crocker Ranch Road, 30 mph;

16. Central Park Drive:

    a. Between Fairway Drive and Highland Park Drive, 25 mph;

17. Chase Drive:

    a. Between Roseville Parkway and Heritage Drive, 30 mph;

18. Church Street:

    a. Between Atkinson Street and Washington Boulevard, 35 mph;

19. Cirby Hills Drive:

    a. Between Cirby Way and end, 30 mph;

20. Cirby Way:

    a. Between Foothills Boulevard and Old Auburn Boulevard, 40 mph;

21. Commerce Drive:

a. Vernon Street and Roseville Road, 35 mph;

22. Country Club Drive:

a. Between Baseline Road and Pleasant Grove Boulevard, 35 mph;

23. Crawford Parkway:

a. Between Schellhous Drive and Fiddyment Road, 35 mph;

b. Between North Hayden Boulevard to Schellhous Drive, 25 mph;

24. Creekside Ridge Drive:

a. Between Roseville Parkway and end, 25 mph;

25. Crimson Ridge Way:

a. Between Woodcreek Oaks Boulevard and Roseville Parkway, 30 mph;

26. Crocker Ranch Road:

a. Between Blue Oaks Boulevard and Opal Drive, 35 mph;

27. Del Webb Boulevard:

a. Between Fiddyment Road and Blue Oaks Boulevard, 35 mph;

28. Diamond Creek Boulevard:

a. Between Blue Oaks Boulevard and Parkside Way, 35 mph;

29. Douglas Boulevard:

a. Between Vernon Street and 1-80, 30 mph,

b. Between I-80 and Rocky Ridge, 35 mph,

c. Between Rocky Ridge Drive and Sierra College Boulevard, 45 mph;

30. Eastridge Drive:

a. Between Old Auburn Road and Weston Way, 30 mph;

31. East Roseville Parkway:

a. Between Taylor Road and Sierra College Boulevard, 45 mph,

b. Between Sierra College Boulevard and eastern City limits, 40 mph;

32. Estates Drive:

a. Between Folsom Road and Harding Boulevard, 25 mph;

33. Eureka Road:

a. Between Interstate 80 and Sierra College Boulevard, 40 mph;

34. Fairway Drive:

a. Between northern city limits and Stanford Ranch Road, 40 mph;

35. Fiddyment Road:

a. Between Pleasant Grove Boulevard and northern city limits, 45 mph,

b. Between Pleasant Grove Boulevard and Baseline Road, 50 mph;

36. Fidelity Way:

a. Between Blue Oaks Boulevard and Freedom Way, 30 mph;

37. Folsom Road:

a. Between Vernon Street and Douglas Boulevard, 25 mph;

38. Foothills Boulevard:

a. Between Cirby Way and Blue Oaks Boulevard, 45 mph,

b. Between Blue Oaks Boulevard and northern city limits, 40 mph;

39. Freedom Way:

a. Between Industrial Avenue and Washington Boulevard, 40 mph;

40. Galilee Road:

a. Between Pleasant Grove Boulevard and Industrial Avenue, 35 mph;

41. Galleria Boulevard:

a. Between Harding Boulevard and Roseville Parkway, 45 mph,

b. Between Roseville Parkway and SR-65, 40 mph;

42. Gibson Drive:

a. Between Roseville Parkway (E) and Roseville Parkway (W), 40 mph;

43. Hallissy Drive:

a. Between Washington Boulevard and Pleasant Grove Boulevard, 30 mph;

44. Harding Boulevard:

a. Between Douglas Boulevard and Estates Drive, 30 mph,

b. Between Estates Drive and Lead Hill Boulevard, 35 mph,

c. Between Lead Hill Boulevard and Wills Road, 40 mph;

45. Hayden Parkway:

a. Between Fiddyment Road and Blue Oaks Boulevard, 35 mph;

46. Highland Park Drive:

a. Between Fairway Drive and Pleasant Grove Boulevard, 30 mph,

b. Between Pleasant Grove Boulevard and Stanford Ranch, 35 mph;

47. Hillsborough Drive:

a. Between East Roseville Parkway and Eureka Road, 35 mph;

48. Holt Parkway:

a. Between Fiddyment Road and North Hayden Parkway, 30mph;

49. Industrial Avenue:

a. Between Northern city limits and Washington Boulevard, 45 mph;

50. Junction Boulevard:

a. Between Baseline Road and Foothills Boulevard, 45 mph,

b. Between Foothills Boulevard and Washington Boulevard, 40 mph;

51. Kennerleigh Parkway:

a. Between Pleasant Grove Boulevard and Bob Doyle Drive, 35 mph;

52. Kenroy Lane:

a. Between Riverside Avenue and end, 25 mph;

53. Lead Hill Boulevard:

a. Between Harding Boulevard and North Sumise Avenue, 35 mph,

b. Between North Sunrise Avenue and East Roseville Parkway, 40 mph;

54. Main Street:

a. Between Foothills Boulevard and Porter Drive, 35 mph;

55. Market Street:

a. Between Pleasant Grove Boulevard and southerly end, 35 mph;

56. McAnally Drive:

a. Between Foothills Boulevard and Woodcreek Oaks Boulevard, 35 mph;

57. Melody Lane:

a. Between Cirby Way and West Whyte Avenue, 35 mph;

58. Miners Ravine Drive:

a. Between Sierra College Boulevard and Copperleaf Street, 30 mph;

59. Monument Drive:

a. Between Pleasant Grove Boulevard and Bob Doyle Drive, 30 mph;

60. New Meadow Drive:

a. Between Blue Oaks Boulevard and Parkside Way, 35 mph;

61. Niblick Drive:

a. Between Blue Oak Boulevard and end, 35 mph;

62. North Cirby Way:

a. Between Thistle Down Drive and East Roseville Parkway, 35 mph;

63. North Hayden Parkway:

a. Between Fiddyment Road and Hollis Way, 35 mph;

64. Northpark Drive:

a. Between Woodcreek Oaks Boulevard and Parkside Drive, 30 mph;

65. North Sunrise Avenue:

a. Between Douglas Boulevard and Lead Hill Boulevard, 35 mph,

b. Between Lead Hill Boulevard and East Roseville Parkway, 40 mph;

66. Oak Crest Drive:

a. Between Alexandra Drive and Frensham Drive, 25 mph;

67. Old Auburn Road:

a. Between South Cirby and the easterly city limit line, 45 mph,

b. Between Sierra College Boulevard and East Roseville Parkway, 35 mph,

c. Between South Cirby and the southern city limit line, 35 mph;

68. Old Washington Blvd:

a. Between Atlantic Street and Republican Alley, 15 mph;

69. Olympus Drive:

a. Between Professional Drive and East Roseville Parkway, 30 mph,

b. Between East Roseville Parkway and Sierra College Boulevard, 40 mph;

70. Opal Drive:

a. Between Crocker Ranch Road and Parkside Way, 35 mph;

71. Opportunity Drive:

a. Vineyard Road and end, 30 mph;

72. Orchard View Road:

a. Between Blue Oaks Boulevard and Harcourt Way, 25 mph;

73. Orlando Avenue:

a. Between Cirby Way and Riverside Avenue/Auburn Boulevard, 40 mph;

74. Painted Desert Drive:

a. Between Prairie Woods and Woodcreek Oaks , 30 mph;

b. Between Woodcreek Oaks Boulevard and Roseville Parkway, 35 mph;

75. Parkhill Drive:

a. Between McLaren Drive and East Roseville Parkway, 35 mph;

76. Parkside Drive:

a. Between Opal Drive and Diamond Creek Boulevard, 35 mph,

b. Between Diamond Creek and McCloud Way, 25 mph,

c. Between McCloud Way and New Meadow Drive; 35 mph;

77. Park Regency Drive:

a. Between Hiawatha Drive and Junction Boulevard, 30 mph,

b. Between Junction Boulevard and Casterbridge Drive, 35 mph;

78. P.F.E. Road:

a. Between Atkinson Street and the western city limits, 45 mph;

79. Phillip Road:

a. Between Westpark Drive and end, 40 mph;

80. Pioneer Road:

a. Between Pleasant Grove Boulevard and Trehowell Drive, 30 mph;

81. Pleasant Grove Boulevard:

a. Between western city limits and Rocklin city limits, 45 mph;

82. Prairie Woods Way:

a. Between Blue Oaks and Painted Desert, 30 mph;

83. Professional Drive:

a. Between Rocky Ridge Drive and Olympus Drive, 30 mph;

84. Reserve Drive:

a. Between Diamond Oaks Road and Roseville Parkway, 25 mph,

b. Between Diamond Oaks Road and Berry Street, 35 mph

85. Riverside Avenue:

a. Between I-80 and Darling Way, 35 mph,

b. Between Darling Way and Douglas Boulevard, 25 mph;

86. Rocky Ridge Drive:

a. Between East Roseville Parkway and Cirby Way, 40 mph;

87. Roseville Parkway:

a. Between Washington Boulevard and Taylor Road, 45 mph;

b. Between Blue Oaks Boulevard and Foothills Boulevard, 35 mph;

88. Roseville Road:

a. Between Cirby Way and the southern city limits, 45 mph;

89. Santa Clara Drive:

a. Between Douglas Boulevard and Sierra Gardens Drive, 30 mph;

90. Scarborough Drive:

a. Between Secret Ravine Parkway and northern city limits, 35 mph;

91. Secret Ravine Parkway:

a. Between East Roseville Parkway and Sierra College Boulevard, 45 mph;

92. Schellhous Drive:

a. Between Holt Parkway and Cumberland Loop, 25 mph;

93. Sierra Boulevard:

a. Between Roseville Street and Alta Vista, 30 mph;

94. Sierra College Boulevard:

a. Between Olympus Drive and Old Auburn Road, 45 mph,

b. Between Olympus and city limits, 50 mph;

95. Sierra Gardens Drive:

a. Between Douglas Boulevard and North Sunrise Avenue, 30 mph;

96. South Cirby Way:

a. Between Rocky Ridge Drive and Old Auburn Road, 40 mph;

97. Stanford Ranch Road:

a. Between Highway 65 and northern city limits, 40 mph;

98. Stone Point Drive:

a. Between North Sunrise and Rocky Ridge Drive, 35 mph;

99. Sun City Boulevard:

a. Between Pleasant Grove Boulevard and Del Webb Boulevard, 35 mph;

100. Sunrise Avenue:

a. Between Douglas Boulevard and Cirby Way, 35 mph,

b. Between Cirby Way and city limits, 40 mph;

101. Taylor Road:

a. Between Eureka Road and northern city limits, 45 mph;

102. Trehowell Drive:

a. Between Chase Drive and Pioneer Road, 30 mph;

103. Trestle Road:

a. Between Roseville Parkway and Hallissy Drive, 25 mph;

104. Vernon Street:

a. Between Folsom Road and Lincoln Street, 25 mph,

b. Between Lincoln Street and South Grant Street, 15 mph,

c. Between South Grant Street and Riverside Avenue, 25 mph,

d. Between Riverside Avenue and 6th Street, 35 mph,

e. Between 6th Street and Cirby Way, 40 mph;

105. Village Green Drive:

a. Between Fiddyment Road and Bob Doyle Drive, 35 mph;

106. Vineyard Road:

a. Between Atkinson Street and Brady Lane, 40 mph;

107. Washington Boulevard:

a. Between Oak Street and Elefa Street, 35 mph,

b. Between Elefa Street and Blue Oaks Boulevard, 45 mph;

108. Westbrook Boulevard:

a. Between Pleasant Grove Boulevard and Payson Avenue, 40 mph;

109. Westhills Drive:

a. Between Fiddyment Road and Morningstar Drive, 35 mph;

110. Westpark Drive:

a. Between Blue Oaks Boulevard and 2420 feet south of Phillip Road, 40 mph;

b. Between Bickleigh Loop and Bob Doyle Drive, 35 mph;

111. Woodcreek Oaks Boulevard:

a. Between Baseline Road and Horncastle Avenue, 40 mph,

b. Between Horncastle Avenue and Blue Oaks Boulevard, 45 mph;

c. Between Blue Oaks Boulevard and northern city limits, 40 mph;

112. Yosemite Street:

a. Between Atlantic Street and Shasta Street, 25 mph.

SECTION 2. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____, 2021, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____

City Clerk

COUNCIL COMMUNICATION

CC #: 1876
File #: 0600-02

Title: Out-of-State Travel Request - Police Department
Contact: Mark Peinado 916-774-5021 mcpeinado@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.19.

RECOMMENDATION TO COUNCIL

Staff requests that City Council approve out-of-state travel for one Detective to attend a Social Networking Investigation class in Hoover, Alabama from January 31st to February 3rd, 2022.

BACKGROUND

The National Computer Forensics Institute (NCFI) is a federally funded training center dedicated to instructing state and local officials in digital evidence and cyber crime investigations. The NCFI has approved for one of Roseville Police Department's Detectives to attend a Social Networking Investigation course at the NCFI Facility in Hoover, Alabama. The course is designed to provide investigators with the ability to act as an investigator to a variety of social media cases. Investigators will gain hands-on experience with online social media investigations, email investigations, basic networking, legal issues, and search and seizure. The course combines instructor-led discussions and practical exercises to teach methodologies and techniques used during investigations involving digital evidence of social media with traditional investigative techniques.

FISCAL IMPACT

This course is fully funded by the NCFI. The NCFI will pay for travel expenses, hotel, training cost, and provide per diem for food. There is no cost to the City or impact to the General Fund.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Approval of out-of-state travel meets the above criteria and is not subject to CEQA. No additional environmental review is required.

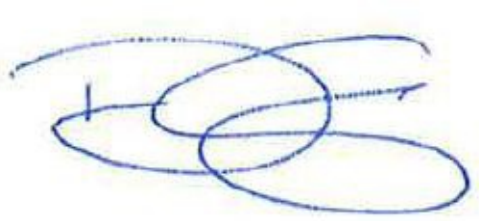
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community

Respectfully Submitted,

Mark Peinado, Management Analyst

Troy Bergstrom, Police Chief



_____
Dominick Casey, City Manager

ATTACHMENTS:
Description

COUNCIL COMMUNICATION

CC #: 1890
File #: 0110-01

Title:	Placer Valley Tourism - 2022 Strategic Marketing Plan and Budget
Contact:	Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.20.

RECOMMENDATION TO COUNCIL

Staff recommends that Council adopt a resolution to approve the 2022 Placer Valley Tourism Strategic Marketing Plan and Budget.

BACKGROUND

The South Placer County Tourism Corporation, dba Placer Valley Tourism (PVT), exists to create a revenue source that specifically promotes and supports tourism efforts that generate overnight stays within the region. Revenue is generated by assessments on hotel room nights for all hotels in the cities of Lincoln, Rocklin and Roseville. This assessment was voted on and approved by all hotel owners in 2014.

On November 5, 2014 the City entered into a Marketing Management Agreement with PVT which authorizes PVT to administer and implement all of the activities and improvements of the Placer Valley Sports Complex and Tourism Marketing District (District). Expenditure of assessments received from the District are directed by the PVT Board, which is comprised of hotel, Chamber and city representatives from Roseville, Rocklin and Lincoln. Pursuant to the Marketing Management Agreement, and as required by state law, the PVT strategic marketing plan and budget shall undergo annual review and approval by the City Council. The City Council has the discretion to approve the strategic marketing plan and budget as submitted or may modify any particular matter contained within these documents.

The attached strategic marketing plan and budget were approved by the PVT Board of Directors on November 18, 2021. Revenues are estimated to exceed expenses as compared to 2021. The key strategies in the 2022 Strategic Marketing plan include:

1. Evaluate and define the new need periods
2. Harness demand and move rate
3. Improve room tracking
4. Evaluate the grant program
5. Continue to build brand awareness with key segments

The attached Placer Valley Tourism 2022 Strategic Marketing Plan provides more detailed information. Staff has reviewed and recommends approval of the PVT's 2022 Strategic Marketing Plan and the 2022 Budget.

FISCAL IMPACT

There is not a fiscal impact associated with this recommendation. Funding for these PVT activities is derived from room night assessments for all hotels in the cities of Lincoln, Rocklin and Roseville. These assessments were voted on and approved by a majority of affected hotel owners in 2014. This assessment is separate and distinct from the 6% transient occupancy tax (TOT) collected by the City of Roseville for all Roseville hotels. The City recently accepted a payment plan from PVT for the repayment to the City for the long field project design costs incurred by the City's Citywide Park-West Roseville Specific Plan Fund. The first payment was in December 2021, with a payment to be made annually until the payoff in 2025.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The approval of the Placer Valley Tourism Annual Budget and Strategic Work Plan meets the above criteria and is not subject to CEQA. No additional environmental review is required.

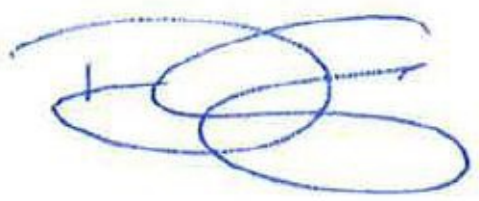
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world
Goal D - Enhance economic vitality

Respectfully Submitted,

Jeannine Thrash, Management Analyst

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-013

2022 PVT Annual Budget

2022 PVT Strategic Marketing Plan

RESOLUTION NO. 22-013

APPROVING THE 2022 PLACER VALLEY TOURISM STRATEGIC MARKETING PLAN AND BUDGET

WHEREAS, the Placer Valley Sports Complex and Tourism Marketing District (District) was created in November 2014 to replace the former South Placer County Tourism Business Improvement Area; and

WHEREAS, Placer Valley Tourism (PVT) administers the District under a Marketing Management Agreement which requires PVT to submit an annual budget and work plan to the City; and

WHEREAS, the 2022 Placer Valley Tourism Strategic Marketing Plan and 2022 Placer Valley Tourism Budget have been reviewed by the City Council;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the 2022 Placer Valley Tourism Strategic Marketing Plan and 2022 Placer Valley Tourism Budget is hereby approved.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

PLACER VALLEY
ROSEVILLE · ROCKLIN · LINCOLN

Placer Valley Tourism

2022 Budget

		2022 Budget	2021 Budget	2021 Total Year Projection	Budget 2022 vs Budget 2021	Budget 2022 vs 2021 Projections
Revenues						
Net Hotel Assessment to PVT	1	2,564,870	1,814,069	2,276,000	750,801	288,870
				-	-	-
Other Revenues:				-	-	-
7010 · Interest Income	2	600	2,500	500	(1,900)	100
7020 · County Shares Grant				10,000	-	(10,000)
Subtotal		600	2,500	10,500	(1,900)	(9,900)
				-	-	-
TOTAL REVENUES		2,565,470	1,816,569	2,286,500	748,901	278,970
				-	-	
Expenses				-	-	
Projects:				-	-	
4100 · Marketing	3	140,000	200,000	80,000	(60,000)	60,000
4140 · Tourism Study		12,000	9,000	11,400	3,000	600
4160 · Professional Development		11,000	8,000	3,000	3,000	8,000
4250 · Event Support	4	400,000	300,000	200,000	100,000	200,000
4550 · Board/Staff Development		20,000	16,000	16,000	4,000	4,000
4800 · Web Site		25,000	20,000	20,000	5,000	5,000
4900 · Community Events	5	65,000	40,000	40,000	25,000	25,000
Total Projects		673,000	593,000	370,400	80,000	302,600
				-	-	
Payroll Expenses:				-	-	
2210-2220 · Salaries + Hourly Wages		552,000	520,000	525,000	32,000	27,000
2300-2400 · Payroll Taxes and W/C Ins		50,000	45,000	42,000	5,000	8,000
2450 · Incentive		70,000	20,000	35,822	50,000	34,178
2500-2600 · Employee Benefits	6	75,000	90,000	67,000	(15,000)	8,000
2650 · Temp Labor				165	-	(165)
Total Payroll		747,000	675,000	669,987	72,000	77,013
				-		

PLACER VALLEY
ROSEVILLE · ROCKLIN · LINCOLN

Placer Valley Tourism

2022 Budget

		2022 Budget	2021 Budget	2021 Total Year Projection	Budget 2022 vs Budget 2021	Budget 2022 vs 2021 Projections
Operations:				-		
3090 · Common Area Maintenance/Assoc Dues		14,000	12,500	11,000	1,500	3,000
3110 · Janitorial/Maintenance		7,000	7,000	2,700	-	4,300
3200 · Utilities		7,000	6,000	6,200	1,000	800
3300 · Telephone		8,500	4,500	6,000	4,000	2,500
3155 · Office Supplies		7,000	7,000	7,000	-	-
3400 · Insurance-Liability/D&O		6,500	6,500	6,117	-	383
3600 · Postage and Delivery		600	1,500	600	(900)	-
3700 · Accounting and Payroll		5,700	3,500	5,700	2,200	-
3990 · Property Tax		7,000	6,300	6,850	700	150
3810 · Dues and Subscriptions		10,000	6,000	7,000	4,000	3,000
3820 · Legal and Professional	7	40,000	14,000	35,000	26,000	5,000
3831 · Expense Reimbursement-Travel		14,000	12,000	8,000	2,000	6,000
3832 · Expense Reimbursement-Meals		10,000	10,000	3,500	-	6,500
3850 · Audit Fee		7,000	7,000	7,500	-	(500)
3900 · City of Roseville Admin Fee		3,500	3,000	3,000	500	500
					-	
Total Operations		147,800	106,800	116,167	41,000	31,633
				-	-	-
SUBTOTAL EXPENSES		1,567,800	1,374,800	1,156,554	193,000	218,246
				-		-
Special Projects:						-
4855 · Major Projects Rollover	8	25,000	50,000	25,000	(25,000)	25,000
4880 · Major Projects	9	500,000		-	500,000	-
4881 · Long Fields Reimbursement	10	250,000		250,000	250,000	
Total Special Projects		775,000	50,000	275,000	725,000	(225,000)
						-
						-
Grand Total Expense		2,342,800	1,424,800	1,431,554	918,000	(6,754)
						-
Revenue Over Entire Expense		222,670	391,769	854,946	(169,099)	(463,176)
ATG support back stop loss	11	200,000	200,000			
PVT available cash		22,670				

PLACER VALLEY
ROSEVILLE • ROCKLIN • LINCOLN

Placer Valley Tourism

2022 Budget

1	Assumption is 74% occupancy in 25 hotels.
2	Interest returns are very low due to interest rates. Investment committee will bring recommendations to improve 2022 but an increased income is not budgeted.
3	Marketing is increased from 2021 projections due to more trade shows and group sales efforts as well as room tracking programs.
4	Event Support is high to allow for event opportunities and any change to grant/incentive policies.
5	Continue to expand public relations through sponsorships.
6	Reduction is due to less employees participating in the plan.
7	Assumes finalization of County of Placer agreement.
8	Due to supply chain issues ATG was unable to finish the Capital Grant awarded in 2020, it should be completed Q1 of 2022.
9	Reinstates Major Projects at $500,000.
10	Second reimbursement for the long field development to City of Roseville. Approximately $671k in total remains to be paid and should end in 2025.
11	Budgeted loss based upon feasibility study. Highly unlikely it would be needed based upon 2021 performance and ATG's 2022 budget.

Finding the New Normal
2022 Strategic Plan







PLACER VALLEY
ROSEVILLE · ROCKLIN · LINCOLN

The past 20 months have been a challenging rollercoaster for the hotel industry as well as Placer Valley Tourism (PVT). The everchanging mandates and restrictions due to the unpredictable pandemic saw hotel demand and occupancy teeter-tottering up and down. But the Placer Valley region survived the COVID challenge better than most areas and is already rebounding back to 2019 demand.

As COVID is starting to diminish in our rearview mirror, 2022 will have us assessing what the "new normal" will be and how our marketing and operations need to adjust for the future. During the same time period as COVID, PVT had another very significant change to its historic strategy of sports tourism. Merely weeks before the COVID shutdown, PVT hosted the Grand Opening of the Roebbelen Center (RC) on February 13, 2020. Prior to the mid-March closure, we were able to host four events at the RC. Those events provided new knowledge and data points on how the RC might affect future strategies.

2022 will see PVT incorporate both the new normal of COVID as well as year-round functionality of the RC. We will analyze how these new events at the RC will meld with our existing events that PVT has worked on throughout the three cities of Roseville, Rocklin and Lincoln. Five key areas we will focus on for next year will be:

1. Evaluate and define the new need periods. We believe that the RC will solve most of the hotel demand issues on the weekends of January, February, March and to a lesser degree some of November and December. We anticipate the new need periods will be more date specific than before and most likely shift to midweek.
2. Harness demand and move rate. When PVT's existing event base is layered on top of the new RC events, it is apparent there will be time periods where multiple event demands will exceed PVT's hotel inventory. We will determine how best to capture, harness and channel the demand to maximize occupancy and drive average daily rate (ADR) increases.
3. Improve room tracking. Room tracking for events has always been a very labor- intensive, manual process. Given the staffing situation of the hotels, we will look for new opportunities to make improvements.
4. Evaluate our grant program. PVT's successful room grant program has been in place for years. It is time to review it in the light of competitiveness, as well as the addition of all the new events at the RC.
5. Continue to build brand awareness with key segments. While awareness of PVT continues to grow, there is still work to be done especially towards national/regional event organizers, group

and meeting markets, and the community-at-large, not just the political jurisdiction of Placer County in order to become more of a presence in the Sacramento region.

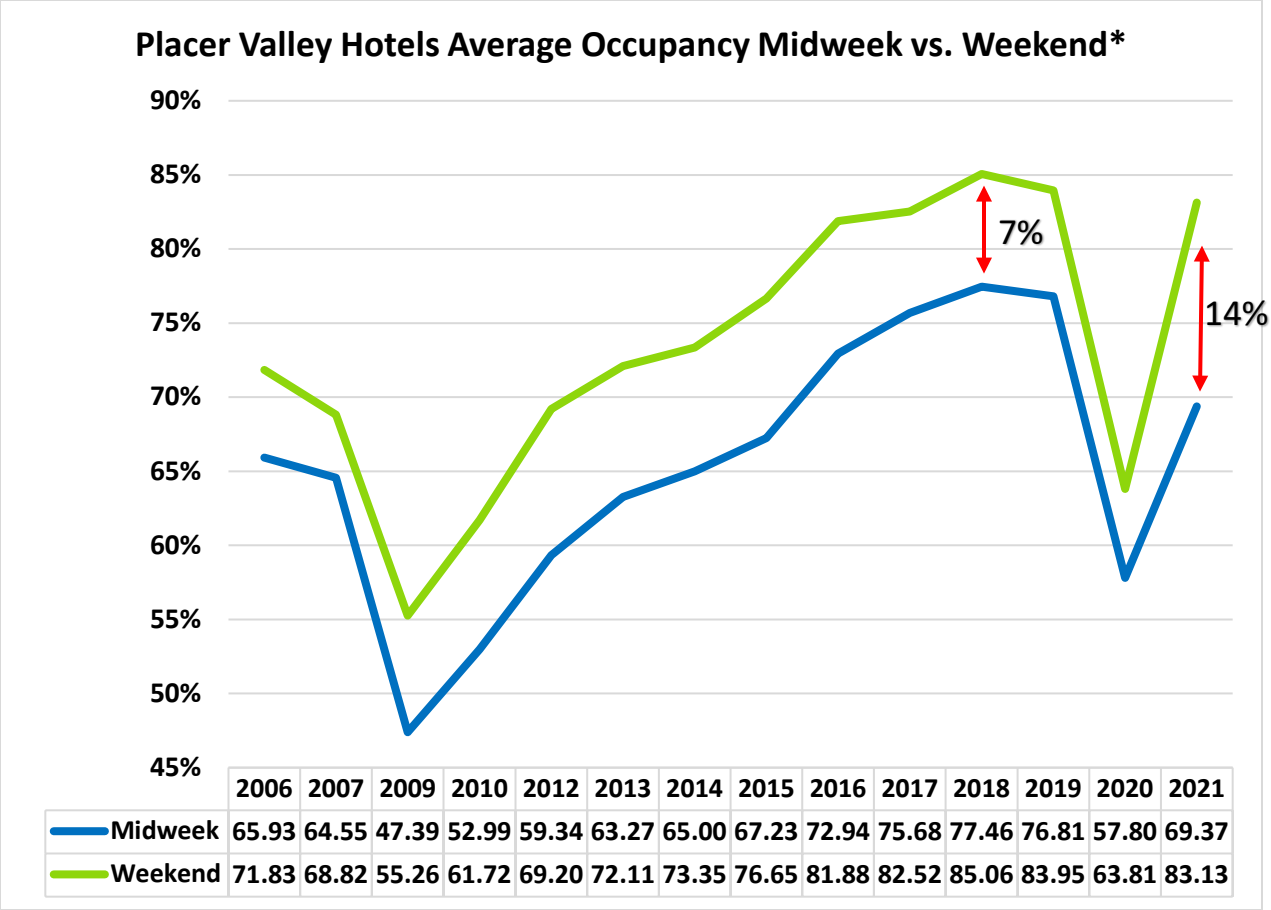
DEFINING AND TARGETING NEW "NEED" PERIODS

We had hoped 2021 would give us insight to how anticipated room nights from the RC would impact traditionally low occupancy periods for the market, however, events were unable to fully operate under normal conditions until the second quarter of 2021. PVT will continue to track and analyze occupancy and ADR as it impacts the shoulder months of January, February, November and December. It is anticipated that January and February of 2022 will have good room night growth as both months are booked solid with weekend events. For the first six months of 2022 there is currently only one available weekend to book an event in the RC.

PVT will continue to monitor and evaluate room night production of events held at the RC in order to maximize growth and to ensure the overall ongoing success of the building. When deciding which events to pursue we will consider the following:

- Market demand
- Length of stay
- Days of the week
- Potential for growth

Prior to COVID, 2019 room night history showed weekend occupancy rates outpacing midweek business, 77% to 84% comparatively or 7% differential. In 2021, hotel weekend occupancy more rapidly returned to pre-COVID levels driven by sports tourism and leisure business, widening the gap between midweek occupancy due to a much slower rebound of the corporate/business markets. Midweek now lags weekend occupancy by 14 points or twice as much as pre-COVID, 69% to 83% comparatively. With the opening of the RC, a calendar filled with events and the slow return of corporate travel, the widening between these rates has become more prevalent. As we continue to monitor and evaluate room nights, the need to shift focus to drive midweek business and target hard to fill dates such as the weeks of 4th of July, Christmas and New Year's will become a priority.



	2006	2007	2009	2010	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Midweek	65.93	64.55	47.39	52.99	59.34	63.27	65.00	67.23	72.94	75.68	77.46	76.81	57.80	69.37
Weekend	71.83	68.82	55.26	61.72	69.20	72.11	73.35	76.65	81.88	82.52	85.06	83.95	63.81	83.13

*Above chart data provided by Smith Travel Research illustrates weekend out paces midweek by nearly 14 points of occupancy in Placer Valley.

Revenue Per Available (RevPAR) Midweek and Weekend for First Week of November*

Location	2021			2019		
	Midweek	Weekend	Total	Midweek	Weekend	Total
Placer Valley	$79.37	$115.94	$89.82	$94.35	$91.67	$93.59
Folsom	$97.52	$130.00	$106.80	$119.25	$89.85	$110.85
Rancho Cordova	$67.87	$87.81	$73.57	$86.70	$70.40	$82.04
Sacramento	$75.39	$105.89	$84.10	$120.25	$107.56	$116.62

*Above chart data provided by Smith Travel Research illustrates the difference in RevPAR between weekend and midweek rates with weekend margins at $36 more than midweek in the PVT market.

THE PLAN FOR DEMAND

With the exception of some annual events like Placer United Girls Cup and California's National History Days, the demand for hotel rooms rarely exceeds supply. But projections moving forward into a "non-

restrictive" year of RC events, will trigger some supply challenges that will necessitate an increased need for overflow hotel rooms.

To proactively manage the forecasted demand for more hotel accommodations, the following steps will be considered and refined for implementation:

- Encourage PVT Hotels to work together to capture more hotel stays
    - Communicate with one another, especially neighboring hotels, to share groups when a single property cannot accommodate all rooms under one roof which will help eliminate groups from seeking rooms outside of Placer Valley
- Establish overflow options at "sister properties" when PVT hotels are at capacity
    - Invite local hotel sales staff to brainstorm ideas for overflowing attendees to their sister properties located in neighboring cities such as Rancho Cordova, Sacramento and Folsom
    - Determine the most effective process for securing overflow rooms either through requests from local PVT hotel sales staff and/or PVT to work directly with overflow properties
    - PVT to execute annual agreements with overflow properties to include the collection of a room night incentive which will go to the event organizer
- Incent existing event organizers who have flexibility to shift to non-impacted dates

IMPROVE ROOM NIGHT TRACKING

Room night tracking data provides us with information to measure the success of events, pay grant incentives to event organizers, and provide crucial direction for event development including capital investments. The majority of tracking data is provided by the hotels using a combination of guest surveying and property management systems. COVID adversely affected hotel staffing in quite a few ways: initial loss of experienced employees due to drop in business, overwhelmed employees challenged by customer needs, and finding and training new employees to meet the demand. Staff turnover has occurred at all levels from the General Manager to Sales to front line and back-of-house. These and any changes in staffing disrupt the consistency and timeliness of the data. Event organizers are also encouraged to self-track incented by higher grant rates. The results are mixed as information may be difficult to verify with hotels. Improving the accuracy and timeliness of room night tracking will allow for increased data and informed decision making.

Measures to improve reporting and support the hotels include:

- PVT 101 – Introduce or reintroduce hoteliers to PVT and the importance of room night tracking with:
    - Increase site visits focusing on those new to their role and/or behind in providing data
    - Provide training support for front line staff
    - Reward those who continue to do a good job and provide incentive to those who meet the standard
- Utilize an online survey given to event organizers so attendees can self-report at their convenience. Manual surveys have been difficult for event organizers to utilize consistently. The survey link would be included in the room grant process increasing availability. An incentive for responses could be built in and possibly build our social media database at the same time.
- Research new survey techniques and/or technology to collect data from our 25 (and growing) hotels. Canvass similar tourism-based organizations for the tools they use to collect insights and data.

GRANT PROGRAM MODIFICATION

Historically, the PVT incentive program also referred to as the "grant program", has been most effective in attracting and retaining events for Placer Valley. Monetizing organizations for room night production will continue to be a focus in 2022 but to maintain our competitiveness, will need some adjustments to appeal to the quality and sophistication of our new event organizers. For instance, a standard incentive across the U.S. can go as high as $25.00+ per room night. Our standard program is tier-based according to tracked room nights and currently peaks at $8.00 per room night, which has been the same rate for several years now. An additional dollar per room night is added when organizers assist with tracking.

We had hoped to evaluate and modify this program in 2020 and again in 2021, however COVID-19 delayed that project and we are hopeful with a more normalized year, 2022 will be the year to make changes and adjustments to the program.

Based on the differential between our program and that of the industry's the following will be analyzed:

- Comparison of what third party reservation systems offer
- Comparison of what similar Destination Marketing Organizations offer

- Minimum room night thresholds
- Days of week event occurs/timeframe
- Event organizer tracking requirements/benefits of tracking
- Established years/events
- Exceptions to the rule

BRAND AWARENESS/MARKETING

Although COVID-19 has prevented the RC from producing a full calendar of events, the need to fill midweek business has become a priority for PVT. As we look into the group and meeting segments that can fill midweek travel, we will need to adjust our traditionally heavy sports focused marketing to align with that strategy, including:

- Establish and grow PVT LinkedIn platform
- Evaluate website information
- Create print and digital collateral
- Work with sales team to find relevant advertising channels, opportunities and messaging

While the focus on midweek travel will come to the forefront in 2022, PVT's ongoing branding will continue with the following:

- Major overhaul of website to streamline navigation and realign events, hotels and newsletter sign-ups as primary focus
- Grow digital presence and awareness through digital ads, social media, Search Engine Optimization/Search Engine Marketing and website optimization
- Increase community awareness through sponsorships, signage, digital assets and newsletters
- Re-establish importance on press releases and working with media channels
- Work with event organizations on hotel specific graphics for use on websites and social media
- Research marketing and advertising opportunities for corporate business, website focus and overall messaging

NOT QUITE AS EXPECTED BUT MADE IT WORK

The high expectations for 2021 were impacted by a continuing presence of COVID restrictions and concerns, however, a willingness to adapt allowed us to persevere when many did not. Following is a brief summary of some RC bookings that had a positive impact on hotel occupancies in 2021 and what to expect in 2022:

GYMNASTICS

Gymnastics was an unexpected stand-out in 2021! Thanks to local organizer, Byer's Gymnastics Club, the RC was able to play host to the first-EVER Rose Gold Classic Performance which generated 127 tracked room nights. California had not hosted a single gymnastics event since the first shutdown of COVID so when the opportunity presented itself to move forward, we ALL did "back flips" to make the event as safe as possible. Some examples of the safety measures implemented were as follows:

- No spectators allowed
- Staggered on-site times
- Assigned entrance and exits
- Visible signage governing safety protocols throughout the RC
- Enforced wearing masks
- Every gym confined to their own pod
- Sanitization of equipment and tip & roll bleachers occurred between each rotating pod
- Gyms had to provide their own chalk bucket

We could not be prouder of the team effort and sheer determination set forth by Byer's, PVT, @the Grounds, Placer County and USA Gymnastics to overcome the obstacles and see the event come to fruition.

As a result of the successful Rose Gold Classic Performance, a second gymnastic performance evolved. American Gymnastics Academy teamed with Poway Gymnastics to host the Level 2 - 10 Xcel SoCal State Gymnastics Performance in the RC. Safety protocols and techniques established by Byers were implemented and followed. The event was limited to southern California gymnasts thereby creating a HUGE economic impact for Placer Valley hotels and businesses. An astounding 1,414 room nights were generated during a much-needed time.

BASKETBALL

Another year has passed and Placer Valley is still awaiting the opportunity to host unrestricted elite basketball tournaments inside the RC. Having booked so many renowned NCAA certified tournaments by brands such as Under Armour, Adidas, Zero Gravity, Nike, and East Bay has been challenging as event organizers, PVT has had to navigate through the laborious decision-making process of the NCAA to halt tournament play and college recruitment periods in both 2020 and subsequently 2021. Fortunately for Placer Valley hotels and RC, event hosts have continued to roll-over their bookings to the following year and 2022 will be no exception.

This past year however, did see a couple "modified" tournaments hosted once California lessened some youth sports restrictions but due to venue capacity limitations, fear of traveling and apprehensions of reimposed California shutdowns, team participation was much lower than expected. But even with that said, two July tournaments combined to generate 629 tracked room nights proving Placer Valley hotels will inevitably realize significant room night production in 2022.

A brief snapshot for 2022 currently includes seven elite basketball tournaments being played from April through July and hosted by the following acclaimed NCAA certified event organizations: Hoop Source, 3-Step Sports in partnership with Select Events and Premiere Basketball, Made Hoops, End of Trail, and Grassroots Sports Ventures. One local organizer, Xtreme Hoops will host an expanded tournament in May. The room night projection from these eight tournaments is expected to exceed 2,500.

VOLLEYBALL

Similar to basketball, volleyball tournaments were also restricted throughout 2020 and the bulk of its 2021 season. But when youth sports restrictions loosened-up and the RC became available over the Memorial Day weekend, Northern California Volleyball Association (NCVA) JUMPED at the opportunity to host a 4-day tournament that went exceptionally well generating over 1,200 tracked room nights. Discussions to annualize the event and possibly create another to take place during the week of July 4th are currently under way.

In 2022, a prominent well-renowned volleyball organization, Showtime Events, will be expanding west to host their first tournament at the RC. We are excited to have the honor of welcoming them and expect great success. Also adding to the line-up of girl's tournaments being hosted between the months of

January through June are West Coast Volleyball Association with three, Elite Event Partners with three and NCVA with four including Memorial Day Weekend.

On another note, NCVA was FINALLY able to host some boys' tournaments at the RC in 2021. The boys' season runs from September – December thereby fulfilling some hotel need periods. Boys' volleyball is not as popular as girls' volleyball so NCVA is taking full advantage of the RC to develop the sport. With no history to reference, room night generation has been an unknown until now. To date NCVA has hosted three boys' tournaments that have surprisingly generated 601 room nights with more numbers still being collected. The potential for exponential growth is forthcoming and PVT will work with NCVA to determine ways to foster and support the growth of boys' volleyball for the future.

CHEER

Cheer events are ready to embark on the start of a new season that begins November 2021. PVT has been waiting two whole years to see how many "shoulder month" room nights will be generated for Placer Valley hotels.

JAMZ will host two back-to-back competitions in mid-November followed by American Cheer Power, a Varsity Brand, in early December. JAMZ returns in January 2022 followed by National Cheerleaders Association, another Varsity brand, in February 2022. Finishing-out our cheer schedule, The Spirit Network, will host a one-day event in March 2022. If the RC had availability in April, we'd see another cheer booking but instead, the basketball viewing period will finally be hitting ATG and we could not be more excited!

COUNCIL COMMUNICATION

CC #: 1873
File #: 0102-06

Title: Proclamation - School Choice Week January 23-29, 2022
Contact: Blair Hutchison 916-774-5266 bmhutchison@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.21.

RECOMMENDATION TO COUNCIL

Proclaim January 23-29, 2022 as Roseville School Choice Week and call this observance to the attention of all of our citizens.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Ceremonial documents meet the above criteria and are not subject to CEQA. No additional environmental review is required.

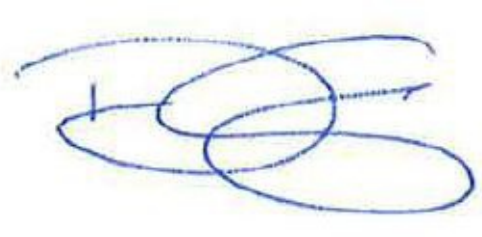
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Not applicable.

Respectfully Submitted,

Blair Hutchison, City Clerk Technician

Helen Dreyer, Assistant City Clerk



Dominick Casey, City Manager

ATTACHMENTS:

Description

Proclamation - School Choice Week January 23-29, 2022

Proclamation

ROSEVILLE SCHOOL CHOICE WEEK
January 23-29, 2022

WHEREAS, all children in Roseville should have access to the highest-quality education possible; and

WHEREAS, Roseville recognizes the vital role that an effective education plays in preparing all students in Roseville to be successful adults; and

WHEREAS, quality education is critically important to the economic vitality of Roseville; and

WHEREAS, Roseville is home to a multitude of high quality public and nonpublic schools from which parents can choose for their children, in addition to families who educate their children in the home; and

WHEREAS, educational variety not only helps to diversify our economy but also enhances the vibrancy of our community; and

WHEREAS, Roseville has many high-quality teaching professionals in all types of school settings who are committed to educating our children; and

WHEREAS, School Choice Week is celebrated across the country by millions of students, parents, educators, schools, and organizations to raise awareness of the need for effective educational options.

NOW, THEREFORE, I, KRISTA BERNASCONI, MAYOR OF THE CITY OF ROSEVILLE, CALIFORNIA, do hereby proclaim **January 23-29, 2022** as **ROSEVILLE SCHOOL CHOICE WEEK** and call this observance to the attention of all of our citizens.

SIGNED this 19th day of January 2022.

KRISTA BERNASCONI, MAYOR

CITY OF ROSEVILLE
INCORPORATED APRIL 10, 1909

COUNCIL COMMUNICATION

CC #: 1868
File #: 0102-10

Title:	Resolution - Norm Hinman
Contact:	Blair Hutchison 916-774-5266 bmhutchison@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.22.

RECOMMENDATION TO COUNCIL

Commend Norm Hinman for his 15 years of outstanding service and dedication to the City of Roseville, congratulate him for his many accomplishments, and wish him a long, healthy, and enjoyable retirement.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Ceremonial documents meet the above criteria and are not subject to CEQA. No additional environmental review is required.

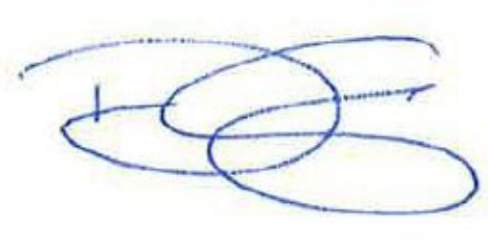
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Not applicable.

Respectfully Submitted,

Blair Hutchison, City Clerk Technician

Helen Dreyer, Assistant City Clerk



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Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution - Norm Hinman

Resolution

WHEREAS, Norm Hinman began his career with the City of Roseville on August 28, 2006, as an IT Network Analyst; and

WHEREAS, Norm has demonstrated and shared extensive knowledge of Networking Technology and Information Security. He is a Certified Information Systems Security Professional (CISSP – Credential certification for Security Analyst from ISC) and Global Certified Incident Handler (GCIH – Practitioner certification in detecting, responding, and resolving computer security incidents). With his community servant mindset, the IT Information Security team was created in 2019, and a cross-functional Citywide Information Security Committee was re-energized; and

WHEREAS, Norm was promoted to IT Senior Network Analyst in 2011 and worked for the Electric Department as a Technology Systems Specialist in 2013, and later was promoted again in IT as the Citywide Information Security Administrator in 2015; and

WHEREAS, Norm received a 2011 Pride of Roseville Award for his efforts on the "Virus Tactical Team" for being a core member of the IT team that performed analysis and remediation after the Qbot zero-day virus attack, and also a 2012 Pride of Roseville Award for his efforts on the "SCADA Continuation of Operations Redesign Team" at Roseville Electric; and

WHEREAS, Norm's leadership has made the following business programs possible within the City: Phishing Exercise / Cybersecurity Awareness Training, Annual Penetration Testing, Security Incident Event Management, Vulnerability Scanning, Next Generation Firewall, PCI-Payment Card Industry Compliance Attestation, Remote Work – Virtual Private Network, Password Management, and E-Discovery & Investigation Program; and

WHEREAS, Norm is retiring after almost 15 years of service to the citizens of Roseville and will be greatly missed by all of his friends and co-workers.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, that **NORM HINMAN** be commended for his outstanding service and dedication to the City of Roseville, congratulated for his many accomplishments, and wished a long, healthy, and enjoyable retirement.

SIGNED AND APPROVED this 19th day of January 2022.

CITY OF ROSEVILLE
INCORPORATED APRIL 10, 1909

KRISTA BERNASCONI, MAYOR

COUNCIL COMMUNICATION

CC #: 1869
File #: 0102-10

Title:	Resolution - Valerie DePeel
Contact:	Blair Hutchison 916-774-5266 bmhutchison@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.23.

RECOMMENDATION TO COUNCIL

Commend Valerie DePeel for her 28 years of outstanding service and dedication to the City of Roseville, congratulate her for her accomplishments, and wish her a long, healthy, and enjoyable retirement.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Ceremonial documents meet the above criteria and are not subject to CEQA. No additional environmental review is required.

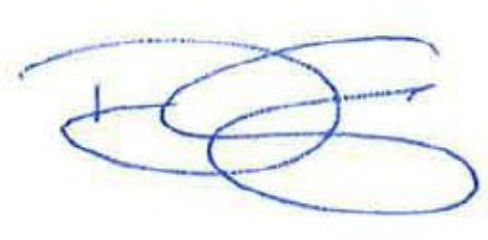
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Not applicable.

Respectfully Submitted,

Blair Hutchison, City Clerk Technician

Helen Dreyer, Assistant City Clerk



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution - Valerie DePeel

Resolution

WHEREAS, Valerie DePeel began her distinguished career with the City of Roseville in 1994 as a Budget Analyst II in the Finance Department; and

WHEREAS, Valerie has proved herself as an expert in the City's budget process, revenues, and financial systems; and

WHEREAS, Valerie has worked on nearly all aspects of the City's budget process during her tenure, including General Fund revenues, the Capital Improvement Program, fleet, fund summaries, Program Performance Budgets, financial system management, and encumbrance and project carryforwards; and

WHEREAS, Valerie has been responsible for training countless staff in the budget process throughout her career; and

WHEREAS, Valerie is known for her professionalism, integrity, tremendous attention to detail, thoughtful and careful work, thorough understanding of the City's budget process, and ability to train and teach City staff; and

WHEREAS, Valerie received a 2017 Pride of Roseville – Distinguished Service Award recognizing her efforts to ensure that the City completed its annual budget despite the Budget Division being short-staffed by 50 percent; and

WHEREAS, Valerie was recognized by the Finance Department for the instrumental role she played in ensuring the successful implementation of a new budget development financial system in 2019; and

WHEREAS, Valerie is now retiring after almost 28 years of honorable service to the City of Roseville and will be dearly missed and remembered by her friends, co-workers, and most of all, the City's Budget Team.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, that **VALERIE DEPEEL** be commended for her outstanding service and dedication to the City of Roseville, congratulated for her accomplishments, and wished a long, healthy, and enjoyable retirement.

CITY OF ROSEVILLE
INCORPORATED APRIL 10, 1909

SIGNED AND APPROVED this 19th day of January 2022.

KRISTA BERNASCONI, MAYOR

COUNCIL COMMUNICATION

CC #: 1874
File #: 0102-10

Title: Resolution - Jan Lynch
Contact: Blair Hutchison 916-774-5266 bmhutchison@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.24.

RECOMMENDATION TO COUNCIL

Commend Jan Lynch for his 30 years outstanding service and dedication to the City of Roseville, congratulate him for his many accomplishments, and wish him a long, healthy, and enjoyable retirement.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Ceremonial documents meet the above criteria and are not subject to CEQA. No additional environmental review is required.

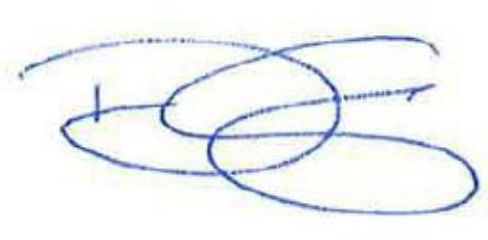
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Not applicable.

Respectfully Submitted,

Blair Hutchison, City Clerk Technician

Helen Dreyer, Assistant City Clerk



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution - Jan Lynch

Resolution

WHEREAS, Jan Lynch began his career with the City of Roseville as a Parks Maintenance Worker I in 1991 in the Parks, Recreation & Libraries Department. In 1992, he was promoted to Parks Maintenance Worker II; and

WHEREAS, for the past 30 years, Jan has been on various teams within Park Operations. His unmatched work ethic and outstanding attendance record made him an employee that people wanted on their team; and

WHEREAS, throughout Jan's career, he earned his Qualified Applicators Certificate and a Class B license. His thoroughness and commitment to detail made him a valuable employee; and

WHEREAS, Jan's work ethic and dedication to quality work made Jan a good team member. He helped instill a detail-orientated approach to maintaining the City's Parks; and

WHEREAS, Jan's willingness to communicate and friendly demeanor made it easy for residents to have safe, clean, and green parks; and

WHEREAS, Jan has earned the admiration and respect of his colleagues for his hard work, direct approach, sensitive nature, and wonderful laugh.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, that **JAN LYNCH** be commended for his outstanding service and dedication to the City of Roseville, congratulated for his many accomplishments, and wished a long, healthy, and enjoyable retirement.

SIGNED AND APPROVED this 19th day of January 2022.

KRISTA BERNASCONI, MAYOR

CITY OF ROSEVILLE
INCORPORATED APRIL 10, 1909

COUNCIL COMMUNICATION

CC #: 1875
File #: 0102-10

Title: Resolution - Richard Salsberry
Contact: Blair Hutchison 916-774-5266 bmhutchison@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 7.25.

RECOMMENDATION TO COUNCIL

Commend Richard Salsberry for his 21 years of outstanding service and dedication to the City of Roseville, congratulate him for his many accomplishments, and wish him a long, healthy, and enjoyable retirement.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Ceremonial documents meet the above criteria and are not subject to CEQA. No additional environmental review is required.

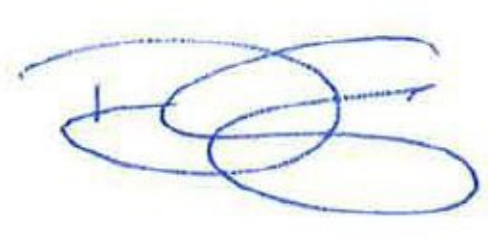
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Not applicable.

Respectfully Submitted,

Blair Hutchison, City Clerk Technician

Helen Dreyer, Assistant City Clerk



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution - Richard Salsberry

Resolution

WHEREAS, Richard Salsberry began his career with the City of Roseville as a Parks Maintenance Worker I in 2000 in the Parks, Recreation & Libraries Department. In 2001, he was promoted to Parks Maintenance Worker II; and

WHEREAS, for the past 21 years, Richard has been on various teams within Park Operations. His good nature, positive attitude, and steady work habits made him a great team member; and

WHEREAS, Richard has always been willing to go the extra mile to offer good customer service to his coworker and the public alike; and

WHEREAS, Richard has had an exceptional safety record during his career, which helped keep the Parks safe, clean, and green; and

WHEREAS, Richard has earned the admiration and respect of his colleagues for his positivity, friendly nature, and his ability to work with everyone; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, that **RICHARD SALSBERRY** be commended for his outstanding service and dedication to the City of Roseville, congratulated for his many accomplishments, and wished a long, healthy, and enjoyable retirement.

SIGNED AND APPROVED this 19th day of January 2022.

KRISTA BERNASCONI, MAYOR

CITY OF ROSEVILLE
INCORPORATED APRIL 10, 1909

COUNCIL COMMUNICATION

CC #: 1896
File #: 0600-01

Title:	Roseville Firefighters, Local 1592 - Memorandum of Understanding and Salary Schedule Update
Contact:	Stacey Peterson 916-774-5374 slpeterson@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 8.1.

RECOMMENDATION TO COUNCIL

It is recommended that the City Council take the following actions:

1. Adopt a resolution approving the attached Roseville Firefighters, Local 1592 (RFF) Memorandum of Understanding.

2. Adopt an ordinance to approve the attached RFF Salary Schedule A and Salary Schedule B (Appendix A) reflecting wage increases and Salary Schedule B compressed salary ranges from 10 steps to 9 steps.

BACKGROUND

The current Memorandum of Understanding (MOU) for the Roseville Firefighters, Local 1592 (RFF) expired on December 31, 2021. During negotiations in the prior and current cycles with the City of Roseville employee bargaining units, the City's goal has been to ensure it is competitive in the marketplace on recruitment and retention among comparable agencies while remaining fiscally responsible.

As a service organization, labor is the City's biggest expense and the City has taken steps to control costs in this area. In the past eight years, the City has implemented policies to slow payroll growth, reduce retirement benefits, set total compensation (salaries and benefit packages) at median in the labor market (except for Electric Department positions), and control pension costs by transferring the responsibility to employees to fund 100 percent of the employees' share of pension costs. During the time the City was implementing these cost-control measures, services were expanded to meet the needs of our growing population, yet staffing was reduced by 40 percent per capita from FY2007-08 to FY2021-22.

Maintaining the quality of services along with the integrity of the City's more than $4 billion worth of infrastructure requires balancing our ability to attract and retain a high-performing workforce while living within our means. To this end, the City has strived during this round of bargaining to

recognize the exceptional efforts of City staff through the COVID pandemic by providing outstanding service to the community which has been substantiated by the recent community surveys. This resulted in recommending the City salary philosophy align to the 55th percentile of the market, which is estimated to increase compensation by about 1.5 percent to recruit and retain highly engaged employees to continue great service to the community. The City also created a tiered benefits structure to provide a different contribution at the Employee only, Employee plus One or Employee plus Family benefit levels to be used by active employees to remain competitive and cost effective in the market.

Ultimately, the City's compensation philosophy seeks to maintain internal equity among employee groups' medical benefits for current employees and to compare its total compensation with jurisdictions that are similar in size, services, and geographical location to remain competitive and retain our talented City employees who have produced high service levels affirmed by the community.

RECOMMENDATION

After numerous bargaining sessions since September 13, 2021, Roseville Firefighters, Local 1592 (RFF) membership ratified the Tentative Agreement reached during contract negotiations on January 11, 2022. The significant provisions of the agreement are as follows:

Term

The term covers four years from January 1, 2022 to December 31, 2025.

Salaries and Benefits

Adjustments to the salaries fall in two categories: those that address wage increases across the group and labor market adjustments.

1. **Labor Market Adjustments:**

   Year 1: Effective January 15, 2022:

Classification	A Schedule	B Schedule
Fire Engineer	5.93%	5.93%
Firefighter Paramedic	5.93%	5.93%
Fire Captain	3.0%	4.12%
Fire and Environmental Safety Inspector II	3.0%	4.96%
Fire and Environmental Safety Inspector I	3.0%	4.96%
Fire and Environmental Inspection Supervisor	3.0%	4.96%

   Year 2 and 4: A total compensation study will be conducted in July 2022 and 2024 to determine the job classifications in the bargaining group behind the labor market. The City of Rocklin was added as a market agency and Redding removed. The City will provide a salary increase for each classification falling below the 55th percentile of the total compensation market by an amount to match the 55th percentile of the market. Staff will present the results of the study to Council in December prior to the effective date, for review and approval of the updated salary schedules to be effective the first full pay period in January 2023 (Year 2) and January 2025 (Year 4).

2. **General Wage Increase**

Year 3: A 2.5% general base wage increase is recommended for all classifications in the bargaining group (both Salary Schedule A and Salary Schedule B) in the first full pay period in January 2024, which will offset labor market adjustments in 2025.

3. Salary Schedule B Salary Ranges: Reduce from 10 steps to 9 steps

Effective January 15, 2022, to promote retention of staff and stay competitive in our market, the Schedule B salary ranges will be reduced from 10 steps to 9 steps, using the same top salary step, establishing 3 percent between salary steps, except for the difference between salary step A to B at 4.7% below the new step B.

4. Health and Welfare Benefits - Tiered Flex Credit for Active Employees

To address increasing premium costs, the Flex Credit benefit is revised to provide a different level of contribution for those enrolled in Employee Only versus Employee Plus One or Employee Plus Family medical plans, to cover approximately eighty percent of the premium costs for medical, dental and vision at the family level. The following includes a summary of the recommended Flex Credit benefit adjustments to create a 3 Tiered benefit contribution:

Flex Credit Effective	Employee Only	Employee Plus One	Employee Plus Family
Upon Council Approval	-$58/month	+$15/month	+$150/month
January 1, 2023	No change	+$45/month	+$75/month
January 1, 2024	No change	+$45/month	+$75/month
January 1, 2025	No change	+$45/month	+$75/month

5. Education Pay

Captains with the required AA may receive up to 10% Chief Fire Officer education incentive upon completion of the State Fire Training program classes. Since the education pay provision has a maximum education incentive of 15%, the majority of Captains not receiving the full 15% incentive will be eligible for 5% of this pay since they already receive 10% for other education pay under this provision.

6. Fire Captain

Effective the first full pay period in January 2023, a Fire Captain may earn 5% compensation instead of 4% for a paramedic license or NWCG Engine Boss Certification.

FISCAL IMPACT

The current total annual salary and benefit cost to the City for the 110 full-time positions in the RFF bargaining group is $16,529,141, which is fully funded by the General Fund (GF). The additional ongoing incremental cost for each calendar year of the 4 year term of the successor MOU is as follows:

	Incremental Calendar Year 1	*Incremental* Calendar Year 2	*Incremental* Calendar Year 3	*Incremental* Calendar Year 4
Wages:				
General Wage Increase: Yr 1 (% by class); Yr 3 (2.5%)	-	-	$406,080	-
Labor Market Adjustment	$549,352	TBD**	-	TBD**
Schedule B Adjustment	$52,771	-	-	-
Other costs:				
Pension*	$177,510	$45,178	$136,242	$38,628
Health	$81,000	$44,665	$44,460	$42,659
Education/Engine Boss Pay	$164,480	$109,188	$178,773	$110,536
Deferred compensation	$10,922	$2,217	$9,608	$1,594
Other Benefits (Life, LTD, OPEB)	$22,998	$5,949	$18,561	$5,043
Taxes (Medicare, SUI)	$10,236	$1,398	$6,903	$903
Total Incremental Cost	$1,069,269	$208,595	$800,627	$199,363

**This incremental pension cost results only from the negotiated wage increase and does not include the cost of anticipated PERS rate changes. The terms and conditions of the pension benefit plan remain unchanged.*
***The value of 1% of total compensation is $171,475.*

While the incremental cost of the negotiated agreement for calendar year 2022 is projected to be $1,069,269 (6.24% of total compensation), $208,595 (1.26% of total compensation) in 2023, $800,627 (4.67% of total compensation) in 2024, and $199,363 (1.16% of total compensation) in 2025, the increases are compounding and therefore the projected total salary and benefit cost increase for the items specified above is $6.7M to the General Fund, not accounting for the cost in calendar year 2 and 4 of the Labor Market adjustments to maintain salaries at the 55th percentile of the market consistent with the City's new salary philosophy. Prior to implementation of the labor market adjustments in year 2 and 4, the cost to maintain salaries at the 55th percentile will be presented to Council with the updated salary schedules.

The cost to the General Fund of the successor RFF salary and benefit adjustments for the FY2021-22 is $493,509 based on 12 pay periods remaining. The cost to the current fiscal year will be covered by appropriations included in the FY2021-22 budget.

ENVIRONMENTAL REVIEW

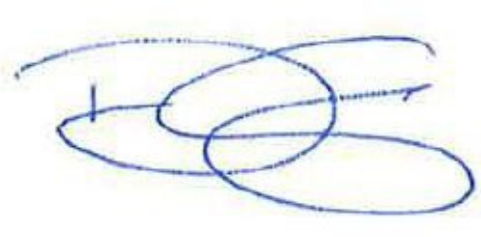
The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Adoption of a Memorandum of Understanding meets the above criteria, and therefore is not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community
Goal E - Deliver exceptional city services

Respectfully Submitted,

Stacey Peterson, Human Resources Director



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-026

RFF MOU Final

RFF MOU Final Redline

Ordinance 6446

011522 RFF Schedule A

011522 RFF Schedule B

RESOLUTION NO. 22-026

APPROVING A MEMORANDUM OF UNDERSTANDING FOR EMPLOYEES REPRESENTED BY ROSEVILLE FIREFIGHTERS, LOCAL 1592, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Memorandum of Understanding for Employees Represented by Roseville Firefighters, Local 1592, has been reviewed by the City Council;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said Memorandum of Understanding is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the City Council of the City of Roseville this_____day of_____, 20___, by the following vote on roll call:

AYES COUNCIL MEMBER:

NOES COUNCIL MEMBER:

ABSENT COUNCIL MEMBER:

_____
Mayor

ATTEST:

_____
City Clerk

Memorandum of Understanding

Roseville Firefighters, Local 1592 and City of Roseville



Term of Agreement:

January 1, 2022 – December 31, 2025

CITY OF ROSEVILLE CALIFORNIA

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MEMORANDUM OF UNDERSTANDING

CHAPTER 1. ADMINISTRATION

ARTICLE I. PARTIES TO UNDERSTANDING

This Memorandum of Understanding (MOU) relates to issues within the scope of representation existing between the CITY OF ROSEVILLE, CALIFORNIA, (City) and the ROSEVILLE FIREFIGHTERS, LOCAL 1592, (Union or RFF) and those employees occupying the classes listed in Appendix "A", attached hereto and incorporated herein by this reference.

ARTICLE II. STATE LAW COMPLIANCE

This MOU complies with the provisions of Section 3500 et seq. of the Government Code of the State of California, and Chapter 3.17 of Roseville Municipal Code in that the Employer and Employee representatives who have executed this MOU did meet and confer in good faith and did reach agreement on those matters within the scope of representation.

ARTICLE III. RECOGNITION

The City hereby confirms its prior certification of the Union as the recognized employee organization for the employees in the Fire Department Unit, as defined in the City's Employer-Employee Relations Policy, and agrees to meet and confer and otherwise deal exclusively with the Union on all matters relating to the scope of representation pertaining to the said employees as authorized by law.

ARTICLE IV. CITY COUNCIL APPROVAL

It is the mutual understanding of the parties that this MOU is of no force or effect until submitted to, and approved by, the City Council.

ARTICLE V. CONTINUATION OF BENEFITS

Except as otherwise provided herein, this MOU does not modify existing benefits contained in the current salary resolution and other compensation benefits, or in the Personnel Rules (Roseville Municipal Code Title 3). Such benefits remain unmodified and shall continue in full force and effect throughout the term of this MOU.

ARTICLE VI. TERMS OF UNDERSTANDING

This MOU incorporates all modifications regarding wages, hours, and other terms and conditions of employment. This MOU shall be effective as of January 1, 2022, and shall expire December 31, 2025. Should either party desire to commence the Meet and Confer process for the next subsequent MOU, they shall notify the other in writing no earlier than one hundred and twenty (120) calendar days prior to the expiration date of this MOU, and the Meet and Confer process shall begin no later than ninety (90) calendar days prior to the expiration date of this MOU.

ARTICLE VII. VALIDITY OF MOU

Should any article, section, or portion thereof of this MOU be held unlawful or unenforceable by any court of competent jurisdiction, including the California Public Employment Relations Board (PERB) such decision of the court shall only apply to the specific article, section, or portion thereof directly specified in the decision, and the remainder of this MOU shall not be affected thereby and shall continue in full force and effect.

ARTICLE VIII. MANAGEMENT RIGHTS

A. To ensure that the City is able to carry out its statutory functions and responsibilities, nothing contained in this MOU shall be construed to require the City to negotiate on matters which are solely a function of management, or are discretionary management decisions and/or perogatives as defined by applicable decisional law, including but not limited to the following:

1. To manage the City generally and to determine the issues of policy.

2. To determine the existence of facts which are the basis of management decisions.

3. To determine the necessity for and organization of any service or activity conducted by the City, and to expand or diminish services.

4. To determine the nature, manner, means, technology, and extent of services to be provided to the public.

5. To determine methods of financing.

6. To determine types of equipment or technology to be used.

7. To determine and/or change the facilities, methods, technology, means, organizational structure, and size and composition of the work force, and to allocate and assign the work by which City operations are to be conducted.

8. To determine and change the number of locations, relocations, and types of operations, processes, and materials to be used in carrying out all City functions, including, but not limited to, the right to contract for or subcontract any work or operation of the City, except where such contracts for service would be for the purpose of work force reductions.

9. To assign work to and schedule employees in accordance with requirements as determined by the City, and to establish and change work schedules and assignments upon reasonable notice and good faith consultation.

10. To lay off employees from duties because of lack of work or funds, or under conditions where continued work would be ineffective or non-productive.

11. To establish and modify productivity and performance programs and standards.

12. To dismiss, suspend without pay, demote, reprimand, withhold salary step increases, or otherwise discipline employees for cause.

13. To determine minimum qualifications, skills, abilities, knowledge, selection procedures and standards, and job classifications, and to reclassify employees in accordance with applicable policies and codes of the City.

14. To hire, transfer, promote, and demote employees for nondisciplinary reasons in accordance with applicable policies and codes of the City.

15. To determine policies, procedures, and standards for selection, training, and promotion of employees in accordance with applicable policies and codes of the City.

16. To establish reasonable employee performance standards including, but not limited to, quality and quantity standards; and to require compliance therewith.

17. To maintain order and efficiency in City facilities and operations.

18. To establish, publish, and/or modify rules and regulations to maintain order and safety and health in the City which are not in contravention of the Personnel Rules and Regulations or this MOU.

19. To restrict the activity of an employee organization on City facilities not accessible to the public or on paid time except as set forth in this MOU.

20. To take any and all necessary action to carry out the mission of the City in emergencies.

21. To take any and all necessary actions to comply with the law.

B. Management agrees to utilize the Labor-Management Alliance Committee to discuss operational issues not bound by the meet and confer process.

C. No neutral third party, including the Personnel Board, shall have the authority to add, delete or otherwise modify any provision of these management rights, authorities, or functions, but shall be limited to matters of interpretation only.

D. Nothing in this Article is intended to limit the scope of bargaining as between the City and RFF in accordance with the MMBA, nor shall this Article limit the right of the RFF under the MMBA to bargain over the impacts of any changes made by the City if those changes impact the terms and conditions of employment.

E. The management rights shall not remove or limit the right of any classified employee to exercise grievance procedures.

CHAPTER 2. COMPENSATION

ARTICLE I. SALARIES

A. Salaries

1) **Labor Market Adjustments -**

Effective January 15, 2022, the following salary increases shall be implemented for employees in the classifications listed below:

Classification	A Schedule	B Schedule
Fire Engineer	5.93%	5.93%
Firefighter Paramedic	5.93%	5.93%
Fire Captain	3.0%	4.12%
Fire and Environmental Safety Inspector II	3.0%	4.96%
Fire and Environmental Safety Inspector I	3.0%	4.96%
Fire and Environmental Inspection Supervisor	3.0%	4.96%

2) **Labor Market Adjustments-**

Effective the first full pay period in January 2023, the same benchmark job classifications used in the 2020 Total Compensation Study will be studied in 2022, except the Firefighter Paramedic will be the benchmark job classification for the safety classes and the parties agree to review the percentage differential between the Fire and Environmental Inspection Supervisor and the Fire and Environmental Safety Inspector II salary range. The effective date of the Total Compensation Study survey data is July 1, 2022. In addition, the parties agree to internally align the base pay of the Fire Engineer Classification at 2.5% above the base pay of the Firefighter Paramedic and the Fire Captain at 5% above the base pay of the Fire Engineer.

Except as stated in the paragraph above and included with the language change for Article VI Education Incentive, Special Pay Section E, the Total Compensation Study will use the agencies provided in Appendix "B" for comparison and will be based on the same salary, benefit elements and methodology used in the 2020 Total Compensation Study for each classification, which include:

Minimum Base Salary
Maximum Base Salary
Employee's Portion of PERS Paid by the Employer (%)
Employee's Portion of PERS Paid by the Employer
Deferred Compensation
Longevity Pay (Year 10)
Maximum Education/Certification Pay
Education/Certification Pay Notes
Cafeteria Plan
Health (Most Expensive Plan)
Dental
Vision
Life Insurance
Long-Term Disability Insurance
Retiree Health Savings Account (RHSA)
Social Security/Medi-Care
Employee Contributions Towards RHSA
Employer Portion of Retirement Paid by the Employee

The Total Compensation Study will be prepared at the City's expense and the City will provide a draft of the result of the Total Compensation Study to RFF for comments and to review for accuracy no later than October 14, 2022. The RFF will provide any comments regarding the accuracy of the Total Compensation Survey no later than October 28, 2022. The City will provide a Salary Increase for each classification falling below the total compensation 55th percentile by an amount to match the market 55th percentile. Salary increases, if applicable, for the surveyed classifications that are behind the market 55th percentile, and their related internal relationships, will be implemented in the first full pay period in January 2023 for Salary Schedule B and Salary Schedule A.

3) **General Wage Increase** –

Effective the first full pay period in January 2024, the Roseville Firefighters' classes listed in Appendix "A" shall be increased by two and one half percent (2.5%) of "base" salary on both Salary Schedule A and Salary Schedule B. To address compaction, the parties agree to also internally align the base pay of the Fire Captain at 7.5% above the Fire Engineer base pay.

4) **Labor Market Adjustments** –

Effective the first full pay period in January 2025, the same benchmark job classifications used in the 2024. Total Compensation Study will be studied in 2024. The effective date of the Total Compensation Study survey data is July 1, 2024. In addition, the parties agree to maintain the internal alignment of the base pay of the Fire Engineer Classification at 2.5% above the base pay of the Firefighter Paramedic and adjust the Fire Captain base pay to be 9% above the Fire Engineer base pay.

Except as stated in the paragraph above, the Total Compensation Study will use the agencies provided in Appendix "B" for comparison and will be based on the same salary, benefit elements and methodology used in the 2022 Total Compensation Study for each classification, which include:

Minimum Base Salary
Maximum Base Salary
Employee's Portion of PERS Paid by the Employer (%)
Employee's Portion of PERS Paid by the Employer
Deferred Compensation
Longevity Pay (Year 10)
Maximum Education/Certification Pay
Education/Certification Pay Notes
Cafeteria Plan
Health (Most Expensive Plan)
Dental
Vision
Life Insurance
Long-Term Disability Insurance
Retiree Health Savings Account (RHSA)
Social Security/Medi-Care
Employee Contributions Towards RHSA
Employer Portion of Retirement Paid by the Employee

The Total Compensation Study will be prepared at the City's expense and the City will provide a draft of the result of the Total Compensation Study to RFF for comments and to review for accuracy no later than October 14, 2024. The RFF will provide any comments regarding the accuracy of the Total Compensation Survey no later than October 28, 2024. The City will provide a Salary Increase in the first full pay period in January 2025 for each classification falling below

the total compensation 55th percentile by an amount to match the market 55th percentile for Salary Schedule B and Salary Schedule A.

B. **Salary Schedule B Salary Ranges – Reduce from 10 steps to 9 steps**

Effective January 15, 2022, the Schedule B salary ranges will be reduced from 10 steps to 9 steps, using the same top salary step, establishing 3 percent between salary steps, except creating a new entry salary step that is 4.7% below the new step B.

C. **Annual Merit Step Increases**

Effective January 7, 2017 the City created a second salary schedule (B) which will apply to new hires for all listed classifications in the bargaining unit. For purposes of this provision, any employee who was initially hired before January 7, 2017 that had a break in City service and was rehired after January 7, 2017 will be deemed a newly hired employee under this provision.

D. **Merit Step Increase When Hired at Step A**

Effective the first full pay period in January or upon City Council approval, whichever is sooner, this section supersedes Personnel Rule 3.11.030 C (1) only where salary Step A is paid upon initial employment, the employee shall become eligible for advancement to Step B upon their anniversary date, based on demonstrated satisfactory job progress and normal increased productivity. No salary step advancement shall be granted unless recommended by the department head and approved by the City Manager.

E. **All Employees Hired prior to January 1, 2017**

Effective the first full pay period in January 2017, all employees hired before January 1, 2017 will remain on the current salary schedule (A) for all listed classifications in the bargaining unit. All such employees will continue on this salary schedule when promoted or transferred to other classifications within the bargaining unit.

F. City may reopen the economic terms and conditions of the MOU if any of the following occur:

1. General Fund revenue declines, or is projected to decline, by two percent (2%) or more in one year or one percent (1%) per year over two years. The contact can be reopened only after: a) closing out the previous fiscal year, b) receiving County property tax projections for the current fiscal year, and c) the Finance Department revising revenue projections for the current fiscal year based on a) and b).
2. General Fund expenses increase by two percent (2%) or more, with no offsetting increase in revenue, based on an unfunded mandate of the State of California or an agency of the State.
3. The Roseville electorate, by local ballot initiative, approves a limitation to the salaries of Roseville management employees.

G. Any employee who is promoted to a position in a class with a higher salary range shall be placed in the step in the new higher range which is at least a ten percent (10%) increase over the employee's current salary step. In the event that the top step in the new range is less than ten percent (10%) the employee will then be assigned to the top step in the new salary range.

ARTICLE II. OVERTIME

A. Overtime work may be required of any employee in order to meet special or unusual service needs that are beneficial to the City and community. Overtime is defined as the number of hours worked in excess, and as an extension, of the normal schedule of work hours as illustrated below:

	Employee Work Schedule	Overtime
1.	Eight hours per day, and forty hours per week (5/8 plan)	Over eight hours per day five days per week
2.	Ten hours per day, four days per week (4/l0 plan)	Over ten hours per day and forty hours/week
3.	Twenty-four hours per shift (56 hour workweek)	Over twenty-four hours per shift. For shift extensions (see subsection E)
4.	A flex-time schedule approved by the City manager in writing	Over the prescribed hours per day and forty hours/week

B. Overtime in excess of eight (8) minutes or more shall be compensable and shall be rounded to the nearest fifteen (15) minutes.

C. Overtime shall be compensable at the rate of one and one-half (1 ½) times the employee's base hourly rate except as noted in Subsection "E" of this section.

D. Employees in the Fire Service who work a twenty-four (24) hour shift shall be compensated as follows for overtime worked:

1. Emergency Overtime. Emergency overtime shall be compensated at double the employee's normal hourly rate. "Emergency Overtime" is defined as those calls in which the employee is called back to work on their normal day off to fight a fire, assist in a hazardous spill, assist at a major accident scene, or any emergency classified as an “All-Call.”

2. Regular Overtime. Regular overtime shall be compensated at one and one-half (1 ½) the employee's normal hourly rate. "Regular Overtime" is defined to include all extra shift assignments, special assignments and other assignments not specifically mentioned in Subdivision 1 of this subsection. Emergency calls during an extra shift assignment shall be compensated at the regular overtime (one and one-half) rate.

3. Shift Extension. If an employee is called to work early or is worked beyond the employee’s normal work shift, compensation for overtime shall be calculated in accordance with Subsection "C" of this section.

4. Holidays, sick leave, compensatory time off, vacation leave and floating holidays are considered time worked for the purposes of computing overtime. Fair Labor Standards Act (FLSA) computations (for 24 day work cycle) will not include holiday, sick leave, compensatory time off (CTO), vacation and/or floating holidays as time worked.

5. Workers' Compensation leave, leave without pay requested by the employee, suspension or disciplinary action and a short week worked by a new employee shall not be considered as time worked for the purpose of computing overtime.

6. No employee may be required to work overtime during any scheduled work week in which that employee is on an unpaid status due to disciplinary action.

E. Compensatory Time. Compensatory Time shall be governed as follows:

Operations Staff

1. Subject to FLSA regulations, regular and probationary operations employees may, with the prior approval of their supervisor, accrue up to one hundred and forty-four (144) hours of compensatory time off in lieu of overtime pay. The accrual rate of compensatory time shall be at one and one-half (1½) times the hourly rate for each hour of compensatory time worked.

2. Maximum accumulation of compensatory time shall be reduced as follows:

    a. Effective March 16, 2019, the maximum accumulation of CTO shall be one hundred twelve (112) hours;

    b. Employees with CTO balances above the maximum cap on March 16, 2019 shall be allowed to maintain said balances but shall not be allowed to accrue additional CTO hours until their balance drops below the cap identified above that respective year.

3. Once an employee has been credited with compensatory time, one (1) time per year the employee may request to receive a lump sum payment at the straight time hourly rate for the hours accrued.

4. Compensatory time off hours which are not used by December 31 of each year will be cashed out.

5. The employee's immediate supervisor shall determine whether an employee shall accrue compensatory time or be paid overtime. However, the supervisor shall not deny the request for compensatory time for arbitrary or capricious reasons.

Prevention Staff

1. Regular and probationary prevention employees may, with the prior approval of their supervisor, accrue compensatory time off in lieu of overtime pay. The accrual rate of compensatory time shall be one and one half hour (1 ½) for each hour of compensatory time worked. Prevention staff are entitled to the annual lump sum cash out of a maximum of one hundred and forty-four (144) hours at straight time.

2. Upon separation the employee will be paid at the employee's current hourly rate or average of last three (3) years, whichever is higher, for the remaining compensatory balance.

3. Fire prevention employees may not exceed two hundred and forty (240) hours of CTO accumulation at any one time on the City's payroll system.

4. Maximum accumulation of compensatory time shall be reduced as follows:

    a. Effective March 16, 2019, the maximum accumulation of CTO shall be one hundred twenty (120) hours;
    b. Effective January 1, 2020, the maximum accumulation of CTO shall be one hundred (100) hours; and
    c. Effective January 1, 2021, the maximum accumulation of CTO shall be eighty (80) hours.
    d. Employees with CTO balances above the maximum cap on March 16, 2019 shall be allowed to maintain said balances but shall not be allowed to accrue additional CTO hours until their balance drops below the cap identified above that respective year.

e. Employees at or below a CTO balance of 100 on March 16, 2019 shall be covered under subsection 9b of this Article and shall be capped at 100 hours. Employees at or below a CTO balance of 80 hours onMarch 16, 2019 shall be covered under subsection 9c of this Article and shall be capped at 80 hours.

5. The employee's immediate supervisor shall determine whether an employee shall accrue compensatory time or be paid overtime. However, the supervisor shall not deny the request for compensatory time for arbitrary or capricious reasons.

F. Employees assigned to shift work in the Fire Department whose regular work schedule requires work on a holiday shall be compensated at their straight time hourly base rate of pay for performance of work on holidays.

G. Employees who are entitled to take holidays off work as holidays occur, and who are required to work on a holiday when they would otherwise observe the holiday off, shall be compensated by either of the following methods, the choice of which shall be made by the employee's supervisor in advance of such work:

1. If an employee works the holiday and does not receive any other scheduled work day off in lieu of working the holiday, the employee shall be compensated at the rate of regular pay plus time and one-half the employee's base hourly rate (for the actual number of hours worked on the holiday).

2. If an employee works the holiday and receives another scheduled work day off in lieu of working the holiday, the employee shall be compensated at the rate of time and one-half the employee's base hourly rate for the actual number of hours worked on the holiday. Under this option, the employee must be given another scheduled work day off within the period of five (5) working days before to five (5) working days after the worked holiday with corresponding notations upon appropriate payroll reports.

ARTICLE III. EMERGENCY WORK HOURS AND DUTY ASSIGNMENTS

(Refer to Section 3.12.040, Personnel Rules)

A. Many classes of employment in City service are subject to routine or periodic emergency callback work as an inherent and integral part of their assigned job responsibilities in order to provide continuous public services deemed to be necessary and appropriate by the City manager. Classes and positions in City service subject to emergency work hours shall be designated by the City manager.

B. Employees who occupy positions designated for emergency work hours, including callback, shall be required to keep the City apprised of a current telephone number where they can normally be reached during off-duty hours, and such employees shall be required to respond to such emergency work calls by the City within a reasonable amount of time, unless the employee is incapacitated or can give other just cause for not responding.

Employees may receive callback pay if fifteen (15) minutes have passed after the employee has been officially released from duty; anything less than fifteen (15) minutes shall be considered as a continuation of the previous call.

C. All regular employees are entitled to a minimum call-back pay of two (2) hours at the appropriate overtime rate when said employee is required to return to work after leaving the worksite at the end of their scheduled work day or required to return to work on their scheduled day off. This provision does not apply when employees are required to work beyond their normal work day/shift without having been called to return to work.

ARTICLE IV. MEAL BREAK

The City agrees that any employee required to work at least two (2) hours beyond or prior to the employee's normal workshift shall be eligible for meals as provided below:

A. Employees required to work between two (2) to four (4) extra hours shall be entitled to one (1) meal break.

B. Employees required to work at least eight (8) extra hours shall be entitled to two (2) meal breaks.

C. Employees required to work at least twelve (12) extra hours shall be entitled to three (3) meal breaks.

D. In no event shall an employee be entitled to more than three (3) meal breaks in a given twenty-four (24) hour period.

Arrangements for meals shall be as follows:

A. City may provide a meal by bringing food to the work site.

B. City may allow the employee to go to a restaurant within district of the employee's own choice, during which time the employee shall be on paid time.

C. If circumstance permit, the supervisor, in lieu of the options contained in paragraphs A and B, may authorize the employee to go home and consume a meal at no cost to the City for a period not to exceed one (1) hour.

D. An employee may purchase food at a grocery store on the way to, or during, the overtime work shift.

ARTICLE V. WORKING OUT OF CLASS

The principle for paying employees for performing higher level job responsibilities due to operational necessity is based on such considerations as: the employee's ability and qualifications to perform at a higher level, whether the employee would be required to perform only routine or a significant range of the higher job responsibilities, and the length of time necessary for an employee to perform in a higher class.

The purpose of compensating employees for performing work in a higher class is to establish a system by which employees will continuously receive a pay rate comparable to those job factors that establish pay for each class of work in City service. Authorization for an assignment to work in a higher class requires approval by the employee's supervisor and the Operations Chief, except under emergency conditions.

The following conditions shall prevail as the definition and standards of compensation:

A. In order to receive out of class pay, the employee must be formally assigned to the higher classification and such employee must have successfully passed a promotional/eligibility list process within the last two years in the absence of an active eligible list for the higher class with the following exception:

   To meet the requirements of an emergency condition that threatens life, property, or the general welfare of the City, the City Manager may authorize the employment of such persons that meet the minimum qualifications, as may be needed for the period of the emergency, without regard to examination or appointment regulations in this MOU or the Personnel Rules.

B. Employees are required to work at least one (1) hour in the higher class to receive the higher class pay and then for the nearest one-half (1/2) hour thereafter.

C. Employees assigned to work in a higher class shall be compensated for the actual number of hours worked in the higher class as follows:

Pursuant to Roseville Municipal Code Section 3.07.080, no employee shall be required to perform duties which are not closely related both in kind of work and in level of responsibility to duties formerly assigned to positions in the class, except on a short-term, temporary, or emergency basis. However, if a supervisor assigns an employee to work out-of-class the employee shall be paid out of class pay equal to ten percent (10%) or top step of the higher class where there is not ten percent (10%) differential between the two classes.

Work periods in higher class assignments shall not apply toward seniority or time-in-class considerations for promotional or lay-off purposes as regards the higher class.

ARTICLE VI. EDUCATIONAL INCENTIVE

A. Objectives:

1. Maximum participation in educational programs, both occupational and academic.
2. Enhance the Fire Service Profession:
    a. Upgrade minimum standards.
    b. Upgrade professional standards.
    c. Upgrade competency.
3. Encourage college graduates to enter the Fire Service.
4. Recognize prior and future academic achievement.
5. Recognize and remunerate for education.
6. Create the ability to cope with unique social problems through education.
7. Meet the challenges of today and tomorrow within the Fire Service.

B. Employees shall receive the following monthly educational incentive payments in consideration of the prescribed standards of educational achievement as indicated below:

Associate of Arts or Science Degree from an accredited college or university
5% of base pay

Bachelor of Arts or Science Degree from an accredited college or university
10% of base pay

California State Fire Marshal Educational Incentives

Job classification	Current CSFM Certification	%	CSFM Historical Certification Track that continues to qualify for incentive pay
Captain	Company Officer Certificate	5%	Fire Officer Certificate if obtained prior to 12/31/16.
Fire Engineer	Fire Apparatus Driver/Operator Pump Apparatus Certificate	5%	Fire Apparatus Driver/Operator I Certificate or Fire Officer Certificate if obtained prior to 12/31/16.
Fire Fighter/Paramedic	Fire Fighter II Certificate	5%	Fire Officer Certificate if obtained prior to 12/31/16.
Fire and Environmental Inspection Supervisor	Fire Inspector I Certificate	5%	Fire Prevention Officer Certificate prior to 12/31/16.
Fire & Environmental Safety Inspector I/II	Fire Inspector I Certificate	5%	Fire Prevention Officer Certificate prior to 12/31/16.
Captains	Chief Fire Officer*	10%	Chief Officer Certification prior to 12/31/18.

*Chief Fire Officer incentive shall be allowed upon completion of required classes, task books and possession of an Associates Degree. The required "in seat time" found in the task books for Chief Fire Officer will be waived if a member completes all other tasks. The task books shall be signed by a qualified evaluator designated by the member's fire chief and holds an equivalent or higher-level certification. If no such evaluator is present, the fire chief shall designate an individual with more experience than the candidate and a demonstrated ability to execute the job performance requirements. It is the candidate's responsibility to routinely check the State Fire Training website for updates to an initiated task book. Any State Fire Training issued update or addendum is required for task book completion. A certification task book may have more than one evaluator.

Note: AA/AS and BA/BS degrees are not cumulative. College degrees can be combined with CSFM certificates to a maximum of fifteen percent (15%).

Upon promotion, a member will retain CSFM incentive pay from their prior rank during the probationary period. CSFM certificates listed above are not cumulative.

C. Employees may not receive educational pay for both an AA degree and a BA/BS degree; only one qualifies for payment.

D. Education incentive pay shall not be computed for payroll purposes such that the payment results in a supplement to base salary compensation, particularly where it would have a compounding wage effect upon overtime and acting assignments. Pursuant to the FLSA, education incentive pay shall be included in the regular rate of pay.

Special Pays

E. All employees are assigned to the Hazardous Material Response Team (HMRT) who possess a valid California State hazardous materials technician or specialist certificate and shall receive two and one-half (2.5%) of base salary bi-weekly.

F. Employees possessing a valid California State hazardous materials technician or specialist certificate who are assigned to the Task Force shall receive five percent (5%) of base pay bi-weekly.

Hazardous Material pay is at the Team or Task Force level and may not be compounded.

The City shall pay direct continuing education and recertification costs including annual training, fees, physical examinations and overtime for off-duty attendance up to a maximum of sixteen (16) hours annually. All expenses must be approved in advance by the employee's battalion chief. Assignments to the Task Force or Team will be at the discretion of fire management personnel in accordance with unit bidding policy.

The City has a goal of maintaining the HMRT at ten (10) qualified Team members per shift. However, this agreement in no way diminishes the City's right to determine the appropriate number of HMRT members.

In order to qualify for the hazardous materials certificate compensation, those employees assigned to the HMRT agree to:

Maintain the appropriate certification and Team membership until such time as replaced by another qualified technician/specialist; and,

Maintain requirements of hazardous materials physical as set forth by state law.

G. Employees assigned to the Rescue Task Force shall receive no more than five percent (5%) of base salary bi-weekly.

H. Employees possessing all requisite certificates to serve on the Rescue Task Force but not currently assigned shall receive no more than two and one-half (2.5%) of base salary bi-weekly.

ARTICLE VII. UNIFORM ALLOWANCE

Operations

A. The City shall provide an annual uniform allowance of $1000 per year. Such allowance shall be included in the bi-weekly payroll check and paid semi-annually with the first payment being paid with the last biweekly payroll check in July and the second with the last biweekly payroll check in December of each year.

Upon hire, new employees may request a one-time advance of the $500 semi-annual uniform allowance payment. The advance shall be paid in the first bi-weekly payroll check after a written request from the employee has been received by the Human Resources Department. An employee who has received an advanced uniform allowance payment shall not receive the next semi-annual payment (e.g. an employee is hired on August 28th, the employee submits a request and receives a $500 uniform allowance payment on the next pay check; the employee will not receive a $500 uniform allowance payment included in the last check in December, but will receive a semi-annual uniform allowance payment in July.)

B. This allowance will require the purchase, cleaning and maintenance of the following uniform items:

Pants
Short sleeve shirts
Long sleeve shirts
T-shirts with department logo
Wildland boots
Coat and jacket

Coat liner
Belt
Class A uniform

The department will provide one (1) Class A hat and tie upon hire.

C. The Fire Chief, at his/her discretion, may change the uniform specifications of the department consistent with changing times, conditions, availability, and legal requirements. Uniform specifications will be on file in the Fire Department Administrative Office.

D. Uniforms which are damaged in the line of duty shall be replaced by the department. Employees must report any uniform damaged in the line of duty to their supervisor immediately. The final determination as to the replacement of any uniforms damaged in the line of duty, is left to the sole discretion of the Fire Chief.

E. The City shall provide all safety equipment including, steel tip duty boots, protective turnout clothing including turnout boots, wildland protective clothing, and badges.

Fire Prevention
(Fire and Environmental Inspection Supervisor, Fire and Environmental Safety Inspector I/II)

Clothing used by fire prevention staff (both Classic and PEPRA employees) in the performance of their duties shall be cleaned as part of the City's existing dry cleaning service. For Classic employees, the monetary value of the City's cost of cleaning clothing used in their assignment shall be reported as special compensation to CalPERS, up to a maximum value of $300 per calendar year.

ARTICLE VIII. LONGEVITY PAY

In recognition of the substantial contribution to the community made by employees as a result of the length of their continuous City service, effective February 25, 2012, the City shall annually award each applicable employee longevity pay as indicated below.

Length of Service	Longevity Pay
Beginning of 10th year to completion of 14th year	2.5% of base salary
Beginning of 15th year to completion of 19th year	5.0% of base salary
Beginning of 20th year and every year thereafter	7.5% of base salary

Longevity pay is not compounded and shall be included on each eligible employee's bi-weekly payroll. The longevity pay is to be considered as part of an employee's total compensation.

ARTICLE IX. SERVICE TERM BONUS

Employees hired on or after January 1, 2017, who receive a satisfactory or above annual performance review shall receive an annual lump sum performance bonus as follows:

Service Term	Performance Bonus
Beginning of 10th year to completion of 14th year	2.5% of the annual base salary

Beginning of 15th year and
every year thereafter 5.0% of the annual base salary

The annual lump sum performance bonus shall be paid with the first full pay check in January each year based upon the base salary paid during the first full pay period in the previous November of each year.

ARTICLE X. EMERGENCY MEDICAL TECHNICIAN/PARAMEDIC

A. **EMT**

1. All employees in the unit hired after January 1, 1987, are required to maintain at a minimum a valid SSV EMT Certification Card as a condition of continued employment.

2. All employees in the unit who have a valid E.M.T. I certificate as of January 1, 1987, are required to maintain a valid SSV EMT Certification Card as a condition of continued employment. This provision does not apply to fire prevention employees.

3. As of January 1, 1987, all classification specifications in the unit were amended to require at a minimum a valid SSV EMT Certification Card. All applicants for promotion to a higher class must possess at a minimum a valid SSV EMT Certification Card to be eligible to compete in the examination process.

4. All truck qualified personnel and those at the rank of firefighter will possess at a minimum a valid SSV EMT Certification Card.

5. The City will provide SSV EMT recertification training as needed.

   Recertification training will be scheduled, as much as possible, during working hours. However, if an employee cannot attend the training, the employee will arrange to make up the training either by shift trade or on the employee's time off. If training is made up on scheduled time off, no compensation whatsoever will be provided.

6. Regularly scheduled training, such as Self Contained Breathing Apparatus equipment, will be scheduled during working hours. If an employee is unable to attend the training, the employee is responsible for scheduling make up training either by shift trade or attendance at the next available session.

B. **Paramedic**

1. All employees in the Paramedic unit are required to maintain a valid Paramedic license as a condition of continued employment. The City shall pay for paramedics to attend up to two (2) CQI meetings, as well as direct continuing education and recertification costs including tuition and fees and overtime for off-duty attendance up to a maximum of twenty-four (24) hours annually. All expenses must be approved in advance by the employee's Battalion Chief and substantiated by a certificate of completion. Overtime compensation shall be for actual classroom hours only.

2. Employees in the classification of Fire Captain who possess a California paramedic license and who are accredited through the local EMS agency will be eligible for four percent (4%) paramedic incentive pay paid out in bi-weekly payments on the employee's regular paycheck. Effective the first full pay period in January 2023, Fire Captains who possess a California paramedic license and who are accredited through the local EMS agency will be eligible for five percent (5%) paramedic incentive pay paid out in bi-weekly

payments on the employee's regular paycheck. Proof of a valid license and accreditation will be required.

a) Effective the first full pay period in January 2016, regular employees in the classification of Fire Captain are eligible for a four percent (4%) NWCG Engine Boss Certification Incentive pay. Effective the first full pay period in January 2023, regular employees in the classification of Fire Captain are eligible for a five percent (5%) NWCG Engine Boss Certification Incentive pay. Proof of a valid certification is required. However, any Fire Captain who receives the Paramedic Incentive pay is ineligible for the Engine Boss Certification Incentive pay.

b) Effective the first full pay period in October 2016, new or promoted regular employees in the classification of Fire Captain and Fire Captains not receiving Paramedic Incentive pay by this same date will not be eligible for the four percent (4%) Paramedic Incentive pay. Additionally, any Fire Captain who is receiving the Paramedic Incentive pay after the first full pay period in October 2016 and fails to maintain the license will no longer be eligible for it.

3. Employees in the classification of Fire Engineer who possess a California paramedic license and who are accredited through the local EMS agency will be eligible for five percent (5%) paramedic incentive pay paid out in bi-weekly payments on the employee's regular paycheck. Proof of a valid license and accreditation will be required.

4. Fire Captains and Fire Engineers receiving this incentive pay will be expected to perform paramedic skills as necessary and in accordance with local EMS agency and Fire Department policy.

ARTICLE XI. STRIKE TEAM

A. At the discretion of the Fire Chief, or on-duty Battalion Chief, individuals may be released for a minimum 12 hour paid rest period, as listed below:
   - Return 0700 – 1900 – released and return to work at 0700
   - Return 1900 or later – released and return to work at 1900 the following day

B. Office of Emergency Services (OES) Deployments - Employees assigned to Office of Emergency Services' deployments (i.e., Strike Team Leader, Line EMT, Overhead or other recognized positions) shall receive a five percent (5%) differential for any reimbursable incident. The differential shall apply from the time of deployment to the employee's return from the deployment.

ARTICLE XII. PAY PERIOD - FLSA

The City will maintain a twenty-four (24) day FLSA pay period to coincide with the 48/96 work schedule. Salaries will continue to be paid bi-weekly. All regularly scheduled overtime shall be reported to CalPERS as special compensation under C.C.R § 571, pursuant to the Public Employee Retirement Law.

ARTICLE XIII. PAYROLL ERRORS

A. In the event an error has been made in the payment of an employee's compensation (which may include, but is not limited to salary, overtime, payment or leave accruals), balances, or usages, City shall, for purposes of future compensation adjust such compensation to the correct amount, giving written notice to employee.

B. In the event an employee received an overpayment or underpayment of wages, the City will provide documentation to the employee on the amount of overpayment or underpayment. Upon the written mutual agreement, between the City and the employee, one of the following repayment methods may be selected:

1. Lump sum payment by employee or employer;

2. One-time deduction from usable vacation, compensatory time off (CTO), or holiday leave balances equivalent to the overpayment at the employee's current hourly rate;

3. A repayment schedule through payroll adjustment; and/or

4. Other means, as may be mutually agreed to between the parties.

C. Action to enforce repayment of an overpayment, or to correct an underpayment, shall be limited to a period beginning on the first day of the city pay period three (3) years prior to the date that either the City or the employee gives written notice to the other that a payment error has occurred.

ARTICLE XIV. MINIMUM STAFFING

Staffing shall be maintained at the following levels:

Truck:	1 Captain
	1 Engineer
	2 Firefighter/Paramedics
Engine:	1 Captain
	1 Engineer
	1 Firefighter/Paramedic

ARTICLE XV. SPECIAL COMPENSATION

All special compensation listed in Articles VI through X of this chapter shall be reported to CalPERS as special compensation under C.C.R § 571, pursuant to the Public Employee Retirement Law.

CHAPTER 3. LEAVES

ARTICLE I. VACATION LEAVE

The purpose of vacation leave is to provide eligible employees the opportunity to take paid time off from their job responsibilities in order to maintain a high standard of mental, emotional and physical conditioning.

A. Eligibility. All employees in the classified service shall be entitled to annual vacation leave with pay Each employee shall earn and accrue vacation hours pursuant to the accrual schedule as noted in subsection B. Exceptions to this provision shall only be granted in unusual circumstances substantiated by the department head in a recommendation to the City manager who may approve or disapprove such variances.

B. Accrual. Except as noted below, each full-time classified employee shall earn and accrue vacation leave with pay as follows:

Service Category	Bi-weekly Accrual	Days/Year Equivalent	Maximum Hours
New employee to completion of 4th year	3.693 hr	12 days (96 hours)	192
Start of 5th yr to completion of 9th year	4.615 hr	15 days (120 hours)	240
Start of 10th yr to completion of 14th yr	5.231 hr	17 days (135 hours)	272
Start of 15th yr to completion of 19th yr	5.846 hr	19 days (152 hours)	304
Start of 20th yr and succeeding years	6.462 hr	21 days (168 hours)	336

Each full-time classified employee in the Fire Department working a twenty-four (24) hour shift shall accrue vacation leave with pay as follows:

Service Category	Bi-weekly Accrual	Days/Year Equivalent	Maximum Hours
New employee to completion of 4th year	5.538 hr	6 shifts (144 hours)	288
Start of 5th yr to completion of 9th year	7.385 hr	8 shifts (192 hours)	384
Start of 10th yr to completion of 14th yr	8.308 hr	9 shifts (216 hours)	432
Start of 15th yr to completion of 19th yr	9.231 hr	10 shifts (240 hours)	480
Start of 20th yr and succeeding years	10.154 hr	11 shifts (264 hours)	528

1. As noted in subsection A, new employees shall earn vacation at the bi-weekly rate shown above from the hire date. Eligible employees shall advance to the next higher rate of accrual upon completion of the maximum number of years at the lower accrual rate, and shall begin to accrue at the higher rate at the start of their qualifying year. Part-time employees shall receive a pro-rated accrual.

2. Maximum accrual of vacation hours may not exceed twice the employee's annual accrual rate as specified above, and an employee will stop earning and accruing vacation hours while the employee's accrual remains at the maximum allowed under this Section B.

3. One (1) month prior to the employee's anniversary date, the department head shall review the number of hours accrued by the employee. If the amount exceeds specified limits in Section B, the employee shall take the excess number of vacation hours up to a maximum of twenty (20) hours [thirty (30) hours for Firefighters] prior to the anniversary date or, if operational necessity will not permit taking such time, the employee may be paid the straight time hourly equivalent for up to twenty (20) hours [thirty (30) hours for Firefighters]. All hours in excess of twenty (20) hours [thirty (30) hours for Firefighters] shall be forfeited by the employee. Additionally, when excess vacation accrues during an employee's disability leave, jury duty, or military leave as provided in these rules, the employee shall be allowed to liquidate such excess accrual within thirty (30) calendar days following return to duty, by means of taking such time up to a maximum of twenty (20) hours [thirty (30) hours for Firefighters] or receiving the straight time hourly equivalent in compensation.

C. Use. An employee may elect to take all or part of earned vacation, or may carry over to the next service year all or part of earned vacation as approved by the department head and consistent with the provisions of subsection B. The dates and amount of vacation selected by the employee shall be subject to approval of the department head. Vacation leave shall generally be taken in minimum increments of one (1) full workday/work shift, except that unusual, emergency, necessary and infrequent use of vacation leave may be granted in one (1) hour increments. In the event it becomes necessary to call an employee back to work from a scheduled vacation, the employee shall be credited with the unused vacation hours and shall have the opportunity to take such remaining vacation leave at a time of the employee's choosing and the department head's approval.

Seniority shall prevail in selection of first choice vacation, however there will be no bumping of junior personnel once the first choice is made.

1. First choice of vacation shall be submitted no later than March 31 of each year beginning with senior person on that shift.

2. If an employee elects not to choose a time for a vacation by the deadline, the employee shall forfeit right of choice regardless of seniority.

3. Holidays and other days off will be governed on a first-come, first-served basis. There will be a thirty (30) day grace period, no bumping, prior to the choice of day, or days, off.

D. Holidays Within Vacation Leave. Except for shift personnel, holidays which occur during a scheduled vacation period shall be counted as a holiday. Employees may request in advance that they extend their vacation leave by the number of holidays occurring within their scheduled leave, or they may request fewer vacation hours which, together with the holiday(s), will comprise the total time period of their scheduled leave.

E. Probationary employees who are terminated during their probationary period shall receive compensation for accrued vacation

ARTICLE II. HOLIDAYS/SCHEDULING TIME OFF

A. The following holidays shall be observed by the City with respect to all employees, except shift employees. City offices shall be closed on these days except as otherwise provided herein:

January 1st (New Year's Day)

The third Monday in January (Martin Luther King's Birthday)

The third Monday in February (Washington's Birthday)

The last Monday in May (Memorial Day)

July 4th (Independence Day)

The first Monday in September (Labor Day)

November 11th (Veteran's Day)

The day in November appointed by the President of the United States as Thanksgiving Day

The day immediately following Thanksgiving Day

December 25th (Christmas)

Sixteen (16) hours (floating holiday) to be taken any time during the calendar year by employees who have completed at least six (6) months probationary service (pro-rated for part time permanent employees). The number of floating holiday hours to be credited to a new employee hired after January 1 shall be pro-rated based on the number of full months employed during that year. Employees unable to complete six (6) months of probationary service prior to December 31 shall not accrue or be eligible for any floating holidays that year. The employees and the employees' supervisors shall jointly determine a convenient date to take such leave.

B. Fire Department Shift employees shall receive seven (7) full paid holiday shifts per year, in advance on January 1. Employees must use a minimum of eight (8) hours of holiday with additional hours requested in one (1) hour increments up to twenty-four (24) hours.

C. In lieu of holiday time off, shift employees may elect to receive straight salary for all shifts of earned and unused holiday credit within each calendar year. All holiday time to be converted to pay by an employee shall be in one-half shift increments.

D. All holiday time off is subject to advance approval of the department head.

E. Holiday hours which are not used by December 31 will be cashed out and paid at the employee's regular rate of pay.

F. If an employee has taken more holidays in advance than have been earned at the time of separation from service, the City may deduct an equivalent amount of pay for the holidays taken in advance from the employee's final pay check.

G. If an employee is on disability leave, jury leave, or military leave as provided in the Personnel Rules or this MOU, and the employee is thus unable to liquidate holiday hours, employees will be allowed to carry over such hours to the next year until they return to work. Employees must submit a timely request upon their return to work so that the hours are liquidated within thirty (30) days of their return to work. If a request is not submitted or is submitted too late to be considered, the hours will be forfeited. If a request is submitted and denied by the department, the employee will be paid for the hours at the straight time rate.

H. SCHEDULING TIME OFF

1. The following policy and procedures shall continue to be followed by shift personnel when scheduling leave. Positions on the leave calendar are referred to as “slots.” The first, second, third, fourth, fifth, sixth, and seventh slots on the leave calendar are reserved for vacation (VAC), holiday (HOL), and compensatory time off (CTO). All other forms of leave start at the eighth slot and work down (seventh, etc.) from there. If there is a vacancy, or open position (OPN) on the shift due to promotions, retirements, or separations from the department, that vacancy will not occupy a slot. The Battalion Chief must authorize exceptions for unusual, emergency, necessary, or infrequent circumstances.

2. Notwithstanding paragraph 1 above, the number of slots (positions) on the leave calendar will be determined by the following:

   a. Number of shift personnel per day x 20% = total number of slots per day
   b. Any resulting decimal portion will be adjusted to the next whole number
   c. For example, 22 shift personnel per day x 20% = 4.4; will be adjusted to 5 slots per day.

3. Shift personnel will not have any available slots on the calendar for the following holidays (including vacation or holiday leave):

   a. Thanksgiving Day
   b. Christmas Eve (December 24)
   c. Christmas Day (December 25)

   Shift employees listed in Appendix “A” who are scheduled to work on holidays will have the opportunity to find a replacement worker for the three (3) “special days” (Thanksgiving, Christmas Eve, and Christmas). It is the responsibility of the scheduled worker to fill his/her absence on the “special days”. The replacement worker will be allowed to voluntarily work for the scheduled employee on a rank-for-rank basis.

4. Employees who are scheduled to work will have the opportunity to find a replacement worker for short-term CTO, vacation or holiday leave defined as one continuous leave per employee per day with a minimum of two (2) hours and a maximum of seven and three quarters (7.75) hours. Such leave shall not disrupt training or other scheduled activities and shall be approved by the appropriate Company Officer. It is the responsibility of the scheduled worker to fill his/her absence on this type of short-term leave. The replacement worker will be allowed to voluntarily work for the scheduled employee on a rank for rank basis.

ARTICLE III. SICK LEAVE (Refer to Section 3.12.070, Personnel Rules, except item J)

A. Upon retirement from City service employees may receive a payoff and/or service credit for unused sick leave balances according to the table below Employees’ leave will be converted to eight hour days (i.e 1200 hours = 150 days) for purposes of converting sick leave for payoff or sick leave credit reported to the California Public Employees’ Retirement System (CalPERS) according to CalPERS procedures.

   1. Effective the first full pay period in January of 2017 , employees will receive payment for unused sick leave as follows:

Non-24-Hour Shift Number of Sick Leave Hours Accumulated		24-Hour Shift Number of Sick Leave Hours Accumulated		Percent of Compensation Given
	Max		Max	
1200 to	1600	1800 to	2400	70%
956 to	1199.99	1434 to	1799.99	60%
764 to	955.99	1146 to	1433.99	50%
572 to	763.99	858 to	1145.99	40%
380 to	571.99	570 to	857.99	30%
188 to	379.99	282 to	569.99	20%
0 to	187.99	0 to	281.99	0%

B. Represented 24-hour shift employees who maintain a balance of four hundred and thirty-two (432) hours in sick leave accruals will be allowed to convert forty-eight (48) hours of sick leave to vacation leave on July 1 of each year. Represented 8-hour shift employees who maintain a balance of four hundred and thirty-two (432) hours in sick leave accruals will be allowed to elect to convert sixteen (16) hours of sick leave accruals to vacation leave on July 1 of each year.

ARTICLE IV. JURY DUTY LEAVE

A. Employees who have been summoned or subsequently selected to serve on a jury shall receive their regular rate of compensation by the City for normal work hours and days or shifts during such absence from work, provided the employee endorses to the City that compensation received by the employee for jury duty service. No compensation will be made for jury duty served on days off. Jury duty is not considered time worked for overtime purposes.

B. Employees will be allowed to retain any mileage compensation granted to them by the respective court jurisdiction to which they were summoned or selected for jury duty.

C. Employees summoned to jury duty must provide evidence of such summons and subsequent jury duty days away from work through their respective department heads to the Human Resources Director.

D. Employees compensated by the summoning court jurisdiction for jury duty shall endorse such payments to the City in the same pay period the payment is received by the employee, in order to receive full City compensation as prescribed in Subsection “A”. This payment endorsement is to be forwarded directly to the Finance Director by the employee.

ARTICLE V. MILITARY LEAVE (Refer to Section 3.12.110, Personnel Rules)

A. Employees obligated to serve periods of active military duty for training shall be compensated by the City at their regular rate of compensation for normal duty hours and days or shifts during such absence from work, up to a maximum of thirty (30) calendar days in any calendar year. The number of calendar days used shall be the number of days on active duty as determined by the military orders, regardless of the employee's City duty schedule.

B. Employees exercising this provision of military leave will be required to submit properly documented evidence of their call to active duty prior to such duty if for regularly scheduled training or within thirty (30) days following the conclusion of duty ordered as the result of an emergency. Such documentation must be submitted through the chain of command to the Human Resources Director.

ARTICLE VI. MATERNITY LEAVE

A. Continuation of Employment. A pregnant employee may continue employment as long as her health, the health of the unborn fetus, or the employee's ability to adequately perform prescribed job responsibilities would not be adversely affected by continued employment.

B. Notification. Applicable employees shall notify the department head and Human Resources Director in writing upon notice by their treating physician that such pregnancy exists, including the anticipated date of childbirth or other related medical conditions and their anticipated date of return to full duty. At any time during the pregnancy, the Human Resources Director may require the employee to furnish medical evidence or information to support the employee's medical suitability for continued employment.

C. Term of Leave. Maternity leave shall be granted only for medical reasons arising out of and in the course of a pregnancy, the subsequent childbirth, or other related medical conditions, as provided below:

1. Sick Leave With Pay. A pregnant employee may take accrued sick leave with pay for reasons of medical necessity relating to the employee's physical condition resulting from the pregnancy, childbirth, or other related medical condition. However, under no circumstances shall such paid sick leave exceed the total of the employee's accumulated but unused sick leave, nor shall paid sick leave be granted beyond the date the employee is no longer considered medically disabled from normal work activities.

2. Other Paid Leave. A pregnant employee may elect to utilize accrued vacation, compensatory time off, or any other earned form of paid absence from work in lieu of, or in combination with, paid sick leave during the period of pregnancy-related leave, the combination of which may not exceed normal full pay.

3. Sick Leave Without Pay. Eligible employees may be granted sick leave without pay pursuant to Roseville Municipal Code Section 3.12.070 (H).

ARTICLE VII. CATASTROPHIC LEAVE

Employees may voluntarily donate accrued vacation and/or compensatory time off (CTO) for credit to another permanent employee who suffers a non-industrial related catastrophic illness or injury.

The parties have interest in making revisions to the catastrophic leave program/policy and will meet and confer over forthcoming City proposed revisions.

CHAPTER 4. INSURANCES

ARTICLE I. HEALTH AND WELFARE BENEFITS

A. Eligibility

Any regular employee working fifty percent (50%) or more of a full-time schedule shall be eligible to enroll in any health and welfare benefit provided by this Article. Regular part-time employees who are hired into a position funded as regular part-time after January 1, 2004, or current employees who laterally transfer or promote into a regular part-time allocated position, will receive a pro-rated amount toward their health and welfare contribution based on actual hours worked. The contribution amount will be based on the percentage of full-time the employee works. For example, employees working twenty (20) hours per week will receive fifty percent (50%) of the full-time contribution; employees working thirty (30) hours per week will receive seventy-five percent (75%) of the full-time contribution, etc.

B. Medical Insurance Benefits

The City agrees to contract with CalPERS for the purpose of providing employees and their eligible dependents with medical insurance benefits. Effective the first of the month following City Council approval or as soon as administratively possible, the City's maximum monthly contribution for each eligible active employee shall be equal to the minimum employer contribution required under the Public Employees Medical and Hospital Care Act (PEMHCA).

C. Cafeteria Plan

1. The City agrees to maintain a Cafeteria Plan, pursuant to Section 125 of the Internal Revenue Code and any related regulations, for the purpose of providing employees with access to various health and welfare benefits. Benefits available through the Cafeteria Plan include medical insurance, dental insurance, and vision insurance.

2. The City provides a Cafeteria Plan Allowance to all employees eligible to participate in City sponsored health and welfare benefits under Section A of this Article of up to $1,347 monthly (less the direct PEMHCA payment provided in paragraph B).

3. Effective January 1, 2022, or upon Council approval, whichever is later, the City provides a flex plan credit based on medical plan tier election (EE only, EE+1, Family) to be used by active employees for any benefit covered under the Cafeteria Plan, as follows:

Active Employee Medical Election Tier	Employee Only (EE Only)	Employee Plus One Dependent (EE+1)	Employee Plus Family (Family)
Flex Plan Credit	$200/month	$273/month	$598/month

4. Effective January 1, 2023, the City agrees to provide a flex plan credit based on medical plan tier election (EE only, EE+1 or Family) to be used by active employees for any benefit covered under the Cafeteria Plan, as follows:

Active Employee Medical Election Tier	Employee Only (EE Only)	Employee Plus One Dependent (EE+1)	Employee Plus Family (Family)
Flex Plan Credit	$200/month	$318/month	$673/month

5. Effective January 1, 2024, the City agrees to provide a flex plan credit based on medical plan tier election (EE only, EE+1 or Family) to be used by active employees for any benefit covered under the Cafeteria Plan, as follows:

Active Employee Medical Election Tier	Employee Only (EE Only)	Employee Plus One Dependent (EE+1)	Employee Plus Family (Family)
Flex Plan Credit	$200/month	$363/month	$748/month

6. Effective January 1, 2025, the City agrees to provide a flex plan credit based on medical plan tier election (EE only, EE+1 or Family) to be used by active employees for any benefit covered under the Cafeteria Plan, as follows:

Active Employee Medical Election Tier	Employee Only (EE Only)	Employee Plus One Dependent (EE+1)	Employee Plus Family (Family)
Flex Plan Credit	$200/month	$408/month	$823/month

7. Employees who elect not to participate in any of the medical, dental, and vision insurance benefits sponsored by the City and who provide proof of other medical coverage will not receive any Cafeteria Plan Allowance under Section C(2) of this Article. Instead, employees who opt out of these City sponsored benefits will receive $150 per month.

8. Any Cafeteria Plan Allowance provided for under Section C(2) of this Article can only be used by an employee to offset the cost of participation in City sponsored medical, dental, and vision insurance benefits for the employee and any eligible dependents.

D. The City agrees to provide a dental benefit to include two (2) preventative dental cleanings per year. Other details of the City's dental benefit are described in the evidence of coverage document. The City reserves the right to select any dental carrier. Open enrollment will be as described in the evidence of coverage document.

E. The City agrees to continue its existing Section 125 program. The City reserves the right to select the provider or self-adminster this program and to set limits for medical reimbursement accounts.

F. The City agrees to continue the existing level of service of its current vision program.

G. From time to time, the City will change benefit providers due to administrative, service, economic or other reasons. Due to carrier policies and procedures and Department of Insurance requirements, there can be no guarantee that one policy will exactly mirror the preceding one. The City desires to provide a consistent benefit, and will make reasonable efforts to ensure benefits and language will be matched.

ARTICLE II. RETIREE HEALTH BENEFITS

A. Medical Insurance Benefits

The City agrees to contract with CalPERS for the purpose of providing employees and their eligible dependents with medical insurance benefits. Effective the first day of the month following City Council approval or as soon as administratively possible, the City's maximum monthly medical contribution for each eligible retiree shall be equal to the minimum employer contribution required for active employees under the Public Employees Medical and Hospital Care Act (PEMHCA).

B. For Employees Hired Prior to January 1, 2004 (Tier 1)
Employees hired prior to January 1, 2004 will receive access to a City-paid retiree health contribution of up to the $1200 each month with a two percent (2%) annual escalator each January 1 (beginning 1/1/13).

C. For Employees Hired on or after January 1, 2004 and Prior to January 1, 2012 (Tier 2)
Employees hired on or after January 1, 2004 and prior to January 1, 2012 will receive access to a City-paid retiree health contribution of up to the $1200 each month with a two percent (2%) annual escalator each January 1 (beginning 1/1/13) subject to the vesting schedule set forth in Article II E. Employees who have CalPERS-credited service through other public agencies must complete at least five (5) years of service with the City of Roseville and retire from the City of Roseville to be eligible for post-retirement health benefits. However, once an employee has completed five (5) years of service with the City of Roseville, their eligibility for post-retirement health benefits will include all years of CalPERS-credited service. Employees who retire must have ten (10) years of CalPERS-credited service in order to be eligible for post-retirement health benefits.

D. For Employees Hired on or after January 1, 2012 (Tier 3)
Employees hired on January 1, 2012 or thereafter will receive $720 per month with a two percent (2%) escalator City-paid retiree medical premium contribution upon their retirement subject to the vesting schedule set forth in Article II E. Employees must obtain normal age of retirement before they are eligible for a City contribution to their retiree medical benefit. Employees must retire with a minimum of ten (10) years of City of Roseville service to be eligible for the supplemental amount above the minimum PEMHCA contribution level.

Employees will contribute one percent (1%) of their salary per year of employment each year for the first five (5) years of employment for their supplemental retiree health benefit above the minimum PEMHCA retiree medical benefit. After five (5) years of employment, the employee's contribution to their retiree medical benefit will cap at five percent (5%) of their annual salary.

1. The City shall withhold the mandatory contribution in accordance with Article II D per pay period on a pre-tax basis, subject to applicable federal tax laws, from the pay of every active employee as set forth therein. These contributions will be irrevocable and deducted from an employee's bi-weekly paycheck and will end upon retirement. In addition, no employee will be entitled to receive a refund of the monies for any reason and any employee who leaves City employment prior to being vested in the benefit will forfeit any contributions. These funds may be used to reimburse postretirement qualified medical expenses of the employee as defined by federal tax law, and as otherwise permitted by applicable federal tax provisions and the trust.

2. Since the contribution is mandatory, the employee's obligation to make the contribution does not end when he or she is on a paid or unpaid leave of absence or in any status where there are insufficient funds available in his or her paycheck to cover this contribution after other mandatory deductions have been taken, subject to applicable federal tax laws. The employee will be required to make up all mandatory contributions by a lump sum pre-tax deduction from his or her paycheck within sixty (60) days after the date the employee has sufficient funds to pay the required contributions through payroll, or, if this lump sum payment is not made during this time frame, the City will deduct double the normal deduction amount from each paycheck on a pre-tax basis until all missed contributions have been paid in full.

E. Vesting Schedule

Total Credited Years of Service	% of City Contribution
10	50 %
11	55
12	60
13	65
14	70
15	75
16	80
17	85
18	90
19	95
20 +	100 %

F. For employees hired on or after August 15, 2015 (Tier 4)

1. Employees hired on or after August 15, 2015 shall have no vested right in any post-employment medical benefits provided by the City of Roseville. Instead, upon hire, those employees shall contribute one percent (1%) of their base salary each pay period to a City sponsored Retirement Health Savings (RHS) account and shall contribute an additional one percent (1%) per pay period per year annually, up to a maximum of five percent (5%) per pay period annually thereafter, to be used to fund the employee's medical costs upon retirement from the City.

2. After five (5) years of continuous service with the City of Roseville, and beginning on the first pay period of the sixth year of service, the City shall contribute a flat dollar amount equal to $100 per month to be deposited to the employee's RHS account up until the employee's retirement date or separation from the City. After accruing ten (10) cumulative years of service with the City and pursuant to the vesting schedule in Section E of this Article, employees may draw from the City contribution to this account upon retirement.

3. Employees who terminate City service for reasons other than retirement prior to twenty (20) years of cumulative service with the City will forfeit any City contributions.

4. Employees must retire from the City of Roseville and be enrolled in the City of Roseville's health plan in order to utilize City contributions to the employee's RHS accounts. After ten (10) years of cumulative service with the City of Roseville, City contributions to the employee's RHS account may be used for all covered medical expenses pursuant to Section 213 of the IRS Code including participation in non-City sponsored plans.

ARTICLE III. LIFE INSURANCE

A. The City agrees to provide eligible employees with a fully paid life insurance program in the amount of twice the annual salary in effect as of July 1 of each year. The City reserves the right to select the insurance provider.

B. From time to time, the City will change benefit providers due to administrative, service, economic or other reasons. Due to carrier policies and procedures and Department of Insurance requirements, there can be no guarantee that one policy will exactly mirror the preceding one. The City desires to provide a consistent benefit, and insofar as is possible benefits and language will be matched.

ARTICLE IV. EMPLOYEE ASSISTANCE PROGRAM

A. The City agrees to provide an Employee Assistance Program (EAP) for employees pursuant to the current EAP Plan document. The plan will include no less than up to six (6) visits a calendar year. The plan document is available through the City's Human Resources Office.

B. From time to time, the City will change benefit providers due to administrative, service, economic or other reasons. Due to carrier policies and procedures and Department of Insurance requirements, there can be no guarantee that one policy will exactly mirror the preceding one. The City desires to provide a consistent benefit, and insofar as is possible benefits and language will be matched.

ARTICLE V. DEFERRED COMPENSATION

A. The City agrees to maintain a voluntary program of employee funded deferred compensation for regular full and part-time employees. The parties agree that it's at the City's sole discretion to select the deferred compensation plan and plan administrator(s).

B. Effective January 7, 2017 the City agrees to contribute three (3%) percent of base salary into the city sponsored deferred compensation plan for employees who have completed five (5) continuous years of regular employment with the City of Roseville.

CHAPTER 5. RETIREMENT

ARTICLE I. PUBLIC EMPLOYEES' RETIREMENT SYSTEM

A. The City agrees to provide and maintain membership in CalPERS for the benefit of eligible employees based on the following CalPERS contract provisions:

1. For CalPERS eligible employees hired prior to January 1, 2013 or for eligible employees hired after January 1, 2013 who qualify for pension reciprocity pursuant to Government Code Section 7522.02(c), the City agrees to continue its current Public Employees' Retirement System contract to provide a 3% at 50 retirement benefit for safety employees. The costs of this benefit will be included when calculating total compensation and the survey agencies used for the salary comparisons shall remain the same as listed in Appendix "B".

    a. Effective the beginning of the first full pay period in January of 2018, CalPERS classic safety employees represented by RFF will pay nine (9%) of compensation earnable as the employee's portion of the contribution to CalPERS.

2. CalPERS eligible safety employees hired on or after January 1, 2013, who do not qualify for pension reciprocity pursuant to Government Code Section 7522.02(c), shall receive the retirement benefit formula of 2.7% at 57. As required by Government Code Section 7522.30, employees shall have an initial member pension contribution rate of 50% of the total normal cost rate.

3. For CalPERS eligible employees hired prior to January 1, 2013 or for eligible employees hired after January 1, 2013 who qualify for pension reciprocity pursuant to Government Code Section 7522.02(c), the City agrees to continue its current Public Employees' Retirement System contract to provide a 2.7% at 55 retirement benefit for miscellaneous retirement formula covered employees. The costs of this benefit will be included when calculating total compensation and the survey agencies used for the salary comparisons shall remain the same as listed in Appendix "B".

    a. Effective January 28, 2012, miscellaneous employees represented by RFF will pay 8% of compensation earnable as the employees' portion of CalPERS.

4. CalPERS eligible miscellaneous employees hired on or after January 1, 2013, who do not qualify for pension reciprocity pursuant to Government Code Section 7522.02(c), shall receive the retirement benefit formula of 2% at 62. As required by Government Code Section 7522.30, employees shall have an initial member pension contribution rate of 50% of the total normal cost rate.

B. The City agrees to maintain its current Public Employees' Retirement System contract which provides 100% of an employee's accumulated sick leave to be credited to years of service, in accordance with Section 20862.8 of the Public Employees' Retirement System contract options.

In addition to the above sick leave service credit, an employee may elect to receive a payoff of part or all of their accumulated sick leave in accordance with Personnel Rules Section 3.12.070(J) - Payment for Unused Sick Leave.

C. The City agrees to provide the 1959 Survivor Benefit highest level plan. Employee to contribute $2.00 per month and City to contribute $3.00 per month per employee.

D. The City agrees to continue the military buy-back PERS contract provision.

E. Any tax liability created by this form of compensation shall be the sole responsibility of each employee for that amount henceforth reimbursed by the City of the employee's normal contribution. Further, the City may include this form of compensation in future consideration of employee's total compensation.

F. For all employees hired before October 21, 2015, the City will provide a three percent (3%) annual cost of living allowance (COLA) increase to retirees. For employees hired on or after August 15, 2015 or as soon as administratively possible whichever date is later, the City will provide a two percent (2%) annual cost of living allowance (COLA) upon retirement from the City.

G. The City will continue the Section 21548 Pre-Retirement Optional Settlement 2 Death Benefit for safety employees.

CHAPTER 6. HOURS & SCHEDULES

ARTICLE I. HOURS OF SERVICE

A. The Fire Department shall work on the basis of twenty-four (24) hours on duty. This shall average a total of fifty-six (56) hours per week. A shift shall begin at seven o'clock (7:00) a.m., and shall end at seven o'clock (7:00) a.m., the following morning.

B. The City agrees to maintain a 48/96 work schedule. The schedule will consist of two (2) consecutive twenty-four (24) hour shifts on duty followed by ninety-six (96) hours off (i.e. - X X O O O O X X O O O O X X).

C. The City will maintain a twenty-four (24) hour day FLSA pay period to coincide with the 48/96 work schedule. Salaries will be paid bi-weekly.

The Force Hire rotation will be structured so that a shift will be up for Force Hire on the first and fourth day of the four (4) day. All represented 24-hour shift employees will be subject to the Force Hire rotation.

D. Example:

Shift on duty:	**A**	**A**	**B**	**B**	**C**	**C**	**A**	**A**	**B**	**B**
Force List:	**C**	**B**	**A**	**C**	**B**	**A**	**C**	**B**	**A**	**C**

E. Working down:

1. At the discretion of the Fire Chief or Assistant Fire Chief of Operations, employees will be allowed to work down in a lower rank position to reduce Force Hires.

2. Employees working down in a lower rank position will only be utilized after all voluntary options for filling the vacancy have been exhausted. Available qualified actors from a lower rank will be used to fill the vacancy prior to employees at a higher rank being allowed to work down.

3. When a Force Hire occurs, the Forced employee may seek other qualified employees, starting with other employees in the same rank, and then including actors from current promotional lists, and then qualified employees from the rank above, to cover all or part of the Force Hire. Hours covered through this agreement will be counted as SOD (overtime) hours. The hours worked will be compensated at their regular overtime rate.

4. Engineer Paramedics can work down as Firefighter Paramedics to prevent a Force Hire. The employee working down to cover the Force Hire will do so by indicating through Fire Staffing that they are willing to work down and post availability through Telestaff. The hours worked will be counted to them as SOD (overtime) hours. The employee working down will be compensated at their regular overtime rate.

5. Captains can work down as Engineers to prevent a Force Hire. The employee working down to cover the Force Hire will do so by indicating through fire staffing that they are willing to work down and post availability through Telestaff. The hours worked will be counted to them as SOD (overtime) hours. The employee working down will be compensated at their regular overtime rate.

6. Engineers and Captains are prohibited from working down if a Force Hire exists at their normal assigned rank during the same time period.

7. The employee authorized to work down in the lower rank shall meet the minimum qualification for the job class. The Fire Chief or designee shall have the final determination for who meets the minimum competency requirements for personnel permitted to work down as Engineers and Firefighter Paramedics. This determination can be grieved to the Fire Chief or his designee. The decision of the Fire Chief is final.

ARTICLE II. DAYLIGHT/STANDARD TIME CHANGES

Employees subject to work shifts during periods of time changes to Daylight Savings or Standard Time shall be paid for the actual number of hours worked.

ARTICLE III. MODIFIED DUTY ASSIGNMENT

A. Modified duty assignments may occur when an employee, who has been injured on or off the job, or who has some other condition, has been medically released for limited work based on specific medical work restrictions. The Risk Management Division will administer this policy.

B. In the case of a non-work-related disability, the City will require the disabled employee to provide the department head with a written request for a modified duty assignment and the treating health care provider's statement of work restriction(s), or a status report specifying the employee's anticipated date of return to full duty.

In the case of a work-related disability, the City may require that an employee return to a modified duty assignment, should an assignment be available that meets the medical work restrictions imposed by the employee's treating health care provider .

C. The department head will determine whether there is a duty assignment available within the department that meets the work restrictions imposed by the treating health care provider . If such work is available, the department head will recommend approval of the assignment to the Human Resources Director. The Human Resources Director shall give input as to what constitutes reasonable accommodation for a modified duty assignment based on a case-by-case evaluation of such factors as the nature of the employee's work restriction(s), length of disability, and the mutual welfare of the employee and City operations.

D. After receiving the recommendation of the department head and approval of Risk Management, the Human Resources Director may authorize a modified duty assignment for an injured employee who is restricted in ability to perform the full range of normal job duties.

E. The department head will notify the employee in writing after receipt of the treating health care provider's statement of work restriction(s) and approval of the City Manager concerning whether or not a modified duty assignment can be accommodated.

F. If a modified duty assignment cannot be found within the employee's regularly assigned department, a request to locate an assignment outside of the employee's department may be made to the Human Resources Director.

G. Modified duty assignments will be approved in bi-weekly (5 shift) increments, which may be renewed depending on availability of work and the continued disability of the employee. The bi-weekly (5 shift) increment request is required regardless of the anticipated duration of modified duty.

H. Modified duty assignments are limited to ninety (90) days. Should an employee have a disability that requires accommodation beyond ninety (90) days, a new assignment must be located and approved by the Human Resources Director. The new assignment must involve job tasks/duties which are different from those performed in previous modified duty assignments. In no case will a modified duty assignment be continued once an employee has reached a permanent and stationary status.

I. Modified duty shall be limited to three (3) ninety (90) day assignments. Upon completion of the third modified duty assignment the employee shall be removed from work until released to return to full duty or deemed permanent and stationary. The employee may use any benefits available to them at that time.

J. When an employee is assigned a modified duty assignment, the employee shall be compensated for hours worked at the regular rate of base salary and benefits regardless of whether or not the employee performs work within the regular classified position or is assigned to the employee's regularly assigned department. If an employee is assigned to a modified duty assignment of less than full time, compensation for hours worked may be supplemented by either accrued sick leave or other available leave.

ARTICLE IV. LONG TERM VACANCIES

All vacancies are filled on a rank-for-rank basis in accordance with existing department Call Back Procedures. This does not prohibit the Working Down provision in Article I above. Effective July 01, 2014, when a vacancy becomes long term (greater than 30 days), the vacancy will become a "floating" vacancy. Floating vacancies are to be filled with NO preference given to unit or station assignment. NO "reset" of a floating vacancy will be applied if the vacancy is moved to a different unit or shift assignment.

ARTICLE V. MODIFIED DUTY

1. Employees who are on a 24 hour shift schedule and who are placed in a modified duty assignment which is expected to last more than one (1) full pay period shall be assigned to a 40-hour work schedule the first day of the pay period following the modified duty assignment. All payroll calculations, to include leave balances, holidays and CTO shall be transitioned to a 40-hour work week calculation. Holiday leave usage will be applied per the 40-hour work week holiday schedule.

2. Employees who have returned to full duty status by a health care provider during the first week of a pay period will be transitioned from the 40-hour work week to a 24 hour shift schedule at the beginning of that pay period. Employees who have returned to full duty status by a health care provider during the second week of a pay period will be transitioned from the 40-hour work week to a 24 hour shift schedule at the beginning of the following pay period. All payroll calculations, including leave balances, holidays and CTO shall be transitioned back to a 24 hour shift schedule.

CHAPTER 7. MISCELLANEOUS ISSUES

ARTICLE I. NON-DISCRIMINATION

The Union hereby certifies that it has no restrictions on membership based on race, color, creed, sex, national origin or political affiliation or any other status or basis prohibited by law.

ARTICLE II. UNFAIR LABOR PRACTICES

The parties hereto recognize the following as an unfair labor practice which violates the meet and confer process:

A. Discussion between employees and individual members of the City Council on matters or issues which are the subject of negotiations between employee representatives and representatives of the City Council.

B. Discussion between City Personnel Relations Committee members and individual members of the Union of matters or issues which are the subject of negotiations between City Personnel Relations Committee members and representatives of Local 1592, I.A.F.F.

ARTICLE III. SENIORITY

A. Employees shall be placed on the seniority list in accordance with the date they were first placed on the payroll of the Roseville Fire Department as regular or limited term employees. When two (2) or more employees are assigned to the payroll on the same date, preference in placement on the department seniority list shall be given based on relative standing on the Roseville Firefighter hiring list. The hiring list is defined as the candidate ranking based on a final examination process determined at the conclusion of the recruitment, which may be the certified employment list (as defined by Personnel Rule 3.05.110) or a list determined by further candidate testing following the establishment of the certified employment list. The hiring list, established by the Fire Chief or his designee, will be provided to the Human Resources Department for the official record.

B. Placement on the department seniority list shall not be affected by leaves of absence duly granted for medical reasons where such medical disability was incurred in the course and scope of the employee's official duties.

C. A correct copy of the seniority list as of January 1 of each year shall be provided to the Union in March of each year, and a currently correct copy made available for inspection at reasonable times to employees upon request.

D. For promotions, seniority at their respective ranks shall be determined by the date of promotion to the higher job class (rank). When two (2) or more employees are promoted on the same date to the same job class, preference in placement on the seniority list shall be given based on promotional list provided to Human Resources when established for the official record.

E. The department seniority list shall be maintained by the Fire Department.

ARTICLE IV. UNION ACTIVITIES

A. The Union may place one bulletin board in each fire station for the purpose of communicating normal and usual Union business to the membership.

1. Specific placement of such boards within a station shall be subject to the approval of the Fire Chief.

a. The officially designated Union representative in each station shall be responsible for maintaining such board.

b. The Fire Chief reserves the right to prohibit the posting and order the removal of, material that the Chief reasonably concludes will be disruptive of the operation of the Fire Department.

c. Claims of arbitrariness on the part of the Fire Chief in this regard shall fall under the grievance procedure hereinafter provided.

d. The Union will keep the Fire Chief notified in writing of the names of its designated representatives in each station.

2. The Union may use the Training Room at the Fire Training Facility (Hilltop) for a meeting place for its membership once a month or for any special meetings necessary for completing Union business.

These membership meetings will be held after the normal work day.

B. Members of the Employee Affairs Committee shall be granted leave from duty with full benefits for the purpose of negotiating terms of an agreement when such meetings take place at a time during which such members are scheduled to be on duty. The Fire Chief shall make the final determination as to manpower availability.

C. Members of the Employee Affairs Committee shall be granted leave from duty with full benefits for all meetings and hearings between the City and the Union for the purpose of resolving a grievance when such meetings or hearings take place at a time during which such member is scheduled to be on duty.

D. The City and RFF agree to the establishment of an RFF Time Bank for use by employees for the sole purpose of performing or conducting association business subject to the following conditions:

1. RFF members may donate only vacation or compensation time off (CTO) hours from an association member's accrued leave balance for such hours. Such donation shall be voluntary, non-revocable and not returnable to the employee. Donations will be allowed only during the first pay period in February of each year.

2. The maximum number of hours any member shall donate is eight (8) hours per year. Any remaining unused hours in the time bank on December 31st shall be carried over into the next calendar year. The maximum number of hours that can be accrued is not to exceed eight (8) hours per represented employee per year.

3. Time bank hours shall not be used without prior approval of RFF representatives. All time submitted to payroll for reimbursement from the bank must have RFF and department approval. RFF will be responsible for circulating and collecting donation forms and submitting these forms to the Human Resources Department. The Human

Resources and Finance Departments will be responsible for processing the appropriate donation forms and any payment(s).

4. RFF members assume any tax liability for being assessed vacation or CTO hours and/or using Time Bank hours. Hours donated to association members shall not be considered time worked for overtime, retirement, or any other benefit purpose. However, any donated hours will be subject to applicable state and federal payroll taxes.

ARTICLE V. SAFETY

A. The City shall continue to provide for the safety of employees during the hours of their employment. In this regard, the City agrees that it will receive and consider written recommendations with respect to unsafe working conditions or other safety ideas in the area of working conditions from any employee or the Union; and the employees and the Union agree that they will forward their safety recommendations and ideas to the City.

B. The City shall take all reasonable and readily available precautions when employees' assigned duties are performed under generally known extraordinarily life endangering conditions not normally associated with fire fighting and fire safety and prevention activities.

C. To the extent reasonably ascertainable by the City, fire fighting equipment provided and maintained by the City shall be reasonably safe and adequate for its normal and intended use. Provided however that nothing herein is to be construed to mean that the City assumes the liability of any other party, or waives any rights, defenses to liability or causes of action that it may have in law or equity.

ARTICLE VI. MEMBERSHIP DUES AND AUTHORIZED DEDUCTIONS

A. The Association shall be entitled to have membership dues and other lawful deductions of its members deducted from their paychecks in accordance with the procedures required by law and set forth herein. To the extent required by Government Code Sections 1157.3 and 1157.12, the City shall honor employees' voluntary authorizations for Association dues deductions from employee paychecks. Such authorized deductions shall be remitted monthly to Association along with an adequate itemized record of deductions. The City shall make every reasonable effort to remit the amounts deducted within ten (10) working days following the payday on which the deductions were made.

B. In making such authorized membership dues deductions, the City shall rely on written certification from the Association confirming that the Association has and will maintain authorizations signed by each individual employee from whose paychecks the deduction is to be made that the individual affirmatively consents to the dues deduction in a manner that meets the requirements of state and federal law, including but not limited to applicable provisions of Government Code Sections 1150-1157.12 and the First Amendment of the United States Constitution. After providing the required certification, the Association shall not be required to provide a copy of individual authorizations to the City unless a dispute arises about the existence or terms of the authorization. To the extent required by law, the City will rely on information provided by the Association in writing regarding whether dues deductions were properly cancelled or changed. Any requests from the Association that the City change dues deductions shall include a certification that the changes are requested with the affirmative consent of the individual employee(s) and otherwise comply with all requirements of state and federal law.

C. The amount of membership dues shall be set by the Association. All changes in dues deductions shall become effective the first of the month following written notification to the City Chief Financial Officer.

D. The City agrees to direct all employees to the Association with regard to any questions or concerns related to membership dues or any other mutually agreed payroll deduction. The City agrees to send requests to cancel or change dues deductions to the Association.

E. The City agrees to provide to Association on a monthly basis a payroll dues deduction report.

F. The employee's earnings must be regularly sufficient, after other legal and required deductions are made, to cover the amount of the dues check-off authorized. When an employee, in good standing in the Association, is in a non-pay status, for the full pay period when his/her dues would normally be withheld, no dues deduction will be made to cover that withholding from the current or future earnings; nor will the employee deposit the amount with the City which would have been withheld if the employee had been in a pay status during that period. In the case of an employee who is in a non-pay status during only a part of the pay period and the salary is not sufficient to cover the full withholding, no deduction shall be made. In this connection, all other legal and required deductions have priority over Association dues.

G. The Association shall indemnify, defend, protect and hold harmless the City and its elected and appointed officials, officers, employees, officers and agents (collectively hereafter the "Indemnitees") from and against any and all claims, liabilities, losses, damages, fines, penalties, claims, demands, suits, actions, causes of action, judgments, costs and expenses (including, but not limited to, reasonable attorneys' fees and court costs) arising from the application of any provisions under this Article, including, but not limited to, any claims made by any member employees for the membership dues deductions the City made in reliance on the Association's certification, and any claims made by any member employees for any deduction cancellation or modification the City made in reliance on the information provided by the Association, provided that the City promptly notify the Association of any such matter for which it is seeking indemnification after the City has knowledge of the occurrence of such matter.

H. In the event any such action or proceeding is brought against the City by reason of any such claim, the Association, upon notice from the City, covenants to defend such action or proceeding by counsel reasonably satisfactory to the City. Further, the Association agrees to indemnify and hold harmless the Indemnitees for any loss or damage arising from the Association's actions or inactions under this Article.

ARTICLE VII. CAUSES FOR DISCIPLINE (Refer to Section 3.16.020, Personnel Rules)

The Fire Department uses The City of Roseville Fire Department Administrative Investigation Manual as a guideline.

The discipline of City of Roseville employees, including Roseville Firefighters (RFF) members, may be by written reprimand, suspension, demotion, discharge, transfer for purposes of corrective measures or other actions not inconsistent with the provisions of the City Charter, and is governed by Article VIII of the City Charter, Section 8.04 Personnel Rules, Subsection (i), and Roseville Municipal Code Chapter 3.16 and applicable law including Government Code Section 3250 et. seq.

Roseville Municipal Code Section 3.16.020 provides details regarding the Causes for Discipline and Section 3.16.030 outlines the Types of Discipline available. Should the performance of an RFF member warrant some form of discipline, the type and imposition of discipline will be governed by the Roseville Municipal Code and applicable law including Government Code Section 3250 et. seq.

ARTICLE VIII. (Intentionally left blank)

ARTICLE IX. NO STRIKE (CONCERTED ACTION)

Union agrees that for the term of this Agreement, the Union and its members shall not call or engage in any strike, slowdown, suspension or stoppage of work activity, or sanction any such conduct by unit employees, and the City agrees that it shall not cause or engage in any lockout.

ARTICLE X. MINIMUM SCORES AND COMPUTATIONS

Refer to Municipal Code Section 3.05.070 for selection process applicant scoring.

ARTICLE XI. CERTIFICATION OF ELIGIBLES AND APPOINTMENTS

Refer to Municipal Code Section 3.050.110 (B) and 3.06.030 Appointments.

ARTICLE XII. HEALTH MAINTENANCE PHYSICALS

When, in the opinion of the City Manager, Human Resources Director, or department head, it would be in the best interest of the City or a specific function of City service to evaluate the medical or psychological condition of any candidate or employee, the Human Resources Director may schedule such employee(s) for an examination with a physician, or other appropriate licensed health professional, selected by the City and at City expense. The results of such examination shall be available to the Human Resources Director, City Manager, and the department head as may be appropriate in the same manner as new employee examinations. Each employee is independently responsible for compliance with the advice and suggestions made by the physician/licensed health professional as a result of such examination. All non-industrial care, treatment, or other requirements recommended by the physician/licensed health professional shall be at the expense of the employee. The City shall receive from the City-selected physician/licensed health professional a notice of examination completion, whether or not further treatment or specialized diagnosis is required, and a certification that the employee is able to continue job performance. In the event an employee is certified by the City physician/licensed health professional as unable to continue performance of the duties assigned to the position, that employee shall not return to the active service until such time as the employee is determined by the City physician/licensed health professional to be permanently able to continue job performance.

ARTICLE XIII. TOWELS/LINENS

The City agrees to provide towels, sheets, linens and pillow cases (linens) at each fire station. Employees will be responsible for washing and drying linens in conjunction with other station housekeeping duties.

ARTICLE XIV. STATION ASSIGNMENTS

The City agrees to maintain a Standard Procedure Manual Policy regarding a method by which employees may express their preference for station assignments.

ARTICLE XV. NO SMOKING

Employees hired on/after January 1, 2004 must be tobacco free and cannot use tobacco products on or off duty.

ARTICLE XVI. ALCOHOL AND DRUG POLICY

City and Union agree to continue to enforce the current Alcohol and Drug Abuse Policy.

In addition to the above-mentioned policy, all employees will be required to notify the City in writing of any criminal drug statute conviction for a violation occurring in the workplace not later than five (5) calendar days after such conviction.

ARTICLE XVII. REMOTE EMAIL ACCESS

Employees will be allowed to enter into a remote email access agreement with the City of Roseville as described in the Administrative Regulations. Employees understand that this voluntary policy is being adopted for their convenience and no compensation will be provided as a result of incidental access to the City's email system.

ARTICLE XVIII. TEMPORARY LAYOFF/FURLOUGH

A. Temporary layoff under this section is defined as the City's temporary reduction or abolition of an employee's allocated position. Temporary layoffs shall not exceed twelve (12) working days per a twelve (12) month notice period. The reduction in employee salary will be equalized over the twelve (12) month period following the first day of furlough.

B. The City Manager may exempt employees from one (1) or more furlough days based on the operating needs of the City.

C. Employees may request specific furlough days off in eight (8) hour increments, subject to management approval.

D. There shall be no reduction in the City's contribution to retirement, health, dental, vision, life, and LTD as a result of employees being furloughed.

E. Furlough days shall be counted as time worked for purposes of retirement credits.

F. Accrued furlough leave shall have no cash value.

NOTICE OF TEMPORARY LAYOFF/FURLOUGH

The Human Resources Director shall provide written notice to each department classified employee affected by a temporary layoff (furlough) at least fifteen (15) calendar days prior to the effective date of the action. Notice shall be personally delivered to the employee, or sent by U.S. first class mail to the employee's last known address. The notice will state the duration of the temporary layoff. An employee may respond to the notice but shall not have a right to appeal such action.

BUMPING

Employees who are subject to a temporary layoff are not eligible to exercise bumping rights under this chapter.

ARTICLE XIX. EDUCATIONAL REIMBURSEMENT

Employees may be reimbursed for the tuition and fees connected with approved job related educational courses not to exceed $500 per year for Firefighter/Paramedic I/II, $400 per year for Fire Engineer and $300 per year for Fire Captain. The cost of books is not covered in this Agreement. The employee will submit the request for reimbursement to the Training Battalion Chief, who will accept or reject the

request. The request must be made before the class has been completed. The request will then be forwarded with the Fire Chief's recommendation to the Human Resources Department, who will make the final decision to accept or reject the request. No payment will be made until the final proof of a passing grade is submitted to the Human Resources Department. The City has established a $6,000 educational reimbursement fund to be administered by the Human Resources Department. Once the fund balance is depleted, no further reimbursements will be approved.

ARTICLE XX. LIMITED TERM

Pursuant to Section 3.06.095 of the City's Personnel Rules, the following shall apply to Firefighter Paramedic limited term appointments.

A. A limited term employee appointed from a certified hiring list to a Firefighter Paramedic limited term position shall have their service in the limited term position counted toward their probationary period in classified service should they be transferred, in accordance with Personnel Rule 3.07.030, to a regular Firefighter Paramedic position without a break in City service.

B. At the conclusion of at least every three months the limited term Firefighter Paramedic's performance shall be evaluated in the manner described in Personnel Rule Section 3.06.150.

C. A limited term Firefighter Paramedic who is transferred from a limited-term position to a regular Firefighter Paramedic position, at the sole discretion of the Fire Chief, having the same salary range and substantially similar duties, shall be compensated at the same step in the salary range as previously received without a change in the anniversary date.

D. Salary Step Advancement. A merit step increase may be granted to a limited term Firefighter Paramedic employee pursuant to City's Personnel Rules 3.11.030, subject, but not limited, to the following:

    1. "Anniversary date" means the date upon which an employee first appears on the City payroll due to original appointment to the Firefighter Paramedic limited-term position, and in which the employee becomes eligible for salary advancement consideration.

    2. A limited term Firefighter Paramedic shall be provided with an employee evaluation in accordance with Chapter 3.14 of the Personnel Rules.

E. Limited term Firefighter Paramedic employees shall be at-will employees and shall be entitled to health insurance, CalPERS retirement, retiree health savings account, long term disability, holiday pay, vacation and sick leave and other benefits, on the same terms and conditions as a newly hired regular status employee.

F. The length of service and service credit shall start from the initial date of hire as a limited term Firefighter Paramedic and be deemed continuous service upon the transfer to a regular Firefighter Paramedic position without a break in service.

G. Nothing in this Article shall change the at-will, temporary status of a limited term appointment.

H. In all circumstances, appointments made based on this provision or into regular service are at the sole discretion of the Fire Chief.

The terms and conditions of this Memorandum of Understanding are executed this _____day of _____ by the Employer-Employee representatives whose signatures appear below on behalf of their respective organizations.

CITY OF ROSEVILLE:

DOMINICK CASEY
City Manager

TIM DAVIS
Chief Negotiator

BRIAN DIEMER
Member, Negotiating Team

JAMIE PEPIN
Member, Negotiating Team

DION LOUTHAN
Member, Negotiating Team

AJMEER KHALIQI
Member, Negotiating Team

ROSEVILLE FIREFIGHTERS':

GABE MICHAEL
President

JERRY CAMOUS
Chief Negotiator

WILL RABY
Member, Negotiating Team

MATT PICCHI
Member, Negotiating Team

MATT WALLING
Member, Negotiating Team

MATT MCCAULEY
Member, Negotiating Team

APPENDIX "A"

ROSEVILLE FIREFIGHTERS CLASSES

3375 FIRE & ENVIR SAFETY INSPEC I
3377 FIRE & ENVIR SAFETY INSPEC II
3320 FIRE CAPTAIN
3340 FIRE ENGINEER
1022 FIRE & ENVIR INSPECTION SUPERVISOR
3350 FIREFIGHTER-EMT I
3353 FIREFIGHTER-PARAMEDIC I
3355 FIREFIGHTER-PARAMEDIC II

APPENDIX "B"

SURVEY AGENCIES

City of Sacramento
Davis
Fairfield
Folsom
Lodi
Rocklin
Sacramento Metropolitan Fire Protection District
South Placer Fire Protection District
Vacaville
City of West Sacramento
El Dorado Hills Fire Department
Consumnes Community Services District Fire Department

Memorandum of Understanding

Roseville Firefighters, Local 1592 and City of Roseville



Term of Agreement:

January 1, ~~2019~~ 2022 – December 31, ~~2021~~2025

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MEMORANDUM OF UNDERSTANDING

CHAPTER 1. ADMINISTRATION

ARTICLE I. PARTIES TO UNDERSTANDING

This Memorandum of Understanding (MOU) relates to issues within the scope of representation existing between the CITY OF ROSEVILLE, CALIFORNIA, (City) and the ROSEVILLE FIREFIGHTERS, LOCAL 1592, (Union or RFF) and those employees occupying the classes listed in Appendix "A", attached hereto and incorporated herein by this reference.

ARTICLE II. STATE LAW COMPLIANCE

This MOU complies with the provisions of Section 3500 et seq. of the Government Code of the State of California, and Chapter 3.17 of Roseville Municipal Code in that the Employer and Employee representatives who have executed this MOU did meet and confer in good faith and did reach agreement on those matters within the scope of representation.

ARTICLE III. RECOGNITION

The City hereby confirms its prior certification of the Union as the recognized employee organization for the employees in the Fire Department Unit, as defined in the City's Employer-Employee Relations Policy, and agrees to meet and confer and otherwise deal exclusively with the Union on all matters relating to the scope of representation pertaining to the said employees as authorized by law.

ARTICLE IV. CITY COUNCIL APPROVAL

It is the mutual understanding of the parties that this MOU is of no force or effect until submitted to, and approved by, the City Council.

ARTICLE V. CONTINUATION OF BENEFITS

Except as otherwise provided herein, this MOU does not modify existing benefits contained in the current salary resolution and other compensation benefits, or in the Personnel Rules (Roseville Municipal Code Title 3). Such benefits remain unmodified and shall continue in full force and effect throughout the term of this MOU.

ARTICLE VI. TERMS OF UNDERSTANDING

This MOU incorporates all modifications regarding wages, hours, and other terms and conditions of employment. This MOU shall be effective as of January 1, 2022,~~19~~ and shall expire December 31, 2025~~1~~. Should either party desire to commence the Meet and Confer process for the next subsequent MOU, they shall notify the other in writing no earlier than one hundred and twenty (120) calendar days prior to the expiration date of this MOU, and the Meet and Confer process shall begin no later than ninety (90) calendar days prior to the expiration date of this MOU.

ARTICLE VII. VALIDITY OF MOU

Should any article, section, or portion thereof of this MOU be held unlawful or unenforceable by any court of competent jurisdiction, including the California Public Employment Relations Board (PERB) such decision of the court shall only apply to the specific article, section, or portion thereof directly specified in the decision, and the remainder of this MOU shall not be affected thereby and shall continue in full force and effect.

ARTICLE VIII. MANAGEMENT RIGHTS

A. To ensure that the City is able to carry out its statutory functions and responsibilities, nothing contained in this MOU shall be construed to require the City to negotiate on matters which are solely a function of management, or are discretionary management decisions and/or perogatives as defined by applicable decisional law, including but not limited to the following:

1. To manage the City generally and to determine the issues of policy.

2. To determine the existence of facts which are the basis of management decisions.

3. To determine the necessity for and organization of any service or activity conducted by the City, and to expand or diminish services.

4. To determine the nature, manner, means, technology, and extent of services to be provided to the public.

5. To determine methods of financing.

6. To determine types of equipment or technology to be used.

7. To determine and/or change the facilities, methods, technology, means, organizational structure, and size and composition of the work force, and to allocate and assign the work by which City operations are to be conducted.

8. To determine and change the number of locations, relocations, and types of operations, processes, and materials to be used in carrying out all City functions, including, but not limited to, the right to contract for or subcontract any work or operation of the City, except where such contracts for service would be for the purpose of work force reductions.

9. To assign work to and schedule employees in accordance with requirements as determined by the City, and to establish and change work schedules and assignments upon reasonable notice and good faith consultation.

10. To lay off employees from duties because of lack of work or funds, or under conditions where continued work would be ineffective or non-productive.

11. To establish and modify productivity and performance programs and standards.

12. To dismiss, suspend without pay, demote, reprimand, withhold salary step increases, or otherwise discipline employees for cause.

13. To determine minimum qualifications, skills, abilities, knowledge, selection procedures and standards, and job classifications, and to reclassify employees in accordance with applicable policies and codes of the City.

14. To hire, transfer, promote, and demote employees for nondisciplinary reasons in accordance with applicable policies and codes of the City.

15. To determine policies, procedures, and standards for selection, training, and promotion of employees in accordance with applicable policies and codes of the City.

16. To establish reasonable employee performance standards including, but not limited to, quality and quantity standards; and to require compliance therewith.

17. To maintain order and efficiency in City facilities and operations.

18. To establish, publish, and/or modify rules and regulations to maintain order and safety and health in the City which are not in contravention of the Personnel Rules and Regulations or this MOU.

19. To restrict the activity of an employee organization on City facilities not accessible to the public or on paid time except as set forth in this MOU.

20. To take any and all necessary action to carry out the mission of the City in emergencies.

21. To take any and all necessary actions to comply with the law.

B. Management agrees to utilize the Labor-Management Alliance Committee to discuss operational issues not bound by the meet and confer process.

C. No neutral third party, including the Personnel Board, shall have the authority to add, delete or otherwise modify any provision of these management rights, authorities, or functions, but shall be limited to matters of interpretation only.

D. Nothing in this Article is intended to limit the scope of bargaining as between the City and RFF in accordance with the MMBA, nor shall this Article limit the right of the RFF under the MMBA to bargain over the impacts of any changes made by the City if those changes impact the terms and conditions of employment.

E. The management rights shall not remove or limit the right of any classified employee to exercise grievance procedures.

CHAPTER 2. COMPENSATION

ARTICLE I. SALARIES

A. Salaries

1) **Labor Market Adjustments -**

Effective January 15, 2022, ~~March 16, 2019,~~ the following salary increases shall be implemented ~~to Salary Schedule B~~ for employees in the classifications listed below:

Classification	A Schedule	B Schedule
Fire Engineer	5.93%	5.93%
Firefighter Paramedic	5.93%	5.93%
Fire Captain	3.0%	4.12%
Fire and Environmental Safety Inspector II	3.0%	4.96%
Fire and Environmental Safety Inspector I	3.0%	4.96%
Fire and Environmental Inspection Supervisor	3.0%	4.96%

~~Fire Engineer 6.03%~~
~~Firefighter Paramedic 6.03%~~
~~Captain 7.25%~~

~~2) Effective the first full pay period in January 2020, the Roseville Firefighters classes listed in Appendix "A" shall be increased by two percent (2%) of "base" salary on both Salary Schedule A and Salary Schedule B.~~

2~~3~~) **Labor Market Adjustments~~: Effective the first full pay period in January 2021:~~**

Effective the first full pay period in January 2023, ~~T~~the same benchmark job classifications used in the 20~~18~~ Total Compensation Study will be studied in 202~~2~~, except the Firefighter Paramedic will be the benchmark job classification for the safety classes and the parties agree to review the percentage differential between the Fire and Environmental Inspection Supervisor and the Fire and Environmental Safety Inspector II salary range~~0~~. The effective date of the Total Compensation Study survey data is July 1, 202~~0~~. In addition, the parties agree to internally align the base pay of the Fire Engineer Classification ~~.~~at 2.5% above the base pay of the Firefighter Paramedic and the Fire Captain at 5% above the base pay of the Fire Engineer.

Except as stated in the paragraph above and included with the language change for Article VI Education Incentive, Special Pay Section E, t~~T~~he Total Compensation Study will use the agencies provided in Appendix "B" for comparison and will be based on the same salary, benefit elements and methodology used in the 20~~18~~ Total Compensation Study for each classification, which include:

Minimum Base Salary
Maximum Base Salary
Employee's Portion of PERS Paid by the Employer (%)
Employee's Portion of PERS Paid by the Employer
Deferred Compensation
Longevity Pay (Year 10)
Maximum Education/Certification Pay

Education/Certification Pay Notes
Cafeteria Plan
Health (Most Expensive Plan)
Dental
Vision
Life Insurance
Long-Term Disability Insurance
Retiree Health Savings Account (RHSA)
Social Security/Medi-Care
Employee Contributions Towards RHSA
Employer Portion of Retirement Paid by the Employee

The Total Compensation Study will be prepared at the City's expense and the City will provide a draft of the result of the Total Compensation Study to RFF for comments and to review for accuracy no later than ~~November 2~~October 14, 202~~0~~2. The RFF will provide any comments regarding the accuracy of the Total Compensation Survey no later than ~~November 13~~October 28, 202~~0~~2. The City will provide a Salary Increase for each classification falling below the total compensation 55th percentile by an amount to match the market 55th percentile. ~~–~~Salary increases, if applicable, for the surveyed classifications that are behind the market 55th percentile~~median~~, and their related internal relationships, will be implemented in the first full pay period in January 202~~1~~3 for Salary Schedule B and Salary Schedule A.

3) **General Wage Increase** –

Effective the first full pay period in January 2024, the Roseville Firefighters' classes listed in Appendix "A" shall be increased by two and one half percent (2.5%) of "base" salary on both Salary Schedule A and Salary Schedule B. To address compaction, the parties agree to also internally align the base pay of the Fire Captain at 7.5% above the Fire Engineer base pay.

4) **Labor Market Adjustments** –

Effective the first full pay period in January 2025, the same benchmark job classifications used in the 2024~~2~~. Total Compensation Study will be studied in 2024. The effective date of the Total Compensation Study survey data is July 1, 2024. In addition, the parties agree to maintain the internal alignment of the base pay of the Fire Engineer Classification at 2.5% above the base pay of the Firefighter Paramedic and adjust the Fire Captain base pay to be 9% above the Fire Engineer base pay.

Except as stated in the paragraph above, the Total Compensation Study will use the agencies provided in Appendix "B" for comparison and will be based on the same salary, benefit elements and methodology used in the 2022 Total Compensation Study for each classification, which include:

Minimum Base Salary
Maximum Base Salary
Employee's Portion of PERS Paid by the Employer (%)
Employee's Portion of PERS Paid by the Employer
Deferred Compensation
Longevity Pay (Year 10)
Maximum Education/Certification Pay
Education/Certification Pay Notes
Cafeteria Plan
Health (Most Expensive Plan)
Dental
Vision
Life Insurance

Long-Term Disability Insurance
Retiree Health Savings Account (RHSA)
Social Security/Medi-Care
Employee Contributions Towards RHSA
Employer Portion of Retirement Paid by the Employee

The Total Compensation Study will be prepared at the City's expense and the City will provide a draft of the result of the Total Compensation Study to RFF for comments and to review for accuracy no later than October 14, 2024. The RFF will provide any comments regarding the accuracy of the Total Compensation Survey no later than October 28, 2024. The City will provide a Salary Increase in the first full pay period in January 2025 for each classification falling below the total compensation 55th percentile by an amount to match the market 55th percentile for Salary Schedule B and Salary Schedule A.

~~B. **Salary Schedule B – Salary Range Step Reduction**~~

~~Effective March 16, 2019, salary range B shall be reduced to a total of 10 steps. Step O shall become the new Step J. All range B employees shall move to their new corresponding step. Employees hired prior to March 16, 2019, into Salary Schedule B steps A-E, shall be placed into the new step A of the salary range.~~

B. **Salary Schedule B Salary Ranges – Reduce from 10 steps to 9 steps**

Effective January 15, 2022, the Schedule B salary ranges will be reduced from 10 steps to 9 steps, using the same top salary step, establishing 3 percent between salary steps, except creating a new entry salary step that is 4.7% below the new step B.

C. **Annual Merit Step Increases**

Effective January 7, 2017 the City created a second salary schedule (B) which will apply to new hires for all listed classifications in the bargaining unit. ~~The salary steps for the new salary schedule will be approximately 2.5% apart for each classification in the bargaining unit.~~ For purposes of this provision, any employee who was initially hired before January 7, 2017 that had a break in City service and was rehired after January 7, 2017 will be deemed a newly hired employee under this provision.

D. **Merit Step Increase When Hired at Step A**

Effective the first full pay period in January or upon City Council approval, whichever is sooner, this section supersedes Personnel Rule 3.11.030 C (1) only where salary Step A is paid upon initial employment, the employee shall become eligible for advancement to Step B upon their anniversary date, based on demonstrated satisfactory job progress and normal increased productivity. No salary step advancement shall be granted unless recommended by the department head and approved by the City Manager.

~~D.~~E. **All Employees Hired prior to January 1, 2017**

Effective the first full pay period in January 2017, all employees hired before January 1, 2017 will remain on the current salary schedule (A) for all listed classifications in the bargaining unit. All such employees will continue on this salary schedule when promoted or transferred to other classifications within the bargaining unit.

~~E.~~F. City may reopen the economic terms and conditions of the MOU if any of the following occur:

1. General Fund revenue declines, or is projected to decline, by two percent (2%) or more in one year or one percent (1%) per year over two years. The contact can be reopened only after: a) closing out the previous fiscal year, b) receiving County property tax projections for the current fiscal year, and c) the Finance Department revising revenue projections for the current fiscal year based on a) and b).
2. General Fund expenses increase by two percent (2%) or more, with no offsetting increase in revenue, based on an unfunded mandate of the State of California or an agency of the State.
3. The Roseville electorate, by local ballot initiative, approves a limitation to the salaries of Roseville management employees.

G. Any employee who is promoted to a position in a class with a higher salary range shall be placed in the step in the new higher range which is at least a ten percent (10%) increase over the employee's current salary step. In the event that the top step in the new range is less than ten percent (10%) the employee will then be assigned to the top step in the new salary range.

ARTICLE II. OVERTIME

A. Overtime work may be required of any employee in order to meet special or unusual service needs that are beneficial to the City and community. Overtime is defined as the number of hours worked in excess, and as an extension, of the normal schedule of work hours as illustrated below:

	Employee Work Schedule	Overtime
1.	Eight hours per day, and forty hours per week (5/8 plan)	Over eight hours per day five days per week
2.	Ten hours per day, four days per week (4/l0 plan)	Over ten hours per day and forty hours/week
3.	Twenty-four hours per shift (56 hour workweek)	Over twenty-four hours per shift. For shift extensions (see subsection E)
4.	A flex-time schedule approved by the City manager in writing	Over the prescribed hours per day and forty hours/week

B. Overtime in excess of eight (8) minutes or more shall be compensable and shall be rounded to the nearest fifteen (15) minutes.

C. Overtime shall be compensable at the rate of one and one-half (1 ½) times the employee's base hourly rate except as noted in Subsection "E" of this section.

D. Employees in the Fire Service who work a twenty-four (24) hour shift shall be compensated as follows for overtime worked:

1. Emergency Overtime. Emergency overtime shall be compensated at double the employee's normal hourly rate. "Emergency Overtime" is defined as those calls in which the employee is called back to work on their normal day off to fight a fire, assist in a hazardous spill, assist at a major accident scene, or any emergency classified as an "All-Call."

2. Regular Overtime. Regular overtime shall be compensated at one and one-half (1 ½) the employee's normal hourly rate. "Regular Overtime" is defined to include all extra shift assignments, special assignments and other assignments not specifically mentioned in

Subdivision 1 of this subsection. Emergency calls during an extra shift assignment shall be compensated at the regular overtime (one and one-half) rate.

3. Shift Extension. If an employee is called to work early or is worked beyond the employee's normal work shift, compensation for overtime shall be calculated in accordance with Subsection "C" of this section.

4. Holidays, sick leave, compensatory time off, vacation leave and floating holidays are considered time worked for the purposes of computing overtime. Fair Labor Standards Act (FLSA) computations (for 24 day work cycle) will not include holiday, sick leave, compensatory time off (CTO), vacation and/or floating holidays as time worked.

5. Workers' Compensation leave, leave without pay requested by the employee, suspension or disciplinary action and a short week worked by a new employee shall not be considered as time worked for the purpose of computing overtime.

6. No employee may be required to work overtime during any scheduled work week in which that employee is on an unpaid status due to disciplinary action.

E. Compensatory Time. Compensatory Time shall be governed as follows:

Operations Staff

1. Subject to FLSA regulations, regular and probationary operations employees may, with the prior approval of their supervisor, accrue up to one hundred and forty-four (144) hours of compensatory time off in lieu of overtime pay. The accrual rate of compensatory time shall be at one and one-half (1½) times the hourly rate for each hour of compensatory time worked.

2. Maximum accumulation of compensatory time shall be reduced as follows:

    a. Effective March 16, 2019, the maximum accumulation of CTO shall be one hundred twelve (112) hours;

    b. Employees with CTO balances above the maximum cap on March 16, 2019 shall be allowed to maintain said balances but shall not be allowed to accrue additional CTO hours until their balance drops below the cap identified above that respective year.

3. Once an employee has been credited with compensatory time, one (1) time per year the employee may request to receive a lump sum payment at the straight time hourly rate for the hours accrued.

4. Compensatory time off hours which are not used by December 31 of each year will be cashed out.

5. The employee's immediate supervisor shall determine whether an employee shall accrue compensatory time or be paid overtime. However, the supervisor shall not deny the request for compensatory time for arbitrary or capricious reasons.

Prevention Staff

1. Regular and probationary prevention employees may, with the prior approval of their supervisor, accrue compensatory time off in lieu of overtime pay. The accrual rate of compensatory time shall be one and one half hour (1 ½) for each hour of compensatory

time worked. Prevention staff are entitled to the annual lump sum cash out of a maximum of one hundred and forty-four (144) hours at straight time.

2. Upon separation the employee will be paid at the employee's current hourly rate or average of last three (3) years, whichever is higher, for the remaining compensatory balance.

3. Fire prevention employees may not exceed two hundred and forty (240) hours of CTO accumulation at any one time on the City's payroll system.

4. Maximum accumulation of compensatory time shall be reduced as follows:

    a. Effective March 16, 2019, the maximum accumulation of CTO shall be one hundred twenty (120) hours;
    b. Effective January 1, 2020, the maximum accumulation of CTO shall be one hundred (100) hours; and
    c. Effective January 1, 2021, the maximum accumulation of CTO shall be eighty (80) hours.
    d. Employees with CTO balances above the maximum cap on March 16, 2019 shall be allowed to maintain said balances but shall not be allowed to accrue additional CTO hours until their balance drops below the cap identified above that respective year.
    e. Employees at or below a CTO balance of 100 on March 16, 2019 shall be covered under subsection 9b of this Article and shall be capped at 100 hours. Employees at or below a CTO balance of 80 hours onMarch 16, 2019 shall be covered under subsection 9c of this Article and shall be capped at 80 hours.

5. The employee's immediate supervisor shall determine whether an employee shall accrue compensatory time or be paid overtime. However, the supervisor shall not deny the request for compensatory time for arbitrary or capricious reasons.

F. Employees assigned to shift work in the Fire Department whose regular work schedule requires work on a holiday shall be compensated at their straight time hourly base rate of pay for performance of work on holidays.

G. Employees who are entitled to take holidays off work as holidays occur, and who are required to work on a holiday when they would otherwise observe the holiday off, shall be compensated by either of the following methods, the choice of which shall be made by the employee's supervisor in advance of such work:

1. If an employee works the holiday and does not receive any other scheduled work day off in lieu of working the holiday, the employee shall be compensated at the rate of regular pay plus time and one-half the employee's base hourly rate (for the actual number of hours worked on the holiday).

2. If an employee works the holiday and receives another scheduled work day off in lieu of working the holiday, the employee shall be compensated at the rate of time and one-half the employee's base hourly rate for the actual number of hours worked on the holiday. Under this option, the employee must be given another scheduled work day off within the period of five (5) working days before to five (5) working days after the worked holiday with corresponding notations upon appropriate payroll reports.

ARTICLE III. EMERGENCY WORK HOURS AND DUTY ASSIGNMENTS

(Refer to Section 3.12.040, Personnel Rules)

A. Many classes of employment in City service are subject to routine or periodic emergency callback work as an inherent and integral part of their assigned job responsibilities in order to provide continuous public services deemed to be necessary and appropriate by the City manager. Classes and positions in City service subject to emergency work hours shall be designated by the City manager.

B. Employees who occupy positions designated for emergency work hours, including callback, shall be required to keep the City apprised of a current telephone number where they can normally be reached during off-duty hours, and such employees shall be required to respond to such emergency work calls by the City within a reasonable amount of time, unless the employee is incapacitated or can give other just cause for not responding.

Employees may receive callback pay if fifteen (15) minutes have passed after the employee has been officially released from duty; anything less than fifteen (15) minutes shall be considered as a continuation of the previous call.

C. All regular employees are entitled to a minimum call-back pay of two (2) hours at the appropriate overtime rate when said employee is required to return to work after leaving the worksite at the end of their scheduled work day or required to return to work on their scheduled day off. This provision does not apply when employees are required to work beyond their normal work day/shift without having been called to return to work.

ARTICLE IV. MEAL BREAK

The City agrees that any employee required to work at least two (2) hours beyond or prior to the employee's normal workshift shall be eligible for meals as provided below:

A. Employees required to work between two (2) to four (4) extra hours shall be entitled to one (1) meal break.

B. Employees required to work at least eight (8) extra hours shall be entitled to two (2) meal breaks.

C. Employees required to work at least twelve (12) extra hours shall be entitled to three (3) meal breaks.

D. In no event shall an employee be entitled to more than three (3) meal breaks in a given twenty-four (24) hour period.

Arrangements for meals shall be as follows:

A. City may provide a meal by bringing food to the work site.

B. City may allow the employee to go to a restaurant within district of the employee's own choice, during which time the employee shall be on paid time.

C. If circumstance permit, the supervisor, in lieu of the options contained in paragraphs A and B, may authorize the employee to go home and consume a meal at no cost to the City for a period not to exceed one (1) hour.

D. An employee may purchase food at a grocery store on the way to, or during, the overtime work shift.

ARTICLE V. WORKING OUT OF CLASS

The principle for paying employees for performing higher level job responsibilities due to operational necessity is based on such considerations as: the employee's ability and qualifications to perform at a higher level, whether the employee would be required to perform only routine or a significant range of the higher job responsibilities, and the length of time necessary for an employee to perform in a higher class.

The purpose of compensating employees for performing work in a higher class is to establish a system by which employees will continuously receive a pay rate comparable to those job factors that establish pay for each class of work in City service. Authorization for an assignment to work in a higher class requires approval by the employee's supervisor and the Operations Chief, except under emergency conditions.

The following conditions shall prevail as the definition and standards of compensation:

A. In order to receive out of class pay, the employee must be formally assigned to the higher classification and such employee must have successfully passed a promotional/eligibility list process within the last two years in the absence of an active eligible list for the higher class with the following exception:

To meet the requirements of an emergency condition that threatens life, property, or the general welfare of the City, the City Manager may authorize the employment of such persons that meet the minimum qualifications, as may be needed for the period of the emergency, without regard to examination or appointment regulations in this MOU or the Personnel Rules.

B. Employees are required to work at least one (1) hour in the higher class to receive the higher class pay and then for the nearest one-half (1/2) hour thereafter.

C. Employees assigned to work in a higher class shall be compensated for the actual number of hours worked in the higher class as follows:

Pursuant to Roseville Municipal Code Section 3.07.080, no employee shall be required to perform duties which are not closely related both in kind of work and in level of responsibility to duties formerly assigned to positions in the class, except on a short-term, temporary, or emergency basis. However, if a supervisor assigns an employee to work out-of-class the employee shall be paid out of class pay equal to ten percent (10%) or top step of the higher class where there is not ten percent (10%) differential between the two classes.

Work periods in higher class assignments shall not apply toward seniority or time-in-class considerations for promotional or lay-off purposes as regards the higher class.

ARTICLE VI. EDUCATIONAL INCENTIVE

A. Objectives:

1. Maximum participation in educational programs, both occupational and academic.

2. Enhance the Fire Service Profession:

   a. Upgrade minimum standards.

   b. Upgrade professional standards.

   c. Upgrade competency.

3. Encourage college graduates to enter the Fire Service.

4. Recognize prior and future academic achievement.

5. Recognize and remunerate for education.

6. Create the ability to cope with unique social problems through education.

7. Meet the challenges of today and tomorrow within the Fire Service.

B. Employees shall receive the following monthly educational incentive payments in consideration of the prescribed standards of educational achievement as indicated below:

Associate of Arts or Science Degree from an accredited college or university
5% of base pay

Bachelor of Arts or Science Degree from an accredited college or university
10% of base pay

California State Fire Marshal Educational Incentives

Job classification	**Current CSFM Certification**	**%**	**CSFM Historical Certification Track that continues to qualify for incentive payeffective the first full pay period in January 2017 or upon City Council approval whichever is latest**
Captain	Fire Company Officer Certificate	5%	Fire Officer Certificate if obtained prior to 12/31/16.; or Company Officer Certificate
Fire Engineer	Fire Apparatus Driver/Operator Pump Apparatus CertificateFire Officer Certificate	5%	Fire Apparatus Driver/Operator I Pump Apparatus Certificate or Fire Officer Certificate if obtained prior to 12/31/16.
Fire Fighter/Paramedic	Fire Fighter Officer II Certificate	5%	Fire Fighter II Certificate or Fire Officer Certificate if obtained prior to 12/31/16.-
Fire and Environmental Inspection Supervisor	Fire Prevention Officer; or Fire Inspector I Certificate	5%	Fire Prevention Officer Certificate prior to 12/31/16.; or Fire Inspector I Certificate
Fire & Environmental Safety Inspector I/II	Fire Inspector I CertificateFire Prevention Officer; or Fire Inspector I Cert	5%	Fire Prevention Officer Certificate prior to 12/31/16.Fire Prevention Officer prior to 12/31/16; or Fire Inspector I Certificate
Fire Inspector I/II	Fire Prevention Officer; or Fire Inspector I Cert	5%	Fire Prevention Officer prior to 12/31/16; or Fire Inspector I Certificate
Captains All Classifications	Chief Fire Officer*- Certification	10%	Chief Fire Officer Certification prior to 12/31/18.

*Chief Fire Officer incentive shall be allowed upon completion of required classes, task books and possession of an Associates Degree. The required "in seat time" found in the task books for Chief Fire Officer will be waived if a member completes all other tasks. The task books shall be signed by a qualified evaluator designated by the member's fire chief and holds an equivalent or higher-

level certification. If no such evaluator is present, the fire chief shall designate an individual with more experience than the candidate and a demonstrated ability to execute the job performance requirements. It is the candidate's responsibility to routinely check the State Fire Training website for updates to an initiated task book. Any State Fire Training issued update or addendum is required for task book completion. A certification task book may have more than one evaluator.

Note: AA/AS and BA/BS degrees are not cumulative. College degrees can be combined with CSFM certificates to a maximum of fifteen percent (15%).

Upon promotion, a member will retain CSFM incentive pay from their prior rank during the probationary period. CSFM certificates listed above are not cumulative.

C. Employees may not receive educational pay for both an AA degree and a BA/BS degree; only one qualifies for payment.

D. Education incentive pay shall not be computed for payroll purposes such that the payment results in a supplement to base salary compensation, particularly where it would have a compounding wage effect upon overtime and acting assignments. Pursuant to the FLSA, education incentive pay shall be included in the regular rate of pay.

Special Pays

~~D.~~E. All employees are assigned to the Hazardous Material Response Team (HMRT) who ~~Employees~~ possess~~ing~~ a valid California State hazardous materials technician or specialist certificate and ~~assigned to the Hazardous Material Response Team (HMRT)~~ shall receive two and one-half (2.5%) of base salary bi-weekly.

~~E.~~F. Employees possessing a valid California State hazardous materials technician or specialist certificate who are assigned to the Task Force shall receive five percent (5%) of base pay bi-weekly.

Hazardous Material pay is at the Team or Task Force level and may not be compounded.

The City shall pay direct continuing education and recertification costs including annual training, fees, physical examinations and overtime for off-duty attendance up to a maximum of sixteen (16) hours annually. All expenses must be approved in advance by the employee's battalion chief. Assignments to the Task Force or Team will be at the discretion of fire management personnel in accordance with unit bidding policy.

The City has a goal of maintaining the HMRT at ten (10) qualified Team members per shift. However, this agreement in no way diminishes the City's right to determine the appropriate number of HMRT members.

In order to qualify for the hazardous materials certificate compensation, those employees assigned to the HMRT agree to:

Maintain the appropriate certification and Team membership until such time as replaced by another qualified technician/specialist; and,

Maintain requirements of hazardous materials physical as set forth by state law.

~~F.~~G. Employees assigned to the Rescue Task Force shall receive no more than five percent (5%) of base salary bi-weekly.

~~G.~~H. Employees possessing all requisite certificates to serve on the Rescue Task Force but not currently assigned shall receive no more than two and one-half (2.5%) of base salary bi-weekly.

ARTICLE VII. UNIFORM ALLOWANCE

~~Operations~~

A. The City shall provide an annual uniform allowance of $1000 per year. Such allowance shall be included in the bi-weekly payroll check and paid semi-annually with the first payment being paid with the last biweekly payroll check in July and the second with the last biweekly payroll check in December of each year.

   Upon hire, new employees may request a one-time advance of the $500 semi-annual uniform allowance payment. The advance shall be paid in the first bi-weekly payroll check after a written request from the employee has been received by the Human Resources Department. An employee who has received an advanced uniform allowance payment shall not receive the next semi-annual payment (e.g. an employee is hired on August 28th, the employee submits a request and receives a $500 uniform allowance payment on the next pay check; the employee will not receive a $500 uniform allowance payment included in the last check in December, but will receive a semi-annual uniform allowance payment in July.)

B. This allowance will require the purchase, cleaning and maintenance of the following uniform items:

   Pants
   Short sleeve shirts
   Long sleeve shirts
   T-shirts with department logo
   Wildland boots
   Coat and jacket
   Coat liner
   Belt
   Class A uniform

   The department will provide one (1) Class A hat and tie upon hire.

C. The Fire Chief, at his/her discretion, may change the uniform specifications of the department consistent with changing times, conditions, availability, and legal requirements. Uniform specifications will be on file in the Fire Department Administrative Office.

D. Uniforms which are damaged in the line of duty shall be replaced by the department. Employees must report any uniform damaged in the line of duty to their supervisor immediately. The final determination as to the replacement of any uniforms damaged in the line of duty, is left to the sole discretion of the Fire Chief.

E. The City shall provide all safety equipment including, steel tip duty boots, protective turnout clothing including turnout boots, wildland protective clothing, and badges.

Fire Prevention
(Fire and Environmental Inspection Supervisor, Fire and Environmental Safety Inspector I/II)

Clothing used by fire prevention staff (both Classic and PEPRA employees) in the performance of their duties shall be cleaned as part of the City's existing dry cleaning service. For Classic employees, the monetary value of the City's cost of cleaning clothing used in their assignment shall be reported as special compensation to CalPERS, up to a maximum value of $300 per calendar year.

ARTICLE VIII. LONGEVITY PAY

In recognition of the substantial contribution to the community made by employees as a result of the length of their continuous City service, effective February 25, 2012, the City shall annually award each applicable employee longevity pay as indicated below.

Length of Service	Longevity Pay
Beginning of 10th year to completion of 14th year	2.5% of base salary
Beginning of 15th year to completion of 19th year	5.0% of base salary
Beginning of 20th year and every year thereafter	7.5% of base salary

Longevity pay is not compounded and shall be included on each eligible employee's bi-weekly payroll. The longevity pay is to be considered as part of an employee's total compensation.

ARTICLE IX. SERVICE TERM BONUS

Employees hired on or after January 1, 2017, who receive a satisfactory or above annual performance review shall receive an annual lump sum performance bonus as follows:

Service Term	Performance Bonus
Beginning of 10th year to completion of 14th year	2.5% of the annual base salary
Beginning of 15th year and every year thereafter	5.0% of the annual base salary

The annual lump sum performance bonus shall be paid with the first full pay check in January each year based upon the base salary paid during the first full pay period in the previous November of each year.

ARTICLE X. EMERGENCY MEDICAL TECHNICIAN/PARAMEDIC

A. **EMT**

1. All employees in the unit hired after January 1, 1987, are required to maintain at a minimum a valid SSV EMT Certification Card as a condition of continued employment.

2. All employees in the unit who have a valid E.M.T. I certificate as of January 1, 1987, are required to maintain a valid SSV EMT Certification Card as a condition of continued employment. This provision does not apply to fire prevention employees.

3. As of January 1, 1987, all classification specifications in the unit were amended to require at a minimum a valid SSV EMT Certification Card. All applicants for promotion to a higher class must possess at a minimum a valid SSV EMT Certification Card to be eligible to compete in the examination process.

4. All truck qualified personnel and those at the rank of firefighter will possess at a minimum a valid SSV EMT Certification Card.

5. The City will provide SSV EMT recertification training as needed.

   Recertification training will be scheduled, as much as possible, during working hours. However, if an employee cannot attend the training, the employee will arrange to make up the training either by shift trade or on the employee's time off. If training is made up on scheduled time off, no compensation whatsoever will be provided.

6. Regularly scheduled training, such as Self Contained Breathing Apparatus equipment, will be scheduled during working hours. If an employee is unable to attend the training, the employee is responsible for scheduling make up training either by shift trade or attendance at the next available session.

B. **Paramedic**

1. All employees in the Paramedic unit are required to maintain a valid Paramedic license as a condition of continued employment. The City shall pay for paramedics to attend up to two (2) CQI meetings, as well as direct continuing education and recertification costs including tuition and fees and overtime for off-duty attendance up to a maximum of twenty-four (24) hours annually. All expenses must be approved in advance by the employee's Battalion Chief and substantiated by a certificate of completion. Overtime compensation shall be for actual classroom hours only.

2. Employees in the classification of Fire Captain who possess a California paramedic license and who are accredited through the local EMS agency will be eligible for four percent (4%) paramedic incentive pay paid out in bi-weekly payments on the employee's regular paycheck. Effective the first full pay period in January 2023, Fire Captains who possess a California paramedic license and who are accredited through the local EMS agency will be eligible for five percent (5%) paramedic incentive pay paid out in bi-weekly payments on the employee's regular paycheck. Proof of a valid license and accreditation will be required.

   a) Effective the first full pay period in January 2016, regular employees in the classification of Fire Captain are eligible for a four percent (4%) NWCG Engine Boss Certification Incentive pay. Effective the first full pay period in January 2023, regular employees in the classification of Fire Captain are eligible for a five percent (5%) NWCG Engine Boss Certification Incentive pay. Proof of a valid certification is required. However, any Fire Captain who receives the Paramedic Incentive pay is ineligible for the Engine Boss Certification Incentive pay.

   b) Effective the first full pay period in October 2016, new or promoted regular employees in the classification of Fire Captain and Fire Captains not receiving Paramedic Incentive pay by this same date will not be eligible for the four percent

(4%) Paramedic Incentive pay. Additionally, any Fire Captain who is receiving the Paramedic Incentive pay after the first full pay period in October 2016 and fails to maintain the license will no longer be eligible for it.

3. Employees in the classification of Fire Engineer who possess a California paramedic license and who are accredited through the local EMS agency will be eligible for five percent (5%) paramedic incentive pay paid out in bi-weekly payments on the employee's regular paycheck. Proof of a valid license and accreditation will be required.

4. Fire Captains and Fire Engineers receiving this incentive pay will be expected to perform paramedic skills as necessary and in accordance with local EMS agency and Fire Department policy.

ARTICLE XI. STRIKE TEAM

A. At the discretion of the Fire Chief, or on-duty Battalion Chief, individuals may be released for a minimum 12 hour paid rest period, as listed below:
- ~~–~~ Return 0700 – ~~1500 – Stay and work~~
- ~~Return 1500~~ – 1900 – released and return to work at 0700
- ~~–~~ Return 1900 or later – released and return to work at 19~~5~~00 the following day

B. Office of Emergency Services (OES) Deployments - Employees assigned to Office of Emergency Services' deployments (i.e., Strike Team Leader, Line EMT, Overhead or other recognized positions) shall receive a five percent (5%) differential for any reimbursable incident. The differential shall apply from the time of deployment to the employee's return from the deployment.

ARTICLE XII. PAY PERIOD - FLSA

The City will maintain a twenty-four (24) day FLSA pay period to coincide with the 48/96 work schedule. Salaries will continue to be paid bi-weekly. ~~-~~All regularly scheduled overtime shall be reported to CalPERS as special compensation under C.C.R § 571, pursuant to the Public Employee Retirement Law.

ARTICLE XIII. PAYROLL ERRORS

A. In the event an error has been made in the payment of an employee's compensation (which may include, but is not limited to salary, overtime, payment or leave accruals), balances, or usages, City shall, for purposes of future compensation adjust such compensation to the correct amount, giving written notice to employee.

B. In the event an employee received an overpayment or underpayment of wages, the City will provide documentation to the employee on the amount of overpayment or underpayment. Upon the written mutual agreement, between the City and the employee, one of the following repayment methods may be selected:

1. Lump sum payment by employee or employer;

2. One-time deduction from usable vacation, compensatory time off (CTO), or holiday leave balances equivalent to the overpayment at the employee's current hourly rate;

3. A repayment schedule through payroll adjustment; and/or

4. Other means, as may be mutually agreed to between the parties.

C. Action to enforce repayment of an overpayment, or to correct an underpayment, shall be limited to a period beginning on the first day of the city pay period three (3) years prior to the date that either the City or the employee gives written notice to the other that a payment error has occurred.

ARTICLE XIV. MINIMUM STAFFING

Staffing shall be maintained at the following levels:

Truck:	1 Captain
	1 Engineer
	2 Firefighter/Paramedics
Engine:	1 Captain
	1 Engineer
	1 Firefighter/Paramedic

ARTICLE XV. SPECIAL COMPENSATION

All special compensation listed in Articles VI through X of this chapter shall be reported to CalPERS as special compensation under C.C.R § 571, pursuant to the Public Employee Retirement Law.

CHAPTER 3. LEAVES

ARTICLE I. VACATION LEAVE

The purpose of vacation leave is to provide eligible employees the opportunity to take paid time off from their job responsibilities in order to maintain a high standard of mental, emotional and physical conditioning.

A. Eligibility. All employees in the classified service shall be entitled to annual vacation leave with pay Each employee shall earn and accrue vacation hours pursuant to the accrual schedule as noted in subsection B. Exceptions to this provision shall only be granted in unusual circumstances substantiated by the department head in a recommendation to the City manager who may approve or disapprove such variances.

B. Accrual. Except as noted below, each full-time classified employee shall earn and accrue vacation leave with pay as follows:

Service Category	Bi-weekly Accrual	Days/Year Equivalent	Maximum Hours
New employee to completion of 4th year	3.693 hr	12 days (96 hours)	192
Start of 5th yr to completion of 9th year	4.6~~2~~15 hr	15 days (120 hours)	240
Start of 10th yr to completion of 14th yr	5.231 hr	17 days (135 hours)	272
Start of 15th yr to completion of 19th yr	5.846 hr	19 days (152 hours)	304
Start of 20th yr and succeeding years	6.462 hr	21 days (168 hours)	336

Each full-time classified employee in the Fire Department working a twenty-four (24) hour shift shall accrue vacation leave with pay as follows:

Service Category	Bi-weekly Accrual	Days/Year Equivalent	Maximum Hours
New employee to completion of 4th year	5.538 hr	6 shifts (144 hours)	288
Start of 5th yr to completion of 9th year	7.385 hr	8 shifts (192 hours)	384
Start of 10th yr to completion of 14th yr	8.308 hr	9 shifts (216 hours)	432
Start of 15th yr to completion of 19th yr	9.231 hr	10 shifts (240 hours)	480
Start of 20th yr and succeeding years	10.154 hr	11 shifts (264 hours)	528

1. As noted in subsection A, new employees shall earn vacation at the bi-weekly rate shown above from the hire date. Eligible employees shall advance to the next higher rate of accrual upon completion of the maximum number of years at the lower accrual rate, and shall begin to accrue at the higher rate at the start of their qualifying year. Part-time employees shall receive a pro-rated accrual.

2. Maximum accrual of vacation hours may not exceed twice the employee's annual accrual rate as specified above, and an employee will stop earning and accruing vacation hours while the employee's accrual remains at the maximum allowed under this Section B.

3. One (1) month prior to the employee's anniversary date, the department head shall review the number of hours accrued by the employee. If the amount exceeds specified limits in Section B, the employee shall take the excess number of vacation hours up to a maximum of twenty (20) hours [thirty (30) hours for Firefighters] prior to the anniversary date or, if operational necessity will not permit taking such time, the employee may be paid the straight time hourly equivalent for up to twenty (20) hours [thirty (30) hours for Firefighters]. All hours in excess of twenty (20) hours [thirty (30) hours for Firefighters] shall be forfeited by the employee. Additionally, when excess vacation accrues during an employee's disability leave, jury duty, or military leave as provided in these rules, the employee shall be allowed to liquidate such excess accrual within thirty (30) calendar days following return to duty, by means of taking such time up to a maximum of twenty (20) hours [thirty (30) hours for Firefighters] or receiving the straight time hourly equivalent in compensation.

C. Use. An employee may elect to take all or part of earned vacation, or may carry over to the next service year all or part of earned vacation as approved by the department head and consistent with the provisions of subsection B. The dates and amount of vacation selected by the employee shall be subject to approval of the department head. Vacation leave shall generally be taken in minimum increments of one (1) full workday/work shift, except that unusual, emergency, necessary and infrequent use of vacation leave may be granted in one (1) hour increments. In the event it becomes necessary to call an employee back to work from a scheduled vacation, the employee shall be credited with the unused vacation hours and shall have the opportunity to take such remaining vacation leave at a time of the employee's choosing and the department head's approval.

Seniority shall prevail in selection of first choice vacation, however there will be no bumping of junior personnel once the first choice is made.

1. First choice of vacation shall be submitted no later than March 31 of each year beginning with senior person on that shift.

2. If an employee elects not to choose a time for a vacation by the deadline, the employee shall forfeit right of choice regardless of seniority.

3. Holidays and other days off will be governed on a first-come, first-served basis. There will be a thirty (30) day grace period, no bumping, prior to the choice of day, or days, off.

D. Holidays Within Vacation Leave. Except for shift personnel, holidays which occur during a scheduled vacation period shall be counted as a holiday. Employees may request in advance that they extend their vacation leave by the number of holidays occurring within their scheduled leave, or they may request fewer vacation hours which, together with the holiday(s), will comprise the total time period of their scheduled leave.

E. Probationary employees who are terminated during their probationary period shall receive compensation for accrued vacation

ARTICLE II. HOLIDAYS/SCHEDULING TIME OFF

A. The following holidays shall be observed by the City with respect to all employees, except shift employees. City offices shall be closed on these days except as otherwise provided herein:

January 1st (New Year's Day)

The third Monday in January (Martin Luther King's Birthday)

The third Monday in February (Washington's Birthday)

The last Monday in May (Memorial Day)

July 4th (Independence Day)

The first Monday in September (Labor Day)

November 11th (Veteran's Day)

The day in November appointed by the President of the United States as Thanksgiving Day

The day immediately following Thanksgiving Day

December 25th (Christmas)

Sixteen (16) hours (floating holiday) to be taken any time during the calendar year by employees who have completed at least six (6) months probationary service (pro-rated for part time permanent employees). The number of floating holiday hours to be credited to a new employee hired after January 1 shall be pro-rated based on the number of full months employed during that year. Employees unable to complete six (6) months of probationary service prior to December 31 shall not accrue or be eligible for any floating holidays that year. The employees and the employees' supervisors shall jointly determine a convenient date to take such leave.

B. Fire Department Shift employees shall receive seven (7) full paid holiday shifts per year, in advance on January 1. Employees must use a minimum of eight (8) hours of holiday with additional hours requested in one (1) hour increments up to twenty-four (24) hours.

C. In lieu of holiday time off, shift employees may elect to receive straight salary for all shifts of earned and unused holiday credit within each calendar year. All holiday time to be converted to pay by an employee shall be in one-half shift increments.

D. All holiday time off is subject to advance approval of the department head.

E. Holiday hours which are not used by December 31 will be cashed out and paid at the employee's regular rate of pay.

F. If an employee has taken more holidays in advance than have been earned at the time of separation from service, the City may deduct an equivalent amount of pay for the holidays taken in advance from the employee's final pay check.

G. If an employee is on disability leave, jury leave, or military leave as provided in the Personnel Rules or this MOU, and the employee is thus unable to liquidate holiday hours, employees will be allowed to carry over such hours to the next year until they return to work. Employees must submit a timely request upon their return to work so that the hours are liquidated within thirty (30) days of their return to work. If a request is not submitted or is submitted too late to be considered, the hours will be forfeited. If a request is submitted and denied by the department, the employee will be paid for the hours at the straight time rate.

H. SCHEDULING TIME OFF

1. The following policy and procedures shall continue to be followed by shift personnel when scheduling leave. Positions on the leave calendar are referred to as "slots." The first, second, third, fourth, fifth, sixth, and seventh slots on the leave calendar are reserved for vacation (VAC), holiday (HOL), and compensatory time off (CTO). All other forms of leave start at the eighth slot and work down (seventh, etc.) from there. If there is a vacancy, or open position (OPN) on the shift due to promotions, retirements, or separations from the department, that vacancy will not occupy a slot. The Battalion Chief must authorize exceptions for unusual, emergency, necessary, or infrequent circumstances.

2. Notwithstanding paragraph 1 above, the number of slots (positions) on the leave calendar will be determined by the following:

   a. Number of shift personnel per day x 20% = total number of slots per day
   b. Any resulting decimal portion will be adjusted to the next whole number
   c. For example, 22 shift personnel per day x 20% = 4.4; will be adjusted to 5 slots per day.

3. Shift personnel will not have any available slots on the calendar for the following holidays (including vacation or holiday leave):

   a. Thanksgiving Day
   b. Christmas Eve (December 24)
   c. Christmas Day (December 25)

   Shift employees listed in Appendix "A" who are scheduled to work on holidays will have the opportunity to find a replacement worker for the three (3) "special days" (Thanksgiving, Christmas Eve, and Christmas). It is the responsibility of the scheduled worker to fill his/her absence on the "special days". The replacement worker will be allowed to voluntarily work for the scheduled employee on a rank-for-rank basis.

4. Employees who are scheduled to work will have the opportunity to find a replacement worker for short-term CTO, vacation or holiday leave defined as one continuous leave per employee per day with a minimum of two (2) hours and a maximum of seven and three quarters (7.75) hours. Such leave shall not disrupt training or other scheduled activities and shall be approved by the appropriate Company Officer. It is the responsibility of the scheduled worker to fill his/her absence on this type of short-term leave. The replacement worker will be allowed to voluntarily work for the scheduled employee on a rank for rank basis.

ARTICLE III. SICK LEAVE (Refer to Section 3.12.070, Personnel Rules, except item J)

A. Upon retirement from City service employees may receive a payoff and/or service credit for unused sick leave balances according to the table below Employees' leave will be converted to eight hour days (i.e 1200 hours = 150 days) for purposes of converting sick leave for payoff or sick leave credit reported to the California Public Employees' Retirement System (CalPERS) according to CalPERS procedures.

   1. Effective the first full pay period in January of 2017 , employees will receive payment for unused sick leave as follows:

Non-24-Hour Shift Number of Sick Leave Hours Accumulated		24-Hour Shift Number of Sick Leave Hours Accumulated		Percent of Compensation Given
	Max		Max	
1200 to	1600	1800 to	2400	70%
956 to	1199.99	1434 to	1799.99	60%
764 to	955.99	1146 to	1433.99	50%
572 to	763.99	858 to	1145.99	40%
380 to	571.99	570 to	857.99	30%
188 to	379.99	282 to	569.99	20%
0 to	187.99	0 to	281.99	0%

B. Represented 24-hour shift employees who maintain a balance of four hundred and thirty-two (432) hours in sick leave accruals will be allowed to convert forty-eight (48) hours of sick leave to vacation leave on July 1 of each year. Represented 8-hour shift employees who maintain a balance of four hundred and thirty-two (432) hours in sick leave accruals will be allowed to elect to convert sixteen (16) hours of sick leave accruals to vacation leave on July 1 of each year.

ARTICLE IV. JURY DUTY LEAVE

A. Employees who have been summoned or subsequently selected to serve on a jury shall receive their regular rate of compensation by the City for normal work hours and days or shifts during such absence from work, provided the employee endorses to the City that compensation received by the employee for jury duty service. No compensation will be made for jury duty served on days off. Jury duty is not considered time worked for overtime purposes.

B. Employees will be allowed to retain any mileage compensation granted to them by the respective court jurisdiction to which they were summoned or selected for jury duty.

C. Employees summoned to jury duty must provide evidence of such summons and subsequent jury duty days away from work through their respective department heads to the Human Resources Director.

D. Employees compensated by the summoning court jurisdiction for jury duty shall endorse such payments to the City in the same pay period the payment is received by the employee, in order to receive full City compensation as prescribed in Subsection “A”. This payment endorsement is to be forwarded directly to the Finance Director by the employee.

ARTICLE V. MILITARY LEAVE (Refer to Section 3.12.110, Personnel Rules)

A. Employees obligated to serve periods of active military duty for training shall be compensated by the City at their regular rate of compensation for normal duty hours and days or shifts during such absence from work, up to a maximum of thirty (30) calendar days in any calendar year. The number of calendar days used shall be the number of days on active duty as determined by the military orders, regardless of the employee's City duty schedule.

B. Employees exercising this provision of military leave will be required to submit properly documented evidence of their call to active duty prior to such duty if for regularly scheduled training or within thirty (30) days following the conclusion of duty ordered as the result of an emergency. Such documentation must be submitted through the chain of command to the Human Resources Director.

ARTICLE VI. MATERNITY LEAVE

A. Continuation of Employment. A pregnant employee may continue employment as long as her health, the health of the unborn fetus, or the employee's ability to adequately perform prescribed job responsibilities would not be adversely affected by continued employment.

B. Notification. Applicable employees shall notify the department head and Human Resources Director in writing upon notice by their treating physician that such pregnancy exists, including the anticipated date of childbirth or other related medical conditions and their anticipated date of return to full duty. At any time during the pregnancy, the Human Resources Director may require the employee to furnish medical evidence or information to support the employee's medical suitability for continued employment.

C. Term of Leave. Maternity leave shall be granted only for medical reasons arising out of and in the course of a pregnancy, the subsequent childbirth, or other related medical conditions, as provided below:

1. Sick Leave With Pay. A pregnant employee may take accrued sick leave with pay for reasons of medical necessity relating to the employee's physical condition resulting from the pregnancy, childbirth, or other related medical condition. However, under no circumstances shall such paid sick leave exceed the total of the employee's accumulated but unused sick leave, nor shall paid sick leave be granted beyond the date the employee is no longer considered medically disabled from normal work activities.

2. Other Paid Leave. A pregnant employee may elect to utilize accrued vacation, compensatory time off, or any other earned form of paid absence from work in lieu of, or in combination with, paid sick leave during the period of pregnancy-related leave, the combination of which may not exceed normal full pay.

3. Sick Leave Without Pay. Eligible employees may be granted sick leave without pay pursuant to Roseville Municipal Code Section 3.12.070 (H).

ARTICLE VII. CATASTROPHIC LEAVE

Employees may voluntarily donate accrued vacation and/or compensatory time off (CTO) for credit to another permanent employee who suffers a non-industrial related catastrophic illness or injury. ~~Such donation shall be made in accordance with Municipal Code Section 3.12.065.~~

The parties have interest in making revisions to the catastrophic leave program/policy and will meet and confer over forthcoming City proposed revisions.

CHAPTER 4. INSURANCES

ARTICLE I. HEALTH AND WELFARE BENEFITS

A. Eligibility

Any regular employee working fifty percent (50%) or more of a full-time schedule shall be eligible to enroll in any health and welfare benefit provided by this Article. Regular part-time employees who are hired into a position funded as regular part-time after January 1, 2004, or current employees who laterally transfer or promote into a regular part-time allocated position, will receive a pro-rated amount toward their health and welfare contribution based on actual hours worked. The contribution amount will be based on the percentage of full-time the employee works. For example, employees working twenty (20) hours per week will receive fifty percent (50%) of the full-time contribution; employees working thirty (30) hours per week will receive seventy-five percent (75%) of the full-time contribution, etc.

B. Medical Insurance Benefits

The City agrees to contract with CalPERS for the purpose of providing employees and their eligible dependents with medical insurance benefits. Effective the first of the month following City Council approval or as soon as administratively possible, the City's maximum monthly contribution for each eligible active employee shall be equal to the minimum employer contribution required under the Public Employees Medical and Hospital Care Act (PEMHCA).

C. Cafeteria Plan

1. The City agrees to maintain a Cafeteria Plan, pursuant to Section 125 of the Internal Revenue Code and any related regulations, for the purpose of providing employees with access to various health and welfare benefits. Benefits available through the Cafeteria Plan include medical insurance, dental insurance, and vision insurance.

2. The City provides a Cafeteria Plan Allowance to all employees eligible to participate in City sponsored health and welfare benefits under Section A of this Article of up to $1,347 monthly (less the direct PEMHCA payment provided in paragraph B).

3. Effective January 1, 2022, or upon Council approval, whichever is later, tThe City provides a flex plan credit ~~of $168.00 per month~~based on medical plan tier election (EE only, EE+1, Family) to be used by active employees for any benefit covered under the Cafeteria Plan, as follows:

Active Employee Medical Election Tier	Employee Only (EE Only)	Employee Plus One Dependent (EE+1)	Employee Plus Family (Family)
Flex Plan Credit	$200/month	$273/month	$598/month

~~. Effective December 1, 2019, the City will increase the flex plan credit to $198. Effective December 1, 2020, the City will increase the flex plan credit to $228. Effective December 1, 2021, the City will increase the flex plan credit to $258.~~

4. Effective January 1, 2023, the City agrees to provide a flex plan credit based on medical plan tier election (EE only, EE+1 or Family) to be used by active employees for any benefit covered under the Cafeteria Plan, as follows:

Active Employee Medical Election Tier	Employee Only (EE Only)	Employee Plus One Dependent (EE+1)	Employee Plus Family (Family)

Flex Plan Credit	$200/month	$318/month	$673/month

5. Effective January 1, 2024, the City agrees to provide a flex plan credit based on medical plan tier election (EE only, EE+1 or Family) to be used by active employees for any benefit covered under the Cafeteria Plan, as follows:

Active Employee Medical Election Tier	Employee Only (EE Only)	Employee Plus One Dependent (EE+1)	Employee Plus Family (Family)
Flex Plan Credit	$200/month	$363/month	$748/month

6. Effective January 1, 2025, the City agrees to provide a flex plan credit based on medical plan tier election (EE only, EE+1 or Family) to be used by active employees for any benefit covered under the Cafeteria Plan, as follows:

Active Employee Medical Election Tier	Employee Only (EE Only)	Employee Plus One Dependent (EE+1)	Employee Plus Family (Family)
Flex Plan Credit	$200/month	$408/month	$823/month

~~5.~~7. Employees who elect not to participate in any of the medical, dental, and vision insurance benefits sponsored by the City and who provide proof of other medical coverage will not receive any Cafeteria Plan Allowance under Section C(2) of this Article. Instead, employees who opt out of these City sponsored benefits will receive $150 per month.

~~6.~~8. Any Cafeteria Plan Allowance provided for under Section C(2) of this Article can only be used by an employee to offset the cost of participation in City sponsored medical, dental, and vision insurance benefits for the employee and any eligible dependents.

D. The City agrees to provide a dental benefit to include two (2) preventative dental cleanings per year. Other details of the City's dental benefit are described in the evidence of coverage document. The City reserves the right to select any dental carrier. Open enrollment will be as described in the evidence of coverage document.

E. The City agrees to continue its existing Section 125 program. The City reserves the right to select the provider or self-adminster this program and to set limits for medical reimbursement accounts.

F. The City agrees to continue the existing level of service of its current vision program.

G. From time to time, the City will change benefit providers due to administrative, service, economic or other reasons. Due to carrier policies and procedures and Department of Insurance requirements, there can be no guarantee that one policy will exactly mirror the preceding one. The City desires to provide a consistent benefit, and will make reasonable efforts to ensure benefits and language will be matched.

ARTICLE II. RETIREE HEALTH BENEFITS

A. Medical Insurance Benefits

The City agrees to contract with CalPERS for the purpose of providing employees and their eligible dependents with medical insurance benefits. Effective the first day of the month following City Council approval or as soon as administratively possible, the City's maximum monthly medical contribution for each eligible retiree shall be equal to the minimum employer contribution required for active employees under the Public Employees Medical and Hospital Care Act (PEMHCA).

B. For Employees Hired Prior to January 1, 2004 (Tier 1)
Employees hired prior to January 1, 2004 will receive access to a City-paid retiree health contribution of up to the $1200 each month with a two percent (2%) annual escalator each January 1 (beginning 1/1/13).

C. For Employees Hired on or after January 1, 2004 and Prior to January 1, 2012 (Tier 2)
Employees hired on or after January 1, 2004 and prior to January 1, 2012 will receive access to a City-paid retiree health contribution of up to the $1200 each month with a two percent (2%) annual escalator each January 1 (beginning 1/1/13) subject to the vesting schedule set forth in Article II E. Employees who have CalPERS-credited service through other public agencies must complete at least five (5) years of service with the City of Roseville and retire from the City of Roseville to be eligible for post-retirement health benefits. However, once an employee has completed five (5) years of service with the City of Roseville, their eligibility for post-retirement health benefits will include all years of CalPERS-credited service. Employees who retire must have ten (10) years of CalPERS-credited service in order to be eligible for post-retirement health benefits.

D. For Employees Hired on or after January 1, 2012 (Tier 3)
Employees hired on January 1, 2012 or thereafter will receive $720 per month with a two percent (2%) escalator City-paid retiree medical premium contribution upon their retirement subject to the vesting schedule set forth in Article II E. Employees must obtain normal age of retirement before they are eligible for a City contribution to their retiree medical benefit. Employees must retire with a minimum of ten (10) years of City of Roseville service to be eligible for the supplemental amount above the minimum PEMHCA contribution level.

Employees will contribute one percent (1%) of their salary per year of employment each year for the first five (5) years of employment for their supplemental retiree health benefit above the minimum PEMHCA retiree medical benefit. After five (5) years of employment, the employee's contribution to their retiree medical benefit will cap at five percent (5%) of their annual salary.

1. The City shall withhold the mandatory contribution in accordance with Article II D per pay period on a pre-tax basis, subject to applicable federal tax laws, from the pay of every active employee as set forth therein. These contributions will be irrevocable and deducted from an employee's bi-weekly paycheck and will end upon retirement. In addition, no employee will be entitled to receive a refund of the monies for any reason and any employee who leaves City employment prior to being vested in the benefit will forfeit any contributions. These funds may be used to reimburse postretirement qualified medical expenses of the employee as defined by federal tax law, and as otherwise permitted by applicable federal tax provisions and the trust.

2. Since the contribution is mandatory, the employee's obligation to make the contribution does not end when he or she is on a paid or unpaid leave of absence or in any status where there are insufficient funds available in his or her paycheck to cover this contribution after other mandatory deductions have been taken, subject to applicable federal tax laws. The employee will be required to make up all mandatory contributions by a lump sum pre-tax deduction from his or her paycheck within sixty (60) days after the date the employee has sufficient funds to pay the required contributions through payroll,

or, if this lump sum payment is not made during this time frame, the City will deduct double the normal deduction amount from each paycheck on a pre-tax basis until all missed contributions have been paid in full.

E. Vesting Schedule

Total Credited Years of Service	% of City Contribution
10	50 %
11	55
12	60
13	65
14	70
15	75
16	80
17	85
18	90
19	95
20 +	100 %

F. For employees hired on or after August 15, 2015 (Tier 4)

1. Employees hired on or after August 15, 2015 shall have no vested right in any post-employment medical benefits provided by the City of Roseville. Instead, upon hire, those employees shall contribute one percent (1%) of their base salary each pay period to a City sponsored Retirement Health Savings (RHS) account and shall contribute an additional one percent (1%) per pay period per year annually, up to a maximum of five percent (5%) per pay period annually thereafter, to be used to fund the employee's medical costs upon retirement from the City.

2. After five (5) years of continuous service with the City of Roseville, and beginning on the first pay period of the sixth year of service, the City shall contribute a flat dollar amount equal to $100 per month to be deposited to the employee's RHS account up until the employee's retirement date or separation from the City. After accruing ten (10) cumulative years of service with the City and pursuant to the vesting schedule in Section E of this Article, employees may draw from the City contribution to this account upon retirement.

3. Employees who terminate City service for reasons other than retirement prior to twenty (20) years of cumulative service with the City will forfeit any City contributions.

4. Employees must retire from the City of Roseville and be enrolled in the City of Roseville's health plan in order to utilize City contributions to the employee's RHS accounts. After ten (10) years of cumulative service with the City of Roseville, City contributions to the employee's RHS account may be used for all covered medical expenses pursuant to Section 213 of the IRS Code including participation in non-City sponsored plans.

ARTICLE III. LIFE INSURANCE

A. The City agrees to provide eligible employees with a fully paid life insurance program in the amount of twice the annual salary in effect as of July 1 of each year. The City reserves the right to select the insurance provider.

B. From time to time, the City will change benefit providers due to administrative, service, economic or other reasons. Due to carrier policies and procedures and Department of Insurance requirements, there can be no guarantee that one policy will exactly mirror the preceding one. The City desires to provide a consistent benefit, and insofar as is possible benefits and language will be matched.

ARTICLE IV. EMPLOYEE ASSISTANCE PROGRAM

A. The City agrees to provide an Employee Assistance Program (EAP) for employees pursuant to the current EAP Plan document. The plan will include no less than up to six (6) visits a calendar year. The plan document is available through the City's Human Resources Office.

B. From time to time, the City will change benefit providers due to administrative, service, economic or other reasons. Due to carrier policies and procedures and Department of Insurance requirements, there can be no guarantee that one policy will exactly mirror the preceding one. The City desires to provide a consistent benefit, and insofar as is possible benefits and language will be matched.

ARTICLE V. DEFERRED COMPENSATION

A. The City agrees to maintain a voluntary program of employee funded deferred compensation for regular full and part-time employees. The parties agree that it's at the City's sole discretion to select the deferred compensation plan and plan administrator(s).

B. Effective January 7, 2017 the City agrees to contribute three (3%) percent of base salary into the city sponsored deferred compensation plan for employees who have completed five (5) continuous years of regular employment with the City of Roseville.

CHAPTER 5. RETIREMENT

ARTICLE I. PUBLIC EMPLOYEES' RETIREMENT SYSTEM

A. The City agrees to provide and maintain membership in CalPERS for the benefit of eligible employees based on the following CalPERS contract provisions:

1. For CalPERS eligible employees hired prior to January 1, 2013 or for eligible employees hired after January 1, 2013 who qualify for pension reciprocity pursuant to Government Code Section 7522.02(c), the City agrees to continue its current Public Employees' Retirement System contract to provide a 3% at 50 retirement benefit for safety employees. The costs of this benefit will be included when calculating total compensation and the survey agencies used for the salary comparisons shall remain the same as listed in Appendix "B".

    a. Effective the beginning of the first full pay period in January of 2018, CalPERS classic safety employees represented by RFF will pay nine (9%) of compensation earnable as the employee's portion of the contribution to CalPERS.

2. CalPERS eligible safety employees hired on or after January 1, 2013, who do not qualify for pension reciprocity pursuant to Government Code Section 7522.02(c), shall receive the retirement benefit formula of 2.7% at 57. As required by Government Code Section 7522.30, employees shall have an initial member pension contribution rate of 50% of the total normal cost rate.

3. For CalPERS eligible employees hired prior to January 1, 2013 or for eligible employees hired after January 1, 2013 who qualify for pension reciprocity pursuant to Government Code Section 7522.02(c), the City agrees to continue its current Public Employees' Retirement System contract to provide a 2.7% at 55 retirement benefit for miscellaneous retirement formula covered employees. The costs of this benefit will be included when calculating total compensation and the survey agencies used for the salary comparisons shall remain the same as listed in Appendix "B".

    a. Effective January 28, 2012, miscellaneous employees represented by RFF will pay 8% of compensation earnable as the employees' portion of CalPERS.

4. CalPERS eligible miscellaneous employees hired on or after January 1, 2013, who do not qualify for pension reciprocity pursuant to Government Code Section 7522.02(c), shall receive the retirement benefit formula of 2% at 62. As required by Government Code Section 7522.30, employees shall have an initial member pension contribution rate of 50% of the total normal cost rate.

B. The City agrees to maintain its current Public Employees' Retirement System contract which provides 100% of an employee's accumulated sick leave to be credited to years of service, in accordance with Section 20862.8 of the Public Employees' Retirement System contract options.

In addition to the above sick leave service credit, an employee may elect to receive a payoff of part or all of their accumulated sick leave in accordance with Personnel Rules Section 3.12.070(J) - Payment for Unused Sick Leave.

C. The City agrees to provide the 1959 Survivor Benefit highest level plan. Employee to contribute $2.00 per month and City to contribute $3.00 per month per employee.

D. The City agrees to continue the military buy-back PERS contract provision.

E. Any tax liability created by this form of compensation shall be the sole responsibility of each employee for that amount henceforth reimbursed by the City of the employee's normal contribution. Further, the City may include this form of compensation in future consideration of employee's total compensation.

F. For all employees hired before October 21, 2015, the City will provide a three percent (3%) annual cost of living allowance (COLA) increase to retirees. For employees hired on or after August 15, 2015 or as soon as administratively possible whichever date is later, the City will provide a two percent (2%) annual cost of living allowance (COLA) upon retirement from the City.

G. The City will continue the Section 21548 Pre-Retirement Optional Settlement 2 Death Benefit for safety employees.

CHAPTER 6. HOURS & SCHEDULES

ARTICLE I. HOURS OF SERVICE

A. The Fire Department shall work on the basis of twenty-four (24) hours on duty. This shall average a total of fifty-six (56) hours per week. A shift shall begin at seven o'clock (7:00) a.m., and shall end at seven o'clock (7:00) a.m., the following morning.

B. The City agrees to maintain a 48/96 work schedule. The schedule will consist of two (2) consecutive twenty-four (24) hour shifts on duty followed by ninety-six (96) hours off (i.e. - X X O O O O X X O O O O X X).

C. The City will maintain a twenty-four (24) hour day FLSA pay period to coincide with the 48/96 work schedule. Salaries will be paid bi-weekly.

The Force Hire rotation will be structured so that a shift will be up for Force Hire on the first and fourth day of the four (4) day. All represented 24-hour shift employees will be subject to the Force Hire rotation. ~~When a Force Hire occurs the Forced employee may seek other qualified employees, including actors from current promotional lists, to cover all or part of the Force Hire. Engineer Paramedics can work down as a Firefighter Paramedic to prevent a Force Hire. The employee working out of class to cover the Force Hire will do so at their discretion and the hours worked will be counted to them as Force Hire hours.~~

D. Example:

Shift on duty:	**A**	**A**	**B**	**B**	**C**	**C**	**A**	**A**	**B**	**B**
Force List:	**C**	**B**	**A**	**C**	**B**	**A**	**C**	**B**	**A**	**C**

E. Working down:

1. At the discretion of the Fire Chief or Assistant Fire Chief of Operations, employees will be allowed to work down in a lower rank position to reduce Force Hires.

2. Employees working down in a lower rank position will only be utilized after all voluntary options for filling the vacancy have been exhausted. Available qualified actors from a lower rank will be used to fill the vacancy prior to employees at a higher rank being allowed to work down.

3. When a Force Hire occurs, the Forced employee may seek other qualified employees, starting with other employees in the same rank, and then including actors from current promotional lists, and then qualified employees from the rank above, to cover all or part of the Force Hire. Hours covered through this agreement will be counted as SOD (overtime) hours. The hours worked will be compensated at their regular overtime rate.

4. Engineer Paramedics can work down as Firefighter Paramedics to prevent a Force Hire. The employee working down to cover the Force Hire will do so by indicating through Fire Staffing that they are willing to work down and post availability through Telestaff. The hours worked will be counted to them as SOD (overtime) hours. The employee working down will be compensated at their regular overtime rate.

5. Captains can work down as Engineers to prevent a Force Hire. The employee working down to cover the Force Hire will do so by indicating through fire staffing that they are willing to work down and post availability through Telestaff. The hours worked will be counted to them as SOD (overtime) hours. The employee working down will be compensated at their regular overtime rate.

6. Engineers and Captains are prohibited from working down if a Force Hire exists at their normal assigned rank during the same time period.

7. The employee authorized to work down in the lower rank shall meet the minimum qualification for the job class. The Fire Chief or designee shall have the final determination for who meets the minimum competency requirements for personnel permitted to work down as Engineers and Firefighter Paramedics. This determination can be grieved to the Fire Chief or his designee. The decision of the Fire Chief is final.

~~E. Effective January 1, 2017 or as soon as administratively possible, modify Operations shift schedule from ACB to ABC. Shift bidding will be conducted no less than forth five (45) days prior to implementation. The shift bid will be across all shifts. Shift bidding will be based on seniority within rank.~~

ARTICLE II. DAYLIGHT/STANDARD TIME CHANGES

Employees subject to work shifts during periods of time changes to Daylight Savings or Standard Time shall be paid for the actual number of hours worked.

ARTICLE III. MODIFIED DUTY ASSIGNMENT

A. Modified duty assignments may occur when an employee, who has been injured on or off the job, or who has some other condition, has been medically released for limited work based on specific medical work restrictions. The Risk Management Division will administer this policy.

B. In the case of a non-work-related disability, the City will require the disabled employee to provide the department head with a written request for a modified duty assignment and the treating health care provider's statement of work restriction(s), or a status report specifying the employee's anticipated date of return to full duty.

In the case of a work-related disability, the City may require that an employee return to a modified duty assignment, should an assignment be available that meets the medical work restrictions imposed by the employee's treating health care provider .

C. The department head will determine whether there is a duty assignment available within the department that meets the work restrictions imposed by the treating health care provider . If such work is available, the department head will recommend approval of the assignment to the Human Resources Director. The Human Resources Director shall give input as to what constitutes reasonable accommodation for a modified duty assignment based on a case-by-case evaluation of such factors as the nature of the employee's work restriction(s), length of disability, and the mutual welfare of the employee and City operations.

D. After receiving the recommendation of the department head and approval of Risk Management, the Human Resources Director may authorize a modified duty assignment for an injured employee who is restricted in ability to perform the full range of normal job duties.

E. The department head will notify the employee in writing after receipt of the treating health care provider's statement of work restriction(s) and approval of the City Manager concerning whether or not a modified duty assignment can be accommodated.

F. If a modified duty assignment cannot be found within the employee's regularly assigned department, a request to locate an assignment outside of the employee's department may be made to the Human Resources Director.

G. Modified duty assignments will be approved in bi-weekly (5 shift) increments, which may be renewed depending on availability of work and the continued disability of the employee. The bi-weekly (5 shift) increment request is required regardless of the anticipated duration of modified duty.

H. Modified duty assignments are limited to ninety (90) days. Should an employee have a disability that requires accommodation beyond ninety (90) days, a new assignment must be located and approved by the Human Resources Director. The new assignment must involve job tasks/duties which are different from those performed in previous modified duty assignments. In no case will a modified duty assignment be continued once an employee has reached a permanent and stationary status.

I. Modified duty shall be limited to three (3) ninety (90) day assignments. Upon completion of the third modified duty assignment the employee shall be removed from work until released to return to full duty or deemed permanent and stationary. The employee may use any benefits available to them at that time.

J. When an employee is assigned a modified duty assignment, the employee shall be compensated for hours worked at the regular rate of base salary and benefits regardless of whether or not the employee performs work within the regular classified position or is assigned to the employee's regularly assigned department. If an employee is assigned to a modified duty assignment of less than full time, compensation for hours worked may be supplemented by either accrued sick leave or other available leave.

ARTICLE IV. LONG TERM VACANCIES

All vacancies are filled on a rank-for-rank basis in accordance with existing department Call Back Procedures. This does not prohibit the Working Down provision in Article I above. Effective July 01, 2014, when a vacancy becomes long term (greater than 30 days), the vacancy will become a "floating" vacancy. Floating vacancies are to be filled with NO preference given to unit or station assignment. NO "reset" of a floating vacancy will be applied if the vacancy is moved to a different unit or shift assignment.

ARTICLE V. MODIFIED DUTY

1. Employees who are on a 24 hour shift schedule and who are placed in a modified duty assignment which is expected to last more than one (1) full pay period shall be assigned to a 40-hour work schedule the first day of the pay period following the modified duty assignment. All payroll calculations, to include leave balances, holidays and CTO shall be transitioned to a 40-hour work week calculation. Holiday leave usage will be applied per the 40-hour work week holiday schedule.

2. Employees who have returned to full duty status by a health care provider during the first week of a pay period will be transitioned from the 40-hour work week to a 24 hour shift schedule at the beginning of that pay period. Employees who have returned to full duty status by a health care provider during the second week of a pay period will be transitioned from the 40-hour work week to a 24 hour shift schedule at the beginning of the following pay period. All payroll calculations, including leave balances, holidays and CTO shall be transitioned back to a 24 hour shift schedule.

CHAPTER 7. MISCELLANEOUS ISSUES

ARTICLE I. NON-DISCRIMINATION

The Union hereby certifies that it has no restrictions on membership based on race, color, creed, sex, national origin or political affiliation or any other status or basis prohibited by law.

ARTICLE II. UNFAIR LABOR PRACTICES

The parties hereto recognize the following as an unfair labor practice which violates the meet and confer process:

A. Discussion between employees and individual members of the City Council on matters or issues which are the subject of negotiations between employee representatives and representatives of the City Council.

B. Discussion between City Personnel Relations Committee members and individual members of the Union of matters or issues which are the subject of negotiations between City Personnel Relations Committee members and representatives of Local 1592, I.A.F.F.

ARTICLE III. SENIORITY

A. Employees shall be placed on the seniority list in accordance with the date they were first placed on the payroll of the Roseville Fire Department as regular or limited term ~~full-time~~ employees. When two (2) or more employees are assigned to the payroll on the same date, preference in placement on the department seniority list shall be given based on relative standing on the Roseville Firefighter hiring~~eligibility~~ list. The hiring list is defined as the candidate ranking based on a final examination process determined at the conclusion of the recruitment, which may be the certified employment list (as defined by Personnel Rule 3.05.110) or a list determined by further candidate testing following the establishment of the certified employment list. The hiring list, established by the Fire Chief or his designee, will be provided to the Human Resources Department for the official record.

B. Placement on the department seniority list shall not be affected by leaves of absence duly granted for medical reasons where such medical disability was incurred in the course and scope of the employee's official duties.

C. A correct copy of the seniority list as of January 1 of each year shall be provided to the Union in March of each year, and a currently correct copy made available for inspection at reasonable times to employees upon request.

D. For promotions, seniority at their respective ranks shall be determined by the date of promotion to the higher job class (rank). When two (2) or more employees are promoted on the same date to the same job class, preference in placement on the seniority list shall be given based on promotional list provided to Human Resources when established for the official record.

E. The department seniority list shall be maintained by the Fire Department.

ARTICLE IV. UNION ACTIVITIES

A. The Union may place one bulletin board in each fire station for the purpose of communicating normal and usual Union business to the membership.

1. Specific placement of such boards within a station shall be subject to the approval of the Fire Chief.

a. The officially designated Union representative in each station shall be responsible for maintaining such board.

b. The Fire Chief reserves the right to prohibit the posting and order the removal of, material that the Chief reasonably concludes will be disruptive of the operation of the Fire Department.

c. Claims of arbitrariness on the part of the Fire Chief in this regard shall fall under the grievance procedure hereinafter provided.

d. The Union will keep the Fire Chief notified in writing of the names of its designated representatives in each station.

2. The Union may use the Training Room at the Fire Training Facility (Hilltop) for a meeting place for its membership once a month or for any special meetings necessary for completing Union business.

These membership meetings will be held after the normal work day.

B. Members of the Employee Affairs Committee shall be granted leave from duty with full benefits for the purpose of negotiating terms of an agreement when such meetings take place at a time during which such members are scheduled to be on duty. The Fire Chief shall make the final determination as to manpower availability.

C. Members of the Employee Affairs Committee shall be granted leave from duty with full benefits for all meetings and hearings between the City and the Union for the purpose of resolving a grievance when such meetings or hearings take place at a time during which such member is scheduled to be on duty.

D. The City and RFF agree to the establishment of an RFF Time Bank for use by employees for the sole purpose of performing or conducting association business subject to the following conditions:

1. RFF members may donate only vacation or compensation time off (CTO) hours from an association member's accrued leave balance for such hours. Such donation shall be voluntary, non-revocable and not returnable to the employee. Donations will be allowed only during the first pay period in February of each year.

2. The maximum number of hours any member shall donate is eight (8) hours per year. Any remaining unused hours in the time bank on December 31st shall be carried over into the next calendar year. The maximum number of hours that can be accrued is not to exceed eight (8) hours per represented employee per year.

3. Time bank hours shall not be used without prior approval of RFF representatives. All time submitted to payroll for reimbursement from the bank must have RFF and department approval. RFF will be responsible for circulating and collecting donation forms and submitting these forms to the Human Resources Department. The Human

Resources and Finance Departments will be responsible for processing the appropriate donation forms and any payment(s).

4. RFF members assume any tax liability for being assessed vacation or CTO hours and/or using Time Bank hours. Hours donated to association members shall not be considered time worked for overtime, retirement, or any other benefit purpose. However, any donated hours will be subject to applicable state and federal payroll taxes.

ARTICLE V. SAFETY

A. The City shall continue to provide for the safety of employees during the hours of their employment. In this regard, the City agrees that it will receive and consider written recommendations with respect to unsafe working conditions or other safety ideas in the area of working conditions from any employee or the Union; and the employees and the Union agree that they will forward their safety recommendations and ideas to the City.

B. The City shall take all reasonable and readily available precautions when employees' assigned duties are performed under generally known extraordinarily life endangering conditions not normally associated with fire fighting and fire safety and prevention activities.

C. To the extent reasonably ascertainable by the City, fire fighting equipment provided and maintained by the City shall be reasonably safe and adequate for its normal and intended use. Provided however that nothing herein is to be construed to mean that the City assumes the liability of any other party, or waives any rights, defenses to liability or causes of action that it may have in law or equity.

ARTICLE VI. MEMBERSHIP DUES AND AUTHORIZED DEDUCTIONS

A. The Association shall be entitled to have membership dues and other lawful deductions of its members deducted from their paychecks in accordance with the procedures required by law and set forth herein. To the extent required by Government Code Sections 1157.3 and 1157.12, the City shall honor employees' voluntary authorizations for Association dues deductions from employee paychecks. Such authorized deductions shall be remitted monthly to Association along with an adequate itemized record of deductions. The City shall make every reasonable effort to remit the amounts deducted within ten (10) working days following the payday on which the deductions were made.

B. In making such authorized membership dues deductions, the City shall rely on written certification from the Association confirming that the Association has and will maintain authorizations signed by each individual employee from whose paychecks the deduction is to be made that the individual affirmatively consents to the dues deduction in a manner that meets the requirements of state and federal law, including but not limited to applicable provisions of Government Code Sections 1150-1157.12 and the First Amendment of the United States Constitution. After providing the required certification, the Association shall not be required to provide a copy of individual authorizations to the City unless a dispute arises about the existence or terms of the authorization. To the extent required by law, the City will rely on information provided by the Association in writing regarding whether dues deductions were properly cancelled or changed. Any requests from the Association that the City change dues deductions shall include a certification that the changes are requested with the affirmative consent of the individual employee(s) and otherwise comply with all requirements of state and federal law.

C. The amount of membership dues shall be set by the Association. All changes in dues deductions shall become effective the first of the month following written notification to the City Chief Financial Officer.

D. The City agrees to direct all employees to the Association with regard to any questions or concerns related to membership dues or any other mutually agreed payroll deduction. The City agrees to send requests to cancel or change dues deductions to the Association.

E. The City agrees to provide to Association on a monthly basis a payroll dues deduction report.

F. The employee's earnings must be regularly sufficient, after other legal and required deductions are made, to cover the amount of the dues check-off authorized. When an employee, in good standing in the Association, is in a non-pay status, for the full pay period when his/her dues would normally be withheld, no dues deduction will be made to cover that withholding from the current or future earnings; nor will the employee deposit the amount with the City which would have been withheld if the employee had been in a pay status during that period. In the case of an employee who is in a non-pay status during only a part of the pay period and the salary is not sufficient to cover the full withholding, no deduction shall be made. In this connection, all other legal and required deductions have priority over Association dues.

G. The Association shall indemnify, defend, protect and hold harmless the City and its elected and appointed officials, officers, employees, officers and agents (collectively hereafter the "Indemnitees") from and against any and all claims, liabilities, losses, damages, fines, penalties, claims, demands, suits, actions, causes of action, judgments, costs and expenses (including, but not limited to, reasonable attorneys' fees and court costs) arising from the application of any provisions under this Article, including, but not limited to, any claims made by any member employees for the membership dues deductions the City made in reliance on the Association's certification, and any claims made by any member employees for any deduction cancellation or modification the City made in reliance on the information provided by the Association, provided that the City promptly notify the Association of any such matter for which it is seeking indemnification after the City has knowledge of the occurrence of such matter.

H. In the event any such action or proceeding is brought against the City by reason of any such claim, the Association, upon notice from the City, covenants to defend such action or proceeding by counsel reasonably satisfactory to the City. Further, the Association agrees to indemnify and hold harmless the Indemnitees for any loss or damage arising from the Association's actions or inactions under this Article.

ARTICLE VII. CAUSES FOR DISCIPLINE (Refer to Section 3.16.020, Personnel Rules)

The Fire Department uses The City of Roseville Fire Department Administrative Investigation Manual as a guideline.

The discipline of City of Roseville employees, including Roseville Firefighters (RFF) members, may be by written reprimand, suspension, demotion, discharge, transfer for purposes of corrective measures or other actions not inconsistent with the provisions of the City Charter, and is governed by Article VIII of the City Charter, Section 8.04 Personnel Rules, Subsection (i), and Roseville Municipal Code Chapter 3.16 and applicable law including Government Code Section 3250 et. seq.

Roseville Municipal Code Section 3.16.020 provides details regarding the Causes for Discipline and Section 3.16.030 outlines the Types of Discipline available. Should the performance of an RFF member warrant some form of discipline, the type and imposition of discipline will be governed by the Roseville Municipal Code and applicable law including Government Code Section 3250 et. seq.

ARTICLE VIII. (Intentionally left blank)

ARTICLE IX. NO STRIKE (CONCERTED ACTION)

Union agrees that for the term of this Agreement, the Union and its members shall not call or engage in any strike, slowdown, suspension or stoppage of work activity, or sanction any such conduct by unit employees, and the City agrees that it shall not cause or engage in any lockout.

ARTICLE X. MINIMUM SCORES AND COMPUTATIONS

Refer to Municipal Code Section 3.05.070 for selection process applicant scoring.

ARTICLE XI. CERTIFICATION OF ELIGIBLES AND APPOINTMENTS

Refer to Municipal Code Section 3.050.110 (B) and 3.06.030 Appointments.

ARTICLE XII. HEALTH MAINTENANCE PHYSICALS

When, in the opinion of the City Manager, Human Resources Director, or department head, it would be in the best interest of the City or a specific function of City service to evaluate the medical or psychological condition of any candidate or employee, the Human Resources Director may schedule such employee(s) for an examination with a physician, or other appropriate licensed health professional, selected by the City and at City expense. The results of such examination shall be available to the Human Resources Director, City Manager, and the department head as may be appropriate in the same manner as new employee examinations. Each employee is independently responsible for compliance with the advice and suggestions made by the physician/licensed health professional as a result of such examination. All non-industrial care, treatment, or other requirements recommended by the physician/licensed health professional shall be at the expense of the employee. The City shall receive from the City-selected physician/licensed health professional a notice of examination completion, whether or not further treatment or specialized diagnosis is required, and a certification that the employee is able to continue job performance. In the event an employee is certified by the City physician/licensed health professional as unable to continue performance of the duties assigned to the position, that employee shall not return to the active service until such time as the employee is determined by the City physician/licensed health professional to be permanently able to continue job performance.

ARTICLE XIII. TOWELS/LINENS

The City agrees to provide towels, sheets, linens and pillow cases (linens) at each fire station. Employees will be responsible for washing and drying linens in conjunction with other station housekeeping duties.

ARTICLE XIV. STATION ASSIGNMENTS

The City agrees to maintain a Standard Procedure Manual Policy regarding a method by which employees may express their preference for station assignments.

ARTICLE XV. NO SMOKING

Employees hired on/after January 1, 2004 must be tobacco free and cannot use tobacco products on or off duty.

ARTICLE XVI. ALCOHOL AND DRUG POLICY

City and Union agree to continue to enforce the current Alcohol and Drug Abuse Policy.

In addition to the above-mentioned policy, all employees will be required to notify the City in writing of any criminal drug statute conviction for a violation occurring in the workplace not later than five (5) calendar days after such conviction.

ARTICLE XVII. REMOTE EMAIL ACCESS

Employees will be allowed to enter into a remote email access agreement with the City of Roseville as described in the Administrative Regulations. Employees understand that this voluntary policy is being adopted for their convenience and no compensation will be provided as a result of incidental access to the City's email system.

ARTICLE XVIII. TEMPORARY LAYOFF/FURLOUGH

A. Temporary layoff under this section is defined as the City's temporary reduction or abolition of an employee's allocated position. Temporary layoffs shall not exceed twelve (12) working days per a twelve (12) month notice period. The reduction in employee salary will be equalized over the twelve (12) month period following the first day of furlough.

B. The City Manager may exempt employees from one (1) or more furlough days based on the operating needs of the City.

C. Employees may request specific furlough days off in eight (8) hour increments, subject to management approval.

D. There shall be no reduction in the City's contribution to retirement, health, dental, vision, life, and LTD as a result of employees being furloughed.

E. Furlough days shall be counted as time worked for purposes of retirement credits.

F. Accrued furlough leave shall have no cash value.

NOTICE OF TEMPORARY LAYOFF/FURLOUGH

The Human Resources Director shall provide written notice to each department classified employee affected by a temporary layoff (furlough) at least fifteen (15) calendar days prior to the effective date of the action. Notice shall be personally delivered to the employee, or sent by U.S. first class mail to the employee's last known address. The notice will state the duration of the temporary layoff. An employee may respond to the notice but shall not have a right to appeal such action.

BUMPING

Employees who are subject to a temporary layoff are not eligible to exercise bumping rights under this chapter.

ARTICLE XIX. EDUCATIONAL REIMBURSEMENT

Employees may be reimbursed for the tuition and fees connected with approved job related educational courses not to exceed $500 per year for Firefighter/Paramedic I/II, $400 per year for Fire Engineer and

$300 per year for Fire Captain. The cost of books is not covered in this Agreement. The employee will submit the request for reimbursement to the Training Battalion Chief, who will accept or reject the request. The request must be made before the class has been completed. The request will then be forwarded with the Fire Chief's recommendation to the Human Resources Department, who will make the final decision to accept or reject the request. No payment will be made until the final proof of a passing grade is submitted to the Human Resources Department. The City has established a $6,000 educational reimbursement fund to be administered by the Human Resources Department. Once the fund balance is depleted, no further reimbursements will be approved.

ARTICLE XX. LIMITED TERM

Pursuant to Section 3.06.095 of the City's Personnel Rules, the following shall apply to Firefighter Paramedic limited term appointments.

A. A limited term employee appointed from a certified hiring list to a Firefighter Paramedic limited term position shall have their service in the limited term position counted toward their probationary period in classified service should they be transferred, in accordance with Personnel Rule 3.07.030, to a regular Firefighter Paramedic position without a break in City service.

B. At the conclusion of at least every three months the limited term Firefighter Paramedic's performance shall be evaluated in the manner described in Personnel Rule Section 3.06.150.

C. A limited term Firefighter Paramedic who is transferred from a limited-term position to a regular Firefighter Paramedic position, at the sole discretion of the Fire Chief, having the same salary range and substantially similar duties, shall be compensated at the same step in the salary range as previously received without a change in the anniversary date.

D. Salary Step Advancement. A merit step increase may be granted to a limited term Firefighter Paramedic employee pursuant to City's Personnel Rules 3.11.030, subject, but not limited, to the following:

1. "Anniversary date" means the date upon which an employee first appears on the City payroll due to original appointment to the Firefighter Paramedic limited-term position, and in which the employee becomes eligible for salary advancement consideration.

~~1.~~2. A limited term Firefighter Paramedic shall be provided with an employee evaluation in accordance with Chapter 3.14 of the Personnel Rules.

E. Limited term Firefighter Paramedic employees shall be at-will employees and shall be entitled to health insurance, CalPERS retirement, retiree health savings account, long term disability, holiday pay, vacation and sick leave and other benefits, on the same terms and conditions as a newly hired regular status employee.

F. The length of service and service credit shall start from the initial date of hire as a limited term Firefighter Paramedic and be deemed continuous service upon the transfer to a regular Firefighter Paramedic position without a break in service.

G. Nothing in this Article shall change the at-will, temporary status of a limited term appointment.

H. In all circumstances, appointments made based on this provision or into regular service are at the sole discretion of the Fire Chief.

The terms and conditions of this Memorandum of Understanding are executed this _____day of _____ by the Employer-Employee representatives whose signatures appear below on behalf of their respective organizations.

CITY OF ROSEVILLE:

DOMINICK CASEY
City Manager

TIM DAVIS
Chief Negotiator

BRIAN DIEMER
Member, Negotiating Team

JAMIE PEPIN
Member, Negotiating Team

DION LOUTHAN
Member, Negotiating Team

AJMEER KHALIQI
Member, Negotiating Team

ROSEVILLE FIREFIGHTERS':

GABE MICHAEL
President

JERRY CAMOUS
Chief Negotiator

WILL RABY
Member, Negotiating Team

MATT PICCHI
Member, Negotiating Team

MATT WALLING
Member, Negotiating Team

MATT MCCAULEY
Member, Negotiating Team

APPENDIX "A"

ROSEVILLE FIREFIGHTERS CLASSES

3375 FIRE & ENVIR SAFETY INSPEC I
3377 FIRE & ENVIR SAFETY INSPEC II
3320 FIRE CAPTAIN
3340 FIRE ENGINEER
~~3382 FIRE INSPECTION SUPERVISOR~~
1022 FIRE & ENVIR INSPECTION SUPERVISOR
~~3380 FIRE INSPECTOR I~~
~~3385 FIRE INSPECTOR II~~
3350 FIREFIGHTER-EMT I
3353 FIREFIGHTER-PARAMEDIC I
3355 FIREFIGHTER-PARAMEDIC II
~~3454 HAZARDOUS MATERIALS INSPECTOR~~

APPENDIX "B"

SURVEY AGENCIES

City of Sacramento
Davis
Fairfield
Folsom
Lodi
~~Redding~~Rocklin
Sacramento Metropolitan Fire Protection District
South Placer Fire Protection District
Vacaville
City of West Sacramento
El Dorado Hills Fire Department
Consumnes Community Services District Fire Department

ORDINANCE NO. 6446

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 6307, THE SALARY ORDINANCE FOR EMPLOYEES REPRESENTED BY ROSEVILLE FIREFIGHTERS, LOCAL 1592, AS AMENDED BY APPENDIX "A", TO BE EFFECTIVE JANUARY 15, 2022 AS AN URGENCY MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Title and Purpose.

Ordinance No. 6307, the Salary Ordinance for Roseville Firefighters, Local 1592, is hereby amended as shown on Appendix "A" for salary schedules A & B attached hereto, to reflect wage increases and Salary Schedule B compressed salary range.

SECTION 2. Salary Schedule Effective Date.

A Classification Salary Plan adopted by this Ordinance shall be effective January 15, 2022 as an urgency measure.

SECTION 3. Urgency Ordinance.

This ordinance is hereby declared to be an urgency measure, immediately necessary for the public peace, health and safety and shall take effect January 15, 2022. A statement of urgency is as follows:

It is necessary to amend the Salary Ordinance to comply with recently approved changes for the orderly and necessary continuance of operations of the City.

SECTION 4. Posting.

The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the Ordinance Book under the record of the ordinance a certificate under her hand stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this_____day of _____, 20___, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

City of Roseville

Salary Schedule: Roseville Fire Fighters Association-A

Appendix:A
Effective Date:01/15/2022

RFF Roseville Fire Fighters Association

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3320ZA	Fire Captain 8Hr-ZA	Step A	41.0132	3281.06	7108.95	85307.46
		Step B	43.0637	3445.10	7464.37	89572.50
		Step C	45.2169	3617.35	7837.60	94051.15
		Step D	47.4779	3798.23	8229.50	98754.03
		Step E	49.8517	3988.14	8640.96	103691.54
		Step F	52.3443	4187.54	9073.01	108876.14
		Step G	54.9614	4396.91	9526.64	114319.71
		Step H	57.7097	4616.78	10003.01	120036.18
3320A	Fire Captain-A	Step A	29.2948	3281.02	7108.87	85306.46
		Step B	30.7597	3445.09	7464.35	89572.25
		Step C	32.2978	3617.35	7837.60	94051.19
		Step D	33.9125	3798.20	8229.43	98753.20
		Step E	35.6084	3988.14	8640.97	103691.66
		Step F	37.3887	4187.53	9072.99	108875.89
		Step G	39.2581	4396.91	9526.63	114319.59
		Step H	41.2211	4616.76	10002.99	120035.84

City of Roseville

Salary Schedule: Roseville Fire Fighters Association-A

Appendix:A
Effective Date:01/15/2022

RFF Roseville Fire Fighters Association

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3340ZA	Fire Engineer 8Hr-ZA	Step A	37.4119	2992.95	6484.73	77816.75
		Step B	39.2828	3142.62	6809.02	81708.22
		Step C	41.2471	3299.77	7149.50	85793.97
		Step D	43.3093	3464.74	7506.95	90083.34
		Step E	45.4747	3637.98	7882.28	94587.38
		Step F	47.7486	3819.89	8276.42	99317.09
		Step G	50.1359	4010.87	8690.22	104282.67
		Step H	52.6431	4211.45	9124.80	109497.65
3340A	Fire Engineer-A	Step A	26.7227	2992.94	6484.71	77816.50
		Step B	28.0590	3142.61	6808.98	81707.81
		Step C	29.4620	3299.74	7149.45	85793.34
		Step D	30.9349	3464.71	7506.87	90082.43
		Step E	32.4817	3637.95	7882.23	94586.71
		Step F	34.1058	3819.85	8276.34	99316.09
		Step G	35.8111	4010.84	8690.16	104281.92
		Step H	37.6020	4211.42	9124.75	109497.02

City of Roseville

Salary Schedule: Roseville Fire Fighters Association-A

Appendix:A
Effective Date:01/15/2022

RFF Roseville Fire Fighters Association

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1022A	Fire and Environmental Inspection Supervisor-A	Step A	41.0132	3281.06	7108.95	85307.46
		Step B	43.0638	3445.10	7464.39	89572.70
		Step C	45.2170	3617.36	7837.61	94051.36
		Step D	47.4780	3798.24	8229.52	98754.24
		Step E	49.8518	3988.14	8640.98	103691.74
		Step F	52.3444	4187.55	9073.03	108876.35
		Step G	54.9616	4396.93	9526.68	114320.13
		Step H	57.7098	4616.78	10003.03	120036.38
3375A	Fire and Environmental Safety Inspector I-A	Step A	32.0758	2566.06	5559.81	66717.66
		Step B	33.6800	2694.40	5837.87	70054.40
		Step C	35.3638	2829.10	6129.73	73556.70
		Step D	37.1320	2970.56	6436.21	77234.56
		Step E	38.9886	3119.09	6758.02	81096.29
		Step F	40.9381	3275.05	7095.94	85151.25
		Step G	42.9848	3438.78	7450.70	89408.38
		Step H	45.1343	3610.74	7823.28	93879.34

City of Roseville

Salary Schedule: Roseville Fire Fighters Association-A

Appendix:A
Effective Date:01/15/2022

RFF Roseville Fire Fighters Association

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3377A	Fire and Environmental Safety Inspector II-A	Step A	35.2833	2822.66	6115.77	73389.26
		Step B	37.0476	2963.81	6421.58	77059.01
		Step C	38.9001	3112.01	6742.68	80912.21
		Step D	40.8451	3267.61	7079.82	84957.81
		Step E	42.8871	3430.97	7433.76	89205.17
		Step F	45.0314	3602.51	7805.44	93665.31
		Step G	47.2831	3782.65	8195.74	98348.85
		Step H	49.6476	3971.81	8605.58	103267.01
3350A	Firefighter EMT I-A	Step A	21.9566	2459.14	5328.13	63937.62
		Step B	23.0545	2582.10	5594.56	67134.70
		Step C	24.2071	2711.20	5874.26	70491.08
		Step D	25.4175	2846.76	6167.98	74015.76
		Step E	26.6887	2989.13	6476.46	77717.49
		Step F	28.0228	3138.55	6800.20	81602.39
		Step G	29.4242	3295.51	7140.27	85683.27
		Step H	30.8954	3460.28	7497.28	89967.40

City of Roseville

Salary Schedule: Roseville Fire Fighters Association-A

Appendix:A
Effective Date:01/15/2022

RFF Roseville Fire Fighters Association

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3353ZA	Firefighter Paramedic I 8Hr-ZA	Step A	37.4119	2992.95	6484.73	77816.75
		Step B	39.2828	3142.62	6809.02	81708.22
		Step C	41.2471	3299.77	7149.50	85793.97
		Step D	43.3093	3464.74	7506.95	90083.34
		Step E	45.4747	3637.98	7882.28	94587.38
		Step F	47.7486	3819.89	8276.42	99317.09
		Step G	50.1359	4010.87	8690.22	104282.67
		Step H	52.6431	4211.45	9124.80	109497.65
3353A	Firefighter Paramedic I-A	Step A	26.7227	2992.94	6484.71	77816.50
		Step B	28.0590	3142.61	6808.98	81707.81
		Step C	29.4620	3299.74	7149.45	85793.34
		Step D	30.9349	3464.71	7506.87	90082.43
		Step E	32.4817	3637.95	7882.23	94586.71
		Step F	34.1058	3819.85	8276.34	99316.09
		Step G	35.8111	4010.84	8690.16	104281.92
		Step H	37.6020	4211.42	9124.75	109497.02

City of Roseville

Salary Schedule: Roseville Fire Fighters Association-A

Appendix:A
Effective Date:01/15/2022

RFF Roseville Fire Fighters Association

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3355ZA	Firefighter Paramedic II 8Hr-ZA	Step A	37.4119	2992.95	6484.73	77816.75
		Step B	39.2828	3142.62	6809.02	81708.22
		Step C	41.2471	3299.77	7149.50	85793.97
		Step D	43.3093	3464.74	7506.95	90083.34
		Step E	45.4747	3637.98	7882.28	94587.38
		Step F	47.7486	3819.89	8276.42	99317.09
		Step G	50.1359	4010.87	8690.22	104282.67
		Step H	52.6431	4211.45	9124.80	109497.65
3355A	Firefighter Paramedic II-A	Step A	26.7227	2992.94	6484.71	77816.50
		Step B	28.0590	3142.61	6808.98	81707.81
		Step C	29.4620	3299.74	7149.45	85793.34
		Step D	30.9349	3464.71	7506.87	90082.43
		Step E	32.4817	3637.95	7882.23	94586.71
		Step F	34.1058	3819.85	8276.34	99316.09
		Step G	35.8111	4010.84	8690.16	104281.92
		Step H	37.6020	4211.42	9124.75	109497.02

City of Roseville

Salary Schedule: Roseville Fire Fighters Association-B

Appendix:A
Effective Date:01/15/2022

RFF Roseville Fire Fighters Association

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3320ZB	Fire Captain 8Hr-ZB	Step A	43.8235	3505.88	7596.07	91152.88
		Step B	45.8832	3670.66	7953.09	95437.06
		Step C	47.2597	3780.78	8191.68	98300.18
		Step D	48.6774	3894.19	8437.42	101248.99
		Step E	50.1378	4011.02	8690.55	104286.62
		Step F	51.6419	4131.35	8951.26	107415.15
		Step G	53.1912	4255.30	9219.81	110637.70
		Step H	54.7869	4382.95	9496.40	113956.75
		Step I	56.4305	4514.44	9781.29	117375.44

City of Roseville

Salary Schedule: Roseville Fire Fighters Association-B

Appendix:A
Effective Date:01/15/2022

RFF Roseville Fire Fighters Association

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3320B	Fire Captain-B	Step A	31.3025	3505.88	7596.07	91152.88
		Step B	32.7737	3670.65	7953.08	95437.01
		Step C	33.7569	3780.77	8191.67	98300.09
		Step D	34.7696	3894.20	8437.42	101249.08
		Step E	35.8127	4011.02	8690.55	104286.58
		Step F	36.8871	4131.36	8951.27	107415.24
		Step G	37.9937	4255.29	9219.80	110637.65
		Step H	39.1335	4382.95	9496.40	113956.75
		Step I	40.3075	4514.44	9781.29	117375.44

City of Roseville

Salary Schedule: Roseville Fire Fighters Association-B

Appendix:A
Effective Date:01/15/2022

RFF Roseville Fire Fighters Association

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3340ZB	Fire Engineer 8Hr-ZB	Step A	40.8825	3270.60	7086.30	85035.60
		Step B	42.8040	3424.32	7419.36	89032.32
		Step C	44.0881	3527.05	7641.94	91703.25
		Step D	45.4107	3632.86	7871.19	94454.26
		Step E	46.7731	3741.85	8107.34	97288.05
		Step F	48.1763	3854.10	8350.56	100206.70
		Step G	49.6215	3969.72	8601.06	103212.72
		Step H	51.1102	4088.82	8859.10	106309.22
		Step I	52.6435	4211.48	9124.87	109498.48

City of Roseville

Salary Schedule: Roseville Fire Fighters Association-B

Appendix:A
Effective Date:01/15/2022

RFF Roseville Fire Fighters Association

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3340B	Fire Engineer-B	Step A	29.2017	3270.59	7086.28	85035.35
		Step B	30.5742	3424.31	7419.34	89032.07
		Step C	31.4914	3527.04	7641.91	91702.96
		Step D	32.4362	3632.85	7871.18	94454.21
		Step E	33.4092	3741.83	8107.30	97287.59
		Step F	34.4115	3854.09	8350.52	100206.29
		Step G	35.4439	3969.72	8601.05	103212.64
		Step H	36.5072	4088.81	8859.08	106308.97
		Step I	37.6024	4211.47	9124.85	109498.19

City of Roseville

Salary Schedule: Roseville Fire Fighters Association-B

Appendix:A
Effective Date:01/15/2022

RFF Roseville Fire Fighters Association

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1022B	Fire and Environmental Inspection Supervisor-B	Step A	41.4706	3317.65	7188.24	86258.85
		Step B	43.4197	3473.58	7526.08	90312.98
		Step C	44.7223	3577.78	7751.87	93022.38
		Step D	46.0640	3685.12	7984.43	95813.12
		Step E	47.4459	3795.67	8223.96	98687.47
		Step F	48.8693	3909.54	8470.68	101648.14
		Step G	50.3354	4026.83	8724.80	104697.63
		Step H	51.8454	4147.63	8986.54	107838.43
		Step I	53.4008	4272.06	9256.14	111073.66

City of Roseville

Salary Schedule: Roseville Fire Fighters Association-B

Appendix:A
Effective Date:01/15/2022

RFF Roseville Fire Fighters Association

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3375B	Fire and Environmental Safety Inspector I-B	Step A	32.7832	2622.66	5682.42	68189.06
		Step B	34.3240	2745.92	5949.49	71393.92
		Step C	35.3537	2828.30	6127.97	73535.70
		Step D	36.4143	2913.14	6311.81	75741.74
		Step E	37.5068	3000.54	6501.18	78014.14
		Step F	38.6320	3090.56	6696.21	80354.56
		Step G	39.7909	3183.27	6897.09	82765.07
		Step H	40.9847	3278.78	7104.01	85248.18
		Step I	42.2142	3377.14	7317.13	87805.54

City of Roseville

Salary Schedule: Roseville Fire Fighters Association-B

Appendix:A
Effective Date:01/15/2022

RFF Roseville Fire Fighters Association

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3377B	Fire and Environmental Safety Inspector II-B	Step A	36.0649	2885.19	6251.25	75014.99
		Step B	37.7600	3020.80	6545.07	78540.80
		Step C	38.8928	3111.42	6741.42	80897.02
		Step D	40.0596	3204.77	6943.66	83323.97
		Step E	41.2613	3300.90	7151.96	85823.50
		Step F	42.4992	3399.94	7366.53	88398.34
		Step G	43.7742	3501.94	7587.53	91050.34
		Step H	45.0874	3606.99	7815.15	93781.79
		Step I	46.4400	3715.20	8049.60	96595.20

City of Roseville

Salary Schedule: Roseville Fire Fighters Association-B

Appendix:A
Effective Date:01/15/2022

RFF Roseville Fire Fighters Association

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3350B	Firefighter EMT I-B	Step A	23.6203	2645.47	5731.86	68782.31
		Step B	24.2109	2711.62	5875.18	70502.14
		Step C	24.8162	2779.41	6022.06	72264.77
		Step D	25.4365	2848.89	6172.59	74071.09
		Step E	26.0724	2920.11	6326.90	75922.83
		Step F	26.7243	2993.12	6485.10	77821.16
		Step G	27.3923	3067.94	6647.20	79766.38
		Step H	28.0772	3144.65	6813.40	81760.81
		Step I	28.7790	3223.25	6983.70	83804.45

City of Roseville

Salary Schedule: Roseville Fire Fighters Association-B

Appendix:A
Effective Date:01/15/2022

RFF Roseville Fire Fighters Association

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3353ZB	Firefighter Paramedic I 8Hr-ZB	Step A	40.8825	3270.60	7086.30	85035.60
		Step B	42.8040	3424.32	7419.36	89032.32
		Step C	44.0881	3527.05	7641.94	91703.25
		Step D	45.4107	3632.86	7871.19	94454.26
		Step E	46.7731	3741.85	8107.34	97288.05
		Step F	48.1763	3854.10	8350.56	100206.70
		Step G	49.6215	3969.72	8601.06	103212.72
		Step H	51.1102	4088.82	8859.10	106309.22
		Step I	52.6435	4211.48	9124.87	109498.48

City of Roseville

Salary Schedule: Roseville Fire Fighters Association-B

Appendix:A
Effective Date:01/15/2022

RFF Roseville Fire Fighters Association

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3353B	Firefighter Paramedic I-B	Step A	29.2017	3270.59	7086.28	85035.35
		Step B	30.5742	3424.31	7419.34	89032.07
		Step C	31.4914	3527.04	7641.91	91702.96
		Step D	32.4362	3632.85	7871.18	94454.21
		Step E	33.4092	3741.83	8107.30	97287.59
		Step F	34.4115	3854.09	8350.52	100206.29
		Step G	35.4439	3969.72	8601.05	103212.64
		Step H	36.5072	4088.81	8859.08	106308.97
		Step I	37.6024	4211.47	9124.85	109498.19

City of Roseville

Salary Schedule: Roseville Fire Fighters Association-B

Appendix:A
Effective Date:01/15/2022

RFF Roseville Fire Fighters Association

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3355ZB	Firefighter Paramedic II 8Hr-ZB	Step A	40.8825	3270.60	7086.30	85035.60
		Step B	42.8040	3424.32	7419.36	89032.32
		Step C	44.0881	3527.05	7641.94	91703.25
		Step D	45.4107	3632.86	7871.19	94454.26
		Step E	46.7731	3741.85	8107.34	97288.05
		Step F	48.1763	3854.10	8350.56	100206.70
		Step G	49.6215	3969.72	8601.06	103212.72
		Step H	51.1102	4088.82	8859.10	106309.22
		Step I	52.6435	4211.48	9124.87	109498.48

City of Roseville

Salary Schedule: Roseville Fire Fighters Association-B

Appendix:A
Effective Date:01/15/2022

RFF Roseville Fire Fighters Association

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3355B	Firefighter Paramedic II-B	Step A	29.2017	3270.59	7086.28	85035.35
		Step B	30.5742	3424.31	7419.34	89032.07
		Step C	31.4914	3527.04	7641.91	91702.96
		Step D	32.4362	3632.85	7871.18	94454.21
		Step E	33.4092	3741.83	8107.30	97287.59
		Step F	34.4115	3854.09	8350.52	100206.29
		Step G	35.4439	3969.72	8601.05	103212.64
		Step H	36.5072	4088.81	8859.08	106308.97
		Step I	37.6024	4211.47	9124.85	109498.19

COUNCIL COMMUNICATION

CC #: 1893
File #: 0321

Title:	Digital Billboard Project – Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and Ground Leases and Subleases Approval
Contact:	Robert Cline 916-746-1172 racline@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 9.1.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council take the following actions:

1. Adopt a resolution to adopt the Mitigated Negative Declaration and approve the Mitigation Monitoring and Reporting Program for the Digital Billboard site located at 260 S Harding Boulevard; and
2. Adopt a resolution authorizing the City Manager to execute a Ground Lease and Memorandum of Ground Lease at 260 S Harding Boulevard with "Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That Survivor's Trust Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one- half (1/2) interest and Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That "Marital Trust" Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest." and further authorize the City Clerk to record the Memorandum of Ground Lease; and
3. Adopt a resolution authorizing the City Manager to execute a Sublease and Memorandum of Sublease with Clear Channel Outdoor at 260 S Harding Boulevard and further authorize the City Clerk to record the Memorandum of Sublease;
4. Adopt a resolution authorizing the City Manager to execute a Ground Lease and Memorandum of Ground Lease at 290 Conference Center Drive with Roseville Junction, LLC and further authorize the City Clerk to record the Memorandum of Ground Lease; and,
5. Adopt a resolution authorizing the City Manager to execute a Sublease and Memorandum of Sublease with Clear Channel Outdoor at 290 Conference Center Drive and further authorize the City Clerk to record the Memorandum of Sublease.

BACKGROUND

Since the adoption of Measure B in 2018, staff has continued evaluating opportunities to create additional revenue sources. One such opportunity is the Digital Billboard Project which presents an opportunity to produce millions of dollars in General Fund revenue over its life cycle and would provide a valuable marketing tool for the community and its businesses. There are two existing digital billboards in the City of Roseville, both are eastbound reads located on I-80. One is owned

by the Roseville Automall (operated by Outfront Media) and the other is the City's board located at Golfland SunSplash and operated in conjunction with Clear Channel Outdoor.

In April 2020, staff released the Digital Billboard Project Request for Proposals (RFP) and received three proposals. After staff evaluation of the proposals, it was determined there was too much variability between the proposals to move forward with a recommendation to City Council. Therefore, in August 2020, staff rejected all proposals in order to further refine the scope of the Digital Billboard project and obtain direction from City Council. In October 2020, City Council provided the following direction:

1. Construct up to four (4) digital billboards with a maximum of two (2) on Interstate 80 and two (2) on State Route 65;
2. Construction timeframe within two (2) years from commencement of services; and,
3. Release the RFP without incorporating additional signage within the City (i.e. additional CMS signs for marketing and smaller digital signage near regional commercial zoned districts).

Based on City Council direction, staff issued a revised Digital Billboard RFP in December 2020. The City received five (5) proposals from the following proposers: Clear Channel Outdoor, Outfront Media, Marquee Media, Media Choice and Foster Interstate. The proposals were evaluated by the following criteria:

Evaluation Criteria	**Maximum Points Possible**
A. Experience and qualifications of firm and proposed staff/sub-consultants/sub-contractors (per Sections 6.3 - 6.5)	20
B. Understanding of the Project – Proposed Project Plan (per Section 6.6)	20
C. Proposed Project Plan (per Section 6.7)	30
D. Business Proposal and Financing Plan (per Section 6.8)	30
Total Possible Points:	**100**

Following extensive review by the evaluation committee, Clear Channel Outdoor (CCO) was unanimously selected as the City's number one proposer based on the stated evaluation criteria. A copy of the Master Scoring Sheet is provided as Attachment 10. Additionally, CCO proposed the fewest number of signs with two locations and the highest guaranteed revenue to the City. Staff, Clear Channel and both property owners have since arrived at mutually-agreeable lease terms and staff is recommending City Council approval of the associated documents.

PROJECT DESCRIPTION

SITE LOCATIONS:

Interstate 80:

The proposed digital billboard will be constructed at 260 S Harding Boulevard (APN 014-183-029-000), a vacant parcel located directly adjacent to westbound lanes on I-80 and just south of Douglas Boulevard. The billboard would be located in a vacant, commercially-zoned and

developed area of the City.

Project simulation: Westbound and eastbound I-80




State Route 65:

The proposed digital billboard will be constructed at 290 Conference Center Drive in the northern corner of the parcel (APN 363-011-086-000). The sign placement is proposed directly adjacent to southbound lanes on Hwy-65 and just north of the Galleria Boulevard overcrossing. The billboard would be located in a commercially-zoned and developed area of the City.

Project simulation: Northbound and southbound Hwy-65




Attachment 9 shows a map of existing and proposed digital billboards along Interstate 80 and Highway 65 in Roseville and Rocklin. Each proposed sign will mimic the appearance of the Golfland Sun Splash billboard and include "City of Roseville" on the pole as shown in Figure C below. During initial negotiations, staff secured Preliminary Determination approvals for both sites from Caltrans. This Preliminary Determination approval process must be completed prior to submitting for Caltrans permits and determines the viability of a site.

GROUND LEASES & SUBLEASES:

I-80 and Douglas Boulevard:

The sign will be placed on property owned by "Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That Survivor's Trust Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one- half (1/2) interest and Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That "Marital Trust" Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest" and will be leased to the City for $60,000.00 per year with 2% annual escalations starting year eleven totaling $1,270,123.00 over 20 years. The City will subsequently sublease the property to CCO for purposes of erecting and operating a digital billboard. The full Ground Lease and Sublease are attached (Attachments 1 and 3). Major deal points include the following:

- Term of the Agreement – Initial term of 20 years with the right by CCO to extend for an additional five years for a total term of 25 years. If not extended by CCO, the Sublease will automatically expire after the 20 year term concludes.
- Financial Terms –
    - Conditional Signing Bonus: CCO shall pay the City a one-time "conditional signing bonus" of $25,000.00 within five business days following the execution of the Sublease Agreement ("Effective Date"). The conditional signing bonus would be refunded should CCO not be able to obtain necessary permits from Caltrans.
    - Additional Signing Bonus: CCO shall pay the City one-time "Additional Singing Bonus" of $225,000.00 within five business days after the date the Operation Phase begins.
    - Annual Rent: Commencing with the Operations Phase, CCO shall pay to the City "Base Rent" equal to the greater of 1) $380,000 with 2% annual escalations thereafter or, 2) 45% of the gross revenue attributed to the billboard. Rent shall be paid to the City in twelve (12) equal installments. If 45% of annual gross revenue is greater than the annual Base Rent, CCO shall pay the City the difference annually.
    - Additional Consideration: CCO shall commit space to the City within one (1) eight (8) second advertising spot in a standard rotation of eight (8) slots, to be divided equally between the two display faces on the Digital Billboard at all times for the advertisement of City messages.

State Route 65/290 Conference Center Drive:

The sign will be placed on property owned by Roseville Junction LLC and will be leased to the City for $60,000.00 per year with 2% annual escalations starting year eleven totaling $1,270,123.00 over 20 years. The City will subsequently sublease the property to CCO for purposes of erecting and operating a digital billboard. The full Lease and Sublease are attached (Attachments 2 and 4). Major deal points include the following:

- Term of the Agreement – Initial term of 20 years with the right by CCO to extend for an additional five years for a total term of 25 years. If not extended by CCO, the Sublease will automatically expire after the 20-year term concludes.
- Financial Terms –
    - Conditional Signing Bonus: CCO shall pay the City a one-time "conditional signing bonus" of $25,000.00 within five business days following the execution of the Sublease Agreement ("Effective Date"). The conditional signing bonus would be refunded should CCO not be able to obtain necessary permits from Caltrans.
    - Additional Signing Bonus: CCO shall pay the City one-time "Additional Singing Bonus" of $175,000.00 within five business days after the date the Operation Phase begins.
    - Annual Rent: Commencing with the Operations Phase, CCO shall pay to the City "Base Rent" equal to the greater of 1) $300,000 with 2% annual escalations thereafter or, 2) 45% of the gross revenue attributed to the billboard. Rent shall be paid to the City in twelve (12) equal installments. If 45% of annual gross revenue is greater than the annual Base Rent, CCO shall pay the City the difference annually.
    - Additional Consideration: CCO shall commit space to the City within one (1) eight (8) second advertising spot in a standard rotation of eight (8) slots, to be divided equally between the two display faces on the Digital Billboard at all times for the advertisement of City messages.

Additionally, both Subleases include the following terms:

- Exclusive Right – City agrees to grant CCO an exclusive right to display outdoor advertising on the premises and agrees not to authorize any other off-site outdoor advertising on City-owned or City-controlled property within 1,500 feet of the proposed digital billboards.
- No Cost to City – CCO shall be responsible for all costs associated with: preparation of

plans, securing permits and approvals, sign installation (including extension of utilities), sign operation, and sign maintenance.

- Termination Rights – The Sublease outlines termination rights of both the City and CCO. For example, the City may terminate the agreement should CCO breach its obligation to pay rent. Conversely, CCO may terminate if the view of the message display from Interstate 80 or State Route 65 is materially obstructed and CCO did not cause the obstruction. Other termination provisions apply, see Section 7: Early Termination Rights, of each Sublease (Attachment 3 and 4) for a complete description.
- Indemnification – CCO shall indemnify, defend, protect, and hold harmless the City from and against all liabilities that arise directly or indirectly from CCO's possession or use of the premises(s) and/or sign (including any verbal or non-verbal display on the sign).

Message Content:

Pursuant to the terms of the Subleases, messaging and content displayed on the signs will be managed by CCO. However, the Subleases specify that CCO may not display any message that, in the reasonable judgment of the City Manager or City Manager's designee, meets any of the following criteria:

- Is false, misleading, or deceptive;
- Promotes, directly or indirectly, establishments engaged in sexually oriented business activities;
- Contains "obscene matter as defined by the California Penal Code Section 311 on the Effective Date;
- Holds a person or group of persons up to public ridicule, derision, or embarrassment, or defames a person or group of persons;
- Contains language that is obscene, vulgar, profane, or that presents a clear and present danger of causing a riot, disorder, or other imminent threat to public safety, peace or order; or,
- Contains advertisements associated with local/state petition driven ballot initiatives or referendums.
- A complete list of restricted marketing material can be found in Attachments 3 & 4, Section K.

In addition, the agreements exclude any advertising that promotes "auto malls" or auto dealerships outside of Roseville's jurisdictional boundary. However, advertising for a specific automobile brand or manufacturer is permitted (i.e. national "brand drives").

Lastly, the signs will be made available to Caltrans for the purpose of displaying "Amber Alert" messages. The signs will also be made available to Caltrans, the City, and to other government agencies without cost, on a time-available basis (determined by COO), for the purpose of displaying public-service messages, reports of serious accidents, and emergency/disaster communications.

Operating Parameters:

The Subleases specify operating parameters for the billboards including:

- No special visual effects that include moving or flashing lights;
- Messages may not change more than once every eight seconds and have a maximum change interval of two seconds;
- In the event of a malfunction, the sign shall be programmed to turn off, show a "full black" image, or freeze the image on the display in one position; and,

- The billboard shall have a light sensing device that will adjust sign brightness as ambient conditions change. The sign shall not operate at a brightness of more than 0.3 footcandles above ambient light, measured at preset distanced specified in the agreement.

Proposed Digital Billboards - Design and Height:

As proposed, the signs will be approximately 40 to 55 feet tall measured from grade to top of the sign cabinet and dependent upon the locations specific topography and orientation which will be vetted upon approval. The signs would be elevated approximately 45 feet relative to the centerline of I-80 and Hwy-65. The signs would consist of two 672 square foot faces mounted in a "V" configuration oriented toward the eastbound and westbound lanes of I-80 and northbound and southbound lanes of Hwy-65. The design proposes minimal frame treatment to each face in an effort to reduce visual bulk and create a more streamlined appearance. For comprehensive appearance, the signs would be nearly identical to the digital billboard at Golfland Sunsplash with the sign's supporting structure perpendicular to the ground and horizontally centered. Staff prefers this design, as it provides a cleaner appearance and draws less attention to the sign structure itself. On the support structure would be a smaller illuminated sign identifying the City of Roseville. The smaller "City of Roseville" sign would be designed to comply with applicable City branding requirements.

Figure C: Elevation:



Conclusion:

As evidenced by the City's digital billboard at Golfland Sunsplash, CCO has been a committed and responsive partner to the City and community. Approval of the proposed agreements presents a unique opportunity to secure a stable and long-term General Fund revenue source while providing additional opportunities to advertise City sponsored and other non-profit events. As such, staff recommends City Council approve the proposed agreements with COO.

FISCAL IMPACT

Based on the minimum annual guarantee, signing bonus and lease costs, approval of the Ground Leases, and Subleases would guarantee a minimum $14.4 million in General Fund revenue over the 20-year term. Based on a potential revenue share of 45%, it is estimated that the City could receive up to $18.8 million in General Fund revenue over the 20-year term. Additional indirect benefits include dedicated advertising time on each sign for marketing and promotion of City events and programs. With approval of the project CCO will be responsible for all costs related to the construction, operation and maintenance of the digital billboards.

ENVIRONMENTAL REVIEW

Initial Study/Mitigated Negative Declaration (IS/MND) (Attachment 5): In accordance with CEQA, an Initial Study was prepared for the proposed project (Exhibit A). The Initial Study conclusion is that all potential impacts can be mitigated to a less-than-significant level. As such, a Mitigated Negative Declaration is proposed to satisfy CEQA requirements.

Environmental Impact Summary: Impacts are primarily short-term construction related. Mitigation measures were identified for the following environmental issue area:

• Tribal Cultural Resources

All potential impacts can be mitigated to less than significance with application of the recommended measures. The IS conclusion is that with implementation of all mitigation measures identified in the IS/MND, all potential impacts would be reduced to less than significant and an MND is proposed to satisfy CEQA requirements.

Consistent with CEQA Guidelines Section 15097, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared to assist with the tracking and implementation of required mitigation measures (Exhibit B).

The IS/MND was made available for a 30 day public review and comment period from November 19th through December 19, 2021. The environmental document availability was announced: 1) via a letter mailing to surrounding properties; and 2) via a legal notice published in the November 19, 2021 edition of the Sacramento Bee. These notices advised of the IS/MND availability and public comment period. Hard copies of the environmental document were made available at the Permit Center front counter and electronic copies were available via the City's web site, and the California Office of Planning and Research State Clearinghouse (SCH No. 2021110283).

The City received two comment letters regarding the Initial Study/Mitigated Negative Declaration (Attachment 7). A mitigation measure has been added to the document to address the comments accordingly, and there are no outstanding issues (See MMRP, Attachment 6).

The Initial Study conclusion is that with implementation of all mitigation measures identified in the IS/MND and MMRP, all potential impacts would be reduced to less than significant and an MND is proposed to satisfy CEQA requirements. As such staff recommends adoption of the IS/MND and approval of the Mitigation Monitoring and Reporting Program to satisfy the project's CEQA requirements.

The Conference Center Drive billboard location was evaluated in the City's Hotel Conference Center EIR (Attachment 8), certified by City Council on August 6, 2014 (SCH No. 2013112058) (Attachment 8). No additional CEQA review is required.

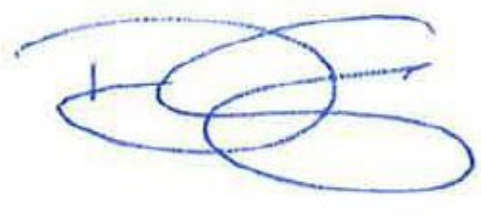
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A: Remain fiscally responsible in a changing world
Goal D: Enhance economic vitality

Respectfully Submitted,

Robert Cline, Economic Development Project Manager

Melissa Anguiano, Economic Development Director



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-017

5. Roseville Digital Billboard ISMND

6. ISMND Mitigation Monitoring and Reporting Program, Digital Billboard Project

Resolution 22-018

1. Ground Lease at 260 S Harding Blvd.

Resolution 22-019

3. Sublease with CCO at 260 S Harding Blvd.

Resolution 22-020

2. Ground Lease at 290 Conference Center Drive

Resolution 22-021

4. Sublease with CCO at 290 Conference Center Drive

7. CEQA Public Comments and Responses

8. Roseville Hotel & Conference Center Project EIR

9. Digital Billboard Site Map

10. Master Score Sheet RFP #04-20

11. Roseville Digital Billboard Project RFP #04-20

12. Roseville Digital Billboard Project IS – Errata

RESOLUTION NO. 22-017

ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND APPROVING THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE DIGITAL BILLBOARD SITE AT 260 S. HARDING BOULEVARD

WHEREAS, in April 2020, staff released the Digital Billboard Project Request for Proposals (RFP) and received three proposals; and

WHEREAS, in August 2020, staff rejected all proposals in order to further refine the scope of the Digital Billboard project and obtain direction from City Council; and

WHEREAS, in December 2020, staff issued a revised Digital Billboard RFP based on City Council direction; and

WHEREAS, in accordance with California Environmental Quality Act (CEQA), an Initial Study was prepared for the proposed project; and

WHEREAS, the Initial Study/Mitigated Negative Declaration (IS/MND) was made available for a 30 day public review and comment period from November 19, 2021 through December 19, 2021; and

WHEREAS, consistent with CEQA Guidelines Section 15097, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared to assist with the tracking and implementation of required mitigation measures; and

WHEREAS, the Initial Study conclusion is that with implementation of all mitigation measures identified in the IS/MND and MMRP, all potential impacts would be reduced to less than significant and an MND is proposed to satisfy CEQA requirements; and

WHEREAS, staff recommends adoption of the IS/MND and approval of the MMRP to satisfy the project's CEQA requirements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that it finds on the basis of the Initial Study/Mitigated Negative Declaration, and the whole record, including public comments and other documents, that if the Roseville Digital Billboard Project is conditioned with mitigation measures as proposed, there is no substantial evidence that the Project will have a significant effect on the environment; the Mitigated Negative Declaration reflects the independent judgment and analysis of the City of Roseville, and the Initial Study/Mitigated Negative Declaration for the Project is hereby adopted.

BE IT FURTHER RESOLVED that the Mitigation Monitoring and Reporting Program for the Roseville Digital Billboard Project is hereby approved.

PASSED AND ADOPTED by the Council of the City of Roseville this_____day of _____, 20___, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

Initial Study/Mitigated Negative Declaration
Roseville Digital Billboard Project

Prepared for:

CITY OF ROSEVILLE CALIFORNIA

November 2021

Prepared by:

RANEY PLANNING & MANAGEMENT, INC. 20 years
1501 Sports Drive, Suite A, Sacramento, CA 95834

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Chapter 1
Introduction and Summary

1.1 Introduction

This document is an Initial Study/Mitigated Negative Declaration (IS/MND) that addresses the potential environmental impacts of the Roseville Digital Billboard Project (proposed project) proposed by the City of Roseville (City).

The proposed project would involve the installation of a two-sided electronic billboard at the eastern portion of the project site. The project site is located southwest of the intersection of Interstate 80 (I-80) and Douglas Boulevard, beyond the terminus of South Harding Boulevard, in the City of Roseville, CA. The project site, identified by Assessor's Parcel Number 014-183-029, is vacant and covered in dirt and ruderal grasses. The site has been subject to previous disturbance.

The California Environmental Quality Act (CEQA) and Section 15004 of the State CEQA Guidelines encourage early completion of environmental documentation to enable environmental considerations to influence project design. This IS/MND is a public information document that discloses the proposed project's environmental effects and informs decision makers of the project's compliance with CEQA and the State CEQA Guidelines.

This document describes the proposed project's background, project components, the existing environmental setting (conditions before implementation of the project), and the potential environmental impacts of the proposed project. Chapter 2, *Project Description*, describes the proposed project and the best management practice (BMP) measures that the City has incorporated into the proposed project to avoid and minimize potential effects. Chapter 3, *Environmental Checklist*, identifies the anticipated environmental impacts by topic and provides mitigation measures that would be implemented to avoid significant impacts, if warranted.

1.2 CEQA Lead Agency

As the lead agency for the proposed project under CEQA, the City of Roseville determined that preparation of an IS/MND was necessary to evaluate the environmental issues associated with the proposed project and satisfy the requirements of CEQA and the State CEQA Guidelines. The IS/MND is available for public review at the following location:

City of Roseville Permit Center
311 Vernon Street
Roseville, CA 95678
(916) 774-5332

Due to changeable circumstances regarding COVID-19 concerns, the Permit Center hours for in person document review may be limited. Therefore, the public is encouraged to check the City's web site first to ensure in office accommodations are available:

https://www.roseville.ca.us

Alternatively, the IS/MND can also be viewed or downloaded from the City's website via the following link:

https://www.roseville.ca.us/environmentaldocuments

During the review period, written comments may be submitted via email to: *tshirhall@roseville.ca.us*, or sent by regular mail to:

Ms. Terri Shirhall, Environmental Coordinator
City of Roseville, Development Services Department
311 Vernon Street
Roseville, CA 95678

1.3 Summary

This IS/MND concludes that the proposed project would have potentially significant but mitigable impacts on cultural resources and tribal cultural resources, as described in Chapter 3, *Environmental Checklist*. This IS/MND identifies a variety of mitigation measures that the City would implement to avoid or minimize potentially significant impacts on sensitive environmental resources. Implementation of these measures, in addition to project BMPs, would further reduce the potential impacts to a less-than-significant level.

Chapter 2
Project Description

2.1 Project Background

The City of Roseville proposes to allow the construction of the Roseville Digital Billboard Project (proposed project) in the Infill Planning Area of the City of Roseville, California (Figure 2-1). The proposed project would involve the construction of a two-sided electronic billboard on a vacant parcel southwest of the intersection of Douglas Boulevard and I-80. Prior to 2011, billboard projects, such as the proposed project, were not allowable in the City of Roseville. However, in 2011, the City adopted the Initial Study/Negative Declaration (2011 Sign Ordinance IS/ND) for the Sign Ordinance Amendment (Ordinance 4986), adding Section 17.17.035, Signs Permissible within City-Owned Property, to the Roseville Municipal Code (RMC), regarding signs on City-owned property. Consequently, the City considers the construction and maintenance of electronic billboards on City-owned property along I-80 and State Route 65 to be an allowable use. Per the Outdoor Advertising Act, enforced and administered by the California Department of Transportation (Caltrans), such electronic billboards shall only be allowed on commercial and industrially zoned property.

2.2 Project Location and Existing Conditions

The project site is located southwest of the intersection of I-80 and Douglas Boulevard, beyond the terminus of South Harding Boulevard, in the City of Roseville, CA. The project site (Figure 2-2), identified by Assessor's Parcel Number 014-183-029, is vacant and covered in dirt and ruderal grasses. The site has been subject to previous disturbance. The northern portion of the parcel has been used seasonally as a Christmas tree lot and the entire parcel has been used as a construction staging area by Caltrans. Surrounding land uses include single-family residences to the west and southwest, a commercial area to the north, and I-80 and an associated on-ramp to the east and southeast. The project site has a General Plan land use designation of Community Commercial (CC) and is zoned Planned Development (PD192).

2.3 Proposed Project Components

The proposed project consists of the following main components:

- Construction of the proposed two-sided electronic billboard on the southeast portion of the project site; and
- Operation of the proposed billboard.

The specifications of the proposed billboard are described in greater detail below.

Figure 2-1
Regional Project Location

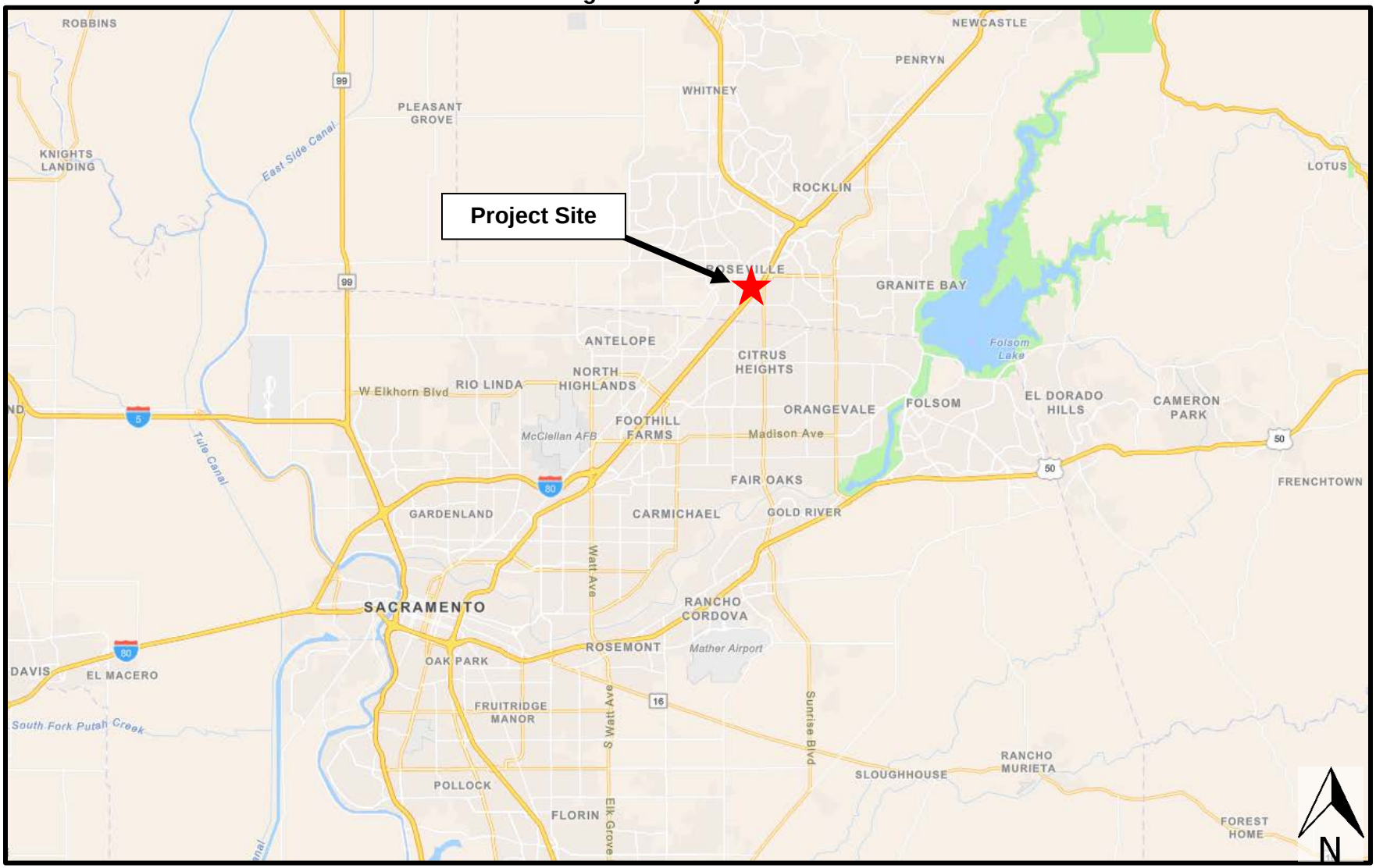


Figure 2-2
Project Site



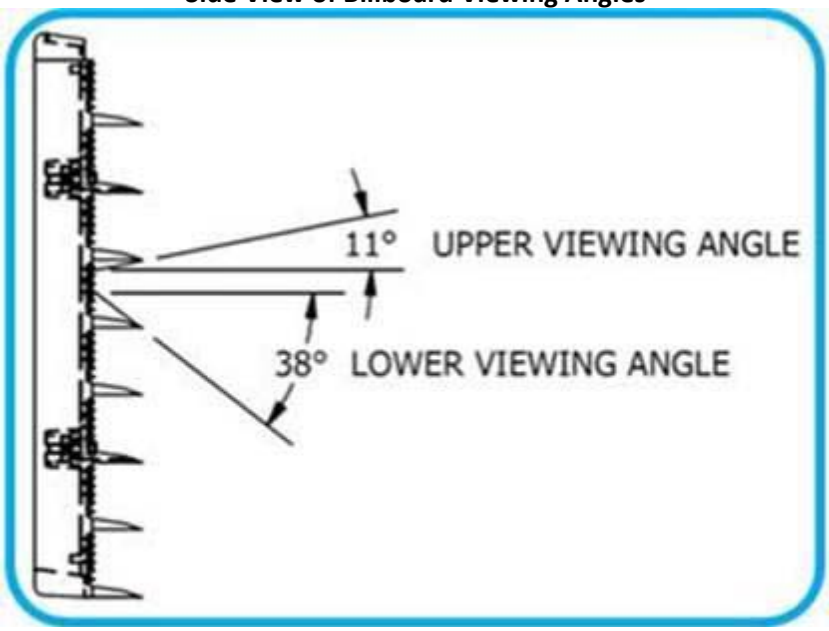
2.3.1 Construction of the Proposed Billboard

The proposed project is installation of a two-sided electronic sign at the eastern portion of the project site. Ground disturbing activities associated with construction of the proposed project would be limited to auger drilling on the southeast portion of the parcel and worker vehicle circulation. Vehicle access to the site is provided by South Harding Boulevard to the north and Wayne Drive to the west. Construction activities would take place between 7:00 AM and 7:00 PM Monday through Friday and between 8:00 AM and 8:00 PM Saturday and Sunday, in compliance with the City's Noise Ordinance. Construction would occur over approximately two weeks.

2.3.2 Operations of the Proposed Billboard

The proposed project would include operations and maintenance of a two-sided electronic billboard, approximately 35 feet to 50 feet tall, with sign faces approximately 14 feet by 48 feet. The directional light-emitting diodes (LEDs) used on both faces of the proposed sign would have diodes focusing light into a directed beam, with the beams aimed toward the roadway such that vehicular traffic can easily view the advertising message (see Figure 2-3). The display messages would be visible both from the northbound and southbound lanes of I-80 (Figure 2-4 and Figure 2-5). The display faces would be configured in a "V" angle to optimize views from I-80, and would be oriented to face away from the nearest single-family residences.

Figure 2-3
Side View of Billboard Viewing Angles



In addition, horizontal louvers manufactured as part of the sign face would help to prevent upward illumination and nighttime light pollution. Thus, the illuminance of the area around the sign would not be uniform, and greater illuminance would occur from lower viewing angles.

Figure 2-4
View of Proposed Sign from I-80 Travelling North

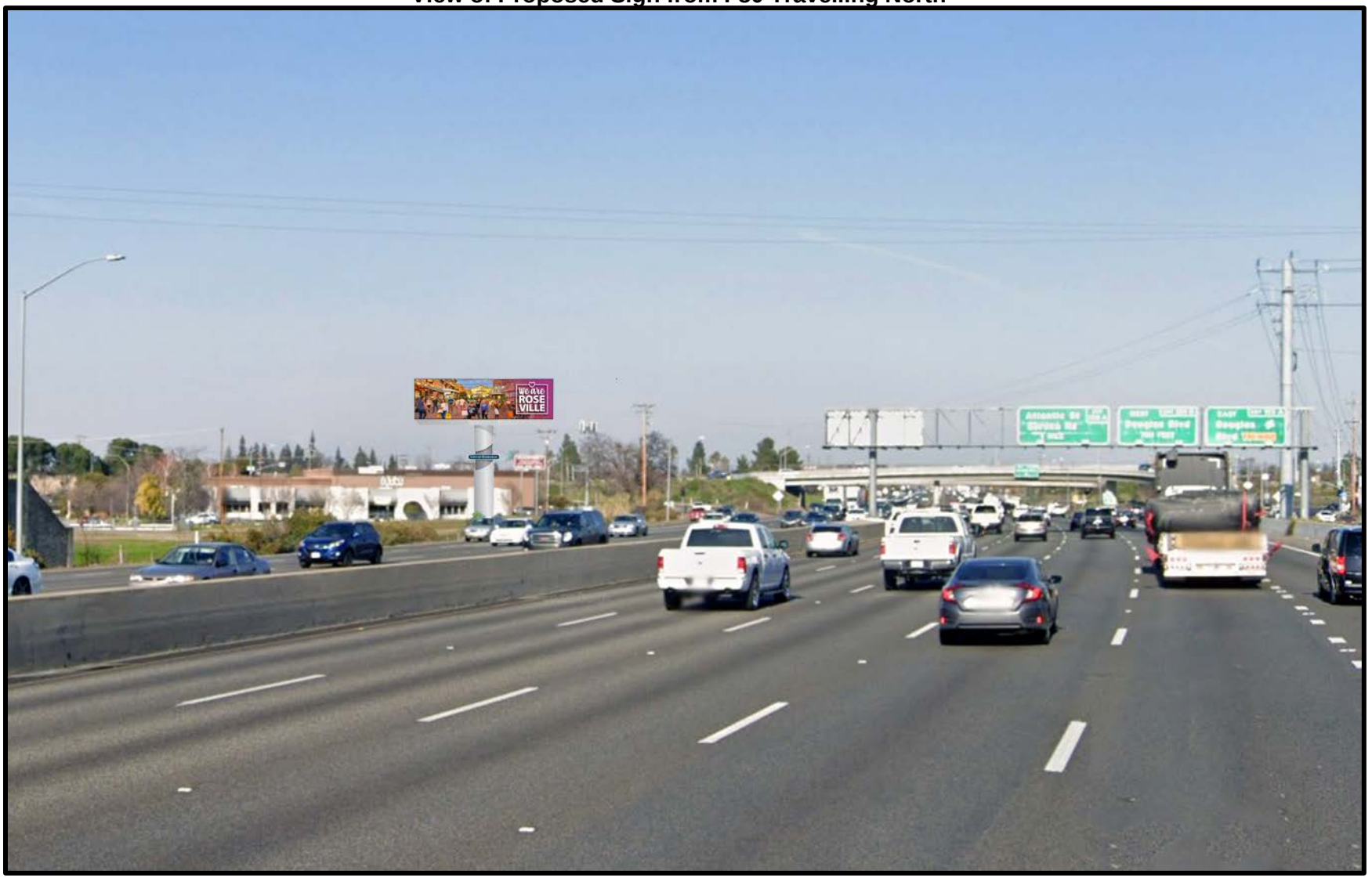


Figure 2-5
View of Proposed Sign from I-80 Travelling South



The proposed sign's illuminance area would be a maximum of 250 feet from the sign during the day and 100 feet at night, when measured perpendicularly from the center of the sign face and assuming the sign is at ground level. However, because the bottom of the sign face would be between approximately 21 feet to 36 feet in the air, the aforementioned distances would be shorter because the illuminance of the sign would be affected both by the horizontal and vertical viewing angles. The proposed sign would be required to comply with the Outdoor Advertising Act regarding flashing signs, which are defined as lights or messages that change more than once every four seconds.

2.4 Best Management Practices (BMPs)

Water quality measures (stormwater management measures and BMPs) would be implemented as part of the project to minimize potential water quality impacts. Key management measures consist of the following:

- Protect areas that provide important water quality benefits or are particularly susceptible to erosion or sediment loss.
- Minimize the potential for erosion by limiting land disturbances such as clearing, grading, and cut and fill.
- Limit disturbance of natural drainage features and vegetation.
- Ensure proper storage and disposal of toxic material.
- Incorporate pollution prevention into operation and maintenance procedures to reduce pollutant loadings to surface runoff.

2.4.1 Construction BMPs

The City and its contractor shall implement construction BMPs to avoid and minimize impacts on sensitive environmental resources. Implementation of the BMPs discussed below would minimize the potential for construction-related surface water pollution and ensure that water quality in off-site waterways and wetlands would not be compromised by erosion and sedimentation during construction.

Temporary Fencing. Where appropriate, the City's contractor shall install construction barrier fencing (including sediment fencing and straw wattles) to prevent contaminants and debris from entering off-site surface waters. Before construction begins, the City or its contractor shall identify the locations for the barrier fencing and mark those locations with stakes or flagging.

Equipment. The City shall comply with applicable stormwater ordinances, stormwater management plans, and BMPs to prevent or minimize the potential release of equipment-related petroleum contaminants into adjacent surface waters and groundwater. Implementation of standard construction procedures and precautions for working with petroleum and construction chemicals would further ensure that the impacts related to chemical handling during project construction would be minor.

Hazardous Materials. The City shall implement appropriate hazardous material management practices and other good housekeeping measures to reduce the potential for chemical spills

or releases of contaminants, including any non-stormwater discharge to adjacent surface waters. Implementation of these measures would minimize the potential for surface and groundwater contamination.

Erosion Control. The project design shall incorporate permanent erosion control elements to ensure that stormwater runoff does not cause soil erosion. Erosion and sediment control plans shall comply with the City's Grading Ordinance, which requires reducing erosion and retaining sediment onsite.

Toxic Materials Control and Spill Response Plan. The following measures shall be incorporated into the plan and implemented to avoid or minimize the risk of spills or discharges of toxic materials into adjacent surface waters:

- Prepare a hazardous material spill prevention, control, and countermeasure plan (SPCC) before construction and implement during construction;
- Prevent raw cement, concrete or concrete washings, asphalt, paint or other coating material, oil or other petroleum products, or any other substances that could be hazardous to aquatic life from contaminating the soil or entering off-site surface waters;
- Prevent discharge of drilling mud and fluids into off-site surface waters by using appropriate containment, disposal, and storage methods;
- Prevent discharge of turbid water or sediment-laden runoff to off-site surface waters by using sediment filters, diverting the water to a settling tank, and/or implementing other erosion and water quality control BMPs;
- Clean up all spills immediately according to the SPCC;
- Provide areas located outside of sensitive environmental areas for staging and storing equipment, materials, fuels, lubricants, solvents, and other possible contaminants; and
- Prevent hazardous materials from entering waters. The construction contractor shall notify the City Fire Department if evidence of soil or groundwater contamination is encountered during construction activities. Construction in that area shall be halted until the Fire Department has evaluated the find and remediation is completed, if necessary.

2.4.1.1 Traffic Management Plan

The City shall require the construction contractor to implement a Traffic Management Plan (TMP), including a construction schedule and plan to meet the City's notice procedures, before construction activities are initiated. This plan shall identify general methods by which construction activities shall be managed to minimize substantial delays to traffic as discussed below.

Communication: Develop and implement a public information campaign that describes the nature and duration of construction activities and when construction related temporary "controlled conditions" and/or travel delays are expected. Particular attention shall be placed on special events (e.g., school graduations or Placer County Fairgrounds events) that may attract unfamiliar users to the City's roadway system. The City is currently doing public outreach and shall continue the outreach program throughout project design and construction.

Construction: Describe and analyze the number of employees and their site parking areas, and the number of trucks, their routing and staging, and operating hours.

Wayfinding: Position and operate changeable message sign (CMS) trailers at strategic locations and employ other temporary signage as necessary to advise motorists, pedestrians and bicyclists of pending construction activities and alternate routes.

Emergency Vehicle Response: The contractor shall coordinate with City Police and Fire Departments to ensure that all potential effects of construction traffic controls are clearly communicated understood by public safety providers.

2.4.1.2 Noise Control Measures

The following measures shall be incorporated into the construction specifications for the proposed project to reduce and control noise generated by construction-related activities, consistent with City ordinances and standards:

- Noise-generating construction activities from the City's construction contractor shall be restricted consistent with the City's Noise Ordinance (Monday through Friday from 7:00 AM to 7:00 PM, and Saturday and Sunday from 8:00 AM to 8:00 PM);
- All construction equipment shall have sound-control devices no less effective than those provided on the original equipment. No equipment shall have an unmuffled exhaust; and
- Appropriate additional noise-reducing measures shall be implemented, including the following: stationary construction equipment shall be located as far as possible from sensitive uses; sensitive uses shall be identified on construction drawings; and excessive equipment idling shall be prohibited when the equipment is not in use.

2.4.1.3 Hazards and Hazardous Materials Measures

The construction documents shall identify materials that are considered hazardous. The project contractor shall be required to develop a Health and Safety Plan (prepared by a registered industrial hygienist) that addresses release prevention measures; employee training, notification, and evacuation procedures; and adequate emergency response protocols and cleanup procedures.

The contractor shall comply with the California Occupational Safety and Health Administration standards for the storage and handling of fuels, flammable materials, and common construction-related hazardous materials and for fire prevention (California Labor Code, Division 5, Chapter 2.5).

2.4.2 City of Roseville Mitigating Ordinances

As part of the proposed project, the City shall implement the following regulations and ordinances to reduce potential environmental impacts associated with the project:

- Noise Regulation (RMC Ch.9.24);
- Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch.14.20);
- Stormwater Quality Design Manual (Resolution 07-432);
- City of Roseville Design and Construction Standards (Resolution 07-137); and

- Community Design Guidelines (Resolution 95-347).

2.5 Required Entitlements

Required permits and approvals are shown in Table 2-2. Local approvals required to construct and operate the proposed project include adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan by the City Council and approval of the project plans and specifications and construction contract. In addition, the proposed construction activities. No other State or federal approvals are required for the proposed project.

Table 2-2: Permits and Approvals Needed for the Proposed Project

Agency	Permit/Approval
City of Roseville	Adoption of the Mitigated Negative Declaration
City of Roseville	Approval of the Mitigation Monitoring and Reporting Plan
City of Roseville	Approval of Plans and Specifications and Construction Contract

Chapter 3
Environmental Checklist

1.	Project Title:	Roseville Digital Billboard Project
2.	Lead Agency Name and Address:	City of Roseville 311 Vernon Street Roseville, CA 95678
3.	Contact Person and Phone Number:	Terri Shirhall Environmental Coordinator Development Services Department (916) 774-5362
4.	Project Location:	The project site, identified by Assessor's Parcel Number 014-183-029, is located southwest of the intersection of I-80 and Douglas Boulevard, beyond the terminus of South Harding Boulevard, in the City of Roseville, CA. The proposed project would be located in the southeast portion of the parcel.
5.	Project Sponsor's Name and Address:	City of Roseville 311 Vernon Street Roseville, CA 95678
6.	General Plan Designation:	Community Commercial (CC)
7.	Zoning:	Planned Development (PD192)

8. Description of Project:

The proposed project would include the installation, operation, and maintenance of a two-side electronic sign at the eastern portion of the project site. Ground disturbing activities associated with the construction of the proposed project would be limited to auger drilling on the southeast portion of the parcel and worker vehicle circulation.

9. Surrounding Land Uses and Setting:

The northern portion of the parcel has been used seasonally as a Christmas tree lot and the entire parcel has been used as a construction staging area by the California Department of Transportation (Caltrans). Surrounding land uses include single-family residences to the west and southwest, a commercial area to the north, and I-80 and an associated on-ramp to the east and southeast.

10. Other Public Agencies Whose Approval is Required:

Caltrans.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

On October 5, 2021, the City of Roseville sent certified letters to the Tribes listed below requesting consultation and/or information regarding tribal resources in the project area. The letters requested a response within 30 days. The United Auburn Indian Community of the Auburn Rancheria (UAIC) initiated consultation on October 8, 2021, and consultation was closed with mutual agreement on October 22, 2021.

- United Auburn Indian Community of the Auburn Rancheria; and
- Shingle Springs Band of Miwok Indians.

3.1 Environmental Factors Potentially Affected

The environmental factors checked below would potentially be affected by this project (i.e., the project would involve at least one impact that is a "Potentially Significant Impact"), as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agricultural and Forestry	☐ Air Quality	☐ Biological Resources
☒ Cultural Resources	☐ Geology/Soils	☐ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources	☐ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☒ Tribal Cultural Resources	☐ Utilities/Service Systems	☐ Mandatory Findings of Significance	

3.2 Determination

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have an impact on the environment that is "potentially significant" or "potentially significant unless mitigated" but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards and (2) has been addressed by mitigation measures based on the earlier analysis, as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the project, nothing further is required.

Tim Hill — Signature

11.17.21 — Date

3.2.1 Aesthetics

I. Aesthetics	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?	☐	☐	☐	☒
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	☐	☐	☒	☐

3.2.1.1 Discussion

a,b. Examples of typical scenic vistas include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. Per the City's General Plan EIR, the City's Panning Area does not contain any scenic vistas or any designated or eligible State scenic highways. Thus, the proposed project would not have a substantial adverse effect on a scenic vista or substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a State scenic highway, and ***no impact*** would occur.

c. The project is located in an urbanized area of the City of Roseville; therefore, in accordance with CEQA question 'c', the relevant threshold is whether the project would conflict with applicable zoning and other regulations governing scenic quality, rather than whether the project would substantially degrade the existing visual character or quality of public views of the site and its surroundings.

With that said, the visual landscape of the surrounding area is characterized by urban development, with single-family residences to the west and southwest, a commercial area to the north, and I-80 to the east and south. The two proposed display faces would be oriented at a V-angle, facing away from the existing residences. The proposed sign would

be generally consistent with the existing visual character of public views along the I-80 corridor, including road signs, signs for businesses in the commercial area north of the project site, and other sources of light, including streetlights along I-80.

Per Section 17.17.010(c) of the City's Sign Ordinance, the regulations and prohibitions in the Sign Ordinance are intended to prevent the visual clutter, blight, and traffic hazards caused by signs. The proposed project's required compliance with such would ensure that substantial adverse impacts related to aesthetics do not occur. In addition, the proposed project would be required to comply with the Outdoor Advertising Act of the California Business and Professions Code, including, but not limited to, the restrictions on size, height, intermittent flashing lights, proximity to interstate and primary highways and landscaped freeways, and other applicable regulations. For example, signs that are visible from any highway are prohibited from simulating or imitating any directional, warning, danger, or information signs, or from displaying any red, blinking, flashing, moving, or intermittent light likely to be mistaken for a warning or danger signal. Consistent with the regulations, the proposed sign would not include such imagery. Per the Outdoor Advertising Act, the illumination of a sign is considered vision-impairing to travelers on adjacent highways if the brilliance of the proposed sign were to exceed the values set forth in Section 21466.5 of the Vehicle Code. The proposed sign would not exceed an illuminance of 0.3 foot-candles above ambient levels and, thus, would comply with the regulation. Furthermore, advertising displays may not exceed 1,200 square feet in area with a maximum height of 25 feet and a maximum length of 60 feet, including border and trim, and excluding base or apron supports and other structural members. The proposed sign would comply with the size limitations. According to the Outdoor Advertising Act, displays must be located within 660 feet from the edge of the public right-of-way. The proposed sign would be located approximately 60 feet from I-80 and, thus, would comply with the regulation. Thus, the proposed project would be consistent with applicable zoning and other regulations governing electronic billboards in the City of Roseville, including the Sign Ordinance and Outdoor Advertising Act.

Based on the above, implementation of the proposed project would not conflict with the project site's current land use and zoning designations and other regulations governing scenic quality. As such, the proposed project would not substantially degrade the existing visual character or quality of the site or the surroundings, and a ***less-than-significant*** impact would occur.

d. The existing nighttime lighting environment in the project area is defined by light from I-80 and nearby roads, including sources such as street lights, headlights from vehicles, lighted street signs, and traffic signals. The proposed electronic media sign would introduce new sources of light in the project vicinity. The electronic media sign would consist of two display faces oriented at a V-angle, facing away from the existing residences to the southeast of the site. While the proposed sign would be located approximately 100 feet east of the property lines of the nearby single-family residences, the LEDs used on both sign faces would prevent excessive light and glare from reaching the residences by reducing the viewing angle. In addition, the brightness of the sign would be limited to 0.3 foot-candles above ambient levels, which would be ensured by a light-sensing device on the display that would adjust the brightness as ambient light conditions change. The

photometrics from the manufacturer can be set to consistently meet the brightness targets at day and night.

The proposed sign's illuminance area would be a maximum of 250 feet from the sign during the day and 100 feet at night, when measured perpendicularly from the center of the sign face and assuming the sign is at ground level. However, because the bottom of the sign face would be between approximately 21 feet to 36 feet in the air, the aforementioned distances would be shorter because the illuminance of the sign would be affected both by the horizontal and vertical viewing angles.

Based on the above, the proposed media sign would be oriented away from existing residences in the project area and the lighting would not exceed 0.3 foot-candles. In addition, the sign would comply with all applicable lighting standards established in the City's Municipal Code, which would ensure that the proposed sign would comply with the Outdoor Advertising Act and Section 21466.5 of the Vehicle Code. Therefore, the proposed project would result in ***less-than-significant*** impacts related to creating a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

3.2.1.2 Mitigation Measures

The proposed project would not result in any potentially significant impacts related to aesthetic resources. Therefore, mitigation measures are not necessary.

3.2.1.3 References

California Legislative Information. *Business and Professions Code – BPC, Division 3. Professions and Vocations Generally [5000 – 9998.11], Chapter 2. Advertisers [5200 -5486], Article 7. Regulations [5400 -5419].* Available at: https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=BPC&division=3.&title=&part=&chapter=2.&article=7. Accessed October 2021.

Lou Musica, Clear Channel Outdoor. *Best Practices Brief: Digital Viewing Cone Specifics – Vertical and Horizontal v6*. July 2020.

3.2.2 Agricultural and Forestry Resources

II. Agricultural and Forestry Resources	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
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?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment that, 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?	☐	☐	☐	☒

3.2.2.1 Discussion

a-e. The project site currently consists of undeveloped, but disturbed, ruderal grassland. According to the California Department of Conservation's Farmland Mapping and Monitoring Program, the project site is designated as "Urban and Built-Up Land" and does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Thus, the project site would not be converted from Farmland to non-agricultural uses as a result of the proposed project. The project site is currently designated CC per the City's General Plan and zoned PD192. Consequently, the project site is not zoned for agricultural uses, and the site is not under a Williamson Act Contract. Forest land and timberland do not occur within the City of Roseville. Thus, the project site is not considered forest land (as defined in Public Resources Code section 12220[g]) and is not zoned for Timberland Production (as defined by Government Code Section 51104[g]). Overall, the proposed project would result in ***no impact*** to agricultural and forestry resources.

3.2.2.2 Mitigation Measures

The proposed project would not result in any potentially significant impacts related to agricultural and forestry resources. Therefore, mitigation measures are not necessary.

3.2.2.3 References

California Department of Conservation. 2016. *California Important Farmland Finder.* Available: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed October 2021.

3.2.3 Air Quality

III. Air Quality	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
When available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b. Cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c. Exposure of sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d. Other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

3.2.3.1 Discussion

a,b. The 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 (PM_{10}) 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 project area is the Sacramento Regional 2009 NAAQS 8-Hour Ozone Attainment and Reasonable Further Progress Plan (Ozone Attainment Plan), updated July 24, 2017. The Ozone Attainment Plan demonstrates how existing and new control strategies would provide the necessary future emission reductions to meet the Clean Air Act (CAA) requirements, including the federal AAQS.

The Ozone Attainment Plan demonstrates how existing and new control strategies would provide the necessary future emission reductions to meet the FCAA 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 for ozone 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). On April 30, 2018, the USEPA published designations for areas in attainment/unclassifiable for the 2015 ozone standards. The USEPA identified the portions of Placer County within the SVAB as nonattainment for the 2015 ozone standards. Due to the designation of the SVAB as nonattainment for the 2015 standards, the PCAPCD will work with other regional air districts to prepare a new ozone SIP for the revised 2015 standards.

General conformity requirements of the regional air quality plan include whether a project would cause or contribute to new violations of any AAQS, increase the frequency or severity of an existing violation of any AAQS, or delay timely attainment of any AAQS. 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 has adopted recommended thresholds of significance for emissions of PM_{10} and the 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 3.2.3-1 are the PCAPCD's current thresholds of significance for use in the evaluation of air quality impacts associated with proposed development projects. Thus, if the proposed project's emissions exceed the pollutant thresholds presented in Table 3.2.3-1, 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 3.2.3-1. PCAPCD Thresholds of Significance

Pollutant	Construction Threshold (lbs/day)	Operational Threshold (lbs/day)
ROG	82	55
NO_X	82	55
PM_{10}	82	82

Source: Placer County Air Pollution Control District. CEQA Handbook. 2017.

Construction activity associated with the proposed project would be limited to relatively minor ground disturbance to construct the proposed sign foundation, minor utility improvements, and installation of the sign column and display screens. Given that such activities would result in relatively insignificant emissions of criteria pollutants, the proposed project is anticipated to be below the PCAPCD thresholds for construction emissions. In addition, the proposed project would not result in any operational emissions.

Past, present, and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By nature, air pollution is largely a cumulative impact. A single project is not sufficient in size to, by itself, result in nonattainment of AAQS. Because the proposed project would not result in emissions above the applicable thresholds of significance for ROG, NO_X, or PM_{10}, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State AAQS.

Because the proposed project would not result in construction-related or operational emissions of criteria air pollutants in excess of PCAPCD's thresholds of significance, conflicts with or obstruction of the implementation of the applicable regional air quality plans would not occur. In addition, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State AAQS. Thus, a ***less-than-significant*** impact would result.

c. 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 nearest existing sensitive receptor would be the single-family residence located southwest of the project site, approximately 100 feet away.

The major pollutant concentrations of concern are localized carbon monoxide (CO) emissions and toxic air contaminant (TAC) emissions.

Localized Carbon Monoxide Emissions

As discussed in Section 3.2.17, Transportation, of this IS/MND, the proposed project is not anticipated to increase traffic to local roadways except during the construction period. Increases in vehicle traffic resulting from the proposed project would be minor and would only occur during the installation of the proposed sign. As such, based on the PCAPCD screening criteria, the proposed project would result in a less-than-significant impact related to localized CO emissions concentrations and would not expose sensitive receptors to substantial concentrations of localized CO.

TAC Emissions

Another category of environmental concern is TACs. The CARB's *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, freeways and high traffic roads, distribution centers, and rail yards. The CARB has identified diesel particulate matter (DPM) from diesel-fueled engines as a TAC; thus, high volume freeways, stationary diesel engines, and facilities attracting heavy and

constant diesel vehicle traffic are identified as having the highest associated health risks from DPM. Health risks associated with TACs are a function of both the concentration of emissions and the duration of exposure, where the higher the concentration and/or the longer the period of time that a sensitive receptor is exposed to pollutant concentrations would correlate to a higher health risk.

The proposed project does not include any operations that would be considered a substantial source of TACs. Accordingly, operations of the proposed project would not expose sensitive receptors to excess concentrations of TACs.

Short-term, construction-related activities could result in the generation of TACs, specifically DPM, from on-road haul trucks and off-road equipment exhaust emissions. Construction is temporary and occurs over a relatively short duration in comparison to the operational lifetime of the proposed project. Health risks are typically associated with exposure to high concentrations of TACs over extended periods of time (e.g., 30 years or greater), whereas the construction period associated with the proposed project would likely be limited to one year. All construction equipment and operation thereof would be regulated per the *In-Use Off-Road Diesel Vehicle Regulation*, which is intended to help reduce emissions associated with off-road diesel vehicles and equipment, including DPM. Project construction would also be required to comply with all applicable PCAPCD rules and regulations, particularly associated with permitting of air pollutant sources.

Due to the temporary nature of construction, which would occur over the course of approximately two weeks, and the relatively short duration of potential exposure to associated emissions, the potential for any one sensitive receptor in the area to be exposed to concentrations of pollutants for a substantially extended period of time would be low. Therefore, construction of the proposed project would not be expected to expose nearby sensitive receptors to substantial pollutant concentrations.

Conclusion

Based on the above, the proposed project would not expose any sensitive receptors to substantial concentrations of pollutants, including localized CO or TACs, during construction or operation. Therefore, the proposed project would result in a ***less-than-significant*** impact related to the exposure of sensitive receptors to substantial pollutant concentrations.

d. Emissions of pollutants have the potential to adversely affect sensitive receptors within the project area. Pollutants of principal concern include emissions leading to odors, emissions of dust, or emissions considered to constitute air pollutants. Air pollutants have been discussed in sections “a” through “c” above. Therefore, the following discussion focuses on emissions of odors and dust during construction and operation of the project.

Odors

Odors are generally regarded as an annoyance rather than a health hazard. Due to the subjective nature of odor impacts, the number of variables that can influence the potential for an odor impact, and the variety of odor sources, quantitative methodologies to determine the presence of a significant odor impact do not exist. Certain land uses such

as wastewater treatment facilities, landfills, confined animal facilities, composting operations, food manufacturing plants, refineries, and chemical plants have the potential to generate considerable odors.

Diesel fumes from construction equipment and heavy-duty trucks could be found to be objectionable; however, as addressed above, operation of construction equipment would be regulated by PCAPCD rules and regulations, restricted to certain hours per the RMC, and would occur intermittently throughout the course of a day. All construction equipment and operation thereof would be regulated per the statewide *In-Use Off-Road Diesel Vehicle Regulation*. In addition, construction is temporary and construction equipment would operate intermittently throughout the course of a day and would likely only occur over portions of the improvement area at a time. For the aforementioned reasons and due to the distance between the project site and the nearest sensitive receptors, the project would not result in any noticeable objectionable odors associated with construction.

Although offensive odors rarely cause any physical harm, they can be unpleasant, leading to citizen complaints to local governments and air districts. Diesel-powered equipment operating during construction may generate odors that are evident in the immediately surrounding area. These activities would be intermittent and temporary in duration and, therefore, would not result in nuisance odors. Digital billboards are not known to emit odors during operation, and the project does not meet any of the facility types identified by CARB or PCAPCD as odor-generating; thus, the project would not generate substantial operational odors. Accordingly, the proposed project would not create objectionable odors affecting a substantial number of people.

Dust

As noted previously, construction of projects within Placer County are required to comply with all applicable PCAPCD rules and regulations. The aforementioned rules would act to reduce construction-related dust by implementing dust control measures. PCAPCD Rule 228 requires implementation of dust control measures, such as minimizing track-out on to paved public roadways, limiting vehicle travel on unpaved surfaces to 15 miles per hour, and stabilization of storage piles and disturbed areas. Following construction, operation of the proposed sign would not involve vehicles operating within the project site. Thus, the proposed project operations would not include sources of dust that could adversely affect a substantial number of people.

Conclusion

For the aforementioned reasons, construction and operation of the proposed project would not create objectionable odors affecting a substantial number of people, and impacts would be ***less than significant***.

3.2.3.2 Mitigation Measures

Due to the short duration of construction, and minimal ground disturbance, the proposed project would not result in any potentially significant impacts on air quality. Therefore, mitigation measures are not necessary.

3.2.3.3 References

California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005.

California Air Resources Board. 2020. *Area Designations Maps*. Available at: <http://www.arb.ca.gov/desig/adm/adm.htm>. Accessed October 2021.

Placer County Air Pollution Control District. 2017 *CEQA Handbook*. November 2017.

3.2.4 Biological Resources

IV. Biological Resources	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
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 Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including essential fish habitat)?	☐	☐	☒	☐
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?	☐	☐	☒	☐

3.2.4.1 Discussion

a-f. The proposed electronic billboard would be installed within the southeastern portion of the project site, which consists of dirt and ruderal grasses and has been subject to previous disturbance. The project site does not contain riparian habitat or other sensitive natural communities, including wetlands. In addition, the project site does not support any wildlife movement corridors. The project site and the surrounding areas do not contain streams or other waterways that could be used by migratory fish or as a wildlife corridor for other

wildlife species. No aspect of the project would conflict with the City's *Open Space Preserve Overarching Management Plan,* or would otherwise impact habitat areas subject to regulatory oversight.

The project site would not be subject to substantial ground disturbing activity associated with the proposed project. Ground disturbance would be limited to auger drilling for the foundation of proposed sign's support column and the minor unavoidable disturbance associated with equipment staging. Major grading or material movement would not be required. Furthermore, previous disturbance has occurred on the project site associated with the site's use as a Christmas tree lot and as a staging area for Caltrans. Due to the disturbed nature of the project site, construction activities associated with the installation of the proposed sign would not result in adverse effects to special status plant and wildlife. Implementation of the proposed project would not involve the removal of any trees.

A search of the Department of Fish and Wildlife California Natural Diversity Database (CNDDB) revealed that special-status species that exist in the general project region would be unlikely to occur on the project site, and that the proposed project would therefore be highly unlikely to impact any special-status species. Because the project site is not vegetated, heavily disturbed, and does not contain riparian habitat, impacts to special-status plants would not occur or special-status species requiring riparian habitat would not occur. The proposed project would not involve the removal of any trees; thus, special-status birds that nest in trees would not be impacted, such as Swainson's hawk, purple martin, golden eagle, pallid bat, and white-tailed kite would not occur. While the disturbed dirt field that constitutes the project site could provide habitat for subterranean burrowing species, such as the burrowing owl and American badger, the level of disturbance at the project site from previous use as a Christmas tree lot and equipment staging area for Caltrans create a low likelihood that the project site would provide sufficient habitat.

Given the highly disturbed nature of the project site and the surrounding area, as well as the relatively limited ground disturbance associated with installation of the proposed electronic sign, the project would result in a ***less-than-significant*** impact related to biological resources.

3.2.4.2 Mitigation Measures

The proposed project would not result in any potentially significant impacts related to biological resources; therefore, mitigation measures would not be required.

3.2.4.3 References

California Department of Fish and Wildlife. *CNDDB Rarefind 5.* Available at: https://wildlife.ca.gov/Data/CNDDB/Maps-and-Data. Accessed October 2021.

Placer County. *Placer County Conservation Program.* Available at: https://www.placer.ca.gov/3362/Placer-County-Conservation-Program. Accessed October 2021.

3.2.5 Cultural Resources

V. Cultural Resources	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☒	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

3.2.5.1 Discussion

a-c. Historical resources are features that are associated with the lives of historically important persons and/or historically significant events, that embody the distinctive characteristics of a type, period, region or method of construction, or that have yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation. Examples of typical historical resources include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics.

The proposed project would involve the installation of a two-sided electronic billboard that would be visible from I-80. Ground disturbing activities associated with implementation of the proposed project would be limited to auger drilling and construction of the proposed sign column foundation on the southeast portion of the parcel, and worker vehicle circulation. Given that the project site is already highly disturbed, the discovery of previously-unknown historical resources during the limited ground disturbance associated with the proposed project is not anticipated.

A records search for the project site and the surrounding 0.25-mile radius was conducted by staff at the North Central Information Center of the California Historical Resources Information System on September 30, 2021. The records search indicated that four previous cultural resources studies have been conducted within the search area. The records search also identified one previously-recorded historic-period cultural resource within the 0.25-mile radius, consisting of a segment of the California Central Railroad (P-31-816).

Furthermore, the Native American Heritage Commission (NAHC) was contacted on September 30, 2021, to request a search of its Sacred Lands File and a list of interested Native American tribes and individuals. The results of the NAHC's Sacred Lands File search did not indicate the presence of any known cultural resources on the project site. Assembly Bill (AB 52) tribal consultation efforts under CEQA were carried out by the City

of Roseville and additional information is provided in Section 3.2.18, Tribal Cultural Resources, of this Environmental Checklist.

Due to previous disturbance of the site and the limited extent of ground disturbance associated with the proposed project, the likelihood of discovering previously unknown historical or archaeological resources and/or human remains is low. However, the possibility exists that ground-disturbing activities during construction may uncover previously unknown subsurface cultural resources; such disturbance would be a potentially significant impact. Mitigation Measures CUL-1 and CUL-2 would reduce this impact to a less-than-significant level.

Based on the above, with implementation of Mitigation Measures CUL-1 and CUL-2, the proposed project would not cause a substantial adverse change in the significance of a historical or archaeological resource pursuant to Section 15064.5, and would not result in the disturbance of human remains; thus, the impact would be considered ***less than significant with mitigation incorporated.***

3.2.5.2 Mitigation Measures

Mitigation Measure CUL-1: Implement Measures to Protect Previously Unidentified Cultural Resources

The City shall ensure that construction specifications include the following information in the grading notes:

- *Construction shall stop if potential cultural resources are encountered. It is possible that previous activities have obscured surface evidence of cultural resources. If signs of an archeological site, such as any unusual amounts of stone, bone, or shell, are uncovered during grading or other construction activities, work shall be halted within 100 feet of the find and the City of Roseville will be notified. A qualified archeologist shall be consulted for an onsite evaluation. If the site appears to be eligible for listing in State or federal registers, additional mitigation, such as further testing for evaluation or data recovery, may be necessary.*
- *In the event resources are discovered, the City shall retain a qualified archaeologist to assess the find and to determine whether the resource requires further study. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and Recreation 523 forms and evaluated for significance under all applicable regulatory criteria.*
- *All work shall stop in the immediate vicinity of the find, and, if the find is determined to be an important cultural resource, the City shall make available contingency funding and a time allotment sufficient to allow recovery of an archaeological sample or to implement an avoidance measure. Construction work may continue on other parts of the project while archaeological mitigation takes place.*

Mitigation Measure CUL-2: Implement Measures if Construction Activities Inadvertently Discover or Disturb Human Remains

The City shall ensure that construction specifications include the following in the grading notes:

- *If human remains are discovered during any phase of construction, including disarticulated or cremated remains, the construction contractor shall immediately cease all ground-disturbing activities within 100 feet of the remains and notify the City of Roseville.*
- *In accordance with California State Health and Safety Code Section 7050.5, no further disturbance shall occur until the following steps have been completed:*
    - *The County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98.*
    - *If the remains are determined by the County Coroner to be Native American, NAHC will be notified within 24 hours, and the treatment and disposition of the remains will comply with NAHC guidelines.*
- *It is further recommended that a professional archaeologist with Native American burial experience conduct a field investigation of the specific site and consult with the Most Likely Descendant (MLD), if any, identified by NAHC. As necessary and appropriate, a professional archaeologist may provide technical assistance to the MLD, including excavation and removal of the human remains.*

3.2.5.3 References

Native American Heritage Commission. *Roseville Digital Billboard Project*. November 7, 2021.

North Central Information Center. *Records Search Results for Roseville Digital Billboard Project / APN: 014-183-029, NCIC File No.: PLA-21-78*. September 30, 2021.

3.2.6 Energy

VI. Energy	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

3.2.6.1 Discussion

a,b. The main forms of available energy supply are electricity, natural gas, and oil. A description of the 2019 California Green Building Standards Code and the Building Energy Efficiency Standards, with which the proposed project would be required to comply, as well as discussions regarding the proposed project's potential effects related to energy demand during construction and operations are provided below.

The 2019 California Building Standards Code (CBSC), otherwise known as the CAL Green Code (California Code of Regulations [CCR] Title 24, Part 11), became effective on January 1, 2020. The purpose of the CAL Green Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. The CBSC standards regulate the method of use, properties, performance, types of materials used in construction, alteration repair, improvement and rehabilitation of a structure or improvement to property.

Construction

Construction of the proposed project would involve on-site energy demand and consumption related to the use of oil in the form of gasoline and diesel fuel for construction worker vehicle trips, and hauling and material delivery truck trips. In addition, diesel-fueled portable generators may be necessary to provide additional electricity demands for temporary on-site lighting, welding, and for supplying energy to areas of the site where energy supply cannot be met via a hookup to the existing electricity grid. Project construction would not involve the use of natural gas appliances or equipment.

Compliance with local, State, and federal regulations, which limit engine idling times and require recycling construction debris, would reduce short-term energy demand during the project's construction to the extent feasible and project construction would not result in a wasteful or inefficient use of energy.

The CARB has prepared the *2017 Climate Change Scoping Plan Update* (2017 Scoping Plan), which builds upon previous efforts to reduce GHG emissions and is designed to continue to shift the California economy away from dependence on fossil fuels. Appendix B of the 2017 Scoping Plan includes examples of local actions (municipal code changes, zoning changes, policy directions, and mitigation measures) that would support the State's climate goals. The examples provided include, but are not limited to, enforcing idling time restrictions for construction vehicles, utilizing existing grid power for electric energy rather than operating temporary gasoline/diesel-powered generators, and increasing use of electric and renewable fuel-powered construction equipment.

Based on the above, the temporary increase in energy use occurring during construction of the proposed project would not result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies.

Operational

State and local authorities regulate energy use and consumption through various means and programs. Regulations at the State level are intended to reduce energy use and greenhouse gas (GHG) emissions. The proposed project would comply with these regulations that include, among others, AB 1493–Light-duty Vehicle Standards, CCR Title 24, Part 6–Energy Efficiency Standards, and CCR Title 24.

Following implementation of the proposed project, Roseville Electric Utility would provide electricity to the project site. Energy use associated with operation of the proposed project would be typical of electronic signs, requiring electricity lighting, and maintenance of the electronic sign. The proposed media sign would use high-efficiency LEDs for illumination during operation.

Electricity supplied to the project by Roseville Electric Utility would comply with the State's Renewable Portfolio Standard (RPS), which requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 60 percent by 2030. Thus, a portion of the energy consumed during project operations would originate from renewable sources.

Conclusion

Based on the above, construction and operation of the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Thus, a ***less-than-significant*** impact would occur.

3.2.6.2 Mitigation Measures

The proposed project would not result in any potentially significant impacts related to energy; therefore, mitigation measures would not be required.

3.2.6.3 References

California Air Resources Board. *2017 Climate Change Scoping Plan Update*. January 20, 2017.

California Building Standards Commission. *California Green Building Standards Code*. 2019.

3.2.7 Geology and Soils

VII. Geology and Soils	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
Strong seismic ground shaking?	☐	☐	☒	☐
Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in an onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

3.2.7.1 Discussion

a-d. Per the City of Roseville 2035 General Plan Update EIR, the City is located in an area with relatively low seismic activity, and fault traces are not located either within or immediately adjacent to the City's Planning Area. The project site is not located within a State-

designated Alquist-Priolo Fault Zone. The nearest active faults are the Cordelia Fault and Green Valley Fault, located approximately 60 miles southwest of the project site, and the Hunting Creek Fault, located approximately 60 miles west of the project site. Thus, the potential for fault rupture risk at the project site is low.

An earthquake of moderate to high magnitude generated by the above faults could cause considerable ground shaking at the project site. However, the proposed project would be properly engineered in accordance with the CBSC, which includes engineering standards appropriate for the seismic area in which the project site is located. Proper engineering of the proposed project would ensure that the project would not be subject to substantial risks related to seismic ground shaking.

According to the U.S. Department of Agriculture Natural Resource Conservation Service's Web Soil Survey, soils at the project site have been identified as Cometa-Fiddyment complex. The on-site soils have a low shrink-swell potential of 0.12, and were not determined to have low strength. Thus, the aforementioned soil features do not represent a significant limitation related to the excavation required to construct the foundation for the proposed sign's support column. Nonetheless, prior to development of the proposed project, a project-specific geotechnical report would be prepared in order to ensure that all geological hazards are adequately addressed. Thus, the aforementioned soil features do not represent a significant limitation on the shallow excavation required to construct the foundation for the proposed sign's support column.

Liquefaction is a phenomenon in which granular material is transformed from a solid state to a liquefied state as a consequence of increased pore-water pressure and reduced effective stress. Per the Web Soil Survey, Cometa-Fiddyment complex is considered a well-draining soil, and, thus, liquefaction is not anticipated to occur on the project site. Seismically-induced landslides are triggered by earthquake ground shaking. Lateral spreading and subsidence are also geological hazards of concern; however, the project site is not located near an active fault zone or soils subject to such hazards, and, thus, implementation of the proposed project on the project site would not induce risks associated with liquefaction, landslide, lateral spreading, or subsidence.

In addition, the proposed project would not include any habitable structures. The proposed sign would be between 35 feet and 50 feet tall and would be located greater than 100 feet from the nearest residential fence line; thus, even in the extremely unlikely event that the sign were to fail, the risk of injury or death to humans would not occur.

Based on the above, the proposed project would not be subject to substantial risks related to liquefaction, landslides, lateral spreading, and subsidence/settlement. Compliance with standard construction regulations included in the CBSC would ensure that the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving liquefaction, subsidence, or settlement, and would not be located on a geologic 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 subsidence, liquefaction, or collapse. Thus, a ***less-than-significant*** impact would occur.

e. The construction or operation of septic tanks or other alternative wastewater disposal systems is not included as part of the project. Therefore, ***no impact*** regarding the

capability of soil to adequately support the use of septic tanks or alternative wastewater disposal systems would occur.

f. As previously discussed, the project site has already been subject to previous disturbance related to the project site's use as a Christmas tree lot and a staging area for Caltrans. Additionally, the project would not result in substantial ground disturbing activities. Implementation of Mitigation Measure CUL-1 and CUL-2 would ensure that significant impacts do not occur. Therefore, the project would not result in directly or indirectly destroying paleontological resources and a ***less-than-significant*** impact would occur.

3.2.7.2 Mitigation Measures

The proposed project would not result in any potentially significant impacts related to geology and soils; therefore, mitigation measures would not be required.

3.2.7.3 References

California Geological Survey. 2019. *EQ Zapp: California Earthquake Hazards Zone Application*. Available: https://maps.conservation.ca.gov/cgs/EQZApp/app/. Accessed October 2021.

City of Roseville. *2035 General Plan Update Final EIR.* August 5, 2020.U.S. Department of Agriculture Natural Resource Conservation Service. *Web Soil Survey.* Available at: https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm. Accessed October 2021.

3.2.8 Greenhouse Gas Emissions

VIII. Greenhouse Gas Emissions	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
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 gases?	☐	☐	☒	☐

3.2.8.1 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. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

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 (CO_2) and, to a lesser extent, other GHG pollutants, such as methane (CH_4) and nitrous oxide (N_2O) associated with area sources, mobile sources or vehicles, and utilities (electricity and natural gas). The primary source of GHG emissions for the project would be mobile source emissions during construction. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO_2 equivalents ($MTCO_2e/yr$).

As discussed in Section 3.2.3, *Air Quality*, the PCAPCD has the primary responsibility for air quality management in Placer County. PCAPCD has adopted a *de minimis* threshold of 1,100 $MTCO_2e$/yr for operation of land use development projects, such as new residential and commercial projects. The PCAPCD also has a bright line threshold of 10,000 $MTCO_2e$, where land use development projects in excess of the *de minimis* threshold (1,100 $MTCO_2e$) can be found less than cumulatively considerable if the emission intensity (emissions per capita) meets certain criteria.

It should be noted that construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change. Construction activities associated with implementation of the proposed project would only include construction of the foundation, assembly of the electronic sign, and

minor vegetation removal. As a result, because the use of heavy equipment would be limited and the overall construction period would be short in comparison to other development projects in the City, the emissions of construction-related GHG would be less than significant.

During operations, the only GHG emissions associated with the proposed project would be emissions associated with electricity generation necessary to power the proposed electronic displays. The electricity generated by Roseville Electric Utility would comply with the State Renewable Portfolio Standard (RPS) and, thus, would be carbon neutral by the year 2045. In addition, the proposed billboard would not result in a change to regional vehicle miles travelled (VMT). Consequently, operation and maintenance of the proposed project would not result in significant emissions of GHGs.

Based on the above, the proposed project would not be considered to generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Thus, a ***less-than-significant*** impact would occur.

3.2.8.2 Mitigation Measures

The proposed project would not result in significant impacts related to GHG emissions; therefore, mitigation measures would not be required.

3.2.8.3 References

Placer County Air Pollution Control District. *2017 CEQA Handbook*. November 2017.

3.2.9 Hazards and Hazardous Materials

IX. Hazards and Hazardous Materials	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d. Be located on a site that 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?	☐	☐	☐	☒
e. For a project located within an airport land use plan area or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☐	☒

3.2.9.1 Discussion

a,b. During both construction and operations, the proposed electronic sign would not be associated with the routine transport, use, disposal, or generation of substantial amounts of hazardous materials and chemicals that would represent a substantial risk to public health or the environment.

Construction activities associated with the proposed project would involve the use of heavy equipment, which would contain fuels and oils, and various other products such as concrete, paints, and adhesives. Small quantities of potentially toxic substances (e.g., petroleum and other chemicals used to operate and maintain construction equipment) would be used at the project site and transported to and from the site during construction. However, the project contractor would be required to comply with all California Health and Safety Codes and local City ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. Thus, construction of the proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment.

Based on the above, development of the proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment, and a ***less-than-significant*** impact would occur.

c. The closest school to the project site is Warren T. Eich Middle School, located approximately 0.5-mile southeast of the project site. Thus, the project site is not located within a quarter mile of any existing or proposed schools. Therefore, the proposed project would have ***no impact*** related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

d. According to the Department of Toxic Substances Control Envirostor Database, the project site is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Thus, the proposed project would not create a significant hazard to the public or the environment related to being located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and ***no impact*** would occur.

e. The nearest airport to the project site is the Sacramento McClellan Airport, located approximately 8.5 miles southwest of the project site. Thus, the proposed project site is not located within two miles of any public airports, and does not fall within an airport land use plan area. Therefore, ***no impact*** would occur related to the project being located within an airport land use plan or within two miles of a public airport or public use airport, thereby resulting in a safety hazard or excessive noise for people residing or working in the project area.

f. The proposed project would exclusively involve the installation of an electronic billboard and, thus, would not alter the existing circulation system in the surrounding area. As a result, the project would result in ***no impact*** with respect to impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan.

g. Issues related to wildfire hazards are discussed in Section 3.2.20, Wildfire, of this IS/MND. As noted therein, the project site is not located within or near a Very High Fire Hazard Severity Zone (VHFHSZ). In addition, the project site is located within a developed area of the City and, thus, is not particularly susceptible to wildland fire.

Project construction would involve the use of heavy equipment, welding, and other activities that have the potential to ignite fires. Malfunction of equipment that could cause a fire is extremely unlikely during project construction. However, the contractor would comply with Cal-OSHA standards for the storage and handling of fuels, flammable materials, and common construction-related hazardous materials and for fire prevention. In addition, the project would meet the minimum standards set forth by Public Resources Code Section 4290, Title 14, for fire protection and emergency water standards. Compliance with the aforementioned regulations would ensure that the potential for wildland fires is reduced to the maximum extent feasible.

Based on the above, the potential for wildland fires to reach the project site would be limited. Based on the above, the proposed project would not expose people or structures to the risk of loss, injury or death involving wildland fires, and ***no impact*** would occur.

3.2.9.2 Mitigation Measures

The proposed project would not result in any potentially significant impacts related to hazards and hazardous materials; therefore, mitigation measures would not be required.

3.2.9.3 References

California Department of Forestry and Fire Protection. *Fire Hazard Severity Zone Viewer.* Available at: https://egis.fire.ca.gov/FHSZ/. Accessed October 2021.

California Department of Toxic Substances Control. 2020. *Cortese List: Section 65962.5(a).* Available at: https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5a/. Accessed October 2021.

California Department of Toxic Substances Control. 2020. *EnviroStor Hazardous Waste and Substance Site List (Cortese).* Available at: https://www.envirostor.dtsc.ca.gov/public/map/?global_id=31400006. Accessed October 2021.

City of Roseville. 2017. *Location of Roseville Fire Stations*. Roseville, California. Available at: https://www.roseville.ca.us/UserFiles/Servers/Server_7964838/File/Government/Departments/Fire%20Dept/Fire%20Station%20Locations/Location%20of%20Roseville%20Fire%20Stations%20-%202017.pdf. Accessed October 2021.

3.2.10 Hydrology and Water Quality

X. Hydrology and Water Quality	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces in a manner which would:				
i. result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv. impede or redirect flood flows?	☐	☐	☐	☒
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

3.2.10.1 Discussion

a. As noted previously, the project would not include substantial ground disturbing activities. Ground disturbance associated with the proposed project would be limited to auger drilling and construction of the sign column foundation. The State Water Resources Control Board (SWRCB) regulates stormwater discharges associated with construction activities where clearing, grading, or excavation results in a land disturbance of one or more acres. Given

that the proposed project would disturb less than one acre of land, the proposed construction activities would not be subject to applicable SWRCB regulations. The ground disturbance associated with the proposed project would be minimal and would occur over a short period of time, and the contractor would be required to comply with the City BMPs listed in Section 2.4 of this document. Thus, the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.

Based on the above, the proposed project would not substantially degrade surface water quality or conflict with any applicable water quality control or management plans. Thus, a ***less-than-significant*** impact would occur.

b,e. The City of Roseville's groundwater is derived from the North American Subbasin, which is part of the Sacramento Valley Groundwater Basin. New impervious surfaces created by the project would be limited to a relatively small foundation necessary to support the proposed sign column, and the project would not include any water use. Thus, the project would not interfere substantially with groundwater recharge within the North American Subbasin.

Based on the above, the proposed project would not substantially degrade groundwater quality or substantially interfere with groundwater recharge, and a ***less-than-significant*** impact would occur.

ci-iii. The proposed project is not anticipated to create a substantial amount of new impervious surfaces on the project site. The proposed impervious surfaces would be limited to a concrete foundation supporting the proposed sign column. Furthermore, only a small portion of the soil would be exposed during construction of the project and, thus, the project would not result in substantial erosion or siltation.

Consequently, the proposed project would not substantially increase stormwater runoff relative to existing conditions. Due to the minimal amount of impervious surfaces created by the project, the proposed project would result in a ***less-than-significant*** impact related to soil erosion, surface runoff, and stormwater drainage.

civ. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for the project site, the project site is located within an Area of Minimal Flood Hazard (Zone X). The site is not classified as a Special Flood Hazard Area or otherwise located within a 100-year or 500-year floodplain. Therefore, development of the proposed project would not impede or redirect flood flows and ***no impact*** would result.

d. As discussed under question 'civ' above, the project site is not located within a flood hazard zone. Tsunamis are defined as sea waves created by undersea fault movement, whereas a seiche is a long-wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir. The project site is not located in proximity to a coastline and would not be potentially affected by flooding risks associated with tsunamis. Seiches do not pose a risk to the proposed project, as the project site is not located adjacent to a large closed body of water. Based on the above, the proposed project would not pose a risk related to the release of pollutants due to project inundation due to flooding, tsunami, or seiche, and ***no impact*** would occur.

3.2.10.2 Mitigation Measures

The proposed project would not result in any potentially significant impacts related to hydrology and water quality; therefore, mitigation measures would not be required.

3.2.10.3 References

California Department of Water Resources. 2018. *DWR Groundwater Basin Boundary Assessment Tool (BBAT).* Available at: https://gis.water.ca.gov/app/bbat/. Accessed October 2021.

Federal Emergency Management Agency. 2018. *National Flood Hazard Layer (NFHL) Viewer. Map Number 06061C1032H*. Available: https://www.fema.gov/flood-maps/national-flood-hazard-layer. Accessed October 2021.

3.2.11 Land Use and Planning

XI. Land Use and Planning	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☒	☐
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

3.2.11.1 Discussion

a. A project risks dividing an established community if the project would introduce infrastructure or alter land use so as to change the land use conditions in the surrounding community or isolate an existing land use. Existing land uses in the project vicinity include a commercial area to the north, single-family residences to the west, and I-80 to the east and south. The project would not isolate an existing land use. In addition, as noted under question 'b' below, the project would be allowable under with the site's current land use and zoning designations. As such, the proposed project would not physically divide an established community and a ***less-than-significant*** impact would occur.

b. The project site is currently designated CC per the City of Roseville's General Plan, and is the site zoned PD192. Title 17.17.035 of the RMC specifies that electronic, digital, programmable, and/or illuminated billboards may be installed within City-owned property and visible from I-80 and/or State Route 65. The proposed project would consist of a two-sided electronic billboard visible from I-80; thus, the proposed project would be consistent with Title 17.17.035 of the RMC. Therefore, the project would be consistent with the type and intensity of uses anticipated for the site in the General Plan and generally analyzed in the General Plan EIR. Furthermore, as demonstrated throughout this IS/MND, the proposed project would not conflict with City policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect.

   Based on the above, the project would not cause a significant environmental impact due to conflicts with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, a ***less-than-significant*** impact would occur.

3.2.11.2 Mitigation Measures

The proposed project would not result in any potentially significant impacts related to land use and planning. Therefore, mitigation measures would not be required.

3.2.11.3 References

City of Roseville. *City of Roseville General Plan 2035*. Adopted June 15, 2016. Amended August 17, 2016. Available at: https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774544. Accessed October 2021.

City of Roseville. *City of Roseville Zoning Map*. Adopted July 26, 1996. Last updated: March 2017. Available at: https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=10990649. Accessed October 2021.

City of Roseville. *Roseville Municipal Code Title 17.17.035.* Adopted October 15, 2011.

3.2.12 Mineral Resources

XII. Mineral Resources	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

3.2.12.1 Discussion

a,b. Mineral extraction operations do not exist on or adjacent to the project site. Mineral resources are not evaluated in the *City of Roseville 2035 General Plan Update EIR* because the City does not designate any territory within the City for Resource extraction and the City does not overlie any known deposits of economically valuable mineral sources. Additionally, the City does not have a Surface Mining and Reclamation Act permit. Because the project site does not contain mineral resources and the construction of the proposed project would not result in the loss of any known mineral resources, ***no impact*** to mineral resources would occur.

3.2.12.2 Mitigation Measures

The proposed project would not result in any potentially significant impacts related to mineral resources. Therefore, mitigation measures would not be required.

3.2.12.3 References

City of Roseville. *2035 General Plan Update EIR.* August 5, 2020. Available at: https://www.roseville.ca.us/government/departments/development_services/planning/general_plan_development_guidelines. Accessed October 2021.

City of Roseville. *City of Roseville General Plan 2035*. Adopted June 15, 2016. Amended August 17, 2016. Available at: https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774544. Accessed October 2021.

3.2.13 Noise

XIII. Noise	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?	☐	☐	☒	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

3.2.13.1 Discussion

a. The following sections present information regarding sensitive noise receptors in proximity to the project site, the existing noise environment, and the potential for the proposed project to result in impacts during project construction and operation. The following term is referenced in the sections below:

- Decibel (dB): A unit of sound energy intensity. An A-weighted decibel (dBA) is a decibel corrected for the variation in frequency response to the typical human ear at commonly encountered noise levels. All references to decibels (dB) in this section will be A-weighted unless noted otherwise.

Sensitive Noise Receptors

Some land uses are considered more sensitive to noise than others, and, thus, are referred to as sensitive noise receptors. Land uses often associated with sensitive noise receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Noise sensitive land uses are typically given special attention in order to achieve protection from excessive noise. In the vicinity of the project site, the nearest existing noise sensitive land use is the single-family residence located approximately 100 feet west of the location within the project site where the proposed billboard would be installed.

Existing Noise Environment

The ambient noise environment in the project vicinity is primarily characterized by vehicle traffic on major roadways within the vicinity of the project site, including I-80 and Douglas Boulevard, and, to a lesser extent, by vehicle traffic on smaller local roadways, including Wayne Drive, Marion Avenue, Melrose Avenue, and South Harding Boulevard.

Standards of Significance

Policy N1.9 from the Roseville General Plan Noise Element states that construction-related noise that would be consistent with the Roseville Noise Ordinance (RMC, Chapter 9.24, Noise Regulation) would be exempt from the noise standards outlined in the Noise Element Noises resulting from construction activities are prohibited by the RMC, Chapter 9.24, Noise Regulation, during nighttime hours (7:00 PM to 7:00 AM, Monday through Friday, and 8:00 PM to 8:00 AM, Saturday, Sunday and, Holidays). The RMC also specifies that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order in order to prevent excessive noise.

Impact Analysis

During construction of the proposed project, heavy equipment would be used for auger drilling and assembly of the proposed sign's support column, which would result in temporary noise level increases during the construction period. Noise levels would vary depending on the type of equipment used, how the equipment is operated, and how well the equipment is maintained. Table 3.2.13-1 shows maximum noise levels associated with typical construction equipment.

Table 3.2.13-1. Construction Equipment Noise

Type of Equipment	Maximum Level, dB at 50 feet
Backhoe	78
Compressor (air)	78
Excavator	81
Generator	81
Pneumatic Tools	85

Source: Federal Highway Administration, Roadway Construction Noise Model User's Guide, January 2006.

As demonstrated in the table, activities involved in typical construction would generate maximum noise levels up to 85 dB at a distance of 50 feet. Given that the existing single-family residences to the west and southwest of the site are located approximately 100 feet from the proposed sign foundation, noise levels would be reduced. At a distance of 100 feet, the maximum noise level at the nearest residence would be approximately 79 dB.

Temporary construction noises are exempt from the City's noise standards. Nonetheless, pursuant to RMC Chapter 9.24, Noise Regulation, construction would only occur during allowable hours, and all construction equipment would be fitted with muffling devices and maintained in good working order. Compliance with such restrictions would ensure that construction noise associated with the proposed project would be less than significant.

Per the 2011 Sign Ordinance IS/ND, electronic billboards are not known to emit noise or sound; thus, operation of the proposed project would not result in increased noise levels.

Conclusion

Based on the above, project construction noise would not conflict with the City's General Plan if restricted to the hourly limits established by the City's Noise Ordinance. In addition, the proposed project would not generate any noise level increases during operation. Therefore, the proposed project would not result in a temporary exceedance of the standards established in the local general plan or noise ordinance, or applicable standards of other agencies, and a ***less-than-significant*** impact would occur.

b. Similar to noise, vibration involves a source, a transmission path, and a receiver. However, noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. A person's perception of the vibration depends on their individual sensitivity to vibration, as well as the amplitude and frequency of the source and the response of the system which is vibrating.

Vibration is measured in terms of acceleration velocity, or displacement. A common practice is to monitor vibration in terms of peak particle velocities (PPV) in inches per second (in/sec). Standards pertaining to perception as well as damage to structures have been developed for vibration levels defined in terms of PPV. Human and structural response to different vibration levels is influenced by a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events.

Table 3.2.13-2, which was developed by Caltrans, shows the vibration levels that would normally be required to result in damage to structures. As presented in the table, the threshold for architectural damage to structures is 0.20 in/sec PPV and continuous vibrations of 0.10 in/sec PPV, or greater, would likely cause annoyance to sensitive receptors.

The only vibration-generating activities associated with the proposed project would occur during construction activities. Table 3.2.13-3 shows the typical vibration levels produced by construction equipment at various distances. The most substantial source of groundborne vibrations associated with project construction would likely be the use of auger/drill rigs. At a distance of 25 feet or greater, vibration levels from such equipment would be below the 0.20 in/sec threshold recommended by Caltrans.

The proposed construction activities would occur at a distance of over 100 feet from the existing single-family residences to the west and southwest of the site. Therefore, per the vibration levels shown in Table 3.2.13-3, groundborne vibrations would be below the 0.20 in/sec PPV threshold established by Caltrans for architectural damage to buildings. Additionally, construction activities would be temporary in nature and are anticipated to occur during normal daytime working hours.

Table 3.2.13-2. Effects of Vibration on People and Buildings

PPV			
mm/sec	**in/sec**	**Human Reaction**	**Effect on Buildings**
0.15 to 0.30	0.006 to 0.019	Threshold of perception; possibility of intrusion	Vibrations unlikely to cause damage of any type
2.0	0.08	Vibrations readily perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
2.5	0.10	Level at which continuous vibrations begin to annoy people	Virtually no risk of "architectural" damage to normal buildings
5.0	0.20	Vibrations annoying to people in buildings (this agrees with the levels established for people standing on bridges and subjected to relative short periods of vibrations)	Threshold at which there is a risk of "architectural" damage to normal dwelling - houses with plastered walls and ceilings. Special types of finish such as lining of walls, flexible ceiling treatment, etc., would minimize "architectural" damage
10 to 15	0.4 to 0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage

Source: Caltrans. Transportation Related Earthborne Vibrations. TAV-02-01-R9601. February 20, 2002.

Table 3.2.13-3 Vibration Levels for Various Construction Equipment

Type of Equipment	PPV at 25 feet (in/sec)	PPV at 50 feet (in/sec)
Loaded Trucks	0.076	0.025
Small Bulldozer	0.003	0.000
Auger/drill Rigs	0.089	0.029

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Guidelines, May 2006.

The proposed project would only cause elevated vibration levels during construction, as the proposed project would not involve any uses or operations that would generate substantial groundborne vibration.

Based on the above, the proposed project would not expose people to or generate excessive groundborne vibration or groundborne noise levels, and a ***less-than-significant*** impact would occur.

c. The nearest airport to the project site is the Sacramento McClellan Airport, located approximately 8.5 miles southwest of the project site. Thus, the project site is not located within two miles of any public airports, and does not fall within an airport land use plan area. Therefore, ***no impact*** would occur related to the project being located within an airport land use plan or within two miles of a public airport or public use airport, thereby resulting in a safety hazard or excessive noise for people residing or working in the project area.

3.2.13.2 Mitigation Measures

The proposed project would not result in any potentially significant impacts related to noise. Therefore, mitigation would not be required.

3.2.13.3 References

City of Roseville. *General Plan Noise Element*. Available at: https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/General%20Plan/Final%20General%20Plan%202020/09%20Noise_Final.pdf. Accessed October 2021.

City of Roseville. *Roseville Municipal Code Chapter 9.24 Noise Regulation*. Available at: https://qcode.us/codes/roseville/. Accessed October 2021.

3.2.14 Population and Housing

XIV. Population and Housing	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☐	☒
b. Displace a substantial number of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

3.2.14.1 Setting

a,b. The proposed project would include the construction of an electronic media sign. The project site is located in a developed area and would not include the extension of major infrastructure. Given the nature of the proposed project, the project would not create a large number of jobs or result in an influx of new residents to the project area. In addition, the proposed project would not include the construction of new housing or the demolition of existing residences. Therefore, the project would not result in substantial unplanned population growth or the displacement of existing people or housing, and ***no impact*** would occur.

3.2.14.2 Mitigation Measures

The proposed project would not result in any potentially significant impacts related to population and housing. Therefore, mitigation would not be required.

3.2.14.3 References

None.

3.2.15 Public Services

XV. Public Services	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

3.2.15.1 Discussion

a. The Roseville Fire Department operates nine fire stations that provide fire protection, suppression, emergency medical services, and hazardous material management within the City of Roseville, including the project site. The closest station is located approximately 0.7 miles northwest of the project site (Fire Station No. 1). The Roseville Police Department, headquartered approximately 1.75 miles northwest of the project site at 1051 Junction Boulevard, provides police protection services throughout the City. Because the proposed project would not add any additional residents to the area, an increase in demand for fire and police services would not occur.

The project site is located within the Roseville City School District. Because the proposed project would not result in population growth in the area, implementation of the project would not generate additional demand for school facilities.

The nearest existing park to the project site is Garbolino Park, located approximately 900 feet west of the project site. Because the proposed project would not result in population growth in the area, additional demand for parks would not occur.

Based on the above, the proposed project would result in ***no impact*** relating to the provision of public services, including fire and police protection, schools, parks, and other public facilities.

3.2.15.2 Mitigation Measures

The proposed project would not result in any potentially significant impacts related to the provision of public services. Therefore, mitigation would not be required.

3.2.15.3 References

City of Roseville. 2017. *Location of Roseville Fire Stations*. Roseville, California. Available at: https://www.roseville.ca.us/UserFiles/Servers/Server_7964838/File/Government/Departments/Fire%20Dept/Fire%20Station%20Locations/Location%20of%20Roseville%20Fire%20Stations%20-%202017.pdf. Accessed October 2021.

3.2.16 Recreation

XVI. Recreation	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒

3.2.16.1 Discussion

a,b. The proposed project would include the development of a two-sided electronic media sign on a site that is currently designated for uses which are commercial in nature. The proposed project would not result in any population growth that could result in increased use of existing recreational facilities, nor would the proposed project include or require construction or expansion of existing recreational facilities. Thus, ***no impact*** would occur.

3.2.16.2 Mitigation Measures

The proposed project would not result in any potentially significant impacts related to recreational facilities. Therefore, mitigation would not be required.

3.2.16.3 References

None.

3.2.17 Transportation

XVII. Transportation	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☒	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d. Result in inadequate emergency access?	☐	☐	☒	☐

3.2.17.1 Discussion

a-d. During construction, the proposed project would generate a minor amount of traffic on local roadways associated with construction worker commutes and the transport of materials for the proposed sign. However, such construction traffic would be limited, and would be temporary in nature. The proposed project would not include construction of new roadways or extension of existing roadways. In addition, the proposed project would not include development which would alter or increase demand for transit, bicycle, or pedestrian facilities. While the proposed project would temporarily result in an increase in VMT during the construction period, operation and maintenance of the proposed project would not affect local or regional VMT. Thus, impacts relating to VMT would be less than significant, and the project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities or with CEQA Guidelines section 15064.3, subdivision (b). Furthermore, because the project would not alter the existing circulation network, the project would not substantially increase hazards due to a geometric design feature or incompatible uses or result in inadequate emergency access.

Based on the above, the proposed project would result in a ***less-than-significant*** impact related to transportation.

3.2.17.2 Mitigation Measures

The proposed project would not result in any potentially significant impacts related to transportation. Therefore, mitigation would not be required.

3.2.17.3 References

None.

3.2.18 Tribal Cultural Resources

XVIII. Tribal Cultural Resources	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐
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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

3.2.18.1 Discussion

a,b. The project site has already been subject to previous disturbance associated with the Christmas tree business located on the northern portion of the project site. Additionally, the project would not involve substantial ground disturbing activities. Based on the history of disturbance at the project site, tribal cultural resources are not expected to occur within the project site.

A search of the NAHC's Sacred Lands File was conducted, and did not indicate the presence of any known cultural resources on the project site. In compliance with AB 52 (Public Resources Code Section 21080.3.1), the City distributed project notification letters to the appropriate Tribes on October 5, 2021. The United Auburn Indian Community indicated that the project site is located between two areas that are considered sensitive, and the potential exists for buried tribal cultural sites or items to be present on-site. The City of Roseville began formal consultation with the United Auburn Indian Community on October 8, 2021. Consultation was concluded on October 22, 2021, with mutual agreement based on the identified mitigation measures.

Based on the above, although not anticipated, the potential exists that previously unknown subsurface tribal cultural resources could be present on the project site. Should buried or otherwise unknown tribal cultural resources be encountered and/or damaged during construction, a potentially significant impact would occur. However, implementation of Mitigation Measures TCR-1 and TCR-2 would reduce the potential impact to ***less than significant with mitigation incorporated***.

3.2.18.2 Mitigation Measures

Mitigation Measure TCR-1: Implement Measures to Protect Unanticipated Discoveries.

If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and tribal monitor (if present), or, in the absence of either, contact consulting tribe(s) and a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations, in coordination with the consulting tribe(s) if the find is a tribal cultural resource.

All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional archeologist, and consulting tribe(s), and approved by the City, this may include modification of the no-work radius.

The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural or tribal cultural resource or has the potential to be a cultural or tribal cultural resource. The consulting tribe shall also be provided the opportunity to determine, within one business day of being notified, whether or not the find represents a tribal cultural resource or has the potential to be a tribal cultural resource. The subsequent actions will be determined by the type of discovery, as described below. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions.

Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted.

The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City:

- *Response to False Alarms: If the professional archaeologist determines that the find is negative for any cultural indicators and tribal representatives have not indicated the find is a tribal cultural resource, then work may resume immediately upon notice to proceed from the City's representative. No further notifications or archaeological consultation is necessary if it is determined that the discovery is not a cultural or tribal cultural resource of any kind. The professional archaeologist shall provide written documentation of this finding to the City, which shall include as an attachment any written documentation provided by tribal representatives or monitors.*
- *Response to Non-Tribal Discoveries: If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and a tribal representative shall have the opportunity to determine whether or not the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by a [tribe(s)], the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction.*
- *Response to Tribal Discoveries: If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the consulting tribe(s) and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal*

Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction.

- *Response to Human Remains: If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist and (if present) tribal monitor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code).*

If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

3.2.18.3 References

Native American Heritage Commission. *Roseville Digital Billboard Project*. November 7, 2021.

North Central Information Center. *Records Search Results for Roseville Digital Billboard Project / APN: 014-183-029, NCIC File No.: PLA-21-78*. September 30, 2021.

3.2.19 Utilities and Service Systems

XIX. Utilities and Service Systems	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐
c. Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

3.2.19.1 Discussion

a-e. Electricity for the proposed project would be provided by a new connection to an existing transformer. Water, wastewater, storm drainage infrastructure would not be impacted by the proposed project, as the project would not require connections to such utility features. While construction of the proposed project could generate a small amount of solid waste, the waste could be accommodated by the existing landfill facilities serving the City. Operation of the proposed project would not require solid waste or landfill services. Overall, the proposed project would not require the relocation or construction of new or expanded utilities.

Given that the proposed project is consistent with the site's current General Plan land use and zoning designations, the utility infrastructure within the project vicinity has been designed with adequate capacity to accommodate the minor increase in electricity

demand from development of the proposed electronic media sign, as well as other existing and planned uses in the project area. Therefore, the project would result in a ***less-than-significant*** impact related to utilities and service systems.

3.2.19.2 Mitigation Measures

The proposed project would not result in any potentially significant impacts related to utilities and service systems. Therefore, mitigation would not be required.

3.2.19.3 References

None.

3.2.20 Wildfire

XX. Wildfire	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks of, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts on the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

3.2.20.1 Discussion

a-d. According to the CAL FIRE Fire and Resource Assessment Program, the project site is not located within or near a State Responsibility Area or lands classified as a VHFHSZ. The nearest VHFHSZ is approximately 10 miles east of the project site. The project site is located in a Local Responsibility Area where the Roseville Fire Department is responsible for fire protection services. Because the proposed project consists only of the installation of an electronic billboard and does not involve adding new residents or changing circulation patterns, the proposed project would not impair implementation of an adopted emergency response plan or emergency evacuation plan. Additionally, the topography of the project site is relatively flat, and the site is located in an urbanized area of the City; thus, the project site is not susceptible to downstream flooding or landslide. Therefore, the proposed project would not be subject to substantial risks related to wildfires, and a ***less-than-significant*** impact would occur.

3.2.20.2 Mitigation Measures

The proposed project would not result in any potentially significant impacts related to wildfire. Therefore, mitigation would not be required.

3.2.20.3 References

California Department of Forestry and Fire Protection. *Fire Hazard Severity Zone Viewer.* Available at: https://egis.fire.ca.gov/FHSZ/. Accessed October 2021.

3.2.21 Mandatory Findings of Significance

XXI. Mandatory Findings of Significance	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a. Does the project have 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b. Does the project have impacts that 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.)	☐	☐	☒	☐
c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

3.2.21.1 Discussion

a. As discussed in Section 3.2.4, Biological Resources, of this IS/MND, the project site has already been subject to substantial disturbance and construction of the proposed project would not further degrade the quality of the environment, substantially reduce or impact the habitat of substantially reduce or impact the habitat of fish or wildlife species, cause fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community or reduce the number or restrict the range of a rare or endangered plant or animal. Due to previous disturbance and development of the site, the site does not contain any known historic or prehistoric resources. However, the possibility remains that previously-unknown cultural resources or tribal cultural resources could be encountered during ground disturbing activities. Implementation of Mitigation Measures CUL-1, CUL-2, and TCR-1 would ensure that the proposed project would not eliminate important examples of the major periods of California history or prehistory. Therefore, potential impacts would be ***less-than-significant with mitigation incorporated.***

b. The proposed project, in conjunction with other development within the City of Roseville, could incrementally contribute to cumulative impacts in the area. However, as

demonstrated in this IS/MND, all potential environmental impacts that could occur as a result of implementation of the proposed project would result in no impact or a less-than-significant impact through applicable General Plan policies and RMC Standards, as well as other local and state policies. In addition, the proposed project would be consistent with the project site's current land use and zoning designations. Therefore, development of the proposed project would not result in a cumulatively considerable contribution to cumulative impacts to cumulative impacts in the City of Roseville, and the proposed project's incremental contribution to cumulative impacts would be ***less than significant.***

c. As described in this IS/MND, the proposed project would comply with all applicable General Plan policies, RMC standards, and other applicable local and State regulations. In addition, as discussed in Section 3.2.3, Air Quality, Section 3.2.7, Geology and Soils, Section 3.2.8, Greenhouse Gas Emissions, Section 3.2.9, Hazards and Hazardous Materials, Section 3.2.13, Noise, and Section 3.2.17, Transportation, of this IS/MND, the proposed project would not cause substantial effects to human beings, including effects related to exposure to air pollutants, hazardous materials, noise, and traffic. Therefore, the proposed project would result in a ***less-than-significant*** impact.

CEQA Mitigation Monitoring and Reporting Program for the Roseville Digital Billboard Project

December 2021

Roseville Digital Billboard Project

MITIGATION MONITORING AND REPORTING PROGRAM

Introduction

Public Resources Code section 21081.6 and section 15097 of the California Environmental Quality Act (CEQA) Guidelines require public agencies to adopt a monitoring or reporting program for projects approved under CEQA that require implementation of mitigation measures as part of project approval.

The following is the Mitigation Monitoring and Reporting Program (MMRP) for the Roseville Digital Billboard Project (proposed project). The intent of the MMRP is to aid the City of Roseville with implementation and monitoring of mitigation measures adopted as part of the Roseville Digital Billboard Project Final Initial Study/Mitigated Negative Declaration (IS/MND).

The following mitigation measures are from the Roseville Digital Billboard Project Final IS/MND and are the responsibility of the City to implement. The MMRP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions.

MMRP Components

The components of the attached table, which contains applicable mitigation measures, are addressed briefly, below.

Impact: This column summarizes the impact identified in the Final IS/MND.

Mitigation Measure: All mitigation measures identified in the Roseville Digital Billboard Project Draft IS/MND are presented.

Action(s): For every mitigation measure, one or more actions are described. The actions delineate the means by which the mitigation measures will be implemented, and, in some instances, the criteria for determining whether a measure has been successfully implemented. Where mitigation measures are particularly detailed, the action may refer back to the measure for specifics.

Implementing Party: This item identifies the entity that will undertake the required action.

Timing: Implementation of the action must occur prior to or during some part of project approval, project design or construction or on an ongoing basis. The timing for each measure is identified.

Monitoring Party: The City of Roseville Development Services Department, in coordination with the Public Works Department, is primarily responsible for ensuring that mitigation measures are successfully implemented. Within the City of Roseville, a number of departments and divisions could have responsibility for monitoring some aspect of the overall project. Other agencies may also be responsible for monitoring the implementation of mitigation measures. As a result, more than one monitoring party may be identified.

Roseville Digital Billboard Project, Mitigation Monitoring and Reporting Program					
Impact	**Mitigation Measures**	**Action(s)**	**Implementing Party**	**Timing**	**Monitoring Party**
Cultural Resources					
Potential for a substantial adverse change in the significance of unknown buried cultural resources encountered during construction	**Mitigation Measure CUL-1: Implement Measures to Protect Previously Unidentified Cultural Resources** The City shall ensure that construction specifications include the following information in the grading notes. ● Construction shall stop if potential cultural resources are encountered. It is possible that previous activities have obscured surface evidence of cultural resources. If signs of an archeological site, such as any unusual amounts of stone, bone, or shell, are uncovered during grading or other construction activities, work will be halted within 100 feet of the find and the City of Roseville will be notified. A qualified archeologist will be consulted for an onsite evaluation. If the site appears to be eligible for listing in state or federal registers, additional mitigation, such as further testing for evaluation or data recovery, may be necessary. ● In the event resources are discovered, the City will retain a qualified archaeologist to assess the find and to determine whether the resource requires further study. Any previously undiscovered resources found during construction will be recorded on appropriate California Department of Parks and Recreation 523 forms and evaluated for significance under all applicable regulatory criteria. ● All work will stop in the immediate vicinity of the find, and, if the find is determined to be an important cultural resource, the City will make available contingency funding and a time allotment sufficient to allow recovery of an archaeological sample or to implement an avoidance measure. Construction work may continue on other parts of the project while archaeological mitigation takes place.	Stop work if cultural resources are encountered during ground-disturbing activities and have a qualified archaeologist evaluate the find and develop a response plan.	Contractor, Qualified Archaeologist, and City of Roseville Development Services Department	During construction	Contractor, City of Roseville Development Services Department
Potential to disturb human remains, including those interred outside of dedicated cemeteries	**Mitigation Measure CUL-2: Implement Measures if Construction Activities Inadvertently Discover or Disturb Human Remains** The City shall ensure that construction specifications include the following in the grading notes. ● If human remains are discovered during any phase of construction, including disarticulated or cremated remains, the construction contractor will immediately cease all ground-disturbing activities within 100 feet of the remains and notify the City of Roseville. ● In accordance with California State Health and Safety Code Section 7050.5, no further disturbance will occur until the following steps have been completed: ○ The County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. ○ If the remains are determined by the County Coroner to be Native American, NAHC will be notified within 24 hours, and the treatment and disposition of the remains will comply with NAHC guidelines. ● It is further recommended that a professional archaeologist with Native American burial experience conduct a field investigation of the specific site and consult with the Most Likely Descendant (MLD), if any, identified by NAHC. As necessary and appropriate, a professional archaeologist may provide technical assistance to the MLD, including excavation and removal of the human remains.	Implement appropriate treatment for discovery of human remains and contact the Placer County coroner. If remains are Native American, the coroner shall contact the NAHC which will appoint an MLD to provide treatment recommendations. Develop an agreement for the dignified treatment of human remains and associated or unassociated funerary objects and implement provision of the agreement.	Qualified Archaeologist, County Coroner, NAHC, MLD, and City of Roseville Development Services Department	During construction	City of Roseville Development Services Department
Tribal Cultural Resources					
Potential for a substantial adverse change in the significance of unknown buried tribal cultural resources encountered during construction	**Mitigation Measure TCR-1: Implement Post Ground Disturbance Site Visit** A minimum of seven days prior to beginning earthwork, clearing and grubbing, or other soil disturbing activities, the applicant shall notify lead agency of the proposed earthwork start-date. The lead agency shall contact the United Auburn Indian Community (UAIC) with the proposed earthwork start-date and a UAIC Tribal Representative or Tribal Monitor shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of groundbreaking activity, or as appropriate for the type and size of project,. During this inspection, a UAIC Tribal Representative or Tribal Monitor may provide an on-site meeting for construction personnel information on TCRs and workers awareness brochure. If any TCRs are encountered during this initial inspection, or during any subsequent construction activities, work shall be suspended within 100 feet of the find and the measures included in the Inadvertent/Unanticipated Discoveries Mitigation Measure shall be implemented. Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign.	Stop work if potential tribal cultural resources are encountered during ground-disturbing activities and have a qualified archaeologist, in consultation with culturally affiliated tribes, evaluate the find and develop a response plan.	Applicant, Contractor, Qualified Archaeologist, and City of Roseville Development Services Department	Prior to and During construction	Contractor, City of Roseville Development Services Department

Roseville Digital Billboard Project, Mitigation Monitoring and Reporting Program					
Impact	**Mitigation Measures**	**Action(s)**	**Implementing Party**	**Timing**	**Monitoring Party**
	● The contractor shall implement any measures deemed by CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize significant effects to the resources, including the use of a paid Native American Monitor during ground disturbing activities. **Mitigation Measure TCR-2: Implement Measures to Protect Unanticipated Discoveries.** If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and tribal monitor (if present), or, in the absence of either, contact consulting tribe(s) and a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations, in coordination with the consulting tribe(s) if the find is a tribal cultural resource. All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional archeologist, and consulting tribe(s), and approved by the City, this may include modification of the no-work radius. The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural or tribal cultural resource or has the potential to be a cultural or tribal cultural resource. The consulting tribe shall also be provided the opportunity to determine, within one business day of being notified, whether or not the find represents a tribal cultural resource or has the potential to be a tribal cultural resource. The subsequent actions will be determined by the type of discovery, as described below. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions. Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted. The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City: ● Response to False Alarms: If the professional archaeologist determines that the find is negative for any cultural indicators and tribal representatives have not indicated the find is a tribal cultural resource, then work may resume immediately upon notice to proceed from the City's representative. No further notifications or archaeological consultation is necessary if it is determined that the discovery is not a cultural or tribal cultural resource of any kind. The professional archaeologist shall provide written documentation of this finding to the City, which shall include as an attachment any written documentation provided by tribal representatives or monitors. ● Response to Non-Tribal Discoveries: If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and a tribal representative shall have the opportunity to determine whether or not the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by a [tribe(s)], the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction. ● Response to Tribal Discoveries: If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the consulting tribe(s) and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate,				

Roseville Digital Billboard Project, Mitigation Monitoring and Reporting Program					
Impact	**Mitigation Measures**	**Action(s)**	**Implementing Party**	**Timing**	**Monitoring Party**
	determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction. ● Response to Human Remains: If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist and (if present) tribal monitor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.				

RESOLUTION NO. 22-018

APPROVING A GROUND LEASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND CANDICE L. STEPHENSON AND J. WAYNE STRAUCH, CO-TRUSTEES OF THE ADMINISTRATIVE TRUST CREATED UNDER THAT SURVISOR'S TRUST UNDER "TRUST AGREEMENT AND DECLARATION OF TRUST" DATED MARCH 15, 1984, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST AND CANDICE L. STEPHENSON AND J. WAYNE STRAUCH, CO-TRUSTEES OF THE ADMINISTRATIVE TRUST CREATED UNDER THAT "MARITAL TRUST" UNDER "TRUST AGREEMENT AND DECLARATION OF TRUST" DATED MARCH 15, 1984, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Ground Lease Agreement for a portion of the property located at 260 S. Harding Blvd., by and between the City of Roseville and Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That Survivor's Trust Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest and Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That "Marital Trust" Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest (the "parties"), has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said Ground Lease Agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville and the City Clerk is authorized to record the Memorandum of Ground Lease.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

GROUND LEASE AGREEMENT

(Digital Billboard Site – Portion of 260 S. Harding Blvd.)

THIS GROUND LEASE AGREEMENT ("Lease") is made and entered into this ___ day of _____, 20__ ("the Effective Date"), by and between Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That Survivor's Trust Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest and Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That "Marital Trust" Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest ("Landlord"), and the City of Roseville, a municipal corporation ("Tenant" or "City").

W I T N E S S E T H:

WHEREAS, under the Roseville Municipal Code, the City may cause the construction and/or maintenance of freestanding digital billboard signs within City-owned property, including leasehold interests, visible from Interstate Highway 80 and/or State Highway 65; and

WHEREAS, in December of 2020, the City released a Digital Billboard Project Request for Proposals ("RFP"); and

WHEREAS, during the RFP process, Landlord's Property (as defined below) was identified as an appropriate location for the construction of a digital billboard sign; and

WHEREAS, Landlord is willing to lease the Property to City on a long term basis so the City can construct, maintain and operate a digital billboard sign; and

WHEREAS, the parties now enter into this Lease on the terms and conditions set forth below.

NOW, THEREFORE, the parties agree as follows:

1. Lease. Landlord hereby leases to Tenant the real estate described in Exhibit A (the "Property"). The Property is leased for the purpose of erecting, maintaining, operating (whether physically on-premise or via remotely changeable off-premise technology), improving, supplementing, posting, painting, illuminating, repairing, repositioning and/or removing outdoor advertising structures (whether traditional static, digital or other technology displays), including, without limitation, wireless communications equipment, fixture connections, electrical supply and connections, panels, signs, copy and any equipment and accessories as Tenant may place thereon (collectively, the "Structures"). Tenant may elect in its sole discretion at any time and from time to time during the term of this Lease, to convert and operate any advertising face on the Structures as digital, static, or any combination thereof. This Lease includes reasonably

necessary rights of access for ingress, egress, utility maintenance and visibility. Tenant may lease or license the use of the Structures, or any portion thereof, for any lawful purpose.

2. Term of Lease. This Lease shall be in effect commencing on the Effective Date for a term ("Term") that is twenty (20) years following the "Rent Commencement Date," defined as the first day of the month after the date construction of the Structures is completed and all requisite governmental and private permits and approvals are obtained for Tenant's operation of the Structures and the Structures are connected to a permanent power supply and are fully capable of displaying digital advertising. In the event Tenant is unable to complete construction of the Structures, Tenant may terminate this Lease upon thirty (30) days written notice to Landlord.

Tenant shall have the right to unilaterally extend this Lease for an additional five (5) year term upon the same terms and conditions that applied to the Term. To exercise Tenant's right to extend the Term, Tenant must give Landlord a written notice of extension no earlier than one hundred eighty (180) days and not later than thirty (30) days before the Term ends. The extended five (5) year term begins when the initial twenty (20) year term ends, and ends five (5) years after that date. Any holding over after expiration will not constitute a renewal of this Lease but will be on a month-to-month tenancy on the same terms and conditions that applied at expiration. Notwithstanding the foregoing, Tenant may terminate this Lease, with or without cause, upon ninety (90) days written notice to Landlord but if the Property is subleased to Clear Channel Outdoor, LLC, a commercial billboard operator (or its successors or assigns) ("CCO"), in accordance with Section 3 below, Tenant shall not terminate this Ground Lease unless the Sublease is terminated.

3. Sublease. Tenant shall have the absolute right to sublease the Property to CCO ("Subtenant"), consistent with the purpose of the Lease described in the above Section 1. Subtenant will be the owner of the Structures and has the right to remove the Structures at any time or within one hundred twenty (120) days following the termination of this Lease. If the Structures are removed for any reason, only the above-ground portions of the Structures need be removed and the area immediately surrounding the foundation shall be restored, reasonable wear and tear excepted. Upon termination of this Lease, whether by expiration, obstructions, or early termination, Tenant shall require Subtenant to, as promptly as reasonably practicable, apply for, and diligently pursue the issuance of, at no cost to Landlord, any permits or approvals needed to remove the Structures. Removal of the Structures shall not unreasonably interfere with the Landlord's business operations on the adjacent premises, if any. Subtenant and/or Tenant have the right to make any necessary applications with, and obtain permits from, governmental entities for the construction, use and maintenance of the Structures, and Landlord hereby grants Subtenant and/or Tenant a limited power of attorney for these purposes. All such permits shall remain the property of Subtenant and/or Tenant, as determined by Tenant. This Lease shall not preclude Subtenant from assigning its sublease ("Sublease"), provided that Tenant consents to such assignment, such consent not to be unreasonably withheld, conditioned or delayed, and subject to Subtenant's right to assign without consent to an affiliate or to an entity that acquires all or substantially all of Subtenant's assets in the Sacramento market. Subtenant shall not commence any work on the Property until such time that memoranda of the Ground Lease and the Sublease have been recorded with the Placer County

Recorder's Office. The parties shall cooperate in good faith and without liability to each other to record memoranda of the Ground Lease and Sublease.

4. Message Content. Tenant agrees and shall cause Subtenant to agree in the Sublease not to display any message that falls within one or more of the following categories ("Restricted Advertising"):

a. False, Misleading, or Deceptive Commercial Speech. The message proposes a commercial transaction, and the message, or any material contained in it, is false, misleading, or deceptive.

b. Unlawful Goods or Services. The message, or any material contained in it, promotes or encourages, or appears to promote or encourage, the use or possession of unlawful or illegal goods or services.

c. Unlawful Conduct. The message, or any material contained in it, promotes, depicts or encourages, or appears to promote, depict or encourage, unlawful, anti-social or illegal behavior or activities.

d. Endorsement. The message, or any material contained in it, implies or declares an endorsement by the City of Roseville of any service, product or point of view, without prior written authorization of the City of Roseville (through its City Manager).

e. Obscenity or Nudity. The message, or any material contained in it, contains obscene matter, images of nudity or any other matter that is prohibited under the provisions of Chapter 7.5 (beginning with Section 311) of Title 9 of Part 1 the California Penal Code, and as such laws may be amended or supplemented.

f. Prurient Interests. The message, or any material contained in it, describes, depicts, or represents sexual activities, or aspects of the human anatomy in a way that the average adult, applying contemporary community standards, would find appeals to the prurient interest of minors or adults, or contains any other matter that is prohibited under the provisions of Chapter 7.6 (beginning with Section 313) of Title 9 of Part 1 of the California Penal Code, and as such laws may be amended or supplemented.

g. Profanity, Vulgarity, Riot. The message, or any material contained in it, is profane or vulgar, or presents a clear and present danger of causing a riot, disorder, or other imminent threat to public safety, peace or order.

h. Community Standards. The message, or any material contained in it, is so objectionable under contemporary community standards as to be reasonably foreseeable that it will result in harm to, disruption of, or interference with the operations of the City of Roseville.

i. Libelous Speech, Copyright Infringement. The message, or any material contained in it, is libelous, or is an infringement of a copyright, trademark or registered mark.

j. Demeaning or Disparaging. The message, or any material contained in it, demeans or disparages an individual or group of individuals.

k. Injurious to the City of Roseville. The message, or any material contained in it, denigrates the City of Roseville, its officers, agents, or employees.

l. Tobacco. The message, or any material contained in it, promotes or depicts the sale or use of tobacco or tobacco-related products, except products that counteract symptoms of tobacco habituation.

m. Cannabis. The message, or any material contained in it, promotes or depicts the sale or use of cannabis or cannabis-related products.

n. Firearms. The message, or any material contained in it, directly or indirectly promotes the sale or use of a firearm or contains an image or depiction of a firearm.

o. Political Campaign Speech. The message, or any material contained in it, contains political campaign speech. For purposes of this Lease, the term "political campaign speech" is speech that: (1) supports or opposes or appears to support or oppose a ballot measure, initiative, or referendum; or (2) refers to any candidate for public office.

p. Religion. The message, or any material contained in it, advocates or opposes a religion or religious belief.

q. Traffic Interference. The message, or any material contained in it, displays any word, phrase, symbol, or character likely to interfere with, mislead, or distract traffic, or conflict with any traffic control device.

r. Distraction. The message, or any material contained in it, incorporates any rotating, revolving, or flashing devices, or any other moving parts not typical of the Structures described in the above Section 1.

s. Violence. The message, or any material contained in it, contains an image or description of graphic violence, including, but not limited to: (1) the depiction of human or animal bodies or body parts, or fetuses, in states of mutilation, dismemberment, decomposition, or disfigurement; and (2) the depiction of weapons or other implements or devices associated in the advertisement with an act or acts of violence or harm on a person or animal.

t. "Adult"-Oriented Goods or Services. The message, or any material contained in it, promotes or encourages, or appears to promote or encourage, a transaction related to, or uses brand names, trademarks, slogans or other materials which are identifiable with, films rated "X" or "NC-17", video games rated "A" or "M," adult book stores, adult video stores, nude and/or topless clubs and other adult entertainment establishments, adult telephone services, adult Internet sites, and escort services.

u. Human Reproduction or Sexuality. The message, or any material contained in it, promotes products or services related to human reproduction or sexuality, including but not limited to contraceptive products or services, other products or services related to sexual hygiene, and counseling services for pregnancies, abortions or other sexual matters.

v. Graffiti or Vandalism. The message, or any material contained in it, uses images or symbols that depict or represent graffiti or vandalism.

w. Web Addresses and Telephone Numbers. The message, or any material contained in it, directs viewers to a website or telephone number that contains material that is Restricted Advertising.

x. Public Forum. The message, or any material contained in it, if posted individually or in combination with other messages, causes City of Roseville Property to become a public forum for the dissemination, debate, and/or discussion of public issues.

In the event that Subtenant inadvertently posts such Restricted Advertising, Subtenant shall remove such Restricted Advertising within ten (10) hours' written notice from Tenant.

5. Rent. Beginning on the Rent Commencement Date, Tenant shall pay Landlord rent in the applicable amount and pursuant to the terms set forth in Exhibit B attached hereto. If for any reason not caused by Tenant or Subtenant, the Structures are removed, materially damaged or destroyed, all rent payments shall cease until the Structures are rebuilt, provided Tenant is reasonably pursuing such repair.

6. Termination of Sublease. If the digital faces are removed from the Structure for any reason and replaced with printed faces and the Sublease is terminated, or if for any reason the Sublease is terminated, provided that Subtenant is not in default thereunder, Subtenant shall have the right to succeed to the interests of Tenant hereunder and this Lease shall continue in full force and effect in accordance with its terms as between Subtenant and Landlord.

7. Right of First Refusal. During any term of this Lease and for a period of ninety (90) days following the expiration or earlier termination of this Lease, Landlord hereby grants to Tenant a right of first refusal, acceptance of which is exercisable at Tenant's sole discretion, to match the material terms of any offer acceptable to Landlord for the use or purchase of all or any portion of the Property (the "Offer"), which includes, without limitation, similar time periods for performance and investigation as are set forth in the Offer. A copy of all relevant document(s) comprising the Offer shall be delivered to Tenant (the "Offer Documents"). Tenant shall then have twenty (20) days from its receipt of the Offer Documents in which to match the material terms of the Offer by giving notice of acceptance to Landlord. If Tenant rejects the Offer and the Property transfers pursuant to the terms of the Offer, Landlord shall promptly notify Tenant of such transfer and provide Tenant with any relevant contact information of such new owner of the Property. Landlord shall defend and indemnify Tenant from any claims, demands, attorneys' fees, costs and expenses made against or incurred by Tenant as a result of the breach of this provision. If ownership of the Property changes,

Landlord shall promptly deliver written notice to Tenant of such change, including an IRS Form W-9 for the new owner and evidence of the ownership transfer (collectively, "Ownership Transfer Documents"). Landlord acknowledges that Tenant will be unable to deliver rents to the new owner until Tenant's receipt of the Ownership Transfer Documents. Any delay in rent payments as a result of Landlord not delivering the Ownership Transfer Documents shall not be a default under this Lease nor be subject to any late penalty or interest. Prior to transferring ownership of the Property, Landlord shall furnish the new owner with a true and correct copy of this Lease.

8. Obstructions. Landlord and Landlord's tenants, agents, employees, or other persons acting on Landlord's behalf, shall not place or maintain any object on the Property or any neighboring property owned or controlled by Landlord which, in Tenant's sole and reasonable opinion, would obstruct access to the Property or all or any portion of the view of the advertising on the Structures. If Landlord fails to remove the obstruction within five (5) days after notice from Tenant, Tenant may in its sole discretion: (a) remove the obstruction at Landlord's expense; (b) cancel this Lease and receive all pre-paid rent for any unexpired term of this Lease and the actual costs incurred by Tenant for the purchase and installation of the digital face(s) on the Structures prorated over a seven (7) year period; or (c) reduce the rent to One Hundred Dollars ($100.00) per year while the obstruction continues. Tenant may trim any trees and vegetation currently on the Property and on any neighboring property owned or controlled by the Landlord as often as Tenant in its sole and reasonable discretion deems appropriate to prevent obstructions. Without limiting the foregoing, Landlord shall not permit the Property or any neighboring property owned or controlled by Landlord to be used for off-premise advertising (other than as permitted under this Lease and the Sublease).

If, in Tenant's sole and reasonable opinion, for any reason not caused by Tenant: (a) the view of the Structures' advertising copy becomes entirely or partially obstructed; (b) access to the Structures becomes unavailable or restricted; (c) electrical service or illumination is unavailable or restricted; (d) the Property cannot safely be used for the erection or maintenance of the Structures for any reason; (e) the Property becomes unsightly; (f) there is a diversion, reduction or change in directional flow of traffic from the street or streets currently adjacent to or leading to or past the Property; (g) the Structures' value for advertising purposes is diminished; (h) Tenant is unable to obtain or maintain any necessary permit for the erection, use and/or maintenance of the Structures; or (i) the Structures' use is prevented or restricted by law, or Tenant is compelled or required by any governmental entity to reduce the number of billboards operated by it in the city, county or state in which the Structures are located (other than pursuant to a mutual agreement); then Tenant may immediately at its option either: (i) reduce rent in direct proportion to the loss suffered for so long as such loss continues; or (ii) cancel this Lease and receive all pre-paid rent for any unexpired term of this Lease.

9. Condemnation. If the Structures or the Property, or any part thereof, is condemned by proper authorities; taken without the exercise of eminent domain, whether permanently or temporarily; or any right-of-way from which the Structures are visible is relocated, Tenant shall have the right to relocate the Structures on Landlord's remaining adjacent property or to terminate this Lease upon not less than thirty (30) days' written notice and to receive all pre-paid rent for any unexpired term of this Lease. Tenant shall be entitled to all compensation and other remedies

provided by law, including, without limitation, just compensation for the taking of the Structures, value of permits, if any, and Tenant's leasehold interest in this Lease, and/or relocation assistance. Landlord shall assert no rights in Tenant's interests. If condemnation proceedings are initiated, Landlord shall include Tenant as a party thereto. No right of termination set forth anywhere in this Lease may be exercised prior to the sale to any entity with the power of eminent domain or by or for the benefit of any entity with the power of eminent domain. Neither party may apportion the other party's awarded interest without the express written consent of said party.

10. Representations. Landlord represents that it is the owner (or owner's authorized agent) of the Property, and both Landlord and Tenant represent to the other party that it has the authority to enter into this Lease. Landlord shall defend and indemnify Tenant, its employees, agents, licensees, and affiliates from any claims, demands, attorneys' fees, costs, and expenses made against or incurred by Tenant as a result of Landlord's breach of this provision. In addition, Landlord agrees to immediately reimburse Tenant for any rent that was improperly received by Landlord as a result of its breach of this provision. Landlord represents that the Property is not currently encumbered by a deed of trust or mortgage, ground lease or other similar encumbrance. If the Property should become encumbered by a deed of trust or mortgage, ground lease or other similar encumbrance, Landlord shall deliver to Tenant on or before the Rent Commencement Date a non-disturbance agreement in a form reasonably acceptable to Tenant.

11. Indemnification. Tenant shall indemnify and hold Landlord harmless from all injuries to the Property or third persons caused by Tenant, Tenant's employees, agents, licensees, and contractors (excluding any Subtenants). Landlord shall indemnify, defend (with legal counsel acceptable to Tenant) and hold Tenant harmless from all injuries to the Structures or third persons caused by Landlord, Landlord's employees, agents, licensees, and contractors. Tenant shall require Subtenant in the Sublease to indemnify Landlord as provided in Exhibit C hereto. If suit is brought (or arbitration instituted) or an attorney is retained by any party to this Lease because the other party breached this Lease, the prevailing party shall be entitled to reimbursement for reasonable attorneys' fees and all related costs and expenses. Any action brought under this Agreement shall be brought in Placer County Superior Court, regardless of where else venue may lie. This Agreement shall be governed by and constructed in accordance with the laws of the State of California and applicable federal law.

12. Successors and Assigns. This Lease is binding upon the heirs, assigns and successors of both Landlord and Tenant. Landlord agrees not to assign this Lease to any competitor of Tenant or Subtenant without Tenant's written permission. Tenant shall have the absolute right to assign or sublet this Lease.

13. Notices. Any notice to any party under this Lease shall be in writing by commercial carrier, certified or registered mail, and shall be effective on the earlier of (a) the date when delivered and receipted for by a person at the address specified below, or (b) the date which is three (3) days after mailing (postage prepaid) by commercial carrier, certified or registered mail, return receipt requested, to such address; provided that in either case notices shall be delivered to such other address as shall have been specified in writing by such party to all parties hereto prior to the notice being delivered.

LANDLORD:	TENANT:
Candice Stephenson 111 Bonny Knoll Road Roseville, CA 95678	City of Roseville Attn: City Manager 311 Vernon Street Roseville, CA 95678

14. Insurance. Tenant shall cause Subtenant to this Lease to provide commercial general liability and property insurance coverage and shall require Subtenant to show Landlord as an additional insured as provided in Exhibit D hereto.

15. Compliance with Laws. The parties shall comply with all federal, state and local laws, ordinances and policies as may be applicable to this Lease.

16. Modification. This Lease and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

17. Severability. If any of the provisions contained in this Lease are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Lease as a whole.

18. Additional Provisions. Neither Landlord nor Tenant shall be bound by any terms, conditions or oral representations that are not set forth in this Lease. This Lease represents the entire agreement of Tenant and Landlord with respect to the Structures and the Property and supersedes any previous agreement. Landlord and Tenant agree and acknowledge that: (i) this Lease has been freely negotiated by both parties; and (ii) in the event of any controversy, dispute, or contest over the meaning, interpretation, validity, or enforceability of this Lease, or any of its terms or conditions, there shall be no inference, presumption, or conclusion drawn whatsoever against either party by virtue of that party having drafted this Lease or any portion thereof. Landlord hereby grants Tenant all rights necessary to record a memorandum of this Lease in the form attached hereto as Exhibit E without Landlord's signature, including a limited power of attorney solely for such purpose, or to the extent such memorandum is required to be signed by Landlord in the jurisdiction in which the Structures are located, to execute such memorandum within five (5) business days of written request from Tenant.

19. Counterparts. This Lease may be executed in one or more counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument.

[SIGNATURE BLOCKS APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Lease as Tenant in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 20__, and the Landlord has caused this Agreement to be duly executed as of the date first above written.

LANDLORD:

By: J. Wayne Strauch
Name: Wayne Strauch
Authorized Signatory for
Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That Survivor's Trust Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest

and

By: J. Wayne Strauch
Name: Wayne Strauch
Authorized Signatory for
Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That "Marital Trust" Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest

TENANT:

City of Roseville, a municipal corporation

By: _____
Dominick Casey
City Manager

Attest:

By: _____
Sonia Orozco
City Clerk

Approved as to Form:

By: _____
Michelle Sheidenberger
City Attorney

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Lease as Tenant in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 20__, and the Landlord has caused this Agreement to be duly executed as of the date first above written.

LANDLORD:

By: Candice L Stephenson cotrustee
Name: Candice L Stephenson cotrustee
Authorized Signatory for
Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That Survivor's Trust Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest

and

By: Candice L Stephenson cotrustee
Name: Candice L Stephenson cotrustee
Authorized Signatory for
Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That "Marital Trust" Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest

TENANT:

City of Roseville, a municipal corporation

By: _____
Dominick Casey
City Manager

Attest:

By: _____
Sonia Orozco
City Clerk

Approved as to Form:

By: _____
Michelle Sheidenberger
City Attorney

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

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

A portion of Section 12 Township 10 North, Range 6 East, Mount Diablo Base and Meridian, being more particularly described as follows:

Parcel 2, as shown on that certain Parcel Map filed for record October 17, 1980, in Book 17 of Parcel Maps, Page 63.

Excepting therefrom, the following described real property lying within the right of way of Sunrise Avenue and cannot be considered as being within the bounds of said Parcel Map:

Beginning at a 1" iron pipe tagged L.S. 3404 marking the Northeast corner of said Parcel 2, as shown on said Parcel Map; thence from said point of beginning, along the arc of a 2,550 foot radius curve to the right, the chord of which bears South 18 degrees 47 minutes 24 seconds West, 77.51 feet, thence along the West line of Sunrise Avenue, North 00 degrees 21 minutes 38 seconds East, 82.14 feet to the North line of said Parcel 2; thence North 65 degrees 25 minutes 08 seconds East, 27.02 feet to the point of beginning

APN: 014-183-029-000

EXHIBIT B

RENTAL TERMS & SCHEDULE

Rent shall be $60,000.00 per year with 2% annual escalations in years 11-20, as outlined below:

Lease Year 1	$60,000.00
Lease Year 2	$60,000.00
Lease Year 3	$60,000.00
Lease Year 4	$60,000.00
Lease Year 5	$60,000.00
Lease Year 6	$60,000.00
Lease Year 7	$60,000.00
Lease Year 8	$60,000.00
Lease Year 9	$60,000.00
Lease Year 10	$60,000.00
Lease Year 11	$61,200.00
Lease Year 12	$62,424.00
Lease Year 13	$63,672.48
Lease Year 14	$64,945.93
Lease Year 15	$66,244.85
Lease Year 16	$67,569.75
Lease Year 17	$68,921.15
Lease Year 18	$70,299.57
Lease Year 19	$71,705.56
Lease Year 20	$73,139.67
Total	$1,270,122.96

EXHIBIT C

SUBTENANT INDEMNITY

General Indemnity. SUBTENANT shall indemnify, defend (with attorneys reasonably acceptable to the Tenant), protect, and hold the Tenant and the Tenant's property (including the Property and Premises) and the Landlord harmless from and against all liabilities resulting from SUBTENANT's possession or use (including but not limited to, construction, maintenance, repair, and operation of the Structure(s)) on the Property and Premises. SUBTENANT is obligated under this provision even if the Tenant or the Tenant's elected officials, officers, employees, contractors, or agents reviewed, accepted, or approved the work, materials, or activities from which the liabilities arise. But SUBTENANT is not obligated under this provision to the extent the liabilities result from the negligence or willful misconduct of the Tenant or the Tenant's elected officials, officers, employees, contractors, or agents. SUBTENANT's obligation under this provision includes liabilities arising from any of the following:

(1) Any Occurrence on the Property or Premises, but only to the extent resulting from SUBTENANT's acts or omissions.

(2) Any Occurrence resulting from (A) any condition of the Property or Premises created by SUBTENANT or by any Person on the Property or Premises with SUBTENANT's permission; or (B) some act or omission on the Property or Premises by SUBTENANT or by any Person on the Property Premises with SUBTENANT's permission.

(3) Any Occurrence resulting from work or activities performed on the Property or Premises or materials furnished to the Property or Premises at the request of SUBTENANT or any person or entity acting for SUBTENANT or with SUBTENANT's permission.

(4) Any Occurrence resulting from a verbal or non-verbal display on the billboard sign, except to the extent of any material or content, if any, provided by the Tenant or Landlord.

EXHIBIT D

SUBTENANT INSURANCE

(a) *Types of Policies*. During the Term and during SUBTENANT's removal of the Structures in accordance with the Lease, at no cost to the Tenant, SUBTENANT shall procure and maintain the following insurance policies covering SUBTENANT's operations with respect to its possession and use of the Property and Premises:

(1) A policy of comprehensive general-liability insurance providing coverage at least as broad as that provided by ISO Form CG 00 01. This policy must -

(A) be issued on an occurrence basis;

(B) include coverage for premises, operations, products and completed operations, advertising injury, and contractual liability;

(C) have a limit of at least $5,000,000 for each occurrence and $5,000,000 in the aggregate;

(D) include a fire legal-liability limit of $50,000 for each occurrence; and

(E) name the Tenant and the Tenant's elected officials, officers, employees, and agents, and the Landlord as additional insureds with regard to general liability arising out of activities performed by SUBTENANT or on SUBTENANT's behalf, including coverage for products and completed operations to include coverage for operations on property SUBTENANT owns, subleases, or uses (including the Property, Premises and the Structures).

(2) A policy of automobile-liability insurance providing coverage at least as broad as that provided by ISO Form CA 00 01. This policy must (A) have a combined single limit of at least $1,000,000 for each occurrence; and (B) cover owned, non-owned, and hired vehicles.

(3) A policy of fire-and-casualty insurance that insures the Structures for its full replacement value against damage or destruction by fire or by any of the perils commonly covered under the standard extended-coverage endorsement to fire-insurance policies issued on real property in Placer County. In addition, during installation of the Structures, the policy must include coverage for course of construction, vandalism, and malicious mischief and must insure the Structures and all materials delivered to the Premises for their full insurable value. SUBTENANT shall apply the insurance proceeds paid under this policy to the cost of repairing and restoring the Structures.

(4) A policy of workers-compensation insurance with limits at least equal to those required by California law and including employer-liability insurance with a limit of at least $1,000,000. This policy must include a waiver of subrogation against the Tenant and Landlord. As an alternative to this policy, and subject to approval by the Tenant's Risk Management Department, SUBTENANT may provide the Tenant and Landlord with a copy of SUBTENANT's Certificate of Consent to Self Insure from the California Department of Industrial Relations and a certificate showing SUBTENANT's excess-insurance limits and self-insured retentions.

(b) *Insurer Qualifications*. Each policy must be issued by an insurer that the California Department of Insurance has authorized to transact business in California in the relevant line of insurance, and the insurer must have a rating of at least "A" by A.M. Best Company or a rating the Tenant's Risk Management Department determines to be substantially equivalent.

(c) *Evidence of Insurance*. SUBTENANT shall submit a certificate evidencing such coverage in a form satisfactory to the City Attorney of Tenant, prior to exercising any rights hereunder. SUBTENANT shall also provide a separate endorsement form or section of the policy showing Tenant, its officers, agents and employees, and Landlord as additional named insureds for each type of coverage, except for Workers' Compensation. Such insurance shall specifically cover the contractual liability of SUBTENANT. The coverage shall be primary as to such additional insureds and no coverage of the Tenant shall be called upon to contribute to a loss with respect to the liabilities assumed by SUBTENANT under this Lease. In addition, the insurance policy may not contain language which prohibits additional insureds or other insurers from satisfying the self-insured retention or deductible. SUBTENANT shall provide thirty (30) days written notice to Tenant prior to cancellation or material modification of any insurance required by this Lease. SUBTENANT shall furnish a certificate and any renewal certificates as necessary, for the period covered by this Lease. Any insurance written on a claims made basis is subject to the prior approval of the City Attorney. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve SUBTENANT of liability in excess of such coverage, nor shall it preclude Tenant from taking such other actions as are available to it under any other provisions of this Lease or law. Any self-insured retentions must be declared on the certificate of insurance and approved by Tenant in writing.

EXHIBIT E

FORM OF MEMORANDUM OF GROUND LEASE

WHEN RECORDED MAIL TO:

City of Roseville
311 Vernon Street
Roseville, CA 95678
Attn: City Clerk

Exempt from recording fees
Pursuant to Gov't Code § 27383

Space Above Line For Recorder's Use

THE UNDERSIGNED GRANTOR DECLARES:
DOCUMENTARY TRANSFER TAX IS $0.00 CITY TRANSFER TAX IS $0.00
This conveyance is exempt from the documentary transfer tax since the lease term is less than 35 years, R&T Code §61, 11911.

MEMORANDUM OF GROUND LEASE

THIS MEMORANDUM OF GROUND LEASE (this "Memorandum") is made by and between Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That Survivor's Trust Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest and Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That "Marital Trust" Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest ("Landlord"), whose address is 260 S. Harding Blvd. in Roseville, CA 95678 and the CITY OF ROSEVILLE, a California municipal corporation ("Tenant"), whose address is 311 Vernon Street in Roseville, CA 95678, upon the following terms:

1. Landlord is the owner of the Premises (as defined below).

2. Landlord and Tenant have entered into that certain unrecorded Ground Lease Agreement, dated _____ (the "Lease") wherein Tenant has leased the Premises for the construction, maintenance, and operation of its outdoor advertising structures for a term beginning _____, and continuing for a maximum period of twenty (20) years, excluding extensions and renewals, if any.

3. Under the Lease, Tenant has a right of first refusal with respect to the Premises on terms set forth therein.

4. This Memorandum is made upon all the terms and conditions of the Lease on file with the City Clerk of the City of Roseville, and all of said terms and conditions are incorporated by reference herein.

Premises: 260 S. Harding Blvd. in Roseville, CA 95678
LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT A

The purpose of this Memorandum is to give record notice of the Lease and of the rights created thereby, all of which are hereby confirmed.

[SIGNATURE BLOCKS APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, upon the day and year first hereinabove written, the respective Parties hereto have executed this Memorandum of Ground Lease, personally or by officers or agents thereunto duly authorized.

"LANDLORD":

By: Candice L Stephenson co trustee
Name: Candice L. Stephenson co trustee
Authorized Signatory for
Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That Survivor's Trust Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest

[Notarization Required]

By: Candice L Stephenson cotrustee
Name: Candice L Stephenson cotrustee
Authorized Signatory for
Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That "Marital Trust" Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest

[Notarization Required]

"TENANT":

CITY OF ROSEVILLE, a municipal corporation:

By_____
DOMINICK CASEY
City Manager

[Notarization Required]

CALIFORNIA ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
: **ss.**
COUNTY OF PLACER)

On November 17 ,2021 , before me, Cary Camilleri, Notary Public, personally appeared Candice L. Stephenson,

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

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

WITNESS my hand and official seal.

Signature Cary Camilleri

Signature of Notary Public

NRO1 CARY CAMILLERI COMM. #2306545 Notary Public - California Placer County My Comm. Expires Sep. 24, 2023 NRO1

SEAL

IN WITNESS WHEREOF, upon the day and year first hereinabove written, the respective Parties hereto have executed this Memorandum of Ground Lease, personally or by officers or agents thereunto duly authorized.

"LANDLORD":

By: J. Wayne Strauch
Name: J. Wayne Strauch
Authorized Signatory for
Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That Survivor's Trust Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest

[Notarization Required]

By: J. Wayne Strauch
Name: J. Wayne Strauch
Authorized Signatory for
Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That "Marital Trust" Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest

OFFICIAL STAMP
DAVID LYLE COOK
NOTARY PUBLIC - OREGON
COMMISSION NO. 1003739
MY COMMISSION EXPIRES SEPTEMBER 16, 2024

[Notarization Required]

Witnessing or Attesting a Signature

State of OREGON
County of Marion

Signed or attested before me on 01/12, 2022 by J. Wayne Strauch.

OFFICIAL STAMP
DAVID LYLE COOK
NOTARY PUBLIC - OREGON
COMMISSION NO. 1003739
MY COMMISSION EXPIRES SEPTEMBER 16, 2024

Notary Public - State of Oregon expires 09/16/2024

IN WITNESS WHEREOF, upon the day and year first hereinabove written, the respective Parties hereto have executed this Memorandum of Ground Lease, personally or by officers or agents thereunto duly authorized.

"LANDLORD":

By: _____
Name: _____
Authorized Signatory for
Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That Survivor's Trust Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest

[Notarization Required]

By: _____
Name: _____
Authorized Signatory for
Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That "Marital Trust" Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest

[Notarization Required]

"TENANT":

CITY OF ROSEVILLE, a municipal corporation:

By _____
DOMINICK CASEY
City Manager

[Notarization Required]

Exhibit A
to Memorandum of Ground Lease

Legal Description of Premises

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

A portion of Section 12 Township 10 North, Range 6 East, Mount Diablo Base and Meridian, being more particularly described as follows:

Parcel 2, as shown on that certain Parcel Map filed for record October 17, 1980, in Book 17 of Parcel Maps, Page 63.

Excepting therefrom, the following described real property lying within the right of way of Sunrise Avenue and cannot be considered as being within the bounds of said Parcel Map:

Beginning at a 1" iron pipe tagged L.S. 3404 marking the Northeast corner of said Parcel 2, as shown on said Parcel Map; thence from said point of beginning, along the arc of a 2,550 foot radius curve to the right, the chord of which bears South 18 degrees 47 minutes 24 seconds West, 77.51 feet, thence along the West line of Sunrise Avenue, North 00 degrees 21 minutes 38 seconds East, 82.14 feet to the North line of said Parcel 2; thence North 65 degrees 25 minutes 08 seconds East, 27.02 feet to the point of beginning

APN: 014-183-029-000

RESOLUTION NO. 22-019

APPROVING A SUBLEASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND CLEAR CHANNEL OUTDOOR, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Sublease Agreement for the sublease of the digital billboard site located on a portion of the property located at 260 S. Harding Blvd., by and between the City of Roseville and Clear Channel Outdoor, LLC (the "parties"), has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said Sublease Agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville and the City Clerk is authorized to record the Memorandum of Sublease.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

SUBLEASE AGREEMENT
Between the City of Roseville and Clear Channel Outdoor, LLC
(Digital Billboard Site – Portion of 260 S. Harding Blvd.)

THIS SUBLEASE AGREEMENT ("Sublease" or "Agreement") is made and entered into this ____ day of _____, 20__ ("the Effective Date"), by and between the City of Roseville, a municipal corporation ("City") and Clear Channel Outdoor, LLC, a Delaware limited liability company ("CCO").

W I T N E S S E T H:

WHEREAS, Roseville Municipal Code (the "Code") Chapter 17.17 allows the installation and operation of electronic, digital, programmable, and/or illuminated billboards on City-owned property, which includes leaseholds held by City, visible from Interstate Highway 80 and/or State Route 65; and

WHEREAS, in December of 2020, City issued an RFP soliciting proposals from qualified entities to develop and operate two-sided digital billboards on one or more sites located along Interstate 80 and/or State Route 65 and CCO was the successful proposer; and

WHEREAS, City has entered into a ground lease agreement ("Ground Lease") with Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That Survivor's Trust Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest and Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That "Marital Trust" Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest ("Landlord"), pertaining to a portion of the real property located within the City of Roseville at 260 S. Harding Blvd., which portion is adjacent to Interstate 80 and is suitable for the operation of a digital billboard and is more fully described on Exhibit A hereto ("Premises"); and

WHEREAS, City desires to sublease the Premises to CCO, an outdoor advertising company that has extensive experience in successfully installing, operating, and maintaining digital billboards throughout the United States; and

WHEREAS, CCO desires to sublease the Premises from City for the purpose of installing, operating, and maintaining a digital billboard and has the requisite resources and expertise to do so successfully; and

WHEREAS, the City Council of the City has approved the Ground Lease and this Sublease at a public meeting on _____, 20__, in accordance with Section 17.17.035(A) of the Code; and

WHEREAS, City and CCO desire to enter into this Sublease on the terms and conditions set forth below.

NOW, THEREFORE, the parties agree as follows:

1. Definitions. The following definitions shall apply generally to the provisions of this Sublease. Other terms may be defined elsewhere in this Sublease.

(a) "Business Day" means any day the Roseville Civic Center located at 311 Vernon Street, Roseville, California, is open to the public.

(b) "Caltrans" means the California Department of Transportation.

(c) "Caltrans Permits" means all permits and approvals that CCO must obtain from Caltrans to install, operate, and maintain the Digital Billboard in accordance with this Sublease.

(d) "City Permits" means all building permits, zoning amendments, and other permits, entitlements, and agreements that the City, acting in its governmental capacity, must issue or approve for CCO to install, operate, and maintain the Digital Billboard in accordance with this Sublease.

(e) "Commencement Date" means the date as of which both of the following have occurred: the City has finally approved the Plans (defined in Section 6(a)), and CCO has received all necessary governmental permits and approvals for the Digital Billboard including the Caltrans Permits and the City Permits and all rights to install digital displays.

(f) "Digital Billboard" means the two-sided outdoor-advertising sign that CCO will install and operate on the Premises in accordance with the criteria set forth in **Exhibit B-1 (Digital Billboard Message Center Operating Requirements)** to this Sublease. The Digital Billboard consists of a Message Center with two (2) 14' x 48' display faces (excluding cabinetry and trim) and a Sign Structure. The Digital Billboard may be operated by CCO with a digital face or faces, with a traditional face or faces or some combination thereof, at its sole discretion.

(g) "Effective Date" means the date as of which both the City and CCO have signed this Sublease as evidenced by the date first written above.

(h) "Hazardous Substances" means any material or substance identified in **Exhibit C** to this Sublease.

(i) "Include" and its variants are not restrictive. For example, "includes" means "includes but not limited to," and "including" means "including but not limited to."

(j) "Lease" means the Ground Lease Agreement by and between the City and Landlord with respect to the Premises.

(k) "Message Center" means the portion of the Digital Billboard structure that consists of back-to-back display areas used for general commercial advertising, with each of the two areas measuring 14 feet high and 48 feet wide. The Message Center may be operated by CCO with a digital face or faces, with a traditional face or faces or some combination thereof, at its sole discretion. The Message Center is more particularly described in **Exhibit B-1**.

(l) "Operational" means the Digital Billboard is fully constructed and fully capable, legally and functionally, of displaying advertising on the Message Center and connected to a permanent power supply.

(m) "Operations Phase" means the first day on which the Digital Billboard is Operational.

(n) "Premises" means the City-leased real property described and depicted in **Exhibit A**. In addition, CCO's rights of ingress, egress, access, utilities maintenance, and visibility shall extend across, over, under, and above the Property.

(o) "Sign Structure" means the portion of the Digital Billboard other than the Message Center, and it includes all ancillary equipment and utilities installed on the Premises. The Sign Structure is more particularly described in **Exhibit B-2 (Digital Billboard Design)**.

(p) "Sublease Year" means one of the consecutive 12-month periods beginning on the first day of the Operations Phase.

(q) "Term" means the entire time this Sublease is in effect. As specified in Section 3, it consists of the Initial Term, the Extended Term, and any period of holding over.

2. Sublease of Premises. The City represents and warrants that the Lease is in full force and effect and that the City has the authority to enter into this Sublease and has good and valid leasehold title to the Premises. The City hereby subleases the Premises to CCO, and CCO hereby subleases the Premises from the City, on the terms and conditions set forth in this Sublease. The Sublease applies to the Premises and to the rest of the Property for ingress, egress, utility maintenance, and visibility.

3. Term of Sublease.

(a) *Initial Term.* The "Initial Term" of this Sublease shall be coextensive with the initial term of the Ground Lease, commencing on the Effective Date and ending on the date that is twenty (20) years after the first day of the Operations Phase.

(b) *Extended Term.* At the end of the Initial Term, CCO will have the right to extend this Sublease for an additional five (5) years upon the same terms and conditions that applied during the Initial Term (the "Extended Term"). The period of the Extended Term shall be coextensive with the Ground Lease and City covenants to exercise its right to extend for an additional five (5) years under the Ground Lease. To exercise its right to the Extended Term, CCO must not be in default of this Sublease and must give the City a written notice of extension no earlier than one hundred and eighty (180) days and not later than ninety (90) days before the Initial Term ends. The Extended Term begins when the Initial Term ends, and it ends five (5) years after that date.

(c) *Expiration of Sublease and Holding Over.* This Sublease expires automatically at the end of the Initial Term unless extended in accordance with Section 3(a). If this Sublease is extended, then it expires automatically at the end of the Extended Term. Any holding over after expiration will not constitute a renewal of this Sublease but will be on a month-to-month tenancy on the same terms and conditions that applied at expiration.

(d) CCO shall not commence any work on the Premises until such time that memoranda of the Lease and Sublease have been recorded with the Placer County Recorder's Office. The parties shall cooperate in good faith and without liability to each other to record the memoranda of Ground Lease and Sublease.

4. Consideration. As consideration for the rights and benefits it enjoys under this Sublease, including the use and occupancy of the Premises during the Term, CCO shall do all of the following:

(a) *Conditional Signing Bonus.* CCO shall pay the City a one-time "Conditional Signing Bonus" of **$25,000** within five (5) Business Days after the Effective Date. The City shall refund the Conditional Signing Bonus within five (5) Business Days after the City and CCO agree that

CCO is not able to obtain, through no fault of its own, either the Caltrans Permits or the City Permits.

(b) *Additional Signing Bonus*. CCO shall pay the City a one-time "Additional Signing Bonus" of **$225,000** within five (5) Business Days after the date the Operations Phase begins.

(c) *Annual Rent.* CCO shall pay annual base rent ("Annual Base Rent") in the amount of $380,000, payable in twelve (12) equal monthly installments on or before the first day of each month (prorated for any partial months). In addition, within thirty (30) days following the one (1) year period after the Rent Commencement Date and each anniversary thereof during the Term, CCO shall pay to City the amount, if any, by which forty-five percent (45%) of the annual net advertising revenue (defined as gross advertising revenue less any agency commission) indefeasibly received and recognized by CCO for the Digital Billboard in respect of such one-year period exceeds the Annual Base Rent paid to the City during such year ("Percentage Rent"). Such Percentage Rent payment shall be accompanied by a reasonably detailed statement of how such Percentage Rent was calculated. On the first anniversary of the Operational Date and each anniversary thereafter, during the Initial Term or any Extended Term, the Annual Base Rent shall be increased by two percent (2%) of the prior year's Annual Base Rent.

(1) Annual Base Rent installments are due and payable on the first day of each calendar month at the address set forth for the City in Section 12(c), directed to the Finance Department, Attn: Cash Management. Any installment of Annual Rent that is not paid within twenty (20) days after it is due and payable following receipt of written notice will increase by five percent (5%).

(2) If the Rent Commencement Date begins on a day other than the first day of a month, then the first and last months' installments of Annual Base Rent will be prorated.

(3) At the end of the first (1st) anniversary of the commencement of the payment of Annual Base Rent hereunder and each anniversary thereafter, CCO shall maintain and make available at its Sacramento office (or such other CCO location where the records may be kept), once in every twelve-month period for the prior twelve-month period, for the City's review and audit, all contracts, leases, invoices, and other records that are relevant to the accurate determination of Percentage Rent. CCO shall make such records available for review by City within fifteen (15) Business Days following City's written request. CCO shall retain the related records for at least three (3) years.

(4) CCO may offset Annual Base Rent as follows:

(A) If there is a material diversion of traffic from, or a material reduction or change in the directional flow of traffic on, the portion of Interstate 80 adjacent to the Premises that results in CCO being required to compensate its third-party advertisers for a loss of advertising, and if the diversion, disruption, or change continues uninterrupted for at least five (5) days, then CCO may offset Annual Rent by the amount if any, equivalent to the value that CCO provides to its third-party advertisers because of the diversion or reduction. In no event shall the offset exceed one-half (1/2) of the Annual Base Rent. CCO must provide the City with evidence, reasonably satisfactory to the City, that CCO actually provided such equivalent value equal to the amount offset.

(B) If there is a force-majeure event (see Subsection 12(e)) that continues uninterrupted for at least five (5) days, then CCO may reduce the Annual Base Rent by the percentage, if any, that CCO's revenues from the Digital Billboard have decreased as a result.

(d) *Additional Consideration.* CCO shall commit space to the City within one (1) eight (8) second advertising spot in a standard rotation of eight (8) slots, to be divided equally between the two display faces on the Digital Billboard at all times for the advertisement of City Messages. As long as CCO operates a digital display on the Digital Billboard CCO shall agree to use one (1) guaranteed slot of no greater than eight (8) seconds in the standard rotation of eight (8) slots divided equally between the two digital display faces on the digital Billboard to display City-sponsored event announcements and non-commercial public service announcements to promote the civic interests of the City ("City Messages") with no charge for advertising space. The City Messages are subject to the following conditions and parameters:

(1) The City shall provide its request for a new City message and/or changes to an existing City message schedule and/or content at least forty-eight (48) hours in advance of the date/time it wishes for a new or changed message to run. City shall be responsible for providing CCO with its City Messages and for any costs associated with providing CCO associated artwork in acceptable format and will be subject to CCO's standard advertising copy rejection and removal policies which allow CCO the right in its sole discretion to approve or disapprove copy and remove copy once posted or displayed.

(2) The City shall not charge for, or exchange goods or services for, any sign space granted on the Digital Billboard.

(3) The City must submit "camera ready art" utilizing formats and protocols acceptable to CCO from time to time or pay production costs. All copy shall be submitted to CCO at least ten (10) Business Days in advance.

(4) If at any time in the future CCO removes the Digital Display(s) from the sign structure or CCO is unable to operate the Digital Display(s), for any reason, the advertising spot commitments in this section shall be automatically terminated and rendered null and void, and CCO shall be under no obligation whatsoever to provide the City with any type of free advertising space. However, at any time CCO operates the Digital Display(s) with electronic/digital technology, the advertising spot commitment shall remain in place.

(5) It is expressly understood and agreed that City Messages may not include any names, logos or marks associated with any third party non-governmental person or entity or any products or any services associated with any third party non-governmental person or entity.

(6) Any unused space will be forfeited and shall not roll over.

(7) Notwithstanding anything else in this Sublease, the City shall and hereby does agree to indemnify, defend and hold harmless CCO for, from and against, any claims, costs (including, but not limited to, court costs and reasonable attorneys' fees), losses, actions or liabilities arising from or in connection with any third party allegation concerning any City Message, including but not limited to a claim that any portion of any City Message infringes or violates the rights, including, but not limited to, copyright, trademark, trade secret or any similar right, of any third party. This indemnity shall not include an obligation for City to be responsible for compensating CCO for any lost profits or consequential damages or any similar remedy that

CCO may assert against any third party. Notwithstanding anything else in this Sublease, this section shall survive any termination or expiration of this Sublease.

5. Use of Premises.

(a) *Condition of Premises*. The City makes no representations or warranties of any kind, express or implied, written or oral, about any of the following: the physical condition of the Premises; the suitability of the Premises for CCO's anticipated use; any limitations on CCO's use of the Premises, including limitations arising from zoning laws, environmental laws, or other laws, regulations, or governmental requirements; the costs of conducting CCO's business on the Premises; or the condition of the soils or ground waters of the Premises. By taking possession of the Premises, CCO accepts the Premises "as is" and acknowledges that the Premises are satisfactory for CCO's purposes. CCO has ascertained the condition of the Premises through its own independent investigation and has relied solely on that independent investigation when entering into this Sublease.

(b) *Permitted Uses*. Except as otherwise provided in Section 6(k), CCO has the exclusive right to display outdoor advertising on the Premises. The City shall not authorize any other off-site outdoor advertising on the Premises. In addition, the City shall not authorize any off-site outdoor advertising on any other City-owned or City-controlled property if the outdoor advertising would be within 1,500 feet of the Digital Billboard on either side of the freeway. CCO's exclusive right to conduct outdoor advertising on the Premises includes the following:

(1) Installing, operating, maintaining, repairing, improving, repositioning (with the City's consent), and removing the Digital Billboard on or from the Premises when this Sublease terminates.

(2) All rights of ingress and egress over the Premises and the Property that CCO needs to access and provide utilities to the Digital Billboard.

(3) All necessary rights of visibility over, across and above the Property.

(4) Licensing the use of the Digital Billboard, or any portion it, for any lawful purpose related to outdoor advertising.

(c) *Prohibited Uses.*

(1) Hazardous Substances. CCO shall not use, handle, store, transport, generate, sublease, or dispose of any Hazardous Substances on, under, or about the Premises, except as follows: CCO may use Hazardous Substances that CCO needs to install, operate, maintain, repair, improve, reposition, or remove the Digital Billboard in accordance with this Sublease if the City has consented in writing before the Hazardous Substances are brought on the Premises. Within ten (10) days after receiving the City's written request, CCO shall disclose in writing all Hazardous Substances then being used on the Premises, the purpose and duration of the use, and the manner of storage and disposal.

(2) Unlawful Activities. CCO shall not use or permit the Premises to be used in any way that violates this Sublease or any valid and applicable statute, ordinance, regulation, rule, or order of any federal, state, or local governmental entity (including the City) in effect as of the Effective Date. CCO shall not maintain or commit, or permit the maintenance or commission

of, any public or private nuisance as defined by any law applicable to the Premises on or after the Effective Date. CCO hereby waives any rights to compensation it may have if a court finds that the Digital Billboard constitutes a public or private nuisance under any valid and applicable federal, state, or local law and for that reason orders CCO to remove or modify the Digital Billboard or to limit the operation of the Message Center. This waiver will not apply if the court's finding of nuisance is in an action brought by the City or under a City ordinance enacted after the Effective Date

(3) Encumbrances. CCO shall not encumber the Premises or any part of the Premises, for any purpose, without the City's prior written consent, which the City may withhold for any reason. CCO shall keep the Premises free of all liens and other encumbrances other than those, if any, to which the City consents.

(d) *Unobstructed Use.*

(1) The City shall not allow or require either of the following (each, an "Obstruction"):

(A) On the Property – any structure, tree, or vegetation that obstructs the view of the Message Center from Interstate 80.

(B) On any City-owned or City-controlled real property in the immediate vicinity of the Premises – any tree or vegetation that is within 1,000 feet of the Digital Billboard along the Southwest bound side of Interstate Highway 80 and obstructs the view of the Message Center from Interstate 80.

(2) If CCO notifies the City in writing that an Obstruction exists, and if the City authorized or actively caused the Obstruction, then the City shall remove or remedy the Obstruction at its own cost within fifteen (15) days after receiving the notice. If the City fails to remove the Obstruction within fifteen (15) days after receiving the notice, then CCO may remove the Obstruction at the City's expense after coordinating with the appropriate department of the City.

(3) If CCO notifies the City in writing that an Obstruction exists, and if the City did not authorize or actively cause the Obstruction, then the City may remove or remedy the Obstruction at its own cost within fifteen (15) days after receiving the notice. If the City does not remove or remedy the Obstruction within the fifteen (15) days, then, at no cost to the City, and after coordinating with the appropriate department of the City, CCO may remove the Obstruction described in the notice.

(4) CCO's exercise of its rights under this Section 5(d) are in addition to any other remedies it may have under this Sublease.

6. Installation and Operation of Digital Billboard. CCO shall install and operate the Digital Billboard Sign Structure and Message Center on the Premises in accordance with this Section 6 and consistent with Section 5, all at no cost to the City.

(a) *Plans and Specifications*. At no cost to the City, CCO shall prepare complete plans and specifications for the Digital Billboard, working closely with the City to develop plans and specifications that are mutually acceptable (the "Plans"). CCO shall submit the Plans to the City for final approval, which the City shall not unreasonably withhold, condition or delay.

(b) *Caltrans Permits.* As soon as practicable after the Effective Date, CCO shall apply to Caltrans for all Caltrans Permits, and the City shall cooperate with CCO in that effort, all at no cost to the City. All Caltrans Permits are to be obtained and secured for CCO's sole benefit and are to be issued in CCO's name or, if that is not possible, in the City's name on CCO's behalf and for CCO's sole benefit. CCO shall perform all obligations under the Caltrans Permits at no cost to the City, and shall be solely responsible for any violations, fines, and penalties thereof caused by CCO.

(c) *City Permits.* The City shall diligently process CCO's applications for all City Permits. This Sublease does not commit the City in advance to approve the City Permits; and this Sublease does not constrain the City's discretion, acting as a government, with respect to the City Permits specifically or to the Digital Billboard generally.

(d) *Installation.* CCO shall begin installing the Digital Billboard as soon as practicable after the Commencement Date and shall diligently pursue installation to completion without unnecessary interruption so that the Digital Billboard is Operational within two (2) years after the Commencement Date, unless the parties agree in writing to an extension of time, otherwise this Agreement may be terminated at the discretion of City upon thirty (30) days' notice to CCO in the event the Digital Billboard is not Operational as of such date. CCO will be excused, however, for any delays in beginning or completing installation that are caused by a Force Majeure Event, as defined in Section 12(e)(1). CCO shall use reasonable diligence to avoid such delays and to resume work as promptly as possible after such a delay. In the event of any such delays due to a Force Majeure Event, the Commencement Date and all obligations of CCO due on the Commencement Date shall be extended accordingly.

(e) *Ownership.* CCO will be the owner of the Digital Billboard and all permits and authorizations that relate to it, including the City Permits and the Caltrans Permits.

(f) *Security Fences.* If requested by the City, before beginning installation of the Digital Billboard, CCO shall enclose with a temporary security fence the portion of the Premises CCO needs to install, operate, maintain, and repair the Digital Billboard. CCO shall maintain the temporary security fence until CCO replaces it with a permanent security fence that circumscribes an area coextensive with the area the temporary fence circumscribed. CCO shall install the permanent security fence around the Digital Billboard at the beginning of the Operations Phase and maintain that fence until the end of the Term. CCO shall install and maintain the temporary and permanent fences at no cost to the City and shall consult with the City on each fence's location and design.

(g) *Maintenance.* At no cost to the City, CCO shall maintain the Premises and shall maintain, repair, and improve the Digital Billboard in accordance with the highest standards of the outdoor-advertising industry. CCO's maintenance obligation under this Section 6(g) includes the obligation to remove promptly any graffiti from the Premises and the Digital Billboard. CCO's obligation to improve the Digital Billboard under this Section 6(g) includes the obligation to replace the entire Message Center every ten (10) years if necessary in CCO's discretion. The City is not obligated to maintain the Premises or to maintain or repair the Digital Billboard. If, however, CCO does not maintain the Premises, then the City may notify CCO in accordance with Section 12(c) that the City will perform the maintenance described in the notice if CCO does not begin to do so within fifteen (15) Business Days. If CCO does not begin to perform the needed maintenance within fifteen (15) Business Days after the notice is given, then the City

may perform the maintenance described in the notice, and CCO shall reimburse the City's actual and reasonable costs.

(h) *Insured Damage or Destruction.* This Sublease will continue in full effect if the Digital Billboard is damaged or destroyed in whole or part by any cause covered by the fire-and-casualty insurance CCO is required to maintain under Section 11(a)(3), subject to the following:

(1) CCO shall repair or replace the Digital Billboard at no cost to the City using the insurance proceeds CCO receives or is entitled to receive under the fire-and-casualty policy. CCO shall promptly apply for, and diligently pursue the issuance of, any permits or approvals it needs to repair or replace the Digital Billboard. Within thirty (30) days after obtaining the necessary permits and approvals, CCO shall begin work to repair or replace the Digital Billboard. CCO shall complete the work within one hundred and eighty (180) days after the work begins and shall pay any costs that exceed the available insurance proceeds.

(2) CCO may elect not to repair or replace the Digital Billboard if:

(A) the cost to repair or replace it exceeds fifty percent (50%) of its fair-market value immediately before it is damaged or destroyed; and

(B) the damage or destruction occurs:

(i) during the last two (2) years of the Initial Term (if CCO opts not to extend this Sublease under Section 3(b)); or

(ii) during the last two (2) years of the Extended Term (if CCO opts to extend this Sublease under Section 3(b)).

(3) If CCO elects, under Section 6(h)(2), not to repair or replace the Digital Billboard, then CCO shall:

(A) notify the City in writing of its election;

(B) use the insurance proceeds CCO receives for the damage or destruction to remove the Digital Billboard and restore the Premises in accordance with Section 6(l); and

(C) pay to the City half of the insurance proceeds that remain after CCO has performed under Section 6(h)(3)(B), and this Sublease will terminate when those proceeds are so paid (City shall have the right to audit the allocation and expenditure of insurance proceeds).

(i) *Uninsured Damage.* If the Digital Billboard is damaged by any cause not covered by the fire-and-casualty insurance CCO is required to maintain under Section 11(a)(3), then this Sublease will continue in full effect only if the cost to repair the damage is less than or equal to the Annual Rent in effect when the damage occurs, subject to the following:

(1) CCO shall promptly apply for, and diligently pursue the issuance of, any permits or approvals it needs to repair the damage to the Digital Billboard.

(2) As soon as reasonably practicable after obtaining the necessary permits and approvals, CCO shall repair the damage at no cost to the City.

(j) *Utilities.* At no cost to the City, CCO shall provide and pay for all utility connections, utility equipment, and utility service required to install, operate, maintain, repair, improve, or reposition the Digital Billboard throughout the Term. CCO shall coordinate with the City and Roseville Electric for utility tie-ins and electrical power sources that CCO may need to operate the Digital Billboard.

(k) *Advertising Rights.* During the Term, CCO will have the exclusive right to enter into agreements for advertising on the Digital Billboard, subject to the following:

- *Operation of the Message Center.* In operating the Message Center, CCO shall conform to all valid and applicable laws and regulations, including laws and regulations pertaining to outdoor advertising. CCO shall not display any message that in the reasonable judgment of the City Manager or the City Manager's designee falls within one or more of the following categories ("Restricted Advertising"):

    - Automalls. The message promotes competing "automalls" or individual dealerships located outside the City of Roseville's jurisdictional boundary; provided that advertising for a specific automobile brand or manufacturer is permitted.

    - False, Misleading, or Deceptive Commercial Speech. The message proposes a commercial transaction, and the message, or any material contained in it, is false, misleading, or deceptive.

    - Unlawful Goods or Services. The message, or any material contained in it, promotes or encourages, or appears to promote or encourage, the use or possession of unlawful or illegal goods or services.

    - Unlawful Conduct. The message, or any material contained in it, promotes, depicts or encourages, or appears to promote, depict or encourage, unlawful, anti-social or illegal behavior or activities.

    - Endorsement. The message, or any material contained in it, implies or declares an endorsement by the City of Roseville of any service, product or point of view, without prior written authorization of the City of Roseville (through its City Manager).

    - Obscenity or Nudity. The message, or any material contained in it, contains obscene matter, images of nudity or any other matter that is prohibited under the provisions of Chapter 7.5 (beginning with Section 311) of Title 9 of Part 1 the California Penal Code, and as such laws may be amended or supplemented.

    - Prurient Interests. The message, or any material contained in it, describes, depicts, or represents sexual activities, or aspects of the human anatomy in a way that the average adult, applying contemporary community standards, would find appeals to the prurient interest of minors or adults, or contains any other matter that is prohibited under the provisions of Chapter 7.6 (beginning

with Section 313) of Title 9 of Part 1 of the California Penal Code, and as such laws may be amended or supplemented.

- Profanity, Vulgarity, Riot. The message, or any material contained in it, is profane or vulgar, or presents a clear and present danger of causing a riot, disorder, or other imminent threat to public safety, peace or order.

- Community Standards. The message, or any material contained in it, is so objectionable under contemporary community standards as to be reasonably foreseeable that it will result in harm to, disruption of, or interference with the operations of the City of Roseville.

- Libelous Speech, Copyright Infringement. The message, or any material contained in it, is libelous, or is an infringement of a copyright, trademark or registered mark.

- Demeaning or Disparaging. The message, or any material contained in it, demeans or disparages an individual or group of individuals.

- Injurious to the City of Roseville. The message, or any material contained in it, denigrates the City of Roseville, its officers, agents, or employees.

- Tobacco. The message, or any material contained in it, promotes or depicts the sale or use of tobacco or tobacco-related products, except products that counteract symptoms of tobacco habituation.

- Cannabis. The message, or any material contained in it, promotes or depicts the sale or use of cannabis or cannabis-related products.

- Firearms. The message, or any material contained in it, directly or indirectly promotes the sale or use of a firearm or contains an image or depiction of a firearm.

- Political Campaign Speech. The message, or any material contained in it, contains political campaign speech. For purposes of this Lease, the term "political campaign speech" is speech that: (1) supports or opposes or appears to support or oppose a ballot measure, initiative, or referendum; or (2) refers to any candidate for public office.

- Religion. The message, or any material contained in it, advocates or opposes a religion or religious belief.

- Traffic Interference. The message, or any material contained in it, displays any word, phrase, symbol, or character likely to interfere with, mislead, or distract traffic, or conflict with any traffic control device.

- Distraction. The message, or any material contained in it, incorporates any rotating, revolving, or flashing devices, or any other moving parts not typical of Message Centers.

- Violence. The message, or any material contained in it, contains an image or description of graphic violence, including, but not limited to: (1) the depiction of human or animal bodies or body parts, or fetuses, in states of mutilation, dismemberment, decomposition, or disfigurement; and (2) the depiction of weapons or other implements or devices associated in the advertisement with an act or acts of violence or harm on a person or animal.

- "Adult"-Oriented Goods or Services. The message, or any material contained in it, promotes or encourages, or appears to promote or encourage, a transaction related to, or uses brand names, trademarks, slogans or other materials which are identifiable with, films rated "X" or "NC-17", video games rated "A" or "M," adult book stores, adult video stores, nude and/or topless clubs and other adult entertainment establishments, adult telephone services, adult Internet sites, and escort services.

- Human Reproduction or Sexuality. The message, or any material contained in it, promotes products or services related to human reproduction or sexuality, including but not limited to contraceptive products or services, other products or services related to sexual hygiene, and counseling services for pregnancies, abortions or other sexual matters.

- Graffiti or Vandalism. The message, or any material contained in it, uses images or symbols that depict or represent graffiti or vandalism.

- Web Addresses and Telephone Numbers. The message, or any material contained in it, directs viewers to a website or telephone number that contains material that is Restricted Advertising.

- Public Forum. The message, or any material contained in it, if posted individually or in combination with other messages, causes City of Roseville Property to become a public forum for the dissemination, debate, and/or discussion of public issues.

- *Removal of Restricted Advertising.* In the event that CCO posts such Restricted Advertising, CCO shall remove such Restricted Advertising within twenty-four (24) hours' written notice from the City.

- *Amber Alerts and Public-Service Messages.* CCO shall utilize the Message Center to display "Amber Alert" messages in accordance with national Amber Alert guidelines. In addition, CCO shall utilize the Message Center for the purpose of displaying public-service messages (e.g., reports of commute times, drunk-driving-awareness messages, reports of serious accidents, emergency-disaster communications). Such messages may be generated by Caltrans, the City or other governmental agency and provided without cost, on a time-available basis.

- *City Sign.* On each side of the Sign Structure, CCO shall install, maintain, and repair a non-digital City sign that faces the same direction as a display area on the Message

Center. The size and design of the City sign shall substantially comply with the criteria set forth in **Exhibit B -2**.

(l) *Removal of Digital Billboard.* When the Term or Sublease ends, whether it expires as scheduled or is terminated early, CCO shall promptly apply for, and diligently pursue the issuance of, at no cost to the City, any permits or approvals it needs to remove the above-ground portions of the Digital Billboard. Within one hundred and twenty (120) days after obtaining the necessary permits and approvals, CCO shall remove the Digital Billboard from the Premises and restore the Premises to their pre-sublease condition, reasonable wear and tear excepted, all at no cost to the City, except that CCO is not obligated to remove the below-ground elements of the Sign Structure. Removal of the Digital Billboard shall be conducted in such a way as to not unreasonably interfere with the business operations of Landlord on the adjacent premises.

7. Early Termination.

(a) *City's Termination Rights.* Without prejudice to its other remedies at law or in equity, the City may terminate this Sublease, at any time and in its sole discretion, effective thirty (30) days after the City gives CCO written notice of termination, if any of the following circumstances occurs:

(1) CCO breaches its obligation to pay a monthly installment of Annual Rent when due and does not cure the breach within thirty (30) days after the City serves CCO with a written notice of breach.

(2) CCO breaches its obligation to perform in accordance with any material provision of this Sublease other than the obligation to pay Annual Rent and (A) does not cure the breach within thirty (30) Business Days after the City serves CCO with a written notice of breach or, if the breach cannot reasonably be cured within thirty (30) Business Days, (B) does not commence to cure within thirty (30) Business Days after the City serves CCO with a written notice of breach and CCO fails to diligently pursue the cure to completion within ninety (90) Business Days after commencement or such longer period as may be reasonably necessary. The express designation in this Sublease of a provision as "material" does not imply that other provisions are not material.

(3) The Digital Billboard is not Operational within two (2) years after the Commencement Date.

(b) *CCO's Termination Rights.* Without prejudice to its other remedies at law or in equity, including the right to seek just compensation under the laws of eminent domain as described in Section 9, CCO may terminate this Sublease, at any time and in its sole discretion, effective thirty (30) days after CCO gives the City written notice of termination, if any of the following circumstances occurs:

(1) The view of the Message Center's display area from the portion of Interstate 80 adjacent to the Premises is materially obstructed, and CCO did not cause the obstruction. This Section 7(b)(1) does not apply to Obstructions covered by Section 5(d).

(2) CCO cannot safely use the Premises to install, operate, maintain, repair, or improve the Digital Billboard because of a non-remediable condition, and CCO did not cause the condition.

(3) There is a material diversion of traffic from, or a material reduction or change in the directional flow of traffic on, the portion of Interstate 80 adjacent to the Premises, and the diversion or disruption continues uninterrupted for at least twelve (12) consecutive months.

(4) Through no fault of its own, CCO cannot obtain or maintain the governmental permits required to install, operate, maintain, repair, or improve the Digital Billboard (either with digital and/or non-digital display faces), including the Caltrans Permits and the City Permits.

(5) Use of the Message Center for its intended purpose is prevented or limited by law, or CCO is required by any court or other governmental entity, for reasons other than eminent domain, to remove the Digital Billboard from the Premises.

(6) The Digital Billboard is damaged by a casualty for which CCO is not required under this Sublease to carry insurance, and the cost to repair the damage exceeds the Annual Rent in effect when the damage occurs.

(7) Upon termination or nonperformance of the Lease.

(c) *CCO's Right to Renegotiation.* If any of the circumstances identified in Section 7(b) occurs (or if CCO can no longer operate the Digital Billboard with digital display faces but can operate the Sign Structure with printed or traditional faces and CCO has elected not to terminate this Sublease), then, at its discretion and in lieu of termination, CCO may request that the City negotiate on reducing the Annual Rent to an amount that reasonably reflects the diminished value of the Digital Billboard to CCO, and on receiving the request the City shall negotiate in good faith with CCO. The City is not required, however, to agree on a reduction.

(d) *City's and CCO's Additional Termination Rights.* Without prejudice to their other remedies at law or in equity, either party may terminate this Sublease if the other party:

(1) has an order for relief entered with respect to it, commences a voluntary case, or has an involuntary case filed against it under any applicable bankruptcy, insolvency, or other similar law then in effect, and the order or case is not stayed, withdrawn, or settled within sixty (60) days after it is entered, commenced, or filed (11 U.S.C. § 365(e)(2)(A), as amended, or any successor statute); or

(2) files for reorganization, becomes insolvent, or has a receiver or other officer with similar powers appointed for its affairs in any court with jurisdiction, whether or not with its consent (unless dismissed, bonded, or discharged within sixty (60) days after appointment).

(e) *CCO's Right to Succeed to the Lease.* Notwithstanding the foregoing, in the event that Digital Billboard faces are removed for any reason and replaced by vinyl or traditional faces, CCO may elect to terminate this Sublease, and CCO shall in such event succeed to the City's interest under the Lease and the City shall execute any and all documentation necessary to effect such succession and CCO shall have no further obligations to the City hereunder. In addition, if this

Sublease is terminated for any reason, provided CCO is not in default hereunder, CCO shall have the right to succeed to City's interest under the Lease.

8. Taxes. CCO is responsible for and shall pay or otherwise discharge, without abatement or deduction, all taxes levied on, or directly assessed on, CCO's outdoor-advertising activities on the Premises. This obligation includes, but is no limited to, payment of any:

(a) sales or similar tax on CCO's sale of advertising space on the Digital Billboard;

(b) possessory-interest tax related to this Sublease or to CCO's possession or use of the Premises; and

(c) real-property tax assessed on the Digital Billboard and personal-property tax levied on CCO's personal property on the Premises.

9. Eminent Domain.

(a) *Definitions.* The following definitions apply to this Section 9:

(1) "Condemning Entity" means any entity that by law may exercise the power of eminent domain to acquire possession of, and title to, any of the following: the Digital Billboard, the entire Premises, or an Essential Part of the Premises.

(2) "Essential Part of the Premises" means any portion of the Premises that is reasonably necessary for installing, operating, maintaining, repairing, or improving the Digital Billboard in accordance with this Sublease.

(b) *Termination Events.* This Sublease will terminate if a Condemning Entity acquires the Digital Billboard, the entire Premises, or an Essential Part of the Premises:

(1) by using the power of eminent domain; or

(2) through negotiations under the threat of using the power of eminent domain.

(c) *Termination Date; Rent Refund; Caltrans Permits.* Termination under this Section 9 will occur on the date the Condemning Entity obtains possession of, or title to, the Digital Billboard, the entire Premises, or the Essential Part of the Premises, whichever occurs first. Within fifteen (15) Business Days after the termination date, the City shall:

(1) refund to CCO any pre-paid Annual Rent for the unexpired portion of the Term; and

(2) relinquish any interest it may have in the Caltrans Permits and execute any documents needed to confirm that CCO is the sole owner of the Caltrans Permits.

(d) *Compensation.* If termination occurs under this Section 9, then CCO and the City may each independently seek to recover from the Condemning Entity all compensation and other remedies provided by law for the interests taken from them. But the City may not seek or recover compensation for CCO's lost interests, and CCO may not seek or recover compensation for the City's lost interests. Without limiting the preceding, CCO may seek to recover some or all of the following from the Condemning Entity:

(1) compensation for its lost advertising income, for the value of the Digital Billboard, for lost goodwill, and for its interest in this Sublease; and

(2) financial assistance for relocating the Digital Billboard.

10. Indemnification.

(a) *Definitions.* The following definitions apply to this Section 10:

(1) "Person" is to be interpreted broadly. It includes not just third persons but also CCO and CCO's directors, officers, employees, contractors, and agents; and the City and the City's elected officials, officers, employees, contractors, and agents.

(2) "Liabilities" means all liabilities, claims, demands, damages, and costs (including reasonable attorneys' fees and litigation costs through final resolution on appeal) that arise directly or indirectly from CCO's acts or omissions or that of its employees, agents or contractors with respect to CCO's possession or use of the Premises.

(3) "Occurrence" means (A) the death of, or injury to, any Person; and (B) damage to, or destruction of, any real property, personal property (including intellectual property), or the environment (broadly interpreted to include the air, soil, soil vapor, surface water, groundwater, flora, and fauna on or about the Premises).

(4) "Secured Area" means the portion of the Premises enclosed by the permanent security fence that CCO erects around the Digital Billboard in accordance with Section 6(f).

(b) *General Indemnity.* CCO shall indemnify, defend (with attorneys reasonably acceptable to the City), protect, and hold the City and the City's property (including the Premises) and the Landlord harmless from and against all Liabilities that arise directly or indirectly from CCO's possession or use (including but not limited to, construction, maintenance, repair, and operation of the Digital Billboard) of the Premises. CCO is obligated under this Section 10(b) even if the City or the City's elected officials, officers, employees, contractors, or agents reviewed, accepted, or approved the work, materials, or activities from which the Liabilities arise. But CCO is not obligated under this Section 10(b) to the extent the Liabilities are caused by the negligence or willful misconduct of the City or the City's elected officials, officers, employees, contractors, or agents. CCO's obligation under this Section 10(b) includes Liabilities arising from any of the following:

(1) Any Occurrence on the Premises and outside the Secured Area, but only to the extent resulting from CCO's acts or omissions.

(2) Any Occurrence inside the Secured Area but only to the extent resulting from CCO's acts or omissions.

(3) Any Occurrence caused or allegedly caused by (A) any condition of the Premises created by CCO or by any Person on the Premises with CCO's permission; or (B) some act or omission on the Premises by CCO or by any Person on the Premises with CCO's permission.

(4) Any Occurrence caused by, or related in any way to, work or activities performed on the Premises or materials furnished to the Premises at the request of CCO or any person or entity acting for CCO or with CCO's permission.

(5) Any Occurrence that is caused by, or related in any way to, a verbal or non-verbal display on the Message Center, except to the extent of any material or content, if any, provided by the City or Landlord.

(c) *Hazardous Substances.* CCO shall indemnify, defend (with attorneys reasonably acceptable to the City), protect, and hold harmless the City; the City's elected officials, officers, employees, and agents; and the City's property (including the Premises) from and against all Liabilities that arise directly or indirectly from either of the following:

(1) The possession, use, generation, transportation, release, threatened release, handling, storage, or disposal by CCO or CCO's contractors of any Hazardous Substance on or under the Premises or Secured Area during the Term or during CCO's removal of the Digital Billboard in accordance with Section 6(l).

(2) The possession, use, generation, transportation, release, threatened release, handling, storage, or disposal by anyone under CCO's direction or control other than the City or the City's elected officials, officers, employees, contractors, or agents of any Hazardous Substance on or under the Secured Area during the Term or during CCO's removal of the Digital Billboard in accordance with Section 6(l). CCO is not obligated under this Section 10(c)(2) for any Hazardous Substance that existed on or under the Premises or Secured Area on or before the Effective Date unless CCO's intentional, negligent, or willful misconduct causes or exacerbates a release of the Hazardous Substance.

(d) *Legal Challenges.* CCO shall indemnify, defend (with attorneys reasonably acceptable to the City), protect, and hold harmless the City and the City's elected officials, officers, and employees in any litigation (including litigation based on the California Environmental Quality Act) brought to challenge the validity of this Sublease, the validity of the City Permits or the Caltrans Permits, or the validity of the City ordinances that authorize the installation and operation of the Digital Billboard on the Premises (each, a "Claim"). CCO's obligation to indemnify under this Section 10(d) includes liability for reasonable attorneys' fees awarded to a party who successfully challenges the validity of this Sublease, of the City Permits or the Caltrans Permits, or of any authorizing ordinance. If such a Claim is brought, the parties shall promptly notify the other party of such Claim and each party shall cooperate with the efforts of the CCO to defend such Claim. The City will not voluntarily assist the opposing party in any such Claim or take any position adverse to CCO in connection with such Claim. In the event of a Claim, CCO shall be entitled, in its sole discretion, to return the Digital Billboard faces to traditional static sign face or faces or remove the sign. If CCO exercises such right, CCO shall not be required to pay the City the Annual Rent on such sign from and after the date that the faces are converted to traditional sign faces and the City shall not be entitled to claim any lost revenues or damages against CCO as a result of such election by CCO and CCO shall be relieved of its obligation to display City Messages under this Agreement.

(e) *Survival.* CCO's obligations under this Section 10 will survive this Sublease.

11. Insurance.

(a) *Types of Policies.* During the Term and during CCO's removal of the Digital Billboard in accordance with Section 6(l), at no cost to the City, CCO shall procure and maintain the following insurance policies covering CCO's operations with respect to its possession and use of the Premises:

(1) A policy of comprehensive general-liability insurance providing coverage at least as broad as that provided by ISO Form CG 00 01. This policy must:

(A) be issued on an occurrence basis;

(B) include coverage for premises, operations, products and completed operations, advertising injury, and contractual liability;

(C) have a limit of at least $5,000,000 for each occurrence and five million in the aggregate;

(D) include a fire legal-liability limit of $50,000 for each occurrence; and

(E) name the City and the City's elected officials, officers, employees, and agents, and the Landlord as additional insureds with regard to general liability arising out of activities performed by CCO or on CCO's behalf, including coverage for products-and-completed operations to include coverage for operations on property CCO owns, subleases, or uses (including the Premises and the Digital Billboard).

(2) A policy of automobile-liability insurance providing coverage at least as broad as that provided by ISO Form CA 00 01. This policy must (A) have a combined single limit of at least $1,000,000 for each occurrence; and (B) cover owned, non-owned, and hired vehicles.

(3) A policy of fire-and-casualty insurance that insures the Digital Billboard for its full replacement value against damage or destruction by fire or by any of the perils commonly covered under the standard extended-coverage endorsement to fire-insurance policies issued on real property in Placer County.

(4) A policy of workers-compensation insurance with limits at least equal to those required by California law and including employer-liability insurance with a limit of at least $1,000,000. This policy must include a waiver of subrogation against the City. As an alternative to this policy, and subject to approval by the City's Risk Management Division, CCO may provide the City with a copy of CCO's Certificate of Consent to Self-Insure from the California Department of Industrial Relations and a certificate showing CCO's excess-insurance limits and self-insured retentions.

(b) *Insurer Qualifications.* Each policy must be issued by an insurer the California Department of Insurance has authorized to transact business in California in the relevant line of insurance, and the insurer must have a rating of at least "A" by A.M. Best Company or a rating the City's Risk Management Division determines to be substantially equivalent.

(c) *Evidence of Insurance.* CCO shall submit a certificate evidencing such coverage in a form satisfactory to the City Attorney of City, prior to exercising any rights hereunder. CCO shall also provide a separate endorsement form or section of the policy showing City, its officers, agents and employees, and Landlord as additional named insureds for each type of coverage, except for Workers' Compensation. Such insurance shall specifically cover the contractual liability of CCO. The coverage shall be primary as to such additional insureds and no coverage of the City shall be called upon to contribute to a loss with respect to the liabilities assumed by CCO under this Agreement. In addition, the insurance policy may not contain language which prohibits additional insureds or other insurers from satisfying the self-insured retention or deductible. CCO shall provide thirty (30) days written notice to City prior to cancellation or material modification of any insurance required by this Agreement. CCO shall furnish a certificate and any renewal certificates as necessary, for the period covered by this Agreement. Any insurance written on a claims made basis is subject to the prior approval of the City Attorney. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve CCO of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law. Any self-insured retentions must be declared on the certificate of insurance and approved by City in writing.

(d) *Notice.* Each of the policies must obligate the insurer to give the City at least thirty (30) days' advance written notice before the policy is cancelled or materially changed.

(e) *Other Requirements.* The general-liability and automobile-liability policies must each:

(1) With respect to the liabilities assumed by CCO under this Agreement, provide that CCO's insurance coverage is primary insurance with respect to the City and the City's elected officials, officers, employees, and agents; and

(2) provide that CCO's insurance applies separately to each insured against whom a claim is made or a suit brought, except with respect to the applicable policy limits.

(f) *Quinquennial Review.* The City may reasonably revise these insurance requirements every five (5) years if the City reasonably determines that revision is needed to conform the policy terms, conditions, and limits with then-current insurance-industry standards for structures and real property comparable to the Digital Billboard and the Premises. A revision will take effect thirty (30) days after the City gives CCO notice in accordance with Section 12(c).

(g) *No Limit on Indemnification.* Nothing in this Section 11 limits CCO's obligations under Section 10.

(h) *Ground Lease.* The parties acknowledge that under the Ground Lease that City is obligated to require CCO to indemnify and insure Landlord, and therefore this Section 10 shall be interpreted broadly to ensure full compliance with the Ground Lease.

12. Miscellaneous.

(a) *Assignments and Subleases.* A party may not assign or otherwise transfer this Sublease or any interest in it, and this Sublease is not assignable by operation of law, without the other party's prior written consent, which the other party shall not withhold, delay, or condition unreasonably. An assignment or transfer of this Sublease does not occur, for purposes of this Section 12(a), if

CCO merges with another company, reorganizes its stock, or undergoes a similar corporate restructuring, or if CCO sells any of its assets or stock. CCO may not sublease the Premises or any part of the Premises, or the Digital Billboard or any part of the Digital Billboard, without the City's prior written consent, which the City may withhold or condition in its sole discretion. An attempted assignment, transfer, or sublease made contrary to this Section 12(a) is void.

(b) *Successors and Assigns.* This Sublease binds and inures to the benefit of the successors and assigns of the parties. This Section 12(b) does not constitute the City's consent to any assignment of this Sublease or any interest in the Sublease, or to any Sublease of the Premises or any part of the Premises, or to any sublease of the Digital Billboard or any part of the Digital Billboard.

(c) *Notices.* Any notice or other communication under this Sublease must be in writing and will be considered properly given and effective only when mailed or delivered in the manner provided by this Section 12(c) to the persons identified below. A mailed notice or other communication will be effective or will be considered to have been given on the third day after it is deposited in the United States Mail (certified mail and return receipt requested), addressed as set forth below, with postage prepaid. A notice or other communication sent in any other manner will be effective or will be considered properly given when actually delivered. A party may change its address for these purposes by giving written notice of the change to the other party in the manner provided in this Section 12(c).

If to the City:

City of Roseville
Roseville Civic Center
311 Vernon Street
Roseville, California 95678
Attn: City Manager

If to CCO:

Clear Channel Outdoor, LLC
401 Slobe Avenue
Sacramento, California 95815
Attn: President – Sacramento Division

(d) *The City's Right to Enter and Inspect the Premises.* The City and the City's elected officials, officers, employees, and agents may enter upon and inspect the Premises at any time to determine CCO's compliance with this Sublease provided that such entry shall not unreasonably interfere with CCO's operations on the Premises.

(e) *Force Majeure.*

(1) "Force Majeure Event" means a cause of delay that is not the fault of the party who is required to perform under this Sublease and is beyond that party's reasonable control, including the elements (including floods, earthquakes, windstorms, and unusually severe weather), fire, energy shortages or rationing, riots, acts of terrorism, war or war-defense conditions, acts of any public enemy, epidemics, pandemics, the actions or inactions of any governmental entity (excluding the City) or that entity's agents, litigation, labor shortages (including shortages caused by strikes or walkouts), and materials shortages.

(2) Except as otherwise expressly provided in this Sublease, if the performance of any act required by this Sublease to be performed by either the City or CCO is prevented or delayed because of a Force Majeure Event, then the time for performance will be extended for a period equivalent to the period of delay, and performance of the act during the period of delay will be excused.

(3) This Section 12(e) does not excuse (A) CCO's obligation to pay Annual Rent when due and payable, except as otherwise provided in Subsection 4(c)(4); or (B) either party's obligation to perform an act when performance is rendered difficult or impossible solely because of that party's financial condition.

(f) *Waiver of Breach.* A party's failure to insist on strict performance of this Sublease or to exercise any right or remedy upon the other party's breach of this Sublease will not constitute a waiver of the performance, right, or remedy. A party's waiver of the other party's breach of any provision in this Sublease will not constitute a continuing waiver or a waiver of any subsequent breach of the same or any other provision. A waiver is binding only if set forth in writing and signed by the waiving party.

(g) *Relationship of the Parties.* This Sublease does not create any relationship or association between the City and CCO other than that of landlord and tenant. For example, and without limiting the previous sentence, this Sublease does not create between the City and CCO the relationship of principal and agent, nor does it create a partnership or joint venture.

(h) *Attorney's Fees.* The party prevailing in any litigation concerning this Sublease, the Premises, or any improvements to the Premises (including the Digital Billboard) will be entitled to an award by the court of reasonable attorneys' fees and litigation costs through final resolution on appeal in addition to any other relief that may be granted in the litigation. If the City is the prevailing party, then this Section 12(h) will apply whether the City is represented in the litigation by the Office of the City Attorney or by outside counsel.

(i) *Severability.* If a court with jurisdiction holds any nonmaterial provision of this Sublease to be invalid, void, or unenforceable, then the remaining provisions will remain in full force.

(j) *Counterparts.* The parties may execute this Sublease in counterparts, each of which will be considered an original, but all of which will constitute the same Sublease.

(k) *Memorandum of Sublease.* The City and CCO shall cooperate in good faith and without liability to execute and record with the Placer County Recorder's Office, a memorandum of sublease, using the form set forth as **Exhibit D,** and a memorandum of ground lease, using the form set forth as **Exhibit E**. CCO shall promptly provide City with a copy of the recorded Sublease. City shall promptly provide CCO with a copy of the recorded Ground Lease.

(l) *Further Assurances.* Each party shall execute all additional documents or instruments and take all necessary action that either party reasonably considers necessary to carry out the proper purposes of this Sublease.

(m) *Time of Essence.* Time is of the essence of this Sublease.

(n) *Interpretation.* This Sublease is to be interpreted and applied in accordance with California law without regard to conflict-of-laws principles, except that the rule of interpretation in California Civil Code section 1654 will not apply.

(o) *Integration and Modification.* This Sublease sets forth the parties' entire understanding regarding the matters addressed. It supersedes all prior or contemporaneous agreements,

representations, and negotiations (written, oral, express, or implied) and may be modified only by another written agreement signed by both parties.

13. List of Exhibits. All exhibits referenced below are incorporated herein and made a part of this Agreement.

Exhibit A – Property Description of Premises
Exhibit B-1 – Digital Billboard Message Center Operating Requirements
Exhibit B-2 – Digital Billboard Design
Exhibit C – Hazardous Substances
Exhibit D – Form of Memorandum of Sublease
Exhibit E – Form Memorandum of Ground Lease

[SIGNATURE BLOCKS APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Sublease by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 20__, and Clear Channel Outdoor, LLC has caused this Sublease to be duly executed as of the date first above written.

City of Roseville, a municipal corporation

By: _____
Dominick Casey
City Manager

Attest:

By: _____
Sonia Orozco
City Clerk

Approved as to Form:

By: _____
Michelle Sheidenberger
City Attorney

Clear Channel Outdoor, LLC, a Delaware limited liability company

By: _____
Bryan Parker
Executive Vice President -
Real Estate & Public Affairs

EXHIBIT A

Property Description

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

A portion of Section 12 Township 10 North, Range 6 East, Mount Diablo Base and Meridian, being more particularly described as follows:

Parcel 2, as shown on that certain Parcel Map filed for record October 17, 1980, in Book 17 of Parcel Maps, Page 63.

Excepting therefrom, the following described real property lying within the right of way of Sunrise Avenue and cannot be considered as being within the bounds of said Parcel Map:

Beginning at a 1" iron pipe tagged L.S. 3404 marking the Northeast corner of said Parcel 2, as shown on said Parcel Map; thence from said point of beginning, along the arc of a 2,550 foot radius curve to the right, the chord of which bears South 18 degrees 47 minutes 24 seconds West, 77.51 feet, thence along the West line of Sunrise Avenue, North 00 degrees 21 minutes 38 seconds East, 82.14 feet to the North line of said Parcel 2; thence North 65 degrees 25 minutes 08 seconds East, 27.02 feet to the point of beginning

APN: 014-183-029-000

EXHIBIT B-1

Digital Billboard Message Center Operating Requirements

Operating Parameters:

(a) The billboard message center will include no special visual effects that include moving or flashing lights that accompany the transition between two successive messages, and no special visual effects shall accompany any message display; and

(b) CCO is required to report to the City its intention of installing, implementing or using any technology that would allow interaction with drivers, vehicles or any device located in vehicles, including, but not limited to a radio frequency identification device, global positioning system (GPS), or other device, a minimum of thirty (30) days in advance of such operation, and shall not proceed with such operation until approved by the City, which approval shall not be unreasonably withheld, conditioned or delayed. Such approval is not required in the event such technology is installed, implemented or used at the request of law enforcement.

(c) A message on a message center may have a minimum display time of eight (8) seconds and a maximum change interval of two (2) seconds.

(d) The Message center sign shall be operated with systems and monitoring in place to either turn the display off, show a "full black" image or freeze the image on the display in one position in the event of a malfunction.

(e) Digital billboards shall not operate at brightness levels of more than 0.3 foot candles above ambient light, as measured using a foot candle meter at a pre-set distance. Distances to measure the foot candles impact vary with the expected viewing distances of each size sign. Measurement distance criteria:

Nominal Face Size	Distance to be measured from:
12' x 25'	150'
10'6" x 36'	200'
14' x 48'	250'
20' x 60'	350'

Digital Billboards must have a light sensing device that will adjust the brightness as ambient light conditions change.

(f) CCO has the exclusive option to remove the Digital Display Areas from the Digital Billboard at any time and replace them with traditional static sign faces at its sole option and without reduction in Annual Rent.

EXHIBIT B-2

Digital Billboard Design



Exhibit C

Hazardous Substances

As used in this Exhibit C, "Environmental Laws" means any statute, ordinance, regulation, rule, order, decree, or other law or requirement that is enacted, promulgated, or issued by any federal, state, or local government entity (whether before, on, or after the Effective Date) and:

- regulates, relates to, or imposes liability or standards of conduct concerning any Hazardous Substance (defined below);
- regulates land use or regulates or protects the environment, including air, soil, soil vapor, surface water, groundwater, flora, or fauna; or
- pertains to occupational health or industrial hygiene or to occupational or environmental conditions on, under, or about the Premises.

Without limiting the generality of the foregoing, "Environmental Laws" includes the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) (42 U.S.C. § 9601 et seq.); the Resource Conservation and Recovery Act of 1976 (RCRA) (42 U.S.C. § 6901 et seq.); the Clean Water Act, also known as the Federal Water Pollution Control Act (FWPCA) (33 U.S.C. § 1251 et seq.); the Toxic Substances Control Act (TSCA) (15 U.S.C. § 2601 et seq.); the Hazardous Materials Transportation Act (HMTA) (49 U.S.C. § 1801 et seq.); the Insecticide, Fungicide, and Rodenticide Act (7 U.S.C. § 136 et seq.); the Superfund Amendments and Reauthorization Act (SARA) (42 U.S.C. § 6901 et seq.); the Clean Air Act (42 U.S.C. § 7401 et seq.); the Safe Drinking Water Act (42 U.S.C. § 300f et seq.); the Solid Waste Disposal Act (42 U.S.C. § 6901 et seq.); the Emergency Planning and Community Right to Know Act (42 U.S.C. § 11001 et seq.); the Occupational Safety and Health Act (OSHA) (29 U.S.C. §§ 655 and 657); the California Underground Storage of Hazardous Substance Act (Cal. Health & Saf. Code, § 25280 et seq.); the California Hazardous Waste Control Act (Cal. Health & Saf. Code, § 25100 et seq.); the California Safe Drinking Water and Toxic Enforcement Act (Cal. Health & Saf. Code, § 24249.5 et seq.); and the Porter-Cologne Water Quality Act (Cal. Water Code, § 13000 et seq.), together with any amendments of these statutes and regulations promulgated under them (whether enacted or promulgated before, on, or after the Effective Date).

For purposes of this Sublease, "Hazardous Substance" means:

(1) any substance defined as a "hazardous substance," "hazardous material," "hazardous waste," "toxic substance," "toxic waste," "solid waste," "pollutant," or "contaminant" under Environmental Laws (defined above);

(2) any substance listed as hazardous substances in 49 C.F.R. § 172.101 or its successor by the U.S. Department of Transportation or in 40 C.F.R. Part 302 or its successor by the U.S. Environmental Protection Agency;

(3) any other substance, material, or waste that is or becomes regulated or classified as hazardous or toxic under Environmental Laws (defined above);

(4) any material, waste, or substance that is (a) a petroleum or refined petroleum product, (b) asbestos or asbestos-containing materials, (c) polychlorinated biphenyl, (d) designated as a hazardous substance under 33 U.S.C. § 1321 or its successor or listed under 33 U.S.C. § 1317 or its successor, (e) a flammable explosive, (f) a radioactive material, or (g) a lead-based paint;

(5) any substance listed by the State of California under subdivision (a) of California Health and Safety Code section 25249.8, as amended, or under any successor to that statute, as a chemical known by the state to cause cancer or reproductive toxicity;

(6) any material that, because of its characteristics or interaction with one or more other substances, chemical compounds, or mixtures, threatens to damage health, safety, or the environment or is required by any law or public agency to be remediated;

(7) any material that, if present, would require remediation under the guidelines set forth in California's Leaking Underground Fuel Tank Field Manual, regardless of whether the presence of the material resulted from a leaking underground fuel tank;

(8) any pesticide regulated under the federal Insecticide, Fungicide, and Rodenticide Act (7 U.S.C. §136 et seq.) or its successor;

(9) any material regulated under the federal Occupational Safety and Health Act (29 U.S.C. § 651 et seq.) or California's Occupational Safety and Health Act (Health & Saf. Code, § 63000 et seq.), or their successors;

(10) any material regulated under the federal Clean Air Act (42 U.S.C. 7401 et seq.) or under division 26 of the California Health and Safety Code, or their successors;

(11) any material that qualifies as an "extremely hazardous waste," "hazardous waste," or "restricted hazardous waste" under section 25115, 25117, or 25122.7 of the California Health and Safety Code, or as "medical waste" under section 25281, 25316, 25501, 25501.1, 25023.2, or 39655 of the California Health and Safety Code, or their successors; and

(12) any material listed or defined as a "hazardous waste," "extremely hazardous waste," or an "acutely hazardous waste" under chapter 11 of title 22 of the California Code of Regulations or any successor to that chapter.

EXHIBIT D

FORM OF MEMORANDUM OF SUBLEASE

WHEN RECORDED MAIL TO:

CLEAR CHANNEL OUTDOOR, LLC
2325 East Camelback Road, Suite 400
Phoenix, Arizona 85016
Legal Department

THE UNDERSIGNED GRANTOR DECLARES:
DOCUMENTARY TRANSFER TAX IS $0.00 CITY TRANSFER TAX IS $0.00
This conveyance is exempt from the documentary transfer tax since the lease term is less than 35 years, R&T Code §61, 11911.

MEMORANDUM OF SUBLEASE

THIS MEMORANDUM OF SUBLEASE (this "Memorandum") is made by and between the City of Roseville ("Landlord"), whose address is 311 Vernon Street in Roseville, CA 95678 and Clear Channel Outdoor, Inc., a Delaware limited liability corporation ("Tenant"), whose address is 401 Slobe Avenue in Sacramento, CA 95815, upon the following terms:

1. Landlord is the leaseholder of the Premises (as defined below).

2. Landlord and Tenant have entered into that certain unrecorded Sublease Agreement, dated _____ (the "Sublease") wherein Tenant has leased the Premises for the construction, maintenance, and operation of its outdoor advertising structures for a term beginning _____, and continuing for a maximum period of twenty (20) years, excluding extensions and renewals, if any.

3. This Memorandum is made upon all the terms and conditions of the Sublease on file with the City Clerk of the City of Roseville, and all of said terms and conditions are incorporated by reference herein.

Premises: 260 S. Harding Blvd. in Roseville, CA 95678
LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT A

The purpose of this Memorandum is to give record notice of the Sublease and of the rights created thereby, all of which are hereby confirmed.

[SIGNATURE BLOCKS APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, upon the day and year first hereinabove written, the respective Parties hereto have executed this Memorandum of Sublease, personally or by officers or agents thereunto duly authorized.

"LANDLORD":

CITY OF ROSEVILLE, a municipal corporation:

By_____
DOMINICK CASEY
City Manager

[Notarization Required]

"TENANT":

CLEAR CHANNEL OUTDOOR, LLC, a Delaware limited liability company:

By_____
ROBERT SCHMITT

Regional President, NorCal

[Notarization Required]

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

State of CALIFORNIA
County of ALAMEDA

On the December 20, 2021 before me, K. CAO a Notary Public, personally appeared Robert Schmitt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: _____

K. CAO
Notary Public - California
Contra Costa County
Commission # 2252935
My Comm. Expires Sep 2, 2022

Name: K. CAO
(Typed or Printed)

(Seal)

AS/kc

Exhibit A
to Memorandum of Sublease

Legal Description of Premises

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

A portion of Section 12 Township 10 North, Range 6 East, Mount Diablo Base and Meridian, being more particularly described as follows:

Parcel 2, as shown on that certain Parcel Map filed for record October 17, 1980, in Book 17 of Parcel Maps, Page 63.

Excepting therefrom, the following described real property lying within the right of way of Sunrise Avenue and cannot be considered as being within the bounds of said Parcel Map:

Beginning at a 1" iron pipe tagged L.S. 3404 marking the Northeast corner of said Parcel 2, as shown on said Parcel Map; thence from said point of beginning, along the arc of a 2,550 foot radius curve to the right, the chord of which bears South 18 degrees 47 minutes 24 seconds West, 77.51 feet, thence along the West line of Sunrise Avenue, North 00 degrees 21 minutes 38 seconds East, 82.14 feet to the North line of said Parcel 2; thence North 65 degrees 25 minutes 08 seconds East, 27.02 feet to the point of beginning

APN: 014-183-029-000

EXHIBIT E

FORM OF MEMORANDUM OF GROUND LEASE

WHEN RECORDED MAIL TO:

City of Roseville
311 Vernon Street
Roseville, CA 95678
Attn: City Clerk

Exempt from recording fees
Pursuant to Gov't Code § 27383

Space Above Line For Recorder's Use

THE UNDERSIGNED GRANTOR DECLARES:
DOCUMENTARY TRANSFER TAX IS $0.00 CITY TRANSFER TAX IS $0.00
This conveyance is exempt from the documentary transfer tax since the lease term is less than 35 years, R&T Code §61, 11911.

MEMORANDUM OF GROUND LEASE

THIS MEMORANDUM OF GROUND LEASE (this "Memorandum") is made by and between Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That Survivor's Trust Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest and Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That "Marital Trust" Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest ("Landlord"), whose address is 260 S. Harding Blvd. in Roseville, CA 95678 and the CITY OF ROSEVILLE, a California municipal corporation ("Tenant"), whose address is 311 Vernon Street in Roseville, CA 95678, upon the following terms:

1. Landlord is the owner of the Premises (as defined below).

2. Landlord and Tenant have entered into that certain unrecorded Ground Lease Agreement, dated _____ (the "Lease") wherein Tenant has leased the Premises for the construction, maintenance, and operation of its outdoor advertising structures for a term beginning _____, and continuing for a maximum period of twenty (20) years, excluding extensions and renewals, if any.

3. Under the Lease, Tenant has a right of first refusal with respect to the Premises on terms set forth therein.

4. This Memorandum is made upon all the terms and conditions of the Lease on file with the City Clerk of the City of Roseville, and all of said terms and conditions are incorporated by reference herein.

Premises: 260 S. Harding Blvd. in Roseville, CA 95678
LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT A

The purpose of this Memorandum is to give record notice of the Lease and of the rights created thereby, all of which are hereby confirmed.

[SIGNATURE BLOCKS APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, upon the day and year first hereinabove written, the respective Parties hereto have executed this Memorandum of Ground Lease, personally or by officers or agents thereunto duly authorized.

"LANDLORD":

By: _____
Name: _____
Authorized Signatory for
Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That Survivor's Trust Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest

[Notarization Required]

By: _____
Name: _____
Authorized Signatory for
Candice L. Stephenson and J. Wayne Strauch, Co-Trustees of the Administrative Trust Created Under That "Marital Trust" Under "Trust Agreement and Declaration of Trust" Dated March 15, 1984, as to an undivided one-half (1/2) interest

[Notarization Required]

"TENANT":

CITY OF ROSEVILLE, a municipal corporation:

By_____
DOMINICK CASEY
City Manager

[Notarization Required]

Exhibit A
to Memorandum of Ground Lease

Legal Description of Premises

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

A portion of Section 12 Township 10 North, Range 6 East, Mount Diablo Base and Meridian, being more particularly described as follows:

Parcel 2, as shown on that certain Parcel Map filed for record October 17, 1980, in Book 17 of Parcel Maps, Page 63.

Excepting therefrom, the following described real property lying within the right of way of Sunrise Avenue and cannot be considered as being within the bounds of said Parcel Map:

Beginning at a 1" iron pipe tagged L.S. 3404 marking the Northeast corner of said Parcel 2, as shown on said Parcel Map; thence from said point of beginning, along the arc of a 2,550 foot radius curve to the right, the chord of which bears South 18 degrees 47 minutes 24 seconds West, 77.51 feet, thence along the West line of Sunrise Avenue, North 00 degrees 21 minutes 38 seconds East, 82.14 feet to the North line of said Parcel 2; thence North 65 degrees 25 minutes 08 seconds East, 27.02 feet to the point of beginning

APN: 014-183-029-000

RESOLUTION NO. 22-020

APPROVING A GROUND LEASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND ROSEVILLE JUNCTION, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Ground Lease Agreement for a portion of the property located at 290 Conference Center Drive, by and between the City of Roseville and Roseville Junction, LLC (the "parties"), has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said Ground Lease Agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville and the City Clerk is authorized to record the Memorandum of Ground Lease.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

GROUND LEASE AGREEMENT

(Digital Billboard Site – Portion of 290 Conference Center Drive)

THIS GROUND LEASE AGREEMENT ("Lease") is made and entered into this ___ day of _____, 20__ ("the Effective Date"), by and between Roseville Junction, LLC, a Delaware limited liability company ("Landlord"), and the City of Roseville, a municipal corporation ("Tenant" or "City").

W I T N E S S E T H:

WHEREAS, under the Roseville Municipal Code, the City may cause the construction and/or maintenance of freestanding digital billboard signs within City-owned property, including leasehold interests, visible from Interstate Highway 80 and/or State Highway 65; and

WHEREAS, in December of 2020, the City released a Digital Billboard Project Request for Proposals ("RFP"); and

WHEREAS, during the RFP process, Landlord's Property (as defined below) was identified as an appropriate location for the construction of a digital billboard sign; and

WHEREAS, Landlord is willing to lease the Property to City on a long term basis so the City can construct, maintain and operate a digital billboard sign; and

WHEREAS, the parties now enter into this Lease on the terms and conditions set forth below.

NOW, THEREFORE, the parties agree as follows:

1. Lease. Landlord hereby leases to Tenant the portion of real estate described in Exhibit A (the "Property"). The Property is leased for the purpose of erecting, maintaining, operating (whether physically on-premise or via remotely changeable off-premise technology), improving, supplementing, posting, painting, illuminating, repairing, repositioning and/or removing outdoor advertising structures (whether traditional static, digital or other technology displays), including, without limitation, wireless communications equipment, fixture connections, electrical supply and connections, panels, signs, copy and any equipment and accessories as Tenant may place thereon (collectively, the "Structures"). Tenant may elect in its sole discretion at any time and from time to time during the term of this Lease, to convert and operate any advertising face on the Structures as digital, static, or any combination thereof. This Lease includes reasonably necessary rights of access for ingress, egress, utility maintenance and visibility. Tenant may lease or license the use of the Structures, or any portion thereof, for any lawful purpose, but in no event shall the Property or Structures, or any portion thereof, be used for purposes of locating or attaching any cellular antennas or related equipment.

2. Term of Lease. This Lease shall be in effect commencing on the Effective Date for a term ("Term") that is twenty (20) years following the "Rent Commencement Date," defined as the first day of the month after the date construction of the Structures is completed and all requisite governmental and private permits and approvals are obtained for Tenant's operation of the Structures and the Structures are connected to a permanent power supply and are fully capable of displaying digital advertising. In the event Tenant is unable to complete construction of the Structures, Tenant may terminate this Lease upon thirty (30) days written notice to Landlord.

Tenant shall have the right to unilaterally extend this Lease for an additional five (5) year term upon the same terms and conditions that applied to the Term. To exercise Tenant's right to extend the Term, Tenant must give Landlord a written notice of extension no earlier than one hundred eighty (180) days and not later than thirty (30) days before the Term ends. The extended five (5) year term begins when the initial twenty (20) year term ends, and ends five (5) years after that date. Any holding over after expiration will not constitute a renewal of this Lease but will be on a month-to-month tenancy on the same terms and conditions that applied at expiration. Notwithstanding the foregoing, Tenant may terminate this Lease, with or without cause, upon ninety (90) days written notice to Landlord but if the Property is subleased to Clear Channel Outdoor, LLC, a commercial billboard operator (or its successors or assigns) ("CCO"), in accordance with Section 3 below, Tenant shall not terminate this Ground Lease unless the Sublease is terminated.

3. Sublease. Tenant shall have the absolute right to sublease the Property to CCO ("Subtenant"), consistent with the purpose of the Lease described in the above Section 1. In addition to the foregoing, Landlord shall have the right, but not the obligation, to review and consent to the sublease between Tenant and Subtenant, and such consent by Landlord shall not be unreasonably withheld, conditioned, or delayed. In the event there is a material change to the subsurface utility engineering on, around, or under the Property, Landlord may reasonably withhold its consent to any proposed or existing sublease until such time as the subsurface utility engineering issues are addressed to the satisfaction of Landlord. Subtenant will be the owner of the Structures and has the right to remove the Structures at any time or within one hundred twenty (120) days following the termination of this Lease. If the Structures are removed for any reason, only the above-ground portions of the Structures need be removed and the area immediately surrounding the foundation shall be restored, reasonable wear and tear excepted. Upon termination of this Lease, whether by expiration, obstructions, or early termination, Tenant shall require Subtenant to, as promptly as reasonably practicable, apply for, and diligently pursue the issuance of, at no cost to Landlord, any permits or approvals needed to remove the Structures. Removal of the Structures shall not unreasonably interfere with the Landlord's business operations on the adjacent premises, if any. Subtenant and/or Tenant have the right to make any necessary applications with, and obtain permits from, governmental entities for the construction, use and maintenance of the Structures, and Landlord hereby grants Subtenant and/or Tenant a limited power of attorney for these purposes. All such permits shall remain the property of Subtenant and/or Tenant, as determined by Tenant. This Lease shall not preclude Subtenant from assigning its sublease ("Sublease"), provided that Tenant consents to such assignment, such consent not to be unreasonably withheld, conditioned or delayed, and subject to Subtenant's right to assign without consent to an affiliate or to an entity that acquires all or

substantially all of Subtenant's assets in the Sacramento market. Subtenant shall not commence any work on the Property until such time that memoranda of the Ground Lease and the Sublease have been recorded with the Placer County Recorder's Office and Landlord has been provided at least ten (10) days written notice prior to commencement of any construction. The parties shall cooperate in good faith and without liability to each other to record memoranda of the Ground Lease and Sublease.

4. Message Content. Tenant agrees and shall cause Subtenant to agree in the Sublease not to display any message that falls within one or more of the following categories ("Restricted Advertising"):

a. False, Misleading, or Deceptive Commercial Speech. The message proposes a commercial transaction, and the message, or any material contained in it, is false, misleading, or deceptive.

b. Unlawful Goods or Services. The message, or any material contained in it, promotes or encourages, or appears to promote or encourage, the use or possession of unlawful or illegal goods or services.

c. Unlawful Conduct. The message, or any material contained in it, promotes, depicts or encourages, or appears to promote, depict or encourage, unlawful, anti-social or illegal behavior or activities.

d. Endorsement. The message, or any material contained in it, implies or declares an endorsement by the City of Roseville of any service, product or point of view, without prior written authorization of the City of Roseville (through its City Manager).

e. Obscenity or Nudity. The message, or any material contained in it, contains obscene matter, images of nudity or any other matter that is prohibited under the provisions of Chapter 7.5 (beginning with Section 311) of Title 9 of Part 1 the California Penal Code, and as such laws may be amended or supplemented.

f. Prurient Interests. The message, or any material contained in it, describes, depicts, or represents sexual activities, or aspects of the human anatomy in a way that the average adult, applying contemporary community standards, would find appeals to the prurient interest of minors or adults, or contains any other matter that is prohibited under the provisions of Chapter 7.6 (beginning with Section 313) of Title 9 of Part 1 of the California Penal Code, and as such laws may be amended or supplemented.

g. Profanity, Vulgarity, Riot. The message, or any material contained in it, is profane or vulgar, or presents a clear and present danger of causing a riot, disorder, or other imminent threat to public safety, peace or order.

h. Community Standards. The message, or any material contained in it, is so objectionable under contemporary community standards as to be reasonably foreseeable that it will result in harm to, disruption of, or interference with the operations of the City of Roseville.

i. Libelous Speech, Copyright Infringement. The message, or any material contained in it, is libelous, or is an infringement of a copyright, trademark or registered mark.

j. Demeaning or Disparaging. The message, or any material contained in it, demeans or disparages an individual or group of individuals.

k. Injurious to the City of Roseville. The message, or any material contained in it, denigrates the City of Roseville, its officers, agents, or employees.

l. Tobacco. The message, or any material contained in it, promotes or depicts the sale or use of tobacco or tobacco-related products, except products that counteract symptoms of tobacco habituation.

m. Cannabis. The message, or any material contained in it, promotes or depicts the sale or use of cannabis or cannabis-related products.

n. Firearms. The message, or any material contained in it, directly or indirectly promotes the sale or use of a firearm or contains an image or depiction of a firearm.

o. Political Campaign Speech. The message, or any material contained in it, contains political campaign speech. For purposes of this Lease, the term "political campaign speech" is speech that: (1) supports or opposes or appears to support or oppose a ballot measure, initiative, or referendum; or (2) refers to any candidate for public office.

p. Religion. The message, or any material contained in it, advocates or opposes a religion or religious belief.

q. Traffic Interference. The message, or any material contained in it, displays any word, phrase, symbol, or character likely to interfere with, mislead, or distract traffic, or conflict with any traffic control device.

r. Distraction. The message, or any material contained in it, incorporates any rotating, revolving, or flashing devices, or any other moving parts not typical of the Structures described in the above Section 1.

s. Violence. The message, or any material contained in it, contains an image or description of graphic violence, including, but not limited to: (1) the depiction of human or animal bodies or body parts, or fetuses, in states of mutilation, dismemberment, decomposition, or disfigurement; and (2) the depiction of weapons or other implements or devices associated in the advertisement with an act or acts of violence or harm on a person or animal.

t. "Adult" Oriented Goods or Services. The message, or any material contained in it, promotes or encourages, or appears to promote or encourage, a transaction related to, or uses brand names, trademarks, slogans or other materials which are identifiable with, films rated "X" or "NC-17", video games rated "A" or "M," adult book stores, adult video stores, nude and/or topless clubs and other adult entertainment establishments, adult telephone services, adult Internet sites, and escort services.

u. Human Reproduction or Sexuality. The message, or any material contained in it, promotes products or services related to human reproduction or sexuality, including but not limited to contraceptive products or services, other products or services related to sexual hygiene, and counseling services for pregnancies, abortions or other sexual matters.

v. Graffiti or Vandalism. The message, or any material contained in it, uses images or symbols that depict or represent graffiti or vandalism.

w. Web Addresses and Telephone Numbers. The message, or any material contained in it, directs viewers to a website or telephone number that contains material that is Restricted Advertising.

x. Public Forum. The message, or any material contained in it, if posted individually or in combination with other messages, causes City of Roseville Property to become a public forum for the dissemination, debate, and/or discussion of public issues.

In the event that Subtenant inadvertently posts such Restricted Advertising, Subtenant shall remove such Restricted Advertising promptly, but in no event later than ten (10) hours' following written notice from Tenant.

5. Rent. Beginning on the Rent Commencement Date, Tenant shall pay Landlord rent in the applicable amount and pursuant to the terms set forth in Exhibit B attached hereto.

6. Termination of Sublease. If the digital faces are removed from the Structure for any reason and replaced with printed faces and the Sublease is terminated, or if for any reason the Sublease is terminated, provided that Subtenant is not in default thereunder, Subtenant shall have the right to succeed to all of the rights and interests, and to assume all of the obligations, of Tenant hereunder and this Lease shall continue in full force and effect in accordance with its terms as between Subtenant and Landlord.

7. Right of First Refusal. During any term of this Lease and for a period of ninety (90) days following the expiration or earlier termination of this Lease, Landlord hereby grants to Tenant a right of first refusal, acceptance of which is exercisable at Tenant's sole discretion, to match the material terms of any offer acceptable to Landlord for the use or purchase of all or any portion of the Property (the "Offer") used for digital billboard purposes, which includes, without limitation, similar time periods for performance and investigation as are set forth in the Offer. A copy of all relevant document(s) comprising the Offer shall be delivered to Tenant (the "Offer Documents"). Tenant shall then have twenty (20) days from its receipt of the Offer Documents in which to match the

material terms of the Offer by giving notice of acceptance to Landlord. If Tenant rejects the Offer and the Property transfers pursuant to the terms of the Offer, Landlord shall promptly notify Tenant of such transfer and provide Tenant with any relevant contact information of such new owner of the Property. Landlord shall defend and indemnify Tenant from any claims, demands, attorneys' fees, costs and expenses made against or incurred by Tenant as a result of the breach of this provision. If ownership of the Property changes, Landlord shall promptly deliver written notice to Tenant of such change, including an IRS Form W-9 for the new owner and evidence of the ownership transfer (collectively, "Ownership Transfer Documents"). Landlord acknowledges that Tenant will be unable to deliver rents to the new owner until Tenant's receipt of the Ownership Transfer Documents. Any delay in rent payments as a result of Landlord not delivering the Ownership Transfer Documents shall not be a default under this Lease nor be subject to any late penalty or interest. Prior to transferring ownership of the Property, Landlord shall furnish the new owner with a true and correct copy of this Lease.

8. Obstructions. Landlord and Landlord's tenants, agents, employees, or other persons acting on Landlord's behalf, shall not place or maintain any object on the Property or any neighboring property owned or controlled by Landlord which, in Tenant's sole and reasonable opinion, would obstruct access to the Property or all or any portion of the view of the advertising on the Structures. If Landlord fails to remove the obstruction within five (5) days after notice from Tenant, Tenant may in its sole discretion: (a) remove the obstruction at Landlord's expense; (b) cancel this Lease and receive all pre-paid rent for any unexpired term of this Lease and the actual costs incurred by Tenant for the purchase and installation of the digital face(s) on the Structures prorated over a seven (7) year period; or (c) reduce the rent to One Hundred Dollars ($100.00) per year while the obstruction continues. Tenant may trim any trees and vegetation currently on the Property and on any neighboring property owned or controlled by the Landlord as often as Tenant in its sole and reasonable discretion deems appropriate to prevent obstructions. Without limiting the foregoing, Landlord shall not permit the Property or any neighboring property owned or controlled by Landlord to be used for off-premise advertising (other than as permitted under this Lease and the Sublease).

If, in Tenant's sole and reasonable opinion, for any reason not caused by Tenant: (a) the view of the Structures' advertising copy becomes entirely or partially obstructed; (b) access to the Structures becomes unavailable or restricted; (c) electrical service or illumination is unavailable or restricted; (d) the Property cannot safely be used for the erection or maintenance of the Structures for any reason; (e) the Property becomes unsightly; (f) there is a diversion, reduction or change in directional flow of traffic from the street or streets currently adjacent to or leading to or past the Property; (g) the Structures' value for advertising purposes is diminished; (h) Tenant is unable to obtain or maintain any necessary permit for the erection, use and/or maintenance of the Structures; or (i) the Structures' use is prevented or restricted by law, or Tenant is compelled or required by any governmental entity to reduce the number of billboards operated by it in the city, county or state in which the Structures are located (other than pursuant to a mutual agreement); then Tenant may immediately at its option either: (i) reduce rent in direct proportion to the loss suffered for so long as such loss continues; or (ii) cancel this Lease and receive all pre-paid rent for any unexpired term of this Lease.

9. Condemnation. If the Structures or the Property, or any part thereof, is condemned by proper authorities; taken without the exercise of eminent domain, whether permanently or temporarily; or any right-of-way from which the Structures are visible is relocated, Tenant shall have the right to relocate the Structures on Landlord's remaining adjacent property, subject to Landlord's reasonable consent, or to terminate this Lease upon not less than thirty (30) days' written notice and to receive all pre-paid rent for any unexpired term of this Lease. Tenant shall be entitled to all compensation and other remedies provided by law, including, without limitation, just compensation for the taking of the Structures, value of permits, if any, and Tenant's leasehold interest in this Lease, and/or relocation assistance. Landlord shall assert no rights in Tenant's interests and Landlord may be entitled to receive compensation or damages related to the value of its leasehold interest. If condemnation proceedings are initiated, Landlord shall include Tenant as a party thereto. No right of termination set forth anywhere in this Lease may be exercised prior to the sale to any entity with the power of eminent domain or by or for the benefit of any entity with the power of eminent domain. Neither party may apportion the other party's awarded interest without the express written consent of said party.

10. Representations. Landlord represents that it is the owner (or owner's authorized agent) of the Property, and both Landlord and Tenant represent to the other party that it has the authority to enter into this Lease. Landlord shall defend and indemnify Tenant, its employees, agents, licensees, and affiliates from any claims, demands, attorneys' fees, costs, and expenses made against or incurred by Tenant as a result of Landlord's breach of this provision. In addition, Landlord agrees to immediately reimburse Tenant for any rent that was improperly received by Landlord as a result of its breach of this provision. Landlord represents that the Property is currently encumbered by a deed of trust or mortgage, ground lease or other similar encumbrance. As such, Landlord shall deliver to Tenant, on or before the Rent Commencement Date, a non-disturbance agreement in a form reasonably acceptable to Tenant.

11. Indemnification. Tenant shall indemnify and hold Landlord harmless from all injuries to the Property or third persons caused by Tenant, Tenant's employees, agents, licensees, and contractors (excluding any Subtenants). Landlord shall indemnify, defend (with legal counsel acceptable to Tenant) and hold Tenant harmless from all injuries to the Structures or third persons caused by Landlord, Landlord's employees, agents, licensees, and contractors. Tenant shall require Subtenant in the Sublease to indemnify Landlord as provided in Exhibit C hereto. If suit is brought (or arbitration instituted) or an attorney is retained by any party to this Lease because the other party breached this Lease, the prevailing party shall be entitled to reimbursement for reasonable attorneys' fees and all related costs and expenses. Any action brought under this Agreement shall be brought in Placer County Superior Court, regardless of where else venue may lie. This Agreement shall be governed by and constructed in accordance with the laws of the State of California and applicable federal law.

12. Successors and Assigns. This Lease is binding upon the heirs, assigns and successors of both Landlord and Tenant. Landlord agrees not to assign this Lease to any competitor of Tenant or Subtenant without Tenant's written permission. Tenant shall have the absolute right to assign or sublet this Lease.

13. Notices. Any notice to any party under this Lease shall be in writing by commercial carrier, certified or registered mail, and shall be effective on the earlier of (a) the date when delivered and receipted for by a person at the address specified below, or (b) the date which is three (3) days after mailing (postage prepaid) by commercial carrier, certified or registered mail, return receipt requested, to such address; provided that in either case notices shall be delivered to such other address as shall have been specified in writing by such party to all parties hereto prior to the notice being delivered.

LANDLORD:	TENANT:
Roseville Junction, LLC 4302 Redwood Highway Suite 200 San Rafael, CA 94903	City of Roseville Attn: City Manager 311 Vernon Street Roseville, CA 95678

14. Insurance. Tenant shall cause Subtenant to this Lease to provide commercial general liability and property insurance coverage and shall require Subtenant to show Landlord as an additional insured as provided in Exhibit D hereto. Notwithstanding the foregoing, Tenant shall remain ultimately responsible to Landlord for the insurance obligations as set forth herein.

15. Compliance with Laws. The parties shall comply with all federal, state and local laws, ordinances and policies as may be applicable to this Lease.

16. Modification. This Lease and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

17. Severability. If any of the provisions contained in this Lease are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Lease as a whole.

18. Additional Provisions. Neither Landlord nor Tenant shall be bound by any terms, conditions or oral representations that are not set forth in this Lease. This Lease represents the entire agreement of Tenant and Landlord with respect to the Structures and the Property and supersedes any previous agreement. Landlord and Tenant agree and acknowledge that: (i) this Lease has been freely negotiated by both parties; and (ii) in the event of any controversy, dispute, or contest over the meaning, interpretation, validity, or enforceability of this Lease, or any of its terms or conditions, there shall be no inference, presumption, or conclusion drawn whatsoever against either party by virtue of that party having drafted this Lease or any portion thereof. Landlord hereby grants Tenant all rights necessary to record a memorandum of this Lease in the form attached hereto as Exhibit E without Landlord's signature, including a limited power of attorney solely for such purpose, or to the extent such memorandum is required to be signed by Landlord in the jurisdiction in which the Structures are located, to execute such memorandum within five (5) business days of written request from Tenant.

19. Counterparts. This Lease may be executed in one or more counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument.

[SIGNATURE BLOCKS APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Lease as Tenant in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 20__, and the Landlord has caused this Agreement to be duly executed as of the date first above written.

LANDLORD:

Roseville Junction, LLC, a
Delaware limited liability company

By _____

Name: Rohit Ranchhod

Title: Managing Member

TENANT:

City of Roseville, a municipal corporation

By: _____
Dominick Casey
City Manager

Attest:

By: _____
Sonia Orozco
City Clerk

Approved as to Form:

By: _____
Michelle Sheidenberger
City Attorney

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Lease as Tenant in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 20__, and the Landlord has caused this Agreement to be duly executed as of the date first above written.

LANDLORD:

Roseville Junction, LLC, a
Delaware limited liability company

By _____

Name: Giray Patel

Title: Managing Member

TENANT:

City of Roseville, a municipal corporation

By: _____
Dominick Casey
City Manager

Attest:

By: _____
Sonia Orozco
City Clerk

Approved as to Form:

By: _____
Michelle Sheidenberger
City Attorney

EXHIBIT A

LEASED PROPERTY AREA

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF ROSEVILLE, COUNTY OF PLACER AND STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL 2 AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP OF CONFERENCE DRIVE (N.C.R.S.P. PARCEL 40(a)), SUBDIVISION NO. 000166 FILED FOR RECORD ON NOVEMBER 6, 2013 IN BOOK 35 PARCEL MAPS AT PAGE 55, PLACER COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2, THENCE ALONG THE NORTHERLY LINE OF PARCEL 2, SOUTH 57°55'56" EAST FOR A DISTANCE OF 65.00 FEET;

THENCE LEAVING SAID NORTHERLY LINE, SOUTH 32°04'04" WEST FOR A DISTANCE OF 55.00 FEET;

THENCE NORTH 57°55'56" WEST FOR A DISTANCE OF 65.00 FEET TO THE WESTERLY LINE OF PARCEL 2;

THENCE ALONG SAID WESTERLY LINE NORTH 32°04'04" EAST FOR A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL AREA OF 3,575 SQUARE FEET MORE OR LESS.

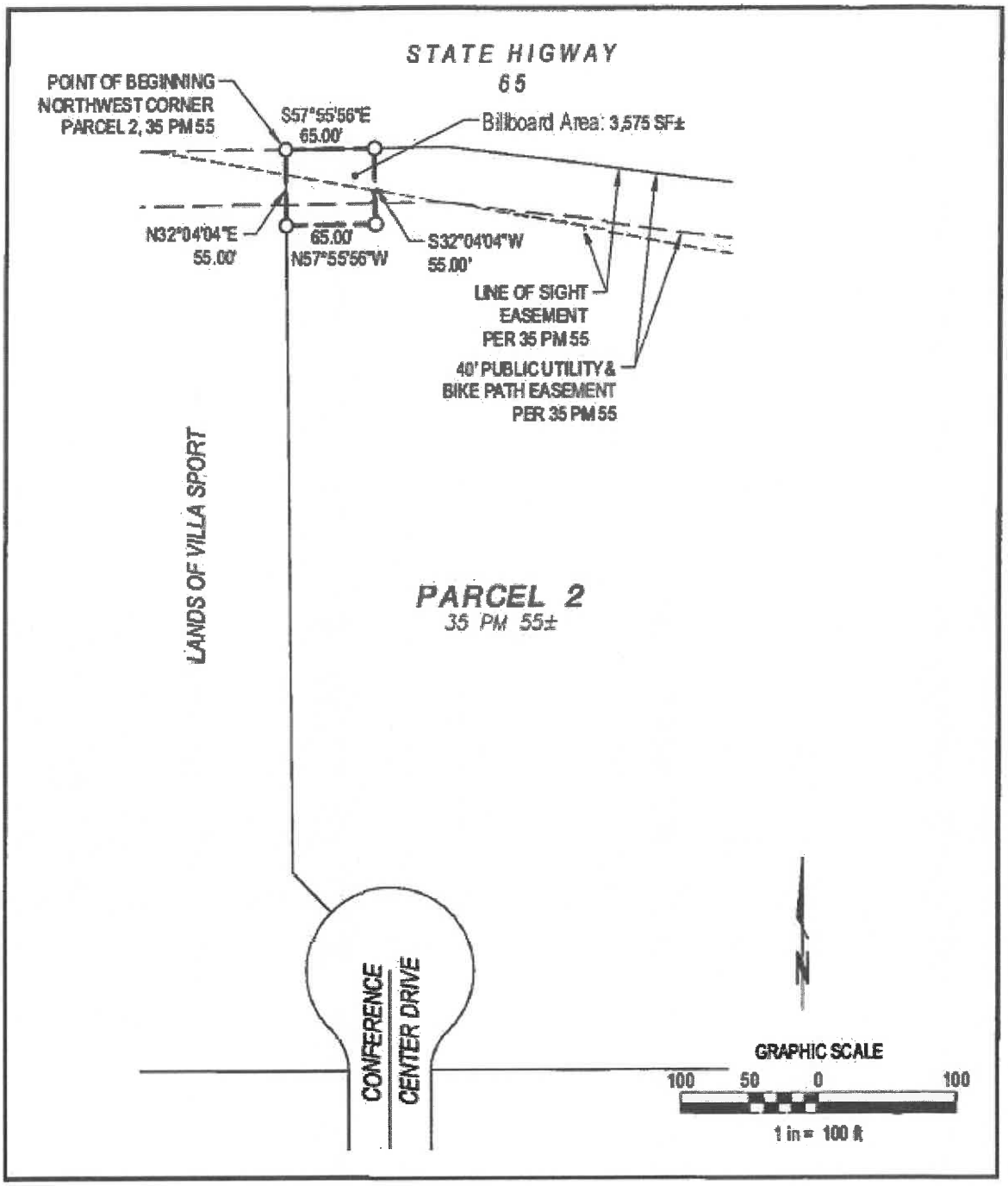

STATE HIGWAY
65
POINT OF BEGINNING
NORTHWEST CORNER
PARCEL 2, 35 PM 55
S57°55'56"E
65.00'
Billboard Area: 3,575 SF±
N32°04'04"E
55.00'
65.00'
N57°55'56"W
S32°04'04"W
55.00'
LINE OF SIGHT
EASEMENT
PER 35 PM 55
40' PUBLIC UTILITY &
BIKE PATH EASEMENT
PER 35 PM 55
LANDS OF VILLA SPORT
PARCEL 2
35 PM 55±
CONFERENCE
CENTER DRIVE
N
GRAPHIC SCALE
100 50 0 100
1 in = 100 ft

EXHIBIT B

RENTAL TERMS & SCHEDULE

Rent shall be $60,000.00 per year with 2% annual escalations in years 11-20, as outlined below:

Lease Year 1	$60,000.00
Lease Year 2	$60,000.00
Lease Year 3	$60,000.00
Lease Year 4	$60,000.00
Lease Year 5	$60,000.00
Lease Year 6	$60,000.00
Lease Year 7	$60,000.00
Lease Year 8	$60,000.00
Lease Year 9	$60,000.00
Lease Year 10	$60,000.00
Lease Year 11	$61,200.00
Lease Year 12	$62,424.00
Lease Year 13	$63,672.48
Lease Year 14	$64,945.93
Lease Year 15	$66,244.85
Lease Year 16	$67,569.75
Lease Year 17	$68,921.15
Lease Year 18	$70,299.57
Lease Year 19	$71,705.56
Lease Year 20	$73,139.67
Total	$1,270,122.96

EXHIBIT C

SUBTENANT INDEMNITY

General Indemnity. SUBTENANT shall indemnify, defend (with attorneys reasonably acceptable to the Tenant), protect, and hold the Tenant and the Tenant's property (including the Property and Premises) and the Landlord harmless from and against all liabilities resulting from SUBTENANT's possession or use (including but not limited to, construction, maintenance, repair, and operation of the Structure(s)) on the Property and Premises. SUBTENANT is obligated under this provision even if the Tenant or the Tenant's elected officials, officers, employees, contractors, or agents reviewed, accepted, or approved the work, materials, or activities from which the liabilities arise. But SUBTENANT is not obligated under this provision to the extent the liabilities result from the negligence or willful misconduct of the Tenant or the Tenant's elected officials, officers, employees, contractors, or agents. SUBTENANT's obligation under this provision includes liabilities arising from any of the following:

(1) Any Occurrence on the Property or Premises, but only to the extent resulting from SUBTENANT's acts or omissions.

(2) Any Occurrence resulting from (A) any condition of the Property or Premises created by SUBTENANT or by any Person on the Property or Premises with SUBTENANT's permission; or (B) some act or omission on the Property or Premises by SUBTENANT or by any Person on the Property Premises with SUBTENANT's permission.

(3) Any Occurrence resulting from work or activities performed on the Property or Premises or materials furnished to the Property or Premises at the request of SUBTENANT or any person or entity acting for SUBTENANT or with SUBTENANT's permission.

(4) Any Occurrence resulting from a verbal or non-verbal display on the billboard sign, except to the extent of any material or content, if any, provided by the Tenant or Landlord.

EXHIBIT D

SUBTENANT INSURANCE

(a) *Types of Policies*. During the Term and during SUBTENANT's removal of the Structures in accordance with the Lease, at no cost to the Tenant, SUBTENANT shall procure and maintain the following insurance policies covering SUBTENANT's operations with respect to its possession and use of the Property and Premises:

(1) A policy of comprehensive general-liability insurance providing coverage at least as broad as that provided by ISO Form CG 00 01. This policy must -

(A) be issued on an occurrence basis;

(B) include coverage for premises, operations, products and completed operations, advertising injury, and contractual liability;

(C) have a limit of at least $5,000,000 for each occurrence and $5,000,000 in the aggregate;

(D) include a fire legal-liability limit of $50,000 for each occurrence; and

(E) name the Tenant and the Tenant's elected officials, officers, employees, and agents, and the Landlord as additional insureds with regard to general liability arising out of activities performed by SUBTENANT or on SUBTENANT's behalf, including coverage for products and completed operations to include coverage for operations on property SUBTENANT owns, subleases, or uses (including the Property, Premises and the Structures).

(2) A policy of automobile-liability insurance providing coverage at least as broad as that provided by ISO Form CA 00 01. This policy must (A) have a combined single limit of at least $1,000,000 for each occurrence; and (B) cover owned, non-owned, and hired vehicles.

(3) A policy of fire-and-casualty insurance that insures the Structures for its full replacement value against damage or destruction by fire or by any of the perils commonly covered under the standard extended-coverage endorsement to fire-insurance policies issued on real property in Placer County. In addition, during installation of the Structures, the policy must include coverage for course of construction, vandalism, and malicious mischief and must insure the Structures and all materials delivered to the Premises for their full insurable value. SUBTENANT shall apply the insurance proceeds paid under this policy to the cost of repairing and restoring the Structures.

(4) A policy of workers-compensation insurance with limits at least equal to those required by California law and including employer-liability insurance with a limit of at least $1,000,000. This policy must include a waiver of subrogation against the Tenant and Landlord. As an alternative to this policy, and subject to approval by the Tenant's Risk Management Department, SUBTENANT may provide the Tenant and Landlord with a copy of SUBTENANT's Certificate of Consent to Self Insure from the California Department of Industrial Relations and a certificate showing SUBTENANT's excess-insurance limits and self-insured retentions.

(b) *Insurer Qualifications*. Each policy must be issued by an insurer that the California Department of Insurance has authorized to transact business in California in the relevant line of insurance, and the insurer must have a rating of at least "A" by A.M. Best Company or a rating the Tenant's Risk Management Department determines to be substantially equivalent.

(c) *Evidence of Insurance*. SUBTENANT shall submit a certificate evidencing such coverage in a form satisfactory to the City Attorney of Tenant, prior to exercising any rights hereunder. SUBTENANT shall also provide a separate endorsement form or section of the policy showing Tenant, its officers, agents and employees, and Landlord as additional named insureds for each type of coverage, except for Workers' Compensation. Such insurance shall specifically cover the contractual liability of SUBTENANT. The coverage shall be primary as to such additional insureds and no coverage of the Tenant shall be called upon to contribute to a loss with respect to the liabilities assumed by SUBTENANT under this Lease. In addition, the insurance policy may not contain language which prohibits additional insureds or other insurers from satisfying the self-insured retention or deductible. SUBTENANT shall provide thirty (30) days written notice to Tenant prior to cancellation or material modification of any insurance required by this Lease. SUBTENANT shall furnish a certificate and any renewal certificates as necessary, for the period covered by this Lease. Any insurance written on a claims made basis is subject to the prior approval of the City Attorney. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve SUBTENANT of liability in excess of such coverage, nor shall it preclude Tenant from taking such other actions as are available to it under any other provisions of this Lease or law. Any self-insured retentions must be declared on the certificate of insurance and approved by Tenant in writing.

EXHIBIT E

FORM OF MEMORANDUM OF GROUND LEASE

WHEN RECORDED MAIL TO:

City of Roseville
311 Vernon Street
Roseville, CA 95678
Attn: City Clerk

Exempt from recording fees
Pursuant to Gov't Code § 27383

Space Above Line For Recorder's Use

THE UNDERSIGNED GRANTOR DECLARES:
DOCUMENTARY TRANSFER TAX IS $0.00 CITY TRANSFER TAX IS $0.00
This conveyance is exempt from the documentary transfer tax since the lease term is less than 35 years, R&T Code §61, 11911.

MEMORANDUM OF GROUND LEASE

THIS MEMORANDUM OF GROUND LEASE (this "Memorandum") is made by and between ROSEVILLE JUNCTION, LLC, a Delaware limited liability company ("Landlord"), whose address is 290 Conference Center Drive in Roseville, CA 95678 and the CITY OF ROSEVILLE, a California municipal corporation ("Tenant"), whose address is 311 Vernon Street in Roseville, CA 95678, upon the following terms:

1. Landlord is the owner of the Premises (as defined below).

2. Landlord and Tenant have entered into that certain unrecorded Ground Lease Agreement, dated _____ (the "Lease") wherein Tenant has leased the Premises for the construction, maintenance, and operation of its outdoor advertising structures for a term beginning _____, and continuing for a maximum period of twenty (20) years, excluding extensions and renewals, if any.

3. Under the Lease, Tenant has a right of first refusal with respect to the Premises on terms set forth therein.

4. This Memorandum is made upon all the terms and conditions of the Lease on file with the City Clerk of the City of Roseville, and all of said terms and conditions are incorporated by reference herein.

Premises: 290 Conference Center Drive in Roseville, CA 95678
LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT A

The purpose of this Memorandum is to give record notice of the Lease and of the rights created thereby, all of which are hereby confirmed.

[SIGNATURE BLOCKS APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, upon the day and year first hereinabove written, the respective Parties hereto have executed this Memorandum of Ground Lease, personally or by officers or agents thereunto duly authorized.

"LANDLORD":

ROSEVILLE JUNCTION, LLC, a Delaware limited liability company:

By _____

Name: ROHIT RANCHHOD

Title: Managing Member

[Notarization Required]

"TENANT":

CITY OF ROSEVILLE, a municipal corporation:

By _____
DOMINICK CASEY
City Manager

[Notarization Required]

CALIFORNIA ALL PURPOSE CERTIFICATE OF ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA }
COUNTY OF SACRAMENTO}

On January 4, 2022, before me, Scott Michael Pritten, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

SCOTT MICHAEL PRITTEN
COMM. # 2327640
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
MY COMM. EXP. MAY 7, 2024

Signature _____

(NOTARY SEAL)

Scott Michael Pritten -Notary Public

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Type: Ground Lease Agreement

Number of Pages (With Attachment): 23 Date of Document:

Signer(s) Other Than Named Above _____

_____.

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

_____
(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

IN WITNESS WHEREOF, upon the day and year first hereinabove written, the respective Parties hereto have executed this Memorandum of Ground Lease, personally or by officers or agents thereunto duly authorized.

"LANDLORD":

ROSEVILLE JUNCTION, LLC, a Delaware limited liability company:

By _____

Name: Chirayu Patel

Title: managing member

[Notarization Required]

"TENANT":

CITY OF ROSEVILLE, a municipal corporation:

By _____
DOMINICK CASEY
City Manager

[Notarization Required]

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

State of California
County of Marin

On 1/4/2022, before me, Debra J Fox, notary public, personally appeared

Chirayu Patel

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

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

WITNESS my hand and official seal.

Debra J Fox

DEBRA J. FOX
Comm. #2239656-Mfr. #NNA1
Notary Public
CALIFORNIA
Marin County
My Comm. Exp. May 21, 2022

Debra J Fox, Notary Public
State of California
County of Marin

Exhibit A
to Memorandum of Ground Lease

Legal Description of Premises

LEASED PROPERTY AREA

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF ROSEVILLE, COUNTY OF PLACER AND STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL 2 AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP OF CONFERENCE DRIVE (N.C.R.S.P. PARCEL 40(a)), SUBDIVISION NO. 000166 FILED FOR RECORD ON NOVEMBER 6, 2013 IN BOOK 35 PARCEL MAPS AT PAGE 55, PLACER COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2, THENCE ALONG THE NORTHERLY LINE OF PARCEL 2, SOUTH 57°55'56" EAST FOR A DISTANCE OF 65.00 FEET;

THENCE LEAVING SAID NORTHERLY LINE, SOUTH 32°04'04" WEST FOR A DISTANCE OF 55.00 FEET;

THENCE NORTH 57°55'56" WEST FOR A DISTANCE OF 65.00 FEET TO THE WESTERLY LINE OF PARCEL 2;

THENCE ALONG SAID WESTERLY LINE NORTH 32°04'04" EAST FOR A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL AREA OF 3,575 SQUARE FEET MORE OR LESS.

RESOLUTION NO. 22-021

APPROVING A SUBLEASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND CLEAR CHANNEL OUTDOOR, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Sublease Agreement for the sublease of the digital billboard site located on a portion of the property located at 290 Conference Center Drive, by and between the City of Roseville and Clear Channel Outdoor, LLC (the "parties"), has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said Sublease Agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville and the City Clerk is authorized to record the Memorandum of Sublease.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

SUBLEASE AGREEMENT
Between the City of Roseville and Clear Channel Outdoor, LLC

(Digital Billboard Site – Portion of 290 Conference Center Drive)

THIS SUBLEASE AGREEMENT ("Sublease" or "Agreement") is made and entered into this ____day of_____, 20__("the Effective Date"), by and between the City of Roseville, a municipal corporation ("City") and Clear Channel Outdoor, LLC, a Delaware limited liability company ("CCO").

W I T N E S S E T H:

WHEREAS, Roseville Municipal Code (the "Code") Chapter 17.17 allows the installation and operation of electronic, digital, programmable, and/or illuminated billboards on City-owned property, which includes leaseholds held by City, visible from Interstate Highway 80 and/or State Route 65; and

WHEREAS, in December of 2020, City issued an RFP soliciting proposals from qualified entities to develop and operate two-sided digital billboards on one or more sites located along Interstate 80 and/or State Route 65 and CCO was the successful proposer; and

WHEREAS, City has entered into a ground lease agreement ("Ground Lease") with Roseville Junction, LLC, a Delaware limited liability company ("Landlord"), pertaining to a portion of the real property located within the City of Roseville at 290 Conference Center Drive, which portion is adjacent to State Route 65 and is suitable for the operation of a digital billboard and is more fully described on Exhibit A hereto ("Premises"); and

WHEREAS, City desires to sublease the Premises to CCO, an outdoor advertising company that has extensive experience in successfully installing, operating, and maintaining digital billboards throughout the United States; and

WHEREAS, CCO desires to sublease the Premises from City for the purpose of installing, operating, and maintaining a digital billboard and has the requisite resources and expertise to do so successfully; and

WHEREAS, the City Council of the City has approved the Ground Lease and this Sublease at a public meeting on_____, 20_, in accordance with Section 17.17.035(A) of the Code; and

WHEREAS, City and CCO desire to enter into this Sublease on the terms and conditions set forth below.

NOW, THEREFORE, the parties agree as follows:

1. Definitions. The following definitions shall apply generally to the provisions of this Sublease. Other terms may be defined elsewhere in this Sublease.

(a) "Business Day" means any day the Roseville Civic Center located at 311 Vernon Street, Roseville, California, is open to the public.

(b) "Caltrans" means the California Department of Transportation.

(c) "Caltrans Permits" means all permits and approvals that CCO must obtain from Caltrans to install, operate, and maintain the Digital Billboard in accordance with this Sublease.

(d) "City Permits" means all building permits, zoning amendments, and other permits, entitlements, and agreements that the City, acting in its governmental capacity, must issue or approve for CCO to install, operate, and maintain the Digital Billboard in accordance with this Sublease.

(e) "Commencement Date" means the date as of which both of the following have occurred: the City has finally approved the Plans (defined in Section 6(a)), and CCO has received all necessary governmental permits and approvals for the Digital Billboard including the Caltrans Permits and the City Permits and all rights to install digital displays.

(f) "Digital Billboard" means the two-sided outdoor-advertising sign that CCO will install and operate on the Premises in accordance with the criteria set forth in **Exhibit B-1 (Digital Billboard Message Center Operating Requirements)** to this Sublease. The Digital Billboard consists of a Message Center with two (2) 14' x 48' display faces (excluding cabinetry and trim) and a Sign Structure. The Digital Billboard may be operated by CCO with a digital face or faces, with a traditional face or faces or some combination thereof, at its sole discretion.

(g) "Effective Date" means the date as of which both the City and CCO have signed this Sublease as evidenced by the date first written above.

(h) "Hazardous Substances" means any material or substance identified in **Exhibit C** to this Sublease.

(i) "Include" and its variants are not restrictive. For example, "includes" means "includes but not limited to," and "including" means "including but not limited to."

(j) "Lease" means the Ground Lease Agreement by and between the City and Landlord with respect to the Premises.

(k) "Message Center" means the portion of the Digital Billboard structure that consists of back-to-back display areas used for general commercial advertising, with each of the two areas measuring 14 feet high and 48 feet wide. The Message Center may be operated by CCO with a digital face or faces, with a traditional face or faces or some combination thereof, at its sole discretion. The Message Center is more particularly described in **Exhibit B-1**.

(l) "Operational" means the Digital Billboard is fully constructed and fully capable, legally and functionally, of displaying advertising on the Message Center and connected to a permanent power supply.

(m) "Operations Phase" means the first day on which the Digital Billboard is Operational.

(n) "Premises" means the City-leased real property described and depicted in **Exhibit A**. In addition, CCO's rights of ingress, egress, access, utilities maintenance, and visibility shall extend across, over, under, and above the Property.

(o) "Sign Structure" means the portion of the Digital Billboard other than the Message Center, and it includes all ancillary equipment and utilities installed on the Premises. The Sign Structure is more particularly described in **Exhibit B-2 (Digital Billboard Design)**.

(p) "Sublease Year" means one of the consecutive 12-month periods beginning on the first day of the Operations Phase.

(q) "Term" means the entire time this Sublease is in effect. As specified in Section 3, it consists of the Initial Term, the Extended Term, and any period of holding over.

2. Sublease of Premises. The City represents and warrants that the Lease is in full force and effect and that the City has the authority to enter into this Sublease and has good and valid leasehold title to the Premises. The City hereby subleases the Premises to CCO, and CCO hereby subleases the Premises from the City, on the terms and conditions set forth in this Sublease. The Sublease applies to the Premises and to the rest of the Property for ingress, egress, utility maintenance, and visibility.

3. Term of Sublease.

(a) *Initial Term.* The "Initial Term" of this Sublease shall be coextensive with the initial term of the Ground Lease, commencing on the Effective Date and ending on the date that is twenty (20) years after the first day of the Operations Phase.

(b) *Extended Term.* At the end of the Initial Term, CCO will have the right to extend this Sublease for an additional five (5) years upon the same terms and conditions that applied during the Initial Term (the "Extended Term"). The period of the Extended Term shall be coextensive with the Ground Lease and City covenants to exercise its right to extend for an additional five (5) years under the Ground Lease. To exercise its right to the Extended Term, CCO must not be in default of this Sublease and must give the City a written notice of extension no earlier than one hundred and eighty (180) days and not later than ninety (90) days before the Initial Term ends. The Extended Term begins when the Initial Term ends, and it ends five (5) years after that date.

(c) *Expiration of Sublease and Holding Over.* This Sublease expires automatically at the end of the Initial Term unless extended in accordance with Section 3(a). If this Sublease is extended, then it expires automatically at the end of the Extended Term. Any holding over after expiration will not constitute a renewal of this Sublease but will be on a month-to-month tenancy on the same terms and conditions that applied at expiration.

(d) CCO shall not commence any work on the Premises until such time that memoranda of the Lease and Sublease have been recorded with the Placer County Recorder's Office. The parties shall cooperate in good faith and without liability to each other to record the memoranda of Ground Lease and Sublease.

4. Consideration. As consideration for the rights and benefits it enjoys under this Sublease, including the use and occupancy of the Premises during the Term, CCO shall do all of the following:

(a) *Conditional Signing Bonus.* CCO shall pay the City a one-time "Conditional Signing Bonus" of **$25,000** within five (5) Business Days after the Effective Date. The City shall refund the Conditional Signing Bonus within five (5) Business Days after the City and CCO agree that CCO is not able to obtain, through no fault of its own, either the Caltrans Permits or the City Permits.

(b) *Additional Signing Bonus*. CCO shall pay the City a one-time "Additional Signing Bonus" of **$225,000** within five (5) Business Days after the date the Operations Phase begins.

(c) *Annual Rent.* CCO shall pay annual base rent ("Annual Base Rent") in the amount of $380,000, payable in twelve (12) equal monthly installments on or before the first day of each month (prorated for any partial months). In addition, within thirty (30) days following the one (1) year period after the Rent Commencement Date and each anniversary thereof during the Term, CCO shall pay to City the amount, if any, by which forty-five percent (45%) of the annual net advertising revenue (defined as gross advertising revenue less any agency commission) indefeasibly received and recognized by CCO for the Digital Billboard in respect of such one-year period exceeds the Annual Base Rent paid to the City during such year ("Percentage Rent"). Such Percentage Rent payment shall be accompanied by a reasonably detailed statement of how such Percentage Rent was calculated. On the first anniversary of the Operational Date and each anniversary thereafter, during the Initial Term or any Extended Term, the Annual Base Rent shall be increased by two percent (2%) of the prior year's Annual Base Rent.

(1) Annual Base Rent installments are due and payable on the first day of each calendar month at the address set forth for the City in Section 12(c), directed to the Finance Department, Attn: Cash Management. Any installment of Annual Rent that is not paid within twenty (20) days after it is due and payable following receipt of written notice will increase by five percent (5%).

(2) If the Rent Commencement Date begins on a day other than the first day of a month, then the first and last months' installments of Annual Base Rent will be prorated.

(3) At the end of the first (1st) anniversary of the commencement of the payment of Annual Base Rent hereunder and each anniversary thereafter, CCO shall maintain and make available at its Sacramento office (or such other CCO location where the records may be kept), once in every twelve-month period for the prior twelve-month period, for the City's review and audit, all contracts, leases, invoices, and other records that are relevant to the accurate determination of Percentage Rent. CCO shall make such records available for review by City within fifteen (15) Business Days following City's written request. CCO shall retain the related records for at least three (3) years.

(4) CCO may offset Annual Base Rent as follows:

(A) If there is a material diversion of traffic from, or a material reduction or change in the directional flow of traffic on, the portion of State Route 65 adjacent to the Premises that results in CCO being required to compensate its third-party advertisers for a loss of advertising, and if the diversion, disruption, or change continues uninterrupted for at least five (5) days, then CCO may offset Annual Rent by the amount if any, equivalent to the value that CCO provides to its third-party advertisers because of the diversion or reduction. In no event shall the offset exceed one-half (1/2) of the Annual Base Rent. CCO must provide the City with evidence, reasonably satisfactory to the City, that CCO actually provided such equivalent value equal to the amount offset.

(B) If there is a force-majeure event (see Subsection 12(e)) that continues uninterrupted for at least five (5) days, then CCO may reduce the Annual Base Rent by the percentage, if any, that CCO's revenues from the Digital Billboard have decreased as a result.

(d) *Additional Consideration.* CCO shall commit space to the City within one (1) eight (8) second advertising spot in a standard rotation of eight (8) slots, to be divided equally between the two display faces on the Digital Billboard at all times for the advertisement of City Messages. As long as CCO operates a digital display on the Digital Billboard CCO shall agree to use one (1) guaranteed slot of no greater than eight (8) seconds in the standard rotation of eight (8) slots divided equally between the two digital display faces on the digital Billboard to display City-sponsored event announcements and non-commercial public service announcements to promote the civic interests of the City ("City Messages") with no charge for advertising space. The City Messages are subject to the following conditions and parameters:

(1) The City shall provide its request for a new City message and/or changes to an existing City message schedule and/or content at least forty-eight (48) hours in advance of the date/time it wishes for a new or changed message to run. City shall be responsible for providing CCO with its City Messages and for any costs associated with providing CCO associated artwork in acceptable format and will be subject to CCO's standard advertising copy rejection and removal policies which allow CCO the right in its sole discretion to approve or disapprove copy and remove copy once posted or displayed.

(2) The City shall not charge for, or exchange goods or services for, any sign space granted on the Digital Billboard.

(3) The City must submit "camera ready art" utilizing formats and protocols acceptable to CCO from time to time or pay production costs. All copy shall be submitted to CCO at least ten (10) Business Days in advance.

(4) If at any time in the future CCO removes the Digital Display(s) from the sign structure or CCO is unable to operate the Digital Display(s), for any reason, the advertising spot commitments in this section shall be automatically terminated and rendered null and void, and CCO shall be under no obligation whatsoever to provide the City with any type of free advertising space. However, at any time CCO operates the Digital Display(s) with electronic/digital technology, the advertising spot commitment shall remain in place.

(5) It is expressly understood and agreed that City Messages may not include any names, logos or marks associated with any third party non-governmental person or entity or any products or any services associated with any third party non-governmental person or entity.

(6) Any unused space will be forfeited and shall not roll over.

(7) Notwithstanding anything else in this Sublease, the City shall and hereby does agree to indemnify, defend and hold harmless CCO for, from and against, any claims, costs (including, but not limited to, court costs and reasonable attorneys' fees), losses, actions or liabilities arising from or in connection with any third party allegation concerning any City Message, including but not limited to a claim that any portion of any City Message infringes or violates the rights, including, but not limited to, copyright, trademark, trade secret or any similar right, of any third party. This indemnity shall not include an obligation for City to be responsible for

compensating CCO for any lost profits or consequential damages or any similar remedy that CCO may assert against any third party. Notwithstanding anything else in this Sublease, this section shall survive any termination or expiration of this Sublease.

5. Use of Premises.

(a) *Condition of Premises*. The City makes no representations or warranties of any kind, express or implied, written or oral, about any of the following: the physical condition of the Premises; the suitability of the Premises for CCO's anticipated use; any limitations on CCO's use of the Premises, including limitations arising from zoning laws, environmental laws, or other laws, regulations, or governmental requirements; the costs of conducting CCO's business on the Premises; or the condition of the soils or ground waters of the Premises. By taking possession of the Premises, CCO accepts the Premises "as is" and acknowledges that the Premises are satisfactory for CCO's purposes. CCO has ascertained the condition of the Premises through its own independent investigation and has relied solely on that independent investigation when entering into this Sublease.

(b) *Permitted Uses*. Except as otherwise provided in Section 6(k), CCO has the exclusive right to display outdoor advertising on the Premises. The City shall not authorize any other off-site outdoor advertising on the Premises. In addition, the City shall not authorize any off-site outdoor advertising on any other City-owned or City-controlled property if the outdoor advertising would be within 1,500 feet of the Digital Billboard on either side of the freeway. CCO's exclusive right to conduct outdoor advertising on the Premises includes the following:

(1) Installing, operating, maintaining, repairing, improving, repositioning (with the City's consent), and removing the Digital Billboard on or from the Premises when this Sublease terminates.

(2) All rights of ingress and egress over the Premises and the Property that CCO needs to access and provide utilities to the Digital Billboard.

(3) All necessary rights of visibility over, across and above the Property.

(4) Licensing the use of the Digital Billboard, or any portion it, for any lawful purpose related to outdoor advertising.

(c) Prohibited Uses.

(1) Hazardous Substances. CCO shall not use, handle, store, transport, generate, sublease, or dispose of any Hazardous Substances on, under, or about the Premises, except as follows: CCO may use Hazardous Substances that CCO needs to install, operate, maintain, repair, improve, reposition, or remove the Digital Billboard in accordance with this Sublease if the City has consented in writing before the Hazardous Substances are brought on the Premises. Within ten (10) days after receiving the City's written request, CCO shall disclose in writing all Hazardous Substances then being used on the Premises, the purpose and duration of the use, and the manner of storage and disposal.

(2) Unlawful Activities. CCO shall not use or permit the Premises to be used in any way that violates this Sublease or any valid and applicable statute, ordinance, regulation, rule, or order of any federal, state, or local governmental entity (including the City) in effect as of the

Effective Date. CCO shall not maintain or commit, or permit the maintenance or commission of, any public or private nuisance as defined by any law applicable to the Premises on or after the Effective Date. CCO hereby waives any rights to compensation it may have if a court finds that the Digital Billboard constitutes a public or private nuisance under any valid and applicable federal, state, or local law and for that reason orders CCO to remove or modify the Digital Billboard or to limit the operation of the Message Center. This waiver will not apply if the court's finding of nuisance is in an action brought by the City or under a City ordinance enacted after the Effective Date

(3) Encumbrances. CCO shall not encumber the Premises or anypart of the Premises, for any purpose, without the City's prior written consent, which the City may withhold for any reason. CCO shall keep the Premises free of all liens and other encumbrances other than those, if any, to which the Cityconsents.

(d) Unobstructed Use.

(1) The City shall not allow or require either of the following (each, an "Obstruction"):

(A) On the Property – any structure, tree, or vegetation that obstructs the view of the Message Center from State Route 65.

(B) On any City-owned or City-controlled real property in the immediate vicinity of the Premises – any tree or vegetation that is within 1,000 feet of the Digital Billboard along State Route 65 and obstructs the view of the Message Center from State Route 65.

(2) If CCO notifies the City in writing that an Obstruction exists, and if the City authorized or actively caused the Obstruction, then the City shall remove or remedy the Obstruction at its own cost within fifteen (15) days after receiving the notice. If the City fails to remove the Obstruction within fifteen (15) days after receiving the notice, then CCO may remove the Obstruction at the City's expense after coordinating with the appropriate department of the City.

(3) If CCO notifies the City in writing that an Obstruction exists, and if the City did not authorize or actively cause the Obstruction, then the City may remove or remedy the Obstruction at its own cost within fifteen (15) days after receiving the notice. If the City does not remove or remedy the Obstruction within the fifteen (15) days, then, at no cost to the City, and after coordinating with the appropriate department of the City, CCO may remove the Obstruction described in the notice.

(4) CCO's exercise of its rights under this Section 5(d) are in addition to any other remedies it may have under this Sublease.

6. Installation and Operation of Digital Billboard. CCO shall install and operate the Digital Billboard Sign Structure and Message Center on the Premises in accordance with this Section 6 and consistent with Section 5, all at no cost to the City.

(a) *Plans and Specifications.* At no cost to the City, CCO shall prepare complete plans and specifications for the Digital Billboard, working closely with the City to develop plans and

specifications that are mutually acceptable (the "Plans"). CCO shall submit the Plans to the City for final approval, which the City shall not unreasonably withhold, condition or delay.

(b) *Caltrans Permits.* As soon as practicable after the Effective Date, CCO shall apply to Caltrans for all Caltrans Permits, and the City shall cooperate with CCO in that effort, all at no cost to the City. All Caltrans Permits are to be obtained and secured for CCO's sole benefit and are to be issued in CCO's name or, if that is not possible, in the City's name on CCO's behalf and for CCO's sole benefit. CCO shall perform all obligations under the Caltrans Permits at no cost to the City, and shall be solely responsible for any violations, fines, and penalties thereof caused by CCO.

(c) *City Permits*. The City shall diligently process CCO's applications for all City Permits. This Sublease does not commit the City in advance to approve the City Permits; and this Sublease does not constrain the City's discretion, acting as a government, with respect to the City Permits specifically or to the Digital Billboard generally.

(d) *Installation.* CCO shall begin installing the Digital Billboard as soon as practicable after the Commencement Date and shall diligently pursue installation to completion without unnecessary interruption so that the Digital Billboard is Operational within two (2) years after the Commencement Date, unless the parties agree in writing to an extension of time, otherwise this Agreement may be terminated at the discretion of City upon thirty (30) days' notice to CCO in the event the Digital Billboard is not Operational as of such date. CCO will be excused, however, for any delays in beginning or completing installation that are caused by a Force Majeure Event, as defined in Section 12(e)(1). CCO shall use reasonable diligence to avoid such delays and to resume work as promptly as possible after such a delay. In the event of any such delays due to a Force Majeure Event, the Commencement Date and all obligations of CCO due on the Commencement Date shall be extended accordingly.

(e) *Ownership.* CCO will be the owner of the Digital Billboard and all permits and authorizations that relate to it, including the City Permits and the Caltrans Permits.

(f) *Security Fences.* If requested by the City, before beginning installation of the Digital Billboard, CCO shall enclose with a temporary security fence the portion of the Premises CCO needs to install, operate, maintain, and repair the Digital Billboard. CCO shall maintain the temporary security fence until CCO replaces it with a permanent security fence that circumscribes an area coextensive with the area the temporary fence circumscribed. CCO shall install the permanent security fence around the Digital Billboard at the beginning of the Operations Phase and maintain that fence until the end of the Term. CCO shall install and maintain the temporary and permanent fences at no cost to the City and shall consult with the City on each fence's location and design.

(g) *Maintenance.* At no cost to the City, CCO shall maintain the Premises and shall maintain, repair, and improve the Digital Billboard in accordance with the highest standards of the outdoor-advertising industry. CCO's maintenance obligation under this Section 6(g) includes the obligation to remove promptly any graffiti from the Premises and the Digital Billboard. CCO's obligation to improve the Digital Billboard under this Section 6(g) includes the obligation to replace the entire Message Center every ten (10) years if necessary in CCO's discretion. The City is not obligated to maintain the Premises or to maintain or repair the Digital Billboard. If, however, CCO does not maintain the Premises, then the City may notify CCO in accordance with Section 12(c) that the City will perform the maintenance described in the notice if CCO

does not begin to do so within fifteen (15) Business Days. If CCO does not begin to perform the needed maintenance within fifteen (15) Business Days after the notice is given, then the City may perform the maintenance described in the notice, and CCO shall reimburse the City's actual and reasonable costs.

(h) *Insured Damage or Destruction.* This Sublease will continue in full effect if the Digital Billboard is damaged or destroyed in whole or part by any cause covered by the fire-and-casualty insurance CCO is required to maintain under Section 11(a)(3), subject to the following:

(1) CCO shall repair or replace the Digital Billboard at no cost to the City using the insurance proceeds CCO receives or is entitled to receive under the fire-and-casualty policy. CCO shall promptly apply for, and diligently pursue the issuance of, any permits or approvals it needs to repair or replace the Digital Billboard. Within thirty (30) days after obtaining the necessary permits and approvals, CCO shall begin work to repair or replace the Digital Billboard. CCO shall complete the work within one hundred and eighty (180) days after the work begins and shall pay any costs that exceed the available insurance proceeds.

(2) CCO may elect not to repair or replace the Digital Billboard if:

(A) the cost to repair or replace it exceeds fifty percent (50%) of its fair-market value immediately before it is damaged or destroyed; and

(B) the damage or destruction occurs:

(i) during the last two (2) years of the Initial Term (if CCO opts not to extend this Sublease under Section 3(b)); or

(ii) during the last two (2) years of the Extended Term (if CCO opts to extend this Sublease under Section 3(b)).

(3) If CCO elects, under Section 6(h)(2), not to repair or replace the Digital Billboard, then CCO shall:

(A) notify the City in writing of its election;

(B) use the insurance proceeds CCO receives for the damage or destruction to remove the Digital Billboard and restore the Premises in accordance with Section 6(l); and

(C) pay to the City half of the insurance proceeds that remain after CCO has performed under Section 6(h)(3)(B), and this Sublease will terminate when those proceeds are so paid (City shall have the right to audit the allocation and expenditure of insurance proceeds).

(i) *Uninsured Damage.* If the Digital Billboard is damaged by any cause not covered by the fire-and-casualty insurance CCO is required to maintain under Section 11(a)(3), then this Sublease will continue in full effect only if the cost to repair the damage is less than or equal to the Annual Rent in effect when the damage occurs, subject to the following:

(1) CCO shall promptly apply for, and diligently pursue the issuance of, any permits or approvals it needs to repair the damage to the Digital Billboard.

(2) As soon as reasonably practicable after obtaining the necessary permits and approvals, CCO shall repair the damage at no cost to the City.

(j) *Utilities.* At no cost to the City, CCO shall provide and pay for all utility connections, utility equipment, and utility service required to install, operate, maintain, repair, improve, or reposition the Digital Billboard throughout the Term. CCO shall coordinate with the City and Roseville Electric for utility tie-ins and electrical power sources that CCO may need to operate the Digital Billboard.

(k) *Advertising Rights.* During the Term, CCO will have the exclusive right to enter into agreements for advertising on the Digital Billboard, subject to the following:

- *Operation of the Message Center*. In operating the Message Center, CCO shall conform to all valid and applicable laws and regulations, including laws and regulations pertaining to outdoor advertising. CCO shall not display any message that in the reasonable judgment of the City Manager or the City Manager's designee falls within one or more of the following categories ("Restricted Advertising"):

  - Automalls. The message promotes competing "automalls" or individual dealerships located outside the City of Roseville's jurisdictional boundary; provided that advertising for a specific automobile brand or manufacturer is permitted.

  - False, Misleading, or Deceptive Commercial Speech. The message proposes a commercial transaction, and the message, or any material contained in it, is false, misleading, or deceptive.

  - Unlawful Goods or Services. The message, or any material contained in it, promotes or encourages, or appears to promote or encourage, the use or possession of unlawful or illegal goods or services.

  - Unlawful Conduct. The message, or any material contained in it, promotes, depicts or encourages, or appears to promote, depict or encourage, unlawful, anti-social or illegal behavior or activities.

  - Endorsement. The message, or any material contained in it, implies or declares an endorsement by the City of Roseville of any service, product or point of view, without prior written authorization of the City of Roseville (through its City Manager).

  - Obscenity or Nudity. The message, or any material contained in it, contains obscene matter, images of nudity or any other matter that is prohibited under the provisions of Chapter 7.5 (beginning with Section 311) of Title 9 of Part 1 the California Penal Code, and as such laws may be amended or supplemented.

  - Prurient Interests. The message, or any material contained in it, describes, depicts, or represents sexual activities, or aspects of the human anatomy in a way that the average adult, applying contemporary community standards,

would find appeals to the prurient interest of minors or adults, or contains any other matter that is prohibited under the provisions of Chapter 7.6 (beginning with Section 313) of Title 9 of Part 1 of the California Penal Code, and as such laws may be amended or supplemented.

- Profanity, Vulgarity, Riot. The message, or any material contained in it, is profane or vulgar, or presents a clear and present danger of causing a riot, disorder, or other imminent threat to public safety, peace or order.

- Community Standards. The message, or any material contained in it, is so objectionable under contemporary community standards as to be reasonably foreseeable that it will result in harm to, disruption of, or interference with the operations of the City of Roseville.

- Libelous Speech, Copyright Infringement. The message, or any material contained in it, is libelous, or is an infringement of a copyright, trademark or registered mark.

- Demeaning or Disparaging. The message, or any material contained in it, demeans or disparages an individual or group of individuals.

- Injurious to the City of Roseville. The message, or any material contained in it, denigrates the City of Roseville, its officers, agents, or employees.

- Tobacco. The message, or any material contained in it, promotes or depicts the sale or use of tobacco or tobacco-related products, except products that counteract symptoms of tobacco habituation.

- Cannabis. The message, or any material contained in it, promotes or depicts the sale or use of cannabis or cannabis-related products.

- Firearms. The message, or any material contained in it, directly or indirectly promotes the sale or use of a firearm or contains an image or depiction of a firearm.

- Political Campaign Speech. The message, or any material contained in it, contains political campaign speech. For purposes of this Lease, the term "political campaign speech" is speech that: (1) supports or opposes or appears to support or oppose a ballot measure, initiative, or referendum; or (2) refers to any candidate for public office.

- Religion. The message, or any material contained in it, advocates or opposes a religion or religious belief.

- Traffic Interference. The message, or any material contained in it, displays any word, phrase, symbol, or character likely to interfere with, mislead, or distract traffic, or conflict with any traffic control device.

- Distraction. The message, or any material contained in it, incorporates any rotating, revolving, or flashing devices, or any other moving parts not typical of Message Centers.

- Violence. The message, or any material contained in it, contains an image or description of graphic violence, including, but not limited to: (1) the depiction of human or animal bodies or body parts, or fetuses, in states of mutilation, dismemberment, decomposition, or disfigurement; and (2) the depiction of weapons or other implements or devices associated in the advertisement with an act or acts of violence or harm on a person or animal.

- "Adult"-Oriented Goods or Services. The message, or any material contained in it, promotes or encourages, or appears to promote or encourage, a transaction related to, or uses brand names, trademarks, slogans or other materials which are identifiable with, films rated "X" or "NC-17", video games rated "A" or "M," adult book stores, adult video stores, nude and/or topless clubs and other adult entertainment establishments, adult telephone services, adult Internet sites, and escort services.

- Human Reproduction or Sexuality. The message, or any material contained in it, promotes products or services related to human reproduction or sexuality, including but not limited to contraceptive products or services, other products or services related to sexual hygiene, and counseling services for pregnancies, abortions or other sexual matters.

- Graffiti or Vandalism. The message, or any material contained in it, uses images or symbols that depict or represent graffiti or vandalism.

- Web Addresses and Telephone Numbers. The message, or any material contained in it, directs viewers to a website or telephone number that contains material that is Restricted Advertising.

- Public Forum. The message, or any material contained in it, if posted individually or in combination with other messages, causes City of Roseville Property to become a public forum for the dissemination, debate, and/or discussion of public issues.

- *Removal of Restricted Advertising*. In the event that CCO posts such Restricted Advertising, CCO shall remove such Restricted Advertising within twenty-four (24) hours' written notice from the City.

- *Amber Alerts and Public-Service Messages*. CCO shall utilize the Message Center to display "Amber Alert" messages in accordance with national Amber Alert guidelines. In addition, CCO shall utilize the Message Center for the purpose of displaying public-service messages (e.g., reports of commute times, drunk-driving-awareness messages, reports of serious accidents, emergency-disaster communications). Such messages may be generated by Caltrans, the City or other governmental agency and provided without cost, on a time-available basis.

- *City Sign.* On each side of the Sign Structure, CCO shall install, maintain, and repair a non-digital City sign that faces the same direction as a display area on the Message Center. The size and design of the City sign shall substantially comply with the criteria set forth in **Exhibit B -2**.

(l) *Removal of Digital Billboard*. When the Term or Sublease ends, whether it expires as scheduled or is terminated early, CCO shall promptly apply for, and diligently pursue the issuance of, at no cost to the City, any permits or approvals it needs to remove the above-ground portions of the Digital Billboard. Within one hundred and twenty (120) days after obtaining the necessary permits and approvals, CCO shall remove the Digital Billboard from the Premises and restore the Premises to their pre-sublease condition, reasonable wear and tear excepted, all at no cost to the City, except that CCO is not obligated to remove the below-ground elements of the Sign Structure. Removal of the Digital Billboard shall be conducted in such a way as to not unreasonably interfere with the business operations of Landlord on the adjacent premises.

7. Early Termination.

(a) *City's Termination Rights.* Without prejudice to its other remedies at law or in equity, the City may terminate this Sublease, at any time and in its sole discretion, effective thirty (30) days after the City gives CCO written notice of termination, if any of the following circumstances occurs:

(1) CCO breaches its obligation to pay a monthly installment of Annual Rent when due and does not cure the breach within thirty (30) days after the City serves CCO with a written notice of breach.

(2) CCO breaches its obligation to perform in accordance with any material provision of this Sublease other than the obligation to pay Annual Rent and (A) does not cure the breach within thirty (30) Business Days after the City serves CCO with a written notice of breach or, if the breach cannot reasonably be cured within thirty (30) Business Days, (B) does not commence to cure within thirty (30) Business Days after the City serves CCO with a written notice of breach and CCO fails to diligently pursue the cure to completion within ninety (90) Business Days after commencement or such longer period as may be reasonably necessary. The express designation in this Sublease of a provision as "material" does not imply that other provisions are not material.

(3) The Digital Billboard is not Operational within two (2) years after the Commencement Date.

(b) *CCO's Termination Rights.* Without prejudice to its other remedies at law or in equity, including the right to seek just compensation under the laws of eminent domain as described in Section 9, CCO may terminate this Sublease, at any time and in its sole discretion, effective thirty (30) days after CCO gives the City written notice of termination, if any of the following circumstances occurs:

(1) The view of the Message Center's display area from the portion of State Route 65 adjacent to the Premises is materially obstructed, and CCO did not cause the obstruction. This Section 7(b)(1) does not apply to Obstructions covered by Section 5(d).

(2) CCO cannot safely use the Premises to install, operate, maintain, repair, or improve the Digital Billboard because of a non-remediable condition, and CCO did not cause the condition.

(3) There is a material diversion of traffic from, or a material reduction or change in the directional flow of traffic on, the portion of State Route 65 adjacent to the Premises, and the diversion or disruption continues uninterrupted for at least twelve (12) consecutive months.

(4) Through no fault of its own, CCO cannot obtain or maintain the governmental permits required to install, operate, maintain, repair, or improve the Digital Billboard (either with digital and/or non-digital display faces), including the Caltrans Permits and the City Permits.

(5) Use of the Message Center for its intended purpose is prevented or limited by law, or CCO is required by any court or other governmental entity, for reasons other than eminent domain, to remove the Digital Billboard from the Premises.

(6) The Digital Billboard is damaged by a casualty for which CCO is not required under this Sublease to carry insurance, and the cost to repair the damage exceeds the Annual Rent in effect when the damage occurs.

(7) Upon termination or nonperformance of the Lease.

(c) *CCO's Right to Renegotiation*. If any of the circumstances identified in Section 7(b) occurs (or if CCO can no longer operate the Digital Billboard with digital display faces but can operate the Sign Structure with printed or traditional faces and CCO has elected not to terminate this Sublease), then, at its discretion and in lieu of termination, CCO may request that the City negotiate on reducing the Annual Rent to an amount that reasonably reflects the diminished value of the Digital Billboard to CCO, and on receiving the request the City shall negotiate in good faith with CCO. The City is not required, however, to agree on a reduction.

(d) *City's and CCO's Additional Termination Rights.* Without prejudice to their other remedies at law or in equity, either party may terminate this Sublease if the other party:

(1) has an order for relief entered with respect to it, commences a voluntary case, or has an involuntary case filed against it under any applicable bankruptcy, insolvency, or other similar law then in effect, and the order or case is not stayed, withdrawn, or settled within sixty (60) days after it is entered, commenced, or filed (11 U.S.C. § 365(e)(2)(A), as amended, or any successor statute); or

(2) files for reorganization, becomes insolvent, or has a receiver or other officer with similar powers appointed for its affairs in any court with jurisdiction, whether or not with its consent (unless dismissed, bonded, or discharged within sixty (60) days after appointment).

(e) *CCO's Right to Succeed to the Lease.* Notwithstanding the foregoing, in the event that Digital Billboard faces are removed for any reason and replaced by vinyl or traditional faces, CCO may elect to terminate this Sublease, and CCO shall in such event succeed to the City's interest under the Lease and the City shall execute any and all documentation necessary to effect such succession and CCO shall have no further obligations to the City hereunder. In addition, if this

Sublease is terminated for any reason, provided CCO is not in default hereunder, CCO shall have the right to succeed to City's interest under the Lease.

8. Taxes. CCO is responsible for and shall pay or otherwise discharge, without abatement or deduction, all taxes levied on, or directly assessed on, CCO's outdoor-advertising activities on the Premises. This obligation includes, but is no limited to, payment of any:

(a) sales or similar tax on CCO's sale of advertising space on the Digital Billboard;

(b) possessory-interest tax related to this Sublease or to CCO's possession or use of the Premises; and

(c) real-property tax assessed on the Digital Billboard and personal-property tax levied on CCO's personal property on the Premises.

9. Eminent Domain.

(a) *Definitions*. The following definitions apply to this Section 9:

(1) "Condemning Entity" means any entity that by law may exercise the power of eminent domain to acquire possession of, and title to, any of the following: the Digital Billboard, the entire Premises, or an Essential Part of the Premises.

(2) "Essential Part of the Premises" means any portion of the Premises that is reasonably necessary for installing, operating, maintaining, repairing, or improving the Digital Billboard in accordance with this Sublease.

(b) *Termination Events.* This Sublease will terminate if a Condemning Entity acquires the Digital Billboard, the entire Premises, or an Essential Part of the Premises:

(1) by using the power of eminent domain; or

(2) through negotiations under the threat of using the power of eminent domain.

(c) *Termination Date; Rent Refund; Caltrans Permits.* Termination under this Section 9 will occur on the date the Condemning Entity obtains possession of, or title to, the Digital Billboard, the entire Premises, or the Essential Part of the Premises, whichever occurs first. Within fifteen (15) Business Days after the termination date, the City shall:

(1) refund to CCO any pre-paid Annual Rent for the unexpired portion of the Term; and

(2) relinquish any interest it may have in the Caltrans Permits and execute any documents needed to confirm that CCO is the sole owner of the Caltrans Permits.

(d) *Compensation*. If termination occurs under this Section 9, then CCO and the City may each independently seek to recover from the Condemning Entity all compensation and other remedies provided by law for the interests taken from them. But the City may not seek or recover compensation for CCO's lost interests, and CCO may not seek or recover compensation for the City's lost interests. Without limiting the preceding, CCO may seek to recover some or all of the following from the Condemning Entity:

(1) compensation for its lost advertising income, for the value of the Digital Billboard, for lost goodwill, and for its interest in this Sublease; and

(2) financial assistance for relocating the Digital Billboard.

10. Indemnification.

(a) *Definitions*. The following definitions apply to this Section 10:

(1) "Person" is to be interpreted broadly. It includes not just third persons but also CCO and CCO's directors, officers, employees, contractors, and agents; and the City and the City's elected officials, officers, employees, contractors, and agents.

(2) "Liabilities" means all liabilities, claims, demands, damages, and costs (including reasonable attorneys' fees and litigation costs through final resolution on appeal) that arise directly or indirectly from CCO's acts or omissions or that of its employees, agents or contractors with respect to CCO's possession or use of the Premises.

(3) "Occurrence" means (A) the death of, or injury to, any Person; and (B) damage to, or destruction of, any real property, personal property (including intellectual property), or the environment (broadly interpreted to include the air, soil, soil vapor, surface water, groundwater, flora, and fauna on or about the Premises).

(4) "Secured Area" means the portion of the Premises enclosed by the permanent security fence that CCO erects around the Digital Billboard in accordance with Section 6(f).

(b) *General Indemnity*. CCO shall indemnify, defend (with attorneys reasonably acceptable to the City), protect, and hold the City and the City's property (including the Premises) and the Landlord harmless from and against all Liabilities that arise directly or indirectly from CCO's possession or use (including but not limited to, construction, maintenance, repair, and operation of the Digital Billboard) of the Premises. CCO is obligated under this Section 10(b) even if the City or the City's elected officials, officers, employees, contractors, or agents reviewed, accepted, or approved the work, materials, or activities from which the Liabilities arise. But CCO is not obligated under this Section 10(b) to the extent the Liabilities are caused by the negligence or willful misconduct of the City or the City's elected officials, officers, employees, contractors, or agents. CCO's obligation under this Section 10(b) includes Liabilities arising from any of the following:

(1) Any Occurrence on the Premises and outside the Secured Area, but only to the extent resulting from CCO's acts or omissions.

(2) Any Occurrence inside the Secured Area but only to the extent resulting from CCO's acts or omissions.

(3) Any Occurrence caused or allegedly caused by (A) any condition of the Premises created by CCO or by any Person on the Premises with CCO's permission; or (B) some act or omission on the Premises by CCO or by any Person on the Premises with CCO's permission.

(4) Any Occurrence caused by, or related in any way to, work or activities performed on the Premises or materials furnished to the Premises at the request of CCO or any person or entity acting for CCO or with CCO's permission.

(5) Any Occurrence that is caused by, or related in any way to, a verbal or non-verbal display on the Message Center, except to the extent of any material or content, if any, provided by the City or Landlord.

(c) *Hazardous Substances.* CCO shall indemnify, defend (with attorneys reasonably acceptable to the City), protect, and hold harmless the City; the City's elected officials, officers, employees, and agents; and the City's property (including the Premises) from and against all Liabilities that arise directly or indirectly from either of the following:

(1) The possession, use, generation, transportation, release, threatened release, handling, storage, or disposal by CCO or CCO's contractors of any Hazardous Substance on or under the Premises or Secured Area during the Term or during CCO's removal of the Digital Billboard in accordance with Section 6(l).

(2) The possession, use, generation, transportation, release, threatened release, handling, storage, or disposal by anyone under CCO's direction or control other than the City or the City's elected officials, officers, employees, contractors, or agents of any Hazardous Substance on or under the Secured Area during the Term or during CCO's removal of the Digital Billboard in accordance with Section 6(l). CCO is not obligated under this Section 10(c)(2) for any Hazardous Substance that existed on or under the Premises or Secured Area on or before the Effective Date unless CCO's intentional, negligent, or willful misconduct causes or exacerbates a release of the Hazardous Substance.

(d) *Legal Challenges.* CCO shall indemnify, defend (with attorneys reasonably acceptable to the City), protect, and hold harmless the City and the City's elected officials, officers, and employees in any litigation (including litigation based on the California Environmental Quality Act) brought to challenge the validity of this Sublease, the validity of the City Permits or the Caltrans Permits, or the validity of the City ordinances that authorize the installation and operation of the Digital Billboard on the Premises (each, a "Claim"). CCO's obligation to indemnify under this Section 10(d) includes liability for reasonable attorneys' fees awarded to a party who successfully challenges the validity of this Sublease, of the City Permits or the Caltrans Permits, or of any authorizing ordinance. If such a Claim is brought, the parties shall promptly notify the other party of such Claim and each party shall cooperate with the efforts of the CCO to defend such Claim. The City will not voluntarily assist the opposing party in any such Claim or take any position adverse to CCO in connection with such Claim. In the event of a Claim, CCO shall be entitled, in its sole discretion, to return the Digital Billboard faces to traditional static sign face or faces or remove the sign. If CCO exercises such right, CCO shall not be required to pay the City the Annual Rent on such sign from and after the date that the faces are converted to traditional sign faces and the City shall not be entitled to claim any lost revenues or damages against CCO as a result of such election by CCO and CCO shall be relieved of its obligation to display City Messages under this Agreement.

(e) *Survival*. CCO's obligations under this Section 10 will survive this Sublease.

11. Insurance.

(a) *Types of Policies*. During the Term and during CCO's removal of the Digital Billboard in accordance with Section 6(l), at no cost to the City, CCO shall procure and maintain the following insurance policies covering CCO's operations with respect to its possession and use of the Premises:

(1) A policy of comprehensive general-liability insurance providing coverage at least as broad as that provided by ISO Form CG 00 01. This policy must:

(A) be issued on an occurrence basis;

(B) include coverage for premises, operations, products and completed operations, advertising injury, and contractual liability;

(C) have a limit of at least $5,000,000 for each occurrence and five million in the aggregate;

(D) include a fire legal-liability limit of $50,000 for each occurrence; and

(E) name the City and the City's elected officials, officers, employees, and agents, and the Landlord as additional insureds with regard to general liability arising out of activities performed by CCO or on CCO's behalf, including coverage for products-and-completed operations to include coverage for operations on property CCO owns, subleases, or uses (including the Premises and the Digital Billboard).

(2) A policy of automobile-liability insurance providing coverage at least as broad as that provided by ISO Form CA 00 01. This policy must (A) have a combined single limit of at least $1,000,000 for each occurrence; and (B) cover owned, non-owned, and hired vehicles.

(3) A policy of fire-and-casualty insurance that insures the Digital Billboard for its full replacement value against damage or destruction by fire or by any of the perils commonly covered under the standard extended-coverage endorsement to fire-insurance policies issued on real property in Placer County.

(4) A policy of workers-compensation insurance with limits at least equal to those required by California law and including employer-liability insurance with a limit of at least $1,000,000. This policy must include a waiver of subrogation against the City. As an alternative to this policy, and subject to approval by the City's Risk Management Division, CCO may provide the City with a copy of CCO's Certificate of Consent to Self-Insure from the California Department of Industrial Relations and a certificate showing CCO's excess-insurance limits and self-insured retentions.

(b) *Insurer Qualifications*. Each policy must be issued by an insurer the California Department of Insurance has authorized to transact business in California in the relevant line of insurance, and the insurer must have a rating of at least "A" by A.M. Best Company or a rating the City's Risk Management Division determines to be substantially equivalent.

(c) *Evidence of Insurance*. CCO shall submit a certificate evidencing such coverage in a form satisfactory to the City Attorney of City, prior to exercising any rights hereunder. CCO shall also provide a separate endorsement form or section of the policy showing City, its officers, agents and employees, and Landlord as additional named insureds for each type of coverage, except for Workers' Compensation. Such insurance shall specifically cover the contractual liability of CCO. The coverage shall be primary as to such additional insureds and no coverage of the City shall be called upon to contribute to a loss with respect to the liabilities assumed by CCO under this Agreement. In addition, the insurance policy may not contain language which prohibits additional insureds or other insurers from satisfying the self-insured retention or deductible. CCO shall provide thirty (30) days written notice to City prior to cancellation or material modification of any insurance required by this Agreement. CCO shall furnish a certificate and any renewal certificates as necessary, for the period covered by this Agreement. Any insurance written on a claims made basis is subject to the prior approval of the City Attorney. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve CCO of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law. Any self-insured retentions must be declared on the certificate of insurance and approved by City in writing.

(d) *Notice.* Each of the policies must obligate the insurer to give the City at least thirty (30) days' advance written notice before the policy is cancelled or materially changed.

(e) *Other Requirements.* The general-liability and automobile-liability policies must each:

(1) With respect to the liabilities assumed by CCO under this Agreement, provide that CCO's insurance coverage is primary insurance with respect to the City and the City's elected officials, officers, employees, and agents; and

(2) provide that CCO's insurance applies separately to each insured against whom a claim is made or a suit brought, except with respect to the applicable policy limits.

(f) *Quinquennial Review*. The City may reasonably revise these insurance requirements every five (5) years if the City reasonably determines that revision is needed to conform the policy terms, conditions, and limits with then-current insurance-industry standards for structures and real property comparable to the Digital Billboard and the Premises. A revision will take effect thirty (30) days after the City gives CCO notice in accordance with Section 12(c).

(g) *No Limit on Indemnification*. Nothing in this Section 11 limits CCO's obligations under Section 10.

(h) *Ground Lease.* The parties acknowledge that under the Ground Lease that City is obligated to require CCO to indemnify and insure Landlord, and therefore this Section 10 shall be interpreted broadly to ensure full compliance with the Ground Lease.

12. Miscellaneous.

(a) *Assignments and Subleases.* A party may not assign or otherwise transfer this Sublease or any interest in it, and this Sublease is not assignable by operation of law, without the other party's prior written consent, which the other party shall not withhold, delay, or condition unreasonably. An assignment or transfer of this Sublease does not occur, for purposes of this Section 12(a), if

CCO merges with another company, reorganizes its stock, or undergoes a similar corporate restructuring, or if CCO sells any of its assets or stock. CCO may not sublease the Premises or any part of the Premises, or the Digital Billboard or any part of the Digital Billboard, without the City's prior written consent, which the City may withhold or condition in its sole discretion. An attempted assignment, transfer, or sublease made contrary to this Section 12(a) is void.

(b) *Successors and Assigns*. This Sublease binds and inures to the benefit of the successors and assigns of the parties. This Section 12(b) does not constitute the City's consent to any assignment of this Sublease or any interest in the Sublease, or to any Sublease of the Premises or any part of the Premises, or to any sublease of the Digital Billboard or any part of the Digital Billboard.

(c) *Notices*. Any notice or other communication under this Sublease must be in writing and will be considered properly given and effective only when mailed or delivered in the manner provided by this Section 12(c) to the persons identified below. A mailed notice or other communication will be effective or will be considered to have been given on the third day after it is deposited in the United States Mail (certified mail and return receipt requested), addressed as set forth below, with postage prepaid. A notice or other communication sent in any other manner will be effective or will be considered properly given when actually delivered. A party may change its address for these purposes by giving written notice of the change to the other party in the manner provided in this Section 12(c).

If to the City:	*If to CCO:*
City of Roseville Roseville Civic Center 311 Vernon Street Roseville, California 95678 Attn: City Manager	Clear Channel Outdoor, LLC 401 Slobe Avenue Sacramento, California 95815 Attn: President – Sacramento Division

(d) *The City's Right to Enter and Inspect the Premises.* The City and the City's elected officials, officers, employees, and agents may enter upon and inspect the Premises at any time to determine CCO's compliance with this Sublease provided that such entry shall not unreasonably interfere with CCO's operations on the Premises.

(e) *Force Majeure*.

(1) "Force Majeure Event" means a cause of delay that is not the fault of the party who is required to perform under this Sublease and is beyond that party's reasonable control, including the elements (including floods, earthquakes, windstorms, and unusually severe weather), fire, energy shortages or rationing, riots, acts of terrorism, war or war-defense conditions, acts of any public enemy, epidemics, pandemics, the actions or inactions of any governmental entity (excluding the City) or that entity's agents, litigation, labor shortages (including shortages caused by strikes or walkouts), and materials shortages.

(2) Except as otherwise expressly provided in this Sublease, if the performance of any act required by this Sublease to be performed by either the City or CCO is prevented or delayed because of a Force Majeure Event, then the time for performance will be extended for a period equivalent to the period of delay, and performance of the act during the period of delay will be excused.

(3) This Section 12(e) does not excuse (A) CCO's obligation to pay Annual Rent when due and payable, except as otherwise provided in Subsection 4(c)(4); or (B) either party's obligation to perform an act when performance is rendered difficult or impossible solely because of that party's financial condition.

(f) *Waiver of Breach.* A party's failure to insist on strict performance of this Sublease or to exercise any right or remedy upon the other party's breach of this Sublease will not constitute a waiver of the performance, right, or remedy. A party's waiver of the other party's breach of any provision in this Sublease will not constitute a continuing waiver or a waiver of any subsequent breach of the same or any other provision. A waiver is binding only if set forth in writing and signed by the waiving party.

(g) *Relationship of the Parties*. This Sublease does not create any relationship or association between the City and CCO other than that of landlord and tenant. For example, and without limiting the previous sentence, this Sublease does not create between the City and CCO the relationship of principal and agent, nor does it create a partnership or joint venture.

(h) *Attorney's Fees.* The party prevailing in any litigation concerning this Sublease, the Premises, or any improvements to the Premises (including the Digital Billboard) will be entitled to an award by the court of reasonable attorneys' fees and litigation costs through final resolution on appeal in addition to any other relief that may be granted in the litigation. If the City is the prevailing party, then this Section 12(h) will apply whether the City is represented in the litigation by the Office of the City Attorney or by outside counsel.

(i) *Severability.* If a court with jurisdiction holds any nonmaterial provision of this Sublease to be invalid, void, or unenforceable, then the remaining provisions will remain in full force.

(j) *Counterparts.* The parties may execute this Sublease in counterparts, each of which will be considered an original, but all of which will constitute the same Sublease.

(k) *Memorandum of Sublease.* The City and CCO shall cooperate in good faith and without liability to execute and record with the Placer County Recorder's Office, a memorandum of sublease, using the form set forth as **Exhibit D,** and a memorandum of ground lease, using the form set forth as **Exhibit E**. CCO shall promptly provide City with a copy of the recorded Sublease. City shall promptly provide CCO with a copy of the recorded Ground Lease.

(l) *Further Assurances.* Each party shall execute all additional documents or instruments and take all necessary action that either party reasonably considers necessary to carry out the proper purposes of this Sublease.

(m) *Time of Essence.* Time is of the essence of this Sublease.

(n) *Interpretation.* This Sublease is to be interpreted and applied in accordance with California law without regard to conflict-of-laws principles, except that the rule of interpretation in California Civil Code section 1654 will not apply.

(o) *Integration and Modification*. This Sublease sets forth the parties' entire understanding regarding the matters addressed. It supersedes all prior or contemporaneous agreements,

representations, and negotiations (written, oral, express, or implied) and may be modified only by another written agreement signed by both parties.

13. List of Exhibits. All exhibits referenced below are incorporated herein and made a part of this Agreement.

Exhibit A – Property Description of Premises
Exhibit B-1 – Digital Billboard Message Center Operating Requirements
Exhibit B-2 – Digital Billboard Design
Exhibit C – Hazardous Substances
Exhibit D – Form of Memorandum of Sublease
Exhibit E – Form Memorandum of Ground Lease

[SIGNATURE BLOCKS APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Sublease by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 20__, and Clear Channel Outdoor, LLC has caused this Sublease to be duly executed as of the date first above written.

City of Roseville, a municipal corporation

By: _____
Dominick Casey
City Manager

Attest:

By: _____
Sonia Orozco
City Clerk

Approved as to Form:

By: _____
Michelle Sheidenberger
City Attorney

Clear Channel Outdoor, LLC, a Delaware limited liability company

By: _____
Bryan Parker
Executive Vice President -
Real Estate & Public Affairs

EXHIBIT A

Property Description

LEASED PROPERTY AREA

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF ROSEVILLE, COUNTY OF PLACER AND STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL 2 AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP OF CONFERENCE DRIVE (N.C.R.S.P. PARCEL 40(a)), SUBDIVISION NO. 000166 FILED FOR RECORD ON NOVEMBER 6, 2013 IN BOOK 35 PARCEL MAPS AT PAGE 55, PLACER COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2, THENCE ALONG THE NORTHERLY LINE OF PARCEL 2, SOUTH 57°55'56" EAST FOR A DISTANCE OF 65.00 FEET;

THENCE LEAVING SAID NORTHERLY LINE, SOUTH 32°04'04" WEST FOR A DISTANCE OF 55.00 FEET;

THENCE NORTH 57°55'56" WEST FOR A DISTANCE OF 65.00 FEET TO THE WESTERLY LINE OF PARCEL 2;

THENCE ALONG SAID WESTERLY LINE NORTH 32°04'04" EAST FOR A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL AREA OF 3,575 SQUARE FEET MORE OR LESS.

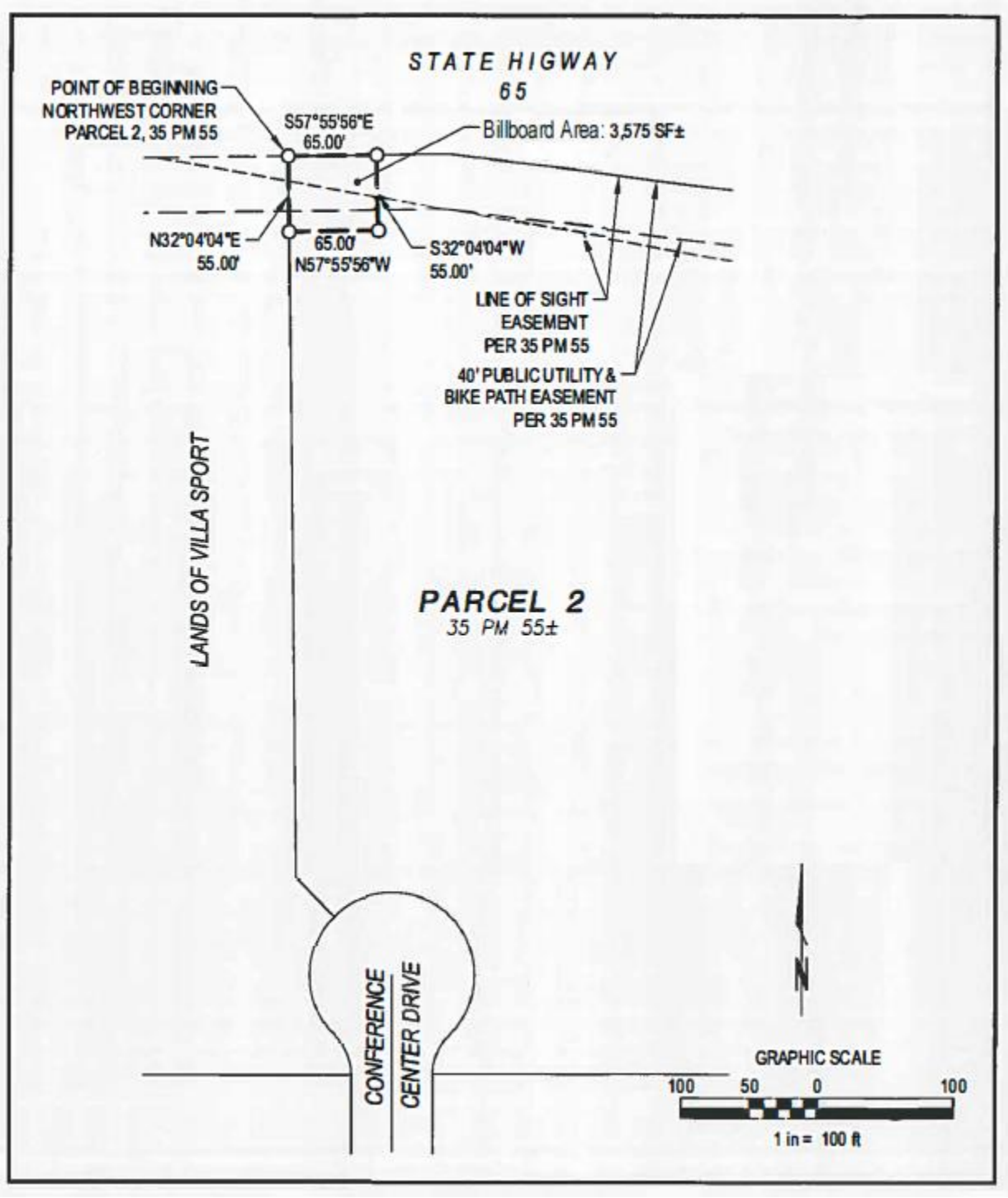

STATE HIGWAY
65
POINT OF BEGINNING
NORTHWEST CORNER
PARCEL 2, 35 PM 55
S57°55'56"E
65.00'
Billboard Area: 3,575 SF±
N32°04'04"E
55.00'
65.00'
N57°55'56"W
S32°04'04"W
55.00'
LINE OF SIGHT
EASEMENT
PER 35 PM 55
40' PUBLIC UTILITY &
BIKE PATH EASEMENT
PER 35 PM 55
LANDS OF VILLA SPORT
PARCEL 2
35 PM 55±
CONFERENCE
CENTER DRIVE
N
GRAPHIC SCALE
100 50 0 100
1 in = 100 ft

EXHIBIT B-1

Digital Billboard Message Center Operating Requirements

Operating Parameters:

(a) The billboard message center will include no special visual effects that include moving or flashing lights that accompany the transition between two successive messages, and no special visual effects shall accompany any message display; and

(b) CCO is required to report to the City its intention of installing, implementing or using any technology that would allow interaction with drivers, vehicles or any device located in vehicles, including, but not limited to a radio frequency identification device, global positioning system (GPS), or other device, a minimum of thirty (30) days in advance of such operation, and shall not proceed with such operation until approved by the City, which approval shall not be unreasonably withheld, conditioned or delayed. Such approval is not required in the event such technology is installed, implemented or used at the request of law enforcement.

(c) A message on a message center may have a minimum display time of eight (8) seconds and a maximum change interval of two (2) seconds.

(d) The Message center sign shall be operated with systems and monitoring in place to either turn the display off, show a "full black" image or freeze the image on the display in one position in the event of a malfunction.

(e) Digital billboards shall not operate at brightness levels of more than 0.3 foot candles above ambient light, as measured using a foot candle meter at a pre-set distance. Distances to measure the foot candles impact vary with the expected viewing distances of each size sign. Measurement distance criteria:

Nominal Face Size	Distance to be measured from:
12' x 25'	150'
10'6" x 36'	200'
14' x 48'	250'
20' x 60'	350'

Digital Billboards must have a light sensing device that will adjust the brightness as ambient light conditions change.

(f) CCO has the exclusive option to remove the Digital Display Areas from the Digital Billboard at any time and replace them with traditional static sign faces at its sole option and without reduction in Annual Rent.

EXHIBIT B-2

Digital Billboard Design



Encore IMAGE
©COPYRIGHT 2021

Exhibit C

Hazardous Substances

As used in this Exhibit C, "Environmental Laws" means any statute, ordinance, regulation, rule, order, decree, or other law or requirement that is enacted, promulgated, or issued by any federal, state, or local government entity (whether before, on, or after the Effective Date) and:

- regulates, relates to, or imposes liability or standards of conduct concerning any Hazardous Substance (defined below);

- regulates land use or regulates or protects the environment, including air, soil, soil vapor, surface water, groundwater, flora, or fauna; or

- pertains to occupational health or industrial hygiene or to occupational or environmental conditions on, under, or about the Premises.

Without limiting the generality of the foregoing, "Environmental Laws" includes the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) (42 U.S.C. § 9601 et seq.); the Resource Conservation and Recovery Act of 1976 (RCRA) (42 U.S.C. § 6901 et seq.); the Clean Water Act, also known as the Federal Water Pollution Control Act (FWPCA) (33 U.S.C. § 1251 et seq.); the Toxic Substances Control Act (TSCA) (15 U.S.C. § 2601 et seq.); the Hazardous Materials Transportation Act (HMTA) (49 U.S.C. § 1801 et seq.); the Insecticide, Fungicide, and Rodenticide Act (7 U.S.C. § 136 et seq.); the Superfund Amendments and Reauthorization Act (SARA) (42 U.S.C. § 6901 et seq.); the Clean Air Act (42 U.S.C. § 7401 et seq.); the Safe Drinking Water Act (42 U.S.C. § 300f et seq.); the Solid Waste Disposal Act (42 U.S.C. § 6901 et seq.); the Emergency Planning and Community Right to Know Act (42 U.S.C. § 11001 et seq.); the Occupational Safety and Health Act (OSHA) (29 U.S.C. §§ 655 and 657); the California Underground Storage of Hazardous Substance Act (Cal. Health & Saf. Code, § 25280 et seq.); the California Hazardous Waste Control Act (Cal. Health & Saf. Code, § 25100 et seq.); the California Safe Drinking Water and Toxic Enforcement Act (Cal. Health & Saf. Code, § 24249.5 et seq.); and the Porter-Cologne Water Quality Act (Cal. Water Code, § 13000 et seq.), together with any amendments of these statutes and regulations promulgated under them (whether enacted or promulgated before, on, or after the Effective Date).

For purposes of this Sublease, "Hazardous Substance" means:

(1) any substance defined as a "hazardous substance," "hazardous material," "hazardous waste," "toxic substance," "toxic waste," "solid waste," "pollutant," or "contaminant" under Environmental Laws (defined above);

(2) any substance listed as hazardous substances in 49 C.F.R. § 172.101 or its successor by the U.S. Department of Transportation or in 40 C.F.R. Part 302 or its successor by the U.S. Environmental Protection Agency;

(3) any other substance, material, or waste that is or becomes regulated or classified as hazardous or toxic under Environmental Laws (defined above);

(4) any material, waste, or substance that is (a) a petroleum or refined petroleum product, (b) asbestos or asbestos-containing materials, (c) polychlorinated biphenyl, (d) designated as a hazardous substance under 33 U.S.C. § 1321 or its successor or listed under 33 U.S.C. § 1317 or its successor, (e) a flammable explosive, (f) a radioactive material, or (g) a lead-based paint;

(5) any substance listed by the State of California under subdivision (a) of California Health and Safety Code section 25249.8, as amended, or under any successor to that statute, as a chemical known by the state to cause cancer or reproductive toxicity;

(6) any material that, because of its characteristics or interaction with one or more other substances, chemical compounds, or mixtures, threatens to damage health, safety, or the environment or is required by any law or public agency to be remediated;

(7) any material that, if present, would require remediation under the guidelines set forth in California's Leaking Underground Fuel Tank Field Manual, regardless of whether the presence of the material resulted from a leaking underground fuel tank;

(8) any pesticide regulated under the federal Insecticide, Fungicide, and Rodenticide Act (7 U.S.C. §136 et seq.) or its successor;

(9) any material regulated under the federal Occupational Safety and Health Act (29 U.S.C. § 651 et seq.) or California's Occupational Safety and Health Act (Health & Saf. Code, § 63000 et seq.), or their successors;

(10) any material regulated under the federal Clean Air Act (42 U.S.C. 7401 et seq.) or under division 26 of the California Health and Safety Code, or their successors;

(11) any material that qualifies as an "extremely hazardous waste," "hazardous waste," or "restricted hazardous waste" under section 25115, 25117, or 25122.7 of the California Health and Safety Code, or as "medical waste" under section 25281, 25316, 25501, 25501.1, 25023.2, or 39655 of the California Health and Safety Code, or their successors; and

(12) any material listed or defined as a "hazardous waste," "extremely hazardous waste," or an "acutely hazardous waste" under chapter 11 of title 22 of the California Code of Regulations or any successor to that chapter.

EXHIBIT D

FORM OF MEMORANDUM OF SUBLEASE

WHEN RECORDED MAIL TO:

CLEAR CHANNEL OUTDOOR, LLC
2325 East Camelback Road, Suite 400
Phoenix, Arizona 85016
Legal Department

THE UNDERSIGNED GRANTOR DECLARES:
DOCUMENTARY TRANSFER TAX IS $0.00 CITY TRANSFER TAX IS $0.00
This conveyance is exempt from the documentary transfer tax since the lease term is less than 35 years, R&T Code §61, 11911.

MEMORANDUM OF SUBLEASE

THIS MEMORANDUM OF SUBLEASE (this "Memorandum") is made by and between the City of Roseville ("Landlord"), whose address is 311 Vernon Street in Roseville, CA 95678 and Clear Channel Outdoor, Inc., a Delaware limited liability corporation ("Tenant"), whose address is 401 Slobe Avenue in Sacramento, CA 95815, upon the following terms:

1. Landlord is the leaseholder of the Premises (as defined below).

2. Landlord and Tenant have entered into that certain unrecorded Sublease Agreement, dated _____(the "Sublease") wherein Tenant has leased the Premises for the construction, maintenance, and operation of its outdoor advertising structures for a term beginning_____, and continuing for a maximum period of twenty (20) years, excluding extensions and renewals, if any.

3. This Memorandum is made upon all the terms and conditions of the Sublease on file with the City Clerk of the City of Roseville, and all of said terms and conditions are incorporated by reference herein.

Premises: 290 Conference Center Drive in Roseville, CA 95678
LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT A

The purpose of this Memorandum is to give record notice of the Sublease and of the rights created thereby, all of which are hereby confirmed.

[SIGNATURE BLOCKS APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, upon the day and year first hereinabove written, the respective Parties hereto have executed this Memorandum of Sublease, personally or by officers or agents thereunto duly authorized.

"LANDLORD":

CITY OF ROSEVILLE, a municipal corporation:

By_____
DOMINICK CASEY
City Manager

[Notarization Required]

"TENANT":

CLEAR CHANNEL OUTDOOR, LLC, a Delaware limited liability company:

By_____
Robert Schmitt
Regional President – NorCal

[Notarization Required]

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

State of CALIFORNIA
County of ALAMEDA

On the Dec. 20, 2021 before me, K. CAO a Notary Public, personally appeared Robert Schmitt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: _____

K. CAO
Notary Public - California
Contra Costa County
Commission # 2252935
My Comm. Expires Sep 2, 2022

Name: K. CAO
(Typed or Printed)

(Seal)

AS/kc

Exhibit A
to Memorandum of Sublease

Legal Description of Premises

LEASED PROPERTY AREA

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF ROSEVILLE, COUNTY OF PLACER AND STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL 2 AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP OF CONFERENCE DRIVE (N.C.R.S.P. PARCEL 40(a)), SUBDIVISION NO. 000166 FILED FOR RECORD ON NOVEMBER 6, 2013 IN BOOK 35 PARCEL MAPS AT PAGE 55, PLACER COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2, THENCE ALONG THE NORTHERLY LINE OF PARCEL 2, SOUTH 57°55'56" EAST FOR A DISTANCE OF 65.00 FEET;

THENCE LEAVING SAID NORTHERLY LINE, SOUTH 32°04'04" WEST FOR A DISTANCE OF 55.00 FEET;

THENCE NORTH 57°55'56" WEST FOR A DISTANCE OF 65.00 FEET TO THE WESTERLY LINE OF PARCEL 2;

THENCE ALONG SAID WESTERLY LINE NORTH 32°04'04" EAST FOR A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL AREA OF 3,575 SQUARE FEET MORE OR LESS.

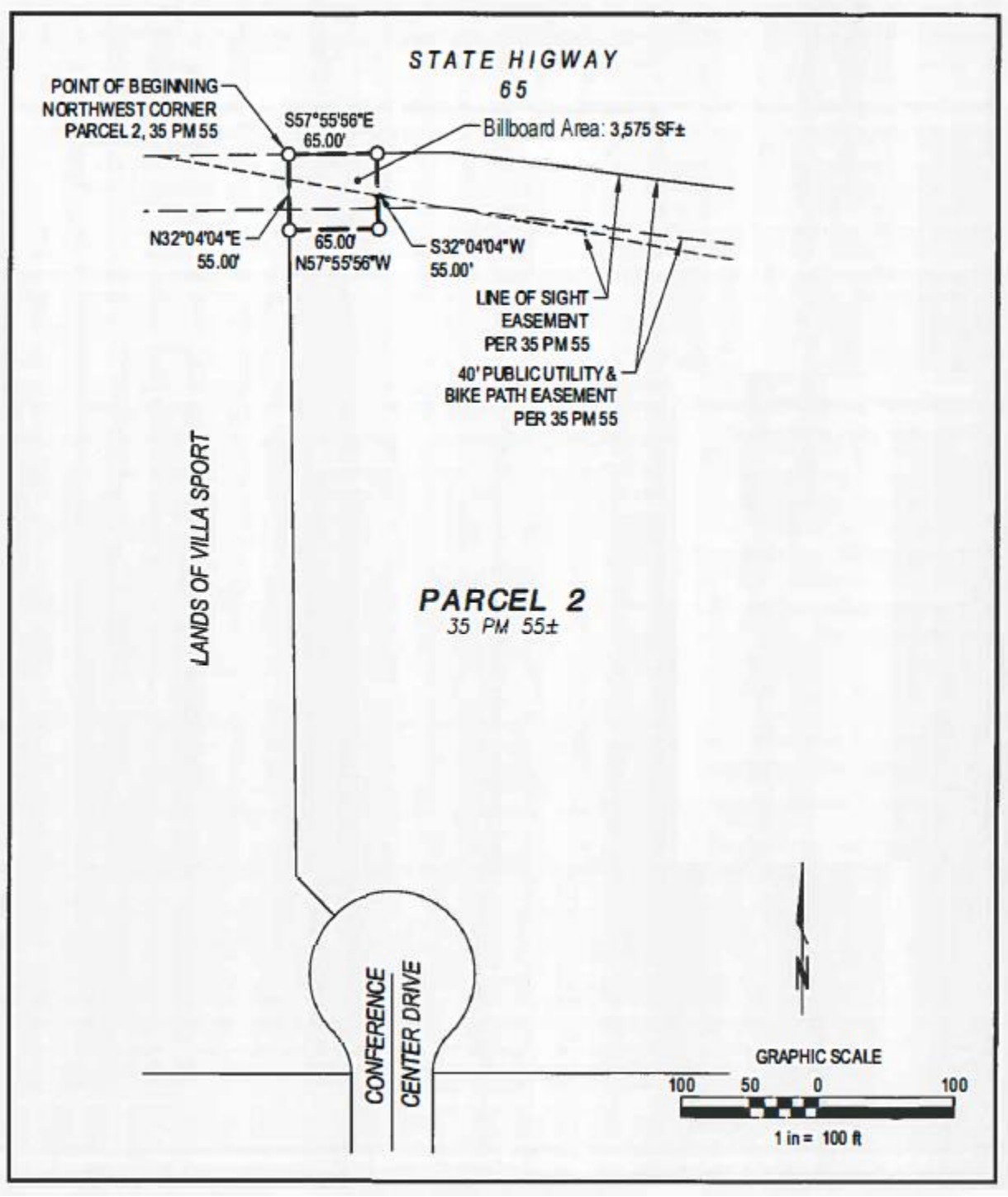

STATE HIGWAY
65
POINT OF BEGINNING
NORTHWEST CORNER
PARCEL 2, 35 PM 55
S57°55'56"E
65.00'
Billboard Area: 3,575 SF±
N32°04'04"E
55.00'
65.00'
N57°55'56"W
S32°04'04"W
55.00'
LINE OF SIGHT
EASEMENT
PER 35 PM 55
40' PUBLIC UTILITY &
BIKE PATH EASEMENT
PER 35 PM 55
LANDS OF VILLA SPORT
PARCEL 2
35 PM 55±
CONFERENCE
CENTER DRIVE
N
GRAPHIC SCALE
100 50 0 100
1 in = 100 ft

EXHIBIT E

FORM OF MEMORANDUM OF GROUND LEASE

WHEN RECORDED MAIL TO:

City of Roseville
311 Vernon Street
Roseville, CA 95678
Attn: City Clerk

Exempt from recording fees
Pursuant to Gov't Code § 27383

Space Above Line For Recorder's Use

THE UNDERSIGNED GRANTOR DECLARES:
DOCUMENTARY TRANSFER TAX IS $0.00 CITY TRANSFER TAX IS $0.00
This conveyance is exempt from the documentary transfer tax since the lease term is less than 35 years, R&T Code §61, 11911.

MEMORANDUM OF GROUND LEASE

THIS MEMORANDUM OF GROUND LEASE (this "Memorandum") is made by and between ROSEVILLE JUNCTION, LLC, ("Landlord"), whose address is 290 Conference Center Drive in Roseville, CA 95678 and the CITY OF ROSEVILLE, a California municipal corporation ("Tenant"), whose address is 311 Vernon Street in Roseville, CA 95678, upon the following terms:

1. Landlord is the owner of the Premises (as defined below).

2. Landlord and Tenant have entered into that certain unrecorded Ground Lease Agreement, dated _____(the "Lease") wherein Tenant has leased the Premises for the construction, maintenance, and operation of its outdoor advertising structures for a term beginning_____, and continuing for a maximum period of twenty (20) years, excluding extensions and renewals, if any.

3. Under the Lease, Tenant has a right of first refusal with respect to the Premises on terms set forth therein.

4. This Memorandum is made upon all the terms and conditions of the Lease on file with the City Clerk of the City of Roseville, and all of said terms and conditions are incorporated by reference herein.

Premises: 290 Conference Center Drive in Roseville, CA 95678
LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT A

The purpose of this Memorandum is to give record notice of the Lease and of the rights created thereby, all of which are hereby confirmed.

[SIGNATURE BLOCKS APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, upon the day and year first hereinabove written, the respective Parties hereto have executed this Memorandum of Ground Lease, personally or by officers or agents thereunto duly authorized.

"LANDLORD":

ROSEVILLE JUNCTION, LLC,
a Delaware limited liability company

By:_____
Name:_____
Title: _____

[Notarization Required]

"TENANT":

CITY OF ROSEVILLE, a municipal corporation:

By_____
DOMINICK CASEY
City Manager

[Notarization Required]

Exhibit A
to Memorandum of Ground Lease

Legal Description of Premises

LEASED PROPERTY AREA

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF ROSEVILLE, COUNTY OF PLACER AND STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL 2 AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP OF CONFERENCE DRIVE (N.C.R.S.P. PARCEL 40(a)), SUBDIVISION NO. 000166 FILED FOR RECORD ON NOVEMBER 6, 2013 IN BOOK 35 PARCEL MAPS AT PAGE 55, PLACER COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2, THENCE ALONG THE NORTHERLY LINE OF PARCEL 2, SOUTH 57°55'56" EAST FOR A DISTANCE OF 65.00 FEET;

THENCE LEAVING SAID NORTHERLY LINE, SOUTH 32°04'04" WEST FOR A DISTANCE OF 55.00 FEET;

THENCE NORTH 57°55'56" WEST FOR A DISTANCE OF 65.00 FEET TO THE WESTERLY LINE OF PARCEL 2;

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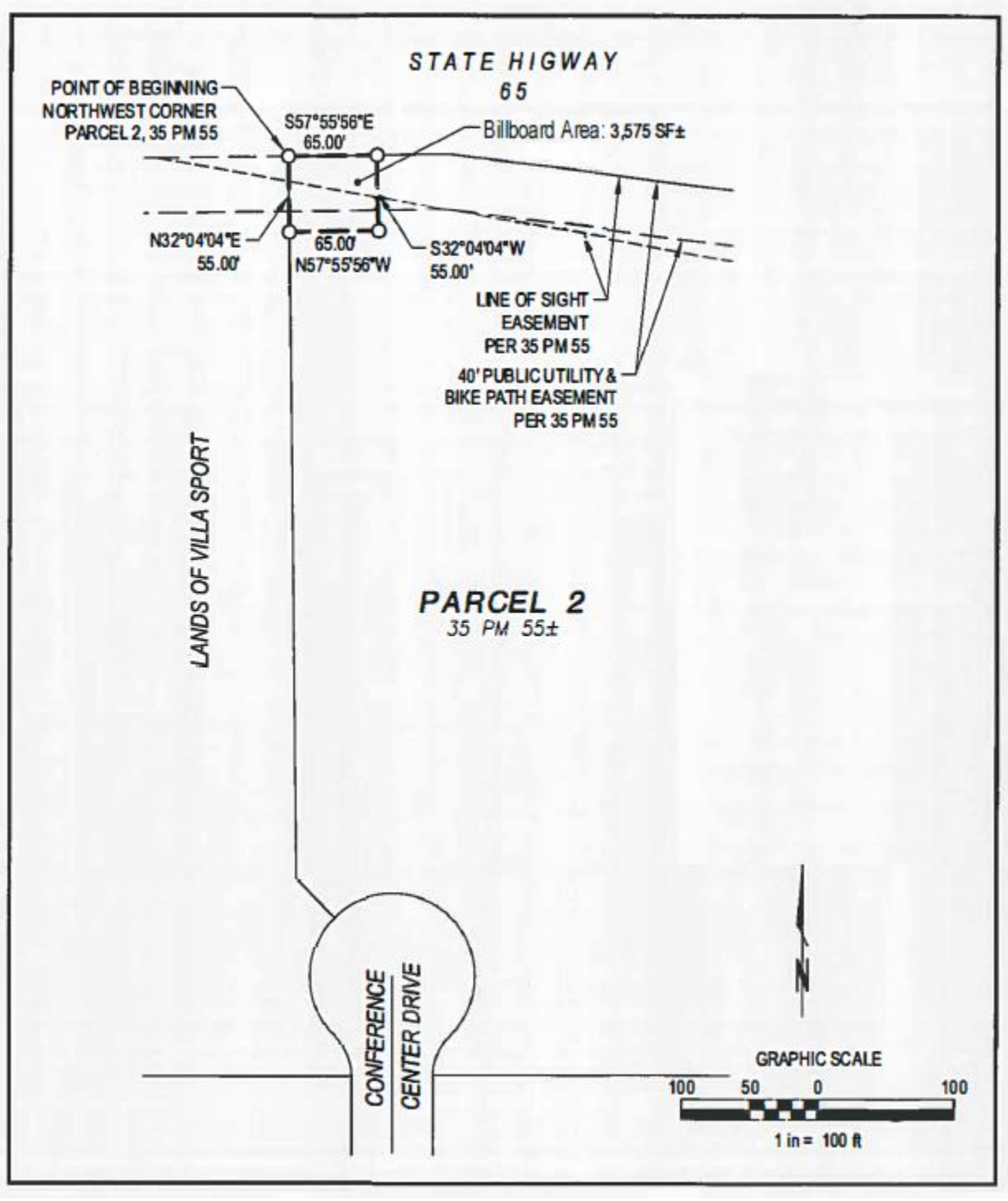
CONTAINING A TOTAL AREA OF 3,575 SQUARE FEET MORE OR LESS.


STATE HIGWAY
65
POINT OF BEGINNING
NORTHWEST CORNER
PARCEL 2, 35 PM 55
S57°55'56"E
65.00'
Billboard Area: 3,575 SF±
N32°04'04"E
55.00'
65.00'
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S32°04'04"W
55.00'
LINE OF SIGHT
EASEMENT
PER 35 PM 55
40' PUBLIC UTILITY &
BIKE PATH EASEMENT
PER 35 PM 55
LANDS OF VILLA SPORT
PARCEL 2
35 PM 55±
CONFERENCE
CENTER DRIVE
N
GRAPHIC SCALE
100 50 0 100
1 in = 100 ft

Roseville Digital Billboard Project
Initial Study/Mitigated Negative Declaration

Responses to Public Comments
January 3, 2022

This Response to Comments document contains comments received during the public review period for the Roseville Digital Billboard Project (proposed project) Initial Study/Mitigated Negative Declaration (IS/MND). The City of Roseville, as lead agency, released the IS/MND for public review beginning on November 19, 2021 and ending on December 20, 2021 pursuant to CEQA Guidelines Section 15105.

According to CEQA Guidelines Sections 15073 and 15074, the lead agency must consider the comments received during consultation and review periods together with the IS/MND. However, unlike with an Environmental Impact Report, comments received on an IS/MND are not required to be attached to the negative declaration, nor must the lead agency make specific written responses to public agencies. Nonetheless, the lead agency has chosen to provide responses to those specific public comments that are related to the environmental analysis contained in the IS/MND. Non-environmental comments have been considered by the City as part of staff's report to the City Council.

COMMENTS AND RESPONSES

The City of Roseville received two comment letters during the open comment period on the IS/MND for the proposed project. The following section includes responses to each of the comment letters, insofar as the comments address environmental topics. The letters are numbered and environmental-related comments are bracketed with assigned comment numbers. The bracketed comment letters are followed by numbered responses corresponding to each bracketed comment.

Letter 1

17 December 2021

Terri Shirhall
City of Roseville, Development Services
Department
311 Vernon Street
Roseville, CA 95678
tshirhall@roseville.ca.us

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, ROSEVILLE DIGITAL BILLBOARD PROJECT, SCH#2021110283, PLACER COUNTY

1-1 Pursuant to the State Clearinghouse's 19 November 2021 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Roseville Digital Billboard Project, located in Placer County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

1-2 The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by

Letter 1 cont'd

1-2 cont'd

the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:
https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

Letter 1 cont'd

1-2 cont'd

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits[1]
The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit
Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ. For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml

Clean Water Act Section 404 Permit
If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

[1] Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Letter 1 cont'd

1-2 cont'd

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at: https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

Letter 1 cont'd

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

1-2 cont'd

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/help/permit/

1-3 If you have questions regarding these comments, please contact me at (916) 464-4709 or Greg.Hendricks@waterboards.ca.gov.

Greg Hendricks
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

LETTER 1: GREG HENDRICKS, CENTRAL VALLEY REGIONAL WATER QUALITY BOARD, DECEMBER 17, 2021

Response to Comment 1-1

The comment is an introductory statement and does not address the adequacy of the IS/MND.

Response to Comment 1-2

The comment provides background information regarding applicable regulations and required permits. The comment does not address the adequacy of the IS/MND, and has been noted for the record.

Response to Comment 1-3

The comment is a conclusion statement and does not address the adequacy of the IS/MND.

Letter 2

From: Anna Starkey <astarkey@auburnrancheria.com>
Sent: Monday, December 20, 2021 1:49 PM
To: Shirhall, Terri <tshirhall@roseville.ca.us>
Cc: Anna Cheng <acheng@auburnrancheria.com>
Subject: NOI to Adopt MND: Roseville Digital Billboard Project

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

2-1 Good afternoon,
I hope your are well. I just reviewed the MND for the project referenced above. In an emailed dated 10-15-21, we had discussed and agreed that UAIC would conduct a post-ground disturbance site visit to view the subsurface soil. This is not a service we charge for but it is

2-2 something that the contractor would have to notify us so we know when to come out. Therefore it should be included as a mitigation measure so that it is enforceable. Please explain why this was not included.

2-3 Please revise the MND to include this measure that was agreed upon and provide the re-circulated MND for review.

2-4 Thank you,
Anna

The United Auburn Indian Community is now accepting electronic consultation request, project notifications, and requests for information! Please fill out and submit through our website. Do not mail hard copy letters or documents. https://auburnrancheria.com/programs-services/tribal-preservation ***Bookmark this link!***

Anna M. Starkey, M.A., RPA
Cultural Regulatory Specialist
Tribal Historic Preservation Department| UAIC
10720 Indian Hill Road
Auburn, CA 95603
Direct line: (916) 251-1565 | Cell: (530) 863-6503
astarkey@auburnrancheria.com |www.auburnrancheria.com

Nothing in this e-mail is intended to constitute an electronic signature for purposes of the Electronic Signatures in Global and National Commerce Act (E-Sign Act), 15, U.S.C. §§ 7001 to 7006 or the Uniform Electronic Transactions Act of any state or the federal government unless a specific statement to the contrary is included in this e-mail.

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

Response to Comment 2-1

The comment is an introductory statement and does not address the adequacy of the IS/MND.

Response to Comment 2-2

In response to the commenter's concern, page 3-49 of the IS/MND is hereby revised to include the requested mitigation measure:

> [...] Should buried or otherwise unknown tribal cultural resources be encountered and/or damaged during construction, a potentially significant impact would occur. However, implementation of Mitigation Measures TCR-1 and TCR-2 would reduce the potential impact ***to less than significant with mitigation incorporated***.
>
> **3.2.18.2 Mitigation Measures**
>
> ***Mitigation Measure TCR-1: Implement Post Ground Disturbance Site Visit***
>
> *A minimum of seven days prior to beginning earthwork, clearing and grubbing, or other soil disturbing activities, the applicant shall notify lead agency of the proposed earthwork start-date. The lead agency shall contact the United Auburn Indian Community (UAIC) with the proposed earthwork start-date and a UAIC Tribal Representative or Tribal Monitor shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of groundbreaking activity, or as appropriate for the type and size of project. During this inspection, a UAIC Tribal Representative or Tribal Monitor may provide an on-site meeting for construction personnel information on TCRs and workers awareness brochure.*
>
> *If any TCRs are encountered during this initial inspection, or during any subsequent construction activities, work shall be suspended within 100 feet of the find and the measures included in the Inadvertent/Unanticipated Discoveries Mitigation Measure shall be implemented. Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign.*
>
> - *The contractor shall implement any measures deemed by CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize significant effects to the resources, including the use of a paid Native American Monitor during ground disturbing activities.*
>
> ***Mitigation Measure ~~TCR-1~~ TCR-2: Implement Measures to Protect Unanticipated Discoveries.***
>
> *If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone […]*

The aforementioned revision does not change the conclusions or analysis presented in the IS/MND, as Impacts XVIII a and b were determined to be less-than-significant with mitigation incorporated.

Response to Comment 2-3

Please refer to Response to Comment 2-2. The requested change would not result in any new or more severe impacts as compared to those already identified and addressed in the IS/MND. In addition, pursuant to CEQA Guidelines Section 15073.5, recirculation of the IS/MND is not warranted as the requested addition would not result in any substantial revisions to the proposed project.

Response to Comment 2-4

The comment is a conclusion statement and does not address the adequacy of the IS/MND.

0400-06-03

CITY OF ROSEVILLE CALIFORNIA

City Clerk
311 Vernon Street
Roseville, California 95678-2649

NOTICE OF DETERMINATION
for an ENVIRONMENTAL IMPACT REPORT

TO: County Clerk
County of Placer
2954 Richardson Drive
Auburn, CA 95603

State Clearinghouse
P. O. Box 3044
Sacramento, CA 95812-3044

FROM: CITY OF ROSEVILLE
Sonia Orozco, City Clerk
311 Vernon Street
Roseville, CA 95678

DATE: August 7, 2014

SUBJECT: NOD FILING, AS REQUIRED BY CEQA (Public Resources Code Section 21152)

PROJECT TITLE: Roseville Hotel & Conference Center Project

PROJECT APPROVAL DATE: August 6, 2014

STATE CLEARINGHOUSE NUMBER: 2013112058

CONTACT PERSON: Mike Isom, Deputy City Manager, City of Roseville (916) 774-5527

PROJECT LOCATION: Roseville, Placer County

SUMMARY PROJECT DESCRIPTION: Construction of up to a 10-story, 250-room hotel, an attached conference center facility of up to 35,000 square feet, and an 8,600 square foot restaurant on an 11-acre site in the city of Roseville.

ENVIRONMENTAL DETERMINATIONS

This notice is to advise interested parties that the Roseville City Council (Lead Agency) has approved and made the following determinations regarding the above-described project:

- *A Final Environmental Impact Report*, including comments and responses, was prepared and certified for this project, pursuant to the provisions of CEQA, and is available to the general public.
- As approved, the project will have a significant effect on the environment.
- Written Findings were prepared for significant impacts identified in the EIR (CEQA Guidelines, Section 15091).
- A Statement of Overriding Considerations was adopted for significant/unavoidable impacts (CEQA Guidelines Section 15093).
- Mitigation measures and a Mitigation Monitoring Plan was made "required conditions of approval" for the project.

The environmental documentation and record of project approval may be examined at the City of Roseville, Office of the City Clerk, 311 Vernon Street, Roseville, CA 95678; Monday-Friday, 8 a.m. to 5 p.m. (774-5263).

August 7, 2014
DATE

Sonia Orozco
SONIA OROZCO, City Clerk

POSTED 08/07/2014
Through 11/03/2014
JIM McCAULEY, COUNTY CLERK
By J. Kaza
Deputy Clerk

FILED
AUG 07 2014
COUNTY CLERK
DEPUTY

#14-175

RESOLUTION NO. 14-347

CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT RELATING TO THE HOTEL CONFERENCE CENTER PROJECT LOCATED WITHIN THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN, ADOPTING FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM

WHEREAS, the City of Roseville (City) proposes to construct a 170 to 210 room hotel and an associated conference center facility of approximately 15,500 to 20,000 square feet, and expandable to 35,000 square feet, on 11 acres of the larger 20 acre parcel known as North Central Roseville Specific Plan Parcel 40A (Project); and

WHEREAS, the City determined that an environmental impact report (EIR) should be prepared for the Project pursuant to the California Environmental Quality Act (CEQA), Public Resources Code section 21000 *et seq.*; and

WHEREAS, the Notice of Preparation for the Project was circulated for comment by responsible and trustee agencies and the public from November 21, 2013 through December 23, 2013; and

WHEREAS, the Draft EIR for the Project was distributed to the public and various public agencies for review and comment beginning on May 12, 2014 through June 26, 2014; and

WHEREAS, during the public review and comment period, the Draft EIR was reviewed by the City Planning Commission at a public hearing on June 26, 2014, although no member of the public or representative of another public agency offered testimony on the document; and

WHEREAS, written comments on the Draft EIR were received, and written responses to those comments have been prepared and included in the Final EIR; and

WHEREAS, the City Council held a public hearing on the merits of the Project on August 6, 2014; and

WHEREAS, the Final EIR has been presented to the City Council, which has reviewed and considered the information in the Final EIR; and

WHEREAS, the City Council has determined that the document reflects the City's independent judgment; and

WHEREAS, the Final EIR identified certain significant effects on the environment that, absent the adoption of mitigation measures, would be caused by the construction and operation of the Project; and

WHEREAS, the City Council is required, pursuant to Public Resources Code section 21081, subdivision (a), to adopt all feasible mitigation measures or feasible project alternatives that can substantially lessen or avoid any significant project-related environmental effects; and

WHEREAS, as demonstrated by the Findings of Fact and Statement of Overriding Considerations, attached as Exhibit A-1 to this Resolution, the majority of the Project's significant environmental effects can be reduced to a less than significant level through the adoption of feasible mitigation measures; and

WHEREAS, the City Council has determined for reasons set forth in Exhibit A-1 that the Project alternatives, as described in the Final EIR, are infeasible; and

WHEREAS, the City Council is required by Public Resources Code section 21081.6, subdivision (a), to adopt a Mitigation Monitoring and Reporting Program to ensure that the mitigation measures adopted by the City Council are actually carried out; and

WHEREAS, the City has prepared for the Project a Mitigation Monitoring and Reporting Program, which is included as Chapter 4 to the Final EIR; and

WHEREAS, none of the comments made during the public review period, none of the information discussed during the public hearing on the Project, and no other information presented to the City on the Project and the EIR have included significant new information requiring recirculation of some or all of the Draft EIR pursuant to CEQA Guidelines section 15088.5; and

WHEREAS, the Development Services Director is the custodian of the documents which constitute the record of proceedings for this Project and the record of proceedings is located at the Roseville Civic Center, Development Services Department, at 311 Vernon Street, Roseville, CA 95678; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville, having independently considered the environmental effects of the Project as shown in the Final EIR, as follows:

1. The above recitals are true and correct and are hereby incorporated as substantive findings of this Resolution.

2. It is hereby certified that the City Council has reviewed the Final EIR prepared for the Project, as well as all staff reports pertaining to the Project, and all other pertinent documents relating to the preparation of the Final EIR, including the Draft EIR and all comments received thereon.

3. It is hereby certified that the Final EIR is adequate and complete and has been prepared in compliance with CEQA.

4. It is hereby certified that the Final EIR reflects the independent judgment of the City as lead agency.

5. The City Council, in anticipation of approving the Project, hereby adopts the CEQA Findings of Fact and Statement of Overriding considerations, attached hereto as Exhibit A-1, pursuant to Public Resources Code Section 21081, subdivision (a).

6. The City Council, in anticipation of approving the Project, hereby adopts and incorporates into the Project all of the mitigation measures for the Project that are within the responsibility and jurisdiction of the City that are identified in the Findings.

7. The City Council, in anticipation of approving the Project, hereby adopts the Mitigation Monitoring Program for the Project, as set forth in Chapter 4 of the Final EIR.

8. The City Council, in anticipation of approving the Project, hereby delegates authority to the City Manager or his/her delegee to approve substantive changes to the mitigation monitoring measures consistent with the requirements stated in Chapter 4 of the Final EIR under the heading, "Changes to Mitigation Measures."

9. Direction to staff: The City Clerk is directed to file a Notice of Determination, together with this resolution and its exhibits, if any, in the Office of the County Clerk of Placer County and, in accordance with Public Resources Code Section 21152, shall cause such Notice to be posted in the County Clerk's Office within five working days following adoption of this resolution.

PASSED AND ADOPTED by the Council of the City of Roseville this 6th day of August, 2014, by the following vote on roll call:

AYES	COUNCILMEMBERS:	Roccucci, Garcia, Rohan
NOES	COUNCILMEMBERS:	None
ABSENT	COUNCILMEMBERS:	Herman, Gore

Susan Rohan
MAYOR

ATTEST:

Sonia Orozco
City Clerk

The foregoing instrument is a correct copy of the original on file in this office.

ATTEST: _____
City Clerk of the City of Roseville, California

DEPUTY CLERK

EXHIBIT A-1
(Findings of Fact and Statement of Overriding Considerations)

CEQA FINDINGS OF FACT

OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE

for the

ROSEVILLE HOTEL AND CONFERENCE CENTER PROJECT

August 6, 2014

I. INTRODUCTION

The Environmental Impact Report (EIR) prepared for the Roseville Hotel and Conference Center Project (Project) addresses the potential environmental effects associated with constructing and operating the Project. These findings have been prepared to comply with requirements of the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.) and the CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.). These findings refer to the Notice of Preparation (NOP) or Final EIR (FEIR) where the material appears in either of those documents. Otherwise, references are to the Draft EIR (DEIR).

CEQA requires that a lead agency must mitigate or avoid significant environmental impacts to the extent feasible when approving a project. In order to effectively evaluate any potentially significant environmental impacts of a proposed project, an EIR must be prepared. The EIR is an informational document that serves to inform the agency decision-making body and the public in general of any potentially significant environmental impacts. The preparation of an EIR also serves as a medium for identifying possible methods of minimizing any significant effects and assessing and describing reasonable alternatives to the project.

The EIR for this Project was prepared by the City of Roseville (City) as the "lead agency" in accordance with CEQA and has been prepared to identify and assess the anticipated effects of the Project. The City, as the lead agency, has the principal responsibility for approval of the Project.

II. TERMINOLOGY OF FINDINGS

CEQA and the CEQA Guidelines require that, for each significant environmental effect identified in an EIR for a proposed project, the approving agency must issue a written finding reaching one or more of the three allowable conclusions:

1. Changes or alterations which avoid or mitigate the significant environmental effects as identified in the EIR have been required or incorporated into the project;

2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding, and such changes have been adopted by such other agency or can and should be adopted by such other agency; or

3. Specific economic, legal, social, technological, or other considerations, including consideration for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the DEIR.

(Pub. Resources Code, § 21081, subds. (a)(1)-(a)(3); see also CEQA Guidelines, § 15091, subds. (a)(1)-(a)(3).)

For purposes of these findings, the terms listed below will have the following definitions:

- "Mitigation measures" shall constitute the "changes or alterations" discussed above.
- "Avoid" refers to the effectiveness of one or more mitigation measures to reduce an otherwise significant effect to a less than significant level
- "Feasible," pursuant to the CEQA Guidelines, means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.

III. DEFINITIONS AND ACRONYMS

Unless otherwise stated herein, these findings use the same definitions and acronyms set forth in the EIR. (See DEIR, pp. Acr-i through Acr-iii.)

IV. PROJECT DESCRIPTION

A. PROJECT OVERVIEW

The Roseville Hotel and Conference Center Project is located on approximately 11 acres in the City of Roseville, within the North Central Roseville Specific Plan (NCRSP or Specific Plan). The NCRSP area encompasses approximately 1,842 acres and contains a broad mix of uses, including a regional commercial center (Galleria Mall), major employment center, and a mix of residential uses. (DERI, p. 2-2.) In June 2005, the Specific Plan was amended to make land use changes to parcels 40 and 44 (Resolution No. 05-346). The original 50-acre Parcel 40 was subdivided into 4 parcels. A 20-acre site (Parcel 40A) was created along State Route 65 (SR 65) for development of a Hotel/Conference Center. Three parcels ranging in size from 6.7 to 15.4 acres were created on the balance of Parcel 40 (Parcels 40B, 40C and 40D). The City acquired the land in December 2011 with the intent to develop a hotel and conference center use, consistent with the NCRSP. The Project site is located on a portion of Parcel 40A. (DEIR, p. 1-2.)

B. THE PROJECT

As described in the Draft EIR, the Project was to consist of an approximately 250 room, 190,000 square foot (sf) hotel with an approximately 35,000 sf conference facility. The first phase would include an approximately 20,000 sf conference center, though the Draft EIR conservatively assumed a 35,000 sf conference facility in order to account for a potential second phase. (DEIR, p. 2-9.) By the time of the Final EIR, however, the City had downsized the Project somewhat. Specifically, the number of hotel rooms was reduced from 250 to between approximately 170 to 210 rooms; and the amount of meeting space in the initial phase of development may be reduced from approximately 20,000 square feet (sf) to approximately 15,500 sf. Ultimate future buildout of the meeting space remained at 35,000 sf. (Final EIR, p. 1-1.) The Project would also include

site improvements, including parking, site/building lighting, and landscaping. The hotel building would be 10 stories in total height, consistent with the 10-story height limitation specified in the NCRSP. (DEIR, p. 2-9.) A digital messaging billboard for on-site events may also be provided along SR 65. This signage would likely consist of a 14-foot x 48-foot digital LED billboard format up to 35 feet in height operated by the hotel entity or other third party. (DEIR, p. 2-10.)

Access to the Project site would be via the extension of Conference Center Drive. Conference Center Drive and associated utilities to the Project site is a Community Facilities District-funded improvement included within the City's Capital Improvement Program (CIP), which is not included as a component of this Project. The road extension, which is scheduled to start construction in Summer 2014 with completion slated for late summer, will be completed with or without the proposed Project. (DEIR, p. 2-9.)

The main public access road through the site, Conference Center Drive, would connect the main entry roundabout with a new bridge that would provide a vehicular and/or pedestrian link between the adjacent Galleria Mall and the hotel and conference facility. The proposed multi-modal bridge could be operated as an exit route from the rear of the adjacent Galleria during peak shopping days. As currently envisioned, the bridge would include gates to control/restrict traffic flows. Traffic control personnel would open the bridge during these special instances when traffic relief is needed. (DEIR, p. 2-17.)

The hotel and conference center elements of the Project anticipate providing jobs for approximately 50 part-time and 150 full-time employees. (DEIR, p. 2-9.)

C. PROJECT SITE

The Project site is located at 310 Conference Center Drive off of Gibson Drive north of Roseville Parkway approximately 2 miles from Interstate 80 (I-80). The Project site is located on Parcel 40A within the NCRSP area and is identified as assessor's parcel number (APN) 363-011-086-0000. (DEIR, p. 2-1.)

D. EXISTING LAND USE DESIGNATIONS AND ZONING

The Roseville General Plan 2025 and the NCRSP designate the site for Business-Professional/Commercial uses. Uses permitted by the NCRSP as well as the General Plan for the Business-Professional/Commercial designation include, among other things, retail, hotel, conference center, or cultural facilities such as a theater arts center or concert hall. (DEIR, p. 2-5.)

The Project site was included as part of a 50-acre parcel (Parcel 40) in the NCRSP that designated the site for Community Commercial (CC) uses (State Clearinghouse No. 88053010), certified in 1990. While no specific development project was proposed on the project site at the time the NCRSP was approved, the EIR made assumptions of ultimate buildout of the area based on proposed land use assumptions. Mitigation measures were adopted by the City Council, which cover the entire Specific Plan area. However, because the NCRSP EIR only covered the discussion of general issues associated with future development of the project area and evaluated development on a program level, and because the regulatory

environment as well as the surrounding area has changed significantly since the EIR was certified in 1990 (including buildout of most of the NCRSP area), new project-specific mitigation measures have been identified for development of this site. (DEIR, p. 1-2.)

E. ADJACENT USES

Developed areas within the NCRSP adjacent to the site include the Roseville Galleria retail center to the southeast, the Shea Center Office Complex and SR 65 to the north, the six-story, 151 room Hyatt Place Hotel to the southwest, and residential condominiums to the east. Parcel 82 of the NCRSP is located to the east of the site and has been designated as a lower watershed and is set aside as permanent open space. This parcel is a tributary to the Pleasant Grove Creek watershed and has a well-defined drainage swale that traverses the length of the property.

The project site supports minimal vegetation consisting primarily of nonnative grass and other non-native habitat and vegetation. It is relatively flat with elevations ranging from 195–205 feet above mean sea level and does not contain any trees, waterways, streams, or wetland areas. The property was rough graded in 1989, at which time on-site wetlands were filled in accordance with a Clean Water Act Section 404 Permit issued for the property and wetland inoculate was removed pursuant to approved regulatory permits for off-site mitigation. Since the initial vegetation removal, the parcel has been disked on an as-needed basis. Adjacent to the southeast boundary of the project site is a tributary to the Pleasant Grove Creek watershed. (DEIR, p. 2-5.)

F. PROJECT OBJECTIVES

The following Project objectives were developed by the City for the Project.

- Develop the City's first four star, approximately 250-room, upscale full service hotel and an approximately 35,000 sf conference center facility to serve the lodging, conference, and meeting space needs of the City of Roseville and surrounding region which have no comparable facilities.
- Advance local economic development and fiscal objectives by providing much-needed facilities for conferences, trade shows, social gatherings, and other large scale events beneficial to the City of Roseville and the surrounding region.
- Develop a commercially viable project that complements surrounding commercial development and existing lodging facilities throughout the City.
- Establish a link to the historical nature of the City, concurrent with a commercial link to the City's historic downtown area.
- Design an energy-efficient facility that promotes water and energy conservation measures consistent with the Air Quality and Climate Change Element of the City's General Plan and the City's Water-Efficient Landscape Ordinance.

- Create a project that contributes to a land use pattern that integrates hospitality and assembly uses in close proximity to commercial land uses, such that hotel guests and/or conference attendees may easily walk or bike to shopping, services, and leisure activities consistent with the Blueprint Implementation Strategies as administered by the City.

(DEIR, p. 2-6.)

G. PROJECT CONSTRUCTION

Construction of the hotel and conference center is anticipated to take approximately two years to complete. The first 4 months would be site clearing and grading followed by trenching to install utilities. Building construction would commence once the site is graded followed by installation of landscaping and parking facilities. Once construction begins, the site would be fenced and all construction equipment would be staged on site. (DEIR, p. 2-20.)

H. REQUIRED DISCRETIONARY ACTIONS

The City of Roseville is the lead agency for the proposed Project. As required by Section 15124, subdivision (b), of the CEQA Guidelines, the EIR must contain a list of permits and other approvals required to implement the Project. In addition to these requirements, environmental review and consultation requirements related to federal, state, or other local laws or guidance applicable to individual resources are described in the Regulatory Setting subsections provided in Chapter 4 of the EIR. The EIR for the proposed Project addresses the approvals and entitlements required by the City.

The Project is requesting the following approvals:

- Certification of the EIR and adoption of the Mitigation Monitoring and Reporting Plan (MMRP);
- Major Project Permit;
- Approval of a Development Agreement and Financing Plan;
- Multiple agreements concerning operation and management of the hotel and conference center, including but not limited to: hotel and conference center management agreement, construction contract, qualified management agreement, hotel and conference center operating agreement(s), hotel lockbox agreement; and
- Sign ordinance amendment (for digital message center).

(DEIR, p. 2-21.)

The Roseville Hotel and Conference Center EIR may be used by responsible agencies and trustee agencies that may have some approval authority over the proposed Project (i.e., to issue a permit). The Project applicant would obtain all permits and approvals, as required by law. No federal approvals are required, and only one state agency permit is implicated. Other Project approvals and associated entitlements that must be granted by responsible agencies and federal agencies include or may include the following:

- Approval of a permit under Section 404 of the Clean Water Act from the U.S. Army Corps of Engineers, Sacramento District, for discharges of dredged or fill material into waters of the United States,
- Approval of a Section 401 Certification from the Regional Water Quality Control Board ("RWQCB"),
- Approval of a General Construction permit, including the development of a Stormwater Pollution Prevention Plan, by the State Water Resources Control Board ("SWRCB"), and
- Approval of a Streambed Alteration Agreement from the California Department of Fish and Wildlife.

(DEIR, p. 2-21.)

V. ENVIRONMENTAL REVIEW PROCESS

In accordance with Section 15082 of the CEQA Guidelines, the City released a Notice of Preparation (NOP) on November 21, 2013. The purpose of the NOP was to provide notification that an EIR for the project was being prepared and to solicit guidance on the scope and content of the document. The Draft EIR was circulated for public review and comment for a period of 45 days from May 12, 2014 through June 26, 2014. A public hearing before the City's Planning Commission was held on the Draft EIR on June 26, 2014. This period satisfied the requirement for the public review period as set forth in Section 15105 of the CEQA Guidelines.

A list of public agencies and individuals commenting on the Draft EIR is included in Chapter 3 in the Final EIR. A total of 4 comment letters were received. There were no comments received at the public hearing held before the Planning Commission on June 26, 2014.

In July 2014, the City published the Final EIR for the Project. The Final EIR includes comments received on the Draft EIR, responses to significant environmental issues raised in the comments, and revisions to the text of the Draft EIR. The comments in the Final EIR and the Draft EIR as revised by the Final EIR constitute the EIR for the Project.

VI. RECORD OF PROCEEDINGS

For the purposes of CEQA, and the findings herein set forth, the administrative record for the Project consists of those items listed in Public Resources Code (PRC) Section 21167.6, subdivision (e). The record of proceedings for the City's decision on the Project consists of the

following documents, at a minimum, which are incorporated by reference and made part of the record supporting these findings:

- The NOP and all other public notices issued by the City in conjunction with the Project;
- The Draft EIR for the Project and all documents relied upon or incorporated by reference;
- All comments submitted during the 45-day comment period on the Draft EIR;
- All comments and correspondence submitted to the City during the public comment period on the DEIR, in addition to all other timely comments on the Draft EIR;
- The Final EIR for the Project, including comments received on the Draft EIR, the City's responses to those comments, technical appendices, and all documents relied upon or incorporated by reference;
- The Planning Commission staff report;
- Minutes of the Planning Commission public hearing;
- City Council staff report;
- Minutes of the City Council public hearing;
- The mitigation monitoring and reporting program (MMRP) for the Project;
- All findings and resolutions adopted by the City in connection with the Project, and all documents cited or referred to therein;
- All reports, studies, memoranda, maps, staff reports, or other planning documents relating to the Project prepared by the City, consultants to the City, or responsible or trustee agencies with respect to the City's compliance with the requirements of CEQA and with respect to the City's action on the Project;
- All documents submitted to the City by other public agencies or members of the public in connection with the Project, up through the close of the public hearing on June 26, 2014;
- Any minutes and/or verbatim transcripts of all information sessions, public meetings, and public hearings held by the City in connection with the Project;
- Any documentary or other evidence submitted to the City at such information sessions, public meetings and public hearings;
- All resolutions adopted by the City regarding the Project, and all staff reports, analyses, and summaries related to the adoption of those resolutions;
- The City's General Plan and applicable Specific Plan and all updates and related environmental analyses;
- Relevant sections of the City's Zoning Code;
- Any documents expressly cited in these findings, in addition to those cited above; and
- Any other materials required for the record of proceedings by Public Resources Code section 21167.6, subdivision (e).

Pursuant to CEQA Guidelines Section 15091(e), the administrative record of these proceedings is located at, and may be obtained from, the City's Community Development Department at 311 Vernon Street, Roseville, CA 95678. The custodian of these documents and other materials is Gina McColl.

The City Council has relied on all of the documents listed above in reaching its decisions on the Project even if not every document was formally presented to the City Council or City Staff as part of the City files generated in connection with the Project. Without exception, any documents

set forth above not found in the Project files fall into one of two categories. Many of them reflect prior planning or legislative decisions with which the City Council was aware in approving the Project. (See *City of Santa Cruz v. Local Agency Formation Commission* (1978) 76 Cal.App.3d 381, 391-392; *Dominey v. Department of Personnel Administration* (1988) 205 Cal.App.3d 729, 738, fn. 6.) Other documents influenced the expert advice provided to City Staff or consultants, who then provided advice to the City Council as final decision-makers. For that reason, such documents form part of the underlying factual basis for the City Council's decision relating to approval of the Project. (See Pub. Resources Code, § 21167.6, subd. (e)(10); *Browning-Ferris Industries v. City Council of City of San Jose* (1986) 181 Cal.App.3d 852, 866; *Stanislaus Audubon Society, Inc. v. County of Stanislaus* (1995) 33 Cal.App.4th 144, 153, 155.)

VII. FINDINGS REQUIRED UNDER CEQA

PRC Section 21002 provides that "public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]" The same statute provides that the procedures required by CEQA "are intended to assist public agencies in systematically identifying both the significant effects of projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects." Section 21002 goes on to provide that "in the event [that] specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof."

The mandate and principles put forth in PRC Section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. As mentioned in Section II above, for each significant environmental effect identified in an EIR for a project, the approving agency must issue a written finding reaching one or more of three permissible conclusions, listed below.

(1) The first such finding is that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
(2) The second permissible finding is that such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding, and such changes have been adopted by such other agency or can and should be adopted by such other agency.
(3) The third potential conclusion is that specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR. (CEQA Guidelines, § 15091.)

PRC Section 21061.1 defines "feasible" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors." CEQA Guidelines Section 15364 adds another factor: "legal" considerations. (See also *Citizens of Goleta Valley v. Bd. of Supervisors* (1990) 52 Cal.3d 553, 565 ("*Goleta II*").)

The concept of "feasibility" also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 410, 417 (*City of Del Mar*); *Sierra Club v. County of Napa* (2004) 121 Cal.App.4th 1490, 1506-1509 [court upholds CEQA findings rejecting alternatives in reliance on applicant's project objectives]; see also *California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4th 957, 1001 (*CNPS*) ["an alternative 'may be found infeasible on the ground it is inconsistent with the project objectives as long as the finding is supported by substantial evidence in the record'"] (quoting Kostka & Zischke, *Practice Under the Cal. Environmental Quality Act* [Cont.Ed.Bar 2d ed. 2009] (*Kostka*), § 17.309, p. 825); *In re Bay-Delta Programmatic Environmental Impact Report Coordinated Proceedings* (2008) 43 Cal.4th 1143, 1165, 1166 (*Bay-Delta*) ["[i]n the CALFED program, feasibility is strongly linked to achievement of each of the primary program objectives"; "a lead agency may structure its EIR alternative analysis around a reasonable definition of underlying purpose and need not study alternatives that cannot achieve that basic goal"].) Moreover, "'feasibility' under CEQA encompasses 'desirability' to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors." (*City of Del Mar*, *supra*, 133 Cal.App.3d at p. 417; see also *CNPS*, *supra,* 177 Cal.App.4th at p. 1001 ["an alternative that 'is impractical or undesirable from a policy standpoint' may be rejected as infeasible"] [quoting Kostka, *supra,* § 17.29, p. 824]; *San Diego Citizenry Group v. County of San Diego* (2013) 219 Cal.App.4th 1, 17.)

For purposes of these findings (including the table described below), the term "avoid" refers to the effectiveness of one or more mitigation measures to reduce an otherwise significant effect to a less than significant level. Although CEQA Guidelines Section 15091 requires only that approving agencies specify that a particular significant effect is "avoid[ed] *or* substantially lessen[ed]," these findings, for purposes of clarity, in each case will specify whether or not the effect in question has been "avoided" (i.e., reduced to a less-than-significant level).

CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant environmental impacts that would otherwise occur. Project modification or alternatives are not required, however, where such changes are infeasible or where the responsibility for modifying the project lies with some other agency. (CEQA Guidelines, § 15091, subds. (a), (b).)

With respect to a project for which significant impacts are not mitigated to a less-than-significant level, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project's "benefits" rendered "acceptable" its "unavoidable adverse environmental effects." (CEQA Guidelines, §§ 15093, 15043, subd. (b); see also Pub. Resources Code, § 21081, subd. (b).) The California Supreme Court has stated, "[t]he wisdom of approving . . . any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced." (*Goleta II*, *supra*, 52 Cal.3d at p. 576.)

VIII. LEGAL EFFECT OF FINDINGS

These findings constitute the City's best efforts to set forth the evidentiary and policy bases for its decision to approve the Project in a manner consistent with the requirements of CEQA. To the extent that these findings conclude that various mitigation measures outlined in the Final EIR are feasible and have not been modified, superseded or withdrawn, the City hereby binds itself to implement these measures. These findings, in other words, are not merely informational, but rather constitute a binding set of obligations that will come into effect when the City adopts a resolution approving the Project.

IX.
MITIGATION MONITORING AND REPORTING PROGRAM

A MMRP has been prepared for the Project, and is being approved by the City Council by the same Resolution that has adopted these findings. The City will use the MMRP to track compliance with Project mitigation measures. The MMRP will remain available for public review during the compliance period. The Final MMRP is found in Chapter 4 of the Final EIR and is approved in conjunction with certification of the EIR and adoption of these Findings of Fact.

X.
SIGNIFICANT EFFECTS AND MITIGATION MEASURES

The Draft EIR identified a number of potentially significant environmental effects (or impacts) that the Project will cause or contribute to. Other effects, however, cannot be avoided by the adoption of feasible mitigation measures or alternatives, and thus will be significant and unavoidable. Some of these unavoidable significant effects can be substantially lessened by the adoption of feasible mitigation measures. Other significant, unavoidable effects cannot be substantially lessened or avoided. For reasons set forth in Section XV, *infra*, however, the City Council has determined that overriding economic, social, and other considerations outweigh the significant, unavoidable effects associated with the Project.

The City Council's findings with respect to the Project's significant effects and mitigation measures are set forth in the table attached to these findings. The findings set forth in the table are hereby incorporated by reference.

Table of Impacts, Mitigation Measures and CEQA Findings

The City Council's findings with respect to the Project's significant effects and mitigation measures are set forth in the table attached to these findings ("Table A"). The findings set forth in the table are hereby incorporated by reference and the Council adopts all of the mitigation measures identified therein. This table does not attempt to describe the full analysis of each environmental impact contained in the EIR. Instead, the table provides a summary description of each impact, describes the applicable mitigation measures identified in the Draft or Final EIR and adopted by the City Council, and states the City Council's findings on the significance of each impact after imposition of the adopted mitigation measures. A full explanation of these environmental findings and conclusions can be found in the Draft and Final EIRs, and these

findings hereby incorporate by reference the discussion and analysis in those documents supporting the EIR's determinations regarding mitigation measures and the Project's impacts and mitigation measures designed to address those impacts. In making these findings, the City Council ratifies, adopts, and incorporates into these findings the analysis and explanation in the Draft and Final EIRs, and ratifies, adopts, and incorporates in these findings the determinations and conclusions of the Draft and Final EIRs relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings.

XI.
GROWTH INDUCEMENT

CEQA requires a discussion of the ways in which a project could be growth-inducing. Growth can be induced in a number of ways, such as through the elimination of obstacles to growth, the stimulation of economic activity within the region, or the establishment of policies or other precedents that directly or indirectly encourage additional growth. Under CEQA, this growth is not to be considered necessarily detrimental, beneficial, or of significant consequence. Induced growth would be considered a significant impact if it can be demonstrated that the potential growth, directly or indirectly, significantly affects the environment.

In general, a project could foster spatial, economic, or population growth in a geographic area if the project removes an impediment to growth (e.g., the establishment of an essential public service, the provision of new access to an area, or a change in zoning or General Plan amendment approval), or economic expansion or growth occurs in an area in response to the project (e.g., changes in revenue base, employment expansion).

As discussed in the Draft EIR, the growth induced directly and indirectly by the proposed Project could contribute to the environmental impacts, discussed in Chapter 4 of the Draft EIR, in the City and adjacent Placer County, as well as the greater regional area. Any such environmental effects, however, are too diffuse and speculative to predict or describe with any particularity. Indirect and induced population growth in the City would contribute to the loss of open space because it would encourage the conversion of undeveloped land to urban uses for additional development and infrastructure. This new growth would occur within areas of the City designated and zoned for development.

In summary, although the Project can be said to induce growth, the consequences of such growth-inducement are too speculative to predict and cannot be said to contribute meaningfully to any significant environmental effect. Growth-inducing effects are less than significant.

XII.
SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL EFFECTS

Section 15126.2, subdivision (c), of the CEQA Guidelines requires a discussion of any significant irreversible environmental change that would be caused by the Project. Generally, a project would result in significant irreversible changes if:

- The primary and secondary impacts would generally commit future generations to similar uses (such as highway improvement that provides access to a previously inaccessible area);
- The Project would involve a large commitment of nonrenewable resources (CEQA Guidelines § 15126.2(c));
- The primary and secondary impacts would generally commit future generations to similar uses;
- The Project would involve uses in which irreversible damage could result from any potential environmental accidents associated with the project;
- The Project would involve a large commitment of nonrenewable resources; or
- The proposed consumption of resources is not justified (e.g., the project involves the wasteful use of energy).

Implementation of the Project would result in the long-term commitment of resources of the Project site to urban land use. The development of the Project would likely result in or contribute to the following irreversible environmental changes:

- Conversion of undeveloped land. Over 11 acres of undeveloped land would be converted to urban uses, thus precluding other alternate land uses in the future.
- Irreversible consumption of energy and natural resources associated with the future use of the site, including water, electricity, natural gas, and fossil fuels. Wood products, asphalt, and concrete would be used in construction along with gas and diesel fuel.

(DEIR, pp. 5-2, 5-4 – 5-6.)

The CEQA Guidelines also require a discussion of the potential for irreversible environmental damage caused by environmental accidents associated with the project. While the Project would result in the use, transport, storage, and disposal of minor amounts of hazardous materials during project construction and operation, as described in the Initial Study (see Appendix B of the Draft EIR), all such activities would comply with applicable local, state and federal laws related to the use, storage and transport of hazardous materials, which significantly reduces the likelihood and severity of accidents that could result in irreversible environmental damage. The Project itself does not include any uniquely hazardous uses that would require any special handling or storage. Further, the Project does not contain any industrial uses that would use or store acutely hazardous materials.

Implementation of the proposed Project would result in the long-term commitment of resources to urban development. The most notable significant irreversible impacts include the use of non-renewable and/or slowly renewable natural and energy resources, such as lumber and other forest products and water resources during construction activities. Operations associated with future uses would also consume natural gas and electricity. These irreversible impacts, which are unavoidable consequences of urban growth, are described in detail in the appropriate sections of the Draft EIR. (DEIR, p. 5-3.)

XIII.
FINDINGS REGARDING RECIRCULATION OF THE DRAFT EIR

The City Council adopts the following findings with respect to the question of whether any new information arising after publication of the Draft EIR required partial or full recirculation of the Draft EIR. Under Section 15088.5 of the CEQA Guidelines, recirculation of an EIR is required when "significant new information" is added to the EIR after public notice is given of the availability of the Draft EIR for public review but prior to certification of the Final EIR. The term "information" can include changes in the project or environmental setting, as well as additional data or other information. New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. "Significant new information" requiring recirculation includes, for example, a disclosure showing that:

(1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.

(2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.

(3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.

(4) The Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

(CEQA Guidelines, § 15088.5.)

Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR. The above standard is "not intend[ed] to promote endless rounds of revision and recirculation of EIRs." (*Laurel Heights Improvement Assn. v. Regents of the University of California* (1993) 6 Cal. 4th 1112, 1132.) "Recirculation was intended to be an exception, rather than the general rule." (*Ibid.*)

The City Council recognizes that the Final EIR contains additions, clarifications, modifications, and other changes to the Draft EIR. However, these changes to the text of the Draft EIR do not change the significance finding of any impact and none of these changes involves "significant new information" triggering recirculation. Instead, the modifications, including the reduction in the size of the Project, were either environmentally benign or environmentally neutral, and thus represent the kinds of changes that commonly occur as the environmental review process works towards its conclusion. Under such circumstances, the City finds that recirculation of the EIR was not required.

CEQA case law emphasizes that "'[t]he CEQA reporting process is not designed to freeze the ultimate proposal in the precise mold of the initial project; indeed, new and unforeseen insights may emerge during investigation, evoking revision of the original proposal.'" (*Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 736-737; see also *River Valley Preservation Project v. Metropolitan Transit Development Bd.* (1995) 37 Cal.App.4th 154, 168, fn. 11.) "'CEQA compels an interactive process of assessment of environmental impacts and responsive project modification which must be genuine. It must be open to the public, premised upon a full and meaningful disclosure of the scope, purposes, and effect of a consistently described project, with flexibility to respond to unforeseen insights that emerge from the process.' [Citation.] In short, a project must be open for public discussion and subject to agency modification during the CEQA process." (*Concerned Citizens of Costa Mesa, Inc. v. 33rd Dist. Agricultural Assn.* (1986) 42 Cal.3d 929, 936.) Here, the changes made to the Project are exactly the kind of project improvements that the case law recognizes as legitimate and proper.

XIV. PROJECT ALTERNATIVES

A. BASIS FOR ALTERNATIVES

CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant environmental impacts that would otherwise occur. Project modification or alternatives are not required, however, where significant environmental impacts will not occur.

As is evident from the text of the EIR and the attached table describing the disposition of the significant effects of the Project, not all significant effects of the Project have been avoided (that is, rendered less than significant) by the adoption of feasible mitigation measures.

Under CEQA, project alternatives are developed in order to give agency decision-makers options for reducing or eliminating significant environmental effects of proposed projects while still meeting most, if not all, of the basic project objectives. "Alternatives and mitigation measures have the same function – diminishing or avoiding adverse environmental effects." (*Laurel Heights Improvement Association v. Regents of the University of California* (1988) 47 Cal.3d 376, 403.)

B. ALTERNATIVES CONSIDERED AND DISMISSED FROM FURTHER CONSIDERATION

The City has determined that a site adjacent to or near easy access to a freeway is required for this type of regional project. City staff evaluated other parcels of land within the City that could support the project and determined that there are no other parcels of undeveloped land of similar size close to freeway access that could support the project and for which the site has previously been graded, is designated and zoned for commercial uses, does not contain any (or has minimal) biological resources, and provides adequate site accessibility. Because staff was unable to find a suitable site that could meet these requirements as well as meet the Project objectives, an off-site or alternate project location was dismissed from further evaluation. A

suitable site was not identified within the City that would eliminate environmental effects and/or would be potentially feasible.

The City also evaluated developing only the conference center without the hotel, but this was determined not to be feasible based on the economic analysis prepared for the Project. Therefore, this option was dismissed from further evaluation.

Therefore, an off-site or alternate project location was dismissed from further evaluation because a suitable site was not identified within the City that would fulfill most of the project objectives, would eliminate environmental effects, and/or would be potentially feasible. (DEIR, pp. 6-2 – 6-3.)

Moreover, as discussed in *Citizens of Goleta Valley, supra*, 52 Cal.3d 553, where a proposed project is consistent with an approved General Plan, the EIR for the project generally need not analyze off-site alternatives. The EIR "is not ordinarily an occasion for the reconsideration or overhaul of fundamental land-use policy." (*Goleta II, supra*, 52 Cal.3d at p. 573.) When approving a General Plan, the local agency has already identified and analyzed suitable alternative sites for particular types of development and has selected a feasible land use plan. "Informed and enlightened regional planning does not demand a project EIR dedicated to defining alternative sites without regard to feasibility. Such ad hoc reconsideration of basic planning policy is not only unnecessary, but would be in contravention of the legislative goal of long-term, comprehensive planning." (*Id.* at pp. 572-573.) The Project is consistent with the City's General Plan. The EIR therefore was not required to analyze an offsite alternative.

C. ALTERNATIVES CONSIDERED IN THE EIR

The alternatives identified in the Draft EIR address the significant impacts (before mitigation) identified for the Project, including traffic and air emissions associated with Project construction and operation. Thus, some of the alternatives developed for the Project contemplate a smaller Project footprint to address these impacts.

The alternatives analyzed in the Draft EIR are briefly described below.

- **Alternative 1: No Project/No Build Alternative.** This alternative assumes no development would occur and the site would remain in its current undeveloped condition.
- **Alternative 2: No Project/Existing Zoning Alternative.** This alternative assumes development would occur consistent with currently allowable land uses, zoning, and maximum development intensities. Development of a commercial use of up to 191,660 sf and a .4 FAR was assumed, consistent with the NCRSP.
- **Alternative 3: Reduced Footprint Alternative.** This alternative assumes the conference center is reduced to 24,150 sf and would accommodate a maximum of 828 attendees. The 250-room hotel would remain, as would 530 parking spaces and all the other components of the Project, including the digital billboard, multi-use trail, and bridge to the Galleria retail center.

- **Alternative 4: Reduced Footprint/Smaller Hotel Alternative.** This alternative reduces the size of the conference center to 10,000 sf to accommodate no more than 350 attendees and includes a 175-room hotel. The other project components would remain the same and would include parking, digital billboard, multi-use trail, and bridge to the Galleria retail center. However, the number of parking spaces would be reduced under this alternative.

Each of the alternatives is described in more detail, below, followed by an assessment of the alternative's impacts relative to the Project.

ALTERNATIVE 1a: NO PROJECT/NO DEVELOPMENT

Description

The No Project/No Development Alternative considers the effects of forgoing the Project entirely, and leaving the Project site in its current, vacant condition. The No Project/No Development Alternative thus allows decision-makers to compare the impacts of the Project to retaining the existing condition of the site. The No Project/No Development Alternative describes the environmental conditions that exist at the time that the environmental analysis commences (CEQA Guidelines, § 15126.6, subd. (e)(2)).

Comparative Analysis of Environmental Effects

The No Project/No Development Alternative would produce no changes on the Project site, because the site would remain in its current condition, effectively eliminating those Project impacts discussed in the EIR. There would be no air emissions associated with Project construction and operation or cumulative contribution to global climate change (though, realistically, the potential customers of the Project would still continue to generate greenhouse gas emissions as a result of their other ongoing activities). There would be no potential disturbance to any nesting birds in trees adjacent to the site. There would be no potential to unearth any unknown subsurface cultural or historic resources and there would be no increase in the number of vehicles accessing the site and on area roadways and intersections. There would be no operational impacts on the surrounding roadway network.

Relationship to Proposed Project Objectives

The No Project/No Development Alternative would not achieve any of the project objectives because it would not develop the site with any hotel or conference center uses, support the City's goals of economic development and developing energy-efficient project, or provide the residents and nearby employees with a convenient location to meet their recreational and fitness needs.

Feasibility of the No Project/No Development Alternative

The City Council rejects this Alternative as infeasible, as it would fail to meet any of the project objectives and would represent an undesirable planning outcome. The City Council believes the Project is consistent with the City's development goals and regulatory planning documents. The

City Council therefore sees no need to forestall development on the Project site and instead chooses to approve the Project as proposed.

ALTERNATIVE 1b: NO PROJECT/EXISTING ZONING

Description

CEQA requires the evaluation of the comparative impacts of the "No Project" alternative (CEQA Guidelines, § 15126.6, subd. (e)(1)). The No Project Alternative "shall discuss the existing conditions at the time the [NOP] is published, or if no notice of preparation is published, at the time environmental analysis is commenced, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services." (CEQA Guidelines, § 15126.6, subd. (e)(2).) "The purpose of describing and analyzing a no project alternative is to allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project." (CEQA Guidelines, § 15126.6, subd. (e)(1).)

The No Project/Existing Zoning Alternative assumes if the Project is not approved, the land could be developed with retail and office uses under the existing land use designation and zoning. The 11-acre site would be developed with 115,000 sf of retail and 76,660 sf of office uses, which assumes a 40% FAR with the site developed with 60% retail and 40% office. The NCRSP permits not more than 60% of Parcel 40 be developed with retail uses.

Based on the City's zoning ordinance (four spaces per thousand square feet), a total of 767 parking spaces would be required. This alternative would not meet the City's parking ordinance and would require a parking variance. The bridge to the adjacent Galleria retail center and the multi-use trail would still be constructed under this alternative. The digital billboard would not be constructed under this alternative.

Comparative Analysis of Environmental Effects

The No Project/Existing Zoning Alternative would generate air emissions associated with project construction and would potentially disturb any nesting birds in trees adjacent to the site, requiring mitigation the same as the project. There would also be the potential to unearth unknown subsurface cultural or historic resources, so mitigation the same as for the Project would be required. Under this alternative, there would be an increase in the number of vehicles accessing the site and on area roadways and intersections; however, fewer vehicle trips would be required.

Impacts Identified as Being Less Severe than those of the Project

Overall impacts associated with project construction and site disturbance would be similar to those of the Project. Under this alternative, roughly the entire site would be disturbed to accommodate development. Therefore, effects associated with air emissions due to construction would generally be the same and mitigation would still be required (Mitigation Measure 4.2-2), the same as for the Project. Potential impacts to nesting birds that could be disturbed by construction activities would be the same as those of the Project, and Mitigation Measure 4.3-1

would still be required. The same is true for the potential to disturb subsurface cultural resources, which could also still occur, requiring the same mitigation as the project (Mitigation Measure 4.4-1).

Impacts Identified as Being More Severe than those of the Proposed Project

Under this alternative, there are no impacts that would be considered more severe than the proposed project.

Relationship to Project Objectives

If the Project were not approved and development were to occur consistent with the underlying land use designations and zoning, the kind of development assumed under the No Project/Existing Zoning Alternative would not meet a majority of the Project objectives. Under this alternative, many of the project objectives would not be met because the alternative would not develop the site with a hotel or conference center; nor would this alternative support the City's goal of providing a facility for conferences and trade shows and other large scale events, or creating a project that is consistent with the Blueprint Implementation strategies of the Sacramento Area Council of Governments (SACOG). This alternative would generally meet the fifth objective by incorporating water and energy conservation measures consistent with the City's General Plan and Water-Efficient Landscape Ordinance.

Feasibility of the No Project/Existing Zoning Alternative

Because of its failure to meet key project objectives, the City Council has determined the No Project/Existing Zoning Alternative is infeasible.

ALTERNATIVE 2: REDUCED FOOTPRINT

Description

The Reduced Footprint Alternative assumes the conference center is reduced to 24,150 sf and would accommodate a maximum of 828 attendees, which is a 31% reduction from a 1,200 maximum event under the proposed Project. Under this alternative, the 250-room hotel would remain, as would 530 parking spaces and all the other components of the project including the digital billboard, multi-use trail, and bridge to the adjacent Galleria retail center.

Comparative Analysis of Environmental Effects

Impacts under the Reduced Footprint Alternative would be similar to those of the Project as originally proposed (with 250 rooms), but overall less intense because it would generate a decrease in vehicle trips compared to the Project. Impacts associated with construction and site disturbance (i.e., air quality, biological resources, cultural resources) would essentially be the same as the Project because the entire site would still require site clearing, grading,

and construction of new buildings and associated parking, as well as the bridge to the adjacent Galleria retail center. The hotel and conference center would be located in a similar location on the site as the Project, with vehicular access provided from Conference Center Drive, the same as for the Project. Surface parking would be provided around the buildings in the same configuration as the Project.

Impacts Identified as Being the Same or Similar to those of the Project

Overall impacts associated with project construction and site disturbance would be essentially the same as those of the Project. Under this alternative, roughly the entire site would be disturbed to accommodate development. Therefore, effects associated with air emissions due to construction would be the same as for the Project and mitigation would be required (Mitigation Measure 4.2-2). Potential impacts to nesting birds that could be disturbed by construction activities would be the same as those of the project, and Mitigation Measure 4.3-1 would still be required. The same is true for subsurface cultural resources, which could also still occur, requiring the same mitigation as the project (Mitigation Measure 4.4-1).

Impacts Identified as Being Less Severe than those of the Project

Under this alternative, traffic impacts that would be less severe than the Project as originally proposed and described in the Draft EIR. Specifically, under Existing Plus Project conditions under a maximum event scenario of 828 people, the level of service (LOS) at the Roseville Parkway/Reserve Drive intersection would be restored to LOS D condition, and the LOS at the Roseville Parkway/Galleria Mall West intersection would be restored to LOS C condition after implementation of Mitigation Measure 4.6-1. Impacts to SR 65 would still occur and the impact, even with mitigation (Mitigation Measure 4.6-2), would remain significant and unavoidable the same as the project.

The demand for water generated by this alternative and increase in wastewater treatment would essentially be the same as for the original version of the Project although slightly less, as shown in Tables 6-1 and 6-2 in the Draft EIR.

In addition, the amount of solid waste generated would be less severe than the proposed Project, as shown in Table 6-3 in the Draft EIR.

Impacts Identified as Being More Severe than those of the Project

Under this alternative, there would be no impacts that would be identified as being more severe than those of the Project as originally described in the Draft EIR.

Relationship to Project Objectives

Generally under this alternative, all of the project objectives would be met, though in one instance to a lesser degree. The hotel would still be developed, so it would meet the first objective. This alternative would also provide a conference center for a variety of events that would be an economic benefit to the city, but because the facility is smaller and would host

smaller events it would not generate as much revenue for the City, thus, not meeting the full intent of the second objective. This alternative would complement the surrounding commercial and hotel facilities in the area, the same as the project, per the third objective. An energy efficient and water-efficient facility would still be developed, consistent with the sixth objective. Lastly, this alternative would also contribute to a land use pattern that is consistent with the concepts of the SACOG Blueprint, per the last objective.

Feasibility of the Reduced Footprint Alternative

Compared with the modified Project as described in the Final EIR, which now includes approximately 170 to 210 hotel rooms and approximately 15,000 sf to 20,000 square feet (sf) of meeting space in the first phase but up to a total of 35,000 sf in a later phase, this alternative has more hotel rooms but less space (a maximum of 24,150 sf) for meetings. Because of the importance of the additional meeting space under the modified Project, the City Council rejects Alternative 2 as infeasible. The second objective is to "[a]dvance local economic development and fiscal objectives by providing much-needed facilities for conferences, trade shows, social gatherings, and other large scale events beneficial to the City of Roseville and the surrounding region." Because the modified Project could, in a later phase, accommodate substantially larger meetings than would be permissible under Alternative 2, the modified Project would be more successful in advancing the City's economic and fiscal objectives. More meeting space likely translates into bigger conferences and more visitors to Roseville who will spend money in the City and thus support local businesses and generate more tax revenues for the City.

ALTERNATIVE 3: REDUCED FOOTPRINT/SMALLER HOTEL

Description

The Reduced Footprint/Smaller Hotel Alternative consists of a 175-room hotel and a 10,000 sf conference facility. This alternative reduces the size of the conference center to accommodate no more than 350 attendees (a 70% reduction from a 1,200 maximum event under the proposed Project). Under this alternative, the other project components would remain the same, with the exception of reducing the number of surface parking spaces and slightly redesigning the parking layout. It is assumed the digital billboard, multi-use trail, and bridge to the adjacent Galleria retail center would still be constructed.

Comparative Analysis of Environmental Effects

Impacts under the Reduced Footprint/Smaller Hotel Alternative would be similar to those of the Project as originally described in the Draft EIR, but less intense because it would generate a reduction in vehicle trips and would disturb a smaller project footprint. Impacts associated with site disturbance would be similar to those of the Project because it is assumed the entire site would still require site clearing and grading; however, construction would be limited to the hotel, conference center, surface parking, and the bridge to the adjacent Galleria retail center. The conference center would occupy a smaller footprint than that of the Project, but would still be a two-story structure

designed similar to that of the Project. The hotel would be only 7 stories tall, but would occupy essentially the same footprint as the proposed project. It is assumed the parking would be redesigned to occupy only the front of the buildings leaving more open space in the rear.

Impacts Identified as Being the Same or Similar to those of the Project

Overall impacts associated with construction and site disturbance would be essentially the same as those of the Project. Under this alternative, roughly the entire site would be graded and cleared to accommodate project development. However, effects associated with air emissions due to construction would be slightly less than those of the Project because smaller buildings would be constructed, reducing the overall construction schedule. However, it is anticipated Mitigation Measure 4.2-2 would still be required for air quality, but may be modified depending on the extent of construction emissions and the length of construction. Potential impacts to nesting birds that could be disturbed by construction activities would be the same as for the Project, and Mitigation Measure 4.3-1 would still be required. The same is true for the potential disturbance to subsurface cultural resources, which could also still occur under this alternative, requiring the same mitigation as the Project (Mitigation Measure 4.4-1).

Impacts Identified as Being Less Severe than those of the Project

Under this alternative, traffic impacts would be less severe than those of the Project. Using the same analysis methods as applied in the transportation impact study, this project alternative would generate 350 PM peak hour trips, which is 218 fewer trips (a 38% reduction) when compared to Scenario 1 (Average Large Event) associated with the Project as described in the Draft EIR. As a consequence, this alternative is likely to have less severe effects along Roseville Parkway when compared to the Project.

This alternative would likely cause the Roseville Parkway/Reserve intersection to worsen to LOS E. Thus, the mitigation measure at Roseville Parkway/Galleria Boulevard identified for the Project would still be needed (Mitigation Measure 4.6-1). The impact at Roseville Parkway/Galleria Mall West would not occur. However, mitigation identified for the Project called for the improvement at the Roseville Parkway/Galleria Boulevard intersection. In summary, impacts of this alternative are less severe than those of the Project. However, impacts to SR 65 would still occur under this alternative and the impact, even with mitigation (Mitigation Measure 4.6-2), would remain significant and unavoidable, the same as with the Project.

In addition, the overall size of the buildings, change in visual character of the site, and lighting would be less severe under this alternative because smaller buildings would be constructed. Because the hotel would be smaller under this alternative, the increase in demand for water supply and wastewater treatment as well as solid waste disposal would be less than the Project, as shown in Tables 6-1, 6-2, and 6-3 in the Draft EIR. In addition, because a smaller project would be developed and the number of vehicle trips is reduced compared to the Project, air emissions associated with construction and operation, including the contribution to greenhouse gases, would be less than those of the Project.

Impacts Identified as Being More Severe than those of the Project

Under this alternative, there would be no impacts that would be identified as being more severe than those of the Project.

Relationship to Project Objectives

Under this alternative some of the project objectives would be met, but not all. The hotel would still be developed, but would be 175 rooms instead of 250-rooms and the conference center would be only 10,000 sf so it would not fully meet the first objective. This alternative would generally meet the second objective because a conference center would still be constructed, but the economic and fiscal benefit to the city would be less than under the proposed Project. Because this alternative contemplates a smaller hotel and conference center, it would not bring in as much revenue into the City and would meet this objective but to a lesser degree than the Project. This alternative would complement the surrounding commercial and hotel facilities in the area and it would develop an energy efficient and water-efficient, consistent with the City's General Plan and Water-Efficient Landscape Ordinance, per the sixth objective. Lastly, this alternative would also contribute to a land use pattern that is consistent with the concepts of the SACOG Blueprint.

Feasibility of Reduced Footprint/Reduced Intensity Alternative

The City Council rejects this alternative. Compared with the modified Project as described in the Final EIR, which now includes up to 210 hotel rooms and approximately 15,000 sf to 20,000 square feet (sf) of meeting space in the first phase but up to a total of 35,000 sf in a later phase, this alternative has fewer hotel rooms and less space (a maximum of 10,000) for meetings. Because of the importance of both the additional hotel rooms and the additional meeting space under the modified Project, the City Council rejects Alternative 3 as infeasible. The first project objective is to "[d]evelop the City's first four star, approximately 250-room, upscale full service hotel and an approximately 35,000 sf conference center facility to serve the lodging, conference, and meeting space needs of the City of Roseville and surrounding region which have no comparable facilities." Although the modified Project will have a maximum of 210 rooms, the difference between 175 and 210 rooms (35 rooms) makes the modified Project more effective than Alternative 3 in meeting this objective. The second objective is to "[a]dvance local economic development and fiscal objectives by providing much-needed facilities for conferences, trade shows, social gatherings, and other large scale events beneficial to the City of Roseville and the surrounding region." Because the modified Project includes up to 20,000 sf for meeting space and could, in a later phase, accommodate up to 35,000 sf, the modified Project would be more successful than Alternative 3 in advancing the City's economic and fiscal objectives. More meeting space likely translates into bigger conferences and more visitors to Roseville who will spend money in the City and thus support local businesses and generate more tax revenues for the City.

XV.
STATEMENT OF OVERRIDING CONSIDERATIONS

Approving the Project will result in four significant adverse environmental effects that cannot be avoided even with the adoption of all feasible mitigation measures. (See section XVI.C, *supra.*) The mitigation measures are as follows:

4.6-1/4.6-6 Change in LOS at Signalized Intersections in the City of Roseville – Significant and unavoidable impact under a maximum event (Scenario 2) under both project specific and cumulative conditions.

4.6-2/4.6-7 Add Traffic to Caltrans Freeway Ramps – Significant and unavoidable impact under both project specific and cumulative conditions.

As determined above, however, there are no feasible Project alternatives that would mitigate or substantially lessen the impacts. Despite these effects, the City Council, in accordance with CEQA Guidelines Section 15093, chooses to approve the Project because, in its judgment, the following economic, social, and other benefits that the Project will produce will render the significant effects acceptable.

Any one of these reasons is sufficient to justify approval of the Project. Thus, even if a court were to conclude that not every reason is supported by substantial evidence, the City Council would stand by its determination that each individual reason is sufficient. The substantial evidence supporting the various benefits can be found in the preceding findings, which are incorporated by reference into this section, and in the documents found in the Record of Proceedings, as defined in section IV, above.

1) **The Project is the most fiscally sound and feasible plan for development in this area of the City.** The Project is the plan most likely to provide a strong and self-sustaining tax base. This plan will enable the area to provide and maintain infrastructure and community services on a sustainable basis. While the Project will lead to four unavoidable, significant impacts, it will also generate increased tax revenue to pay for public services. Those revenues would not be as sustainable or substantial under the other alternatives analyzed in the EIR. (See extensive discussion above in section XIV regarding the infeasibility of the alternatives considered in the EIR.)

2) **The Project will concentrate development in an area designated by the City for this use.** The project site has been designated for Community Commercial uses, which include a hotel and conference center. At present, the project site is undeveloped and it is assumed that the existing uses will continue into the future absent approval of the Project. The Project has major potential as a tax-generating industrial and commercial area. Thus, the Project would provide economically beneficial uses on the site.

3) **The Project will create employment opportunities for local and future residents.** The Project would also have a very positive impact on job creation in the City. The Project

would generate diversity in employment opportunities, including temporary construction jobs as well as permanent full-time and part-time jobs. The Project would provide approximately 50 part-time and 150 full-time jobs. (DEIR, p. 2-9.) Consequently, it is reasonably expected that the City and its residents will enjoy the economic and social benefits from added employment opportunities offered by the Project.

ROSEVILLE HOTEL AND CONFERENCE CENTER PROJECT
ROSEVILLE, CALIFORNIA
TABLE A TO CEQA FINDINGS

TABLE OF IMPACTS, MITIGATION MEASURES AND CEQA FINDINGS

Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
AESTHETICS			
4.1-1 Degradation of the Visual Character of the Project Site (LS)	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
4.1-2 Introduction of Uses That Are Visually Incompatible with Existing or Planned Uses in the Area (LS)	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
4.1-3 Introduction of New Sources of Light and Glare (LS)	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
4.1-4 Contribution to a Cumulative Increase in Light and Glare (LS)	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)

Less than Significant = LS Significant = S Significant and Unavoidable = SU Potentially Significant = PS

Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
AIR QUALITY AND GREENHOUSE GAS EMISSIONS			
4.2-1 Conflict with Applicable Air Quality Plan (LS)	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
4.2-2 Violate the Placer County Air Pollution Control District Standards for Air Quality (PS)	**4.2-2(a)** Prior to approval of Grading or Improvement Plans, (whichever occurs first), on project sites greater than one acre, the project applicant shall submit a Construction Emission / Dust Control Plan to the Placer County Air Pollution Control District. If the District does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by the District, to the local jurisdiction (city or county) that the plan has been submitted to the District. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving District approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit. The following shall be included in the Dust Control Plan: (a) During construction, emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area, shall be controlled so that dust does not remain visible in the atmosphere beyond the boundary line of the emission source. (b) When wind speeds result in dust emissions crossing the property line, and despite the application of dust control measures, grading and earthmoving operations shall be suspended and inactive disturbed surface areas shall be stabilized. (c) Fugitive dust generated by active operations, open storage piles, or from a disturbed surface area shall not result in such opacity as to obscure an observer's view to a degree equal to or greater than does smoke as dark or darker in shade as that designated as No. 2 on the Ringlemann Chart (or 40% opacity).	Less than Significant	Implementation of Mitigation Measure 4.2-2(a) through (e), which has been required or incorporated into the project, will reduce this impact to a less than significant level. The City Council hereby directs that this mitigation measure be adopted. The City Council, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the significant environmental effect as identified in the final EIR. (CEQA Guidelines, § 15091, subd. (a)(1).)

Less than Significant = LS Significant = S Significant and Unavoidable = SU Potentially Significant = PS

Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
	(d) All exposed soils be watered a minimum of once every two hours of active operation or sufficiently often to keep the area adequately wetted. e) Any visible track-out on a paved road where vehicles enter and exit the work area must be removed at the end of the workday or at least on time per day. Removal shall be accomplished by using wet sweeping or a HEPA filter equipped vacuum device. Dirt from vehicles exiting shall be removed through the use of a gravel pad, a tire shaker, a wheel wash system, or a pavement extending for not less than 50 feet from the intersection with the paved public road. **4.2-2 (b)** The following standard note shall be included on the Grading Plan or Improvement Plans, or as an attached form: The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower of greater) that will be used in 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 contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman. **4.2-2(c)** Prior to approval of Grading or Improvement Plans, whichever occurs first, the project applicant shall provide a written calculation to the District for approval demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, shall achieve a project wide fleet-average of 25% of NO_x and 45% of diesel particulate matter reduction as compared to CARB statewide fleet average emissions. 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.		

Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
	4.2-2(d) The following standard note shall be included on the Improvement/Grading Plan, or as an attached form: • During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators. • During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. **4.2-2(e)** Signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling is limited to a maximum of 5 minutes.		
4.2-3 Expose Sensitive Receptors to Substantial Pollution Concentrations (LS)	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
4.2-4 Create Objectionable Odors Affecting a Substantial Number of People (LS)	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
4.2-5 Generate a Substantial Contribution to GHG Emissions that Conflicts with an Applicable Plan or Policy (LS)	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)

Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
4.2-6 Result in the Cumulatively Considerable Net Increase in Criteria Pollutants (LS)	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
BIOLOGICAL RESOURCES			
4.3-1 Substantial Adverse Effect on Species Identified as a Candidate, Sensitive, or Special-Status or Substantially Reduce the Habitat of a Fish or Wildlife Species, or Substantially Reduce the Number or Restrict the Range of an Endangered, Rare or Threatened Species (PS)	**4.3-1** Preconstruction Survey. If project construction work is required to be scheduled during the breeding season (March through August), a qualified biologist shall conduct a preconstruction survey of the work area to determine if any ground-nesting native birds, including burrowing owls, are nesting in or in the immediate vicinity of vegetation to be removed. In addition, all trees bordering the site and/or associated with Pleasant Grove Creek and the preserve area between Highway 65 and Roseville Parkway shall be surveyed to confirm no Swainson's hawk or white-tailed kite nests have been established since the time of the 2013 survey; pre-construction surveys shall follow accepted survey protocols for the presence or absence of these species. The purpose of the surveys will be to determine if active nests of special-status or other protected birds are present in the disturbance zone or within 500 feet of the disturbance zone boundary (within 0.25 mile for Swainson's hawks). The preconstruction survey will be conducted within 15 days prior to the start of work from March through May (since there is higher potential for birds to initiate nesting during this period), and within 30 days prior to the start of work from June through August. If active nests are found in the work area, the California Department of Fish and Wildlife typically recommends 300-foot buffers around active nests of songbirds and 500 feet or more for raptors. However, the tolerance of birds with respect to activities and noise around active nests can vary depending upon the species, the type and extent of disturbance activity, intervening topography and vegetation, and other factors. Consequently, if active nests are found in the work area, the biologist shall evaluate these factors with respect to onsite conditions and determine if smaller buffers would be appropriate. If Swainson's hawks are determined to be nesting adjacent to the site and construction activities could result in a "take" of one or more hawks within the meaning of the California Endangered Species Act, consultation with the California Department of Fish and Wildlife may also be necessary.	Less than Significant	Implementation of Mitigation Measure 4.3-1, which has been required or incorporated into the project, will reduce this impact to a less than significant level. The City Council hereby directs that this mitigation measure be adopted. The City Council, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the significant environmental effect as identified in the final EIR. (CEQA Guidelines, § 15091, subd. (a)(1).)

Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
	The following shall be required when performing surveys: Surveys shall be performed by a qualified biologist familiar with the target bird species and their habitat(s). Presence or absence of Swainson's hawk shall be determined pursuant to the *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* (Swainson's Hawk Technical Advisory Committee, 2000 May 31). Burrowing owl surveys shall be conducted at least three times per week from May 1 to September 30 during the breeding season, pursuant to the 2012 CDFW Staff Report. Surveys for other raptors, including white-tailed kite, shall include walking "wandering" transects throughout the project area and include an "Active Nest Search" component. This shall include a thorough search of all trees, power poles and standing snags for active nests in the proposed disturbance area, while also noting any incidental raptor sightings. Surveys shall not be conducted during periods of excessive or abnormal cold, heat, wind, rain, or other inclement weather that individually or collectively reduces the likelihood of detection. If any large stick nests are discovered, it will be determined whether they are actively being used or not. The following behaviors are indicators that an active nest may be present: (1) Carrying material to build nests within the survey area; (2) Copulations; (3) Carrying food or feeding young; (4) Carrying fecal sacks away from nest; (5) Mate-feeding (repeated "bee-line" flying to likely nest site); (6) Observation of nest; (7) Observation of chicks; (8) Females giving call or chip notes alerting their mate that they are off the nest; and (9) Auditory evidence of chicks.		
4.3-2 Substantial Adverse Effect on Riparian Habitat, Sensitive Natural Community, Wetlands (PS)	4.3-2 Implement Mitigation Measure 4.3-1.	Less than Significant	Implementation of Mitigation Measure 4.3-1, which has been required or incorporated into the project, will reduce this impact to a less than significant level. The City Council hereby directs that this mitigation measure be adopted. The City Council, therefore, finds that changes or alterations have been required in, or

Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
			incorporated into, the project that avoid the significant environmental effect as identified in the final EIR. (CEQA Guidelines, § 15091, subd. (a)(1).)
4.3-3 Interfere Substantially with Wildlife Movement or Native Wildlife Nursery Sites (LS)	None required.	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
4.3-4 Conflict with Any Local Polices or Ordinances Protecting Biological Resources (NI)	None required	No Impact.	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
4.3-5 Contribute to a Cumulative Impact on Biological Resources (LS)	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
CULTURAL RESOURCES			
4.4-1 Disturb, Damage or Destroy Unidentified Subsurface Archaeological or Historical Resources or Human Remains	4.4-1(a) Proper Handling of Archaeological Resources. If any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during any construction activities, work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the City of Roseville Community Development Director and coordinate any necessary investigation of the site with a qualified archaeologist as needed to assess the resources (i.e., whether it is a "historical resource" or a	Less than Significant	Implementation of Mitigation Measures 4.4-1(a) and 4.4-1(b), which have been required or incorporated into the project, will reduce this impact to a less than

Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
during Project Construction (PS)	"unique archaeological resource") and provide proper management recommendations should potential impacts to the resources be found to be significant. Possible management recommendations for historical or unique archaeological 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. In consultation with the archaeologists, the contractor shall implement any measures deemed by City staff to be necessary and feasible to avoid or minimize significant effects to the cultural resources. 4.4-1(b) Accidental Discovery of Human Remains. Pursuant to Section 5097.98 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, as well as CEQA Guidelines Section 15064.5 (e), 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.		significant level. The City Council hereby directs that these mitigation measures be adopted. The City Council, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the significant environmental effect as identified in the final EIR. (CEQA Guidelines, § 15091, subd. (a)(1).)
4.4-2 Disturb Unknown Paleontological Resources during Site Preparation (LS)	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)

Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
4.4-3 Contribute to the Cumulative Loss of Cultural Resources (PS)	4.5-3 Implement Mitigation Measures 4.4-1(a) and 4.4-1 (b) above.	Less than Significant	Implementation of Mitigation Measures 4.5-1(a) and 4.5-1 (b), which have been required or incorporated into the project, will reduce this impact to a less than significant level. The City Council hereby directs that these mitigation measures be adopted. The City Council, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the significant environmental effect as identified in the final EIR. (CEQA Guidelines, § 15091, subd. (a)(1).)
PUBLIC UTILITIES			

Less than Significant = LS Significant = S Significant and Unavoidable = SU Potentially Significant = PS

Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
4.5-1 Availability of Water Supplies to Meet Project Demand in Wet/Dry Years (LS)	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
4.5-2 Construct or Expand Water Treatment, Conveyance, and/or Storage Facilities to Accommodate the Project (LS)	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
4.5-3 Deplete Groundwater Supplies or Interfere with Groundwater Recharge (LS)	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
4.5-4 Construction or Expansion of Wastewater Collection Facilities (LS)	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
4.5-5 Capacity at the PGWWTP to Serve the Project (LS)	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
4.5-6 Exceed Wastewater Treatment	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than

Less than Significant = LS Significant = S Significant and Unavoidable = SU Potentially Significant = PS

Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
Requirements of the Regional Water Quality Control Board (LS)			significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
4.5-7 Capacity for Solid Waste Disposal at the MRF or WRSL (LS)	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
4.5-8 Federal, State, and Local Statutes and Regulations Related to Solid Waste (LS)	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
4.5-9 Cumulative Increase in Demand for Water Supply and Treatment Capacity (LS)	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
4.5-10 Cumulative Increase in Demand for Wastewater Treatment and Plant Capacity (LS)	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
4.5-11 Cumulative Increase in Solid Waste (LS)	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)

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Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
TRANSPORTATION AND CIRCULATION			
4.6-1 Change in LOS at Signalized Intersections in the City of Roseville (SU)	**4.6-1(a)** The City of Roseville shall modify its CIP to include the following improvements, and implement these improvements when warranted by traffic conditions. Payment of the City's TMF by the project represents a fair share contribution to these improvements: • The eastbound left-turn lanes at the Roseville Parkway/Galleria Boulevard intersection shall be lengthened to better accommodate vehicle queues. Improvements shall consist of extending the turn lane into a portion of the landscaped median so that a net increase of 300 feet of storage (i.e., capacity to queue 12 additional vehicles) is provided. **4.6-1(b)** The Hotel/Conference Facility operator shall inform the City of Roseville Engineering Department at least one week in advance of any event that is expected to accommodate 600 or more guests. The City's Engineering Department staff shall remotely (via its Traffic Management Center) change the traffic signal timing during the evening peak period of the event at the Roseville Parkway/Galleria Boulevard intersection as follows: • Increase the maximum green time for the eastbound left-turn from 17.6 to 21.6 seconds, and decrease the maximum green time for the northbound/southbound through movements by 4 seconds. This is based on conditions assumed for this analysis. The City may adjust the timing based on the actual conditions observed to provide the most efficient signal operations.	Significant and Unavoidable	Implementation of Mitigation Measure 4.6-1(a) and (b), which have been required or incorporated into the project, will reduce the severity of this impact but not to a less than significant level. (CEQA Guidelines, § 15091(a).) The City Council hereby directs that these mitigation measures be adopted. The City Council, therefore, finds that changes or alterations have been required in, or incorporated into, the project, but that they are insufficient to reduce impacts to a less than significant level. The impact is therefore significant and unavoidable. The Council concludes, however, that the Project's benefits outweigh the significant unavoidable impact of the Project, as set forth in the Statement of Overriding Considerations.

Less than Significant = LS Significant = S Significant and Unavoidable = SU Potentially Significant = PS

Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
4.6-2 Add Traffic to Caltrans Freeway Ramps (SU)	4.6-2 The project applicant shall pay the Highway 65 JPA Fee and the South Placer Regional Transportation Agency (SPRTA) fee. The Highway 65 JPA Fee assesses fees on new development for the cost of interchange improvements along SR 65. The SPRTA fee provides funding for regional projects such as the State Route 65 Widening and Placer Parkway.	Significant and Unavoidable	Implementation of Mitigation Measure 4.6-2, which has been required or incorporated into the project, will reduce the severity of this impact but not to a less than significant level. (CEQA Guidelines, § 15091(a).) The City Council hereby directs that this mitigation measure be adopted. The City Council, therefore, finds that changes or alterations have been required in, or incorporated into, the project, but that they are insufficient to reduce impacts to a less than significant level. The impact is therefore significant and unavoidable. The Council concludes, however, that the Project's benefits outweigh the significant unavoidable impact of the Project, as set forth in the Statement of Overriding Considerations.
4.6-3 Impacts to Bicycle Facilities or	None required	Less than Significant	Under CEQA, no mitigation measures are required for

Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
Network (LS)			impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
4.6-4 Impacts to Pedestrian Access (LS)	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
4.6-5 Increased Demand for Transit (LS)	None required	Less than Significant	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
4.6-6 Decrease in LOS at City Intersections Under 2025 Conditions (SU)	4.6-6 The City of Roseville shall modify its CIP to include the following improvements, and implement these improvements when warranted by traffic conditions. Payment of the City's TMF by the project represents a fair share contribution to these improvements: a. Junction Boulevard/Washington Boulevard. The outside southbound through lane shall be restriped/reassigned to a shared through/right lane. As indicated in Appendix G, operations are restored to LOS E, which is considered acceptable. This improvement can be accomplished through roadway restriping and signal modifications. No relocations of curb, gutter, sidewalk or signal equipment would be necessary. b. Pleasant Grove Boulevard/Hallissy Drive. The northbound and southbound approaches shall be restriped from dedicated left, through, right lanes to left, shared left/through, and right lanes. The northbound and southbound approaches shall operate with split phasing. As indicated in Appendix G, operations are restored to LOS C. This improvement can be accomplished through roadway restriping and signal modifications.	Significant and Unavoidable	Implementation of Mitigation Measure 4.6-6(a) and (b), which have been required or incorporated into the project, will reduce the severity of this impact but not to a less than significant level. (CEQA Guidelines, § 15091(a).) The City Council hereby directs that these mitigation measures be adopted. The City Council, therefore, finds that changes or alterations have been required in, or incorporated into, the

Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
			project, but that they are insufficient to reduce impacts to a less than significant level. The impact is therefore significant and unavoidable. The Council concludes, however, that the Project's benefits outweigh the significant unavoidable impact of the Project, as set forth in the Statement of Overriding Considerations.
4.6-7 Add traffic to Caltrans Freeway Ramps Under 2025 Conditions (SU)	4.6-7 Implement Mitigation Measure 4.6-2.	Significant and Unavoidable	Implementation of Mitigation Measure 4.6-7, which has been required or incorporated into the project, will reduce the severity of this impact but not to a less than significant level. (CEQA Guidelines, § 15091(a).) The City Council hereby directs that this mitigation measure be adopted. The City Council, therefore, finds that changes or alterations have been required in, or incorporated into, the project, but that they are insufficient to reduce impacts to a less

Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
			than significant level. The impact is therefore significant and unavoidable. The Council concludes, however, that the Project's benefits outweigh the significant unavoidable impact of the Project, as set forth in the Statement of Overriding Considerations.

State of California -- Department of Fish and Wildlife
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (Rev. 09/13)

RECEIPT# 140175

STATE CLEARING HOUSE# (If applicable) 2013112058

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY	DATE
CITY OF ROSEVILLE	08/07/2014

COUNTY/STATE AGENCY OF FILING
PLACER COUNTY CLERK AUBURN

PROJECT TITLE
ROSEVILLE HOTEL & CONFERENCE CENTER PROJECT

PROJECT APPLICANT NAME			PHONE NUMBER
CITY OF ROSEVILLE			- -
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIPCODE**
311 VERNON STREET	ROSEVILLE	CA	95678

PROJECT APPLICANT (Check appropriate box):
☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	$3,029.75	$ 3,029.75
☐ Mitigated/Negative Declaration (MND) (ND)	$2,181.25	$
☐ Application Fee Water Diversion (State Water Resources Control Board Only)	$850.00	$
☐ Projects Subject to Certified Regulatory Programs (CRP)	$1,030.25	$
☒ County Administrative Fee	$50.00	$ 50.00
☐ Project that is exempt from fees		
☐ Notice of Exemption (attach)		
☐ DFG No Effect Determination (attach)		
☐ Other _____		$

PAYMENT METHOD:
☐ Cash ☐ Credit ☒ Check ☐ Other _____

TOTAL RECEIVED $3,079.75

SIGNATURE
X S. Kasza

TITLE
S. KASZA, DEPUTY

PROJECT APPLICANT COPY CDFW/ASB COPY LEAD AGENCY COPY COUNTY CLERK COPY FG 753.5b (Rev. 11/12)

Sales ...

Receipt #: 02373095
08/07/2014 12:45 PM

PLACER, County Recorder
JIM McCAULEY

Submitted By:

Doc #: 140175
NOD, Env Impact Rpt- Fish and Game
08/07/2014 12:45:45 PM

FISH AND WILDLIFE CLERK	$50.00
FEE:	
FISH AND WILDLIFE EIR:	$3,029.75
Total Document Fees:	$3,079.75
Total Fees:	$3,079.75
Check - 2244	$3,079.75
Change:	$0.00

CLK,JJ1#J1, SK
All Taxable Sales are Final, No Refund

VENDOR #	VENDOR NAME	CHECK DATE	CHECK AMT.	CHECK #
V31740	PLACER COUNTY	07/18/14	******3,079.75	00312244

CITY OF ROSEVILLE

DATE	INV. NO.	ACCOUNT NO.	P.O. NO.	NET INVOICE	DESCRIPTION
07/01/14	NOD 07/01/14	10001 6130 131001 35		3,079.75	NOD FILING FEES
			TOTAL:	3,079.75	

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CITY OF ROSEVILLE
CALIFORNIA
311 Vernon Street, Roseville, CA 95678

usbank
90-2267/1211

NO. 00312244

DATE 07/18/14

PAY THREE Thousand SEVENTY NINE Dollars and SEVENTY FIVE Cents $ ******3,079.75

VOID AFTER 6 MONTHS

TO THE ORDER OF
PLACER COUNTY
2954 RICHARDSON DR
AUBURN, CA 95603

Jay Panjica

⑈00312244⑈ ⑆121122676⑆ 153499281126⑈

mike
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00312244 **CITY OF ROSEVILLE** 07/18/14

DATE	INV. NO.	ACCOUNT NO.	P.O. NO.	NET INVOICE	DESCRIPTION
07/01/14	NOD 07/01/14	10001 6130 131001 35		3,079.75	NOD FILING FEES
			TOTAL:	3,079.75	

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF A PUBLIC HEARING

Notice is hereby given, pursuant to CEQA Guidelines §15087, that on **June 26, 2014** at 7:00 p.m., or as soon thereafter as the matter may be heard, Planning Commission of the City of Roseville will hold a Public Hearing at **the City Council Chambers at 311 Vernon Street, Roseville, CA** for the purposes of considering the Roseville Hotel & Conference Center project and the Draft Environmental Impact Report (DEIR) associated with the project: ***MAJOR PROJECT PERMIT (STAGES 1 & 2) – ROSEVILLE HOTEL & CONFERENCE CENTER – 310 CONFERENCE CENTER DRIVE – FILE #PL13-0316.***

Request: The applicant requests approval of a Major Project Permit (Stages 1 & 2) to allow development of an approximately 250 room 10 story, 190,000 sf hotel with an approximately 20,000 sf conference facility (35,000 sf at build-out). The project would also include site improvements, including parking, site/building lighting, and landscaping.

Project Title/Name: Roseville Hotel & Conference Center – File #PL13-0316
Project Address/Location: 310 Conference Center Drive – Parcel 40A is located off of Gibson Drive north of Roseville Parkway approximately 2 miles from Interstate 80 (I-80), within the North Central Roseville Specific Plan Area (NCRSP).
APNs: APN 363-011-086-000
Owner/Applicant: City of Roseville
Current Land Use/Zoning: Land Use: Business Professional/Community Commercial (BP/CC); Zoning: Community Commercial/Special Area – North Central Roseville Specific Plan (CC/SA-NC)
Project Planner: Gina McColl, Associate Planner

Environmental Determination/Significant Environmental Effects: As Lead Agency, the City of Roseville, Development Services Department, Planning Division has prepared a Draft EIR for the Roseville Hotel & Conference Center project. The City determined this DEIR will evaluate the following technical areas: Aesthetics, Air Quality and Greenhouse Gases, Biological Resources, Cultural Resources, Public Utilities, and Transportation and Circulation. Mitigation is included in the DEIR to reduce most impacts to less-than-significant levels; however, significant and unavoidable impacts have been identified for the following area: Transportation and Circulation.

DEIR Comment Period: The DEIR is being circulated for a 45 day review period from **May 12, 2014 through June 26, 2014.** The DEIR may be reviewed during normal business hours at either the Planning Division offices, located at 311 Vernon Street, the Downtown Library, 225 Taylor Street, the Maidu Library, 1530 Maidu Drive or the Martha Riley Community Library, 1501 Pleasant Grove Boulevard. The DEIR is also available online at **www.roseville.ca.us/hotelconferencecenter**.

Written comments regarding the DEIR should be received by the Planning Division NO LATER than 5:00 pm, Thursday, June 26, 2014. **Written comments may be submitted to Gina McColl, Planning Division, 311 Vernon Street, Roseville, CA 95678.**

Dated: May 12, 2014

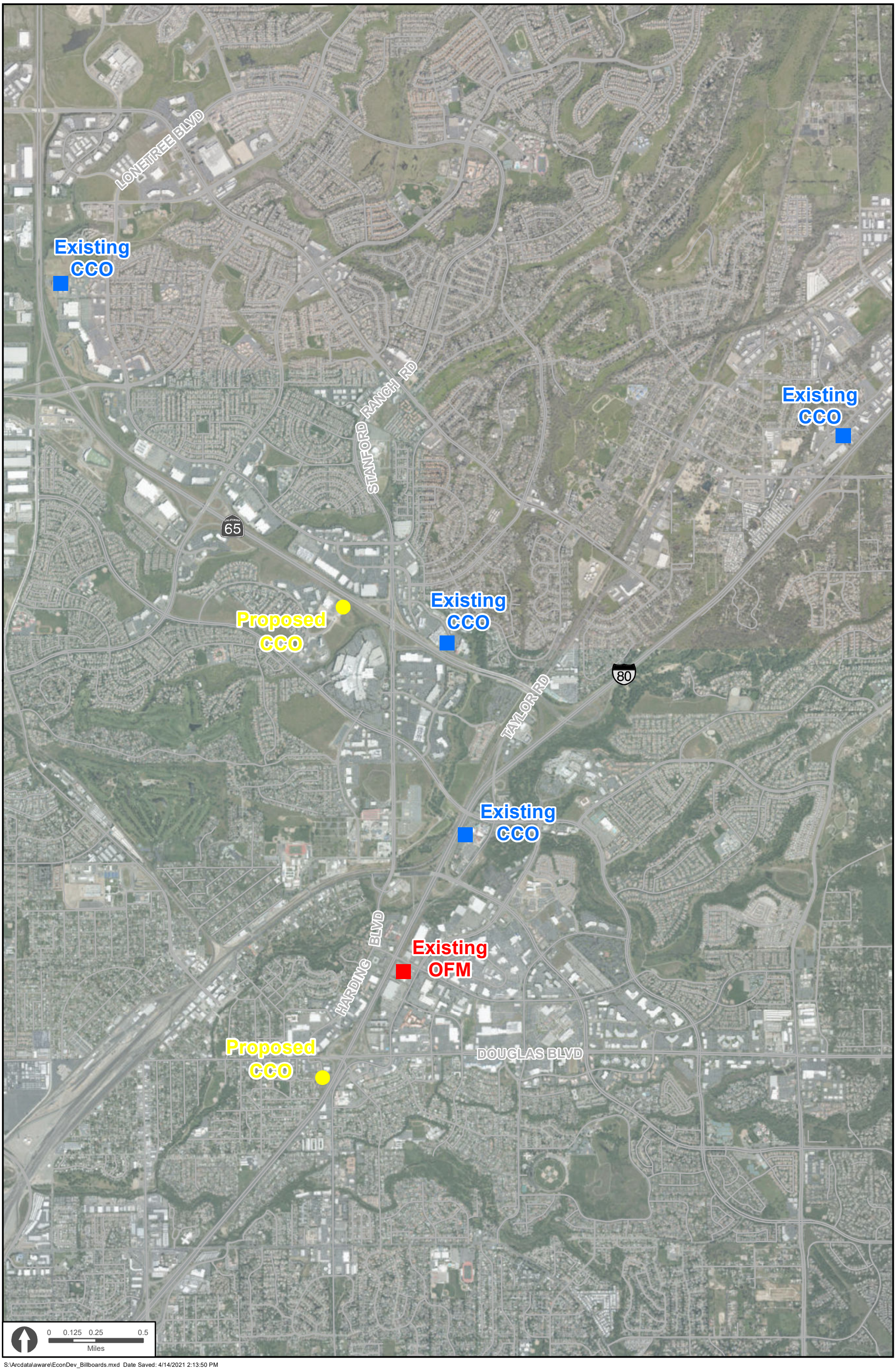
Publish: May 16, 2014

POSTED 05/15/2014
Through 07/23/2014
JIM McCAULEY, COUNTY CLERK
By _____
Deputy Clerk

CITY OF ROSEVILLE CALIFORNIA

Digital Billboard Project

Economic Development



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Department: Economic Development
Date: March 22, 2021
RFP No. 04-20
for
Roseville Digital Billboard Project RFP

Ranking	Company Name	Evaluation Criteria "A" Score (after weighting)	Percentage Weighting	Evaluation Criteria "B" Score (after weighting)	Percentage Weighting	Evaluation Criteria "C" Score (after weighting)	Percentage Weighting	Evaluation Criteria "D" Score (after weighting)	Percentage Weighting	Total Score
1	Clear Channel Outdoor	19	20	19	20	27.75	30	29.5	30	95.25
2	Outfront Media	18	20	17.25	20	26.5	30	25.5	30	87.25
3	Marquee Media	17.5	20	17.75	20	24.5	30	25	30	84.75
4	Media Choice	14.5	20	14.5	20	22.5	30	21.25	30	72.75
5	Foster Interstate	15.75	20	14.5	20	21.625	30	18.5	30	70.375

Per Section 8, Evaluation Criteria of RFP #04-20 is listed as:

Evaluation Criteria "A" Experience and qualifications of firm and proposed staff/sub-consultants/sub-contractors (per Sections 6.3 - 6.5)
Evaluation Criteria "B" Understanding of the project (per Section 6.6)
Evaluation Criteria "C" Proposed project plan (per Section 6.7)
Evaluation Criteria "D" Business proposal and financing plan (per Section 6.8)

NOTICE OF RFP
CITY OF ROSEVILLE, CA
Digital Billboard Project
Proposal Due Date: 02/12/2021 @ 3:00PM

Request for Proposal (RFP) specifications may be retrieved by accessing the City of Roseville website, www.roseville.ca.us, or by calling 916-774-5334, the Economic Development Department Phone Number.

REQUEST FOR PROPOSALS

Digital Billboard Project

DUE: February 12, 2021

3:00 PM

Regular Mail to:

City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678

OR

Email to:

CityClerkroseville@roseville.ca.us

CITY OF ROSEVILLE

NOTICE FOR PROPOSALS

Digital Billboard Project

NOTICE IS HEREBY GIVEN that proposals for the **Digital Billboard Project** will be received by the City of Roseville. Due to closure of City of Roseville facilities and offices as result of COVID-19, proposals shall **ONLY** be regularly mailed to the office of the **City Clerk, Civic Center, 311 Vernon Street, Roseville, CA 95678** or submitted via electronic mail to **CityClerkroseville@roseville.ca.us**, until 3:00 p.m., **February 12, 2021**. Said proposals will be evaluated and results will be made public after completion of the negotiation process with the selected consultant. The City reserves the right to reject any or all proposals and to waive any informalities or irregularities in any proposal or in the proposal process.

_____ _____

Date Laura Matteoli
Economic Development Director

IMPORTANT!!!

The City is not responsible for misdelivered proposals, and the proposer is strictly liable for its chosen method of delivery. It is the proposer's sole responsibility to make sure that proposals arrive at the proper location. Any proposal which does not actually arrive in the City Clerk's Office or City Clerk's email address by the RFP due date and time will be rejected as non-responsive, even if properly addressed or delivered to another City Department.

Your proposal **MUST** be addressed and mailed (regular mail only) to the following address:

City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678

The proposer is also directed to include the attached "Sealed Proposal" label on the outside of the package or envelope so that it is visible when delivered to the City.

OR

Your proposal **MUST** be emailed to:

CityClerkroseville@roseville.ca.us

Digital Billboard Project

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1.0 INTRODUCTION

The City of Roseville (hereinafter "City"), is soliciting proposals for a Digital Billboard Project. This will be a competitive negotiation process. Qualified individuals, firms, contractors, consultants or entities (hereinafter "Consultant(s)" or "Firm(s)"), that meet the requirements set forth in this Request for Proposals (hereinafter "RFP"), and are capable of providing the services requested are encouraged to participate.

1.1 BACKGROUND

The City of Roseville is soliciting proposals from qualified entities to develop and operate two sided digital billboard(s). Proposals may include up to four digital billboards with a maximum of two located along Interstate 80 and two along Highway 65. Digital billboards must be located on city-owned sites/land which is defined to mean a fee interest in land, as well as easement or leasehold interests. In addition, the digital billboards must be constructed within two years of commencement of services. The digital billboards must conform to the specifications described in this RFP. The selected proposer will be solely responsible for all costs arising from the planning, permitting, installing, operating, and maintaining the digital billboards.

1.2 CITY OVERVIEW

The City of Roseville is an incorporated city with a population of more than 145,000 residents, located in Placer County, approximately 15 miles northeast of Sacramento, California. The City of Roseville is a Charter city operating under the City Council/City Manager form of government.

The City is bisected by Interstate 80 (160,000+ daily trips) and State Route 65 (117,000+ daily trips). With a population of approximately 140,000 and a day time population of approximately 155,000, Roseville has established itself as a regional employment center and retail destination. Roseville ranks 13th in the state for total retail sales reaching over $4 billion. The strongest growth has been in the apparel, home furnishings/appliances, and restaurant sectors. Roseville has more than twice the amount of retail sales per household than the statewide average, (with average retail sales of $78,273 versus $32,297 per home). Roseville's medium household income is $84,900 and 10.7% of families earn over $200,000.

Business ventures in Roseville range from healthcare, technology, and financial services. The top private sector business employers include Hewlett-Packard, Adventist Health, Kaiser Permanente, Sutter Roseville, and McKesson Corporation.

1.3 INSTRUCTIONS

This RFP includes a description of the scope of services, proposal requirements, and instructions for submitting your proposal. Failure to follow these instructions will result in rejection of your proposal.

No oral representations or interpretations will be made to any proposer as to the meaning of this RFP.

Direct all inquiries regarding this RFP in writing to:

City of Roseville
Economic Development
Attn: Robert Cline
311 Vernon Street
Roseville, CA 95678
Fax: (916) 774-5485
Email: racline@roseville.ca.us

Do not contact other individuals or City departments in this regard. Information provided by anyone other than the above contact may be invalid and proposals which are submitted in accordance with such information may be declared non-responsive.

In the event that it becomes necessary to revise any part of this RFP, written addenda will be issued. Any amendment to this RFP is valid only if it is in writing and issued by the City department issuing the RFP. No oral interpretations or answers shall bind the City unless confirmed by the City in writing.

All addenda for this RFP will be distributed through PublicPurchase.com to proposers who have registered with PublicPurchase.com and who have downloaded the RFP. Additionally, the Notice of Intent to Award will be posted on PublicPurchase.com. **It is the proposer's sole responsibility to monitor PublicPurchase.com for possible addenda to this RFP and for the Notice of Intent to Award**. Failure of proposer to retrieve addenda or the Notice of Intent to Award from PublicPurchase.com shall not relieve him/her of the requirements contained therein or the timelines associated therewith. Additionally, failure of proposer to return a signed addendum, when required, may be cause for rejection of his/her proposal.

2.0 TENTATIVE SCHEDULE

The following represents the tentative schedule for this RFP. Any change in the scheduled dates for the Pre-Proposal Conference, Deadline for Final Questions, or Proposal Submission Deadline will be advertised in the form of an addendum to this RFP. The schedule for the evaluation process and other future dates may be adjusted without notice.

RFP Released by the City……	December 1, 2020
Pre-Proposal Conference..……	December 10, 2020
Deadline for Final Questions……...	December 17, 2020
City Responses to Written Questions……..	December 22, 2020
Proposal Submission Deadline……	February 12, 2021
Consultant Interviews as needed…….	February 22 - March 9, 2021
Contract Negotiations……	March 18 - April 15 , 2021
Planning Commission Public Hearing……	June 10, 2021
Contract Approval by City Council…….	June 17, 2021
Commencement of Services.……	July 21, 2021

3.0 OPTIONAL PRE-PROPOSAL CONFERENCE

An optional pre-proposal conference has been scheduled for **December 10, 2020.**

Virtual Meeting: Meeting details will be sent upon request. Please send requests to racline@roseville.ca.us.

Interested firms will have an opportunity to submit questions regarding the requirements outlined in this RFP. While attendance is not mandatory, interested proposers are highly encouraged to attend. In order to make the meeting more effective for all participants, attendees should read this document thoroughly prior to the meeting.

Substantial clarifications or changes required as a result of the meeting will be issued in the form of a written addendum to the RFP. A list of attendees will be distributed upon request.

4.0 SCOPE OF SERVICES

To be considered, a proposal must meet the following minimum requirements:

- The proposed digital billboard(s) must conform to the specifications described below, under "Specifications for Proposed Digital Billboard(s)."
- The proposal must call for a digital billboard on at least one city-owned site.
- Proposed remuneration to the City must include: 1) an initial payment consistent with the standard in the outdoor-advertising industry (i.e., "signing bonus"), and 2) yearly lease payments for individual sites. The yearly lease payments must have scheduled automatic adjustments for cost increases. In addition, the proposal must provide for periodic review and renegotiation of the yearly lease payments so that the City's remuneration remains consistent with the prevailing market conditions throughout the term of the lease. Proposals must include a detailed description with specific revenue figures representing the minimum annual guarantee and an estimate of potential revenue share to the City over the 20 year term.
- The term of the master lease must be 20 years. The City and selected proposer may elect to renew future terms. If the City and selected proposer do not wish to renew the Agreement the proposer must remove the digital billboards at the sole expense of the selected proposer.
- The master lease to be negotiated between the City and the selected proposer will require the proposer to do the following:
    1. Promptly take all action necessary to investigate and remedy the release of any "hazardous substances" (to be further defined within the lease) caused by the proposer's activities on the City's property.
    2. Indemnify, defend (with attorneys reasonably acceptable to the City), protect, and hold the City harmless from and against all liabilities, claims, demands, damages, fines, penalties, judgments, settlements, and costs (including reasonable attorney's fees and litigation costs through final resolution on appeal) that arise directly or indirectly from the proposer's possession and use of the City's sites, except to the extent caused by the negligence or willful misconduct of the City or the City's elected officials, officers, employees, contractors, or agents.
    3. Maintain, at no cost to the City, and in amounts acceptable to the City, both public liability insurance and fire-and-casualty insurance covering improvements placed onsite.

Specifications for Proposed Digital Billboard(s):

Current best-available digital-billboard technologies, including the following:

- Remote diagnostic and maintenance capability
- "Amber Alert" capability
- Automatic brightness adjustment to ambient lighting conditions
- 14' x 48' maximum size
- UL and IEC approved
- Color calibration to ensure consistent image quality
- Remote shutdown capability
- Energy efficiency

Construction and operation requirements:

- Regularly scheduled onsite maintenance
- Internal service access for safety and improved appearance (not visible catwalks)
- Constructed and operated to comply with all applicable city codes

The master lease will require the selected proposer to maintain, repair, and upgrade the digital billboards as needed to provide the best available digital billboard technologies during the term of the master lease.

Municipal Code and Other Permitting Considerations:

Amendments to the Sign Ordinance

In September 2011, the City's Sign Ordinance was amended to explicitly allow the construction and operation of digital billboards on City-owned land. ***City-owned land is defined to mean a fee interest in land, as well as easement or leasehold interests.*** No further municipal code amendments are required to execute the project.

City Zoning Designations

In most cases, City-owned properties adjacent to Interstate 80 and State Route 65 are zoned for open space purposes and are not suitable for digital billboard development. The City may explore acquisition of property from willing sellers or leasehold or easement interests at suitable locations adjacent to Interstate 80 and State Route 65 as a component of this project.

"Landscape Freeway" Classification

Several segments of Interstate 80 are classified as a "landscape freeway" pursuant to the Outdoors Advertising Act. The segments of classified landscaped freeway are indicated in Attachment B. No segment of State Route 65 within the Roseville city limits is currently designated as landscape freeway.

City-owned Sites:

Proposers may suggest City-owned sites, particularly along the State Route 65 corridor, as possible locations for a digital billboard. The City will be the sole judge of whether a suggested site is suitable,

taking into account such factors as location, availability, resource preservation, and compatibility with nearby land uses.

Environmental Review Standards:

The City Council's approval of the master lease and all relocation agreements will be a "project" under the California Environmental Quality Act (CEQA), and compliance with CEQA will be required. City staff will prepare an Initial Study and will determine the level of environmental review required. The selected proposer will be responsible for all costs associated with such review and compliance, including noticing costs, filing fees, staff costs and consultant fees (if any). To this end, the selected proposer will be required to deposit in advance sufficient funds to cover such costs.

5.0 ASSURANCE OF DESIGNATED PROJECT TEAM

Proposer shall assure that the designated project team, including sub-consultants or sub-contractors (if any), is used for this project. Departure or reassignment of, or substitution for, any member of the designated project team, sub-consultant(s) or sub-contractor(s) shall not be made without the prior written approval of the City.

6.0 PROPOSAL FORMAT REQUIREMENTS

Each response to this RFP shall include the information described in this section. Provide the information in the specified order. Failure to include all of the information specified may be cause for rejection. Additional information may be provided, but should be succinct and relevant to the goals of this RFP. Any additional information that a proposing Consultant wishes to include that is not specifically requested should be included in an appendix to the proposal.

Consultants are encouraged to keep the proposals brief and to the point, but sufficiently detailed to allow evaluation of the project approach. Excessive information will not be considered favorably. Unauthorized conditions, omissions, limitations or provisions attached to a proposal will render the proposal non-responsive and may cause its rejection.

Proposers are warned against making erasures or alterations of any kind, without initialing each and every such change. Proposals that contain erasures or irregularities of any kind, without such initialing, or omissions, may be rejected.

If mailed, the proposal should be bound or contained in a loose leaf binder. Document pages shall be 8-1/2 inches by 11 inches in size or folded to such a size. Use section dividers, tabbed in accordance with this section as specified below.

6.1 **Cover Letter** with the following information:

- Title of this RFP
- Name and Mailing Address of Firm (include physical location if mailing address is a PO Box)
- Contact Person, Telephone Number, Fax Number, and Email Address
- A statement that the submitting Consultant will perform the services and adhere to the requirements described in this RFP, including any addenda (*reference the addenda by date and/or number*).

6.2 **Signature Requirements** - The attached Proposer's Certification (**Attachment A)** shall be executed by an official(s) legally authorized to bind the Consultant which states that the proposal is valid for ninety (90) days. Include the executed copy of the Proposer's Certification under Tab G. Note: This is ninety (90) days following the closing date for the receipt of all proposals.

Proposals submitted on behalf of a Partnership shall be signed in the firm name by a partner or the Attorney-in-Fact. If signed by the Attorney-in-Fact, there shall be attached to the proposal a Power-of-Attorney evidencing authority to sign proposals, dated the same date as the proposal and executed by all partners of the firm.

- Proposals which are submitted on behalf of a Corporation shall have the correct corporate name thereon and the actual signature of the authorized officer of the corporation written (not typed) below the corporate name. The title of the office held by the person signing for the corporation shall appear below the signature of the officer.
- Proposals which are submitted on behalf of a Limited Liability Company ("LLC") shall be signed by the person or persons authorized to bind the LLC under the LLC's articles of organization.
- Proposals which are submitted by an Individual Doing Business under a firm name ("dba") shall be signed in the name of the individual doing business under the proper firm name and style.

6.3 **TAB A: Firm's Qualifications** – Describe your firm and provide a statement of your firm's qualifications for performing the requested services. Identify the services which would be completed by your firm's staff and those that would be provided by sub-consultants or sub-contractors, if any. Identify any sub-consultants or sub-contractors you propose to utilize to supplement your firm's staff. Include the firm's organizational chart, including its constituent parts, and size variation of staffing levels in the past five (5) years.

6.4 **TAB B: Experience and References** – Provide a summary of your firm's experience in providing these or similar services. Provide a minimum of three (3) references for projects or services similar in nature and scope that your firm's team members have completed in the last five (5) years. Include brief descriptions of the projects, dates, client names and contact persons' names, addresses and telephone numbers. Public sector references are preferred.

6.5 **TAB C: Qualifications of Team** – Provide a brief summary of the role, qualifications and experience of each team member and designated project manager/lead assigned to this project, including length of service with the firm and the qualifications/experience of any sub-consultant or sub-contractor staff on your project team. A project team organizational diagram and brief resume of each team member and the designated project manager/lead for each applicable category shall be included. The geographic location of the firm and key personnel shall also be identified. Any proposed sub-consultants or sub-contractors shall be listed. Include sub-consultant's and sub-contractor's assigned task(s) and experience. Full resumes may be included in the appendix.

6.6 **TAB D: Project Understanding** – Based on the available information, supplemental research, field observations, and experience with similar projects, provide a narrative describing your understanding of the services requested in this RFP, your general approach and any major challenges to achieving the City's stated goals. Provide through discussion of your market research outlining your findings of the market demand that supports the number of digital billboards proposed. Include any issues that you believe will require special consideration for

this project. Also identify any unique approaches or strengths that your firm may have related to this project. City staff will assess your understanding of all aspects of the project based on the overview.

6.7 **TAB E: Project Plan** – Provide a detailed discussion of your firm's approach to the successful implementation of this project including:

- Thorough discussions of methodologies you believe are essential to accomplishing this project. Identify the staff who would be assigned to each task, including sub-consultants and sub- contractors.
- List any necessary equipment, training or installation services required.
- A description of the proposed digital billboard project, including identification of sites and anticipated installation schedule.
- The individual digital billboard designs, with sufficient detail to illustrate the scale, size, and mix of design elements. Include, at a minimum, a site plan and elevations.
- Information pertaining to each digital billboard in a sufficient detail to verify conformance with the specifications outlined in the RFP.
- A preliminary schedule for development of the proposed digital billboard(s) that addresses, at a minimum, preparation of design plans, projected approval dates, commencement and completion of construction, operation of the digital billboard(s), and compliance with CEQA. Construction of proposed digital billboards must be completed within two years following commencement of services.

6.8 **TAB F: Business Proposal and Financing Plan** – The terms of an offer to lease the City-owned land sites in accordance with the requirements specified herein, including but not limited to a detailed description of the proposed remuneration to the City, i.e., proposed yearly lease payments, scheduled automatic adjustment, periodic review and renegotiation, "signing bonus," and payments due upon completion of each digital billboard. Proposers must complete Attachment C, Digital Billboard Revenue Summary Template, outlining a detailed description of revenue figures representing the minimum annual guarantee and an estimate of potential revenue share to the City over the 20 year term.

6.9 **TAB G: Required Statements/Documents** – Include statements of assurance regarding the following requirements in the proposal:

- Non-substitution for the designated members of the team without approval by City staff **(Section 5.0)**
- The absence of a conflict of interest **(Section 10.4)**
- Indicate your understanding that your firm will be required to fulfill the City's indemnification and insurance requirements, which will be outlined in the contract **(Section 10.7)**. (Please note that actual certificates of insurance are not required as part of your submittal.)
- A statement that nothing contained in the submitted proposal will be proprietary. (**Section 10.21**)

Submit the following documents with proposal:

- Executed copy of Proposer's Certification (**Attachment A**)

6.10 **TAB H: Exceptions** – Describe any and all proposed exceptions, alterations or amendments to the

Scope of Services or other requirements of this RFP. The nature and scope of your proposed exceptions may negatively affect the evaluation of your submittal and the City's determination of whether it is possible to successfully negotiate a contract with your firm.

6.11 **TAB I**: **Competency of Proposers** – The City wants to ensure that the successful Consultants has the necessary facilities, ability, experience, and financial resources to provide the services specified herein in a satisfactory and timely manner. Please list and explain any pending bankruptcies, liens, stop payment notices, judgments, lawsuits, arbitrations, mediations, foreclosures, and any similar actions filed or resolved in the past seven (7) years. Please indicate whether a client has ever terminated a contract with your firm for breach, and if so, please explain. Also, furnish a statement of financial resources demonstrating that the Consultant has the ability to maintain a staff of regular employees, sub-consultants or sub-contractors adequate to insure continuous performance of work, and demonstrating that the equipment for the work contemplated is sufficient, adequate and suitable.

7.0 SUBMITTAL INSTRUCTIONS

7.1 Your submittal package shall include the following if mailed:

- **One (1) original and five (5) printed copies** of your proposal; and
- **One (1) electronic copy** of your proposal in PDF format on CD, flash drive or other electronic media

Note: This requirement does not apply to proposals that are emailed.

7.2 Proposals shall be submitted not later than the time and date indicated on the cover page of this RFP. All submittals shall either be emailed to CityClerkroseville@roseville.ca.us **with the title of the RFP and "Sealed Proposal" in the subject line and the body of the email** or be submitted via regular mail in a sealed envelope or container and clearly marked with the RFP title on the outside of the parcel. **Complete and attach the "Sealed Proposal" label to the outside of the envelope containing your proposal.**

7.3 Proposals shall be submitted via regular mail to:

City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678

Or emailed to:

CityClerkroseville@roseville.ca.us

7.4 Faxed or hand delivered proposals will not be accepted as the Civic Center is closed. Email will be accepted by the deadline date and time with a hard copy of the sealed proposal to follow.

7.5 The City shall not be responsible for proposals delivered to a person or location other than that specified herein.

7.6 Postmarks will not be accepted and proposals received after the deadline date and time will not be accepted or considered. **No exceptions.**

7.7 The City reserves the right to waive minor defects and/or irregularities in proposals, and shall be the sole judge of the materiality of any such defect or irregularity.

7.8 All costs associated with proposal preparation shall be borne by the proposer.

8.0 EVALUATION CRITERIA

The following evaluation criteria and rating schedule will be used to determine the most highly qualified Consultants.

Evaluation Criteria	**Maximum Points Possible**
A. Experience and qualifications of firm and proposed staff/sub-consultants/sub-contractors (per Sections 6.3 - 6.5)	20
B. Understanding of the Project – Proposed Project Plan (per Section 6.6)	20
C. Proposed Project Plan (per Section 6.7)	30
D. Business Proposal and Financing Plan (per Section 6.8)	30
Total Possible Points:	**100**

9.0 SELECTION PROCESS

9.1 Award of the RFP shall be made to the responsible proposer whose proposal is determined, through a formal evaluation panel process, to be the most advantageous to the City after the evaluation panel has taken into consideration the evaluation factors set forth in the RFP. A master averaged score sheet shall be created based on the evaluation panel's initial evaluation. Proposals shall be scored according to the criteria stated in the RFP.

9.2 Proposals submitted will be reviewed by a selection committee. Consultants that have submitted the best and most complete proposals may be invited to an interview. The number of Consultants invited to an interview may vary depending upon the number of proposals submitted.

9.3 Should the City elect to conduct interviews with any proposers, the following criteria shall be considered and each proposer ranked by the evaluation panel during the interview process: a) Quality of presentation, b) Ability to meet the City's business goals, c) Communication style.

9.4 The City reserves the right to make a selection after review of the proposals without oral interviews; therefore, the proposal should be submitted initially on the most favorable terms that the Consultant might propose.

9.5 A contract will be negotiated with the Consultant considered best meeting the City's need for this project. In the event a mutually satisfactory contract cannot be negotiated with the City's first choice, negotiations may be terminated and commenced with the Consultant considered next best in meeting the City's needs for this particular project.

The selected Consultant will be required to execute a City prepared contract or a contract approved by the City. The contract may further refine the scope of services and will provide for the terms and conditions of the project.

9.6 The award of any contract is expressly contingent upon City Council approval and the availability of funds. City staff may not legally bind the City to a contract.

9.7 The City reserves the right to reject any or all proposals, or to waive minor irregularities in said proposals, or to negotiate minor deviations with the successful Consultant(s). In the case of differences between written words and figures in a proposal, the amount stated in written words shall govern. In the case of a difference in unit price versus the extended figure, the unit price shall govern.

9.8 The City reserves the right to seek clarification on any or all proposal submittals to ensure the RFP specifications are met. Proposals may be rejected from any proposer who does not comply with the City's request for clarification.

9.9 Once a decision has been made to award the contract, then a formal notice of the intent to award to the recommended proposer(s) shall be made by the Department.

9.10 A City of Roseville business license as well as all applicable permits, licenses and certifications required by local, state or federal law are required before the award of contract.

10.0 GENERAL TERMS & CONDITIONS

10.1 **Contract**. Upon completion of the evaluation and recommendation for award, the selected Consultant will be required to execute an agreement prepared or approved by the City.

10.2 **Independent Contractor**. At all times the Consultant shall represent himself/herself to be an independent contractor offering such services to the general public and shall not represent himself/herself, or his/her employees, to be an employee of the City. Therefore, the Consultant shall assume all legal and financial responsibility for taxes, FICA, employee fringe benefits, workers' compensation, employee insurance, minimum wage requirements, overtime, etc., and agrees to indemnify, save, and hold the City, its officers, agents, and employees, harmless from and against, any and all loss, cost (including attorneys' fees), and damage of any kind related to such matters.

10.3 **Non-Appropriation**. The City may terminate any resulting contract at the end of any fiscal year, June 30th, without further liability other than payment of debt incurred during such fiscal year, should funds not be appropriated by its governing body to continue services for which the contract was intended.

10.4 **Conflict of Interest**. The Consultant shall warrant that no official or employee of the City has an interest, has been employed or retained to solicit or aid in the procuring of the resulting contract, nor that any such person will be employed in the performance of such contract without immediate divulgence of such fact to the City. Consultants submitting a proposal in response to this RFP must disclose any actual, apparent, direct, indirect, or potential conflicts of interest that may exist with respect to the Consultant or the Consultant's management or employees relative to the services to be provided to the City. Conflict of interest issues may require consultation with legal counsel. If a Consultant has no conflicts of interest, a statement to that effect must be

included in the proposal. Violation of this section shall be a material breach of the contract entitling the City to any and all remedies by law or in equity.

10.5 **Undue Influence**. The Consultant shall warrant via an executed Proposer's Certification (**Attachment A**) that no undue influence or pressure is used against or in concert with any officer or employee of the City in connection with the award or terms of the contract that will be executed as a result of this RFP, including any method of coercion, confidential financial arrangement or financial inducement. No officer or employee of the City shall receive compensation, directly or indirectly, from the Consultant, or from any officer, employee or agent of the Consultant, in connection with the award of the contract or any work to be conducted as a result of this RFP. Violation of this section shall be a material breach of the contract entitling the City to any and all remedies by law or in equity.

10.6 **Non-Collusion**. Consultant submitting proposals shall warrant via an executed Proposer's Certification (**Attachment A**) that their offer is made without any previous understanding, agreement or connection with any person, firm or corporation submitting a separate proposal for the same project and is in all respects fair, without outside control, collusion, fraud or otherwise illegal action. This condition shall not apply to proposals which are submitted by firms who have partnered with others to submit a cooperative proposal that clearly identifies a primary consultant and the associated sub-consultants or sub-contractors.

10.7 **Indemnification & Insurance Requirements**. The City's standard indemnification and insurance requirements will be outlined in the contract. All costs of complying with the insurance requirements shall be as included in your pricing. The selected Consultant shall provide complete and valid insurance certificates within ten (10) days of the City's written request. Failure to provide the documents within the time stated may result in rejection of the Consultant's proposal. Alterations to the terms and conditions shall not be allowed.

10.8 **Cost of Preparing Proposal**. The City will not pay any costs incurred by any Consultant in preparing or submitting a proposal in response to this RFP.

10.9 **Proposals Property of the City**. All documents or materials submitted with or in conjunction with any proposal, including but not limited to electronic files, shall become the property of the City after the proposal submission deadline. No submission documents will be returned. During negotiations, the scope of services may be amended by the City and negotiated based upon ideas provided by other proposers or any other source.

10.10 **Proposals are Public Records**. All proposals submitted are subject to the public disclosure requirements under the laws of the State of California, unless the City identifies and exercises a right or obligation to exempt any record from public disclosure. However, proposals will not be disclosed until negotiations are complete and a recommendation for selection and award is made.

10.11 **Protests.**

(a) Protest Requirements

(1) Any proposer who is aggrieved in connection with the solicitation or award of a contract may file a protest with the City Clerk's office. The protest must be received in writing by the City Clerk's office within seven (7) calendar days after such aggrieved proposer 1) knows or should have known of the facts giving rise thereto or 2) the date of the notice of intent to award,

whichever is sooner. In no event shall a protest be allowed after an award has been made by City Council. If the seventh calendar day falls on a weekend or City holiday, the protesting party may submit the protest prior to close of business on the first business day following such weekend or holiday. Failure to submit a timely protest shall bar consideration of a protest.

(b) Grounds for Protest

(1) The alleged grounds for protest shall be limited to the following: (a) computation errors, (b) violations of local, state, or federal law, or (c) the City failed to follow the procedures specified in this Policy.

(2) The protest shall state all grounds claimed for the protest and include supporting documentation. Failure to clearly state the grounds for the protest and provide supporting documentation shall be deemed a waiver of all protest rights.

(c) Administrative Review

Upon receipt of the protest and after determining the protest was properly filed, the Department Director shall provide a copy of the protest to other proposers who might become aggrieved as a result of the protest and issue a written decision within fourteen (14) calendar days after receipt of the protest. The protest will be evaluated by the Department Director, the City Attorney's Office, and the Purchasing Manager. The protesting proposer shall promptly provide any information requested by City staff as part of such investigation. The decision shall either deny or uphold the protest and include reasons for the decision. The written decision shall be final.

(d) Stay of Action During a Protest

In the event a protest is filed under Section 10.11, the City shall not proceed further with the award of the contract until the protest is resolved, unless:

(1) The Director of Central Services makes a determination that the award of the contract without delay is necessary to protect a substantial interest of the City, or

(2) The City decides to reject all proposals and issue a new RFP.

10.12 **Rejection of RFP**. The City reserves the right to reject any or all proposals, to waive defects or irregularities in any proposal or in the RFP process, and to offer to negotiate or contract with any Consultant in response to any RFP. This RFP does not constitute any form of offer to contract.

10.13 **Multiple Award.** The City reserves the right to award the contract to multiple consultants when applicable.

10.14 **Increasing/Decreasing Portions of RFP**. The City reserves the right to increase or decrease the amount of any portions of the work represented in the RFP and/or to omit portions of said work, as may be deemed necessary by the City.

10.15 **Rejection as Non-Responsive**. Proposals may be rejected as non-responsive at the City's sole discretion if there are alterations of form, the proposal is conditional or the proposal is incomplete.

10.16 **Modifying RFP**. The City reserves the right to modify any portion of, or to postpone or cancel this RFP at any time, and/or reject any and all submissions without indicating any reason.

10.17 **If no proposal is accepted**, the City may elect to have the services performed in some other manner.

10.18 **Rejecting Team Members, Firms or Sub-consultants**. The City reserves the right to reject individual team members, firms, sub-consultants or sub-contractors and request substitution prior to contract award.

10.19 **Local Business, Small Business, Minority and Women Owned Business**. Although no preferences will be given, the City highly encourages submission of proposals by local businesses, by small business owners, and by minority and women-owned businesses.

10.20 **Withdrawal of Proposals**. Proposals may be withdrawn prior to the date and time specified for proposal submission with a formal written notice by an authorized representative of the proposer delivered to the City Clerk's Office. Proposals submitted will become property of the City after the proposal submission deadline.

Proposals may not be withdrawn for ninety (90) days after the due date unless the City enters into a contract with another Consultant prior to the expiration of that ninety (90) day period.

10.21 **Prohibited Submittals**. No hand delivered, telephone or facsimile proposals will be accepted. If a photocopy is submitted, the proposal must be signed in ink.

10.22 **Proposal Postponement and Amendment**. The City reserves the right to revise or amend the RFP or specifications up to the time set for opening of the proposals. Such revisions and amendments, if any, shall be announced by amendments to this RFP through the City's web site. Copies of such amendments shall be furnished to all prospective proposers. Prospective proposers are defined as those proposers who have registered and are on the City's RFP list for this RFP. If revisions and amendments require changes in quantities, prices or scope of services, the date set for opening of the proposals may be postponed by such number of days as in the opinion of the City shall enable proposers to revise their proposals. Proposals which fail to acknowledge a substantive addendum to the RFP, as determined by the City Attorney's Office, on the City supplied addendum form will be rejected as non-responsive. Any revisions or amendments to the RFP will become incorporated into any contract awarded pursuant to the RFP.

10.23 **Proprietary Information**. Proposers submitting a proposal in response to this RFP must provide a statement that nothing contained in the submitted proposal will be proprietary. However, if a proposer desires to claim a privilege against public disclosure for a trade secret or other proprietary information, such information must be submitted with the proposal in a separate envelope marked "confidential." The City Attorney's Office will determine if the information is in fact proprietary, based on state and federal law. Note that under California law, a price proposal to a public agency is not a trade secret. The Consultant shall defend, indemnify and hold harmless the City regarding any claim by any third party for the public disclosure of the "confidential" portion of the proposal.

10.24 **Right to Request Additional Information**. During the evaluation process, the City reserves the right, where it may serve the best interests of the City, to request additional information and clarifications from proposers. Such information will be requested in writing to the specific proposer. This information will become a part of the original proposal submitted by the specific proposer and will be used by the City in evaluating the proposal and will not be shared with other proposers during the evaluation and negotiation process.

10.25 **Modification of Proposals**. Modification of a proposal already received will be considered only if the modification is received prior to the deadline date for receiving proposals. All modifications shall be made in writing, executed, and submitted in the same form and manner as the original proposal.

10.26 **Examination of Contract Documents**. Each proposer shall thoroughly examine and be familiar with the terms of this RFP, legal and procedural documents, general conditions, specifications, and addenda (if any), which will constitute the contract documents. Submission of a proposal shall constitute acknowledgement, upon which the City may rely, that the proposer has thoroughly examined and is familiar with the contract documents. Failure or neglect of a proposer to receive or examine any of the contract documents shall in no way relieve the proposer of any obligation with respect to their proposal or to the contract. No claim for additional compensation will be allowed which is based upon lack of knowledge of any contract document.

10.27 **Non-Discrimination**. The City maintains various policies related to contractual service providers. Among these is an anti-discrimination policy, which requires that the City's contractors not discriminate in hiring on the basis of gender, race, religion, sexual orientation, medical condition, and all other categories protected by law. Upon acceptance of a proposal, the City may request that the selected Consultant sign a statement affirming its compliance with this policy.

10.28 **No Assignment or Modifications.** This awarded contract is to be binding on the successors and assigns of the parties hereto. The services called for herein are deemed unique and except as provided herein Consultant shall not assign, transfer, subcontract, or otherwise substitute its interest in the agreement or any of its obligations herein without the written consent of the City. The Agreement may be modified only by a written amendment signed by the parties.

10.29 **Bankruptcy.** Upon filing for any bankruptcy or insolvency proceeding whether voluntary or involuntary, or upon the appointment of a receiver, trustee, or assignee for the benefit of creditors, the Consultant must notify the City immediately. Upon learning the actions herein identified, the City reserves the right, at its sole discretion, to cancel the contract.

Attachment A

PROPOSER'S CERTIFICATION

I hereby propose to furnish the goods or services specified in the Request for Proposals ("RFP"). I agree that my proposal will remain firm for a period of up to ninety (90) days in order to allow the City of Roseville ("City") adequate time to evaluate the qualifications submitted.

I have carefully examined the Request for Proposals and any other documents accompanying or made a part of this RFP. The information contained in this proposal is true and correct to the best of my knowledge and is signed under penalty of perjury under the laws of the State of California. I further certify that I am duly authorized to submit this proposal on behalf of the firm as its authorized agent and that the firm is ready, willing and able to perform if awarded the contract.

I further certify that this proposal is made without prior understanding, agreement, connection, discussion, or conspiracy with any other person, firm or corporation submitting a proposal for the same product or service; that this proposal is fair and made without outside control, collusion, fraud or illegal action; that no officer, employee or agent of the City or any other proposer is financially interested in said proposal; that no undue influence or pressure was used against or in concert with any officer, employee or agent of the City in connection with the award or terms of the contract that will be executed as a result of this RFP; and that the undersigned executed this Proposer's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

_____
NAME OF BUSINESS

_____
SIGNATURE

_____
NAME & TITLE, TYPED OR PRINTED

_____
MAILING ADDRESS

_____
TELEPHONE NUMBER

_____
EMAIL

Type of Organization:

_____Sole Proprietorship _____Corporation _____State of Incorporation

_____Partnership _____Limited Liability Company

Attachment B

Interstate 80 Landscaped Freeway Segments (indicated by mile marker)

District 3: Sacramento & Marysville Area

3	SAC	5		10.66	/		11.05	
3	SAC	5		11.90	/		12.33	
3	SAC	5		14.68	/		14.98	6/7/2018
3	SAC	5		16.00	/		16.52	
3	SAC	5		16.62	/		17.79	
3	SAC	5		17.84	/		23.78	
3	SAC	5		24.18	/		24.82	
3	SAC	5		25.32	/		26.69	
3	SAC	5		29.71	/		30.13	
3	SAC	5		30.18	/		30.44	
3	SAC	5		32.54	/		32.94	
3	SAC	5		33.72	/		33.98	
3	YOL	5	R	7.02	/	R	7.74	
3	YOL	5	R	7.83	/	R	9.01	
3	COL	5	R	6.39	/	R	7.36	
3	COL	5	R	17.82	/	R	18.07	
3	COL	5	R	18.57	/	R	18.86	
3	GLE	5	R	8.86	/	R	9.08	
3	GLE	5	R	9.55	/	R	9.96	
3	GLE	5	R	25.41	/	R	25.70	
3	NEV	20	R	12.30	/	R	13.68	
3	NEV	20	R	16.19	/		17.30	
3	NEV	49	R	13.26	/	R	13.45	
3	NEV	49	R	13.54	/	R	14.47	
3	YOL	50		0.00	/		2.69	
3	SAC	50	L	0.28	/	L	2.48	
3	SAC	50	R	0.00	/	R	2.89	
3	SAC	50	R	3.00	/	R	4.59	
3	SAC	50	R	5.75	/	R	6.24	
3	SAC	50	R	7.55	/	R	8.85	12/5/2013
3	SAC	50	R	8.94	/	R	9.15	12/5/2013
3	SAC	50	R	9.20	/	R	9.53	12/5/2013
3	SAC	50	R	9.53	/	R	10.00	
3	SAC	50	R	10.25	/	R	10.73	
3	SAC	50	R	10.77	/	R	11.06	12/5/2013
3	SAC	50	R	11.90	/	R	12.08	12/5/2013
3	SAC	50		12.08	/		12.84	
3	ED	50		18.04	/		18.64	
3	ED	50		18.97	/		19.32	
3	ED	50		20.16	/		20.48	
3	SAC	51		0.00	/		1.71	
3	SAC	51		4.05	/		4.41	
3	SAC	51		5.20	/		5.84	
3	SAC	51		5.95	/		6.18	
3	SAC	51		6.28	/		6.63	6/4/2009

3	SAC	51		6.63	/		7.74	
3	SAC	51		7.74	/		7.85	6/4/2009
3	SAC	51		7.85	/		8.06	
3	SAC	51		8.30	/		8.86	
3	YOL	80		0.00	/		0.45	
3	YOL	80		2.52	/		2.81	
3	YOL	80		8.97	/	R	10.19	
3	SAC	80	M	2.29	/	M	2.88	
3	SAC	80	M	4.76	/	M	5.22	
3	SAC	80	M	5.35	/	M	5.61	
3	SAC	80	M	5.69	/	M	6.32	
3	SAC	80	M	6.39	/	M	6.84	
3	SAC	80	M	7.06	/	M	8.93	
3	SAC	80	M	9.90	/		18.00	
3	PLA	80		0.00	/		1.70	
3	PLA	80		1.82	/		2.19	
3	PLA	80		2.88	/		3.16	
3	PLA	80		3.57	/		3.77	
3	PLA	80		17.09	/		17.30	
3	PLA	80		17.32	/		18.99	
3	PLA	80	R	19.11	/	R	20.36	
3	SAC	99		0.59	/		0.99	
3	SAC	99		1.32	/		1.86	
3	SAC	99		13.70	/		14.00	
3	SAC	99		17.02	/		17.32	
3	SAC	99		17.46	/		24.35	
3	SAC	99	R	32.12	/	R	32.37	
3	SUT	99	R	30.67	/	R	32.14	
3	SUT	99	R	32.47	/	R	32.77	
3	SUT	99	R	33.79	/	R	34.12	
3	BUT	99	R	31.15	/	R	31.72	
3	BUT	99	R	32.21	/	R	35.31	
3	YOL	113	R	0.25	/	R	0.57	
3	YOL	113	R	0.95	/	R	1.26	
3	YOL	113	R	1.94	/	R	2.20	
3	YOL	113	R	10.29	/	R	10.67	
3	SAC	160		44.94	/		45.30	
3	SAC	160		46.06	/		46.34	
3	SAC	244		0.00	/		0.68	
3	YOL	275		11.70	/		13.01	

Source: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-b-classified- landscaped-freeways

ATTACHMENT C

Digital Billboard Revenue Summary Template

Complete the appropriate tables based on the number of digital billboard(s) proposed. If four signs are proposed complete all four tables. If three signs are proposed complete tables one, two and three. If two signs are proposed complete tables one and two. If one sign is proposed complete table one.

Revenue summary for **one** digital billboard:

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Years 11-20	TOTAL
Projected Gross Revenue	$	$	$	$	$	$	$	$	$	$	$	$
Potential Revenue Share Due to City of Roseville	$	$	$	$	$	$	$	$	$	$	$	$
Minimum Annual Garuntee to City of Roseville	$	$	$	$	$	$	$	$	$	$	$	$

Revenue summary for **two** digital billboards:

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Years 11-20	TOTAL
Projected Gross Revenue	$	$	$	$	$	$	$	$	$	$	$	$
Potential Revenue Share Due to City of Roseville	$	$	$	$	$	$	$	$	$	$	$	$
Minimum Annual Garuntee to City of Roseville	$	$	$	$	$	$	$	$	$	$	$	$

Revenue summary for **three** digital billboards:

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Years 11-20	TOTAL
Projected Gross Revenue	$	$	$	$	$	$	$	$	$	$	$	$
Potential Revenue Share Due to City of Roseville	$	$	$	$	$	$	$	$	$	$	$	$
Minimum Annual Garuntee to City of Roseville	$	$	$	$	$	$	$	$	$	$	$	$

Revenue summary for **four** digital billboards:

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Years 11-20	TOTAL
Projected Gross Revenue	$	$	$	$	$	$	$	$	$	$	$	$
Potential Revenue Share Due to City of Roseville	$	$	$	$	$	$	$	$	$	$	$	$
Minimum Annual Garuntee to City of Roseville	$	$	$	$	$	$	$	$	$	$	$	$

SEALED PROPOSAL

CITY OF ROSEVILLE CALIFORNIA

IMPORTANT

NOTICE TO PROPOSER

The envelope containing your proposal MUST have:

1. **Your name and address in the UPPER left corner.**
2. **This label on the LOWER left corner.**

RFP NAME

_____

PROPOSAL DUE DATE

_____

PROPOSAL DUE TIME

_____A.M.____P.M.

PROPOSAL FOR

_____

TIME SENSITIVE. DELIVER TO CITY CLERK IMMEDIATELY.

Roseville Digital Billboard Project
Initial Study/Mitigated Negative Declaration

Errata Sheet
January 3, 2022

This errata sheet presents, in ~~strike-through~~ and double-underline format, the revisions to the Initial Study/Mitigated Negative Declaration (IS/MND) for the Roseville Digital Billboard Project (proposed project). The revisions to the IS/MND reflected in this errata sheet do not affect the adequacy of the previous environmental analysis contained in the IS/MND. Because the changes presented below would not result in any new significant impacts or a substantial increase in the severity of an environmental impact identified in the IS/MND, recirculation of the IS/MND is not required.

In response to a comment received during the public review period for the IS/MND, page 3-49 of the IS/MND is hereby revised as follows:

> […] Should buried or otherwise unknown tribal cultural resources be encountered and/or damaged during construction, a potentially significant impact would occur. However, implementation of Mitigation Measures TCR-1 and TCR-2 would reduce the potential impact ***to less than significant with mitigation incorporated***.

3.2.18.2 Mitigation Measures

Mitigation Measure TCR-1: Implement Post Ground Disturbance Site Visit

A minimum of seven days prior to beginning earthwork, clearing and grubbing, or other soil disturbing activities, the applicant shall notify lead agency of the proposed earthwork start-date. The lead agency shall contact the United Auburn Indian Community (UAIC) with the proposed earthwork start-date and a UAIC Tribal Representative or Tribal Monitor shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of groundbreaking activity, or as appropriate for the type and size of project. During this inspection, a UAIC Tribal Representative or Tribal Monitor may provide an on-site meeting for construction personnel information on TCRs and workers awareness brochure.

If any TCRs are encountered during this initial inspection, or during any subsequent construction activities, work shall be suspended within 100 feet of the find and the measures included in the Inadvertent/Unanticipated Discoveries Mitigation Measure shall be implemented. Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign.

- *The contractor shall implement any measures deemed by CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize significant effects to the resources, including the use of a paid Native American Monitor during ground disturbing activities.*

> ***Mitigation Measure ~~TCR-1~~ TCR-2: Implement Measures to Protect Unanticipated Discoveries.***
>
> *If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone […]*

The aforementioned revisions do not identify a new impact nor increase the severity of an existing impact. Thus, the conclusions and analysis presented within the IS/MND remain accurate.

In addition, as a result of the revision above, page 3-56 of the IS/MND is hereby revised as follows:

> Implementation of Mitigation Measures CUL-1, CUL-2, ~~and~~ TCR-1, and TCR-2 would ensure that the proposed project would not eliminate important examples of the major periods of California history or prehistory.

The aforementioned revision is for clarification purposes only, and does not affect the conclusions of the IS/MND.

COUNCIL COMMUNICATION

CC #: 1867
File #: 0704

Title: Park Name Recommendation Approval
Contact: Tara Gee 916-774-5253 tgee@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 9.2.

RECOMMENDATION TO COUNCIL

Per recommendation of the Parks & Recreation Commission, staff recommends approval by motion of park names for several parks targeted to start construction in the Spring/Summer 2022, as follows:

• WB-50 School/Park - Westbrook: Solaire Park (The park is located on Solaire Drive and some elements in the park design are about the solar system.)
• CO-62 Linear Park - Campus Oaks: Crimson Ridge Park (Crimson Ridge Way is the road on which the park is located.)
• CO-64/HP – Campus Oaks: Campus Oaks Park or Super Happy Funtime Park (Campus Oaks is the development where the park is located and is also the largest park in this development.)
• W-50D – West Roseville Neighborhood Park: Audrey Huisking Park
• F-51 School/Park – Fiddyment Farm: Riego Creek Park (This park is located next to Riego Creek Elementary School.)
• F-94 Pocket Park - Fiddyment Farm: Kay Sakamoto Park or Phil Ozenick Park
• JM-50 School Park – Sierra Vista (next to future Rex Fortune Elementary): John Byouk Park

BACKGROUND

Parks & Recreation Commission

The following names were recommended by the Park Naming Subcommittee and presented at the November 1, 2021 Parks & Recreation Commission meeting.

• WB-50 School/Park - Westbrook: Solaire Park or Galaxy Park (The park is located on Solaire Drive and some elements in the park design are about the solar system.)
• CO-62 Linear Park – Campus Oaks: Phil Ozenick Park, Audrey Huisking Park or Crimson Ridge Park (Crimson Ridge Way is the road on which the park is located.)
• CO-64/HP – Campus Oaks: Campus Oaks Park (Campus Oaks is the development where the park is located and is also the largest park in this development.)
• W-50D West Roseville Neighborhood Park – West Roseville: Audrey Huisking Park, Phil Osenick Park or Mt. Evans Park

• F-51 School/Park – Fiddyment Farm: Riego Creek Park (This park is located next to Riego Creek Elementary School.)
• F-94 Pocket Park – Fiddyment Farm: Kay Sakamoto Park
• JM-50 School Park – Sierra Vista (next to the future Rex Fortune Elementary): John Byouk Park or Upland Park (The park is located on Upland Drive.)

Updated Park Naming Process

The Park Naming policy was updated and approved in June 2021. Changes included a new make-up of participants as the Park Naming Subcommittee. This included:
• Parks, Recreation & Libraries Director
• Park Planning and Development Superintendent
• Park Development Project Manager (one representative serving a two-year term, to be rotated among Park Development Project Managers)
• PRL Superintendent from the Parks Division (one representative serving a two-year term, to be rotated among PRL Superintendents from the Parks Division)
• PRL staff member chosen "at-large", who shall serve a two-year term
• Staff member from the Development Services Department (one representative serving a two-year term, to be rotated among Development Services staff)

With the exception of the Director and Park Planning & Development Superintendent, committee members will serve a two-year term.

The Name Selection Process is as follows:

1. The Subcommittee shall review all names and recommend up to three names for each new park or facility to the Parks & Recreation Commission.
2. The recommended names, along with the full list of submissions (including the "active" names from the previous year), shall be reviewed by the Parks and Recreation Commission for consideration at a formal meeting. The Parks and Recreation Commission shall recommend up to three names for each new park or facility to the City Council.
3. The recommended names, along with the full list of submissions (including the "active" names from the previous year), shall be reviewed by the City Council for approval at a formal meeting.
4. Family members of any potential namesakes shall be contacted by PRL staff prior to final approval by City Council, to ensure their support of the recommendation.
5. The Annual Park Naming Process shall conclude upon City Council's final approval of the park or facility name.

Advertisement for names for the above parks occurred in July through August 2021. The advertisement period was four (4) weeks. The Park Naming Subcommittee, consisting of Jill Geller - Parks Recreation & Libraries Director, Mike Isom - Development Services Director, Tara Gee - Park Planning & Development Superintendent, Eric Dexter - Parks, Recreation & Libraries Superintendent, Joel De Jong - Park Planning Project Manager and Patrick Daly - Parks Supervisor, met virtually on October 4, 2021 to review the name submissions along with names on the "active" list from last year. "Active" are those names received the year prior and not selected.

Consistent with the policy, a short list of names was forwarded as recommendations to the Parks & Recreation Commission. Upon review and approval by the Parks & Recreation Commission, their recommendations are now forwarded to the City Council for final review and approval.

Names from the 2021 submission period that are not selected for recommendation will remain on the "active" list for one year. Please see the attachments for a summary of names and the submissions received during this latest advertisement, as well as those remaining active from 2020.

FISCAL IMPACT

Park identification signs for new parks will be included in the construction budgets of each park. There will be no General Fund impact.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The park naming recommendations meet the above criteria and are not subject to CEQA. No additional environmental review is required.

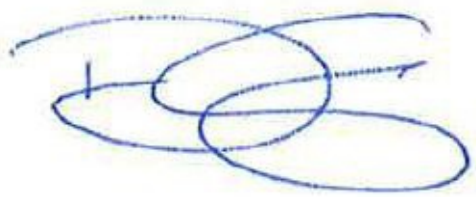
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal B - Support community engagement and advocacy

Respectfully Submitted,

Tara Gee, Park Planning & Development Superintendent

Jill Geller, Parks, Recreation & Libraries Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Park Naming Policy

Map of parks to be named

Park Name Submittals - 2021

Park Name Submittals - Active from 2020

Name Suggestion Summary

Park Naming Process

Parks, Recreation & Libraries

On June 16 2021, the City Council approved revisions to the Park Naming Process. This process applies to parks and Parks, Recreation & Libraries (PRL) facilities only. “PRL facilities” are defined as recreation facilities, rooms within PRL buildings, and amenities within parks including, but not limited to, sports fields, groves of trees, walkways and trails. There is a separate naming process for City buildings and other City facilities.

Process

In July of each year, notification is made to the public and interested individuals that name suggestions are being sought for new parks and facilities that will be under construction during that fiscal year period (July 1 to June 30). This suggestion period is open for the month of July. Names should be submitted to the City Clerk and forwarded to the Park Planning and Development Superintendent.

At the conclusion of the suggestion period, the names received will be considered as follows:

1. The Park Naming Subcommittee shall review the list and make recommendations for park and/or facility names, using the criteria outlined below, to the Parks & Recreation Commission. The Park Naming Subcommittee shall consist of the following staff:
    a. Parks, Recreation & Libraries Director
    b. Park Planning and Development Superintendent
    c. Park Development Project Manager (one representative serving a two-year term, to be rotated among Park Development Project Managers)
    d. PRL Superintendent from the Parks Division (one representative serving a two-year term, to be rotated among PRL Superintendents from the Parks Division)
    e. PRL staff member chosen “at-large”, who shall serve a two-year term
    f. Staff member from the Development Services Department (one representative serving a two-year term, to be rotated among Development Services staff)

    Two-year terms shall be staggered to provide continuity in the rotational representation.
2. Names received shall be considered “active” for both the current and following fiscal years, and will be considered for those parks and facilities scheduled for construction during those same fiscal years.
3. A name suggestion cannot be submitted more than three consecutive years.
4. The Park Naming Subcommittee maintains the right to select a name not included on the “active” list, due to special circumstances such as historical significance, the passing of an active contributor(s) to the community, or other considerations.

Criteria for Naming a Park Facility

The act of naming is significant and meaningful. A name can invoke powerful emotions, create images and help to recall history. The naming of a park or facility is intended to be a permanent act, and therefore should be approached in a thoughtful manner. The name of a park or facility may take into consideration the past, present and future history of the land, its use, and our relationship to it. The following criteria and factors shall be considered when naming or renaming a park or facility:

- Recognition of nearby prominent geographical locations (e.g., street names, subdivision names, or adjacent school names)
- Recognition of significant natural and geological features of the area
- Recognition of outstanding features of the park or facility
- Recognition of historical or cultural significance in the area
- Recognition of significant individuals within the community, as follows:
    - The person contributed a significant amount of land or funding for the park or facility (typically amounting to 50% or more of development costs).
    - The person has made significant volunteer contributions to the Roseville community and its residents’ quality of life.
    - The person is deceased and is being recognized for substantial volunteer contributions to the quality of life in Roseville.
    - The person died in the line of duty as part of City service.

Naming of new parks or facilities should also consider:

- Including “Roseville” for regional or city-wide parks and facilities
- Avoiding duplication of names in order to ease confusion of sites and locations for the general public

The Subcommittee reserves the right to consider exceptions due to extraordinary circumstances, which inspire vision and civic engagement. Exceptions can be made when the actions or contributions of an individual not normally meeting the established criteria are so significant and profound that this person deserves consideration.

It is noted that the City of Roseville is grateful for the sacrifices of our fallen soldiers and veterans who served our country. With limited parks and facilities available, it is difficult to place a higher value or honor of one life over another. Therefore, honoring our fallen soldiers and veterans shall be directed to existing veteran-related programs within the City.

Re-naming of an existing park or facility, due to costs, potential loss of neighborhood identity and other considerations, shall be discouraged. The City Council reserves the right to add to the name of an existing park not named after a person or family, due to special circumstances. In such cases, the original park name shall not be replaced. Under these special circumstances, community contributions towards the offset of costs incurred to change signage shall be considered in the approval process.

Name Selection Process

1. The Subcommittee shall review all names and recommend up to three names for each new park or facility to the Parks & Recreation Commission.
2. The recommended names, along with the full list of submissions (including the “active” names from the previous year), shall be reviewed by the Parks and Recreation Commission for consideration at a formal meeting. The Parks and Recreation Commission shall recommend up to three names for each new park or facility to the City Council.
3. The recommended names, along with the full list of submissions (including the “active” names from the previous year), shall be reviewed by the City Council for approval at a formal meeting.
4. Family members of any potential namesakes shall be contacted by PRL staff prior to final approval by City Council, to ensure their support of the recommendation.
5. The Annual Park Naming Process shall conclude upon City Council’s final approval of the park or facility name.

Suggested Name For a Park or Facility Within a Park

Suggested Name _____
*(Print or type the suggested name **exactly** how you would like it to read)*

Park Preference: ☐ Any park site ☐ _____ *(Specify park)*

If a name of an individual or family, number of years residing in Roseville _____

Reason for Suggestion *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.):*

_____
_____
_____
_____
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_____
_____

Attach a second sheet if necessary. ☐ *Attachment included*

Name _____
(of individual submitting request)

Address _____

Phone Number/Email Address_____

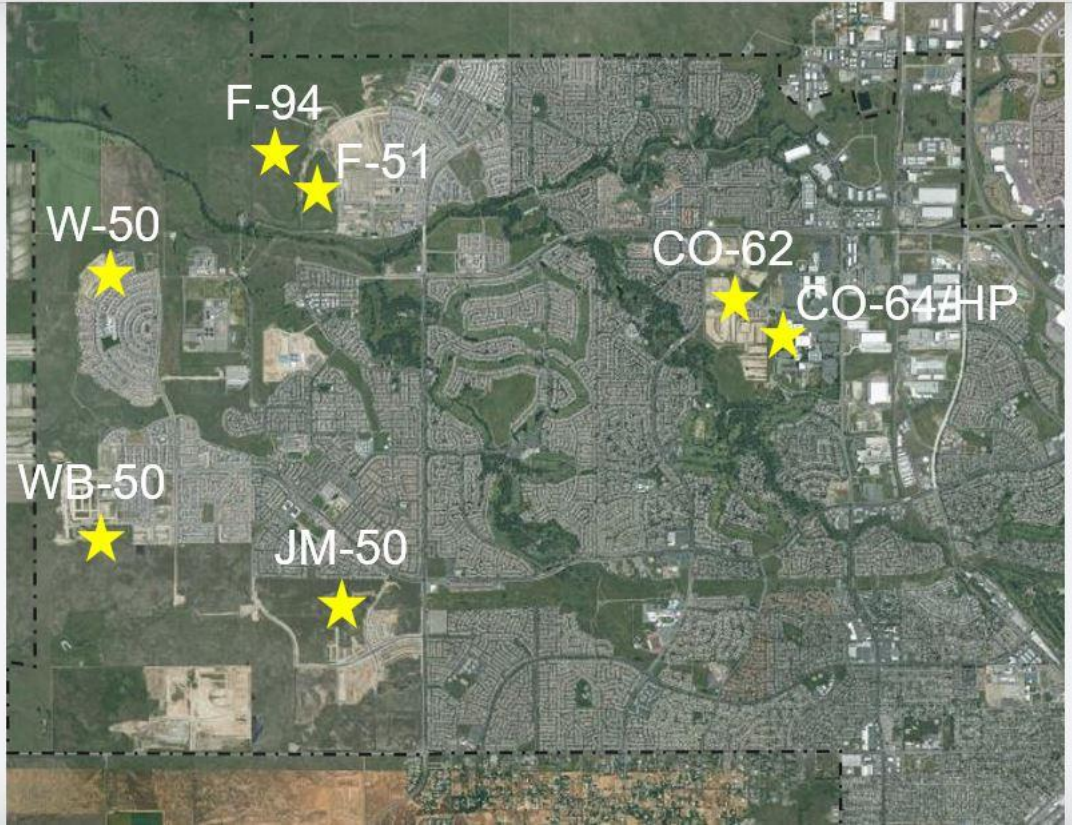
Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

_____
_____
_____


F-94
F-51
W-50
CO-62
CO-64/HP
WB-50
JM-50

8-1-21

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -4 AM 8:54
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name JOHN BYOUK PARK
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 65+ YEARS

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

I HAVE KNOWN John Byouk SINCE 1961 DURING OUR Roseville High School YEARS WHEN HE WAS STUDENT Body President & Played center ON THE BASKETBALL TEAM. John ALWAYS CARED ABOUT Roseville & its CITIZENS. HE WAS VERY PERSONABLE & could SPEAK To Anyone. He Told me ABOUT meeting CLINT WALKER The Former ACTOR & How they conversed LIKE They HAD KNOWN EACH other Forever. I WORKED with John @ The Tower THEATRE during The mid 60's WHERE he displayed Leadership SKILLS & Fairness To ALL. John BECAME Very involved IN community ACTIVITIES WHILE Being part of The "Bull and Kitchen Crew" John SPENT MANY YEARS on The Roseville City Council. My FONDNESS memories OF John IS how HE ALWAYS WANTED TO ENHANCE THE LIVES OF THOSE IN NEED.

Attach a second sheet if necessary ☐ *Attachment included*

John Died JUNE 23, 2018

Name *(of individual submitting request)* Dennis E. Morillas

Address 1810 Queens Ct. Roseville, CA. 95661

Phone Number / Email Address 916-783-0769 / chipper1198@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

_____

_____

_____

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -3 PM 1:04
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name John Byouk Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 60+

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

see attachment

Attach a second sheet if necessary ☒ *Attachment included*

Name *(of individual submitting request)* Noah Elvis McCann

Address 318 Diamond Oaks Rd, Roseville CA 95678

Phone Number / Email Address 916-214-1302

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

John Byouk was resident of the City of Roseville for approximately 60+ years. He died in 2018. He served as a city council member of Roseville for several years but was of service to the city for as long as I can remember. He influenced the quality of life for many residence of Roseville through his many hours of volunteering to better the City of Roseville. He advocated and served on committees. He volunteered on fundraisers to raise funds for the Police Department to bring SWAT service to Roseville. He volunteered at the fair whenever and wherever he was needed. He was committed to the City of Roseville and it's betterment.

ROSEVILLE
CALIFORNIA

RECEIVED
2021 AUG -3 PM 1:04
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name John Byouk Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville @ 60+

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

John Byouk was an influencial member of Roseville City Council for many years. He proudly served the City of Roseville for many years. He was a Roseville Resident for about 60+ years. He died in 2018. He made many contributions to the city of Roseville through volunteering to look at fundrasers that directly affected the quality of life to the residents of Roseville. He had many other contrabutions to better the City of Roseville throughout the years he lived & served the community.

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Nora P. McCann

Address 318 Diamond Oaks Rd. Roseville CA 95678

Phone Number / Email Address (916) 297-1436

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

_____

_____

_____

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -3 PM 1:04
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name John Bpouk Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☑ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 60+

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

See attached

Attach a second sheet if necessary

☑ *Attachment included*

Name *(of individual submitting request)* Rebekah Johnson

Address 6848 Cunningham Way, Sac, CA 95828

Phone Number / Email Address 916-761-1810

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

John Byouk was resident of the City of Roseville for approximately 60+ years. He died in 2018. He served as a city council member of Roseville for years. He was very influential to many residence of Roseville through his many hours of volunteering. He advocated, served on committees, and was devoted to improve the City of Roseville. He volunteered on numerous fundraisers to benefit Roseville. He was kind and generous of himself throughout the years of service to the City of Roseville. He loved giving to the residence of Roseville.

CITY OF ROSEVILLE
CALIFORNIA

RECEIVED
2021 AUG -3 PM 1:04
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name John Bjouk Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 60+

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

see attachment

Attach a second sheet if necessary ☒ *Attachment included*

Name *(of individual submitting request)* Tami Johnson

Address 6848 Cunningham Way Sac, CA 95828

Phone Number / Email Address 916-947-0543

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

John Byouk was resident of the City of Roseville for approximately 60+ years. He died in 2018. He served as a city council member of Roseville for several years. He was very influential for many residence of Roseville through his many hours of volunteering to better the City of Roseville. He advocated and served on committees. He volunteered on numerous fundraisers to benefit Roseville. He was humble and kind throughout the years of service to the City of Roseville. He loved giving to the residence of Roseville.

Jami L Johnson

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -3 PM 1:04
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name John Byouk Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 60+

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

see attachment

Attach a second sheet if necessary ☒ *Attachment included*

Name *(of individual submitting request)* Valerie VanDeGrift

Address 800 Gibson Dr #314 Roseville CA 95678

Phone Number / Email Address 916-759-8016

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

The reason I'm suggesting a park in the city of Roseville be named after John Byouk is because he was a prominent influential resident of the City of Roseville for approximately 60+ years. He died in 2018 in a tragic car accident. He proudly served as a city council member for a number of years. He influenced the quality of life for many residence of Roseville through his many hours of volunteering to cook at fundraisers to raise money for numerous projects to better the City of Roseville and other events such as funerals, weddings and other celebrations for the community. I remember attending gatherings at his home for fundraisers for various campaigns. He was always a kind hearted man with a contagious smile. He advocated and served on committees to grow neighborhoods that developed Roseville from the junction town it was into the town it is today. He volunteered at the fair whenever and wherever he was needed. John Byouk gave many devoted hours of service to the City of Roseville unselfishly and freely spreading his kindness and love of Roseville to the community he loved.

Valerie VanDeGraff

CITY OF ROSEVILLE
CALIFORNIA

RECEIVED
2021 AUG -3 PM 1:04
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name John Byouk Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 60+

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

John Byouk was a prominate influential resident of Roseville for approximately 60+ years. He died in 2018 from a head on collision. He gave many proud years of service to the city of Roseville. He served as a city counsel member & really & sincerely cared about the city of Roseville & its residence. He was proud to be of service to the city of Roseville.

Lynn Chrisman

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Lynn Chrisman

Address 800 Gibson Dr #418, Roseville CA 95678

Phone Number / Email Address (916) 792-1614

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

CITY OF ROSEVILLE
CALIFORNIA

RECEIVED
2021 AUG -3 PM 1:04
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name John Bjouk Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 60+

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

See attachment

Attach a second sheet if necessary

☒ *Attachment included*

Name *(of individual submitting request)* Lisa Lewis Davis

Address 1401 Freswick Dr Folsom CA 95630

Phone Number / Email Address lisalewisdavis@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

John Byouk was resident of the City of Roseville for approximately 60+ years. He tragically died in 2018. He served as a city council member of Roseville for years. He was very influential to many residence of Roseville through many hours of volunteering. He advocated, served on committees, and was devoted to improve the City of Roseville. He volunteered on numerous fundraisers to benefit Roseville. He was kind and generous of himself throughout the years of service to the City of Roseville. He loved giving to the residence of Roseville. He grew up in Roseville and truly cared about the community he loved.

CITY OF ROSEVILLE
CALIFORNIA

RECEIVED
2021 AUG -3 PM 1:04
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name John Byouk Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 2007

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

See attachment

Attach a second sheet if necessary ☒ *Attachment included*

Name *(of individual submitting request)* Steven VanDeGrift

Address 2599 Chalmette Ct. ; Rocklin, CA 95677

Phone Number / Email Address 916-770-9938 / steven_vandegrift@yahoo.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

John Byouk was influential resident of the City of Roseville for approximately 60+ years. He died in 2018 in a car accident. He served as a city council member of Roseville. He influenced the quality of life for many residence of Roseville through his many hours of volunteering at fundraisers to raise money for projects to better the City of Roseville. He advocated and served on committees to grow neighborhoods that developed Roseville from the junction town it was into the town it is today. He volunteered at the fair whenever and wherever he was needed. John Byouk gave many devoted hours of service to the City of Roseville unselfishly and freely spreading his kindness and love of Roseville to the community he loved.

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -6 PM 1:26
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name JOHN BYOUK PARK
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 55 YEARS

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

I FIRST MET JOHN AT A COMMUNITY FUNDRAISER IN THE LATE 1970'S HE WAS ONE OF THE MEMBER OF THE BUJAN CARLING CREW. FROM TIME TO TIME I WOULD BUMP INTO HIM AT SIMILAR EVENTS. IN THE EARLY 80'S OUR COMPANY WAS GOING THROUGH THE APPROVAL PROCESS FOR THE SOUTHEAST ROSEVILLE SPECIFIC PLAN AKA JOHNSON RANCH. HIS LEADERSHIP CLARITY + ATTITUDE WAS IT HAD TO BE GOOD FOR ROSEVILLE. AFTER SEVERAL YEARS OF HEARINGS ETC THE PLAN WAS APPROVED IN FEB 1985. THEREAFTER IT BECAME THE TEMPLET FOR ALL FUTURE PLANNING TO THIS DAY. JOHN'S PASSION FOR ROSEVILLE - HE WORE ON HIS SLEEVE - WHETHER IT WAS A PERSON/COMMUNITY ORGANIZATION JOHN WOULD PUT HIS COMMITMENT. I REMEMBER HE CAME TO US AS A NON-PROFIT NEEDED SOME BIKES FOR CHRISTMAS TOGETHER WE RAISED ENOUGH TO PURCHASE 250+ TO BE GIVEN OUT - JUST AN EXAMPLE. PLEASE GIVE JOHN THE UP MOST CONSIDERATION - THANK YOU

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* ROBERT COKER C/O COKER-EWING CO

Address 2140 PROFESSIONAL DR #130 ROSEVILLE CA 95661

Phone Number / Email Address 916-539-1987 RBC@COKER-NEVADA.COM

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

_____

_____

_____

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 JUL 30 AM 10:47
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name JOHN BYOUK PARK
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 70 + years

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

To the person or persons considering the name of the next Roseville Park. I would like to suggest my uncle and former city council member and mayor pro tem. John Byouk. at a very early age I gave my uncle John the nick name 'Too High'. For obvious reasons he was 6'6 and towered over most everybody. Everybody in the circle of friends and family called him Too High from that point on. But that's not how my uncle projected himself. He never made anybody he met feel intimidated by his size. He made you feel like he had known you forever and you were a friend. There are plenty of people in the city of Roseville that could attest that John Byouk would give you the shirt off his back. I can't tell you how many times I saw my uncle walk up to some poor dirty homeless person and make their day by treating them with human kindness and slipping them a few bucks.

Attach a second sheet if necessary ☒ Attachment included

Name *(of individual submitting request)* John Jacobson

Address 1740 Starview Ln. Lincoln Ca. 95648

Phone Number / Email Address (916) 878-0419

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

CITY OF ROSEVILLE CALIFORNIA

Suggested Name for a Park or Facility Within a Park

Suggested Name John Byouk Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville _____

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

No big thing for him, no big thing for 'Too High' he did that all the time. I never had much of a father, so I always looked up to my uncle 'Too High' as my father. Everybody else who is submitting these statements to you all know how great it was to be around John Byouk and how possible it is that he was taken from us the way he was. So Sad. He was one of the people in a group of councilmembers that really put Roseville on the map of great places to live and work and raise a family. I remember all the great Picnics and dinners that we had with the Bulgaria cooking crew that helped numerous people and causes throughout the years. He loved Roseville and cared about it, and its citizens. I think it is a no brainer that my uncle John Byouk be given the honor of having a city park named after him forever. Thank you for reading this. Please consider my uncle 'Too High' I know you will make the right decision.

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Thank you

Address John Jacobson

Phone Number / Email Address _____

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 JUL 30 AM 10:47
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name JOHN BYOUK PARK
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 65/73

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

John Michael Byouk my brother, a charismatic fellow and a two-term former Roseville City Councilman is worthy of the honor to have a city park bear his name. And so, it is with love and enormous pride that I submit a request to get this done!

John served on the Council (1984-1991) at a strategic time in Roseville's development—a time that required strong, insightful leadership. During the 80's, Roseville (pop. 25,000) began its evolution from the small railroad-centered town it had always been to the desirable family-oriented and well-planned city it is today. Because of many decisions made by the Council during those years when John served, Roseville began to thrive, attracting new businesses with quality jobs. In came Hewlett-Packard, NEC, and the Auto Mall.

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Diane Byouk Jackson / sister

Address 2318 Longspur Loop, Lincoln, CA

Phone Number / Email Address 916 434 1987 / luvparistoo@sbcglobal.net

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

_____

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CITY OF ROSEVILLE CALIFORNIA

Suggested Name for a Park or Facility Within a Park

Suggested Name John Byouk Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 65/73

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

John was one of just several community leaders chosen to go to Tokyo, Japan to convince NEC executives to expand its investments into Roseville, and they met with success. Roads, like Rsvl Pkwy, were planned and eventually developed, that opened to near zero traffic, but were in place in anticipation of the population growth and businesses that would surely follow. John had a superb work ethic and was always prepared for his meetings. People loved and admired John for his directness, his honesty, his intelligence, and his foresightedness especially in regards to the ~~city~~ City's growth plan. He consistently demonstrated this in a thoughtful and reasoned manner and with an eye to preserving Roseville's historical past.

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Diane Byouk Jacobson / sister

Address [redacted] 2318 Longspur Loop, Lincoln, CA

Phone Number / Email Address 9164341984 / luvparistoo@sbcglobal.net

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

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For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

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John Byouk Park

Other ways in which John gave of himelf are that he served on the Placer County Grand Jury for a few terms and became a member of the infamous "George Buljan Cooking Crew". These men volunteered and worked for free at hundreds of community and charitable events preparing the meals that brought people out and together. I believe John served on a few other boards and commissions, but those are the highlights.

Now, to provide a bit more personal background information as to who John was: He was born in January 1945, in Bakersfield, CA, only because his father was stationed there in the waning months of WWII. His mother was a Roseville native born in 1921. So within a few months the young family returned to Roseville to raise their family, work, and live all the rest of their lives. So as of this year, John has at least a century long connection to Roseville. That kind of connection runs very deep and can make one want to get involved and dedicate oneself to public service.

John started life in a Roseville that was very "small-town" with a population well under 8,000. Of course, he attended Roseville

John Byouk Park

Public Schools. He graduated from Roseville High in 1962 where he was a student leader and prized athlete. He was Junior Class President and Student Body President in Senior year. John excelled at sports, especially basketball. He made All-league and All-Tourney in several tournaments. He developed an early interest in history, politics, and reading. He stayed close to home in his college days and therefore graduated from CSUS majoring in Political Science. While working his way through college, one of John's early jobs stands out. He began as an usher and ticket taker, but eventually manager of Roseville and Tower theaters on Vernon Street. Eventually John settled on being a licensed financial planner and insurance agent serving many clients well for years.

Tragically, John was victim to a wrong way driver on I-5 in June, 2018. He was 73 years old and had spent most all of those years living in Roseville, the city he loved and willingly served. In his last eight years, he had lived primarily in Seattle. It was to Seattle he was returning that fateful early morning after a week's visit with family and friends in Roseville. He was considering moving back. His absence has

John Byouk Park

left a gigantic hole in our hearts.

John was a big man, a tall man, 6'6". He naturally attracted people to him, people from all walks of life. He generally championed the underdog, and he showed everyone respect, kindness, and a generous heart. He was fun and funny with a great, self-deprecating sense of humor. Children were particularly drawn to him. An example: a group of children in the lobby of the theater encircle him, are looking up at him, vying for his attention. To them he always demonstrated genuine interest and patience. They sensed his goodness and just loved him, always following him around. John was a highly visible member of the community. He interacted with everyone because he was just a friendly guy, and at that time in Roseville's younger days, everyone knew him for one reason or another and liked John Byouk. He was more than just a tall man. Of course, John was also a loving father, a devoted son to his mother, a protective big brother, and a fun uncle.

And so, I think it fitting that a former councilman who served his city well, a one-time athlete, and a friendly family man should have a park where children can play & hone their skills and families can meet and relax named for him. Thank you! Dixie Byouk Jacobson, sister

CITY OF ROSEVILLE CALIFORNIA

Suggested Name for a Park or Facility Within a Park

RECEIVED
2021 AUG -2 AM 11:04
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name
*(Print the suggested name **exactly** how you would like it to read)* ***JOHN BYOUK MEMORIAL PARK***

Park Preference: ☒ Any park site ☐ *(Specify park)* If name of an individual or family, number of years residing in Roseville: **Over 60 years**

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

John Byouk grew up and lived in Roseville most of his life. He died June 23, 2018 at the age of 73.

He served as Student Body President at Roseville High School where he graduated in 1962. After attending Sierra College, John earned his B.S. in Political Science at CSU Sacramento.

John was a member of the Roseville City Council for multiple terms and worked to plan for the inevitable growth of the area. He was honored in a Resolution from the City of Roseville following his untimely death from a tragic car accident in 2018.

John served on many Roseville City committees and commissions throughout his life.

One of his giving pleasures was cooking with the "Buljan Crew" at various community and charity events.

John took pride in our community and is well-deserving of having a city park named for him.

Name: ***Jess and Diana Galvan***

Address: 2402 Ridgeside Ct, Roseville, CA 95661

Phone Number / Email Address: 916-705-9409 dgalvan63@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY Has this name been submitted before? ☐ Yes ☐ No If yes, when?

Subcommittee Review Comments:

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -2 AM 11:20
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name JOHN BYOLIK PARK
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville _____

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

John had been a native of California and lived in Roseville for 65 years.

John served on the Roseville City Council from 1984 to 1991.

John was a kind, caring and dedicated advocate of Roseville.

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Victoria rose Vega

Address 1796 Santa Ines St Roseville, Ca 95747

Phone Number / Email Address (916)751-9516 aleapin2learning@yahoo.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -2 AM 11:19
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name JOHN BYOUK PARK
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville _____

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

John served on the City Council
From 1984-91

John lived in Roseville Ca for approx 65 years

John was an asset to our community

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Greg Alan Barton

Address 1796 Santa Ines st Roseville Ca 95747

Phone Number / Email Address 916 600-6520

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -2 AM 11:20
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name JOHN BYOLIK PARK
*(Print the suggested name **exactly** now you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville _____

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

John lived in California specifically Roseville for 65 years.

John served on the City Council in Roseville from 1984-1991

John was a proud member of the George Buljan cooking crew, a group of men who cooked dinners for hundreds of community events.

John was a dedicated advocate of Roseville's early transition from a small town to the now largest city in Placer county

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Domonique Vega-Wells

Address 408 10th Str Roseville Ca 95678

Phone Number / Email Address (916)577-3057 domoniquevega@hotmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

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CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -2 AM 11:20
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name JOHN BYOLK PARK
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville _____

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

John had lived in Roseville Ca for 65 years and served on the City Council from 1984-1991.
John was very dedicated to Roseville and he was a proud member of the George Basijan cooking crew where he cooked dinners for hundreds of people for community events.
John was a kind man and loved this City.

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Sherri Archibeque

Address 408 10th St Roseville Ca 95678

Phone Number / Email Address 1-530-300-2660 sjsandbeck@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -2 AM 11:20
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name JOHN BYOLK PARK
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville _____

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

I had known John for many years and found him to be an asset to Roseville. John had lived in Roseville California for 65 years and served on the Roseville City Council. John had worked as a life guard, a manager at the Tower Theater in his younger years. John graduated with a Bachelor's Degree in Political science and served his community as an insurance broker for many years.

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Rose Gage

Address 408 16th Str Roseville Ca 95678

Phone Number / Email Address (916) 715-3863 rosieg@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

CITY OF ROSEVILLE
CALIFORNIA

RECEIVED
2021 AUG -2 PM 12:58
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name John Byouk Memorial Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville Over 60 years

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

John Byouk grew up and lived in Roseville most of his life. He died June 23, 2018 at the age of 73.

He served as Student Body President at Roseville High School where he graduated in 1962. After attending Sierra College, John earned his B.A. at CSU Sacramento.

John was a member of the Roseville City Counsil for years, as well as many Roseville City Committees.

John worked hard for Roseville and deserves to have a city park named for him.

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Jack and Mary Pat Gayaldo

Address 703 Hillcrest Avenue, Roseville, CA 95678

Phone Number / Email Address 916-783-4302 mpgayaldo@surewest.net

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -3 AM 11:37
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name John Byouk Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville >60 years

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

See Attachment Please.

Attach a second sheet if necessary

☒ *Attachment included*

Name *(of individual submitting request)* Alon V. Pinesehi

Address 114 Amethyst Ct Roseville CA

Phone Number / Email Address (916) 765-4561

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

John Byouk passed away on June 23, 2018. He lived in Roseville for over 60 years.

I knew John for virtually my entire life. From an early age, John served his community. He was active during his years at Roseville High School and served as Student Body President in 1962. My first recollection of him was when he was a lifeguard at the Roseville High School pool where he did his job with kindness and consideration. Before starting his business, he worked in the local theatres as a manager where once again his kind presence and courtesy to everyone was well known.

John was active in local, state and national politics as he grew older. I served with him on the Roseville City Council in 1985 and 1986. On the council John was honest, intelligent, fair and courteous to all points of view.

In addition, John served as a member of the Buljan Cooking Crew. A group of civic minded men who cooked thousands of dinners for community events and charities free of charge.

John was proud of his family, his city, state and country.

In honor of John Byouk's contributions to the City of Roseville I believe one of new parks should be named in his memory.

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -2 PM 2:17
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name JOHN BYOUK PARK
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☑ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville _____

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

John Byouk was my uncle and best friend throughout my entire life. He had been a resident of Roseville for 70 plus years. He died in June of 2018. John graduated from Roseville Highschool as Student Body President in 1962 and became a multi-term elected member of the Roseville City Council throughout the 1980's. He was a dedicated advocate ~~for~~ of Roseville's early transition from a Junction town to what is now the largest city in Placer County. He continued to be in service to people throughout the rest of his life as an insurance broker. He was A dedicated, loyal and caring person to everyone he ever came into contact with. I've heard people speak of him as "the gentle giant" because his heart was "Golden" and as Big as this world.

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Richard L. Jacobson

Address 6136 Merrywood Drive, Rocklin, CA 95677

Phone Number / Email Address 916-962-4107 / blu928@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

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For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

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CITY OF ROSEVILLE
CALIFORNIA

RECEIVED
2021 AUG -2 PM 12:58
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name JOHN BYOUK MEMORIAL PARK
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 60+ YEARS

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

MR. JOHN BYOUK GREW UP IN ROSEVILLE. HE GRADUATED FROM ROSEVILLE HIGH SCHOOL IN 1962 WHERE HE SERVED AS STUDENT BODY PRESIDENT. JOHN ATTENDED SIERRA COLLEGE AND EARNED A BACHELORS DEGREE FROM SACRAMENTO STATE. JOHN SERVED ON VARIOUS BOARDS AND COMMISSIONS FOR THE CITY OF ROSEVILLE AND WAS A MEMBER OF THE ROSEVILLE CITY COUNCIL FOR MULTIPLE TERMS. JOHN'S GOAL AS A MEMBER OF OUR CITY WAS TO ENSURE THE HEALTH, SAFETY AND BETTERMENT OF EVERY CITIZEN IN OUR COMMUNITY. HE WAS HONORED WITH A RESOLUTION FROM THE CITY OF ROSEVILLE AFTER HIS UNTIMELY PASSING IN A TRAGIC CAR ACCIDENT. JOHN WAS A MEMBER OF NUMEROUS CIVIC GROUPS AND SERVED MANY FUNDRAISERS AS A MEMBER OF THE BULTAN COOKING CREW. HIS SERVICE TO OUR CITY MAKES HIM A DESERVING CANDIDATE FOR THIS HONOR

Attach a second sheet if necessary

☐ *Attachment included*

Name *(of individual submitting request)* JOSEPH T. ALAMEIDA JR

Address 624 JUANITA WAY, ROSEVILLE, CA. 95678

Phone Number / Email Address jalameida@comcast.net

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

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CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 JUL 30 AM 10:47
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name JOHN BYOUK PARK
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 60+ years

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

PLEASE SEE ATTACHED

Attach a second sheet if necessary

☒ *Attachment included*

Name *(of individual submitting request)* KATHERINE I. BYOUK

Address 56 CHAMBORD WAY, ROSEVILLE, CA. 95678

Phone Number / Email Address 916-838-5288 katherinebyouk@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

July 29, 2021

To whom it may concern,

My name is Katherine Byouk. This is to serve as an attachment to the "Help Name A Park" form for the current upcoming review deadline August 6th, 2021.

I would like to suggest one of the new parks in the City of Roseville be named JOHN BYOUK PARK in memory of my dad. Why? I wish it was as easy as saying, "Because he's, my Dad!!!" He was definitely a wonderful and loving father; I was blessed with one of the best.

Dad was a resident of Roseville for approximately 60 or more years. He was a student at Woodbridge Elementary School, and a graduate of Roseville High School – Student Body President his Senior year. One of his first jobs was as a lifeguard at Johnson Pool, another at the Tower Theater which he later managed for a time in his early adult life. He was a very big man but humbled by his size. I was always proud as a little girl to say he stood 6'6", but he would correct me in such a humble, shrugging manner and say, "Six Foot Five and Three Quarters Honey". He committed most of his life to service and truly loved the City of Roseville and the people in it. He cared about the well-being of everyone, selflessly served the community even in small ways, and was one of the members of the City Council during the early considerations of developments and changes in its transition from a junction town to the largest city in Placer County today.

Some of my best memories from childhood are running errands with Dad when I was quite young, between the age of 3 – 5 years old, well before he served on the Roseville City Council. Dad truly felt joy living in Roseville and shared his joy by saying hello and checking in on everyone. If there was a bill to be paid at Roseville Telephone Company, we also had to stop in to say hi to some of the local businesses near there, one of them being Denny's the American Chinese Restaurant – not the breakfast chain, and a little later also Placer Savings and Loan when it opened a branch on the corner of Lincoln and Vernon Streets – now a smoke shop. We'd stop at the old Post Office, the Tower Theatre, Duffy's Liquor, the original City Hall (I remember the swinging door at the City Clerk's desk), Foster's Freeze, Citizen's Bank, Metke's TV, Bud's Cleaners, Zorro's Pizza (every location Zorro had), and the list goes on. During many following visits to these various places we would return with information or a gift that happened to be something needed but unable to be found by the business owner - always a problem solver for others. I would be awe struck everywhere we stopped because everyone was always happy to see him.

When I look back to my teen years (early to mid 80's) I remember all the volunteer dinners/fundraisers he was a part of. He was a member of the Roseville Lion's Club and always gave his time in the kitchen, to announce for raffles, and typically sold enough tickets to fill at least two tables during their famous crab feeds. He was also a member of the George Buljan cooking crew and boy did they cook to raise a lot of money for so many charitable causes! Some of my favorite memories of Dad's laugh are from all these events he gave his time to for free; he truly enjoyed being a part of bringing joy to people's lives. He was generous with his time and

anything else he had that would help someone. Many times I watched my Dad be so kind to the needy by saying a few kind words and then giving them money/a meal/his just purchased soda, you name it. He always rooted for the underdog.

During his time in service as a Roseville City Councilman (from 1984 to 1991) he was diligent in making sure the citizens were heard, and the improvements/developments up for consideration met the needs of the community as well as the City's budget. He had a kind of intuitive approach to getting things done, which was more than likely a result of his love to be not only a leader of the community, but a part of the guts of it as well.

Dad was taken from this world in a fatal car accident in June 2018 at the age of 73 – a head on collision with a woman driving on the wrong side of the highway. It was and remains a terrible and untimely loss. Since then, I have moved back to my hometown of Roseville and would be so humbly grateful if one of the new parks in Roseville were to be named JOHN BYOUK PARK after one of the most gentle, generous, and caring giants the city of Roseville ever had.

Thank you in advance for your consideration.

Sincerely,

Katherine I. Byouk

Katherine I. Byouk

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -6 PM 1:26
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name JOHN BYOUK PARK
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ 55 years *(Specify park)*

If name of an individual or family, number of years residing in Roseville _____

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

John served the Roseville community for many years He was on the City Council throughout the 80's and the Byouk Family have been in Roseville for many many years He graduated from Roseville High in 1962

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* STACEY KELSEY

Address 9033 ELK ROAD, LEONA VALLEY CA 93551

Phone Number / Email Address 8186183315 Staceyjostis@yahoo.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

CITY OF ROSEVILLE
CALIFORNIA

RECEIVED
2021 AUG -5 PM 1:48
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name John Byouk Memorial Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville over 60 years

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

John Byouk grew up & lived in Roseville most of his life. He died June 23, 2018 at the age of 73. His love of Roseville & commitment to serve began early in his life. He served as Student Body President of Roseville H.S. where he graduated in 1962. He attended Sierra College before earning his B.S. degree in Political Science at CSU Sacramento. John was a member of the Roseville City Council for multiple terms & worked to plan for the inevitable growth of the area. He was honored in a Resolution from the City of Roseville following his untimely death from a tragic car accident in 2018. John served on many Roseville City committees & commissions throughout his life. You could always find him cooking with the "Buljas" crew at area community & charity events. John loved his community & is well deserving of having a park named for him.

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Don & Julie Rock

Address 8367 Amsell Court, Citrus Heights CA 95610

Phone Number / Email Address 916-723-4870 don.rock@comcast.net

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

_____

_____

_____

Hutchison, Blair

From:	Aldo <aldo@surewest.net>
Sent:	Thursday, August 5, 2021 12:32 PM
To:	City Clerk Public Record Request
Cc:	Geller, Jill; Gee, Tara
Subject:	Park Naming nomination -- former Roseville City Councilmember John Byouk

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Suggested Name for a Park or Facility Within a Park

Suggested Name: ***JOHN BYOUK PARK***

Park Preference: O Any park site-- WB50 or JM50 or any future park site

If name of an individual or family, number of years residing in Roseville

JOHN BYOUK – SPENT MOST OF HIS LIFE IN ROSEVILLE. HE GREW UP HERE AND LIVED HERE FOR MANY YEARS. JOHN DIED TRAGICALLY IN AN AUTO ACCIDENT AT THE AGE OF 73.

Reason for Suggestion: (Must be completed for consideration. If suggesting the name of a person, please include
their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to
the quality of life in Roseville through volunteer service.):

JOHN BYOUK's qualifications to have a park named after him:

It is my honor to nominate John Byouk for a park to be named in his memory. I knew John my whole life. Met him when I was a little kid going to the movies at the Tower Theater and he was the usher. He was a big man and you couldn't miss him! But, he was a gentle giant. Had a huge heart for this community.

I worked John on various activities for over 30 years. I helped on his various campaigns for office, volunteered for charities and participated together on community activities.

john Michael Byouk, age 73, died tragically in 2018. He was killed in an automobile crash while driving to Seattle, after visiting friends and family in Roseville.

John had a passion for politics from a young age. He graduated from Roseville High School and served as Student Body President in 1962. He earned a Bachelor's Degree studying Political Science at CSUS, and became a multi-term elected member of the Roseville City Council throughout the 1980's.

He helped shape and change Roseville from a small railroad town to the largest city in Placer County—and one of the best communities in the State. He continued to be in service to people throughout the rest of his life as an insurance broker – working to provide the best service possible.

He ran for the Assembly after serving on the Roseville City Council. Nearly succeeding each time—even though facing difficult odds in district drawn for Sacramento, not Roseville. John was dedicated, loyal, and caring. He always there for his friends and the community. .

John was so proud to be a member of the infamous Buljan Cooking Crew. Led by former Roseville Mayor George Buljan, this crew of volunteers helped numerous local charities raising thousands of dollars. They did this for years –always volunteering their time.

John was a proud man—a big guy with a big heart. He treated everyone with kindness and respect. He dedicated a lot of his life to Roseville--it would nice to honor John with a park in his memory.

Thank you for letting me submit John Byouk's name. Respectfully submitted, Aldo Pineschi

Name: Aldo Pineschi

Address: 1873 Stone Canyon Drive, Roseville, CA 95661

Phone Number / Email Address: 916-532-8079
aldo@surewest.net

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with
the established City criteria. Submit one name per form.

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -4 PM 2:35
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name JOHN BYOUK
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☑ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 65

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

SEE ATTACHED

Attach a second sheet if necessary ☑ *Attachment included*

Name *(of individual submitting request)* TANA M MOORE

Address 5343 HUMBOLDT DRIVE ROCKLIN, CA 95765

Phone Number / Email Address (916) 768-1498 tmoore4860@sbcglobal.net

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

Dear Members of the Roseville City Parks and Recreation Commission:

It is with pleasure that I request that a Roseville City Park be named for my longtime friend and lifetime citizen of Roseville, John Byouk, who passed away in 2018.

John came into my life as the older brother of my best friend, Diane Byouk Jacobson. Diane and I met the first day of kindergarten in Mrs. Bobb's class at Woodbridge Elementary School. We have remained best friends for 70 years. Remarkable!

As we were growing up, Roseville was a very small town, known for its railroad, outstanding schools, and strong sense of community. My father, Fidel Vicente, was the Spanish teacher, baseball coach, and Naturalization Adult Education instructor at Roseville High School for many years. He loved this town and engendered in my sister and me an appreciation for the the best qualities of a small town. Roseville has grown so much in the subsequent years, but city parks remain places where neighbors gather, friends meet, share, and work together to enhance the experiences of people of all ages. I distinctly remember the importance of Royer Park as a gathering place for baseball, community events, and, of course, a zoo!

From a very early age, I watched John's interest in politics and the world around us grow and expand. John wished to make a difference in his school and community and sought ways to become involved in this city we love.

Roseville High School was then the only high school in Roseville. John excelled in sports and leadership and became Student Body President while playing on the basketball team. He was the "big guy", six-foot-five and loved the game and his teammates.

This experience in leadership at RUHSD ignited an interest in government that propelled him to a degree in Political Science at Sac State. At the same time, he made many long-lasting friends in the community who thought he had some strong ideas and strategies to advance Roseville from a small town to the city Roseville has become of almost 150,000, the largest city in Placer County. John served as a Roseville City Council member from 1984 to 1991 and served on the Placer County Grand Jury. While John served in these elected and volunteer positions, he also enjoyed cooking with the very famous volunteer cooking crew begun by Roseville Mayor and beloved community businessman, George Buljan. I recall vividly enjoying meals served at St. Rose of Lima Catholic Church and a number of other venues where this group shared great food and camaraderie for which this small town and others are well known.

I loved growing up in Roseville. In our small town, we knew each other and our stories so well. The sense of pride in this city, that became known as an All-America City, was because of the energy, vision, and heart of the longtime lovers of this beautiful city. John Byouk was certainly one of those individuals who saw the future and worked to advance the growth of Roseville, while maintaining the sense of history that makes this town a great place to live and raise a family.

I am proud and happy to recommend John Byouk's name for a park because of his love, service, and deep commitment to the citizens of Roseville. I know he would be honored to be recognized in this way, and the city of Roseville would have a park that would carry the name of a native son who had a special place in his heart for the beautiful city of Roseville.

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -4 PM 1:29
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name John Byouk PARK
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 73

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

SEE ATTACHMENT

Attach a second sheet if necessary ☒ *Attachment included*

Name *(of individual submitting request)* DENNIS LUDLOW

Address 101 LASSO LAKE COURT, LINCOLN, CA 95648

Phone Number / Email Address 916-581-7133, DENNIS LUDLOW53@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

Gmail

Dennis Ludlow <dennisludlow53@gmail.com>

Request to name park for John Byouk

1 message

Dennis Ludlow <dennisludlow53@gmail.com> Tue, Aug 3, 2021 at 2:25 PM
To: Glenda Ludlow <glenda.ludlow96@gmail.com>
Cc: Dennis Ludlow <dennisludlow53@gmail.com>

By way of introduction: my name is Dennis Ludlow. I lived in the city limits of Roseville for 54 years. I started with the Placer County Sheriff's Department in 1967 and in 1979 I was elected Constable for the Roseville Judicial District for six years. In 1985 I was transferred to The Placer County Marshal's office for two years as Assistant Marshal,I retired from the Placer County Sheriff's Department in 1996.

I knew John Byouk for 54 years. I graduated with him in 1962,that year he served as student body president of Roseville High School. I think it would be to the City of Roseville's benefit to name a park after him. John was on the city Council for two terms and definitely did an outstanding job! I believe it would be an honor for the citizens of Roseville to name a park after him! Thank you for your consideration. Dennis Ludlow

CITY OF ROSEVILLE
CALIFORNIA

RECEIVED
2021 AUG -4 AM 11:51
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name John Byouk Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville _____

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

He was a Roseville City Councilman. He loved Roseville and was part of the community for 65+ years. He was an usher at the Roseville Tower Theater. He graduated as Class President of Roseville High in 1962. He studied Political Science at Sac State. He was an important part of the team that made Roseville what it is today.

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Jlynn Westlake

Address 5530 Wilderness loop Marysville, CA

Phone Number / Email Address Westlake1911e@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

Hutchison, Blair

From: Geller, Jill
Sent: Friday, August 6, 2021 2:09 PM
To: City Clerk Public Record Request
Subject: Park Naming - Kay Sakamoto
Attachments: Park Naming - Kay Sakamoto.pdf

This was provided to me via phone to make sure it gets into the queue by the deadline. Thank you!
Jill

Jill Geller, CPRE
Director
Parks, Recreation & Libraries
(916) 774-5249

316 Vernon Street, Suite 400 | Roseville, CA | 95678

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -9 AM 10:25
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name KAY SAKAMOTO MEMORIAL PARK
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☐ Any park site ☒ F-94, CO-64/HP *(Specify park)*

If name of an individual or family, number of years residing in Roseville 13

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

KAY SERVED THE ROSEVILLE COMMUNITY AS A COMMUNITY SERVICE OFFICER FROM 2007 UNTIL HIS DEATH ON-DUTY ON JULY 27, 2020. FOR MOST OF THAT TIME KAY SERVED IN THE TRAFFIC UNIT WHERE HE RESPONDED TO THOUSANDS OF COLLISIONS SCENES, BRINGING ORDER AND COMFORT TO THOSE AFFECTED. KAY DID HIS JOB TIRELESSLY AND WITHOUT COMPLAINT. HE WAS APPRECIATED BY HIS CO-WORKERS FOR HIS WORK ETHIC, WIT, AND POSITIVE ATTITUDE. THE CITIZENS OF ROSEVILLE APPRECIATED HIM BECAUSE HE WAS CALM, COMPETENT AND PROVIDED THEM WITH EXCELLENT CUSTOMER SERVICE. KAY SUFFERED A FATAL STROKE WHILE ON DUTY, A HORRIBLE BLOW TO THOSE WHO LOVED HIM. HIS FINAL ACT OF KINDNESS WAS DONATING ORGANS AND TISSUE TO THOSE IN DESPERATE NEED OF THEM.

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* MARK BRAZEAL

Address 8025 HALESWORTH DR., ROSEVILLE CA 95747

Phone Number / Email Address (916) 622-7646 mark_brazeal@yahoo.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

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CITY OF ROSEVILLE CALIFORNIA

Suggested Name for a Park or Facility Within a Park

Suggested Name Kay Sakamoto Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☐ Any park site ☑ Park site near a trail *(Specify park)*

If name of an individual or family, number of years residing in Roseville _____

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

Forthcoming via email to Jill Geller

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Nina Phelps

Address ~~AT~~

Phone Number / Email Address nphelps@roseville.ca.us

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

Hutchison, Blair

From: Kirk Taber <kirk@tabercreative.com>
Sent: Friday, August 6, 2021 2:36 PM
To: City Clerk
Subject: Re: WAG The Park- A Park Name Nomination

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk,

Sorry for the typos in the rush transmittal! To clarify, I Wouldn't call it "WAG the Park" formally and "Many of us would not have been success through good times and bad WITHOUT her incredible leadership and support."

Thank you,

Kirk Taber
kirk@tabercreative.com | tel 916.771.6868 | direct 916.730.7708
555 Capitol Mall, Suite 710 • Sacramento, CA 95814
www.tabercreative.com
taber creative group
integrative marketing communications

On Aug 6, 2021, at 2:31 PM, Kirk Taber <kirk@tabercreative.com> wrote:

<WAG-ThePark.pdf>
Dear City Clerk,

Please confirm receipt, and please find the attached submission for the Subcommittee's review and consideration. With the timing of this submission, my endorsement falls short of what it should be, but everyone on the committee should be aware of Wendy's incalculable contributions to the quality of life that we enjoy and that she has had an instrumental hand in shaping. I lived in Roseville and owned a business in Roseville for decades. I can see families saying: "Let's meet at WAG the Park," as this initials are familiar to anyone who has done anything meaningful between community, government and business since at least 1995 when I still worked in the Legislature. I started by business that was in Roseville until the pandemic hit. Many of us would not have been successful through good times and bad with her incredible leadership and support. With her retiring this year, I can't think of a better person to name a park after. I welcome any questions and the opportunity to supply additional context, info if the Subcommittee so wishes. Thank you.

Respectfully,

<WAGPARK.pdf>

Hutchison, Blair

From: Kirk Taber <kirk@tabercreative.com>
Sent: Friday, August 6, 2021 2:32 PM
To: City Clerk
Subject: WAG The Park- A Park Name Nomination
Attachments: WAG-ThePark.pdf; WAGPARK.pdf

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk,

Please confirm receipt, and please find the attached submission for the Subcommittee's review and consideration. With the timing of this submission, my endorsement falls short of what it should be, but everyone on the committee should be aware of Wendy's incalculable contributions to the quality of life that we enjoy and that she has had an instrumental hand in shaping. I lived in Roseville and owned a business in Roseville for decades. I can see families saying: "Let's meet at WAG the Park," as this initials are familiar to anyone who has done anything meaningful between community, government and business since at least 1995 when I still worked in the Legislature. I started by business that was in Roseville until the pandemic hit. Many of us would not have been successful through good times and bad with her incredible leadership and support. With her retiring this year, I can't think of a better person to name a park after. I welcome any questions and the opportunity to supply additional context, info if the Subcommittee so wishes. Thank you.

Respectfully,

Kirk Taber
kirk@tabercreative.com | tel 916.771.6868 | direct 916.730.7708
555 Capitol Mall, Suite 710 • Sacramento, CA 95814
www.tabercreative.com

taber creative group
Integrative marketing communications

ROSEVILLE

Suggested Name for a Park or Facility Within a Park

Suggested Name WENDY A. GERIG PARK
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 26+

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

NOBODY HAS DONE MORE THAN WENDY, IN HER ROLE AS CHAMBER CEO, TO CREATE A STRONG BUSINESS COMMUNITY ~~AND~~ THROUGH BUILDING AND MAINTAINING STRONG RELATIONS BETWEEN THE CHAMBER AND THE CITY, ALL IN PURSUIT OF THE QUALITY OF LIFE THAT OUR PARKS SYSTEM EXEMPLIFIES. JUST A FEW OF HER ACCOMPLISHMENTS
- STARTED THE ANNUAL "ROSEVILLE XXXX" BUSINESS EXPO WHICH AMONG MANY SUCCESSES, ATTRACTED FATS. STARTED SPLASH. STARTED THE LEADERSHIP ~~FRANK~~ PROGRAM TO EDUCATE BUSINESS LEADERS FOR CIVIC LEADERSHIP CREATED THE REGION'S (AND POSSIBLY THE STATE'S) YPO "IGNITE TO ATTRACT & RETAIN YOUNG PROFESSIONALS" LED TO CONSECUTIVE "5 STAR" RATINGS OF THE CHAMBER BY THE U.S. CHAMBER, FURTHER PUTTING ROSEVILLE ON THE MAP.
HELPED START PLACER VALLEY TOURISM....

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* KIRK TABER

Address 9525 OAKLEAF WAY GRANITE BAY, CA 95746

Phone Number / Email Address (916) 730-7708 kirk@taborcreative.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

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ROSEVILLE

Suggested Name for a Park or Facility Within a Park

Suggested Name WENDY A. GERIG PARK
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 26+

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*: WENDY IS STILL VERY MUCH ALIVE, HAVING SERVED AS THE CHAMBER CEO SINCE AT LEAST 1994, AND SHE'S LIVED HERE THAT LONG. NO ONE PERSON HAS DONE MORE THAN WENDY TO CREATE A THRIVING COMMUNITY THROUGH BUILDING + MAINTAINING STRONG RELATIONS BETWEEN THE BUSINESS COMMUNITY + THE CITY, ALL IN PURSUIT OF THE QUALITY OF LIFE THAT OUR PARKS + REC SYSTEM EXEMPLIFIES. TOO MANY TO LIST, BUT A FEW OF HER CONTRIBUTIONS TO ROSEVILLE: (1) STARTED AND INSTITUTIONALIZED THE ANNUAL "ROSEVILLE BIZ/COM EXPO" (THIS WAS THE REASON FAT'S CAME TO ROSEVILLE) (2) STARTED "SPLASH!" + THE CHAMBER LEADERSHIP PROGRAM, WHICH ALL CONNECT BIZ + THE COMMUNITY & NURTURE FUTURE CIVIC LEADERS (3) CREATED THE REGION'S (& POSSIBLY THE STATE'S) 1ST YPO + "IGNITE" TO ATTRACT & RETAIN YOUNG PROFESSIONALS (4) HELPED LAUNCH PLACER VALLEY TOURISM & THE GROUNDS (5) LED TO CONSECUTIVE "5 STAR" ACCREDITATION BY THE U.S. CHAMBER FURTHER DISTINGUISHING ROSEVILLE NATIONWIDE. HER CV SPEAKS FOR ITSELF, AND ROSEVILLE WOULDN'T BE AS WONDERFUL AS IT IS WITHOUT HER!

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* KIRK TABER

Address 9525 OAK LEAF WAY, GRANITE BAY, CA 95746

Phone Number / Email Address (916) 730-7708 kirk@tabercreative.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

_____

_____

_____

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -5 PM 3:05
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name Michael Ziegler Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☐ Any park site ☐ CO-64/HP, 8.6 acre park in Campus Oaks area *(Specify park)*

If name of an individual or family, number of years residing in Roseville 36 with PRIDE

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

Mike Ziegler devoted most of his career to creating jobs for people with disabilities. A local business icon and entrepreneur, he joined PRIDE Industries in 1983, and under his passionate direction, the organization grew from 65 employees to more than 5,600 today, 3,350 of whom have disabilities. PRIDE Industries has placed and supported successful employment for these thousands of people with disabilities at small businesses, Fortune 500 companies and government partners both locally and across the country. Mike was a visionary who surrounded himself with talented people. His impact on the communities PRIDE Industries serves and the PRIDE Industries family is immeasurable. He loved people and dedicated his life to making the world a better place by creating opportunities for people who need a helping hand. In a message to PRIDE Industries' Board of Directors and employees shortly before his passing in 2020, Mike said, "The best 36 years of my life have been spent devoted to PRIDE and our mission to create jobs for people with disabilities. The people I met along the way, both inside and outside of PRIDE, have helped transform a sleepy nonprofit organization into the largest nonprofit employer of people with disabilites in America." NOTE: the HP Campus Oaks area has significance, as Mike Ziegler started a 20 plus year business partnership between PRIDE and HP.

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Kat Maudru

Address 1439 Oak Grove Drive, Roseville, CA 95747

Phone Number / Email Address 916-753-4339/kmaudru@yahoo.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

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If yes, when? _____

Subcommittee Review Comments:

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CITY OF ROSEVILLE CALIFORNIA

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CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name Dave Martinez Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☑ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 50

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

Dave Martinez, Executive Director, Placer Food Bank (PFB), has devoted his life to feeding people in need. He has been with PFB for 35 years From PFB'S humble beginnings starting in 1970, orginally as known as the Community Resources Council, Under Dave's leadership, PFB has grown from a small grassroots agency to the leading advocate and food distributor for hunger relief in Placer, El Dorado and Nevada counties. PFB operates a 30,000 sq. ft. food distribution center in Roseville. A staff of 30 and hundreds of volunteers who help distribute food and grocery products to people in need. PFB is a member-affiliate of Feeding America and is part of a nationwide network of 200 independent food bank. During FY 20-21, PFB distributed 8M+ pounds of food, feeding over 100,000 individuals per month within the counties served. Dave has been instrumental in strengthening the capabilities of PFB's operations and development to readily address current and future issues impacting food insecurity with the intent of drastically reducing, or ideally ending hunger in our communities. Over the years of tirelessly serving our community, Dave has garnered great respect among the food bank industry nationally, and tremendous respect and affection among PFB's staff, agency partners, business and community partners, board members, and volunteers. He is an inspiration through his kindness, positivity, and endless devotion to be a force for good.

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Lisa Heinrich

Address 8284 Industrial Avenue, Roseville, Ca 95678

Phone Number / Email Address 916.742.2745 lisa@placerfoodbank.org

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

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CITY OF ROSEVILLE CALIFORNIA

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Suggested Name for a Park or Facility Within a Park

Suggested Name Bob (Coach) Seawell Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*
preferably, one with sports activities WB-50/F51

If name of an individual or family, number of years residing in Roseville 96 years and going

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

To whom it may concern,
I would like to nominate my father, Robert (Bob) Seawell Sr., a lifelong Roseville resident born in 1924.
Bob was an active member of the community and youth sports programs most of his life and helped shape Roseville into what it is today. His mother, Mildred Brown, the daughter of a RR train engineer, was part of the first graduating class of Roseville high school. She became a local teacher and volunteered at Roseville's first Library, now known as the Carnegie museum. His father, Senator J.L. Seawell spent his life first working for the Southern Pacific RR out of Roseville, then with the urging of his fellow railroad workers, entered into public service. First in the Roseville area, and soon represented the Northern California region, then the entire state. In 1940, J.L. Seawell was nominated to run for US president and was one 6 finalist in the 1940 republican presidential primary. Bob learned from watching his father who instilled upon him that hard work will get you places and doing for others is one of the highest forms of satisfaction.

Please see the attached pages for additional info on how Bob helped shape the modern City of Roseville

Attach a second sheet if necessary ☒ *Attachment included*

Name *(of individual submitting request)* Robert Seawell, Jr.

Address 3371 Hanks St. Sacramento, CA 95827

Phone Number / Email Address 916-705-1747 bseawell1@gmail.com

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Subcommittee Review Comments:

Roseville Park Naming suggestions

(Continued)

Bob first worked as a page during the summers while in high school at the state capitol where his father worked and Bob donated most of his paycheck to his father's re-election campaign.

Bob was active as a Boy Scout in Roseville's Troop 11 as he was growing up. He attended and graduated Roseville High school in 1943, where he played Football, basketball, and Baseball. He was voted captain of the Football team. Right after graduation, Bob, like so many other Roseville youth, volunteered for the military. He served in the Navy on the USS Proteus, a submarine Tender and sub fleet command ship as a signalman in the south Pacific till the end of WWII. His ship was in Tokyo bay during the Japanese surrender and took part in the process of accepting the surrender of the Japanese submarines and their crews as they tied up alongside his ship. Small teams of his crewmates would then board the empty subs and move them away were they could do no harm.

Upon his return to Roseville after the war, he attended and graduated from the former Placer College (replaced by Sierra College) in 1948 where he also played on the football team. While in college, he and a few buddies filled out the paperwork to become a chartered 20/30 club. They were accepted and opened up the Roseville 20/30 club charter #36, where Bob served as president. The 20/30 club's goals were to promote fundraisers to help dis-advantaged children in the area and provide support for local community events. This charter is still active in the Roseville and south Placer county region. Bob enjoyed volunteering his time and resources to the benefit of others who were in need.

Bob married his wife of 65 years, Joyce in 1950, but was soon recalled back into the Navy during the Korean War conflict where he served on a 45' picket patrol boat. After the Korean War, Bob retuned back to Roseville and went to work in his father's Real Estate business. He and Joyce soon after started a family. In the early '60s, Bob and his wife Joyce together founded Roseville Community Projects. Together with friends in the community, they put on fund raisers to raise funds to bring the Arts to Roseville. They wanted to expose both children and adults to the arts. They invited local artist to display their works in town, started a theater group, and soon had a large group of volunteers actively working to enhance the town they lived in. Although no longer called Roseville Community Projects, the organization has split off into various art and theater organizations still active in Roseville.

Bob helped file the papers to get the first Little League International charter to Roseville, where he was asked by the other founding members to be President. But having too many other obligations, he soon passed the presidency on to the Vice President and stepped down.

In 1960, Bob was asked to help coach the local Roseville High School Football team. Bob loved instilling football skills and knowledge onto the high school kids. After some years, he found that he actually liked coaching the freshman and JV teams more than the varsity. He could see the younger kids eager to learn new football skills and pay attention, the varsity kids thought they knew everything already. Bob also taught those kids good life habits, respect, and steered them away from trouble. Once smoking cigarettes was determined to be dangerous, Bob told his players he would bench them, or even cut them from the team if he caught them smoking anywhere at school, or in town, at least during Football season. Bob volunteered his time as a Football coach for 28 years, until 1988.

In the early '70's, Roseville high school's lights around the football field no longer met current standards for brightness and the Roseville team had to play it's night games over at their rival's high school, Oakmont. Roseville was still a fairly small town at that time and School district did not have enough funds to upgrade the field and buy new lights, so Bob and another coach, co-founded the Roseville High School Booster Club, whose goal was to raise funds for the football field lights and other team sports. Bob served as it's president a few times over the years and donated hundreds, if not thousands of hours of his time and energy to meet the goal of the new lights and improved stadium. He met with most every local business owner and got the whole town behind the project. It took many years, but they finally met their goal. The Booster Club is still going strong supporting most of Roseville High's many after school activities.

Bob volunteered his time as an official and lane timer at the local Roseville Recreational swim team, the Sugar Bears, Saturday swim meets. Bob also volunteered as a timer at Roseville High home track meets. He worked as a talent scout for universities and helped many area kids get scholarships. At the age of 96, he no longer has the strength to volunteer, but Bob is now also one of the oldest living members and supporters of the Roseville High School Alumni Association and makes as many lunch meetings as he can.

During the time that he spent with the various youth sports, he helped influence thousands of Roseville's youth to work hard in school, work hard in sports, be respectful to others, and how to be productive members of our community. He would tell the players not to drink and drive, and if they ever got to that point where they could not drive to call him for a ride. I can remember him going out and getting his players home safely. He would also give them an earful all the way home, but they made it home alive. A few years ago I had a car on display at one of the many "Downtown Tuesday Night" events. A man about 10 years older than myself walked up and asked if Coach Seawell was related to me. He had seen my last name on the car show window card with my name and year of car. I replied he is my father. He walked up and shook my hand and told me how "Coach" helped steer him from the wrong path and that he is here today because my dad pushed him hard to stay in school and play sports and those early decisions made him the man he is today. He gave me his name and told me to tell my dad hello and thank him the next time I see him. As my Eyes got misty, I told him I would. That was the first time I witnessed how my dad actually had a positive effect on his past players lives.

Bob was also a longtime Roseville Lion's Club member and past club president, as was his father before him. When Roseville was awarded the "All America City" award in the mid-60's, my dad was out there with about 6 other volunteers who represented the other non-profit organizations in town, digging post holes in the summer sun to cement in the " All America City" sign out there in front of Roseville Square on Douglas Blvd. He dragged me along with him that day and I watched. They were so proud of that sign.

Around 1976/77, Bob was serving on the Roseville City Planning Commission, an appointed position if I recall. During that time, there was a big vote coming up for the planning commission on whether to let a large computer company open a manufacturing plant in Roseville and hire nearly a thousand workers, or vote no to keep the town small, just like it is. The commission was split, my dad was the deciding vote. Both sides were working on him daily to see their point of view. It was a big decision. I was a senior at Roseville High then, my dad asked me my thoughts and he explained what could happen in both scenarios. He said I'm one of the upcoming generations who'll have to live and work in this town after

the vote. I told him I knew a lot of people having trouble finding local jobs, and the railroad is always on strike every few years and nobody is working. I told him it would be nice to have someplace local that is growing and can pay good wages and can keep the town employed. Bob cast his vote that night to open up the town to the computer chip company. Within a few years, It seemed like Roseville had doubled in size and everyone was working, new homes, new businesses. Now Roseville is rated as one of the best cities to live in nearly every year. The schools are well funded, and it's known as one of the safest cities to live in. I attribute much of that to that one Planning Commission vote of Bob Seawell, who spent most of his life volunteering nearly all his spare time organizing and guiding local Non-profit groups and helping shape its youth, and helped shape the growth of Roseville from an old Railroad town, to the shining city we can all be proud of.

I think the city should name one of the new parks, **Bob Seawell Park**. It would be much deserved.

Thank you from the Seawell family.

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Suggested Name for a Park or Facility Within a Park

Suggested Name Dr. Kelvin Lee
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 30 +

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

As a teacher, principal and the District Superintendent of the Dry Creek Joint Elementary School District, Mr. Lee has been responsible for opening three Elementary schools and one Middle School in Roseville with Joint Use Agreements for park use in partnership with the City. He has had a lasting effect on thousands of students and hundreds of staff members.

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Kipp Gagosian

Address 2792 Bickleigh Loop Roseville 95747

Phone Number / Email Address 916 709-3212 bigdoginc@icloud.com

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Subcommittee Review Comments:

CITY OF ROSEVILLE CALIFORNIA

Suggested Name for a Park or Facility Within a Park

Suggested Name Dr. Tim Herman Park
(Print the suggested name exactly how you would like it to read)

Park Preference: ☐ Any park site ☑ WB-50 or SM50 *(Specify park)*

If name of an individual or family, number of years residing in Roseville 30

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

Please see attached

Attach a second sheet if necessary ☑ *Attachment included*

Name *(of individual submitting request)* Carol C. Garcia

Address 2240 Portmarnock Cir, Roseville, CA 95678

Phone Number / Email Address (916) 752-6185
Cgarcia@thatsmybank.com

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If yes, when? _____

Subcommittee Review Comments:

July 28, 2021

RE: Park Naming for Dr. Tim Herman

Please consider a future park naming for Dr. Tim Herman. He has demonstrated his passion for Roseville over the years in many forms.

Dr. Herman has been a prominent dentist and owned his own practice in Roseville since 1989. In this capacity he has volunteered his time and dentistry expertise to assist several local non-profits and service clubs in our community.

Dr. Herman was intricately involved in Roseville through the sports and teams that his daughter, Joceline, was involved with from helping initiate the Sea Wolves Swim Team to the Roseville High School sports she competed in.

Dr. Herman has served on the City of Roseville Parks and Recreation Commission and two terms on the Roseville City Council. During his time in these positions, he worked hard to promote education in our city, as well as approve, name and dedicate 30 parks.

On a personal note, I have had the pleasure of working with Dr. Herman over the past 30 years, helping to improve the quality of life in Roseville and can't think of a more deserving individual to recognize with a park naming.

Sincerely,

Carol C. Garcia

Hutchison, Blair

From:	Aldo <aldo@surewest.net>
Sent:	Thursday, August 5, 2021 12:00 PM
To:	City Clerk Public Record Request
Cc:	Geller, Jill; Gee, Tara
Subject:	Park Naming nomination -- Dr. Tim Herman

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Suggested Name for a Park or Facility Within a Park

Suggested Name Dr. Tim Herman Park

Park Preference: O Any park site O (Specify park) WB50 or JM50

If name of an individual or family, number of years residing in Roseville

Dr. Tim Herman—30 years in Roseville.

Reason for Suggestion: (Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.):

Dr. Tim Herman's qualifications to have a park named after him:

I have known Tim Herman for many years. I have worked with him on numerous community activities, helped with his campaigns for elected office and he has taken care of various members of my family at this dentistry practice.

Dr. Herman is an outstanding person and a great Roseville community member. In the middle of running a very successful practice he ran and won a seat on the Roseville City Council. He did a great job for the citizens of Roseville.

Tim started his dentistry career here in Roseville. In 1992 Dr. Herman and his wife Pam and daughter Joceline moved to Roseville where Tim and Pam have resided ever since.
Tim has been a long time member of the Roseville Chamber of Commerce, he also served as a member of the Sea Wolves parent board and was appointed to the City of Roseville Parks and Recreation Commission.

Tim served almost 10 years on the Parks and Rec Commission. He was appointed to the Roseville City Council and then elected! Dr. Herman served on the City Council for two four year terms being termed out in December 2018. While on the City Council Dr. Herman was a strong supporter of Parks and Recreation. He served as Chair of the Higher Education Task Force which helped to bring Sierra College to Vernon Street. He also served as Chair of the Economic Development Advisory Committee and was on the Placer County Economic Development Board.

Dr. Herman was one of the leaders who helped guide the City out of difficult financial times as the tax revenue needed to run the city was a couple years delayed in recovery after the recession.

Dr. Herman is an avid runner and before and while on the City Council participated in many of the fun runs from the Turkey Trot, Hot Pink run, and the Crime Stoppers Run Crime out of Roseville run on the 4th of July. He also has volunteered for many Roseville school activities over the years and worked on the high school bond that passed and provided funds for the modernization of Roseville High School, Oakmont and Woodcreek as well as new high school construction.

For many years Dr. Herman has volunteered his skills as a dentist to the community and is a long time member of a head shaving team for the Keaton's Child Cancer Alliance. He helped rasie thousands of dollars for the loca St. Baldrick's team. Dr. Tim Herman has been an active member of our community for nearly 33 years and will continue to serve the Roseville area for year to come. I appreciate the opportunity to nominate him for a park in his honor Thank you.

Name: Aldo Pineschi

Address: 1873 Stone Canyon Drive, Roseville,CA 95661

Phone Number / Email Address: 916-532-8079
aldo@surewest.net

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Suggested Name for a Park or Facility Within a Park

Suggested Name Dr. Tim Herman Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☐ Any park site ☑ WOB-50 or SM50 *(Specify park)*

If name of an individual or family, number of years residing in Roseville 30

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

PLEASE SEE STATEMENT ENCLOSED. THANK YOU!

Attach a second sheet if necessary ☑ *Attachment included*

Name *(of individual submitting request)* NAAZ ALIKHAN

Address 610 GLENSHIRE COURT, ROSEVILLE, CA. 95661

Phone Number / Email Address (916) 786-8178 alikhan@wp-architects.com

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Subcommittee Review Comments:

Dr. Tim Herman's qualifications to have a park named after him:

Dr. Herman started his career in dentistry in Roseville in 1989 and as a young dentist got to know people by playing coed softball for a number of years in the City of Roseville's recreation leagues. In 1992 Dr. Herman and his wife Pam and daughter Joceline moved to Roseville where Tim and Pam have resided ever since.

In 1995 after Dr. Herman's dental office was flooded on Coloma Way in the 500 year flood event and after they reopened he jumped into Roseville life. In the summer Dr. Herman and his dental practice joined the Roseville Area Chamber of Commerce, his daughter was an inaugural member of the Woodcreek Sea Wolves swim team where Dr. Herman quickly learned out to be a stroke and turn judge and after the swim season was over he was asked to coach a soccer team which he did getting every team member but one a goal. At the end of the first year of the swim team Tim volunteered to be the vice President of the Sea Wolves parent board which was a three year commitment to be vice president, then president, then past president. Tim worked well with the parents and with the city's representatives and when it was decided that the swim teams needed an actual 501 c3 nonprofit Tim worked with the city, attorney Marcus LoDuca and other parents to form the Aquatics Teams Booster Club and Dr. Herman was the President for the first year. In 2000 Tim was voted on the Parks and Rec commission filling a vacated term and then was reappointed two more times. In Tim's almost ten years on the Parks and Rec commission he helped the city plan, name and open 30 new parks. Tim served as Chair of the Parks and Rec commission for two years. In the ten years we had a great recession and we made decisions that helped keep our golf courses running in the black while many other private and public courses were losing money. At the end of 2010 Tim had to leave the Parks and Rec commission a couple of months before his second full term was up as he was elected to the Roseville City Council. Dr. Herman served on the City Council for two four year terms being termed out in December 2018. While on the City Council Dr. Herman was a strong support of continued Parks and Rec excellence and expansion as revenue sources for maintaining the new parks were built into the specific plans where the parks would reside. Tim was chair of the Higher Education Task Force which helped to bring Sierra College to Vernon Street. Unfortunately due to Brexit Dr. Herman and the city were not able to bring the University of Warwick to our region. Dr. Herman was chair of the Economic Development Advisory Committee; he was on the Placer County Economic Development Board. Dr. Herman was one of the leaders who helped guide the City out of difficult financial times as the tax revenue needed to run the city was a couple years delayed in recovery after the recession. Dr. Herman is an avid runner and before and while on the City Council participated in many of the fun runs from the Turkey Trot, Hot Pink run, and the Crime Stoppers Run Crime out of Roseville run on the 4th of July. Tim for many years would MC the pre run activities then hand the microphone off just before the start of the race, run the race and then retake the microphone to announce all the runners crossing the finish line.

Dr. Herman has also been very active in our schools from volunteering in his daughter's kindergarten class at Kaseberg Elementary, being on the district's budget advisory committee, working on the campaign for a school bond to update our older schools to being on the first site council for Cooley Middle School. For the Roseville Joint Union High School District Dr. Herman was the starter for the Roseville High School swim team for four years, worked on the high school bond that passed and

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provided funds for the modernization of Roseville High School, Oakmont, Woodcreek and provided some of the funds for the Antelope high school. Dr. Herman was a valued member of the RJUHSD's Continuous Improvement Leadership Team (CILT) for four years.

As a practicing dentist in Roseville for nearly 33 years Dr. Herman continues to give back to our community in need. A few of the ways he has used his dental skills are to volunteer at many Placer County and Sacramento Stand Downs, these are events for homeless and at risk veterans where as a dentist Dr. Herman provided care such as extractions, fillings and then each year Dr. Herman and his partners would "adopt" a veteran and do comprehensive care to rebuild their mouth so they could function without pain and have a pleasant smile. Dr. Herman is also a big support of Keaton's Child Cancer Alliance having had his head shave for twelve year in a row in in 2020 just two weeks before the pandemic shut the world down Dr. Herman was recognized for his treating of children with cancer that needed to get their teeth healthy so they could receive bone marrow transplants at no charge to the patients. Dr. Herman has always been available to help a child in need and when former Mayor Carol Garcia asked if he could speak with one of our elementary school principals because she had a student who was missing school because of tooth pain, he said yes and treated that student the next day.

Dr. Herman joined the Roseville Area Chamber of Commerce in 1995, he participated in many events including setting up and pouring beer at the Splash and when in 2004 he was president of the Board of the Chamber donated half the proceeds from the Splash to the parks and rec's at risk youth programs. That check was in excess of $35,000.

Tim has been an active member of our community for nearly 33 years and will continue to serve the Roseville area for year to come.

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Suggested Name for a Park or Facility Within a Park

Suggested Name Harry Potter Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☑ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville _____

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

"I like Harry Potter." - Scarlett, age 2

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Scarlett Steele

Address 3468 Apollo Cir Roseville CA 95661

Phone Number / Email Address 360-918-3069 Stephtyler2009@gmail.com

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Suggested Name for a Park or Facility Within a Park

Suggested Name Mount Evans Playfield
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☐ Any park site ☒ W-50D *(Specify park)*

If name of an individual or family, number of years residing in Roseville _____

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

It's close to Mount Evans Cir

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Stephanie Steele

Address 3468 Apollo Cir Roseville CA 95661

Phone Number / Email Address 360-918-3069 stephtyler2009@gmail.com

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Suggested Name for a Park or Facility Within a Park

Suggested Name Zumi Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☑ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville _____

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

"Because zoom! So Zumi park." - Hazel, Age 4

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Hazel Steele

Address 3468 Apollo Cir Roseville, CA 95661

Phone Number / Email Address 360-918-3069, stephtyler2009@gmail.com

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Suggested Name for a Park or Facility Within a Park

Suggested Name Sebastian Creek Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville _____

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

"I just think it sounds neat." -Avery, age 7

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Avery Steele

Address 3468 Apollo Cir Roseville CA 95661

Phone Number / Email Address 360-918-3069 stephtyler2009@gmail.com

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If yes, when? _____

Subcommittee Review Comments:

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -5 PM 1:44
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name Ramona Square
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☑ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville _____

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

Named after the Cometa-Ramona Sandy loams (soil).

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Avery Steele

Address 3468 Apollo Cir Roseville CA 95661

Phone Number / Email Address 360-918-3069 stephtyler2009@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -5 PM 1:44
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name Sierra Viewpoint Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☐ Any park site ☒ JM-50 *(Specify park)*

If name of an individual or family, number of years residing in Roseville _____

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

Near Sierra vista.

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Hazel Steele

Address 3468 Apollo Cir Roseville CA 95661

Phone Number / Email Address 360-918-3069 stephtyler2009@gmail.com

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FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -5 PM 1:44
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name Coveka Fields Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☐ Any park site ☒ Co-62 *(Specify park)*

If name of an individual or family, number of years residing in Roseville _____

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

Near the Blues FC Coveka fields

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Stephanie Steele

Address 3468 Apollo Cir Roseville CA 95661

Phone Number / Email Address 360-918-3069 Stephtyler2009@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -4 AM 10:53
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name Kat Maudru Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☐ Any park site ☑ Prefer a park in West Roseville *(Specify park)*

If name of an individual or family, number of years residing in Roseville 32 years

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

For over 30 years, Kat Maudru has used her communication skills and her local notoriety to promote and champion the City of Roseville and the non-profit organziations within the community. She has donated her time, and utlized her talents and lifelong passion for giving back to showcase and shine a spotlight on years of philanthopic events in Roseville. For decades, Kat has been the emcee for Roseville's Sylvia Besana Holiday Parade and the Tommy Apostolos Fund's Dinner and Dance. As an avid supporter of the Placer Breast Cancer Foundation, she has hosted their fundraising dinners, Hot Pink Fun Runs, and Women's Retreats for many, many years. Kat has lent her voice and talent to fundraisers for the Placer SPCA, Blue Line Arts, Roseville Firefighters, Rotary, the City of Roseville, the Chamber, and more. As Operations Manager for the Downtown Roseville Partnership, she is a proud member of this collaborative group that champions the creation of a vibrant and authentic downtown. As a founding board member of the Roseville-based Me-One Foundation, she continues to help provide cost-free weekend getaways to adult cancer patients and their families. And for all of the above mentioned entities and countless more, Kat has, for decades, secured and facilitated endless hours of free radio time to promote local organizations and events.

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Kathy McKenzie

Address 7535 Woodborough Drive, Granite Bay, 95746

Phone Number / Email Address 916-521-2264/kathyalb@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -3 AM 11:49
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name Super Happy funtime ~~Fun~~ neighborhood Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville _____

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

It's a ~~fun~~ fun name for a park. ~~No~~ No one could be offended by this name

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Roc Olson

Address 115 Sutter Ave #10 Roseville CA 95678

Phone Number / Email Address 9169103629 roc95678@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -2 PM 12:58
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name Jasmine Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☑ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 20 years

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

Jasmine Park.

I nominate Jasmine Park for the name of a Roseville Park. The Jasmine flower makes everyone smile at the mention of it and respond with oh I love Jasmine. It is quite popular in many gardens here. Jasmine is reflective of life in Roseville because it represents positivity, symbolizes beauty, lifts people spirits, just like an outing does in one of our beautiful parks. Jasmine flowers can also represent respect and the gift of Jasmine flowers means you think highly of the recipient. Roseville is a well respected city and highly thought of; it would be an honor to have a Jasmine Park here to represent the significant culture, beauty and values of Roseville.

Attach a second sheet if necessary *chment included*

Name *(of individual submitting request)* Carol Schlaudt

Address 3125 Halverson Way Roseville CA 95661

Phone Number / Email Address 916 748 4486 / [redacted]caroleskoe@yahoo.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

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RECEIVED
2021 AUG -2 PM 1:00
CITY CLERK DEPARTMENT
ROSEVILLE, CA

CITY OF ROSEVILLE, CALIFORNIA

SUGGESTED NAME FOR A PARK OR FACILITY WITHIN A PARK

SUGGESTED NAME: PHIL OZENICK MEMORIAL PARK

PARK PREFERENCE: Any Park Site

IF NAME OF AN INDIVIDUAL OR FAMILY, NUMBER OF YEARS RESIDING IN ROSEVILLE 43

REASON FOR SUGGESTION: (*Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

Dr. Phil Ozenick, PhD, (Colonel, USAF Retired)
Years as a Roseville Resident (43),
Died March 4th 2021 at the age of 94
Interred at the Roseville Public Cemetery

Substantial contributions to the quality of life in Roseville through volunteer service:

August 2, 2021

Dear Park Naming Subcommittee Members:

I am Mark Ozenick, Phil Ozenick's son. Thank you for the opportunity to allow me to nominate my late Father for the honor of having his name and legacy remembered in the Roseville community through the naming of a park after him.

When I delivered Dad's Eulogy at the Roseville Cemetery in March of this year, I was touched by the surroundings there, some grave markers going back to the mid 1800's when Roseville was established, and thought about the treasures that were buried there, representing a multitude of collective life stories, some untold. I know Dad felt the same feelings when he went to visit my Mom, who is interred there.

To give the committee some context about the person that my Dad was, I want to share with you part of my Eulogy that I gave at Dad's grave-side service:

"...A wise person once said that cemeteries are the greatest source of buried treasure and wealth – the wealth of many with diverse backgrounds of people that during their lives seem to have taken advantage of timing, circumstance and opportunity to have lived a fulfilled life..."

"...So the souls buried here are people who have loved and were loved, formed businesses that were successful, composed songs that were sung, conceived books that were written and realized their potential in the form of dreams that came to pass..."

"...Phil Ozenick is one of those now-to-be buried souls, who dreamed a dream, took advantage of timing, circumstance and opportunity and though hard work allowed him to live a fulfilled life ..."

Phil was fortunate to have lived a fulfilled life and enjoyed paying life forward by embracing a philosophy of giving; giving to his family as a dedicated father, grandfather and great grandfather, to his country as a career Air Force Officer and later in life, as a Roseville resident, as a dedicated volunteer to his community in Roseville and Placer County.

Upon his retirement from the United States Air Force in 1978, Phil and his wife Dottie moved to Roseville from Annandale, Virginia, having selected the community for its charm, history and quality of life. Some say it was for the climate. Perhaps it was. They had planned to retire in Southwestern Pennsylvania to a dairy farm; the day they arrived the temperature was 20 below zero – at that moment, they both decided to come back to California where Phil was stationed during his Air Force career. I think Mom and Dad loved the majestic oaks, many planted coastal redwoods, grasslands, wildflowers and wildlife, including wild turkeys and ducks that frequented Dad's rather large garden behind his house.

After settling into their home on Diamond Oaks Road, Phil pursued his love of education and knowledge, obtaining his second Masters Degree in Business Administration and his Doctorate of Public Administration from the University of Southern California while also teaching masters of business administration courses at USC.

Phil's love of his community and continued dedication to public service led him towards volunteering to serve in local government during a time of explosive growth for Roseville. The citizens of Roseville elected Phil to become Mayor of Roseville in 1987 and serve on the City Council; he served on the Roseville Planning Commission from 1983 to 1987, foundational to establishing policy to allow Roseville to systematically grow into the community it is today.

Further, he was elected to serve as a Placer County Board Supervisor from 1990 to 1994, not only serving the needs of the citizens of Roseville, but all of the citizens of greater Placer County. Phil, with a continued drive to give to his community, ran for a city council seat in 2012 at the age of 86, losing that race only by a small margin. He was dedicated to being a true representative of the 'taxpayer.'

Phil's legacy serving the community may be remembered as being approachable by and dedicated to the immediate and long-term needs of the citizens of Roseville. The citizens he had the privilege to serve in the 1980's and early 1990's bestowed the moniker "...Mr. Can Do..." on Phil. Looking at his record of achievements, he lived up to that moniker every day he was

involved in Roseville government and volunteering to serve with various Roseville public organizations.

Phil was a driving force behind planning for adequate infrastructure to sustain the tremendous growth of Roseville in his role as city council member, Mayor and as a Roseville Planning Commissioner; he was outspoken in his representation of the citizens, as taxpayers, funding police, fire and education while improving the transparency of city fiscal affairs. He was forward thinking with efforts to attract industry that paid superior wages, development of technology hubs (such as in 1989, Phil being an advocate of and lobbied for South Placer County and Roseville being the location of University of California's new 10th campus), a proponent of affordable housing, renovating "old Roseville", addressing the concerns of senior citizens and the environment, overall quality of life and air quality.

Roseville's historic roots are founded with the railroad and Phil was instrumental in securing Amtrak service for Roseville. Passenger train service, which declined throughout the nation for many years, received a boost in 1970 when Amtrak, a quasi-governmental organization, was established. Various efforts to secure a passenger stop in Roseville culminated in April of 1987 when Mayor Phil Ozenick hand-carried a 12-page report to Amtrak officials in Washington, D.C. which included carefully prepared passenger and freight traffic estimates and a petition signed by over 12,000 area residents requesting a passenger stop.

Amtrak granted permission to reinstate a depot in Roseville if Southern Pacific would lease a depot site and the community would assume the cost of building the necessary depot facilities. Under the leadership of the Roseville Historical Society, with Phil's assistance, an area-wide community fund-raising project was undertaken. As a result, two 1,000-foot-long passenger and freight loading platforms, required by Amtrak before service could begin, were completed on October, 1987. Later that month the California Zephyr, which provided east-west service, stopped in Roseville. This represented Roseville's first passenger stop in over 17 years.

Phil believed in preserving the rich history of Roseville, going back to the mid 1850's. Phil supported the renovation of the Carnegie Museum and was an avid supporter of the Roseville Historic Society as a past President.

Lastly, Phil was a proponent for the many veterans of Roseville, having been the Roseville local chapter of the Veterans of Foreign Wars President, advocating for those citizens at the state and federal level.

The family would be honored if the naming committee would select and approve the naming of one of the upcoming parks after Phil. The family, and I believe the Roseville community who knew Phil, would be pleased to see his name associated with such a wonderful place to relax, enjoy family, friends and its peaceful surroundings; this would be a fitting tribute to a man who so deeply cared and worked tirelessly for his community.

Sincerely
Mark Ozenick

Name: *(of individual submitting request)* Mark Ozenick

Address: 6209 Tiffany Oaks Lane, Arlington, TX 76016

Phone Number/email address: 817 296 4354 mozenick@aol.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY

For FY _____

Has this name been submitted before? Yes ___ No___

If Yes, when? _____

Subcommittee Review Comments:

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CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 AUG -2 AM 11:04
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name Lois Donovan
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☑ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 52 years

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, ~~their year of death~~, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

It is my privilege to submit Lois Donovan to be considered for this honor.

Mrs. Donovan has enriched the lives of several generations of our children while teaching the City of Roseville's "Tiny Tots" class from 1978-1998.

Mrs Donovan has always been an active member of our community doing volunteer work at St. Vincent De Paul's feeding program, Bobby Sox softball organization and at the polls during our elections.

After retirement in 1998 Mrs Donovan volunteered at our local hospital.

Mrs. Donovan is always ready to help, she is a true example of City of Roseville Spirit!

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Alena Bellah

Address 318 Brentwood Road

Phone Number / Email Address 916-289-1003 alenabellah@yahoo.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

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CITY OF ROSEVILLE
CALIFORNIA

RECEIVED
2021 JUL 30 AM 9:26
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name F.C. "Rocky" Rockholm Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 35+

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

F. C. "Rocky" Rockholm worked for the Roseville Police Department (RPD) for 21 years before retiring in 1996. During his time with the RPD, he served as a police officer, a DUI enforcement officer, narcotics detective, and the first supervisor of the Neighborhood Policing Unit as a police sergeant.

He was involved in the creation and implementation of many new and innovative programs including the Street Crimes Action Team, the D.A.R.E. program, Tommy Apostolos Fund, Cops Care Kids Camp and the Police Activities League.

After becoming a Drug Recognition Expert instructor, he taught the DUI course at the Sacramento County Sheriff's Academy and was an adjunct professor for the Los Rios Community College District in their law enforcement programs.

After retiring he became a City Councilman, then Mayor of Roseville, and Placer County Supervisor.

Rocky served the community for over 40 years; supporting many charities and community causes.

Atta November 25, 1944 - January 11, 2018 *ded*

Name *(of individual submitting request)* Mr. Bruce Hagler

Address 1717 Bamboo St. Roseville, CA 95747-4838

Phone Number / Email Address (916) 213-0604 BHAGLER@SUREWEST.NET

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

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From the family-

Rocky was more than just a public servant; he loved the City of Roseville. He made sure that everything he did in his official roles was for the betterment of the community. He was a great example and never was it about him. The first thing that was most important to him was his family. He had 7 kids, over 34 grandkids and of course several great grandkids. Rocky made sure they were a part of every city function. Every year a grandkid rode in the Christmas parade. Rocky and of course his wife Dorothy always took or attended games or celebrations for kids/grandkids at Roseville's many parks. It seems only fitting that the city that Rocky game so much too, would say thank you in a small way to him for his dedication. These words were written from conversations with his wife Dorothy and his kids/grandkids. It was easy to craft these words as the man FC Rocky Rockholm was a great man and a great member of the fabric and culture of the City of Roseville he loved so much.

We humbly ask for your consideration for naming a park in the name of a person who gave so much and asked for nothing in return.

FAMILY CONTACT
JEFF SCHWEIG SON-IN-LAW
916-612-8179

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 JUL 29 PM 12:50
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name Harold T. "Bizz" Johnson Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 77 years

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

Harold T. "Bizz" Johnson was a Roseville resident for 77 years who passed away in 1988. He attended public school in Roseville and worked for the Pacific Fruit Express Company. He was district chairman of the Brotherhood of Railway Clerks. In 1941 he became a trustee of the Roseville School Board and was elected to the Roseville City Council in 1943, serving as the Mayor of Roseville. In 1948, he was elected to the California State Senate representing Placer, Nevada, and Sierra counties. In the legislature, he supported the creation of a four-lane highway across the Sierra Nevada that became Interstate 80. In 1958, he was elected to his first of eleven terms to the U.S. House of Representatives, becoming chairman of the Committee on Public Works and Transportation in 1977.

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Breanna Walsh

Address 533 Shelby Ranch Lane, Roseville, CA 95678

Phone Number / Email Address 916-300-8026 / breannajohnson1993@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

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CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 JUL 20 AM 11:25
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name Fire Truck Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☐ Any park site ☒ F-94 *(Specify park)*

If name of an individual or family, number of years residing in Roseville _____

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

I'll be soon residing at 8112 Challis Circle next to the F-94 park site and think it would be amazing to honor our Roseville Fire Department with a park! I currently reside in San Ramon, CA and my son and I love to visit Fire Truck Park located at 2070 Arlington Way. It commemorates the service of the San Ramon Valley Fire Dept. and think it would be so cool if we could do something similar here in Roseville. Besides, what kid doesn't love a fire truck? The sacrifice of our fire fighters is unparalleled and should be showcased and honored at a city park. Adding a water splash pad would be really nice and can fit well with the theme along with a fire truck/ station play set and a painted RSVL Fire Dept. seal on the floor.
Please check out the following links for more inspiration (the yelp site contains many photos of the park):
https://www.firedepartment.org/community/kids-corner/fire-truck-park
https://www.yelp.com/biz/fire-truck-park-san-ramon

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Stephanie Barron

Address 8112 Challis Circle, Roseville, CA 95747

Phone Number / Email Address 925-856-8613/ e.barron@outlook.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

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CITY OF ROSEVILLE
CALIFORNIA

RECEIVED
2021 JUL 19 AM 10: 13
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name Edward P. Gibson
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 63 years

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

A lifelong resident, Ed has devoted sixty-three years, and counting, to the wonderful city of Roseville. Throughout the decades, he has dedicated himself to helping, supporting, and entertaining our community. During his childhood he delivered the newspaper to residents and did so for six years. He won many Scoopy gold awards for his excellence in newspaper delivery. He is a proud Roseville High School Alumni. There, he succeeded his mother, and proceeded his four children who also attended RHS. Ed was a city of Roseville Volunteer Firefighter. He fearlessly helped save people's lives and property for eleven years. He was a member of RCONA and the Sierra Vista Neighborhood Watch Association president for nine years, where he held monthly meetings regarding crime and safety in his neighborhood. He donated time at Roseville Public Access Television, where he entertained resident watchers by playing guitar and singing his original music throughout the nineties. Over the years, he participated as coach, score keeper, and referee at countless area sporting events. Currently, Ed volunteers at the Roseville Holiday Parade, and he helps assemble, and drop off, holiday food baskets to residents through the Roseville Holiday Food Basket program. He also contributes in the Kohls for Kids Program. Ed's legacy continues in Roseville as his three grandchildren were all born and are currently being raised in the West Roseville area. Anyone that knows Ed, knows that he is very outgoing, kind, and quick to befriend anyone he interacts with. He will make you laugh and is a great advice giver. Ed has given himself to our community for sixty-three years, and counting, and truly loves the city of Roseville.

Attach a second sheet if necessary

☐ *Attachment included*

(of individual submitting request) **Sheila Kuchulis**

Address **3426 Rainhill Loop Roseville, CA 95747**

Phone Number / Email Address **(916)370-5006 smgibson88@gmail.com**

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

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For FY_____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

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CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2021 JUL 21 AM 11:45
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name LAKSHMINARASIMHAN
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☑ Any park site ☐ _____ *(Specify park)*

If name of an individual or family, number of years residing in Roseville 3 years

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

Attach a second sheet if necessary

☒ *Attachment included*

Name *(of individual submitting request)* Jayashree Lakshminarasimhan

Address 350 Allenwood ct, Roseville 95746

Phone Number / Email Address 408-373-4106 / jayashree.lak@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

I would like to name a park here in Roseville in memory of my beloved Dad who passed away exactly 13 years ago on July 19, 2008 here in Roseville. He has visited Roseville a few times and he loved this place a lot. He enjoyed everything here in Roseville and one of his favorite places that he liked to hang out were the parks. He used to be on the swings as it was his most favorite activity and then he used to walk around park and then he loved to feed the ducks on the creek next to our downtown library. The day that he passed away, we spent significant portion of our time at the Downtown library bench which were newly installed at the time chatting away about all of our favorite things. AS a matter of fact, he had so much love and admiration for the City of Roseville that instilled some interest in me to work for the city and I am currently a proud employee of City of Roseville. So, it would mean a lot to me and my family if we could name a park after him.

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2021 JUL 21 AM 11:45
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ROSEVILLE, CA

CITY OF ROSEVILLE CALIFORNIA

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2021 JUL 16 AM 11:35
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name for a Park or Facility Within a Park

Suggested Name Historic Sierra Vista Park
*(Print the suggested name **exactly** how you would like it to read)*

Park Preference: ☐ Any park site ☒ A new park built within the boundaries of the original Sierra Vista Plan, established in 1906. *(Specify park)*

If name of an individual or family, number of years residing in Roseville _____

Reason for Suggestion: *(Must be completed for consideration. If suggesting the name of a person, please include their number of years as a Roseville resident, their year of death, and explain the individual's substantial contributions to the quality of life in Roseville through volunteer service.)*:

The Sierra Vista community was established in 1906 and the park at Sierra St./Sequoia/Manzanita/Mariposa was originally called Sierra Vista Park. Then in 1934 it was renamed Woodbridge Park honoring Dr. Woodbridge. Now that we are getting a 2nd park it would be nice to recapture our 115 year old name and have a Historic Sierra Vista Park.

Attach a second sheet if necessary ☐ *Attachment included*

Name *(of individual submitting request)* Glenda Hay

Address 321 Alta Vista Ave., Roseville, Ca 95678 (Sierra Vista Plan, Book C of Maps, 1906)

Phone Number / Email Address 916-257-2747 hayglenda@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2020 AUG -7 PM 1:56
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name For a Park or Facility Within a Park

Suggested Name Daniel P. Mulligan Sr.
*(Print or type the suggested name **exactly** how you would like it to read)*

Park Preference: ☑ Any park site ☐ _____ *(Specify park)*

# of years as a Roseville Resident 50+

Reason for Suggestion *(Must be completed for further consideration)*:
Dan + wife Gertrude raised their 8 children on Sierra Blvd. He worked part time as a plumber full time for the police force - Then resigned to be the constable retiring in the 60's He died in 1968
Many people remember his Kindness during difficult times.

Attach a second sheet if necessary. ☐ *Attachment included*

Name Mary E. Circle
(of individual submitting request)

Address 403 Los Vegas Ave.

Phone Number/Email Address marycircle3@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2020 JUL -8 AM 11:52
CITY CLERK'S OFFICE
ROSEVILLE, CA

Suggested Name For a Park or Facility Within a Park

Suggested Name Doug Allen community Park
*(Print or type the suggested name **exactly** how you would like it to read)*

Park Preference: ☐ Any park site ☒ F-101 1.5Acre N. Hyden Park *(Specify park)*

# of years as a Roseville Resident 45 years

Reason for Suggestion *(Must be completed for further consideration)*:

Doug Allen has been building into the fabric of the Roseville community for the last 45 years, and would love to be considered for the funding and naming of this future park. He has lived in central, east and west Roseville for the last half-century, with the exception of when he enlisted into the armed services and served our country. He has improved over 100 Roseville properties by taking dilapidated houses and rehabbing them into nice places to live. This not only cleans up the neighborhood, but also increases the desirability and raises the tax base on each individual property. Doug Allen has raised up his family in the Roseville community. His daughter, son-in-law, and 9 month old grandson have carried on the tradition by planting roots here as well! Doug has given back to his community in many ways, which includes serving as a volunteer in the emergency department at Sutter Roseville hospital. I hope you will consider his name for the naming of this park. Thank you for your consideration.

Attach a second sheet if necessary. ☐ *Attachment included*

Name Douglas S. Allen
(of individual submitting request)

Address PO Box 543 Rsvl. CA. 95678 / 6040 Riding Path Dr. Rsvl CA 95747

Phone Number/Email Address (916) 532-1598 doug10622002@yahoo.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

_____

_____

_____

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2020 JUL 14 AM 10:24
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name For a Park or Facility Within a Park

Suggested Name Wendy Goerig Park
(Print or type the suggested name exactly how you would like it to read)

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

# of years as a Roseville Resident 30

Reason for Suggestion *(Must be completed for further consideration):*

Attach a second sheet if necessary. ☒ *Attachment included*

Name Kevin Hernandez
(of individual submitting request)

Address 650 Douglas Blvd. Roseville, CA

Phone Number/Email Address (530) 383-2964 | Events@Rosevilleareachamber.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

July 14, 2020

Roseville Area CHAMBER of COMMERCE
650 Douglas Blvd.
Roseville, CA 95678

To Whom it May Concern,

It is my pleasure to nominate Wendy Gerig's name for a Roseville park. As the Roseville Area Chamber of Commerce CEO, Wendy has utilized her platform in many ways to support Placer County for over twenty years. In 2018, Wendy Gerig celebrated her 25th year as the CEO of the Roseville Area Chamber of Commerce.

Wendy has earned the respect of her peers and serves as a role model in several ways. Wendy started the Leadership Roseville program twenty-four years ago; a program designed to educate and develop effective community leaders who help create a spirit of cooperation for the resolution of future community challenges in Placer County.

Wendy also brought SPLASH to Roseville, which celebrated its 24th year in 2019. SPLASH is an evening featuring restaurants, wineries, breweries and live bands in Roseville. The Chamber has partnered with The City of Roseville every year on this event, with a portion of the proceeds going towards the City's At-Risk Youth Programs. To date the Chamber has donated over $425,000 to the City of Roseville's At-Risk youth.

Wendy currently serves on the Board of Directors for Placer Valley Tourism, Rotary Club of Roseville, the Downtown Merchants and participates every year in the Tommy Apostolos shopping day fundraiser which helps children in need find warm winter clothing. Wendy is a proud Supporter of KidsFirst, an organization whose mission it is to treat and prevent child abuse through education, advocacy and counseling.

Wendy contributes to improving and enhancing lives of not only residents in Placer County, but she is also an advocate for our business community. Wendy's relationship with the City of Roseville has truly laid the groundwork for how Roseville operates. Wendy also believes in preserving Historic Roseville and keeping it a place where small businesses can thrive and conduct business. Through her many strategic partnerships, she has helped set Roseville apart from other cities. Prior to Roseville, Wendy served as the CEO of the Benicia Chamber of Commerce and has been actively invested in Chamber life since her High School years.

Wendy has been recognized by several large and small organizations for her various services, both professional and charitable. She was honored by the Sutter Solano Medical Center Foundation for serving on their Board of Trustees from 1985 until 1990. Wendy was also honored for serving on the Board of Directors from 1996 until 2003 by the Western Association of Chamber Executives. Advantage Roseville has recognized Wendy for her distinguished leadership and community partnership in promoting job creation and capital investment in Roseville. Wendy has also led the Roseville Area Chamber of Commerce to a 5 Star Accreditation by the US Chamber of Commerce. Roseville is the only 5-star accredited Chamber in Northern California. On top of the 5-star accreditation, the Roseville Area Chamber has been awarded by Cal Chamber with the President's Circle award eight years in a row under Wendy's guidance.

Wendy makes all of these investments in our community look effortless. She works tirelessly to get the job done and never expects credit for doing so. My hope with this park named after her, is to recognize a woman who has truly made a difference in Placer County. It is because of her vision, execution and follow through that Roseville is what it is today.

Sincerely,

Kevin Hernandez

Director of Events & Sponsorship

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2020 JUL 14 PM 2:53
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name For a Park or Facility Within a Park

Suggested Name Audrey Huisking Park
*(Print or type the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

# of years as a Roseville Resident 56 years

Reason for Suggestion *(Must be completed for further consideration)*:

See attached

Attach a second sheet if necessary. ☒ *Attachment included*

Name Carol Lindemer (daughter)
(of individual submitting request)

Address 612 Harlequin Dr. McKinney, TX 75072

Phone Number/Email Address (818) 635-8541 cclindemer@yahoo.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No

If yes, when? _____

Subcommittee Review Comments:

_____

_____

_____

On June 21,2006 my dad asked me to help him with submitting an application for naming a park honoring my mother, Audrey Huisking. The park naming process and application sat in my "Inbox" for years. After my dad passed away in 2012 I kept thinking that I wanted to follow through on something that was very meaningful to him (and to our family).

My mom loves Roseville and has volunteered more than 46 years on various city commissions. She raised four children in Roseville and always felt a great civic duty to serve Roseville. It was her way to keep Roseville a unique and wonderful place to live and to learn about all areas of the city government and how best she could contribute.

She is currently on the Parks & Recreation Commission and is hoping to be appointed to the Transportation Commission. She has no idea that I am submitting this application (My brother was able to track down articles from The Press Tribune to collaborate the dates of her service – beginning in June).

Thank you for your consideration!

Transportation Commission June 26, 1974 – January 2, 1978

Parks and Recreation Commission Appointed January 3, 1978

Subcommittee for future youth commissioners February 1978

Parks and Recreation Commission Reappointed July 19,1980

Chairman of Landscaping Subcommittee July 8, 1981

Parks and Recreation Commission Reappointed June 29, 1984

Planning Commission from May 13, 1987 - June 30, 1998

Parks & Recreation Commission from July 1, 1998 - January 23, 2001

Planning Commission from January 17, 2001 - June 30, 2004
In between she served on the **Creek Riparian Management & Restoration Plan Citizens Advisory Committee** from June 4, 2003 - September 7, 2005

Planning Commission from July 7, 2004 - June 30, 2008

Planning Commission July 2, 2008 – June 30, 2012

Parks & Recreation Commission from January 16, 2013 – December 31, 2016

Parks & Recreation Commission from January 18, 2017 - Present

The Press-Tribune

48TH YEAR — NO. 263 Phone 783-0461 ROSEVILLE, CALIFORNIA 95678, THURSDAY, JUNE 27, 1974 10c per copy 10 Pages

City personnel board gets new members

Two new appointments plus a replacement for Francis Stoffels on the city personnel board were announced last night by the city council.

Named to fill the unexpired term of Stoffels, who left the board in April, was Ed Easter, a local businessman. Stoffels' current term would have expired in August, 1976.

New to the five member board will be Mrs. Mary Jo Lawrence, owner of the Flamingo Motel and apartments, and Robert Levesque, a general investigator for the Air Force Police Division at McClellan. Their terms will run until 1978.

The personnel board was increased from three to five members in a city charter amendment approved by the voters in April. Retaining their memberships on the board are Gene Horkey, chairman and Joaquin Brand.

Mrs. Audrey Husking, a housewife, was appointed by the council to replace Ken Hanley on the Transportation Commission who had served on the commission since its inception as an interim committee to study the transportation needs of the city.

Reappointed to the commission was Jim Donley, also an original member of the interim transportation committee. The other three members of the board are Oscar Meza, Manuel Williams and Fred Lacy Jr.

Named to the Environmental and Architectural Review Committee as a replacement for Harry Crabb Jr. was Ralph A. Gumby, a highway engineer with the State Department of Transportation.

Crabb was recently appointed by the council to the Planning Commission. Reappointed to the committee were Roy Nordyke and Bobby Ruhkala.

The council recently approved a resolution creating a permanent Environmental and Architectural Review Committee to be composed of four members from the general public and one member from the Planning Commission.

Richard Roccucci serves as the member from the Planning Commission, with Mrs. Betty Flatt as an alternate. One vacancy still exists.

Supervisors back Bi-centennial plan

In county-wide actions Tuesday, supervisors went on record supporting the Placer County Chamber of Commerce's request to form an American Revolution Bicentennial Commission to prepare for the nation's 200th anniversary in 1976.

Randy Shields, manager of the county chamber, said Placer may be eligible for federal bicentennial funds if such a commission is formed.

In addition to supporting the request, supervisors instructed the county chamber to formulate a list of appointments to the commission.

Salt water gets tree death blame

SAN FRANCISCO (UPI) — The salt water used for winter de-icing of highways has damaged or killed thousands of pine, fir and cedar trees in the Lake Tahoe Basin, according to the U.S. Forest Service.

Rangers said Wednesday the adverse effects of the salt have been noted at 300 sites.

Trees growing near de-iced highways were more often damaged or dead than trees at great distances from the pavement, they said. In some cases, trees up to 100 feet from the highway showed damage.

California Regional Forester Doug R. Leiz said the damage would continue if the use of de-icing salt continued at the present level.

Leiz said the salt is taken up into the trees through the roots as the snow melts in the spring and accumulates in the tips of the needles.

As salt concentrations increase, he said, the needles brown and die, the trees weaken and — when needles are killed — the tree dies, the forester said.

The Press-Tribune

70TH YEAR — NO. 194 | Phone 783-0451 | ROSEVILLE, CALIFORNIA 95678, TUESDAY, APRIL 6, 1976 | 10c per copy | 24 Pages



By Carmelo Martin

Today I'm stealing an idea from Marta Belisle, Roseville chamber executive.

In her monthly letter to Chamber members she listed all members of boards and commission in the city with the meeting date.

As not everybody gets a chance to see this I thought it would be good to repeat it so that individuals needing to contact members of the various entities would know when the meetings are conducted and the members.

The personnel board meets the first Tuesday of the month and members are J. E. Brand, E. R. Horkey, Robert Levesque, Mary Jo Lawrence and Ed Easter.

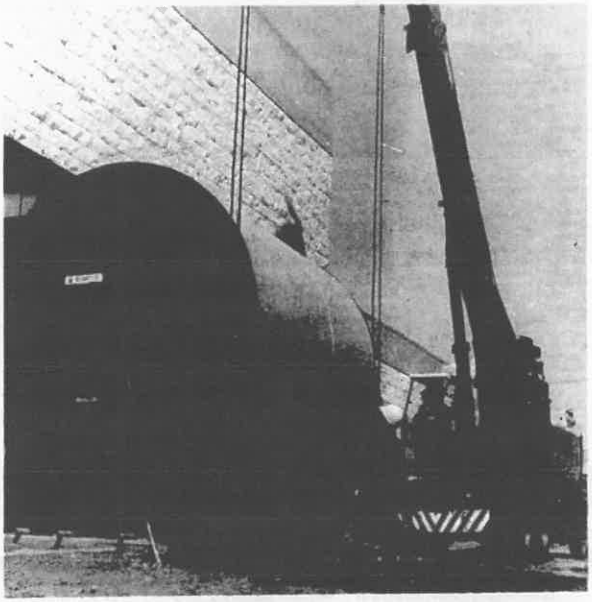
The park and recreation commission meets the first Monday and members include R. D. Ransom, Susan Goto, Randolph Anderson, Richard Dotters, Jack Douglas, Ed Alexander and Dave Uribe.

Members of the library board, which meets the second Wednesday, are Bill Birdsall, Ted Huskinson, Jim Gill, June Wanish and Walter Knudsen.

On the planning commission, which meets the second and fourth Tuesdays, are Richard Roccucci, R. A. Bergthold, Betty Flatt, Bob Seawell, Harry Crabb, Jr., Harry Poole and Greg Gonzalez.

Comprising the transportation commission, which meets the second Tuesday, are Audrey Hutsking, Roland Greene, Fred Lacey, Oscar Mesa and Manuel Williams.

On the environment and architectural review unit, which meets the first and third Thursdays, are Bobbi Rahkala, Inez Sears, R. J. Hetrick, Ken Cochrane and Richard Roccucci.



Sewer filter removes odor

Odors usually associated with sewage treatment plants will be eliminated at the new regional waste water treatment plant in Roseville with this huge $56,000 vacuum filter which was moved inch-by-inch into place yesterday. The filter will continuously remove water from sludge, thus doing away with odor producing open air sludge drying beds. The $9 million treatment plant project, which will serve the Roseville-Rocklin area, is being financed with $37.5 per cent of the cost coming from federal and state grants and $1.7 million in revenue bonds approved by voters. (Press-Tribune photo)

Assessment area talks for council

City councilmen tomorrow will conduct a public hearing at 8 p.m. in city hall on formation of an Atlantic Street East Assessment District for reconstruction of existing streets within the district to city standards.

Improvement costs will be partially financed by a $62,600 federal Community Development Block Grant received last December from the Department of Housing and Urban Development.

The remainder of the cost is to be spread among the property owners according to property frontage, as provided by the Municipal Improvement Act of 1913.

The estimated assessment cost is about $67,000.

The proposed assessment district lies southeasterly of Atlantic Street and predominantly encompasses the Elmwood Subdivision.

Improvements to be made consist of regrading the existing streets to a uniform profile with the new structural section and providing adequate drainage collection and disposal by constructing curbs, gutter and drain inlets.

Center, Shearer, East and Perry Streets are proposed to be constructed to 37 feet in width, with three foot rolled curbs and gutters. Elmwood Avenue is proposed to be constructed to 32 feet in width, with three foot rolled curbs and gutters.

Purpose of the hearing will be to consider protests on the public con-

Cirby Way at the present location of Mallard Lane.

The council also will take action on a resolution formally amending the city's general plan for the Bill Strauch property at the stub end of South Harding Boulevard.

Approval of the general plan amendment, from medium low density residential to commercial use, was unanimously approved by the council at its March 17 meeting.

Development and use of the property will be taken up during future rezoning hearings.

Other items set for council consideration include:

A request from Electric Utility Director Willis McMinder for an electric rate study due to the increasing cost of materials, labor and purchase of power from the U.S. Bureau of Reclamation.

A request from City Librarian Helen G. O'Connor to have the city enter into an agreement with the Auburn Placer County Library to buy catalog cards for the city at 10 cents per set.

Approval of an agreement for professional services with David M. Blicker, special counsel for the Hospital Commission. The Roseville Community Hospital board of directors approved the investigation reimbursement agreement March 23.

Setting of public hearings for April 21 on an appeal from Eugene Sue and Charles W. Hess to the Planning Com-

The Press-Tribune
Serving Citrus Heights, Folsom Lake, Lincoln, Loomis, Newcastle, Penryn, Rocklin and Roseville
72nd Year — 128 Roseville, California 95678 Tuesday, January 3, 1978 15 cents

Roseville to fill transportation position

The Roseville City Council has been asked to fill a vacancy on the Transportation Commission.

The vacancy was created by advancement of Audrey Huiskings to the Parks and Recreation Commission.

The council has scheduled consideration of the appointment on its agenda at 8 p.m. Wednesday in City Hall, 316 Vernon St.

The Press-Tribune
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Council fills transportation agency post

Dr. Marvin Bohnstedt, a research organization director, has been appointed by the City Council to fill a vacancy on the Roseville Transportation Commission.

Dr. Bohnstedt, 1319 Susan Circle, has been a resident of Roseville for 18 years. He currently is director of the National Risk Assessment Survey.

He and his wife, Daryl, have three children, Mitch, 18, a freshman at Sierra College; Greg, 15, a freshman at Oakmont High School and Kristan, 14, an eighth grader at Eich Intermediate School.

Dr. Bohnstedt will fill a vacancy created by the advancement of Audrey Huiskings from the Transportation Commission to the Planning Commission.

Mrs. Huiskings' four-year term on the Transportation Commission would have expired July 1, 1978.

Landscapers get kudos from city

ROSEVILLE — Six Roseville businesses have been honored for efforts to beautify their city by the Roseville Parks and Recreation Commission.

Audrey Huisking, chairman of the commission's landscaping subcommittee, Monday night presented to certificates to the winners.

Roseville Square was cited for tearing out asphalt and planting ground cover and trees at the shopping center's entrance near Safeway on Harding Boulevard.

Other winners were Pacific Scene, developers of South Harding Plaza, MTA, owners of an office and warehouse at Vernon Street and Guiseppe Court, Sunrise Office Park at 715 Sunrise Ave., Westwind Apartments at 623 Cirby Way and Tito's Restaurant, 300 Judah St.



Press-Tribune photo

LANDSCAPING EFFORTS at businesses throughout Roseville are honored by Roseville Parks and Recreation Commission. Audrey Huisking, chairman of commission landscaping subcommittee presents awards to (clockwise from left) Butch Jackson of Pacific Scene, Tito Balsoni of Tito's Gaslight, Roland Greene, representing Roseville Square and (seated) Bill Angelo of MTA.

Capitol Report

SACRAMENTO — The reward for providing information leading to the conviction of an arsonist would be increased from $500 to $5,000

Social Security gets boost from attorney

Social Security remains the best bet for retirement, according to Merton Bernstein, law professor at Washington University in St. Louis.

"No, Social Security will not run out of money in 1985. No, it will not collapse early in the next century. We are in a situation where panic pervades the press. Fear stalks TV," he declared.

He pointed out Social Security, along with other federal government retirements, is by far the best deal available to all Americans.

Bernstein questioned why criticism, investigation and demand for reform cries are directed at Social Security rather than at state, local and private pension plans.

In his enthusiasm for Social Security, Bernstein listed lots of reasons why it is the best bet, then said, "Best of all, Social Security benefits are fully indexed to the cost of living as determined by the Consumer Price Index."

"No, inflation does not erode their value.

"Indexing, inflation proofing, is unknown in private plans, so, despite the fact that retiree benefits sometimes are improved, private plan benefits generally decline in value as retirement wears on.

"Some state and local government pension plans index to some degree, but often they index survivor benefits to a lesser degree and many do not index at all.

He also calls the famed Keough and independent retirement account plans "dubious investments despite the tax deductibility of contributions.

"With modest earnings, on the average of 7.5 percent double-digit inflation soon cancels the tax benefits."

Criticizing state and local government plans, he listed what he called "two additional hazards."

Many are contributory, he said, and that means that seriously under-funded. A General Accounting Office study sounds the alarm that under-funding threatens the ability of many such plans to make good on their pension promises."

Regarding the Social Security "crisis," Bernstein insisted "while it is prudent to be concerned, the crisis of crisis seem unwarranted."

He noted Congress has already acted by diverting a small amount from the Disability Insurance Trust Fund. This fund is in surplus and even it was said to be near bankruptcy a few years ago.

The best prospect for change, Bernstein said, is a plan offered by U.S. Rep. Barber Conable, R-N.Y., to fund half of Medicare hospital insurance from general revenue.

He noted immigration is increasing, likely from 400,000 to 800,000 potential workers annually, and that this would reduce a possible Social Security deficit by at least one-third.

"These benefits are not wage-related," he said, "and the program is so full of social purpose. The resulting amount of Social Security

Biker class in Roseville

ROSEVILLE — A motorcycle rider course will be offered by the Roseville Adult School.

The course will teach present and potential motorcyclists the skills necessary to

Computer handles instant analysis of nutrients, calories in diets

CITY OF ROSEVILLE
TRADITION · PRIDE · PROGRESS

Suggested Name For a Park or Facility Within a Park

Suggested Name _____
*(Print or type the suggested name **exactly** how you would like it to read)*

Park Preference: ☐ Any park site ☐ _____ *(Specify park)*

Reason for Suggestion *(Must be completed for further consideration):*

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Attach a second sheet if necessary. ☐ *Attachment included*

Name _____
(of individual submitting request)

Address _____

Phone Number _____

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

_____
_____
_____
_____
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Jun. 21. 2006 4:18PM ADVENTURE CLUB No. 4491 P. 2

Orozco, Sonia

From: NG Alexander <ngalexander@comcast.net>
Sent: Wednesday, July 22, 2020 12:55 PM
To: Orozco, Sonia
Cc: Richard Roccucci
Subject: Audrey Huisking Park Nomination

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Please accept this email in support of the nomination to name a city of Roseville park in honor of **Audrey Huisking's long time community service.**

When I arrived here in Roseville in 1990, Audrey Huisking was on the planning commission. As a developer, she always found time to meet with me to discuss my projects.

When I was nominated to the parks and recreation Commission, Audrey was my mentor and assisted me in learning park, recreation and open space policies.

Now thirty years later Audrey is still quietly serving her community by serving on the Parks and Recreation Commission.

Given Audrey's many years of community service, I fully support naming a park in honor of Audrey Huisking.

Nick Alexander
NG Alexander Real Estate Development LLC
1700 Eureka Road, Suite 150C
Roseville, California 95661
916.773.6108
916.773.7326 – FAX

July 21, 2020

TO: City Clerk

SUBJECT: Letter of support for Audrey Huisking Park

To whom it may concern:

This letter is written in support of naming a Roseville Public Park in honor of Audrey Huisking.

We have known Audrey for over 30 years and know firsthand her dedicated service to the residents and businesses of Roseville during all her years as a member on several boards and commissions. She has always been a person who would make time to talk with citizens, developers and staff members to fully understand the projects and the issues before she made a decision on a project.

We have both received recommendations from commissions Audrey has served on and have relied on her good judgement and recommendations, from dial-a-ride coming to Roseville to specific plans being created with her thoughtful planning for the future needs in our community. No matter the project or the subject, she was not shy to ask the questions required to obtain the full information on a project. Her work has touch all segments of the population and Roseville would not be the city it is without her devotion to good planning and a vibrant park system.

Audrey is one of the most respected persons who has served the City of Roseville. It would be more than fitting to consider naming a park in her honor.

Richard Roccucci

Pauline Roccucci

Orozco, Sonia

From: June Wanish <june1931@gmail.com>
Sent: Wednesday, July 22, 2020 5:33 PM
To: Orozco, Sonia
Subject: Park Name. You Hi Sonia

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I don't know if I need a form but if so would you send it to me or let's me know how to get it on line Or if this will be enough would you see it gets to the right commission

Roseville Park and Recreation Commission

I would like to add my Support to having a park Named after Audrey Husking. Audrey has served this City for so many years and has made a tremendous contribution to this city for more years than I can count. She has been dedicated and strong in her love for Roseville and worked to make sure it is such a good place to live I feel strongly that we should honor people like Audrey because without them we would not be this wonderful community to live in and raise our families June Wanish Former Mayor Roseville
2600 Shanley Road
Auburn CA 95603
July 22,95603

Sent from my iPhone

July 23, 2020

Dear Park Naming Sub-Committee

I am writing in support of naming a future park in our City to recognize and honor the civic contributions of Audrey Huisking.

I've known Audrey since the early 90s, and have observed her long, and valued performance as a City Commissioner. Her perspective has always been what is best for Roseville's families, for their health and safety, and their opportunities to thrive in the environment proposed for development in our City. She is one of the key people who, in a volunteer capacity, consistently helped shape this beautiful City.

Audrey is a positive force of nature, a civic role model of young people, and also a symbol of the contributions health care professionals make in our City not only on an on-going basis but also at this unique time of pandemic.

Thank you for your consideration.

Sincerely

Susan Rohan

Susan Rohan

208 Royal oak Court

Roseville CA 95661

916-412-4796

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2020 JUL 20 PM 2:3
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name For a Park or Facility Within a Park

Suggested Name Griders Park
*(Print or type the suggested name **exactly** how you would like it to read)*

Park Preference: ☐ Any park site ☒ F-101 Pocket Park *(Specify park)*

# of years as a Roseville Resident 13

Reason for Suggestion *(Must be completed for further consideration)*:
Roseville, before it was called Roseville was a Stage Coach Station called "Griders". This land was owned by Tobias Grider who would end up selling his land prompting a name change. Griders would become Junction, then Roseville Junction and finally the Roseville that we know and love. Griders Park would be a nice throwback to Roseville's beginnings.

Attach a second sheet if necessary. ☐ *Attachment included*

Name Mark Bonham
(of individual submitting request)

Address 1432 Morning Glory Lane Roseville 95747

Phone Number/Email Address 916-218-8982 markaveli916@yahoo.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2020 JUL 20 PM 2:31

Suggested Name For a Park or Facility Within a Park

Suggested Name Four Corners Park
*(Print or type the suggested name **exactly** how you would like it to read)*

Park Preference: ☐ Any park site ☒ W-50C Garland/Stanwyck *(Specify park)*

# of years as a Roseville Resident 13

Reason for Suggestion *(Must be completed for further consideration)*:
All Street names surrounding the park are named after towns in Colorado. Colorado is one of the four states ~~that~~ whos statelines meet at the same point on the map, forming the "four corners". The park at W-50C has four corners and will be the spot where the local community will meet. Let's meet at Four Corners! Catchy and has a fun continued geographical theme of that community.

Attach a second sheet if necessary. ☐ *Attachment included*

Name Mark Bonham
(of individual submitting request)

Address 1432 Morning Glory Lane Roseville 95747

Phone Number/Email Address 916-218-8982 markaveli916@yahoo.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2020 JUL 20 PM 2:31
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name For a Park or Facility Within a Park

Suggested Name Pallina Park
*(Print or type the suggested name **exactly** how you would like it to read)*

Park Preference: ☐ Any park site ☒ F-101 Pocket Park *(Specify park)*

# of years as a Roseville Resident 13

Reason for Suggestion *(Must be completed for further consideration)*:

The new park at F-101 Pocket will feature a Bocce Ball court, in Bocce Ball the "Pallina" (small ball) is the ball that is first thrown to begin a Bocce game. From that point all scoring hinges on who can roll their Bocce Balls closest to the "Pallina". The "Pallina" is the focal point of the entire game. This Park will be the focal point of this community.

Attach a second sheet if necessary. ☐ *Attachment included*

Name Mark Bonham
(of individual submitting request)

Address 1432 Morning Glory Lane Roseville, 95747

Phone Number/Email Address 916-218-8982 Markaveli916@yahoo.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2020 JUL 21 PM 1:42
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name For a Park or Facility Within a Park

Suggested Name Scott Alvord
*(Print or type the suggested name **exactly** how you would like it to read)*

Park Preference: [X] Any park site [ ] _____ *(Specify park)*

# of years as a Roseville Resident 2

Reason for Suggestion *(Must be completed for further consideration)*:

I feel he is the most activet vocal advocate for Roseville. He seems to care very much for the quality of life of all Residents as well as businesses being successful

Attach a second sheet if necessary. [ ] *Attachment included*

Name Carolyn Brennan
(of individual submitting request)

Address 1006 Wood Oak Ct Roseville

Phone Number/Email Address 408 440-1357 brennancarolyn@yahoo.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? [ ] Yes [ ] No
If yes, when? _____

Subcommittee Review Comments:

_____

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_____

CITY OF ROSEVILLE
CALIFORNIA

RECEIVED
2020 JUL 28 PM 2:06
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name For a Park or Facility Within a Park

Suggested Name George Floyd Inspiration Park
*(Print or type the suggested name **exactly** how you would like it to read)*

Park Preference ☒ Any park site ☐ _____ (Specify park)

# of years as a Roseville Resident 1

Reason for Suggestion *(Must be completed for further consideration)*:

- Shows the city's commitment to social justice
- Inspires discussion and investigation of our culture
- Proves that Roseville is a city for all people.
- Engages our young people in thinking about the plights of their fellow human beings.

Attach a second sheet if necessary. ☐ Attachment included

Name Brandon Clark
(of individual submitting request)

Address 3313 Welton Cir 95747

Phone Number/Email Address 408 674 2210

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2020 JUL 30 AM 10:43
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name For a Park or Facility Within a Park

Suggested Name North Hayden Park
*(Print or type the suggested name **exactly** how you would like it to read)*

Park Preference: ☐ Any park site ☒ F-101 *(Specify park)*

# of years as a Roseville Resident 26

Reason for Suggestion *(Must be completed for further consideration)*:

I prefer that park names be simple & easy to remember where they are. People's names may be nice for their families, but that should not be a reason to always use names for parks. Most residents don't know who these people are. There have also been some bad park-naming in the past. Example: "Mahan" and "Mahany" parks, both baseball fields in the vicinity of, or fronting Pleasant Grove Blvd. These two parks are frequently cause of confusion.

Attach a second sheet if necessary. ☐ *Attachment included*

Name Karen McPhail
(of individual submitting request)

Address 6065 Taunton Dr, Roseville 95747

Phone Number/Email Address mekamcphail@comcast.net 916 705-2647

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2020 JUL 30 AM 10:43
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name For a Park or Facility Within a Park

Suggested Name Garland pocket Park
*(Print or type the suggested name **exactly** how you would like it to read)*

Park Preference: ☐ Any park site ☒ W-50C *(Specify park)*

# of years as a Roseville Resident 26

Reason for Suggestion *(Must be completed for further consideration)*:
I prefer park names that are simple and easy to remember which park is which. People's names may be nice for their families, but that should not be a reason to use their names for parks. Most residents don't know who those people are. There have been some really bad decisions in the past. An example is "Mahan" and "Mahaney" parks, both baseball parks in the vicinity of, or fronting Pleasant Grove Blvd. These parks are frequently the cause of confusion!

Attach a second sheet if necessary. ☐ *Attachment included*

Name Karen McPhail
(of individual submitting request)

Address 6065 Taunton Dr, Roseville 95747

Phone Number/Email Address makamcphail@comcast.net 916-705-2647

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2020 JUL 31 PM 12:50
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name For a Park or Facility Within a Park

Suggested Name Edna Esparza
*(Print or type the suggested name **exactly** how you would like it to read)*

Park Preference: ☐ Any park site ☐ _____ *(Specify park)*

# of years as a Roseville Resident 80+

Reason for Suggestion *(Must be completed for further consideration)*:
Edna Esparza was a librarian for 40 years for the city of Roseville. She retired in 2013. She was very well known by the people who frequented the library. She was always pleasant with a ready smile and acknowledged everyone by their name. Edna passed away December 31, 2019.
Edna grew up in Roseville and graduated from Roseville High school. She raised a family of 5 children while working full-time. She also purchased several homes in Roseville to use a rentals, not to get rich, but to help less fortunate people get ahead and have a safe home.
I am submitting her name because she has been a guiding light to many people in the community and and Roseville is a great place to call home thanks to her

Attach a second sheet if necessary. ☐ *Attachment included*

Name Robert Esparza (son)
(of individual submitting request)

Address 9005 Crimson Ridge Way Roseville, CA 95747

Phone Number/Email Address 916.532.5372 rlesparza@comcast.net

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

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TOWER
EDNA ESPARZA RETIRES
40 YRS ROSEVILLE LIBRARY
WILL MISS YOU EDNA

CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2020 JUL 31 PM 12:50
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name For a Park or Facility Within a Park

Suggested Name Jason K. Gallelli Memorial Park
*(Print or type the suggested name **exactly** how you would like it to read)*

Park Preference: ☒ Any park site ☐ _____ *(Specify park)*

# of years as a Roseville Resident 31 (+ was currently in Loomis)

Reason for Suggestion *(Must be completed for further consideration)*:
Jason Gallelli, married to my sister Julie Gallelli, and father to 3 wonderful children, passed away unexpectedly on their family vacation in Shasta, CA on June 28, 2020. Jason worked alongside his family at Gallelli Real Estate, and was a prolific developer. He helped develope many shopping centers in Roseville, including Eddyment/Blue Oaks Rayley's Shopping Center and Washing Blvd center. He also created many new job opportunities for Roseville and surrounding cities. He was broker of the year 9 times. He was a wonderful, compassionate and thoughtful man who was/is loved by many.

Attach a second sheet if necessary. ☐ *Attachment included*

Obituary on Legacy.com

Name Alyssa Hiu
(of individual submitting request)

Address 1853 Poppy Field Drive, Roseville CA 95661

Phone Number/Email Address (530)615-9119 alyssanhiu@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

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CITY OF ROSEVILLE CALIFORNIA

RECEIVED
2020 JUL 31 PM 2:40
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name For a Park or Facility Within a Park

Suggested Name Boulder Creek Park
*(Print or type the suggested name **exactly** how you would like it to read)*

Park Preference: ☐ Any park site ☒ W-50C *(Specify park)*

# of years as a Roseville Resident 3

Reason for Suggestion *(Must be completed for further consideration)*:
The surrounding streets around site W-50C are names of cities in Colorado. I feel the park should carry a similar nomenclature.

Attach a second sheet if necessary. ☐ *Attachment included*

Name Melissa Shaw
(of individual submitting request)

Address 4000 Silver Plume Way, Roseville, CA

Phone Number/Email Address 408-531-7101, meliseshaw@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

Summary of Park Naming Submittals for 2021

Active from 2020	**2021 Submissions**
Daniel P. Mulligan Sr.	John Byouk Park
Doug Allen Community Park	Kay Sakamoto Memorial Park
Wendy Gerig Park	Wendy A. Gerig Park
Audrey Huisking Park	Michael Ziegler Park
Griders Park	Dave Martinez Park
Pallina Park	Bob (Coach) Seawell Park
Scott Alvord	Dr. Kelvin Lee
George Floyd Inspiration Park	Dr. Tim Herman Park
Garland Pocket Park	Harry Potter Park
Edna Esparza	Mount Evans Playfield
Jason K. Gallelli Memorial Park	Zumi Park
Boulder Creek Park	Sebastian Creek Park
	Ramona Square
	Sierra Viewpoint Park
	Cokeva Fields Park
	Kat Maudru Park
	Super Happy Funtime Neighborhood Park
	Jasmine Park
	Phil Ozenick Memorial Park
	Lois Donovan
	F.C. "Rocky" Rockholm Park
	Harold T. "Bizz" Johnson Park
	Fire Truck Park
	Edward P. Gibson
	Lakshminarasimhan
	Historic Sierra Vista Park

COUNCIL COMMUNICATION

CC #: 1877
File #: 0215

Title:	Development Impact Fee Reports for Fiscal Year Ended June 30, 2021
Contact:	Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 9.3.

RECOMMENDATION TO COUNCIL

Staff recommends City Council accept the Development Impact Fee Reports prepared for the fiscal year ended June 30, 2021.

BACKGROUND

In California, state legislation sets certain legal and procedural parameters for the charging of development impact fees ("DIF's"). This legislation was passed as Assembly Bill (AB) 1600 by the State Legislature and is now codified as California Government Code Sections (GC §) 66000 through 66008 ("Mitigation Fee Act"). GC § 66006(b) states the following requirements as pertains to the DIFs:

For each separate account or fund established, the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

1. A brief description of the type of fee in the account or fund.
2. The amount of the fee.
3. The beginning and ending balance of the account or fund.
4. The amount of the fees collected and interest earned.
5. An identification of each public improvement on which fees were expended.
6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete.
7. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.
8. The amount of refunds made (as pursuant to GC § 66001(e)) due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made (as pursuant to GC § 66001(f)) due to administrative costs of

refunding unexpended revenues exceeding the amount to be refunded.

The attached Development Impact Fee Reports are for informational purposes. They are also posted on the City's website.

FISCAL IMPACT

There is no impact to the City's General Fund.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The Development Impact Fee Reports meet the above criteria and are not subject to CEQA. No additional environmental review is required.

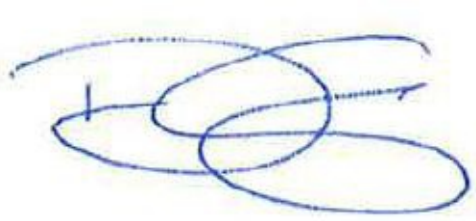
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world

Respectfully Submitted,

Jeannine Thrash, Management Analyst

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

City Development Impact Fee Report

JPA Development Impact Fee Report

Annual Development Impact Fee Report



Fiscal Year Ended June 30, 2021

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Reporting Requirements for Development Impact Fees

In California, State legislation sets certain legal and procedural parameters for the charging of development impact fees ("DIFs"). This legislation was passed as AB1600 by the California Legislature and is now codified as California Government Code Sections (GC §) 66000 through 66008 ("Mitigation Fee Act"). This State law went into effect on January 1, 1989.

GC § 66006(b) states the following requirements as pertains to DIFs:

For each separate account or fund established, the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) A brief description of the type of fee in the account or fund.

(B) The amount of the fee.

(C) The beginning and ending balance of the account or fund.

(D) The amount of the fees collected and interest earned.

(E) An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement including the total percentage of the cost of the public improvement that was funded with fees.

(F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.

(H) The amount of refunds made (as pursuant to GC § 66001(e)) due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made (as pursuant to GC § 66001(f)) due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded.

GC § 65865(e) also requires that in any development agreement entered into on or after January 1, 2004, the City shall comply with GC § 66006 with respect to any fee it receives or cost it recovers.

Description of Development Impact Fees

Drainage Fees

The Drainage Fee is established pursuant to Roseville Municipal Code Chapters 4.48 and 4.49. Drainage fees are required for all new construction that occurs within the Dry Creek Watershed mitigation zone or the Pleasant Grove/Curry Creek Watershed mitigation zones. These mitigation zones are further broken down into sub-zones or sub-areas for which fees vary.

New development, and the expansion of existing development, within the City imposes a burden on the creeks and drainage infrastructure within the Dry Creek watershed and the Pleasant Grove and Curry Creek watershed by adding additional impervious surface, thereby adding more runoff, and by changing discharge rates. Some of the worst burdens imposed by development are on properties located within the Dry Creek watershed and Pleasant Grove and Curry Creek watershed downstream from the City, where additional run-off poses a threat of severe flooding and is a danger to life and property.

The drainage fees have been calculated so as to pay for those facilities listed in the capital improvement program. The fee is to be collected for public improvements and facilities for which an account has been established and funds appropriated, and for which a proposed construction schedule has been adopted.

Public Facilities Fee

The Public Facilities Fee is established pursuant to Roseville Municipal Code Chapter 4.52. New development and the expansion of existing development within the City imposes burdens on existing public facilities and creates a need for additional public facilities. Such burdens may vary by the type of land use. The Public Facilities Fee is applied to new development and expansion of existing development to ensure adequate levels of public services and facilities are maintained. This fee spreads the costs of public facilities to development which creates the need for such public facilities, without generating any surplus to the general fund.

Sewer Connection Fees

Sewer connection fees are established pursuant to Roseville Municipal Code Chapter 14.16. Additional fees may be applicable to properties within sewer special benefit assessment areas.

- *Local Sewer Connection Fee* - The local sewer connection fee is charged for each sewer unit required within the Roseville City limits connected to the City-owned public sewer.

Water Connection Fee

Water connection fees are established pursuant to Roseville Municipal Code Chapter 14.08 and are applicable to all new water service connections within the City limits. This fee ensures the sharing of the costs associated with maintenance and expansion of the City's raw water supply, water treatment, storage, and distribution facilities by those who receive the benefits thereof.

Traffic Mitigation Fees

In 1988 the City of Roseville adopted a city-wide Traffic Mitigation Fee Program, requiring new development within the City to pay traffic impact fees. The fees collected through this program, in addition to other funding sources, allows the City to construct transportation improvements identified in its Capital Improvement Program (CIP). The fee program assesses fair-share costs to each jurisdiction based on their impact on the individual roadways from new development.

City / County Traffic Mitigation Fee - The City of Roseville and Placer County entered into a joint fee program for the purpose of funding improvements on Baseline Road and Walerga Road. The fee program assesses fair-share costs to other jurisdictions based on their impact on the individual improvements from new development. The fees associated with this fee program were originally collected by Roseville and Placer County. Fees collected by Roseville were remitted to Placer County quarterly to be held in one account. Effective July 2013, Fiddyment Road was removed from the program and individual agencies became responsible for holding the fees they *collect in two separate accounts, one with Roseville and one with Placer County*.

Downtown Specific Plan In-Lieu Parking Fee

This fee is established pursuant to Roseville Municipal Code Chapter 19.31. Within the designated Commercial Mixed Use, Old Town and Central Business districts, a parking requirement serving nonresidential uses and residential uses, where a minimum of one space per unit is provided on-site for the residential units, may be met by a cash in-lieu payment to the City prior to issuance of a building permit, or a certificate of occupancy if no building permit is required. The fee is dedicated for use to offset the cost of public off-street parking within the Downtown Specific Plan area in the form of garages or public parking lots.

Park Fees- (Although Park fees were adopted pre- AB1600, they are still being included in this report.)

Park fees are authorized pursuant to Roseville Municipal Code Chapters 4.37 and 4.38. There are two different types of park fees applicable to all residential projects. The City-wide Park Fee funds park and recreation facilities intended to serve the entire community, and the Neighborhood and Community Park Fees fund park and recreation facilities intended to serve neighborhood areas. Park fees may vary based on fees and credits that a parcel may be subject to. City-wide Park Credits are granted to all parcels within specific plan areas that have entered into a Development Agreement with the City. Certain parcels may be subject to additional City-wide credits. These additional credits are typically granted for park property dedication above City standards, or other park obligations that were paid for by the original land developers.

Electric Backbone Impact Fee

The Electric Backbone Impact Fee applies to all new customers served by the City's Electric Department and any customer requesting a special service or capacity increase. Fees are based upon a per lot/unit charge and collected upon issuance of the building permit fees. Fees are authorized pursuant to Roseville Municipal Code Chapter 4.54.

Solid Waste Impact Fee

The Solid Waste Impact Fee applies to all new single-family and duplex units. This fee is paid to the Solid Waste Division of the Environmental Utilities Department to set-up solid waste service. Typically, this fee is paid by the developer during the time of construction so that service will be available upon move-in by the homeowner. Fees are authorized pursuant to Roseville Municipal Code Chapter 9.12.

Development Agreement Fees Imposed Since 2004 (GC §65865(e))

- *Sierra Vista Specific Plan Mitigation Fee Program* –
  - *City Park Land Fee* – This fee provides funding for the SVSP land that is intended to be dedicated for a City park. This fee component does not cover neighborhood parks.
  - *Improvements Fee- This fee is to provide funding for Sierra Vista landowners to be reimbursed for the design and completion of the SVSP improvements and to provide funding for open space and right-of-way dedications (e.g.,* school, fire station*).*
  - *Administration* - Establishment of the fee is for the purpose of equitably sharing the costs and burdens of administration of the SVSP Fee program throughout the specific plan with each landowner.

- *Watt Avenue and Vista Grande Boulevard Extension Traffic Mitigation Fee* – This fee provides fair share funding for extensions of Watt Avenue between the Regional University Specific Plan and future Placer Parkway and "Road B" west of the Sierra Vista Specific Plan boundary to Baseline Road. This fee remains in effect until a city-wide funding mechanism is adopted in cooperation with Placer County.

- *Water Meter Retrofit / Conservation Program* – This fee is established pursuant to Roseville Municipal Code Chapter 14.08 for the maintenance and testing of water meters and installation of Encoder Receiver Transmitter (ERT) devices.

- *Traffic Signal Coordination Fee* – This fee provides funding for the West Roseville Traffic Signal Interconnect project.

- *Bike Trail Fee* – This fee funds construction of Class 1 bike trails through new development areas.

- *City-Wide Park In-Lieu Fee* – This fee is paid as an alternative to dedication of City-wide park land, as specified in individual development agreements.

- *Fire Tax Equivalent Fee* – This fee applies to new growth areas and replaces the Fire Service Facilities Tax that expired in 2009. This fee provides funding for capital fire facilities and related equipment required to serve new growth areas.

- *Public Benefit Fee (AKA Community Benefit Fee)* – This fee applies to new residential growth areas and properties rezoned from non-residential to residential land uses. This fee ensures that new residential growth areas will benefit current and future residents of Roseville through investment in various public infrastructure projects and activities.

- *Air Quality Mitigation Fee (applies to West Roseville Specific Plan)* – This fee provides funding to the Placer County Air Pollution Control District to mitigate impacts to air quality resulting from new residential development.

- *Transit Shuttle Service Fee (applies to West Roseville Specific Plan)* – This fee provides funding for a shuttle service between the West Roseville Specific Plan area and the I80/Watt Avenue light rail station.

- *Downtown Benefit Fee – Offsets the fiscal impacts associated with the unit increase within the applicable the Specific Plan.*

- *Westpark Drive off-site road fee – Developer's fee will fund the construction cost of Westpark Drive north of the Pleasant Grove Wastewater Treatment Plant.*

- *Blue Oaks Boulevard Off-Site Road Fee – Developer's pro-rata share of the cost obligation dedicated to segments 3 and 4 of the Blue Oaks Boulevard off-site improvements.*

Fund Balance Summary

Drainage Fee										
Pleasant Grove/Curry Creek Watershed Drainage Mitigation Fee										
Document Establishing Fee	**Project**	**Fee Formula**	**Starting Balance**	**Fees Collected (Refunded)**	**Interest Earned**	**Interfund Transfer In/(Out)***	**Expenditures**	**Ending Balance as of June 30, 2021**	**Sufficient Funds to Complete Project?**	**% of CIP Funded by Fee**
Roseville Municipal Code Chapter 4.48		Ordinance No. 5933	$10,418,656	1,173,750	144,830	-	(19,296)			
	Pleasant Grove Retention Basin						(4,801)		No	100
								$11,713,139		

Drainage Project Descriptions

Pleasant Grove Retention Basin (Project # 400006) - Costs associated with annexing the Reason Farms and Warnick properties.

Public Facilities Fee										
Document Establishing Fee	**Project**	**Fee Formula**	**Starting Balance**	**Fees Collected (Refunded)**	**Interest Earned**	**Interfund Transfer In/(Out)***	**Expenditures**	**Ending Balance as of June 30, 2021**	**Sufficient Funds to Complete Project?**	**% of CIP Funded by Fee**
Roseville Municipal Code Chapter 4.52		Ordinance No. 6290	$7,763,978	6,508,462	130,677	(608,452)	(86,296)			
	WRSP Community Center & Pistachio Regional Park (F-56)						(6,101)		Yes-Started Ph 3 Nov. 2019	2.2
	Oak Street Extension of the Miners Ravine Trail						(235)		Complete	5
	Oak Street Parking Garage						(1,868)		Complete	30
	East Radio Site Relocation						(1,977)		Unknown at this time	14.5
	Central Park Phase III						(670,976)		Yes-Started Ph 3 Nov. 2019	30
								$13,027,212		

*Transfers out: Transfer $166,065 from Fund 3355 (Public Facilities) to Fund 2901 (RFA Debt Service) for 2015 316 Vernon Debt Service.
Loan payment of $33,345 for principal reduction of the loan to pay back the Fleet Replacement Fund (Fund 4005)-Loan purpose: Funding of design & construction for Oak Street Parking Garage. (Interest rate of 2.55% in FY21; matures 6/30/35); Loan payment of $409,041 for principal reduction of the loan to pay back the Strategic Improvement Fund (Fund 1030)-Loan purpose: Funding of the 316 Vernon Building Project # 400055 (Interest rate of 2.05% in FY21; matures 6/30/27).

Public Facilities Fee Project Descriptions

WRSP Community Center-Pistachio Regional park (Project#400019) - This project is located in the WRSP Park Site F-56, adjacent to the historic Fiddyment House and joint use high school site. It includes design and construction of the master plan (FY2016-17), construction/document preparation (FY2017-18), and Phase 1 construction (FY2018)

Oak Street Extension of the Miners Ravine Trail (Project# 400028) - Supplemental review, design, and construction of a Class -1 off-street trail parallel to Oak Street from Lincoln Street to Royer Park at the Icehouse Bridge.

Oak Street Parking Garage (Project #400054) - Design and Construction of multi-story, 400-500 space parking garage between Oak Street and Vernon Street's 200 block. Will initially provide free public parking for the downtown community. Improvements should include pedestrian connections between facility and Oak, Lincoln, and Vernon Streets.

East Radio Site Relocation (Project# 400126) – The project requires acquisition and a 180 foot tower along with a shelter, generator and fuel tank to meet the City's short and long-term needs.

Central Park Phase III (Project# 500076) – Plans for a citywide park site located on Fairway Drive and Central Park Drive in the Highland Reserve North Specific Plan area. Plans for this park include installation of two softball fields, sports field lighting, basketball courts, a swing area, two tennis courts, tennis court lighting, basketball court and soccer field lighting, a picnic area, landscaping and irrigation, a shade structure, on-street parking, a parking lot, and security lighting. Phases I and II have been completed.

Local Sewer Connection Fees										
Document Establishing Fee	**Project**	**Fee Formula**	**Starting Balance**	**Fees Collected (Refunded)**	**Interest Earned/ Other (1)**	**Interfund Transfer In/(Out)**	**Expenditures**	**Ending Balance as of June 30, 2021**	**Sufficient Funds to Complete Project?**	**% of CIP Funded by Fee**
Roseville Municipal Code Chapter 14.16		Ordinance No. 6100	$6,587,421	796,229	300,852	-	-	$7,684,502	n/a	n/a
(1) FY20 Enterprise Resource Planning (ERP) costs of $296,422 presented in the FY20 report have been moved to the Local Rehabilitation Fund. The 'add back' for these costs is included in the amount in "Interest Earned/Other".										

Water Connection Fees										
Document Establishing Fee	**Project**	**Fee Formula**	**Starting Balance**	**Fees Collected (Refunded)**	**Interest Earned**	**Interfund Transfer In/(Out)***	**Expenditures**	**Ending Balance as of June 30, 2021**	**Sufficient Funds to Complete Project?**	**% of CIP Funded by Fee**
Roseville Municipal Code Chapter 14.08		Ordinance No. 6100	$57,896,580	$16,651,654	964,500	711,120	(4,165,556)			
	Groundwater management plan						(30,000)		Yes-Started 2005	28
	West side tank/pump Stn Proj						(13,985,198)		Yes-Started 2006	100
	Enterprise Asset Mngmt.						(19)		Yes-Started 2008	18
	Regional Water Reliability Study						(22,500)		Yes-Started 2015	5
	Advanced Metering Infrastr. Proj						(373,476)		Yes-Started 2016	26
	Integrated resources plan						(142,338)		Yes-Started 2018	26
	Cooperative Potable Water Trans. Infrastr.						(851)		Yes-Started in 2021	Unknown at this time

Water Connection Fees, Continued										
	Aquifer Storage and Recovery Well-Design						(179,340)		Yes-Started in 2019	100
	Aquifer Storage Recovery-Monitoring Wells						(923,026)		Yes-Started in 2019	100
	Aquifer Storage and Recovery Wells 9 Westbrook and 18 Solaire						(304,333)		Yes-Started in 2019	100
								$56,097,217		
*Transfers in: $58,350 from the Water Fund for Folsom Pump Station; $267,770 for loan payment from Water Rehab Fund-Loan purpose: Water Tank Rehabilitation (Fixed rate of 2.42%; Loan matures 6/30/2023); $385,000 for loan payment from Water Operations Fund-Loan purpose: Advanced Metering Project (Interest rate 5.00% (FY18-FY29); Loan matures 6/30/30).										

Water Connection Fees Project Descriptions

Groundwater management plan (Project# 400012) - Implement and maintain an SB 1938 compliant Groundwater Management Plan required to maintain future California state grant funding eligibility and implement elements of the Groundwater Management Plan with other agencies.

West side tank/pump Stn Proj (Project# 400014) - Design and construct a six million gallon water storage tank, pump station, and chemical addition facility at the City's 5.1 acre site located in the West Roseville Specific Plan. The work will include site master planning to accommodate two six million gallon tanks and satellite facility for Water Distribution operations.

Enterprise Asset Management (Project# 400016) – The EAM Program will provide implementation of an information system to manage the organization's asset inventory and related maintenance activities, consolidation of the multiple existing asset management systems and standardization and optimization of asset-related business process across the City.

Regional Water Reliability Study (Project# 400063) - The project funds the study conducted by the Regional Water Authority for regional water supply reliability, and it is inclusive of the development of a federally-recognized regional water bank.

Advanced Metering Infrastructure Project (Project# 400099) - An Advanced Metering Infrastructure (AMI) system is required to offer better meter data to customers. AMI would introduce two-way communication for meters allowing remote reads and greater interaction between the utility and its customers. An AMI system also provides customers a detailed view of their water usage, enabling them to make changes to increase their water efficiency. Finally, an AMI system provides better system reliability by bringing enhanced demand management and capital efficiencies. This project progresses from a business case through a third-party implementation and finishes with the installed and operating AMI system.

Integrated Resources Plan (Project#500018) - The goal of this planning is to develop a cohesive and implementable Integrated Resource Plan (IRP) for providing reliable and low-cost utility services to City's residents and businesses. The project also includes the development of a recommended water supply and resources portfolio to 2050.

Cooperative Potable Water Transmission Infrastructure (Project# 500147) - This project provides funding for planning, design, and construction of additional potable water conveyance infrastructure to support reliable water supply delivery to the City of Roseville customers. The project is anticipated to be a joint partnership effort between the City and the Placer County Water Agency (PCWA).

Aquifer Storage and Recovery Well –Design (Project# 500155) -This project designs and constructs a potable water well with aquifer storage and recovery facilities based on recommendations from the Groundwater Strategic Plan.

Aquifer Storage Recovery- Monitoring Wells (Project# 500156) - This project provides funding to construct groundwater monitoring wells based on recommendations from the Groundwater Strategic Plan.

Aquifer Storage and Recovery Wells 9 Westbrook and 18 Solaire (Project# 500157) -This project provides funding for the construction of potable water wells with aquifer storage and recovery facilities based on recommendations from the Groundwater Strategic Plan.

City/ County Traffic Mitigation Fee										
Document Establishing Fee	**Project**	**Fee Formula**	**Starting Balance**	**Fees Collected (Refunded)**	**Interest Earned**	**Interfund Transfer In/(Out)**	**Expenditures**	**Ending Balance as of June 30, 2021**	**Sufficient Funds to Complete Project?**	**% of CIP Funded by Fee**
Roseville Municipal Code Chapter 4.45	Misc. Road Improv.	Ordinance No. 5203	$5,614,538	2,200,339	89,618	(27,194)	-	**$7,877,301**	No	Unknown at this time

Downtown Specific Plan In-Lieu Parking Fee										
Document Establishing Fee	**Project**	**Fee Formula**	**Starting Balance**	**Fees Collected (Refunded)**	**Interest Earned**	**Interfund Transfer In/(Out)**	**Expenditures**	**Ending Balance as of June 30, 2021**	**Sufficient Funds to Complete Project?**	**% of CIP Funded by Fee**
Roseville Municipal Code Chapter 19.31	Misc. Downtown Parking Improv.	Resolution No. 09-124; Ordinance No. 5428	$77,050	-	1,067	-	-	**$78,117**	No	Unknown at this time

Park Fees – (Although Park fees were adopted pre- AB1600, they are still being included in this report.)										
Neighborhood and Community Park Fees										
Document Establishing Fee	**Project**	**Fee Formula**	**Starting Balance**	**Fees Collected (Refunded)[1]**	**Interest Earned**	**Interfund Transfer In/(Out)***	**Expenditures**	**Ending Balance as of June 30, 2021**	**Sufficient Funds to Complete Project?**	**% of CIP Funded by Fee**
Roseville Municipal Code Chapter 4.37		Ordinance Nos. 2178, 2969, and 3033	$21,841,001	6,792,857	300,576	-	(3,623)			
	Harry Crabb Park						(6,120)		Yes-Started Phase 2 July 2019	1.28
	Saugstad Park Renovations						(7,621)		No	66.67
	West Roseville Specific Plan Parcel W-81 Bike Trail Phase 1						(104,356)		Complete	100
	Richard & Pauline Roccucci Park (W-51)						(242)		Yes-Started May 2019	100
	RG Phillips Park (F-52)						(2,466)		Yes-Started June 2019	100
	John L. Sullivan Park (WB-51)						(736,995)		No	100
	Fiddyment Ranch Open Space Parcel F84 Trail						(224,460)		No	100
	F-51 School Park						(25,275)		No	100
	W-50C Neighborhood Park						(103,306)		Yes-Started Aug. 2021	100

Neighborhood and Community Park Fees, Continued										
	JM-50 School Park						(18,678)		No	100
	W-50D Neighborhood Park						(408)		No	100
	WB-50 School Park						(23,085)		No	100
	Westpark Phase 4 Village W-18D Bike Trail						(242,994)		Complete	100
								$27,432,805		
1) Includes Neighborhood Park Fees, Bike Trail Fees and Paseo Fees.										

Neighborhood and Community Park Fees Project Descriptions

Harry Crabb Park (Project# 400007) - Current phase is for the planning and construction of park amenities, which includes two baseball fields, a soccer field, a splash pad water feature, a group picnic area, a basketball court, two tennis courts, two pickle ball courts, two bocce ball courts, a restroom and expansion of an off-street parking lot.

Saugstad Park Renovations (Project# 400122) - The project funds the design and new improvements of the park.

West Roseville Specific Plan Parcel W-81 Bike Trail Phase 1- Construct approximately 1-mile long Class I trail per Specific Plan and Development Agreement.

Richard & Pauline Roccucci Park (Project#400155) - Design and construct 12 acre neighborhood park in West Roseville.

RG Phillips Park (F-52) (Project# 400156) - Design and construct 8.9 acre neighborhood park in West Roseville.

John L. Sullivan Park (WB-51) (Project# 500008) - Design and construction of the neighborhood park.

Fiddyment Ranch Open Space Parcel F84 Trail (Project# 500025) - Through a reimbursement agreement with the developer, design and construct a 1/3-mile long extension of the Pleasant Grove Creek Trail within WRSP Parcel F-84 and between Fiddyment Road and Blue Oaks Boulevard to a connection with Regional Park Parcel F-54. This project is funded solely through the WRSP Bike Trail Fee Program and will not require General Funds.

F-51 School Park (Project# 500040) - This project provides funding for the construction of an 11.8 acre school site park. The project is currently in the public outreach phase, and amenities have not been determined. However, those being considered include baseball and softball fields, restrooms, a covered children's play area, and a large group picnic area.

W-50C Neighborhood Park (Project# 500042) - This project funds the design and construction of a 1.5-acre neighborhood park at Garland at

Telluride. Amenities include a shaded picnic area, a children's play area, a half-court for basketball, bocce ball courts, a tricycle track, and walkways.

JM-50 School Park (Project# 500100) - This project provides funding for the construction of a 7.73-acre school park site. The project is currently in the public outreach phase, and amenities have not been determined. However, those being considered include baseball and soccer fields, restrooms, a children's play area, and a large group picnic area.

W-50D Neighborhood Park (Project# 500101) - This project provides funding for the construction of a 1.2-acre neighborhood park site located in West Roseville, phase 4 of Garland at Campanella. The project is currently in the public outreach phase, and amenities have not been determined. However, those being considered include a children's play area and a picnic area.

WB-50 School Park (Project# 500102) - This project provides funding for the design and construction of a 9.6-acre school park in the Sierra Vista Specific Plan area. The park amenities are being determined in FY2020-21, during the design phase of the project. The construction is anticipated to begin in FY2021-22 at an estimated total cost of$1.7 million.

Westpark Phase 4 Village W-18D Bike Trail (Project# 500170) - Construct approximately 1/2-mile long Class I trail per Specific Plan and Development Agreement.

City-wide Park Fee - (Although Park fees were adopted pre-AB1600, they are still being included in this report.)										
Document Establishing Fee	**Project**	**Fee Formula**	**Starting Balance**	**Fees Collected (Refunded) [(1)]**	**Interest Earned**	**Interfund Transfer In/(Out)***	**Expenditures**	**Ending Balance as of June 30, 2021**	**Sufficient Funds to Complete Project?**	**% of CIP Funded by Fee**
Roseville Municipal Code Chapter 4.38		Ordinance No. 2424	$12,791,149	3,000,544	179,579	213,598	(156,827)			
	Park Site 56 Gibson Park						(32,406)		No	100
	Harry Crab Park						(461,531)		Yes-Started Ph 2 July 2019	31%
	WRSP Community Center & Pistachio Regional Park						(273,042)		Yes-Started Ph 1 July 2019	97.81
	Sports Park Complex						(16,620)		No	12
	Denio Family Park (Parcel F-54)						(49,235)		No	100
	Central Park Phase III						(2,355,382)		Yes-Started Ph 3 Nov. 2019	70
								$12,884,061		

[(1)]**Includes Park Construction Fees and In-Lieu Fees.**

*Transfer in for capital: $619,335

Transfer out: $361,503 for loan principal payment to Fleet Replacement Fund 4005-Loan Purpose: The purpose of this loan is to provide funding for the Harry Crabb Park project. The Citywide Park Fund will repay the loan from moneys it receives from the Roseville Finance Authority (RFA) 2017A savings (Interest rate FY21: 2.05%); Loan matures 6/30/26.

City-wide Park Fee Project Descriptions

Park Site 56 Gibson Park (Project# 400004) **-** Develop Phase I construction documents.

Harry Crabb Park (Project# 400007) - Current phase is for the planning and construction of park amenities, which includes two baseball fields, a soccer field, a splash pad water feature, a group picnic area, a basketball court, two tennis courts, two pickle ball courts, two bocce ball courts, a restroom and expansion of an off-street parking lot.

WRSP Community Center & Pistachio Regional Park (F-56) (Project# 400019) - Design and construct phase I of this Citywide park. Phase I consists of 2 softball fields, 1 baseball field, parking lot and potentially a restroom.

Sports Park Complex (Project# 400068) - Sports complex at Blue Oaks Blvd/Phillip Road/Hayden Parkway. Current phase is for the planning of amenities, which may include multiple lighted synthetic long fields, restrooms, storage facilities, children's playground area(s), shaded picnic area(s), and pedestrian pathway through landscaped area. Scope is dependent on funding availability.

Denio Family Park (Parcel F-54) (Project# 400118) – Design and construction of park.

Central Park-Phase III (Project# 500076) - Improvements to Central Park.

Electric Backbone Impact Fee										
Document Establishing Fee	**Project**	**Fee Formula**	**Starting Balance**	**Fees Collected (Refunded)**	**Interest Earned**	**Interfund Transfer In/(Out)**	**Expenditures[1]**	**Ending Balance as of June 30, 2021**	**Sufficient Funds to Complete Project?**	**% of CIP Funded by Fee**
Roseville Municipal Code Chapter 4.54	Sierra Vista Substation	Ordinance No. 6097	$3,366,683	2,065,753	45,969	-	1,840,145	**$7,318,551**	Yes- Started Nov. 2016	75%
[(1)]Project costs of $1,840,145 is net of FY2021 project costs of $(28,053) and an adjustment of $1,860,198 for overstated reporting in FY2019 and FY2020.										

Sierra Vista Substation (Project# 400114) - Construct a new substation with an initial capacity of 46 MVA to supply power to new development in the Sierra Vista and Westbrook specific plans.

Solid Waste Impact Fee										
Document Establishing Fee	**Project**	**Fee Formula**	**Starting Balance**	**Fees Collected (Refunded)**	**Interest Earned**	**Interfund Transfer In/(Out)**	**Expenditures**	**Ending Balance as of June 30, 2021**	**Sufficient Funds to Complete Project?**	**% of CIP Funded by Fee**
Roseville Municipal Code Chapter 9.12	Solid Waste Services Set Up	Ordinance No. 4380	$4,686,400	892,272	67,795	-	(525,034)	**$ 5,121,433**	No	Unknown at this time

DA Fees Imposed Since 2004

Sierra Vista Specific Plan Fee Program-Admin

Document Establishing Fee	Project	Fee Formula	Starting Balance	Fees Collected (Refunded)	Interest Earned	Interfund Transfer In/(Out)	Expenditures	Ending Balance as of June 30, 2021	Sufficient Funds to Complete Project?	% of CIP Funded by Fee
Sierra Vista Specific Plan		Ord. No. 4932	$136,535	232,728	2,707	-	(90,861)	**$281,109**	-	-

Sierra Vista Specific Plan Fee Program-Improvements

Document Establishing Fee	Project	Fee Formula	Starting Balance	Fees Collected (Refunded)	Interest Earned	Interfund Transfer In/(Out)	Expenditures	Ending Balance as of June 30, 2021	Sufficient Funds to Complete Project?	% of CIP Funded by Fee
Sierra Vista Specific Plan		Ord. No. 4932	$-	6,470,227	-	-	(6,470,227)	**$0**	-	-

Sierra Vista Specific Plan Fee Program- Park Land

Document Establishing Fee	Project	Fee Formula	Starting Balance	Fees Collected (Refunded)	Interest Earned	Interfund Transfer In/(Out)	Expenditures	Ending Balance as of June 30, 2021	Sufficient Funds to Complete Project?	% of CIP Funded by Fee
Sierra Vista Specific Plan		Ord. No. 4932	$3,085	1,009,966	1,524	-	(1,009,966)	**$4,609**	-	-

Watt Avenue and Vista Grande Boulevard Extension Traffic Mitigation Fee

Document Establishing Fee	Project	Fee Formula	Starting Balance	Fees Collected (Refunded)	Interest Earned	Interfund Transfer In/(Out)	Expenditures	Ending Balance as of June 30, 2021	Sufficient Funds to Complete Project?	% of CIP Funded by Fee
Creekview and Sierra Vista DA		Per DA	-	-	-	-	-	-	-	-

Note: The fee will be based on a fair share allocation. No fee will be established until there is a need to extend the road past city limits.

DA Fees Imposed Since 2004, Continued

Water Meter Retrofit/ Conservation Program

Document Establishing Fee	Project	Fee Formula	Starting Balance	Fees Collected (Refunded)	Interest Earned	Interfund Transfer In/(Out)	Expenditures	Ending Balance as of June 30, 2021	Sufficient Funds to Complete Project?	% of CIP Funded by Fee
Roseville Municipal Code Chapter 14.07	Maint. and Testing of Water Meters and ERT Installs	Ord. No. 4001	$ 1,288,713	113,885	18,376	-	(256)	**$1,420,718**	No	Unknown at this time

Please refer to the Development Agreements on the City of Roseville's website: Development Agreements

Traffic Signal Coordination Fee

Document Establishing Fee	Project	Fee Formula	Starting Balance	Fees Collected (Refunded)	Interest Earned	Interfund Transfer In/(Out)	Expenditures	Ending Balance as of June 30, 2021	Sufficient Funds to Complete Project?	% of CIP Funded by Fee
West Roseville Specific Plan	West Roseville Traffic Signal Interconn.	Per individual DA	$2,635,297	65,333	36,658	-	(20,816)	**$2,716,472**	No	Unknown at this time

Bike Trail Fee- Creekview

Document Establishing Fee	Project	Fee Formula	Starting Balance	Fees Collected (Refunded)[(1)]	Interest Earned	Interfund Transfer In/(Out)*	Expenditures	Ending Balance as of June 30, 2021	Sufficient Funds to Complete Project?	% of CIP Funded by Fee
Creekview Specific Plan	Bike Trails	Per individual DA	$ -	195,519	599	-	(100,373)	**$196,118**	No	Unknown at this time

New fee established for Creekview Specific Plan bike trail maintenance.

DA Fees Imposed Since 2004, Continued

Bike Trail Fee

Document Establishing Fee	Project	Fee Formula	Starting Balance	Fees Collected (Refunded)[1]	Interest Earned	Interfund Transfer In/(Out)*	Expenditures	Ending Balance as of June 30, 2021	Sufficient Funds to Complete Project?	% of CIP Funded by Fee
West Roseville Specific Plan	Misc. Class 1 Bike Trails	Per individual DA	$372,499	-	4,837	128,005	(100,373)	**$404,968**	No	Unknown at this time

[1]$1,011,716 in bike trail fees were collected through various Park Development Funds which are included with the Neighborhood and Community Park Fees. This is reporting the Bike Trail Maintenance Fund 3380.

*Transfers in: $128,005 from various Community Facilities Districts for bike trail maintenance.

City-Wide Park In-Lieu Fee

Document Establishing Fee	Project	Fee Formula	Starting Balance	Fees Collected (Refunded)	Interest Earned	Interfund Transfer In/(Out)	Expenditures	Ending Balance as of June 30, 2021	Sufficient Funds to Complete Project?	% of CIP Funded by Fee
Sierra Vista Specific Plan	Misc. Park Projects per DA	Per individual DA	$23,132	-	320	-	-	**$23,452**	No	Unknown at this time

Please refer to the Development Agreements on the City of Roseville's website: Development Agreements

Fire Tax Equivalent Fee

Document Establishing Fee [1]	Project	Fee Formula	Starting Balance	Fees Collected (Refunded)	Interest Earned	Interfund Transfer In/(Out)	Expenditures	Ending Balance as of June 30, 2021	Sufficient Funds to Complete Project?	% of CIP Funded by Fee
Municipal Code Chapter 4.46		Per individual DA's after Dec. 2009	$4,047,828	2,494,620	65,278	-	(15,776)			
	Fire Station 8						(4,561)		No	48.5%
								$6,587,389		

[1]Roseville Municipal code 4.46 had a sunset date of December 31, 2009. Individual DA's reference a fee 'equivalent to' this original fire service construction tax fee.

*Please refer to the Development Agreements on the City of Roseville's website: Development Agreements

Fire Tax Equivalent Fee Project Description

Fire Station 8 (Project# 500067) - This project includes the design and construction of a Fire Station to service citizens and businesses in the Woodcreek/Blue Oaks general area. The project budget for FY2019-20 only provides funding for the initial facility assessment and design. The evaluation of funding options for the construction of the facility will occur once these initial project phases are complete.

DA Fees Imposed Since 2004, continued

Public/Community Benefit Fee

Document Establishing Fee	Project	Fee Formula	Starting Balance	Fees Collected (Refunded)	Interest Earned	Interfund Transfer In/(Out)*	Expenditures	Ending Balance as of June 30, 2021	Sufficient Funds to Complete Project?	% of CIP Funded by Fee
All DA's since 2004		Per individual DA	$10,515,077	2,972,537	222,956	(1,239,083)	(578,572)			
	East Radio Site Relocation						(5,533)		No	Unknown at this time
	Westpark Drive Extension						693,819		Complete	23%
								$12,581,201		

*Transfers in; $405,634 ($205,868 was a catch up payment for FY19 and FY20) for loan payments received from the General Fund-Loan purpose: To cover costs related to the preparation of the Citywide Qualified Climate Action Plan, General Plan Update. The loan will be paid back by General Plan Update Fees collected and fees received in excess of the principal payment due will be made as a prepayment. (Interest rate: 2.05% in FY21; matures 6/30/29). $409,041 for loan payment received from Public Facilities Fund- Loan purpose: Funding of the 316 Vernon Building Project # 400055 (Interest rate of 2.05% in FY21; matures 6/30/27).
Transfers out; $2,053,758 for operating expenses.

Please refer to the Development Agreements on the City of Roseville's website: Development Agreements

Public/Community Benefit Fee Project Description

East Radio Site Relocation (Project# 400126) - The City's current east radio site has many limitations including emergency power, coverage, capacity and a risky building lease status. These limitations increase the level of risk to provide clear and reliable communications in East Roseville. This CIP is designed to relocate the site to a location that will provide for sustainable high levels of communication services.

Westpark Drive Extension (Project# 500071) - This project provides funding for the construction of Westpark Drive extension up to Blue Oaks Boulevard via reimbursement agreements with developers.

DA Fees Imposed Since 2004, continued

Air Quality Mitigation Fee

Document Establishing Fee	Project	Fee Formula	Starting Balance	Fees Collected (Refunded)	Interest Earned	Interfund Transfer In/(Out)	Expenditures	Ending Balance as of June 30, 2021	Sufficient Funds to Complete Project?	% of CIP Funded by Fee
West Roseville Specific Plan	Mitigating Impacts to Air Quality	Per DA	$149,358	185,804	2,830	-	(77,438)	**$260,554**	No	Unknown at this time

Transit Shuttle Service Fee

Document Establishing Fee	Project	Fee Formula	Starting Balance	Fees Collected (Refunded)	Interest Earned	Interfund Transfer In/(Out)	Expenditures	Ending Balance as of June 30, 2021	Sufficient Funds to Complete Project?	% of CIP Funded by Fee
West Roseville Specific Plan	Shuttle Service between WRSP and I80/Watt Ave Light Rail Station	Per DA	$312,780	52,988	573	-	-	**$366,341**	No	Unknown at this time

Please refer to the Development Agreements on the City of Roseville's website: Development Agreements

Downtown Benefit Fee

Document Establishing Fee	Project	Fee Formula	Starting Balance	Fees Collected (Refunded)	Interest Earned	Interfund Transfer In/(Out)	Expenditures	Ending Balance as of June 30, 2021	Sufficient Funds to Complete Project?	% of CIP Funded by Fee
5th Amend. DA relative to West Roseville Specific Plan		Per DA	$221,356	1,470,000	9,424	-	-	**$1,700,780**	No	Unknown at this time

DA Fees Imposed Since 2004, continued

Blue Oaks Boulevard Off-Site Road Fee

Document Establishing Fee	Project	Fee Formula	Starting Balance	Fees Collected (Refunded)	Interest Earned	Interfund Transfer In/(Out)	Expenditures	Ending Balance as of June 30, 2021	Sufficient Funds to Complete Project?	% of CIP Funded by Fee
West Roseville Specific Plan	Blue Oaks Blvd. Project	Per DA	$371,309	422,474	7,120	-	-	**$ 800,903**	No	Unknown at this time

Westpark Drive off-site road fee

Document Establishing Fee	Project	Fee Formula	Starting Balance	Fees Collected (Refunded)	Interest Earned	Interfund Transfer In/(Out)	Expenditures	Ending Balance as of June 30, 2021	Sufficient Funds to Complete Project?	% of CIP Funded by Fee
West Roseville Specific Plan		Per DA	$420,530	116,850	4,612	-				
	Westpark Drive Extension						(516,623)		Complete	26%
								$25,369		

Please refer to the Development Agreements on the City of Roseville's website: Development Agreements

Westpark Drive Extension (Project# 500071) - This project provides funding for the construction of Westpark Drive extension up to Blue Oaks Boulevard via reimbursement agreements with developers.

Attachment 1:

Fee Ordinances, Resolutions and Development Agreements

Drainage Fees:

Pleasant Grove/Curry Creek Watershed Drainage Mitigation Fee

Ordinance No. 5933

Dry Creek Watershed Drainage Mitigation Fee

Ordinance No. 2617

ORDINANCE NO. 5933

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 4.48.020, 4.48.050, 4.48.070 AND 4.48.140 OF CHAPTER 4.48 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING PLEASANT GROVE/CURRY CREEK WATERSHED DRAINAGE MITIGATION FEE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 4.48.020 of Chapter 4.48 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.48.020 Definitions.

The following words are defined for purposes of this chapter as follows:

A. "Building permit" means the permit issued or required by the city for construction of any structure pursuant to and as defined by the building code.

B. "Capital improvement program" means that list of proposed drainage facilities, improvements, or infrastructure totaling $23,576,744.69 (in 2017 dollars) included in the study.

C. "Department" means the department of development services.

D. "Director" means the director of the department.

E. "Facilities" means those public drainage facilities or infrastructure shown and included on the capital improvement program.

F. "Fee" or "drainage mitigation fee" means the fee established by this chapter. The fee shall be collected prior to the approval of any building permit. The fee shall be used solely to finance the facilities.

G. "Improvement plan" means a site plan of property proposed for development showing all required improvements that must be approved by the city prior to the issuance of a building permit for the property.

H. "Study" means the reports entitled "Pleasant Grove/Curry Creek Watershed Mitigation Fee Report Amended Hydrology Project Report for Fee Revisions" dated May 2017 by Civil Engineering Solutions, Inc. The study is on file in the offices of the director and the city clerk.

I. "Drainage mitigation fund" means that special interest-bearing fund established pursuant to Section 4.49.030.

SECTION 2. Section 4.48.050 of Chapter 4.48 of Title 4 of the Roseville Municipal Code is here amended to read as follows:

4.48.050 Watershed and soil boundaries.

The boundaries of the Pleasant Grove and Curry Creek watershed are established as shown on Exhibit PG-2 within the Study entitled "PGWMF Land Use Areas Contributing to Impact" dated March 2017 which is on file in the office of the city clerk and the director and is incorporated herein by this reference.

SECTION 3. Section 4.48.070 of Chapter 4.48 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.48.070 Drainage mitigation fee.

The fee within the Pleasant Grove and Curry Creek watersheds shall be:

Land Use Category	**Fees**
Low Density Residential (LDR): less than 7 units/acre	$494.93/unit
Medium Density Residential (MDR): 7 to 12.9 units/acre	$494.93/unit
High Density Residential (HDR): 13 units/acre or higher	$408.23/unit
Neighborhood Commercial (NC)	$6,423.12/acre
Community Commercial (CC)	$6,423.12/acre
Regional Commercial (RC)	$6,423.12/acre
Business Professional (BP)	$6,423.12/acre
Light Industrial (LI)	$6,423.12/acre
General Industrial (IND)	$6,423.12/acre

SECTION 4. Section 4.48.140 of Chapter 4.48 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.48.140 Inflationary adjustments.

The Construction Cost Index (CCI) inflationary fee adjustment shall become effective July 1, 2013. The fee established by this chapter shall be adjusted annually July 1st beginning on July 1, 2018 by a percentage equal to the adjustment rate for the prior year for construction costs as determined by the director in the preceding June. The director's determination shall be based upon averaging the Construction Cost Index (CCI) for 20 cities and for San Francisco, as published in the Engineering News Record publication for the preceding 12 months ending in May. The resultant fee shall be rounded to the nearest dollar figure.

SECTION 5. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 6. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 7th day of February, 2018, by the following vote on roll call:

AYES	COUNCILMEMBERS:	Gore, Alvord, Herman, Allard, Rohan
NOES	COUNCILMEMBERS:	None
ABSENT	COUNCILMEMBERS:	None

Susan Rohan
MAYOR

ATTEST:

Sonia Orozco
City Clerk

Ord 5933 p 3

ORDINANCE NO. 2617

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING CHAPTER 4.49 TO TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE, RELATING TO THE DRY CREEK WATERSHED DRAINAGE MITIGATION FEE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1: Chapter 4.49 is hereby added to Title 4 of the Roseville Municipal Code to read as follows:

CHAPTER 4.49
DRY CREEK WATERSHED DRAINAGE MITIGATION FEE

4.49.010 Purpose.

The City Council finds and declares that the purpose of this chapter is as follows:

A. The General Plan of the City requires that the city be provided, in a time frame related to its development, with an adequate level of drainage infrastructure so as to not adversely impact other areas.

B. New development, and the expansion of existing development, within the City imposes a burden on the creeks and drainage infrastructure within the Dry Creek watershed by adding additional impervious surface, thereby adding more runoff and changing discharge rates. This creates a need for new drainage infrastructure and improvements. Such burdens may vary by the type of land use and location within the City. Some of the worst impacts imposed by development are on properties located within the Dry Creek watershed downstream from the City, where additional runoff poses a threat to severe flooding and is a danger to life and property.

C. Analysis of the land use expected at buildout of the City pursuant to the General Plan and Specific Plans make it possible to estimate the amount of additional runoff generated by different types of land use, to analyze the drainage infrastructure or facilities necessary to mitigate that runoff, and to determine which land uses will require which portions of such infrastructure. It is therefore possible to charge a fee, based on land use and location, which equitably shares the burden of providing drainage infrastructure or facilities within the Dry Creek watershed among those who will create the need for them. It is the intent of this chapter to create such a fee without generating any surplus to the general fund. It is the further purpose of the chapter to implement the General Plan and Specific Plans by assuring that adequate public facilities are financed and provided to serve the City.

D. The Fee established by this chapter has been calculated in the manner set forth in the Study so as to pay for those Facilities listed in the Capital Improvement Program.

E. The Fee established by this chapter is in addition to any other fees or charges required by law as a condition of development.

F. The Fee established by this chapter is to be collected for public improvements and facilities for which an account has been established and funds appropriated, and for which a proposed construction schedule has been adopted.

G. That the failure to impose conditions and regulations of this chapter relating to payment of the Fee on building permits would jeopardize both residents of the community and those outside the community within the Dry Creek watershed, in that it would permit construction to proceed without adequate drainage infrastructure or means of financing said infrastructure.

H. The requirement of this chapter to pay the Fee is necessary in order to assure compliance with the applicable Zoning Ordinance, Specific Plans, and General Plan requirements for the infrastructure funded by this chapter.

I. That for a period of greater than 10 days prior to adoption of this chapter, data has been available to the public and to developers and their representatives indicating the cost or estimated cost of all the infrastructure to be funded, the revenue sources anticipated, and the means of sharing these costs.

J. That the City Council has considered the effect of the Fee imposed by this chapter with respect to the housing needs of the City as a whole and of the region, particularly as required by the Housing Element of the General Plan, and the City Council finds that this chapter does not unduly adversely affect the City's ability to provide such needs.

K. That the establishment of the Fee is for the purpose of obtaining funds for capital projects, necessary to maintain service required by the General Plan within existing service areas and existing portions of the City which are developed or for which land use has already been granted.

4.49.020 Definitions.

The following words are defined for purposes of this chapter as follows:

A. "Building Permit" means the permit issued or required by the City for construction of any structure pursuant to and as defined by the Building Code.

B. "Capital Improvement Program" means that list of proposed drainage facilities, improvements, or infrastructure totaling $5,248,700 (in 1991 dollars, Roseville projects only) included in the Study.

C. "Department" means the Department of Public Works.

D. "Director" means the Director of the Department.

E. "Facilities" means those public drainage facilities or infrastructure shown and included on the Capital Improvement Program.

F. "Fee" or "Drainage Mitigation Fee" means the Fee established by this chapter. The Fee shall be collected prior to the approval of any building permit. The Fee shall be used solely to finance the Facilities.

G. "Improvement Plan" means a site plan of property proposed for development showing all required improvements that must be approved by the City prior to the issuance of a Building Permit for the property.

H. "Study" means both the report entitled "Dry Creek Watershed Flood Control Plan" dated April 1992 by James M. Montgomery Consulting Engineers, and the report of the Director entitled "Adoption of Interim Dry Creek Watershed Flood Control Plan and Drainage Mitigation Fee" dated June 4, 1992, taken together. The Study is on file in the Offices of the Director and the City Clerk.

I. "Dry Creek Drainage Mitigation Fund" means that special interest-bearing fund established pursuant to Section 4.49.030.

4.49.030 Establishment and Administration of Dry Creek Drainage Mitigation Fund.

The Finance Director is hereby directed to establish a special interest-bearing fund entitled the Dry Creek Drainage Mitigation Fund. All Fees collected pursuant to this chapter shall be deposited in the Dry Creek Drainage Mitigation Fund and expended solely to finance the Facilities.

4.49.040 Payment of Drainage Mitigation Fee.

Except as otherwise provided by this chapter, the Fee imposed pursuant to this chapter shall be paid at or prior to the issuance of any Building Permit within the Dry Creek Watershed. Calculation of the Fee shall be determined in accordance with the Study and this chapter depending upon where within the City development occurs, the type of development, and the extent of development.

4.49.045 Payment of Drainage Mitigation Fee Where Building Permits are not Issued by the City.

Where Building Permits are issued by an individual or agency other than the City, the Fee imposed pursuant to this chapter shall be paid at or prior to a request for electric, water, or sewer service, whichever is first. The fee shall be calculated in the same manner as any other Fee imposed pursuant to this chapter.

4.49.050 Watershed and Subarea Boundaries.

The boundaries of the Dry Creek Watershed and its subareas are hereby established as shown on that certain map entitled Dry Creek Watershed Subarea Map which is on file in the Office of the City Clerk and the Director and is incorporated herein by reference.

4.49.060 [Reserved]

4.49.070 Drainage Mitigation fee -- Main Stem.

The Fee in that portion of the Dry Creek Watershed which is in the Main Stem subarea shall be:

Land Use Category	Amount of Fee
Commercial, Industrial, or other	$1,125.00/acre
High-density Residential (More than 4.0 units per acre)	$94.00/unit
Low-density Residential (4.0 or less units per acre)	$148.00/unit

4.49.080 Drainage Mitigation fee -- Antelope Creek.

The Fee in that portion of the Dry Creek Watershed which is in the Antelope Creek subarea shall be:

Land Use Category	Amount of Fee
Commercial, Industrial, or other	$1,350.00/acre
High-density Residential (More than 4.0 units per acre)	$113.00/unit
Low-density Residential (4.0 or less units per acre)	$274.00/unit

4.49.090 Drainage Mitigation fee -- Miner's Ravine.

The Fee in that portion of the Dry Creek Watershed which is in the Miner's Ravine subarea shall be:

Land Use Category	Amount of Fee
Commercial, Industrial, or other	$1,699.00/acre
High-density Residential (More than 4.0 units per acre)	$142.00/unit
Low-density Residential (4.0 or less units per acre)	$508.00/unit

4.49.100 Drainage Mitigation fee -- Strap Ravine.

The Fee in that portion of the Dry Creek Watershed which is in the Strap Ravine subarea shall be:

Land Use Category	Amount of Fee
Commercial, Industrial, or other	$1,277.00/acre
High-density Residential (More than 4.0 units per acre)	$106.00/unit
Low-density Residential (4.0 or less units per acre)	$215.00/unit

4.49.110 Drainage Mitigation fee -- Linda Creek North.

The Fee in that portion of the Dry Creek Watershed which is in the Linda Creek North subarea shall be:

Land Use Category	Amount of Fee
Commercial, Industrial, or other	$1,215.00/acre
High-density Residential (More than 4.0 units per acre)	N/A
Low-density Residential (4.0 or less units per acre)	$163.00/unit

4.49.120 Drainage Mitigation fee -- Linda Creek South.

The Fee in that portion of the Dry Creek Watershed which is in the Linda Creek South subarea shall be:

Land Use Category	Amount of Fee
Commercial, Industrial, or other	$1,371.00/acre
High-density Residential (More than 4.0 units per acre)	$114.00/unit
Low-density Residential (4.0 or less units per acre)	$194.00/unit

4.49.130 Drainage Mitigation fee -- Secret Ravine.

The Fee in that portion of the Dry Creek Watershed which is in the Secret Ravine subarea shall be:

Land Use Category	Amount of Fee
Commercial, Industrial, or other	$1,427.00/acre
High-density Residential (More than 4.0 units per acre)	$119.00/unit
Low-density Residential (4.0 or less units per acre)	$311.00/unit

4.49.140 Reserved.

4.49.150 Existing Development.

No Fee pursuant to this chapter shall be charged for already existing development or for projects which rebuild or remodel without increasing the impervious area, except as provided in this section.

Where any development or project expands or remodels, it shall be charged the appropriate Fee as provided by Sections 4.49.050 through 4.49.140; provided, however, that the Fee shall be calculated only as to that portion of the development or project which is expanded or remodeled.

4.49.160 Fee Adjustments.

A. A developer of any project subject to the Fee established by this chapter may apply to the Director for a reduction or adjustment to the Fee based on the absence of any reasonable relationship or nexus between the impacts of the project and either the amount of the Fee or the Facilities to be financed by the Fee. The application shall be made in writing and filed with the Director not later than twenty (20) calendar days after notification of the amount of the Fee. The application shall state in detail the factual basis for the claim of reduction or adjustment and the amount of the proposed reduction or adjustment. The Director shall consider the application and render his decision in writing not later than forty-five (45) calendar days after the filing of the Fee adjustment request. Any person aggrieved by the decision of the Director may, within twenty (20) calendar days thereafter, appeal the decision in writing to the City Council by filing an appeal with the City Clerk. The City Council shall consider such appeals within forty-five (45) calendar days after filing. The decision of the City Council shall be final. No Building Permit shall be considered final or complete for purposes of the Permit Streamlining Act (Government Code Section 65920, et seq.), or any other purpose, until a final decision pursuant to this section has been made.

B. Notwithstanding the provisions of Subsection A, a project proponent or applicant may pay the Fee "under protest" and receive a Building Permit. Provided, however, that the application for reduction or adjustment shall thereafter be filed within ten (10) calendar days or any objection shall be deemed waived. if a reduction or adjustment is received after payment pursuant to this subsection is made, a refund to the applicant shall be made of that amount by which the Fee is reduced or adjusted.

C. The project proponent or applicant applying for a reduction or adjustment shall have the burden of proof, by a preponderance of the evidence, that a reasonable relationship or nexus is lacking between the Fee, or the Facilities to be financed by the Fee, and the particular project.

D. In the event of any reduction or adjustment in the Fee granted pursuant to this section, any later change in the use, zoning, or land use designation for the property involved shall subject the then owner to payment of the then applicable Fee for new uses, zoning, or land use designation, whether or not a Building Permit is required.

4.49.170 Inflationary Adjustments.

The Fee established by this chapter shall automatically be adjusted on January 1 of each calendar year by a percentage equal to the inflation rate for the prior year for construction costs as determined by the Director on December 1 of each calendar year. The Director's determination shall be based on the

Engineering News Record, Construction Cost Index for the calendar year as of December 1.

Further the Director shall, during the first meeting in February of every odd-numbered year beginning in 1993, report to the City Council as to the inflation of land costs in the area where the Facilities are intended to be constructed. The council shall at that time adjust the Fee for such inflation.

4.49.180 Adoption in Compliance.

When monies in the Dry Creek Drainage Mitigation Fund are disbursed for use, the Fees shall be used to finance the Facilities. To the extent sufficient Fees are available, all Facilities financed by the Fees shall be constructed or acquired in accordance with the priorities established in the Capital Improvement Program.

4.49.190 Chapter is Severable.

If any provision of this chapter or the application thereof to any person or circumstance held invalid, such invalidity shall not affect the other provisions of this chapter which can be given effect without the invalid provision or its application, and to this end the provisions of this chapter are severable.

SECTION 2. This ordinance shall be effective at the expiration of sixty (60) days from the date of adoption.

SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 1st day of July, 1992, by the following vote on roll call:

AYES COUNCILMEMBERS: Pauline Roccucci, Fred M. Jackson, Harry Crabb, Jr., Mel Hamel, Bill Santucci

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

Bill Santucci

MAYOR

ATTEST:

Helen Florance

City Clerk

Public Facilities Fee

Ordinance No. 6290

ORDINANCE NO. 6290

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 4.52.050, 4.52.060, 4.52.070, 4.52.080 and 4.52.090, OF CHAPTER 4.52 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING PUBLIC FACILITIES FEES

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 4.52.050 of Chapter 4.52 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.52.050 Public facilities fee—Residential.

Effective January 4, 2021, the fee for residential development shall be:
Low density residential (LDR) shall be $3,528.00 per dwelling unit;
Medium density residential (MDR) shall be $3,266.00 per dwelling unit;
Single-family age-restricted shall be $2,352.00 per dwelling unit.

SECTION 2. Section 4.52.060 of Chapter 4.52 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.52.060 Public facilities fee—Commercial and unspecified development.

Effective January 4, 2021, the fee for commercial or unspecified development shall be $0.66 per square foot of structure.

SECTION 3. Section 4.52.070 of Chapter 4.52 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.52.070 Public facilities fee—Industrial.

Effective January 4, 2021, the fee for light industrial development shall be $0.44 per square foot of structure and for general industrial the fee shall be $0.27 per square foot of structure.

SECTION 4. Section 4.52.080 of Chapter 4.52 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.52.080 Public facilities fee—Business/professional.

Effective January 4, 2021, the fee for business/professional and central business district development shall be $0.89 per square foot of structure.

SECTION 5. Section 4.52.090 of Chapter 4.52 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.52.090 Public facilities fee—Multifamily-HDR and HDR-age restricted.

Effective January 4, 2021, the fee for multifamily development shall be $2,352.00 per dwelling unit. Effective January 4, 2021, the fee for multifamily age restricted development shall be $1,959.00 per dwelling unit.

SECTION 6. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

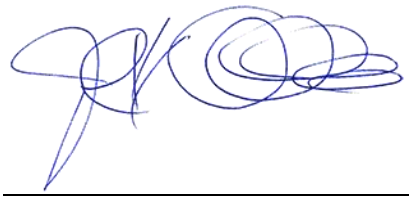
SECTION 7. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 4th day of November, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS: Bernasconi, Alvord, Roccucci, Houdesheldt, Allard

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None



MAYOR

ATTEST:



City Clerk

Local Sewer Connection Fees

Water Connection Fees

Ordinance No. 6100

ORDINANCE NO. 6100

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION 9.12.100 OF CHAPTER 9.12 OF TITLE 9, AMENDING SECTIONS 14.08.025, 14.08.090, 14.08.091, AND 14.08.100 OF CHAPTER 14.08 OF TITLE 14, DELETING SECTION 14.08.091 OF CHAPTER 14.08 OF TITLE 14, AND AMENDING SECTIONS 14.16.060, 14.16.080, 14.16.200 AND 14.16.201 OF CHAPTER 4.16 OF TITLE 14 OF THE ROSEVILLE MUNICIPAL CODE REGARDING GARBAGE, WATER AND WASTEWATER RATES AND SERVICES

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 9.12.100 of Chapter 9.12 of Title 9 of the Roseville Municipal Code is hereby amended to read as follows:

9.12.100 Charges for collection.

A. Residential.

1. Each and every householder or tenant occupying any dwelling, house, or residence, shall pay to the city, or its authorized agent, a fixed minimum charge as set forth in this section as a refuse fee. Such fixed minimum is based upon service of one call per week, irrespective of whether there is any refuse to remove from any premises.

2. Ninety-Gallon Automated Container Service. For each premises assigned city-owned 90-gallon containers (one for household garbage and one for yard clippings and green waste) and serviced by automated collection, all garbage, and green waste for collection must be contained within the 90-gallon container(s) with the lid closed and must fall freely from container when dumped. Each such premises shall be provided weekly collection for trash; green waste will be collected every other week.

3. Refuse service may be discontinued upon request for a period of no less than two months when a dwelling, house, or residence will be unoccupied. The minimum time of discontinuing service will be two months. A service charge equal to two months' refuse charge will be charged to the utility user for the removal and redelivery of the assigned automated container when service has been temporarily discontinued. This service charge will be paid at the time service is discontinued. Upon occupancy of a dwelling, house or residence, the utility user must contact the city to restart service and will be charged an associated restart fee. If the occupant of a dwelling, house, or residence does not contact the city to restart service, the city may bill back to the discontinuance of service all monthly charges.

4. For collection of additional containers beyond those covered by the fixed minimum charges established in this chapter, the collection charge shall be that identified in this section.

5. An additional or special pickup may be requested beyond the minimum service required by this chapter. Each such additional or special pickup shall be subject to a fixed fee.

6. Rates for Residential Collection. Effective July 5, 2019, and July 1, 2020, the residential rates on billings shall be as follows:

Residential Refuse Service	**Effective 7/5/2019**	**Effective 7/1/2020**
Fixed refuse monthly charge (one trash container and one green waste container as identified in Section 9.12.100(A)(2))	$25.57	$26.85
Additional empty of a 60- or 90-gallon refuse container	$16.72	$17.55
Each additional green waste container	$9.28	$9.75
Each additional 90-gallon refuse container	$17.48	$18.36
Additional empty of a green waste container	$12.29	$12.90
Refuse 60- or 90-gallon replacement charge	$74.69	$78.42
Fixed fee for the return of a confiscated green waste container due to contamination	$119.41	$125.38
Temporary removal of a residential service	$51.12	$53.68
Move in box pick-up	$90.39	$94.91
Temporary dumpster delivery and removal and per yard charge (6 yards only)	$125.30	$131.56

Residential Special Services	**Effective 7/5/2019**	**Effective 7/1/2020**
Restart Service (per occurrence)	$25.00	$26.25
Green/Waste Contamination Fee (per occurrence)	$25.00	$26.25
Overloaded Cart (per occurrence)	$10.00	$10.50
Return Trip Charge Same day (per occurrence)	$10.00	$10.50
Return Trip Charge Off day (per occurrence)	$25.00	$26.25
Cart Exchange (in excess of 1x/12 months)	$25.00	$26.25

B. Commercial.

1. A landlord, property owner, or property manager or management company of each and every store, shop, apartment, house, rooming house, factory or other nonresidential use that has a commercial dumpster shall pay to the city, or its authorized agent, a fixed minimum charge as set forth by the city council as a refuse fee. Such fixed minimum is based upon service of one call per week, irrespective of whether there is any refuse to remove from any premises.

A landlord, property owner, property manager or management company with multiple tenants who must share a commercial dumpster shall be responsible for the refuse utility bill of the tenants.

2. Commercial Dumpster, Roll-On, and Additional Services. The environmental utilities director may approve the placing of garbage or rubbish in containers other than 30-gallon cans or 90-gallon automated cans (such as dumpsters or roll-on containers) as provided in Section 9.12.060. The fixed fee and additional service charges are established by subsections (A)(6) and (B)(7). In such cases, the environmental utilities director shall cause a study of the service to be made, and charges will be established based on the cost of performing the service. Such charge shall include all costs to the city, including, but not limited to, labor, equipment operation, maintenance and depreciation, administrative overhead, recycling, landfill closure and landfill operation costs. Standard commercial charges for basic hand-pickup dumpsters and roll-on containers may be established by the environmental utilities director subject to the approval of the city council.

An additional or special pick up may be requested beyond the minimum service required by this chapter. Each such additional or special pick up shall be subject to a fixed fee.

Temporary commercial services must be charged to a City of Roseville customer utility account. A "garbage only" account may be requested for temporary services. See Chapter 14.04 Utility Customer Billing, Accounting and Collections for information about establishing a new account.

Timeframe for temporary customer service. Temporary dumpsters for commercial use must be serviced weekly and removed within a 90 day period. It is the customer's responsibility to schedule services. If a temporary dumpster is not emptied within seven consecutive days of its delivery or last collection, the account shall be assessed a weekly rental fee per Section 9.12.100(B7): Rates for Commercial Collection.

3. Commercial customers that fall into the following categories are required by state law to subscribe to organics recycling services.

a. On and after April 1, 2016, a business that generates eight cubic yards or more of organic waste per week shall arrange for recycling services specifically for organic waste.

b. On and after January 1, 2017, a business that generates four cubic yards or more of organic waste per week shall arrange for recycling services specifically for organic waste.

c. On and after January 1, 2019, a business that generates four cubic yards or more of commercial solid waste, as defined in Section 42649.1, per week, shall arrange for recycling services specifically for organic waste.

4. On or after January 1, 2020, if the department determines that statewide disposal of organic waste has not been reduced to 50 percent of the level of disposal during 2014, a business that generates two cubic yards or more per week of commercial solid waste shall arrange for the organic waste recycling services specified in subsection (B)(3), unless the department determines that this requirement will not result in significant additional reductions of organics disposal.

5. Multifamily dwellings will not be required to recycle food waste, but will need to provide proof to the city that other organics such as green waste are being recycled or diverted from the landfill in an appropriate manner. The city can also provide green waste services, if necessary.

The city will be the primary collector of all organic waste materials, unless a business had services in place before September 28, 2014, the date AB 1826 was approved. Any business with a collection contract before this date can continue with providers until the contract expires. Once the contract expires the business will default to city service.

6. An additional or special pickup may be requested beyond the minimum service required by this chapter. Each such additional or special pickup shall be subject to a fixed fee.

7. Rates for Commercial Collection. Effective July 5, 2019, and July 1, 2020, the commercial rates on billings shall be as follows:

Frontloader and Rearloader Commercial Services*	**Effective 7/5/2019**	**Effective 7/1/2020**
Frontloader and rearloader commercial dumpster and sidewalk can per yard charge *Plus premium for rearloader services (more detail below)	$10.49	$11.01
Frontloader and rearloader compactor per yard charge	$18.90	$19.85
Frontloader cardboard dumpster and compactor per yard charge	$13.93	$14.63

Commercial Special Services	**Effective 7/5/2019**	**Effective 7/1/2020**
Rear Loader Service Premium (this will be an additional charge equivalent to an associated percentage of the monthly base rate)	25%	25%
Recyclable Material Contamination Fee (per occurrence)	$25.00	$26.25
Green/Waste Contamination Fee (per occurrence)	$25.00	$26.25
Overloaded Container (per occurrence)	$25.00	$26.25
Lock Service – Admin Set up (per occurrence)	$15.00	$15.75
Lock Service – Lock Cost (per occurrence)	$15.00	$15.75
Lock Service – Per Month	$10.00	$10.50
Push/Pull Charges (per container month)	$15.00	$15.75
Extra Pickup Charge (of monthly rate per pickup + return trip charge)	25%	25%
Exchange Cart (per cart)	$25.00	$26.25
Exchange Bin (per occurrence)	$75.00	$78.75
Return Trip Charge Same day (per occurrence)	$10.00	$10.50
Return Trip Charge Off day (per occurrence)	$25.00	$26.25

Additional Commercial Service Rates	Effective 7/5/2019	Effective 7/1/2020
Roll-Off Return Charge (per occurrence)	$30.00	$31.50
Relocation Charge/Trip Charge(per event – includes roll-off return charge)	$50.00	$52.50

Roll-Off Commercial Open Top and Compactor Services*	Effective 7/5/2019	Effective 7/1/2020
Minimum charge per haul (base rate) without tonnage* All sizes	$312.43	$328.05
Roll-off 100% recycling bin	$171.08	$179.63

* Tonnage charges (tipping fees) vary by material type, and are determined by the Western Placer Waste Management Authority. With city department head approval, some entities may pay tonnage charges directly to Western Placer Waste Management Authority.

Temporary Frontloader, Rearloader and Roll-Off Charges*	Effective 7/5/2019	Effective 7/1/2020
Frontloader and rearloader temporary dumpster delivery and removal charge	$62.38	$65.50
Frontloader and rearloader temporary dumpster per yard charge (plus trip fee for extra pickups)	$10.49	$11.01
Frontloader and rearloader temporary dumpster rental fee per week	$59.38	$62.35
Roll-off temporary dumpster minimum charge per haul (base rate)	$312.43	$328.05
Tonnage (per ton charge)*		
Roll-off temporary dumpster rental fee per week	$107.82	$113.22
Roll-Off temporary 100% recycling bin	$171.08	$179.63

* Tonnage charges (tipping fees) vary by material type, and are determined by the Western Placer Waste Management Authority.

Additional Commercial Service Rates*	Effective 7/5/2019	Effective 7/1/2020
Standby service charge per occurrence (in 15 minute increments)	$60.00	$63.00
Solid Waste Minimum Charge	$28.68	$30.11
Emergency after hours call out service charge per occurrence	$161.46	$169.53
Fixed monthly minimum commercial charge	$28.68	$30.11
60- or 90-gallon automated container monthly charge	$25.57	$26.85
Commercial bin assistance charge per occurrence	$45.17	$47.43
Fixed fee for additional pick-up of a city owned 60- or 90-gallon automated container	$16.72	$17.55
Compactor cleaning	Minimum 2.5 hours labor cost	
Compactor lock replacement	0.5 hours of labor cost plus $8.00 lock replacement	

* The amounts billed to commercial customers will vary with the types of service and the number of pickups in a billing period.

** Green waste containers available only in limited areas.

A. Shared Compactor Rates. Shared compactor rates are applicable to the City of Roseville downtown specific plan area. Exact rates are determined on a site-specific basis based on the following criteria:

	Cost per 1,000 square feet of building area or per dwelling unit **Effective 7/5/2019**	**Cost per 1,000 square feet of building area or per dwelling unit** **Effective 7/1/2020**	
Below are the square footage rates for shared compactors. If a customer's site-specific charge does not exceed the fixed minimum charge, they will be subject to the monthly fixed minimum charge.			

Monthly Minimum (Fixed)	$28.68	$30.11	
Tier 1: Cost per 1,000 square feet of building area or per dwelling unit	$5.99	$6.28	Tier 1 includes business types that are determined low use by the environmental utilities director. Typical examples of low use are retail and office establishments and small apartment units.
Tier 2: Cost per 1,000 square feet of building area	$24.16	$25.37	Tier 2 includes business types that are determined medium use by the environmental utilities director. Typical examples of medium use are relatively smaller establishments such as bars and grills, coffee shops and delis; selling or serving food but not considered a full-service restaurant.
Tier 3: Cost per 1,000 square feet of building area	$51.04	$53.59	Tier 3 includes business types that are determined high use by the environmental utilities director. A typical example of high use is full-service restaurants, restaurant/ bakeries, and similar establishments. Full-service restaurants are defined as primarily dine-in establishments with established menus, and a minimum of two meals per day (e.g., lunch and dinner).

B. Shared Compactor Organic Tiers. Organics tiers are applicable to some shared compactor units depending on compactor tier and usage type. Exact rates are determined on a site-specific basis based on the following criteria:

Commercial Shared Compactor Organic Tiers	**Effective 7/5/2019**	**Effective 7/1/2020**
Tier 1	$0.00	$0.00
Tier 2	$81.93	$86.03
Tier 3	$163.81	$172.00

C. Rates for Commercial Organic Waste Collection. Effective July 5, 2019 and July 1, 2020, the commercial organic waste collection rates on billings shall be as follows:

Organic Waste Collection Rates	Minimum Monthly Charge (Effective 7/5/2019)	Minimum Monthly Charge (Effective 7/1/2020)
0-2 yards	$81.93	$86.03
0-4 yards	$163.81	$172.00
5 yards	$204.77	$215.01
6 yards	$245.69	$257.97
7 yards	$286.77	$301.10
8 yards	$327.62	$344.00
9 yards	$368.53	$386.96
10 yards	$409.49	$429.96
11 yards	$450.57	$473.09
12 yards	$491.37	$515.94
Extra pickup for one yard bin or cart equivalent	$61.45	$64.52
Extra pickup for two yard bin or cart equivalent	$81.93	$86.03

SECTION 2. Section 14.08.025 of Chapter 14.08 of Title 14 of the Roseville Municipal Code is hereby amended to read as follows:

14.08.025 Water connection fees.

A. In order that appropriate provision be made for sharing the costs of the maintenance and expansion of the raw water supply, water treatment, storage, and distribution facilities of the city by those who receive the benefits thereof, there are established connection fees to such facilities, which fees shall be imposed in addition to the service connection costs charged pursuant to Section 14.08.020. Such additional water connection fees include a "standard connection fee" and an "irrigation connection fee." The fees shall be set so that they are equal to, but not greater than, the cost of service.

B. The water connection fees shall be based upon the applicable "dwelling unit equivalent" ("DUE") and density assignment. The fee for one DUE shall be $9,363.00 (per LDR unit), $5,618.00 (per MDR unit), $3,636.00 (per HDR unit) and $9,363.00 (per Non Residential unit) on July 1, 2018.

C. The connection fee amount set forth above shall be adjusted annually on July 1st of each year by three percent or by a percentage equal to the inflation rate for the prior year for construction costs as determined by the environmental utilities director in the preceding June, whichever is greater. The director's determination of the percentage equal to the inflation rate for the prior year for construction costs shall be based upon the Engineering News Record, Construction Cost Index for the prior 12 months ending in May. The environmental utilities director shall report the amount of the adjustment in percentage terms and the dollar amount due per DUE to the city council annually at the first regular meeting of the council following the adjustment of the fee.

D. Except as otherwise provided, all water connection fees established by this chapter shall be payable upon issuance of a building permit. Connection fees will be determined using the amount in effect on the date of building permit issuance.

SECTION 3. Section 14.08.090 of Chapter 14.08 of Title 14 of the Roseville Municipal Code is hereby amended to read as follows:

14.08.090 Service charges for metered service.

There shall be due and payable the following monthly charges, upon submission of the bill by the city to the owner of the property supplied with service, for all treated water measured by meters for residential, commercial, industrial and manufacturing or other purposes:

A. Monthly Quantity Rates. Effective July 5, 2019 and July 1, 2020, the monthly quantity rates on billings shall be as follows:

	Effective 7/5/2019	**Effective 7/1/2020**
Potable water usage (per 100 cubic feet)	$1.30	$1.34
Recycled water usage (per 100 cubic feet)	$0.65	$0.67

*

B. Monthly Service Charges. Effective July 5, 2019 and July 1, 2020, the monthly service charges on billings shall be as follows:

Meter Size (inches)	**Peak Flow Rate (gallons per minute)**	**Effective 7/5/2019**	**Effective 7/1/2020**
Up to 3/4	30	$27.26	$28.08
1	50	$42.07	$43.34
1-1/2	100	$79.09	$81.47
2	160	$123.51	$127.22
3	350	$264.20	$272.13
4	630	$471.52	$485.67
6	1300	$967.61	$996.64
8	2800	$2,078.26	$2,140.61
10	4200	$3,114.89	$3,208.31

C. The total amount due and payable shall be the sum of the monthly service charge plus the quantity rate. The monthly service charge is due and payable regardless of whether water has been consumed. The service charge shall be the greater of the charge based on the meter size or flow rate, with the following exceptions:

1. No service charge shall be made for fire service that has backflow prevention with detector check devices approved by the environmental utilities director.

2. No service charge shall be made for recycled water utility back-up systems that are required for reliability only and have backflow prevention and metering approved by the environmental utilities director. This exclusion does not extend to systems that are regularly required as part of normal operation. The recycled water operation shall be responsible for water volumetric charges for these services and any costs associated with meter maintenance.

D. For purposes of charging for treated water measured by meters:

1. A residential account is defined as a single metered water service which serves three or less dwelling units.

2. A nonresidential account is defined as a single metered water service which serves more than three dwelling units, or serves commercial, industrial, manufacturing, irrigation or other nonresidential land uses.

E. For single-family residential services that require automatic fire protection systems pursuant to Section 16.16.120, the increased meter size will not be assessed an additional charge associated with the fire protection system requirement. Service charges shall be based on the required service size as determined by the Uniform Plumbing Code without consideration for any fire protection system required by Section 16.16.120.

SECTION 4. Section 14.08.091 of Chapter 14.08 of Title 14 of the Roseville Municipal Code is hereby deleted in its entirety:

14.08.091 Service charge outside city water service area.

SECTION 5. Section 14.08.100 of Chapter 14.08 of Title 14 of the Roseville Municipal Code is hereby amended to read as follows:

14.08.100 Flat water rates.

The following service charges shall apply to flat rate consumers that the environmental utilities director determines are not cost effective to assign metered rates. The environmental utilities director shall conduct a water use study for consumers whom he or she determines may not be reasonably metered, and the director shall assign such consumers to an appropriate service rate level as set forth in this section. Water service rates for flat rate residential consumers shall be due and payable on a monthly basis according to the appropriate grouping set out in this section.

Effective July 5, 2019, and July 1, 2020, the flat rates on billings shall be as follows:

Nonmetered or Flat Service Charges	Effective 7/5/2019	Effective 7/1/2020
Single-family lots under 4,900 square feet; each mobile home unit not within a park maintaining its own distribution system and service; each dwelling unit of duplexes, triplexes, fourplexes, unmetered apartments and other multiple living units; other detached living units; and offices and stores with less than peak use of 250 gallons per day	$37.38	$38.51
Single-family lots 4,901 to 8,900 square feet	$42.13	$43.40
Single-family lots 8,901 to 12,000 square feet	$45.79	$47.17
Single-family lots 12,001 to 15,000 square feet	$49.36	$50.85
Single-family lots existing before July 1, 1977, which are in excess of 15,000 square feet	$54.36	$58.16
Mobile home parks, per living unit	34.47	35.51
All those single-family lots over 15,000 square feet, created on or after July 1, 1977, shall be metered pursuant to Section 14.08.105		

SECTION 6. Section 14.16.060 of Chapter 14.16 of Title 14 of the Roseville Municipal Code is hereby amended to read as follows:

14.16.060 Local sewer connection fee.

A. A local sewer connection fee shall be charged in accordance with Section 14.16.010 for each connection to the city-owned public sewer.

B. The local sewer connection fee shall be $363.00 per sewer unit.

C. The Construction Cost Index (CCI) inflationary fee adjustment shall become effective July 1, 2013. The fee established by this chapter shall be adjusted annually July 1st beginning on July 1, 2013 by a percentage equal to the adjustment rate for the prior year for construction costs as determined by the director in the preceding June. The director's determination shall be based upon averaging the Construction Cost Index (CCI) for 20 cities and for San Francisco, as published in the Engineering News Record publication for the preceding 12 months ending in May. The resultant fee shall be rounded to the nearest dollar figure.

SECTION 7. Section 14.16.080 of Chapter 14.16 of Title 14 of the Roseville Municipal Code is hereby amended to read as follows:

14.16.080 Regional sewer connection fee.

A. A regional sewer connection fee shall be charged in accordance with Section 14.16.010 for each sewer unit connected to the city-owned public sewer.

B. The regional sewer connection fee shall be $7,854.00.

C. The fee established by this chapter shall be adjusted annually on July 1st by a percentage equal to the adjustment rate for the prior year for construction costs as determined by the director in the preceding June. The director's determination shall be based upon averaging the Construction Cost Index (CCI) for 20 cities and for San Francisco, as published in the Engineering News Record publication for the preceding 12 months ending in May. The resultant fee shall be rounded to the nearest dollar figure.

SECTION 8. Section 14.16.200 of Chapter 14.16 of Title 14 of the Roseville Municipal Code is hereby amended to read as follows:

14.16.200 Monthly unit sewer service charge established.

Except as otherwise provided in this chapter, a monthly unit sewer service charge shall be paid by each user connected to the city-owned public sewer. The monthly unit sewer service charge on billings shall be:

A. The monthly sewer charge shall be $40.55 per sewer unit, effective on billings as of July 5, 2019, and $42.18 per sewer unit, effective on billings as of July 1, 2020.

B. The monthly sewer service charges for those located outside of the city limits shall be 10 percent higher than the monthly sewer charges for those located inside city limits.

SECTION 9. Section 14.16.201 of Chapter 14.16 of Title 14 of the Roseville Municipal Code is hereby amended to read as follows:

14.16.201 Sacramento Regional County Sanitation District monthly unit sewer service charge established.

Except as otherwise provided in this chapter, a monthly unit sewer service charge shall be paid by each user connected to the Sacramento Regional County District's sewer system and located within Roseville city limits. Effective July 5, 2019, the monthly sewer charge shall be $40.55 per sewer unit. Effective July 1, 2020, the monthly sewer charge shall be $42.18.

SECTION 10. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption or on July 5, 2019, whichever occurs later.

SECTION 11. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance

to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this 15th day of May, 2019, by the following vote on roll call:

AYES COUNCILMEMBERS: Bernasconi, Alvord, Roccucci, Houdesheldt

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

MAYOR

ATTEST:

City Clerk

City/County Traffic Mitigation Fee

Ordinance No. 5203

ORDINANCE NO. 5203

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 4.45.020, 4.45.030 AND 4.45.050 OF CHAPTER 4.45 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING TRAFFIC MITIGATION FEE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Sections 4.45.020, 4.45.030 and 4.45.050 of Chapter 4.45 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.45.020 Definitions.

The following words are defined for purposes of this chapter as follows:

A. "Building permit" means the permit issued or required by the city for the construction of any structure pursuant to and as defined by the building code.

B. "Covered improvements" means those traffic and circulation facilities, improvements, or infrastructure listed in that document entitled "2013 City/County Traffic Impact Fee Program Update" prepared by Fehr & Peers Transportation Consultants and dated March 15, 2013. Said covered improvements list is on file in the office of the director and the city clerk.

C. "Department" means the department of development services.

D. "Director" means the director of the department.

E. "Dwelling Unit Equivalents" or "D.U.E.'s" means the number of single family dwellings to which a particular type of development or use is equivalent in terms of expected or estimated p.m. peak hour traffic impact.

F. "Dwelling unit equivalent rates or D.U.E. rates" means multiplication factors used to convert a particular type of development or use to dwelling unit equivalents. D.U.E. rates shall be expressed as the number of D.U.E.'s per unit of a particular use.

G. "Facilities" means those public traffic and circulation facilities, improvements or infrastructure shown and included on the covered improvements list.

H. "Improvement plan" means a site plan of property proposed for development showing all required improvements that must be approved by the city prior to the issuance of a building permit for the property.

I. "Fee" or "traffic mitigation fee" means the fee established by this Chapter 4.45. The fee shall be collected prior to the approval and issuance of any building permit, or as provided otherwise in this chapter. The fee shall be used solely to finance the covered improvements.

J. "Traffic mitigation fund" means that special interest-bearing fund established pursuant to Section 4.45.030.

K. "Study" means that certain document entitled "2013 City/County Traffic Impact Fee Program Update," dated March 15, 2013. The study is on file in the offices of the director and city clerk.

L. "Infill area" means that portion of the city not within the Northeast, North Central, Northwest, Highland Reserve North, North Roseville, Stoneridge, Southeast, West Roseville, Del Webb, Creekview, or Sierra Vista specific plan areas, nor within the North Industrial Area.

4.45.030 Establishment and administration of traffic mitigation fund.

The finance director is directed to establish a special interest-bearing fund entitled the Baseline/Walerga traffic mitigation fund. All fees collected pursuant to this chapter shall be deposited in the Baseline/Walerga traffic mitigation fund and expended solely to finance the facilities.

4.45.050 Traffic mitigation fee per dwelling unit equivalent by area.

The net traffic mitigation fee for the various areas within the city, as defined in the general plan, shall be:

Area	Amount of Fee (per D.U.E.)
Southeast Roseville Specific Plan Area	$57.00
Northeast Roseville Specific Plan Area	$57.00
North Central Roseville Specific Plan Area	$343.00
Northwest Roseville Specific Plan Area	$343.00
North Industrial Plan Area	$343.00
Infill Areas	$57.00
Del Webb Specific Plan Area	$343.00
Highland Reserve North Specific Plan Area	$343.00

North Roseville Specific Plan Area	$343.00
Stoneridge Specific Plan Area	$57.00
West Roseville Specific Plan Area	$770.00
Sierra Vista Specific Plan Area	$1,350.00
Creekview Specific Plan Area	$616.00

SECTION 2. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 19th day of June, 2013, by the following vote on roll call:

AYES COUNCILMEMBERS: Roccucci, Garcia, Gore, Rohan

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: Herman

Susan Rohan
MAYOR

ATTEST:
Sonia Orozco
City Clerk

Downtown Specific Plan In-Lieu Parking Fee

Resolution No. 09-124

Ordinance No. 5428

Downtown Code 3.0-Regulatory Incentives

RESOLUTION NO. 09-124

ADOPTING A PARKING IN LIEU FEE
FOR THE DOWNTOWN SPECIFIC PLAN

WHEREAS, as part of the Downtown Specific Plan, the City desires to implement a parking in lieu fee; and

WHEREAS, the initial parking in lieu fee will be $8,000 per parking space and will be automatically adjusted on July 1st of each calendar year by a percentage equal to the inflation rate for the prior year for construction costs as determined by the Planning and Redevelopment Director in the preceding June; and

WHEREAS, the Director's determination shall be based upon the Engineering News Record, Construction Cost Index for the prior 12 months ending in June;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the parking in lieu fee and the annual adjustment based on the Construction Cost Index is hereby approved.

PASSED AND ADOPTED by the Council of the City of Roseville this 1st day of April, 2009 by the following vote on roll call:

AYES COUNCILMEMBERS: Allard, Gray, Garcia, Roccucci, Garbolino

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

MAYOR

ATTEST:

City Clerk

ORDINANCE NO. 4728

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING SECTION 17.04.235 OF CHAPTER 17.04; DELETING SECTION 17.04.490 OF CHAPTER 17.04; AND AMENDING SECTIONS 17.06.180 AND 17.06.310 OF CHAPTER 17.06 OF TITLE 17; AND AMENDING SECTIONS 19.08.030, 19.08.080 AND 19.08.090 OF CHAPTER 19.08; 19.10.045 OF CHAPTER 19.10; 19.12.010, 19.12.020 AND 19.12.030 OF CHAPTER 19.12; 19.18.030 OF CHAPTER 19.18; 19.49.030 OF CHAPTER 19.49; 19.74.010 OF CHAPTER 19.74; AND ADDING CHAPTER 19.31 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ZONING

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 17.04.235 of Chapter 17.04 of Title 17 of the Roseville Municipal Code is hereby added to read as follows:

17.04.235 Downtown specific plan area.

"Downtown specific plan area" means a 176 acre area encompassing historic old town, Vernon Street, and Royer and Saugstad Parks. This area is further defined in the Downtown Specific Plan.

SECTION 2. Section 17.04.490 of Chapter 17.04 of Title 17 of the Roseville Municipal Code is hereby deleted in its entirety.

SECTION 3. Sections 17.06.180 and 17.06.310 of Chapter 17.06 of Title 17 of the Roseville Municipal Code are hereby amended to read as follows:

17.06.180 Projecting signs in the Riverside Gateway Specific Plan area.

A. Number. In addition to other signs permitted by this Title, establishments located in the Riverside Gateway Specific Plan area, in a building immediately adjacent to the public sidewalk, will be permitted one (1) projecting sign.

B. Location.

1. A projecting sign may extend over the sidewalk a maximum of six (6) feet, subject to an encroachment permit whenever the sidewalk is open to the public or part of the public right of way;
2. A projecting sign may not extend onto or over the street;
3. A projecting sign shall have a minimum vertical clearance of eight (8) feet from the sidewalk to the bottom of the sign;
4. A projecting sign may not extend above the roof line; and
5. The sign shall be located on the Riverside Avenue side even if the building entrance is located on a side street.

C. Area. The area of a projecting sign shall be included in calculating the permitted area for wall signs.

D. Encroachment Permit. A permanent encroachment permit which includes insurance certificates and/or bonds pursuant to Roseville Municipal Code Chapter 13.28 shall be required for all signs projecting over the public right-of-way.

Article 3. Downtown Specific Plan Area.

17.06.310 Downtown Specific Plan Signs.

Uses located in the Downtown Specific Plan area are permitted signage that is consistent with, and enhances the historic character of that area. The Downtown Code, adopted in Chapter 19.31 of the Roseville Municipal Code, sets forth the criteria, design guidelines and standards for signs located in the Downtown Specific Plan area.

SECTION 4. Sections 19.08.030(C), 19.08.080(D), (H), (I), (J), (K) and (L), and 19.08.090(E), (L), (O) and (V) of Chapter 19.08 Title 19 of the Roseville Municipal Code are hereby amended to read as follows:

Section 19.08.030(C) - Listing of Use Classifications

C. **Residential Use Types**

Caretaker/Employee Housing
Community Care Facility, Small
Community Care Facility, Large
Dwelling
- Multi-Family
- Single Family
- Two-Family

Efficiency Units
Family Day Care Homes, Small
Family Day Care Homes, Large
Live/Work
Mobile Home Park
Rooming and Boarding Houses
Second Dwelling Unit
Single Room Occupant

Section 19.08.080(D), (H), (I), (J), (K) and (L) - Residential Use Types

D. Efficiency units, includes a room or group of internally connected rooms that have independent sleeping, cooking, eating and sanitation facilities, which constitutes an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

H. Live/Work, includes units that are occupied by business operators who live in the same structure that contains commercial activity. The units function primarily as a workspace with incidental residential accommodations.

I. **Mobile Home Park,** includes any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative,

condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes. (Also see Chapter 19.48.)

J. **Rooming and Boarding Houses,** includes the renting of individual bedrooms within a dwelling by a property owner or other manager in residence to three or more people, whether or not meals are provided; or a single-family dwelling occupied by six (6) or more unrelated people, living together as a single housekeeping unit; by prearrangement for definite periods, with compensation.

K. **Second Dwelling Unit,** a dwelling unit, attached or detached, with permanent provisions for independent living, sleeping, eating, cooking and sanitation within the unit and includes a separate entrance from the primary unit. (Also see Chapter 19.60.)

L. **Single Room Occupant,** lodging establishments providing a room(s) which does not include a kitchen or bathroom. These establishments include a communal bathroom and may have a communal kitchen and/or living area. This is not a temporary or transitional housing type and is typically found on the second story above a retail use.

Section 19.08.090(E), (L). (O), (V) - Commercial Use Types

E. **Bars and Drinking Places,** includes establishments within a building where alcoholic beverages are sold for on-site consumption, that are not part of a restaurant. Includes bars, taverns, pubs, brew pubs, wine bars and similar establishments where any food service is subordinate to the sale of alcoholic beverages. Dance floors are not permitted.

L. **Eating and Drinking Establishments,** includes establishments primarily engaged in the sale of prepared food and beverages for on-premise consumption, but excludes those uses classified under the "Bars and Drinking Places" and "Nightclubs." Music, live or recorded, may be allowed provided that any such music and floor space for dancing is accessory and incidental to the sale of prepared food and beverages (i.e. jukeboxes, open microphone, mariachi, etc.). Fixed seating or chairs are provided for the seating of each patron or customer at all times. Eating and Drinking Establishment use types include:

1. **Fast Food with Drive Through,** includes establishments primarily engaged in the preparation and retail sale of food and beverages at a walk up counter and at a drive through window, and may include seating.
2. **Convenience,** includes establishments primarily engaged in the preparation and retail sale of food and beverages, at a walk up counter and which does not include a drive through or provide for ordering at the tables, if any. Typical uses include pizza parlors, ice cream parlors, and sandwich shops.
3. **Full Service,** includes establishments primarily engaged in the preparation and retail sale of food and beverages, where food is ordered and served at a table, and which may include sales of alcoholic beverages as an accessory or secondary service. Typical uses include full service restaurants.

O. **Lodging Services,** includes establishments primarily engaged in the provision of commercial lodging on a less than monthly basis to the general public. Lodging Services includes incidental food, drink, and other sales and services intended for the convenience of guests. Typical uses include hotels,motels, and bed-and-breakfasts.

V. **Offices, Professional,** includes professional or government offices including:

- Accounting, auditing and bookkeeping services;
- Advertising agencies;
- Architectural, engineering, interior design, and surveying services;
- Attorneys;

- Call and telemarketing centers;
- Computer software designers;
- Court reporting services;
- Data processing and computer services;
- Detective agencies and similar services;
- Secretarial and word processing services;
- Government offices including agency and administrative office facilities;
- Insurance agencies;
- Management, public relations and consulting services;
- Real estate agencies; and
- Writers, photographers and artists offices outside the home.

SECTION 5: Section 19.10.045(A) of Chapter 19.10 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

Section 19.10.045(A) - Design Review Required for Compact Residential Development

A. **Applicability**. Design review shall be required for Compact Residential Development projects that qualify under either of the following:
   1. Attached or detached single-family housing units on property with a General Plan land use designation of Medium Density Residential or higher (seven dwelling units per acre or higher, as depicted on the General Plan Land Use Map) (except for properties within the Downtown Specific Plan area), or
   2. Residential projects of any density on a parcel or parcels zoned Small Lot Residential (RS) where modifications to the RS Supplemental Design Standards are requested.

SECTION 6: Section 19.12.010(I), 19.12.020 and 19.12.030(B) of Chapter 19.12 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

Section 19.12.010(I) - Purpose

I. **Old Town Historic (HD) District.** The Old Town Historic district is intended to be applied to the original commercial core of Roseville to acknowledge its historic and architectural significance. The HD zoning district is intended to ensure that new land uses and development within the district further the rehabilitation, revitalization, and preservation of the architectural, aesthetic, historic and economic health of the district. Each parcel within the Historic District shall be subject to the specific Historic District design guidelines contained within the Downtown Code which has been adopted in Chapter 19.31 of the Roseville Municipal Code..

Section 19.12.020 - Permitted Use Types

Primary uses are permitted in commercial zones subject to the requirements of this Title as designated below:

A. Principally permitted use, designated as "P";
B. Conditionally permitted use, designated as "CUP"; and
C. Administratively permitted use, designated as "A".

Permitted uses within the CBD and HD zones are contained within the Downtown Code.

COMMERCIAL ZONE DISTRICTS PERMITTED USES

AGRICULTURE AND OPEN SPACE USE TYPES	BP	NC	CC	GC	HC	RC		CMU	
Resource Protection and Restoration	CUP	CUP	CUP	CUP	CUP	CUP		P	
Resource Related Recreation	P	P	P	P	P	CUP		P	

CIVIC USE TYPES	BP	NC	CC	GC	HC	RC		CMU	
Community Assembly	CUP	P	P	P	-	-		P	
Community Services	P	CUP	P	P	P	P		P	
Essential Services	P	P	P	P	P	P		P	
Hospital Services									
General Hospital Services	-	-	CUP	CUP	-	-		P	
Psychiatric Hospital Services	-	-	CUP	CUP	-	-		P	
Libraries and Museums, Private	-	CUP	P	P	P	P		-	
Public Parking Services	P	P	P	P	P	P		P	
Schools									
College and University	A	-	P	P	-	P		P	
Elementary and Secondary	P	P	P	P	P	P		P	
Private Elementary and Secondary	-	CUP	CUP	CUP	-	-		P	
Social Services									
Food Distribution [2]	-	-	-	A/CUP	A/CUP	-		A/CUP	
Food Service [3]	-	-	-	A/CUP	A/CUP	-		A/CUP	
Temporary Resident Shelter [4]	-	-	-	A/CUP	A/CUP	-		A/CUP	
Power Generating Facilities [8]									
Emergency	A	A	A	A	A	A		A	
Supplemental / Individual Use	CUP	CUP	CUP	CUP	CUP	CUP		CUP	

Passive Power	P	P	P	P	P	P		P	

RESIDENTIAL USE TYPES	BP	NC	CC	GC	HC	RC		CMU	
Caretaker/Employee Housing	-	CUP	CUP	CUP	CUP	CUP		P	
Dwelling									
Multi-Family	-	CUP	CUP	-	-	-		P	
Single-Family	-	CUP	CUP	CUP	CUP	-		P	
Two-Family	-	CUP	CUP	CUP	CUP	-		P	
Family Day Care Home, Small	P	P	P	P	-	P		P	
Family Day Care Home, Large	CUP	CUP	CUP	CUP	-	CUP		P	
Single Room Occupant	-	-	-	-	-	-		CUP	

COMMERCIAL USE TYPES	BP	NC	CC	GC	HC	RC		CMU	
Adult Oriented Businesses (1)	-	-	-	P	-	P		P	
Animal Sales and Service									
Grooming and Pet Stores	-	P	P	P	-	P		P	
Kennels	-	-	-	-	-	-		P	
Veterinary Clinic	-	CUP	P	P	-	-		P	
Veterinary Hospital	-	-	CUP	CUP	-	-		P	
Automotive and Equipment									
Automotive Body and Equipment Repair	-	-	-	CUP	-	CUP		CUP	
Automotive Rentals	-	-	-	P	P	P		P	
Automotive Repairs	-	-	CUP	P	P	P		P	
Automotive Sales	-	-	CUP	P	-	P		P	
Car Wash and Detailing	-	-	CUP	P	-	P		P	
Commercial	P	-	-	P	P	-		P	

Parking									
Heavy Equipment Rental and Sales	-	-	-	P	-	P		P	
Gasoline Sales	CUP	P	P	P	P	P		P	

COMMERCIAL USE TYPES	BP	NC	CC	GC	HC	RC		CMU	
Banks and Financial Services	P	P	P	P	-	P		P	
Bars and Drinking Places	-	-	P	P	-	P		P	
Broadcasting and Recording Studios	P	-	-	P	-	-		P	
Building Material Stores	-	-	CUP	P	-	P		P	
Business Support Services	P	-	P	P	-	-		P	
Commercial Recreation									
Amusement Center	-	CUP	P	P	-	P		P	
Indoor Entertainment	-	-	P	P	-	P		P	
Indoor Sports and Recreation	-	-	P	P	-	P		P	
Outdoor Entertainment	-	-	-	CUP	-	CUP		P	
Outdoor Sports and Recreation	-	-	-	P	CUP	P		P	
Large Amusement Complexes	-	-	-	CUP	CUP	P		P	
Community Care Facility	P	P	P	P	-	-		P	
Day Care Center	P	P	P	P	-	P		P	
Eating and Drinking Establishments									
Fast Food with Drive Through	-	-	P	P	P	P		P	
Convenience	P	P	P	P	P	P		P	
Full Service	P	P	P	P	P	P		P	
Food and Beverage Retail Sales	-	-	P	P	-	-		P	
Funeral and Internment Services	-	-	P	P	-	-		P	
Lodging Services	-	-	P	P	P	P		P	

Long Term Care Facility	CUP	CUP	P	P	-	-		P	
Maintenance and Repair	-	P	P	P	-	-		P	
Medical Services, General	P	P	P	P	P	P		P	
Neighborhood Commercial	P	P	-	-	-	-		P	
Nightclubs [5]	-	-	CUP	CUP	-	CUP		CUP	
Nursery, Retail	-	-	-	P	-	P		P	

COMMERCIAL USE TYPES	**BP**	**NC**	**CC**	**GC**	**HC**	**RC**		**CMU**	
Offices, Professional	P	P	P	P	-	P		P	
Personal Services	P	P	P	P	P	P		P	
Retail Sales and Services	-	-	P	P	P	P		P	
Specialized Education and Training									
Vocational Schools	-	-	P	P	-	-		P	
Specialty Schools	-	CUP	P	P	-	P		P	
Storage, Personal Storage Facility	-	-	CUP	P	-	-		P	
INDUSTRIAL USE TYPES	**BP**	**NC**	**CC**	**GC**	**HC**	**RC**		**CMU**	
Laundries, Commercial	-	-	CUP	CUP	-	-		P	
Printing & publishing	-	-	-	CUP	-	-		P	
Research Services	-	-	-	P	-	-		P	
Wholesaling and Distribution, Light	-	-	-	P	-	-		P	

TRANSPORTATION AND COMMUNICATION USE TYPES	**BP**	**NC**	**CC**	**GC**	**HC**	**RC**		**CMU**	
Telecommunication Facilities [6]	P/A/ CUP	P/A/ CUP	P/A/ CUP	P/A/ CUP	P/A/ CUP	P/A/ CUP		P/A/ CUP	
Heliport	CUP	CUP	CUP	CUP	CUP	CUP		P	
Intermodal Facilities [7]	CUP	CUP	CUP	CUP	CUP	CUP		P	

Notes:

(1) Additional Requirements are contained in Chapter 19.32.
(2) Additional Requirements are contained in Chapter 19.40.
(3) Additional Requirements are contained in Chapter 19.39.
(4) Additional Requirements are contained in Chapter 19.38.
(5) Additional Requirements are contained in Chapter 19.49.
(6) Additional Requirements are contained in Chapter 19.34.
(7) Additional Requirements are contained in Chapter 19.36.
(8) Additional Requirements are contained in Chapter 19.55.

Section 19.12.030(B) - Commercial Zone General Development Standards

A. **General.** Permitted uses and structures shall comply with the City's adopted Community Design Guidelines, applicable Specific Plans, approved Design Review Permit and any other applicable requirements of this Title.

B. **Maximum Height.** Notwithstanding the requirements referred to in A, maximum height limits in the Commercial zoning districts are as follows unless otherwise modified by an approved Design Review Permit or Specific Plan:

Zoning District	Height Limit
Business Professional (BP)	50'
Neighborhood Commercial (NC)	35'
Community Commercial (CC)	50'
General Commercial (GC)	50'
Highway Commercial (HC)	50'
Regional Commercial (RC)	50'
Central Business District (CBD)	50'
Commercial Mixed Use (CMU)	50'
Historic District (HD)	50'

SECTION 7: Section 19.18.030(D) of Chapter 19.18 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

Section 19.18.030(D) - Special Area (SA) District

D. **Designation on the Zoning Map.** A SA, Special Area district shall be established with approval of a Zoning Ordinance Amendment as specified in Chapter 19.86, and shall be designated on the Zoning Map with the underlying zone district by the symbol "/SA," followed by the ordinance number. The ordinance number shall refer to the ordinance which adopted the SA district. If a SA is within a Specific Plan, no ordinance number need be specified provided however, a reference to that Specific Plan is identified as follows: -SE (Southeast Roseville Specific Plan); -NE (Northeast Roseville Specific Plan); -NW (Northwest Roseville Specific Plan); -NC (North Central Roseville Specific

Plan); -DW (Del Webb Specific Plan), -NR (North Roseville Specific Plan), -HR (Highland Reserve Specific Plan), -SR (Stoneridge Specific Plan), -WR (West Roseville Specific Plan), RG (Riverside Gateway), and DT (Downtown Specific Plan).

SECTION 8: Section 19.49.030 of Chapter 19.49 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

Section 19.49.030 - General Standards

The following requirement applies to nightclubs where permitted within any zone district (except for nightclubs located within the Downtown Specific Plan area):

A. Nightclubs are prohibited to be located within 500 feet of a residential zone district as measured from the residential zone district boundary to the structure where the nightclub use is proposed.

SECTION 9: Section 19.74.010(C) of Chapter 19.74 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

Section 19.74.010(C)(2)(a) - Permit Requirements

C. 2. Approving Authority:

a. Administrative Process.

I. The Planning Director may approve, conditionally approve or deny a Minor Design Review Permit provided the improvement complies with the following:

1) There has been no previous Design Review Permit for the building/site;

2) The improvement is limited to facade improvements;

3) The improvement consists of a color change;

4) The improvement consists of a modification to or the introduction of a new exterior building material; or

5) The project is within the Downtown Specific Plan area and is consistent with the design guidelines and regulations outlined within the Downtown Code.

II. The Planning Director may approve, conditionally approve or deny a Minor Design Review Permit pursuant to the Administrative Permit procedures, except those identified as required by this Title, to be reviewed by the Design Committee or Planning Commission. Design Review Permits approved by the Planning Director shall be in substantial conformance with adopted Specific Plan.

If in the opinion of the Planning Director, a project is not in substantial conformance with applicable, adopted design guidelines, prior conditions of approval, or if the Planning Director determines that, because of location, size or design that the public hearing should not be waived, the Planning Director shall refer the project for public hearing by the Design

Committee or the Planning Commission. The Director shall determine whether the project is to be heard by the Design Committee or the Planning Commission.

The Planning Director may approve:

1) Design Review Permit extensions and modifications, including changes in project phasing.
2) Design Review Permits for projects within a master or specific plan area where the applicable plan provides for an administrative process.
3) Within specific plan areas, subsequent Design Review Permits following Design Committee approval of the first Design Review Permit as provided for in Sub Section b. 2) of this Section.
4) Within infill areas, subsequent Design Review Permits following Planning Commission approval of the first Design Review permit as provided in Sub Section c2) of this Section.

SECTION 10: Chapter 19.32 heading is hereby amended to read as follows:

CHAPTER 19.32 – LOCATION AND AMORTIZATION OF ADULT ORIENTED BUSINESSES

19.32.010 – Purpose
19.32.020 – Definitions
19.32.030 – Minimum Proximity Requirements
19.32.040 – Amortization of Nonconforming Adult-Oriented Business Uses
19.32.050 – Extension of Time for Termination of Nonconforming Use

SECTION 11: Chapter 19.31 of Title 19 of the Roseville Municipal Code is hereby added to read as follows:

Chapter 19.31
DOWNTOWN SPECIFIC PLAN DOWNTOWN CODE

Sections:

19.31.010 Purpose.
19.31.020 Definition.
19.31.030 Downtown Code - Adopted.
19.31.040 Conflicts.
19.31.050 Violations.**19.31.010 Purpose.**

The purpose of the Downtown Specific Plan Downtown Code is to direct public and private development consistent with the community vision for the Downtown Specific Plan area. Redevelopment within the older areas of the City of Roseville presents unique development challenges. The Downtown Specific Plan Downtown Code is therefore a comprehensive document for the Downtown Specific Plan area that provides detailed performance criteria and development standards that are intended to facilitate development while recognizing the area's

unique character. Key elements addressed in the Downtown Specific Plan Downtown Code include:

A. Permitted and conditionally permitted uses for various zone districts.

B. Prescriptive development standards including setbacks, height requirements, parking standards, and floor area ratios.

C. Development guidelines addressing buffers and adjacency issues, landscaping, entry monumentation, and public realm improvements.

D. Entitlement processes that vary from applications throughout the remainder of the City of Roseville.

E. Downtown sign regulations.

F. Details that define the character of the Downtown Specific Plan area.

G. Downtown Specific Plan area incentives.

H. Parcel specific considerations.

The Downtown Specific Plan Downtown Code is consistent with the City of Roseville's goals, policies and applicable regulations and is intended to be the primary resource for development review within the Downtown Specific Plan area.

19.31.020 Definition.

"Downtown Specific Plan area" means a 176 acre area encompassing historic old town, Vernon Street, and Royer and Saugstad Parks. This area is further defined in the Downtown Specific Plan.

19.31.030 Downtown Code - Adopted.

The Downtown Specific Plan Downtown Code, as amended by the City Council from time to time, is hereby adopted and is incorporated into this Chapter by reference as though it were fully set forth herein. A copy of the Downtown Specific Plan Downtown Code is available for use and examination by the public in the City of Roseville's Planning Department and the City Clerk's Office, and can be found on the City of Roseville's web site.

19.31.040 Conflicts.

In the event of any conflict between the provisions of the Downtown Specific Plan Downtown Code and the provisions of the Roseville Municipal Code, the provisions of the Downtown Specific Plan Downtown Code shall prevail. However, with regard to topics that the Downtown Specific Plan Downtown Code does not address, the provisions of the Roseville Municipal Code shall prevail.

19.31.050 Violations.

A violation of the requirements of the Downtown Specific Plan Downtown Code is punishable as an infraction.

SECTION 12. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 13. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 15th day of April, 2009, by the following vote on roll call:

AYES	COUNCILMEMBERS:	Allard, Gray, Garcia, Roccucci
NOES	COUNCILMEMBERS:	None
ABSENT	COUNCILMEMBERS:	Garbolino

MAYOR

ATTEST:

City Clerk

Ord 4728

3.5 Fee Incentives

3.5.1 Park Dedication Strategy

Based on the number of new residential units within the Plan Area, the park dedication acreage is approximately 29 acres. An important goal of the Specific Plan is to encourage the development of residential units to promote activity and potential consumers on a constant basis. Based on this desire, the plan exempts future residential units from having to dedicate land or pay an in-lieu fee.

Assuming that land values are approximately $20 per square foot, on average, exempting residential projects from park dedication would amount to a savings of approximately $19,800 per residential unit. Based on 1,020 new dwelling units, this is a savings benefit of nearly $20 million in park land acquisition and dedication costs.

Park fees will still be collected in order to fund park improvements, but these fees will be specifically allocated to improvements in the Downtown. Approximately $1,949,220 in new city-wide park fees, and $1,042,440 in neighborhood park fees will be generated and specifically allocated to Downtown park improvements.

3.5.2 Parking In lieu Fee



To create a "Park-Once" philosophy within the Downtown, the **Downtown Code** establishes a parking in lieu fee program. With the adoption of the **Downtown Code**, the City Council has approved a parking in lieu fee that allows non-residential uses to meet their parking demand through the public realm parking provided within the Plan Area.

The initial fee shall be determined by the City Council and updated once yearly, based on the construction cost to the City and adjustments to the Construction Cost Index. Future yearly updates will be set by the Director. The fee is intended to be an incentive and will not necessarily recoup the cost of developing parking within the Downtown. The fee is to be paid to satisfy parking requirements in-lieu of providing any or all spaces on-site and shall be further discounted according to Table 3.5.1.

Parking In lieu Fee

Table 3.5.1

Required Parking Spaces	Fee for Parking Spaces
First Stall	10% of the in-lieu fee
Second Stall	25% of the in-lieu fee
Third Stall	50% of the in-lieu fee
Fourth Stall	75% of the in-lieu fee
Fifth Stall and beyond	100% of the in-lieu fee

Other provisions associated with the payment of the parking in-lieu fee program include:

1) Prior to issuance of a building permit, the developer shall enter into a parking in-lieu fee agreement to be reviewed and approved by the Director.
2) Before approving payment of a fee for in-lieu of providing off-street parking, the Director shall find:
    a. That there is adequate capacity within the existing or planned public parking resources to accommodate the requested parking in-lieu off-site, and
    b. The project benefiting from this approval is furthering the goals and policies of the Downtown Specific Plan and the General Plan relative to uses, revitalization, pedestrian amenities and design.
3) Funds collected by the city from in-lieu payment shall be deposited in a special fund and used only by the City to acquire and/or develop on-street or off-street parking and related facilities which are determined to alleviate the need for parking spaces in the Specific Plan Area.
4) Such parking will be available to the public and shall be developed per the provisions of the Downtown Specific Plan.
5) Funds paid to the City for in-lieu of parking shall not be refundable, except as otherwise provided by State law.
6) All in-lieu of parking fees shall be paid prior to the issuance of certificate of occupancy. In the case of multi-tenant buildings, the fees shall be calculated based on, and paid prior to, the issuance of certificate of occupancy for each individual tenant space.

3.6 Process Incentives

3.6.1 Review Process

Chapter 9 of the Specific Plan establishes the various approval processes that are being established in order to streamline the development process. As part of the fiscal analysis associated with the Visioning for Downtown, reducing the timeframes associated with processing projects was a key strategy identified to implement a successful revitalization effort. The following outlines the various modifications to the City's current review process that are meant to streamline the development process.



Park Fees:

Neighborhood and Community Park Fees

Ordinances No. 2178, 2969 and 3033

Citywide Park Fee

Ordinance No. 2424

ORDINANCE NO. 2178

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING CHAPTER 4.37 TO TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE, RELATING TO THE NEIGHBORHOOD AND COMMUNITY PARK FEE
(URGENCY ORDINANCE)

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1: Chapter 4.37 is hereby added to Title 4 of the Roseville Municipal Code to read as follows:

CHAPTER 4.37
NEIGHBORHOOD AND COMMUNITY PARK FEE

4.37.010 Purpose.

The City Council finds and declares that the purpose of this chapter is as follows:

A. The General Plan of the City requires that the City be provided, in a time frame related to its development, with an adequate level of neighborhood and community park and recreation facilities so as to maintain 4 acres of developed neighborhood and community parks per 1,000 population.

B. New development, and the expansion of existing development, within the City imposes a burden on the existing park and recreation facilities by adding additional population and by creating a need for new neighborhood and community parks and recreation facilities. The cost of such facilities may vary by the location of the new development within the City.

C. Analysis of the land use expected at buildout of the City pursuant to the General Plan makes it possible to estimate the number of dwelling units to be generated, and the population generated by those dwelling units. It is also possible to determine which dwelling units will utilize which portions of such park and recreation infrastructure. It is therefore possible to construct a fee, based on dwelling unit generation, which equitably spreads the burden of neighborhood and community park and recreation facilities to those who will create the need for them and utilize them. It is the intent of this chapter to create such a fee, spreading costs of neighborhood and community park and recreation facilities to those who create the need for such facilities, without generating any surplus to the general fund. It is the further purpose of this chapter to implement the General Plan by assuring that adequate neighborhood and community park and recreation facilities are financed and provided to serve the City.

D. The Fee established by this chapter has been calculated in the manner set forth in the Study so as to pay for those Facilities listed in the Capital Improvement Program.

E. The Fee established by this chapter is in addition to any other fees or charges, or taxes, required by law as a condition of development, including, but not limited to, the Residential Construction Tax levied by Chapter 4.36 or any

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subsequent fee established for City-wide park and recreation facilities.

F. The Fee established by this chapter is to be collected for public improvements and facilities for which an account has been established and funds appropriated, and for which a proposed construction schedule has been adopted.

G. That the failure to impose the conditions and regulations of this chapter relating to payment of the Fee on building permits would jeopardize residents of the community, in that it would permit construction to proceed without adequate infrastructure or means of financing said infrastructure.

H. The requirement of this chapter to pay the Fee is necessary in order to assure compliance with the applicable Zoning Ordinance and General Plan requirements for the infrastructure funded by this chapter.

I. That for a period of greater than 10 days prior to adoption of this chapter, data has been available to the public and to developers and their representatives indicating the cost or estimated cost of all the infrastructure to be funded, the revenue sources anticipated and the means of spreading these costs.

J. That the City Council has considered the effect of the Fee imposed by this chapter with respect to the housing needs of the City as a whole and of the region, particularly as required by the Housing Element of the General Plan, and the City Council finds that this chapter does not unduly adversely affect the City's ability to provide for such needs.

K. That the establishment of the Fee is for the purpose of obtaining funds for capital projects, necessary to maintain service required by the General Plan within existing service areas and existing portions of the City which are developed or for which land use has already been granted.

16.37.020 Definitions.

The following words are defined for purposes of this chapter as follows:

A. "Building Permit" means the permit issued or required by the City for the construction of any dwelling unit pursuant to and as defined by the Building Code.

B. "Capital Improvement Program" means that list of proposed neighborhood and community park and recreation facilities, improvements, or infrastructure totaling $8,434,276 (in 1988 dollars) prepared by the Department and attached to the Study as Exhibit "A".

C. "Department" means the Department of Parks and Recreation.

D. "Director" means the Director of the Department.

E. "Facilities" means those public neighborhood and community park and recreation facilities, land, improvements, or infrastructure shown and included on the Capital Improvement Program.

F. "Fee" or "Neighborhood and Community Park Fee" means the Fee established by this Chapter 4.37. The Fee shall be collected prior to the approval of any Building Permit. The Fee shall be used solely to finance the Facilities.

G. "Neighborhood and Community Park Funds" means those special interest-bearing funds established pursuant to Section 4.37.030.

H. "Study" means the study entitled "Proposed Park Fees for Specific Plan Areas" dated December 14, 1988 by the Director. The Study is on file in the Offices of the Director and the City Clerk. The Study includes a discussion of the Fee in the Infill and North Industrial Areas.

I. "Infill Area" means that portion of the City not within the Northeast, Northcentral, Northwest, or Southeast Roseville Specific Plan Areas, nor within the North Industrial Area.

J. "Dwelling Unit" means a building or part of a building designed for occupancy as a residence by one family.

K. "Single Family Dwelling" means a building designed for occupancy as a residence by one family, including without limitation, mobile homes.

L. "Multiple Family Dwelling" means a building designed for occupancy as a residence by two or more families, living independently of each other. Provided, that multiple family dwelling also includes forms of congregate living, including, without limitation, senior citizen homes, retirement homes, or boarding homes.

4.37.030 Establishment and Administration of Neighborhood and Community Park Funds.

The Finance Director is hereby directed to establish special interest-bearing funds entitled the Neighborhood and Community Park Funds. One such fund shall be established for each Specific Plan Area. In addition, one such fund shall be established for both the North Industrial Area and the Infill Area. All Fees collected pursuant to this chapter shall be deposited in the Neighborhood and Community Park Fund for the area from which it was collected and shall be expended solely to finance the Facilities planned for that area.

4.37.040 Payment of Neighborhood and Community Park Fee.

Except as otherwise provided by this chapter, the Fee imposed pursuant to this chapter shall be paid at or prior to the issuance of any Building Permit for a dwelling unit. Calculation of the Fee shall be determined in accordance with the Study and this chapter depending upon the location of the City in which development occurs, the type of development, and the extent of development.

4.37.050 Neighborhood and Community Park Fee -- Southeast Roseville Specific Plan Area.

The Fee in the Southeast Roseville Specific Plan Area shall be:

Land Use Category	Amount of Fee
Residential, Single Family Dwelling	$265.00 per dwelling unit
Residential, Multiple Family Dwelling	$198.00 per dwelling unit

4.37.060 Neighborhood and Community Park Fee -- Northeast Roseville Specific Plan Area.

The Fee in the Northeast Roseville Specific Plan Area shall be:

Land Use Category	Amount of Fee
Residential, Single Family Dwelling	$293.00 per dwelling unit
Residential, Multiple Family Dwelling	$216.00 per dwelling unit

4.37.070 Neighborhood and Community Park Fee -- Northcentral Roseville Specific Plan Area. [reserved]

4.37.080 Neighborhood and Community Park Fee -- Northwest Roseville Specific Plan Area.

The Fee in the Northwest Roseville Specific Plan Area shall be:

Land Use Category	
Residential, Single Family Dwelling	$124.00 per dwelling unit
Residential, Multiple Family Dwelling	$104.00 per dwelling unit

4.37.090 [Reserved]

4.37.100 Neighborhood and Community Park Fee -- North Industrial and Infill Areas.

The Fee in the North Industrial and Infill Areas shall be:

Land Use Category	Amount of Fee
Residential, Single Family Dwelling	$240.00 per dwelling unit
Residential, Multiple Family Dwelling	$165.00 per dwelling unit

4.37.110 [Reserved]

4.37.120 Existing Development.

No Fee shall be charged for already existing development or for projects which rebuild or remodel without increasing the number of dwelling units.

4.37.130 Fee Adjustments.

A. A developer of any project subject to the Fee established by this chapter may apply to the Director for a reduction or adjustment to the Fee based upon the absence of any reasonable relationship or nexus between the impacts of the project and either the amount of the Fee or the Facilities to be financed by the Fee. The application shall be made in writing and filed with the Director not later than twenty (20) calendar days after notification of the amount of the Fee. The application shall state in detail the factual basis for the claim of reduction or adjustment and the amount of the proposed reduction or adjustment. The Director shall consider the application and render his decision in writing not later than

forty-five (45) calendar days after the filing of the Fee adjustment request. Any person aggrieved by the decision of the Director may, within twenty (20) calendar days thereafter, appeal the decision in writing to the City Council by filing an appeal with the City Clerk. The City Council shall consider such appeals within forty-five (45) calendar days after filing. The decision of the City Council shall be final. No Building Permit shall be issued for the project until the final decision pursuant to this section has been made. No application for a project shall be considered final or complete for purposes of the Permit Streamlining Act (Government Code Section 65920, et seq.), or any other purpose, until a final decision pursuant to this section has been made.

B. Notwithstanding the provisions of Subsection A, a project proponent or applicant may pay the Fee "under protest" and receive a Building Permit. Provided, however, that the application for reduction or adjustment shall thereafter be filed within ten (10) calendar days or any objection shall be deemed waived. If a reduction or adjustment is received after payment pursuant this subsection is made, a refund to the applicant shall be made of that amount by which the Fee is reduced or adjusted.

C. The project proponent or applicant applying for a reduction or adjustment shall have the burden of proof, by a preponderance of the evidence, that a reasonable relationship or nexus is lacking between the Fee, or the Facilities to be financed by the Fee, and the particular project.

D. In the event of any reduction or adjustment in the Fee granted pursuant to this section, any later change in the use, zoning, or land use designation for the property involved shall subject the then owner to payment of the then applicable Fee for such new uses, zoning, or land use designation, whether or not a Building Permit is required.

4.37.140 Inflationary Adjustments.

The Fee established by this chapter shall automatically be adjusted on January 1 of each calendar year by a percentage equal to the inflation rate for the prior year for construction costs as determined by the Director on December 1 of each calendar year. The Director's determination shall be based upon the Engineering News Record, Construction Cost Index for the calendar year as of December 1.

4.37.150 Adoption in Compliance with Capital Improvement Plan.

When the monies in the Neighborhood and Community Park Funds are disbursed for use, the Fees shall be used to finance the Facilities. To the extent sufficient Fees are available, all Facilities financed by the Fees shall be constructed or acquired in accordance with the priorities established in the Capital Improvement Program.

4.37.160 Chapter is Severable.

If any provision of this chapter or the application thereof to any person or circumstances held invalid, such invalidity shall not affect the other provisions of this chapter which can be given effect without the invalid provisions or its application, and to this end the provisions of this chapter are severable.

SECTION 2. Ordinance is Severable.
If any provision of this ordinance or the application thereof to any person or circumstances held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provisions or its application, and to this end the provisions of this ordinance are severable.

SECTION 3. City-wide Park Fee. The City Council hereby declares its intention to adopt a fee to recover the costs of providing city-wide park and recreation facilities required by the General Plan. No building permit for a dwelling unit shall be issued unless the applicant shall agree, in writing, to be subject to such a City-wide Park Fee up to the amount of $735.00 if it is adopted within one hundred and twenty (120) days of the effective date of this ordinance.

SECTION 4. Urgency Ordinance. This ordinance is declared to be an urgency measure, immediately necessary for the public peace, health and safety. It shall take effect immediately upon its adoption. A statement of urgency is as follows:

> The extraordinarily rapid pace of development within the City necessitates immediate imposition of fees to fund the infrastructure to serve that development. Delay in adoption or the effective date of this ordinance would result in hundreds of building permits being issued without those permits bearing their fair share of costs.

SECTION 5. Posting. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations within the City and she shall immediately after such posting enter in the Ordinance Book, under the record of the ordinance, a certificate under her hand stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 4th day of January, 1989, by the following vote on roll call:

AYES COUNCILMEMBERS: Tom Chambliss, Phil Ozenick, John M. Byouk, Mel Hamel, Bill Santucci

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

MAYOR

ATTEST:

City Clerk

This Ordinance amends the Roseville Municipal Code. Please fasten in codebook until next update.

ORDINANCE NO. 2424

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 4.38.020 AND 4.38.050 OF CHAPTER 4.38 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE, RELATING TO CITY-WIDE PARK FEES

THE CITY OF ROSEVILLE ORDAINS:

Section 1: Sections 4.38.020 and 4.38.050 of Chapter 4.38 of Title 4 of the Roseville Municipal Code are hereby amended to read as follows:

4.38.020 Definitions.

The following words are defined for purposes of this chapter as follows:

A. "Building Permit" means the permit issued or required by the City for the construction of any Dwelling Unit pursuant to and as defined by the Building Code.

B. "Capital Improvement Program" means that list of proposed City-wide park and recreation facilities, improvements, or infrastructure totaling $35,660,062 (in 1991 dollars) prepared by the Department and attached to the Study as Exhibit "A".

C. "Department" means the Department of Parks and Recreation.

D. "Director" means the Director of the Department.

E. "Facilities" means those city-wide park and recreation facilities, land, improvements, or infrastructure shown and included on the *Capital Improvement Program.*

F. "Fee" or "City-Wide Park Fee" means the Fee established by this Chapter 4.38. The Fee shall be collected prior to the approval of any Building Permit. The Fee shall be used solely to finance the Facilities.

G. "City-Wide Park Fund" means the special interest-bearing fund established pursuant to Section 4.38.030.

H. "Study" means both the study entitled "Proposed City-wide Park Fees" dated March 3, 1989 and the study entitled "Increase of the City-Wide Park Fee" dated March 14, 1991 by the Director. The Study is on file in the Offices of the Director and the City Clerk.

I. "Dwelling Unit" means a building or part of a building designed for occupancy as a residence by one family.

J. "Single Family Dwelling" means a building designed for occupancy as a residence by one family, including without limitation, mobile homes.

K. "Multiple Family Dwelling" means a building designed for occupancy as a residence by two or more families, living independently of each other. Provided, that multiple family dwelling also includes forms of congregate living, including, without limitation, senior citizen homes, retirement homes, or boarding homes.

L. "Credit" means a reduction in the Fee representing the pro-rata share of City-wide park lands already dedicated during approval or development of a development agreement for a specific plan.

4.38.050 Amount of City-Wide Park Fee.

The Fee shall be:

Land Use Category	Amount of Fee
Residential, Single Family Dwelling	$1,195.50 per Dwelling Unit
Residential, Multiple Family Dwelling	$1,195.50 per Dwelling Unit

SECTION 2. This ordinance shall be effective at the expiration of sixty (60) days from the date of adoption.

SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 15th day of May, 1991, by the following vote on roll call:

AYES COUNCILMEMBERS: Bill Santucci, Harry Crabb, Jr., John Byouk, Mel Hamel, Pauline Roccucci

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

Pauline Roccucci
MAYOR

ATTEST:

Carolyn L. Parkinson
ASSISTANT City Clerk

ORDINANCE NO. 2969

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 4.37.050, 4.37.060, 4.37.070 AND 4.37.100 OF CHAPTER 4.37 AND REPEALING CHAPTER 4.36 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE, RELATING TO SOUTHEAST, NORTHEAST AND NORTHCENTRAL ROSEVILLE SPECIFIC PLAN AREAS AND NORTH INDUSTRIAL AND INFILL AREAS NEIGHBORHOOD AND COMMUNITY PARK FEES AND RESIDENTIAL CONSTRUCTION TAX

THE CITY COUNCIL OF THE CITY OF ROSEVILLE DOES ORDAIN AS FOLLOWS:

SECTION 1: Sections 4.37.050, 4.37.060, 4.37.070 and 4.37.100 of Chapter 4.37 of Title 4 of the Roseville Municipal Code are hereby amended to read as follows:

4.37.050 Southeast Roseville Specific Plan Area.

The fee in the Southeast Roseville Specific Plan Area shall be:

Land Use Category	Amount of Fee (per dwelling unit)
Residential, single-family dwelling	$1,017.00
Residential, multiple-family dwelling	$ 704.00

4.37.060 Northeast Roseville Specific Plan Area.

The fee in the Northeast Roseville Specific Plan Area shall be:

Land Use Category	Amount of Fee (per dwelling unit)
Residential, single-family dwelling	$725.00
Residential, multiple-family dwelling	$483.00

4.37.070 Northcentral Roseville Specific Plan Area.

Land Use Category	Amount of Fee (per dwelling unit)
Residential, single-family dwelling	$894.00
Residential, multiple-family dwelling	$574.00

The NCRSP Neighborhood Park Fees set forth above reflect the park fees which remain to be paid after reductions have been made in the fees to reflect appropriate credits for those portions of the fees which have been prepaid by NCRSP landowners in accordance with their development agreements with the City. The total NCRSP Neighborhood Park Fees for single-family dwellings and multiple-family dwellings, including those portions which have been prepaid, are $1,185 and $769, respectively.

4.37.100 North Industrial and Infill Areas.

The fee in the North Industrial and Infill Areas shall be:

Land Use Category	Amount of Fee (per dwelling unit)
Residential, single-family dwelling	$672.00
Residential, multiple-family dwelling	$432.00

SECTION 2. Chapter 4.36 of Title 4 of the Roseville Municipal Code is hereby repealed.

SECTION 3. This ordinance shall be effective at the expiration of sixty (60) days from the date of adoption.

SECTION 4. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 21st day of February, 1996, by the following vote on roll call:

AYES COUNCILMEMBERS: Mel Hamel, Claudia Gamar, Randolph Graham, Pauline Roccucci, Harry Crabb

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

MAYOR

ATTEST:

City Clerk

ORDINANCE NO. 3033

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION 4.37.080 OF CHAPTER 4.37 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE, RELATING TO THE NORTHWEST ROSEVILLE SPECIFIC PLAN AREA NEIGHBORHOOD AND COMMUNITY PARK FEES AND RESIDENTIAL CONSTRUCTION TAX

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1: Section 4.37.080 of Chapter 4.37 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.37.080 Northwest Roseville Specific Plan Area.

The fee in the Northwest Roseville Specific Plan Area shall be:

Land Use Category	Amount of Fee (per dwelling unit)
Residential, single-family dwelling	$578.00
Residential, multiple-family dwelling	$389.00

SECTION 2. This ordinance shall be effective at the expiration of sixty (60) days from the date of adoption.

SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 4th day of September, 1996, by the following vote on roll call:

AYES COUNCILMEMBERS: Mel Hamel, Claudia Gamar, Randolph Graham, Pauline Roccucci, Harry Crabb

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

MAYOR

ATTEST:

City Clerk

Electric Backbone Impact

Fee Ordinance No. 6097

ORDINANCE NO. 6097

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 4.54.020 AND 4.54.050 OF CHAPTER 4.54 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ELECTRIC BACKBONE MITIGATION FEE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 4.54.020 of Chapter 4.54 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.54.020 Definitions.

The following words are defined for purposes of this chapter as follows:

A. "Building permit" means the permit issued or required by the city for the construction of any structure pursuant to and as defined by the building code.

B. "Capital improvement program" means that list of proposed electric system facilities, improvements, or infrastructure totaling $28,650,000 referenced in the 2019 UFS Study.

C. "Department" means the electric utility department.

D. "Director" means the director of the department.

E. "Facilities" mean those electric system facilities or infrastructure shown and included on the capital improvement program.

F. "Improvement plan" means a site plan of property proposed for development showing all required improvements that must be approved by the city prior to the issuance of a building permit for the property.

G. "Fee" or "electric backbone mitigation fee" or "backbone fee" means the fee established by this Chapter 4.54. The fee shall be collected prior to the approval of any building permit. The fee shall be used solely to finance the facilities. The fee as codified in this chapter has previously been imposed for the same purposes, pursuant to motion of the city council.

H. "Study" or "System Study" means the 2019 UFS Consultant Study. The Study is on file in the office of the city clerk.

SECTION 2. Section 4.54.050 of Chapter 4.54 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.54.050 Electric backbone mitigation fee.

The electric backbone mitigation fee shall be:

Type of Development	Amount of Fee
Apartments, condominiums, townhouses and mobile homes	$360.95 per dwelling unit
Other residential units including single-family homes	$496.31 per dwelling unit
General service (all other commercial/office/industrial)	$90.24 per kVA

SECTION 3. This ordinance shall be effective at the expiration of sixty (60) days from the date of adoption.

SECTION 4. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this 15th day of May, 2019, by the following vote on roll call:

AYES COUNCILMEMBERS: Bernasconi, Alvord, Roccucci, Houdesheldt

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

MAYOR

ATTEST:

City Clerk

Solid Waste Impact Fee

Ordinance No. 4380

ORDINANCE NO. 4380

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION 9.12.101 OF CHAPTER 9.12 OF TITLE 9 OF THE ROSEVILLE MUNICIPAL CODE REGARDING SOLID WASTE IMPACT FEE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 9.12.101 of Chapter 9.12 of Title 9 of the Roseville Municipal Code is hereby amended to read as follows:

Section 9.12.101 Solid Waste Impact Fees.

A. Solid Waste Impact Fee Established. Each residential dwelling unit and/or commercial/industrial development to be serviced by City-owned containers collection shall pay a Solid Waste Impact Fee upon issuance of a building permit as described below. The fee is based on a "study" (Solid Waste Impact Fee Model), which is attached to the Council Communication, dated February 15, 2006, entitled Solid Waste Impact Fee.. Containers shall be delivered upon issuance of a certificate of occupancy for the unit/development by the chief building inspector.

1.	Non-Commercial	
	a) Single Family Residential Dwelling Unit:	$410 per unit
	b) Multi-Family Residential Dwelling Unit:	$139 per unit
2.	Commercial/Industrial Development:	$0.34 per square foot

B. Ownership. The City shall retain ownership of the refuse containers. Persons owning or renting property served by such containers are responsible for the security of the containers. In the event of fire, theft, or other disappearance of container from the property a replacement container will be obtained from the City upon payment of the fee established in subsection A of this section. Persons owning or renting property served by such containers shall, upon vacating the premises, leave the primary container for the next occupant in a secure location upon the premises. Persons who have ordered an extra container shall, upon vacating the premises, call the City to have the extra container removed. Persons owning or renting property served by such containers are responsible for the appearance and cleanliness of the container.

C. Replacement Containers. A replacement container may be obtained upon payment of the fee established in subsection A of this section. Replacement of a container no longer usable due to normal wear shall not be subject to a replacement fee.

SECTION 2. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 19th day of April, 2006, by the following vote on roll call:

AYES	COUNCILMEMBERS:	Gray, Allard, Roccucci, Rockholm, Garbolino
NOES	COUNCILMEMBERS:	None
ABSENT	COUNCILMEMBERS:	None

MAYOR

ATTEST:

City Clerk

Development Agreement Fees

Imposed Since 2004

Water Meter Retrofit/Conservation Program

Ordinance No. 4001

ORDINANCE NO. 4001

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE ADDING SECTION 14.04.100 OF CHAPTER 14.04, AND CHAPTER 14.07, AMENDING SECTIONS 14.08.020, 14.08.090, 14.08.091, 14.08.105, 14.08.106, 14.08.125, AND 14.08.126 OF CHAPTER 14.08, AND SECTION 14.16.100 OF CHAPTER 14.16 AND DELETING SECTION 14.08.110 OF CHAPTER 14.08 OF TITLE 14 RELATING TO WATER AND WASTEWATER ISSUES AND THE WATER METER RETROFIT PROGRAM

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 14.04.100 of Chapter 14.04 of Title 14 of the Roseville Municipal Code is hereby added to read as follows:

Section 14.04.100 Billing for metered water services on multi-family parcels

As part of the meter retrofit program, billing for water services will be as follows:

A. Multiple dwelling units on a single assessor parcel operating off of a single water service line.
   1. For a water service feeding three or less dwelling units, a monthly service charge based on the meter size will be established for each connection and residential metered water rates will be used to bill commodity charges.
   2. For a water service feeding more than three dwelling units, a monthly service charge based on meter size will be established and non-residential metered water rates will be used to bill commodity charges.

B. Multiple water services serving a single dwelling unit, or multiple parcels maintained as a single residence.
   1. A monthly service charge based on the meter size will be established for each connection.
   2. Residential metered water rates will be used to bill commodity charges.

C. Multiple units on multiple assessor parcels operating off of a single water service line.
   1. In the event a water service line serves two or more dwelling units on two or more parcels, the billing charges will be determined by the Environmental Utilities Director.

D. Multiple privately owned units operating off of a common water system (such as, but not limited to, condominiums).
   1. Each owner unit will receive a flat-rate water bill. The flat rate will be calculated based on the amount due for the prior year's usage for the entire complex (not limited to a building or unit within the complex). The Environmental Utilities Director has the authority to calculate the rate each June using the prior twelve months of usage ending in April. The amount will be calculated as follows:
      i. A monthly service charge based on the meter size for each connection.
      ii. Non-residential water rates will be used to calculate commodity charges.

iii. The monthly amount billed to each unit will be the total amount due for all meters and backflow maintenance and repair for the complex for the prior year, divided by the total number of units, divided by 12 months.

iv. If an owner (or owners) is/are delinquent, the unpaid balance will be collected through the use of all available legal means.

v. The water rates used will be the rates in effect on June 1st.

2. The usage used to calculate the flat rate will include all usage to the complex including landscape irrigation, pools and common areas.

3. The City will not adjust the rate to accommodate differences in dwelling size or occupancy.

4. Each property owner, whether the dwelling is occupied or vacant, is required to maintain water service.

E. Mobile home parks with a private on-site water system and metered as part of the retrofit program.

1 Each dwelling owner will receive a flat-rate water bill. The flat rate will be calculated based on the amount due for the park for the prior year's usage. The Environmental Utilities Director will calculate the rate each June using the prior twelve months of usage ending in April. The amount will be calculated as follows:

i. A monthly service charge based on the meter size for each connection.

ii. Non-residential water rates will be used to calculate commodity charges.

iii. The monthly amount billed to each unit will be the total amount due for all meters and backflow maintenance and repair for the park for the prior year, divided by the total number of mobile home pads, divided by 12 months.

iv. If a bill recipient is delinquent, the unpaid balance will be collected through the use of all available legal means.

v. The water rates used will be the rates in effect on June 1st.

2. The usage used to calculate the flat rate will include all usage to the park including landscape irrigation, pools and common areas.

3. The City will not adjust the rate to accommodate differences in dwelling size or occupancy.

4. The dwelling owner, if the dwelling is vacant, is required to maintain water service. If the mobile home pad is not leased, the bill will be the responsibility of the owner of the mobile home park.

F. Apartment complexes with a private on-site water system.

1. A monthly service charge based on the meter size will be established for each connection.

2. Non-residential metered water rates will be used to bill commodity charges.

3. The City will not provide individual water bills or allocate bills to individual occupants/users.

SECTION 2. Chapter 14.07 of Title 14 of the Roseville Municipal Code is hereby added to read as follows:

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Chapter 14.07 Water Meter Retrofit Program

Section 14.07.010 Definitions

For the purposes of this chapter, the following are defined as:

A. "Director" means the Environmental Utilities Director of the City.
B. "Single-family parcel" means a single dwelling unit with one water service line and only one service connection point on a single assessor's parcel.
C. "Multi-family parcel" means more than one dwelling unit operating off of one or more shared water service lines on a single assessor's parcel. (Excludes apartments, condominiums, and mobile home parks).
D. "Apartment complex" means a complex where multiple dwelling units are located on a single parcel and dwelling units are not owned individually.
E. "Condominium complex" means a complex where dwelling units are individually owned.
F. "Private water system" means a water system where the service lines and related equipment are owned and maintained by the property owner.
G. "Public water system" means a water system where the service lines and related equipment are owned and maintained by the City.
H. "Master meter" means a meter that services more than one dwelling unit on a private water system.
I. "Sub-metering" means breaking a master meter into components based on individual on-site meters.

Section 14.07.020 General meter retrofit installation provisions

A. Installation of a water meter will be made at the separation of the public and private system within the public easement.
B. City will install meter sized to meet anticipated demands based on owner direction.
C. Meter installation work will be completed by the City of Roseville.
D. The owner of the real property served by the City shall be charged with, and personally responsible for, all associated costs related to the installation of a water meter, or meters, on owned property and for any subsequent water meter surcharge.
E. Each parcel shall have at least one metered service connection regardless of the number of dwelling units served.
F. If owner chooses to abandon a water service line the City will disconnect it from the City's system.
G. Sub-meters will not be utilized for billing by the City.

Section 14.07.030 Multi-family parcel meter installations

A. Multiple units on a single assessor parcel operating off of a single water service line.
    1. A single meter will be installed on the existing water service line within the right of way (at existing curb stop).
    2. If requested by owner, the City can install additional meters at the property line within the public utility easement. Owner will be responsible for additional meter

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installations. Full payment of meter installation cost is due upon installation. A ten-year repayment plan may be authorized by the Director, as provided in 14.07.050.

3. If multiple water services exist, the owner may combine the services to a single water service. The owner is responsible for combining the services and abandoning on site services where no meter will be installed.
4. If multiple surcharges are currently being billed, but fewer meter installations are actually installed, a refund (up to a maximum of 12 months) will be made for surcharges paid over and above the number of actual installations made.

B. Multiple water services serving a single dwelling unit, or multiple parcels owned by a single owner and maintained as a single residence.

1. Connections at each parcel will be verified by City.
2. The owner shall identify which connection(s) a meter will be installed on.
3. If multiple water services exist, the owner may combine the services to a single water service. The owner is responsible for combining the on-site services and abandoning on site services where no meter will be installed.
4. If multiple connections exist, the installation will be evaluated for cross connection control. Meter setters with dual check assemblies may be required, requiring the owner to install a thermal expansion relief to the system.
5. If property owner requests additional services, full payment of meter installation costs for these additional services is due upon installation. An alternate payment plan may be authorized by the Finance Director.

C. Multiple units on multiple assessor parcels operating off of a single water service line.

1. A single meter will be installed on the existing service line and additional meters, one for each parcel, will be installed at the property line within the public utility easement.
2. The property owner will be required to connect additional service lines and make whatever separation is required on site (including obtaining the proper building permit).
3. If separation is not completed, the owner of the property served through the adjacent parcel will be required to separate the on-site services upon any improvements to the property that would result in a water/sewer tenant improvement or upon sale of the property.
4. A ten-year repayment plan may be authorized by the Director, as provided in 14.07.050.

D. Multiple privately owned units operating off of a common (either public or private) water system (such as, but not limited to, condominiums).

1. One or more master meters will be installed at the separation between the public and private systems but within the existing public utilities easement.
2. Multiple points of connection will require multiple meter installations.
3. Cross connection surveys will be completed by City to determine the degree of hazard involved. Appropriate backflow prevention shall be installed by City with the meter improvements. This may require the owner to install a pressure relief feature on the water system.
4. A surcharge will be calculated based on the actual cost of metering and cross connection control. The total cost will be amortized over 10 years using the 5-

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year average City pooled investment interest rate. The annual amount due will be divided on a per unit basis and billed to each unit owner monthly.

E. Mobile home parks with a private on-site water system.
   1. One or more master meters will be installed at the separation between the public and private systems but within the existing public utilities easement.
   2. Multiple points of connection will require multiple meter installations.
   3. Cross connection surveys will be completed by City to determine the degree of hazard involved. Appropriate backflow prevention shall be installed by City with meter improvements. This may require the owner to install a pressure relief feature on the water system.
   4. Mobile home park owner is responsible for the cost of meter installation and system modification, if required.
   5. Payment terms for meter installation services will be arranged between the owner and the Finance Director.

F. Apartment complexes with a private on-site water system.
   1. One or more master meters will be installed at the separation between the public and private systems but within the existing public utilities easement.
   2. Multiple points of connection will require multiple meter installations.
   3. Cross connection surveys will be completed by City to determine the degree of hazard involved. Appropriate backflow prevention shall be installed by City with meter improvements. This may require the owner to install a pressure relief feature on the water system.
   4. Mobile home park owner is responsible for the cost of meter installation and system modification, if required.
   5. Payment terms for meter installation services will be arranged between the owner and the Finance Director.

Section 14.07.050 Meter Retrofit Program.

A. Surcharges for the meter retrofit program shall be imposed on each single-family and multi-family parcel based on the number of meters installed.

B. The water meter surcharge and related water bill is the responsibility of the property owner.

C. In order to account for the cost of retrofitting meters throughout the community, pursuant to federal mandate, the following rates are hereby imposed:
   1. Already metered: $0.00/mo.
   2. Meter-ready: $1.58/mo.
   3. Full meter retrofit: $7.20/mo.
   4. Nonresidential customers: $0.00/mo./DUE.
   5. Under certain circumstances, the surcharge will be based on actual cost of meter installation as identified within this chapter.

D. For the purposes of this section "meter-ready" shall mean those services which have been made meter-ready by installation of a meter box and meter setter per city standards. Services made meter-ready by the city shall be charged according to the full meter retrofit rate.

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E. For purposes of this section, "non-residential customers" shall be defined as commercial, industrial, manufacturing, or other non-residential land uses including residential complexes. Actual costs associated with meter installation will be due from these "non-residential customers" upon meter installation.

Section 14.07.060 Low-income meter retrofit surcharge reduction.

A. Effective July 1, 2001, any household with total income no greater than that specified by the U.S. Department of Housing and Urban Development as "very low income" may apply for a fifty percent reduction in the water meter retrofit surcharge as charged under the provisions of Section 14.08.106. Applications for a reduced surcharge shall be on forms supplied by the City. All information required to be given on such forms shall be supplied by the applicant on behalf of the household under penalty of perjury.

B. A reduced surcharge shall be granted a qualifying household which files applications with the Finance Director. A change of address terminates the reduction provided in this section, but a new application at a new address may be made and the reduced surcharge rate shall be allowed, if the requirements set out in this section are satisfied.

C. For the purposes of this section, a "qualifying household" is defined as any household which owns and currently resides at the address for which application is made, with a verifiable gross household income no greater than that specified by the U.S. Department of Housing and Urban Development as "Very Low Income" for Placer County.

D. The reduced surcharge will apply to future utility bills for the premises occupied by the applicant at the time of application. The reduction will not be applied retroactively.

E. The reduction provided in this section may be allowed in addition to the senior citizen rate reduction provided under Section 14.08.120.

Section 14.07.070 Prepayment of meter retrofit surcharge.

A. Effective with the inclusion of the meter retrofit surcharge on the monthly utility bill as provided in Section 14.08.106, the remaining meter retrofit surcharge due may be paid in full. The prepayment will be in accordance with a schedule discounting the monthly surcharge using a five and five tenths percent (5.5%) discount rate.

B. The prepayment will apply to the balance of the surcharge assigned to a premises. A change of address will not result in a credit for prior prepayment. If a surcharge has been assigned to the new premises, it will not be affected by a prepayment on a prior premises.

C. Prepayments may not be required as a result of sale or exchange of a residence.

D. Prepayments will be made to the utility billing office of the finance department.

SECTION 3. Sections 14.08.020, 14.08.090, 14.08.091, 14.08.105, 14.08.106, 14.08.110, 14.08.125 and 14.08.126 of Chapter 14.08 of Title 14 of the Roseville Municipal Code are hereby amended to read as follows:

Section 14.08.020 Service connections-Application-Costs.

A. The water division shall install service connections and lay service pipes up to the coterminous of the public easement or interest in land and the property of the applicant, except in

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the case of improvements installed pursuant to the subdivision regulations, all of which improvements shall be the sole responsibility of the developer. Ordinarily, such service pipes shall terminate within two feet in back of a sidewalk. Where there is no sidewalk, the location of the terminal of the service pipes shall be determined by the Environmental Utilities Director based upon where a sidewalk would ordinarily be located. The responsibility of the city with respect to maintenance of such service connections and service pipes shall not extend, in any case, beyond the terminal of the service pipes or located of the water meter if one is installed.

B. The size of such service connections and pipes shall be determined by the applicant by reference to the Uniform Plumbing Code. The Environmental Utilities Director is not responsible for verifying the calculations and is not responsible for any pressure problems related to improperly sized services.

C. Prior to the installation of such service connections and pipes, the applicant shall pay to the city the estimated costs of installation.

D. The cost of installation shall be established by the Environmental Utilities Director or his designee, based upon the estimated costs of labor, materials, equipment costs and rentals, and administrative costs. Upon the completion of an installation and approving inspection of any connection, the director or his designee shall refund any amounts collected with the application which exceed the actual costs.

Section 14.08.090 Service charges for metered service

There shall be due and payable the following monthly charges, upon submission of the bill by the City to the owner of the property supplied with service, for all treated water measured by meters for residential, commercial, industrial and manufacturing or other purposes:

A. Monthly Quantity Rates.

		Inside City	Outside City
1.	Residential Accounts		
	First 1,200 cu. ft.	0.22 per 100 cu. ft.	.35 per 100 cu. ft.
	Next 3,800 cu. ft.	0.44 per 100 cu. ft.	.71 per 100 cu. ft.
	Over 5,000 cu. ft.	0.66 per 100 cu. ft.	1.05 per 100 cu. ft.
2.	Non-residential Accounts		
	All water use	0.44 per 100 cu. ft.	.71 per 100 cu. ft.

B. Monthly Service Charges.

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Meter Size (Inches)	Peak Flow Rate (gallons per minute)	Inside City	Outside City
5/8	20	$ 10.35	$ 16.60
3/4	30	10.35	16.60
1	50	16.70	26.70
1-1/2	100	32.20	51.50
2	160	50.85	81.40
3	350	94.55	151.30
4	600	157.40	251.80
6	1250	312.30	499.70
8	1800	500.20	800.30
10	2900	718.60	1149.70
12	4300	1342.00	2147.20

C. The total amount due and payable shall be the sum of the monthly service charge plus the quantity rate. The monthly service charge is due and payable regardless of whether water has been consumed. The service charge shall be the greater of the charge based on the meter size or flow rate. No service charge shall be made for fire service that has backflow prevention with detector check devices approved by the Environ mental Utilities Director.

D. For purposes of charging for treated water measured by meters:

1. A residential account is defined as a single metered water service which serves three or less dwelling units.
2. A nonresidential account is defined as a single metered water service which serves more than three dwelling units, or serves commercial, industrial, manufacturing, irrigation or other nonresidential land uses.

Section 14.08.091 Service charge outside city limits.

Charges for water service delivered outside the corporate limits of the city will be at a rate 60% higher than the customers residing within City of Roseville City limits.

Section 14.08.105 Installation of water meters-New Construction

A. New Construction. A water meter shall be required for all residential dwelling units for which a building permit was issued after January 1, 1992.

B. Installation and Location.

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1. All water meters and metering equipment will be supplied and installed by the City upon the service premises at a location approved by the Environmental Utilities Director.
2. The following charges for water meter installation shall be made:
   a. A seventy-five dollar ($75.00) labor charge for installation shall be paid by the applicant for service prior to installation. The labor charge shall be increased by the Finance Director as labor costs increase, as reflected in the adoption of the City' s salary ordinances.
   b. A meter supply charge shall be paid by the applicant for service prior to installation. The meter supply charge shall be equal to the per meter amount of the most recent water meter bid awarded by the City.
   c. In addition to the direct meter supply charge, additional charges any apply for meter appurtenances as required by the Environmental Utilities Director. This includes, but is not limited to, features required to make meter ready for remote reading.
   d. A seventy-five dollar ($75.00) water quantity charge per unit for water use during construction of residential units shall be paid by the applicant prior to meter installation. The water quantity charge shall be increased by the Environmental Utilities Director to reflect increases in water supply rates.
3. All water meters shall be safely accessible to authorized employees of the City at all times for inspection, testing and reading.
4. The City may require a customer to relocate a metering installation, at customer' s expense, if any existing water meter location becomes inaccessible or for other operational needs.
5. Property owners of condominium and apartment complexes are liable for costs to install meters on their property upon receipt of bill for such services.

C. Rights of Access.
1. The City shall have the right of access to the customer' s premises, at all reasonable hours for any purpose related to the furnishing of water service including, but not limited to meter reading, testing, inspection, construction, maintenance and repair of meter.
2. Service may be refused or disconnected if permanent safe accessibility is not provided by the customer.
3. Upon termination of service, the City shall have the right of access to the service premises to remove the water meter.

D. Customer Responsibilities.

It shall be the duty of each customer upon whose premises the city has installed a water meter to ensure that such meters are not damaged, destroyed or interfered with and, in the case of any defect in any such meter, to notify the city. The customer is also responsible for keeping the meter box clear and accessible for reading and maintenance by keeping landscape and other improvements from covering or encroaching over the meter box.

E. Metered Water Rate.

New services installed after January 1, 2002 will be placed on a metered water rate.

SECTION 4. Section 14.08.110 of Chapter 14.08 of Title 14 of the Roseville Municipal Code is hereby deleted.

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SECTION 5. Sections 14.16.100.2 of Chapter 14.16 of Title 14 of the Roseville Municipal Code is hereby amended to read as follows:

Section 14.16.100.2 Low strength-low quantity commercial or industrial users.

A. For commercial or industrial users described in subsection A of Section 14.16.100.1, sewer units are as follows:

1. Special low-density use, one per five employees or fraction:
   a. Parking garages,
   b. Warehouses,
   c. Storage facilities;
2. Low-density users, one-sixth per one thou sand square feet:
   a. Churches (without kitchen, meeting hall),
   b. Low-usage retail stores:
      -Hardware stores
      -Appliance stores
      -Furniture stores
3. Medium-density users, one-third per one thousand square feet:
   a. Theaters,
   b. Offices,
   c. Auditoriums, halls, lodges,
   d. Retail stores,
   e. Schools (without cafeterias or gymnasiums),
   f. Banks, financial offices,
   g. Bowling/entertainment centers (without kitchen);
4. High-density users, two-thirds per one thousand square feet:
   a. Barber/beauty shops (with lavatories),
   b. Bars,
   c. Medical/dental offices,
   d. Schools (with cafeterias or gymnasiums),
   e. Service stations,
   f. Sports/fitness centers;
5. Special commercial users:
   a. Carwashes (per automatic washing stall), eight units,
   b. Carwashes (per self-service stall), two units,
   c. Laundromats, two-thirds per washer,
   d. Markets (without disposal), two-thirds per one thousand square feet,
   e. Markets (with disposal), two per one thousand square feet,
   f. Restaurants, bakeries, cafes, two per one thousand square feet,
   g. Mortuaries two per one thousand square feet,
   h. Hospitals, one-half per licensed bed,
   i. Resthome/convalescent hospital, one-third per licensed bed;
6. Other commercial or industrial users, based on study by the Environmental Utilities Director.

B. General Regulations:

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1. Not less than one connection per building.
2. Special provisions can be made within each category where, in the judgment of the city Environmental Utilities Director, application of ordinance produces inequities or irregularities requiring revision.
3. Prescribed connection charges apply only to the particular uses listed; where multiple uses, within the meaning of the connection charge ordinance, are contained in the same structure, the city Environmental Utilities Director, at his discretion, will allocate the respective square footage or employment dedicated to each use, and will determine a composite collection charge composed of the respective collection charges for each such use.
4. Classification of shell buildings having no use when connecting to the sewage system shall be determined based on the judgment of the city Environmental Utilities Director based on building permit data, applicable zoning, and plans of the developer. Subsequent modifications to such buildings may result in reclassification and the assessment of additional incremental charges. No refunding of previously paid connection charges will be made where modifications are made to any structure which place it in a classification with a lower connection charge rates.

SECTION 6. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 7. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 5th day of November, 2003, by the following vote on roll call:

AYES COUNCILMEMBERS: John Allard, Richard Roccucci, Jim Gray, Gina Garbolino, Rocky Rockholm

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

MAYOR

ATTEST:

City Clerk

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Sierra Vista Specific Plan Infrastructure Fee

Ordinance No. 4932

ORDINANCE NO. 4932

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING CHAPTER 4.47 TO TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE RELATING TO THE SIERRA VISTA SPECIFIC PLAN MITIGATION FEE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Chapter 4.47 of Title 4 of the Roseville Municipal Code is hereby added to read as follows:

Chapter 4.47

Sierra Vista Specific Plan Mitigation Fee

4.47.010 Purpose.
4.47.020 Definitions.
4.47.030 Establishment and Administration of SVSP Mitigation Fund.
4.47.040 Payment of SVSP Mitigation Fee.
4.47.050 Sierra Vista Plan Area and Owner Subarea Boundaries.
4.47.060 Residential Land Uses
4.47.070 SVSP Fee—CG Barbaccia Trust.
4.47.080 SVSP Fee—MILLC (Connely).
4.47.090 SVSP Fee—DF Properties.
4.47.100 SVSP Fee—Westpark Federico/MILLC.
4.47.110 SVSP Fee—MILLC (Bagley).
4.47.120 SVSP Fee—MILLC (Computer).
4.47.130 SVSP Fee—MILLC (Wealth).
4.47.140 SVSP Fee—Baseline P&R LLC.
4.47.150 SVSP Fee—Baybrook LP.
4.47.160 (Reserved.)
4.47.170 Existing development.
4.47.180 Fee challenges.
4.47.190 Annual Fee adjustments.
4.47.200 Adoption in compliance.
4.47.210 Chapter is severable.

Section 4.47.010 Purpose.

The City Council finds and declares that the purpose of this chapter is as follows:

A. The General Plan of the City requires that new development within the City be provided, in a time frame related to its development, with an adequate level of public infrastructure so as to maintain adequate levels of public services and not adversely impact other areas.

B. Development within newly approved specific plan areas of the City creates a need for additional public improvements to serve such specific plans. Such burdens may vary by the type of land use. Such burdens should be shared equitably between the areas of a specific plan approved for development.

C. Analysis of the approved land uses within the Sierra Vista Specific Plan ("SVSP" or "Specific Plan") makes it possible to estimate the burden or need for various public improvements generated by different types of land uses. Analysis of the land use expected at buildout within the SVSP pursuant to the SVSP and the General Plan makes it possible to estimate the type and amount of public improvements and dedicated City park land necessary to support that additional land use. It is therefore possible to construct a fee, imposed on new development within the SVSP (excluding the portion thereof designated as Urban Reserve, for which no land use entitlements have been approved), which equitably spreads the burden of public improvements and park land dedication to development within the SVSP which creates the need for them. It is the intent of this chapter to create such a fee, spreading costs of public improvements and City Park Land dedication equitably to development within the SVSP which creates the need for such required public improvements and park land dedication, without generating any surplus to the general fund.

D. The Fee established by this chapter has been calculated in the manner set forth in the Study, as hereinafter defined, so as to pay for those required public improvements and City park land dedication listed and identified in the Study and equitably allocate the costs and burdens thereof throughout the areas approved for development within the SVSP (excluding the portion thereof designated as Urban Reserve).

E. The Fee established by this chapter is in addition to any other fees or charges required by law as a condition of development.

F. The Fee established by this chapter is to be collected for public improvements, City park land dedication, and administration of the Fee, for which an account, with separate sub-accounts, has been established.

G. That the failure to impose the conditions and regulations of this chapter relating to payment of the Fee on building permits (or small-lot final maps for single-family development, when applicable) would jeopardize the purpose of this Fee to equitably spread the costs and burdens of providing the required public improvements and City park land dedication throughout the Specific Plan, which will promote development of the Specific Plan as planned to the benefit of the future residents of the Specific Plan.

H. The requirement of this chapter to pay the Fee for new development within the SVSP is necessary in order to assure compliance with the applicable zoning ordinance and general plan requirements for the public improvements and dedicated City park land funded by this chapter.

I. That for a period of greater than 10 days prior to adoption of this chapter, data has been available to the public and to developers and their representatives indicating the cost or estimated cost of all the required public improvements and dedicated City park land to be funded, the revenue sources anticipated, and the means of spreading these costs.

J. That the City Council has considered the effect of the Fee imposed by this chapter with respect to the housing needs of the City as a whole and of the region, particularly as required by the housing element of the General Plan, and the City Council finds that this chapter does not unduly adversely affect the City's ability to provide for such needs.

K. That the establishment of the Fee is for the purpose of equitably sharing the costs and burdens of development throughout the Specific Plan, thereby promoting the financing of the capital projects necessary to provide and maintain the facilities required by the SVSP and the General Plan to serve the portion of the SVSP for which land use has been granted by the City.

Section 4.47.020 Definitions.

The following words are defined for purposes of this chapter as follows:

A. "Administration" means the administration of this Fee by the City and/or its consultants in accordance with the Study and this chapter.

B. "Administrator" means the administrator employed or retained by the City of Roseville for organizing, monitoring and administering this Fee.

C. "Building permit" means the permit issued or required by the city for the construction of any structure pursuant to and as defined by the building code.

D. "City Park Land" means the approximately 40-acre property within the Specific Plan to be dedicated to the City for a community park.

E. "Fee" or "SVSP Fee" means the fee established by this Chapter 4.47. The Fee shall be collected prior to the approval of any building permit, or, if any Fee Reimbursements are then outstanding, prior to the approval of any Small-Lot Final Map for any single family residential development. The Fee shall be used solely to finance the Improvements and the City Park Land.

F. "Fee Credit and Reimbursement Agreement" means an agreement between an SVSP developer and the City to provide Fee credits and/or Fee Reimbursements, to be funded solely by the Fee, in exchange for the construction of Improvements by the developer.

G. "Fee Reimbursement" means a reimbursement to be paid to a developer from the Fee for financing the construction of Improvements pursuant to a Fee Credit and Reimbursement Agreement.

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H. "Improvements" means those public improvements or infrastructure shown and included in the Study, including ancillary appurtenances.

I. "Public Facilities" means buildings or other improvements owned or to be owned by the City of Roseville, Placer County, school district, or other public entity or utility.

J. "SVSP Mitigation Fund" means that special interest-bearing fund, including the sub-accounts thereof dedicated to fund the costs of Administration, City Park Land, and Improvement, established pursuant to Section 4.47.030.

K. "Small-Lot Final Map" means a final subdivision map recorded in accordance with the Subdivision Map Act that creates lots upon which Building permits may be issued for the construction of single-family homes.

L. "Study" means the "Sierra Vista Specific Plan Fee Program Nexus Study" prepared by Economic and Planning Systems, Inc., and dated March 2011, as may be updated from time to time by the City to support adjustments to the Fee. The Study and any fee update(s) are and shall be maintained on file in the office of the city clerk.

Section 4.47.030 Establishment and Administration of SVSP Mitigation Funds.

The finance director is directed to establish a special interest-bearing fund entitled the SVSP Mitigation Fund and to establish three (3) separate sub-accounts thereof to fund the costs of Administration, Improvements and City Park Land. All Fees collected pursuant to this chapter shall be deposited in the appropriate sub-accounts of the SVSP Mitigation Fund and expended solely to finance Administration, Improvements and City Park Land, as applicable.

Section 4.47.040 Payment of SVSP Mitigation Fee.

Except as otherwise provided by this chapter, the Fee imposed pursuant to this chapter shall be paid at or prior to the issuance of any building permit within the SVSP. If a Fee Reimbursement is then outstanding pursuant to a Fee Credit and Reimbursement Agreement when an owner seeks to record a Small-Lot Final Map for single-family development, the Fee imposed pursuant to this chapter shall be paid at or prior to the recordation of such Small-Lot Final Map, in accordance with the Study.

Calculation of the Fee shall be determined in accordance with the Study and this chapter depending upon where within the SVSP such development occurs, the type of development, and the extent of development. Descriptions of land use categories in this chapter, except as otherwise noted in the Study or the SVSP, are utilized in the same manner as in the General Plan. Portions of the Specific Plan planned for Public Facilities and for church use are exempt from the Fee.

Section 4.47.050 Sierra Vista Plan Area and Owner Subarea Boundaries.

The boundaries of the Sierra Vista Plan Area, excluding the portion thereof designated as Urban Reserve, and the Owner Subareas thereof responsible for payment of the Fee, are established as shown on that certain map entitled "Sierra Vista Specific Plan Owner Subarea Map," which is on file in the office of the city clerk and the Administrator and is incorporated herein by reference.

Section 4.47.060 Residential Land Uses

Consistent with the designations in the Specific Plan for the different types of residential uses within the Specific Plan, the abbreviations applied to the residential uses in the Fee Tables below mean the following: LDR: 0.5 to 6.9 units/acre; MDR: 7.0 to 12.9 units/acre; HDR: 13.0 or more units/acre; and MU: residential units within mixed use developments.

Section 4.47.070 SVSP Mitigation Fee — CG Barbaccia Trust.

The Fee in that portion of the SVSP which is in the CG Barbaccia Trust Owner Subarea shall be:

Land Use	Residential				Nonresidential		
	LDR	MDR	HDR	MU [1]	CC [1]	BP [1]	MU [1]
Net Fee Rates	*per unit*	*per unit*	*per unit*	*per unit*	*per sq. ft.*	*per sq. ft.*	*per sq. ft.*
City Park Land Fee	$933	$797	$661	$661	$0.00	$0.00	$0.00
Infrastructure Fee	$14,963	$13,242	$8,262	$7,763	$15.17	$16.02	$15.17
Administration Fee (Gross) @ 2%	$276	$243	$150	$155	$0.30	$0.32	$0.30
Total SVSP Fee	**$16,172**	**$14,282**	**$9,073**	**$8,579**	**$15.47**	**$16.34**	**$15.47**

"fee_CGB"

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

Section 4.47.080 SVSP Mitigation Fee — MILLC (Connely).

The Fee in that portion of the SVSP which is in the MILLC (Connely) Owner Subarea shall be:

Land Use	Residential				Nonresidential		
	LDR	MDR	HDR [1]	MU [1]	CC	BP [1]	MU [1]
Net Fee Rates	*per unit*	*per unit*	*per unit*	*per unit*	*per sq. ft.*	*per sq. ft.*	*per sq. ft.*
City Park Land Fee	$933	$797	$661	$661	$0.00	$0.00	$0.00
Infrastructure Fee	$11,003	$9,672	$7,480	$7,763	$12.82	$16.02	$15.17
Administration Fee (Gross) @ 2%	$276	$243	$150	$155	$0.30	$0.32	$0.30
Total SVSP Fee	**$12,212**	**$10,712**	**$8,291**	**$8,579**	**$13.12**	**$16.34**	**$15.47**

"fee_MI"

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

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Section 4.47.090 SVSP Mitigation Fee — DF Properties.

The Fee in that portion of the SVSP which is in the DF Properties Owner Subarea shall be:

Land Use	Residential				Nonresidential		
	LDR	MDR	HDR [1]	MU [1]	CC	BP [1]	MU [1]
Net Fee Rates	*per unit*	*per unit*	*per unit*	*per unit*	*per sq. ft.*	*per sq. ft.*	*per sq. ft.*
City Park Land Fee	$933	$797	$661	$661	$0.00	$0.00	$0.00
Infrastructure Fee	$14,876	$13,214	$7,480	$7,763	$16.60	$16.02	$15.17
Administration Fee (Gross) @ 2%	$276	$243	$150	$155	$0.30	$0.32	$0.30
Total SVSP Fee	**$16,085**	**$14,254**	**$8,291**	**$8,579**	**$16.90**	**$16.34**	**$15.47**

"fee_DF"

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

Section 4.47.100 SVSP Mitigation Fee — Westpark Federico/MILLC.

The Fee in that portion of the SVSP which is in the Westpark Federico/MILLC Owner Subarea shall be:

Land Use	Residential				Nonresidential		
	LDR	MDR	HDR	MU	CC	BP [1]	MU
Net Fee Rates	*per unit*	*per unit*	*per unit*	*per unit*	*per sq. ft.*	*per sq. ft.*	*per sq. ft.*
City Park Land Fee	$933	$797	$661	$661	$0.00	$0.00	$0.00
Infrastructure Fee	$11,988	$10,442	$6,310	$6,593	$13.10	$16.02	$13.10
Administration Fee (Gross) @ 2%	$276	$243	$150	$155	$0.30	$0.32	$0.30
Total SVSP Fee	**$13,197**	**$11,482**	**$7,121**	**$7,409**	**$13.40**	**$16.34**	**$13.40**

"fee_FED"

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

Section 4.47.110 SVSP Mitigation Fee — MILLC (Bagley).

The Fee in that portion of the SVSP which is in the MILLC (Bagley) Owner Subarea shall be:

Land Use	Residential				Nonresidential		
	LDR	MDR	HDR [1]	MU	CC [1]	BP [1]	MU
Net Fee Rates	*per unit*	*per unit*	*per unit*	*per unit*	*per sq. ft.*	*per sq. ft.*	*per sq. ft.*
City Park Land Fee	$933	$797	$661	$661	$0.00	$0.00	$0.00
Infrastructure Fee	$14,941	$13,128	$7,480	$8,586	$15.17	$16.02	$15.91
Administration Fee (Gross) @ 2%	$276	$243	$150	$155	$0.30	$0.32	$0.30
Total SVSP Fee	**$16,150**	**$14,168**	**$8,291**	**$9,402**	**$15.47**	**$16.34**	**$16.21**

"fee_BAG"

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

Section 4.47.120 SVSP Mitigation Fee — MILLC (Computer).

The Fee in that portion of the SVSP which is in the MILLC (Computer) Owner Subarea shall be:

Land Use	Residential				Nonresidential		
	LDR	MDR [1]	HDR	MU [1]	CC [1]	BP	MU [1]
Net Fee Rates	*per unit*	*per unit*	*per unit*	*per unit*	*per sq. ft.*	*per sq. ft.*	*per sq. ft.*
City Park Land Fee	$933	$797	$661	$661	$0.00	$0.00	$0.00
Infrastructure Fee	$14,562	$12,146	$7,990	$7,763	$15.17	$16.89	$15.17
Administration Fee (Gross) @ 2%	$276	$243	$150	$155	$0.30	$0.32	$0.30
Total SVSP Fee	**$15,771**	**$13,186**	**$8,801**	**$8,579**	**$15.47**	**$17.21**	**$15.47**

"fee_COMP"

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

Section 4.47.130 SVSP Mitigation Fee — MILLC (Wealth).

The Fee in that portion of the SVSP which is in the MILLC (Wealth) Owner Subarea shall be:

Land Use	Residential				Nonresidential		
	LDR	MDR	HDR [1]	MU [1]	CC [1]	BP [1]	MU [1]
Net Fee Rates	*per unit*	*per unit*	*per unit*	*per unit*	*per sq. ft.*	*per sq. ft.*	*per sq. ft.*
City Park Land Fee	$933	$797	$661	$661	$0.00	$0.00	$0.00
Infrastructure Fee	$13,847	$12,379	$7,480	$7,763	$15.17	$16.02	$15.17
Administration Fee (Gross) @ 2%	$276	$243	$150	$155	$0.30	$0.32	$0.30
Total SVSP Fee	**$15,056**	**$13,419**	**$8,291**	**$8,579**	**$15.47**	**$16.34**	**$15.47**

"fee_WEALTH"

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

Section 4.47.140 SVSP Mitigation Fee — Baseline P&R LLC.

The Fee in that portion of the SVSP which is in the Baseline P&R LLC Owner Subarea shall be:

Land Use	Residential				Nonresidential		
	LDR	MDR	HDR	MU	CC	BP	MU
Net Fee Rates	*per unit*	*per unit*	*per unit*	*per unit*	*per sq. ft.*	*per sq. ft.*	*per sq. ft.*
City Park Land Fee	$933	$797	$661	$661	$0.00	$0.00	$0.00
Infrastructure Fee	$14,828	$13,073	$8,199	$8,482	$16.05	$16.90	$16.05
Administration Fee (Gross) @ 2%	$276	$243	$150	$155	$0.30	$0.32	$0.30
Total SVSP Fee	**$16,037**	**$14,113**	**$9,010**	**$9,298**	**$16.35**	**$17.22**	**$16.35**

"fee_BASE"

Ord No. 4932

Section 4.47.150 SVSP Mitigation Fee — Baybrook LP.

The Fee in that portion of the SVSP which is in the Baybrook LP Owner Subarea shall be:

Land Use	Residential				Nonresidential		
	LDR	MDR [1]	HDR [1]	MU	CC [1]	BP [1]	MU
Net Fee Rates	per unit	per unit	per unit	per unit	per sq. ft.	per sq. ft.	per sq. ft.
City Park Land Fee	$933	$797	$661	$661	$0.00	$0.00	$0.00
Infrastructure Fee	$9,695	$12,146	$7,480	$4,959	$15.17	$16.02	$11.66
Administration Fee (Gross) @ 2%	$276	$243	$150	$155	$0.30	$0.32	$0.30
Total SVSP Fee	**$10,904**	**$13,186**	**$8,291**	**$5,775**	**$15.47**	**$16.34**	**$11.96**

"fee_BAY"

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

Section 4.47.160 (Reserved.)

Section 4.47.170 Existing development.

No Fee pursuant to this chapter shall be charged for already existing development or for projects which rebuild or remodel without increasing the number of residential units and/or square footage of non-residential development, except as provided in this section. Where any development or project expands or remodels, it shall be charged the appropriate Fee as provided by Sections 4.47.070 through 4.47.150; provided, however, that the Fee shall be calculated only as to that portion of the development or project which is expanded or remodeled.

Section 4.47.180 Fee challenges.

A. In their development agreements with the City for the development of the SVSP, the owners requested that the City adopt and administer this Fee to be applied to all projects within the SVSP. When this Fee is adopted, and as and when the Fee is updated, any owner within the SVSP may apply to the Administrator for a reduction or adjustment to the Fee as applied to its Owner Subarea based on the absence of any reasonable relationship or nexus between the impacts of the owner's project and the amount of the Fee or based on any alleged errors in the calculation of the Fee consistent with the Study. The application shall be made in writing and filed with the Administrator not later than 20 calendar days after adoption of the Fee or any update or annual adjustment of the Fee by the City. The application shall state in detail the factual basis for the claim of reduction or adjustment and the amount of the proposed reduction or adjustment. The Administrator shall consider the application and render his decision in writing not later than 45 calendar days after the filing of the fee adjustment request. Any person aggrieved by the decision of the Administrator may, within 20 calendar days thereafter, appeal the decision in writing to the City Council by filing an appeal with the city clerk. The City

Council shall consider such appeals within 45 calendar days after filing. The decision of the City Council shall be final. No building permit shall be considered final or complete for purposes of the Permit Streamlining Act (Government Code Section 65920, et seq.), or any other purpose, until a final decision pursuant to this section has been made.

B. Notwithstanding the provisions of subsection A, a project proponent or applicant with an application timely pending pursuant to subsection A may pay the Fee "under protest" and receive a building permit or approval to record a Small-Lot Final Map. If a reduction or adjustment is approved after payment pursuant to this subsection is made, a refund to the applicant shall be made of that amount by which the fee is reduced or adjusted.

C. The project proponent or applicant applying for a reduction or adjustment shall have the burden of proof, by a preponderance of the evidence, that a reasonable relationship or nexus is lacking between the Fee and the project, or that the calculation of the Fee is incorrect and inconsistent with the Study and this chapter.

D. In the event of any reduction or adjustment in the Fee granted pursuant to this section, any later change in the use, zoning, or land use designation for the property involved shall subject the then owner to payment of the then applicable fee for new uses, zoning, or land use designation, whether or not a building permit is required.

Section 4.47.190 Annual Fee adjustments.

The Fee established by this chapter shall be adjusted annually on July 1st in accordance with the provisions of the Study. Such adjustments may include percentage changes based on general changes in construction costs over the prior year and/or based on actual cost experiences and/or revised cost estimates for the Improvements, as determined by the Administrator. The Administrator's determination of general changes in annual construction costs may be based upon averaging the Construction Cost Index (CCI) for 20 cities and for San Francisco, as published in the Engineering News Record publication for the preceding 12 months ending in May. Adjustments to the portion of the Fee for the City Park Land (and for adjustments based on dedications of land for the Improvements) shall be based on re-appraisals and/or updated appraisals of land values. The resultant Fee shall be rounded to the nearest dollar figure.

Section 4.47.200 Adoption in compliance.

When monies in the SVSP Mitigation Fund are disbursed for use, the Fees shall be used to finance the acquisition of the City Park Land, the construction of the Improvements and the administration of the Fee Program. To the extent sufficient Fees are available, all Improvements financed by the Fees shall be constructed or acquired in accordance with the priorities established in the Study and any Fee Credit and Reimbursement Agreements.

Section 4.47.210 Chapter is severable.

If any provision of this chapter or the application thereof to any person or circumstance held invalid, such invalidity shall not affect the other provisions of this chapter which can be given effect without the invalid provision or its application, and to this end the provisions of this chapter are severable.

SECTION 2. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 20th day of April, 2011, by the following vote on roll call:

AYES:	COUNCILMEMBERS:	Allard, Herman, Garcia, Rohan, Roccucci
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS	None

Pauline Roccucci
MAYOR

ATTEST:

Sonia Orozco
City Clerk

Development Agreements

Please refer to the Development Agreements on the

City of Roseville's website:

http://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774576

Annual Development Impact Fee Report

(JPA and SPWA Funds)



Fiscal Year Ended June 30, 2021

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Reporting Requirements for Development Impact Fees

In California, State legislation sets certain legal and procedural parameters for the charging of development impact fees ("DIFs"). This legislation was passed as AB1600 by the California Legislature and is now codified as California Government Code Sections (GC §) 66000 through 66008 ("Mitigation Fee Act"). This State law went into effect on January 1, 1989.

GC § 66006(b) states the following requirements as pertains to DIFs:

For each separate account or fund established, the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) A brief description of the type of fee in the account or fund.

(B) The amount of the fee.

(C) The beginning and ending balance of the account or fund.

(D) The amount of the fees collected and interest earned.

(E) An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement including the total percentage of the cost of the public improvement that was funded with fees.

(F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.

(H) The amount of refunds made (as pursuant to GC § 66001(e)) due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made (as pursuant to GC § 66001(f)) due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded.

GC § 65865(e) also requires that any development agreement entered into on or after January 1, 2004, the City shall comply with GC § 66006 with respect to any fee it receives or cost it recovers.

Description of Development Impact Fees

Sewer Connection Fees

Sewer connection fees are established pursuant to Municipal Code Chapter 14.16. Two sewer connection fees are collected when development occurs – a regional sewer connection fee and a local sewer connection fee. The local sewer connection fee is reported in the City of Roseville's Annual Development Impact Fee Report. Additional fees may be applicable to properties within sewer special benefit assessment areas.

- *Regional Sewer Connection Fees* - The regional sewer connection fee is charged for each sewer unit required within the Regional Treatment Plan Service Area connected to the city-owned public sewer. The service area includes the City of Roseville and portions of Placer County and South Placer Municipal Utility District.

Traffic Mitigation Fees

In 1988 the City of Roseville adopted a citywide Traffic Mitigation Fee Program, requiring new development within the City to pay traffic impact fees. The fees collected through this program, in addition to other funding sources, allows the City to construct transportation improvements identified in its Capital Improvement Program (CIP). The fee program assesses fair-share costs to other jurisdictions based on their impact on the individual roadways from new development.

This fee applies to all new development in the City. The developers in Specific Plan Areas have built, or will construct, more than the minimum amount of improvements from their funds and will receive a credit for those improvements. Additional fees collected by the City on behalf of regional fee programs:

- *Highway 65 Joint Powers Authority Fee Program* – The cities of Roseville and Rocklin, along with Placer County, formed a joint powers authority for the purpose of funding four interchanges on Highway 65. The interchanges include Stanford Ranch Road/Galleria Boulevard, Pleasant Grove Boulevard, Blue Oaks Boulevard and Sunset Boulevard. The fee program assesses fair-share costs to each jurisdiction based on their impact on the individual improvements from new development. City of Roseville serves as staff to the JPA and administers the fee program.

Fund Balance Summary

Sewer Connection Fees										
Regional Sewer Connection Fees										
Document Establishing Fee	**Project**	**Fee Formula**	**Starting Balance**	**Fees Collected (Refunded)**	**Interest Earned**	**Interfund Transfer In/(Out)**	**Expenditures**	**Ending Balance as of June 30, 2021**	**Sufficient Funds to Complete Project?**	**% of CIP Funded by Fee**
Roseville Municipal Code Chapters 14.16		Ordinance 4739 § 11, 2009	$124,279,637	29,013,220	1,354,715	(180,453)	(11,265,691)			
	Dry Creek Bank Stabilization						(38,339)		Yes-Started 2012	100
	Pleasant Grove Wwtp Exp						(9,761)		Yes-Started 2014	97
	WW System Expansion						(94,881)		Yes-Started 2019	100
	Pleasant Grove UV						(85,985)		Yes-Started 2021	100
	PGWWTP-Energy Rec.						(18,480,821)		Yes-Started 2019	90
	PGWWTP-Expansion 2020						(34,104,506)		Yes-Started 2019	100
	Dry Creek & Pleasant Grove WWTP Capacity Evaluation						(24,006)		Yes-Started 2021	100
								$90,163,129		

Regional Sewer Connection Project Fee Project Descriptions

Dry Creek Stabilization (Project# 400040) - This project repaired creek bank erosion threatening to expose a 33-inch trunk line near the Dry Creek Wastewater Treatment Plant.

Pleasant Grove Wwtp Exp (Project# 400065) - This project included both the Pleasant Grove Wastewater Treatment Plant Expansion and Energy Recovery projects. In FY21 the project was separated into two projects: PGWWTP - Energy Recovery (Project# 500166) and PGWWTP - Expansion 2020 (Project# 500167).

WW System Evaluation Update (Project# 500028) - Update wastewater system evaluation. This project identified potential capacity increases needed at both treatment plants based on computer simulation models of the existing process and treatment plant data collected.

Pleasant Grove UV (Project# 500165) - Due to changes in water quality and regulations, the current Pleasant Grove UV disinfection system is undersized for the projected rated capacity needed after the completion of the Pleasant Grove Expansion Project. This project expands the UV system capacity.

PGWWTP-Energy Recovery (Project# 500166) - Upon completion of the Pleasant Grove Expansion Project, the Pleasant Grove Wastewater Treatment Plant will produce bio-methane from the newly constructed digesters. Absent the Energy Recovery Project, the bio-methane would be burned in a flare which is not environmentally sound. Once complete, bio-methane produced from the wastewater treatment plant will be conditioned for use in clean air refuse vehicles.

PGWWTP - Expansion 2020 (Project# 500167) - Expand wastewater treatment plant capacity. This project will add primary clarifiers, anaerobic digesters, and solids thickening equipment to the existing PGWWTP treatment process. This will increase the plant's treatment capacity from 9.5 to 12 million gallons per day and is expected to provide sufficient capacity to accommodate growth within the South Placer Wastewater Authority service area through 2035.

Dry Creek and Pleasant Grove WWTP Capacity Evaluation (Project# 500199) - This project is a field study to confirm the computer model capacity predictions contained in the WW System Evaluation project.

Traffic Mitigation Fees										
Highway 65 Joint Powers Authority Fee Program										
Document Establishing Fee	**Project**	**Fee Formula**	**Starting Balance**	**Fees Collected (Refunded)**	**Interest Earned**	**Interfund Transfer In/(Out)**	**Expenditures**	**Ending Balance as of June 30, 2021**	**Sufficient Funds to Complete Project?**	**% of CIP Funded by Fee**
Resolution No. 90-312		Joint Powers Agreement Oct, 15, 1990; Amended Aug. 18, 1992	($9,259,257)	1,378,847	7,795	59,396				
	Highway 65-Galleria/ Stanford						(1,836)		No	100%
								($7,813,667)*		
*The deficit balance is due to reimbursements owed to the Cities of Roseville and Rocklin and the County of Placer.										

The Highway 65 Joint Powers Authority Board approved a plan for funding the construction of various Highway 65 Interchange Projects that included the commitment of funds from the Authority along with funds from the Cities of Roseville and Rocklin and the County of Placer. The participants remitted funds to the Authority in advance of the construction. In addition, the City of Roseville constructed projects using City of Roseville funds. The projects were dedicated to the Authority through a reimbursement agreement. Pursuant to the agreement, the cities and the County will be reimbursed through future traffic mitigation fees collected by the Authority.

Traffic Mitigation Fee Project Descriptions

Highway 65-Galleria/Stanford (Project# 400060) –The proposed project would modify the SR 65 NB ramps at the Galleria Boulevard/Stanford Ranch Road interchange as well as reconfigure the lanes along Galleria Boulevard/Stanford Ranch Road. The project would construct the following:

- Dual left turn lanes onto the NB SR 65 slip on-ramp.
- Protected median left turn pockets at the NB and SB ramp intersections, eliminating the inside trap lanes.
- Right turn pocket for the SB approach along Stanford Ranch Road to the NB slip on-ramp.
- Widened NB SR 65 to NB Stanford Ranch Road slip off-ramp from one to two lanes at the ramp terminus. Off-ramp will include a signalized intersection at Stanford Ranch Road.
- Widened NB slip on-ramp to two metered general purpose lanes plus an HOV preferential lane.
- Modified terminus of the NB loop off-ramp to reduce speeds and enhance safety for all modes utilizing the facility.

Attachment 1:

Fee Ordinances, Resolutions and Agreements

Sewer Connection Fees:

Regional Sewer Connection Fees

Ordinance No. 6100

ORDINANCE NO. 6100

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION 9.12.100 OF CHAPTER 9.12 OF TITLE 9, AMENDING SECTIONS 14.08.025, 14.08.090, 14.08.091, AND 14.08.100 OF CHAPTER 14.08 OF TITLE 14, DELETING SECTION 14.08.091 OF CHAPTER 14.08 OF TITLE 14, AND AMENDING SECTIONS 14.16.060, 14.16.080, 14.16.200 AND 14.16.201 OF CHAPTER 4.16 OF TITLE 14 OF THE ROSEVILLE MUNICIPAL CODE REGARDING GARBAGE, WATER AND WASTEWATER RATES AND SERVICES

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 9.12.100 of Chapter 9.12 of Title 9 of the Roseville Municipal Code is hereby amended to read as follows:

9.12.100 Charges for collection.

A. Residential.

1. Each and every householder or tenant occupying any dwelling, house, or residence, shall pay to the city, or its authorized agent, a fixed minimum charge as set forth in this section as a refuse fee. Such fixed minimum is based upon service of one call per week, irrespective of whether there is any refuse to remove from any premises.

2. Ninety-Gallon Automated Container Service. For each premises assigned city-owned 90-gallon containers (one for household garbage and one for yard clippings and green waste) and serviced by automated collection, all garbage, and green waste for collection must be contained within the 90-gallon container(s) with the lid closed and must fall freely from container when dumped. Each such premises shall be provided weekly collection for trash; green waste will be collected every other week.

3. Refuse service may be discontinued upon request for a period of no less than two months when a dwelling, house, or residence will be unoccupied. The minimum time of discontinuing service will be two months. A service charge equal to two months' refuse charge will be charged to the utility user for the removal and redelivery of the assigned automated container when service has been temporarily discontinued. This service charge will be paid at the time service is discontinued. Upon occupancy of a dwelling, house or residence, the utility user must contact the city to restart service and will be charged an associated restart fee. If the occupant of a dwelling, house, or residence does not contact the city to restart service, the city may bill back to the discontinuance of service all monthly charges.

4. For collection of additional containers beyond those covered by the fixed minimum charges established in this chapter, the collection charge shall be that identified in this section.

5. An additional or special pickup may be requested beyond the minimum service required by this chapter. Each such additional or special pickup shall be subject to a fixed fee.

6. Rates for Residential Collection. Effective July 5, 2019, and July 1, 2020, the residential rates on billings shall be as follows:

Residential Refuse Service	**Effective 7/5/2019**	**Effective 7/1/2020**
Fixed refuse monthly charge (one trash container and one green waste container as identified in Section 9.12.100(A)(2))	$25.57	$26.85
Additional empty of a 60- or 90-gallon refuse container	$16.72	$17.55
Each additional green waste container	$9.28	$9.75
Each additional 90-gallon refuse container	$17.48	$18.36
Additional empty of a green waste container	$12.29	$12.90
Refuse 60- or 90-gallon replacement charge	$74.69	$78.42
Fixed fee for the return of a confiscated green waste container due to contamination	$119.41	$125.38
Temporary removal of a residential service	$51.12	$53.68
Move in box pick-up	$90.39	$94.91
Temporary dumpster delivery and removal and per yard charge (6 yards only)	$125.30	$131.56

Residential Special Services	**Effective 7/5/2019**	**Effective 7/1/2020**
Restart Service (per occurrence)	$25.00	$26.25
Green/Waste Contamination Fee (per occurrence)	$25.00	$26.25
Overloaded Cart (per occurrence)	$10.00	$10.50
Return Trip Charge Same day (per occurrence)	$10.00	$10.50
Return Trip Charge Off day (per occurrence)	$25.00	$26.25
Cart Exchange (in excess of 1x/12 months)	$25.00	$26.25

B. Commercial.

1. A landlord, property owner, or property manager or management company of each and every store, shop, apartment, house, rooming house, factory or other nonresidential use that has a commercial dumpster shall pay to the city, or its authorized agent, a fixed minimum charge as set forth by the city council as a refuse fee. Such fixed minimum is based upon service of one call per week, irrespective of whether there is any refuse to remove from any premises.

A landlord, property owner, property manager or management company with multiple tenants who must share a commercial dumpster shall be responsible for the refuse utility bill of the tenants.

2. Commercial Dumpster, Roll-On, and Additional Services. The environmental utilities director may approve the placing of garbage or rubbish in containers other than 30-gallon cans or 90-gallon automated cans (such as dumpsters or roll-on containers) as provided in Section 9.12.060. The fixed fee and additional service charges are established by subsections (A)(6) and (B)(7). In such cases, the environmental utilities director shall cause a study of the service to be made, and charges will be established based on the cost of performing the service. Such charge shall include all costs to the city, including, but not limited to, labor, equipment operation, maintenance and depreciation, administrative overhead, recycling, landfill closure and landfill operation costs. Standard commercial charges for basic hand-pickup dumpsters and roll-on containers may be established by the environmental utilities director subject to the approval of the city council.

An additional or special pick up may be requested beyond the minimum service required by this chapter. Each such additional or special pick up shall be subject to a fixed fee.

Temporary commercial services must be charged to a City of Roseville customer utility account. A "garbage only" account may be requested for temporary services. See Chapter 14.04 Utility Customer Billing, Accounting and Collections for information about establishing a new account.

Timeframe for temporary customer service. Temporary dumpsters for commercial use must be serviced weekly and removed within a 90 day period. It is the customer's responsibility to schedule services. If a temporary dumpster is not emptied within seven consecutive days of its delivery or last collection, the account shall be assessed a weekly rental fee per Section 9.12.100(B7): Rates for Commercial Collection.

3. Commercial customers that fall into the following categories are required by state law to subscribe to organics recycling services.

a. On and after April 1, 2016, a business that generates eight cubic yards or more of organic waste per week shall arrange for recycling services specifically for organic waste.

b. On and after January 1, 2017, a business that generates four cubic yards or more of organic waste per week shall arrange for recycling services specifically for organic waste.

c. On and after January 1, 2019, a business that generates four cubic yards or more of commercial solid waste, as defined in Section 42649.1, per week, shall arrange for recycling services specifically for organic waste.

4. On or after January 1, 2020, if the department determines that statewide disposal of organic waste has not been reduced to 50 percent of the level of disposal during 2014, a business that generates two cubic yards or more per week of commercial solid waste shall arrange for the organic waste recycling services specified in subsection (B)(3), unless the department determines that this requirement will not result in significant additional reductions of organics disposal.

5. Multifamily dwellings will not be required to recycle food waste, but will need to provide proof to the city that other organics such as green waste are being recycled or diverted from the landfill in an appropriate manner. The city can also provide green waste services, if necessary.

The city will be the primary collector of all organic waste materials, unless a business had services in place before September 28, 2014, the date AB 1826 was approved. Any business with a collection contract before this date can continue with providers until the contract expires. Once the contract expires the business will default to city service.

6. An additional or special pickup may be requested beyond the minimum service required by this chapter. Each such additional or special pickup shall be subject to a fixed fee.

7. Rates for Commercial Collection. Effective July 5, 2019, and July 1, 2020, the commercial rates on billings shall be as follows:

Frontloader and Rearloader Commercial Services*	**Effective 7/5/2019**	**Effective 7/1/2020**
Frontloader and rearloader commercial dumpster and sidewalk can per yard charge *Plus premium for rearloader services (more detail below)	$10.49	$11.01
Frontloader and rearloader compactor per yard charge	$18.90	$19.85
Frontloader cardboard dumpster and compactor per yard charge	$13.93	$14.63

Commercial Special Services	**Effective 7/5/2019**	**Effective 7/1/2020**
Rear Loader Service Premium (this will be an additional charge equivalent to an associated percentage of the monthly base rate)	25%	25%
Recyclable Material Contamination Fee (per occurrence)	$25.00	$26.25
Green/Waste Contamination Fee (per occurrence)	$25.00	$26.25
Overloaded Container (per occurrence)	$25.00	$26.25
Lock Service – Admin Set up (per occurrence)	$15.00	$15.75
Lock Service – Lock Cost (per occurrence)	$15.00	$15.75
Lock Service – Per Month	$10.00	$10.50
Push/Pull Charges (per container month)	$15.00	$15.75
Extra Pickup Charge (of monthly rate per pickup + return trip charge)	25%	25%
Exchange Cart (per cart)	$25.00	$26.25
Exchange Bin (per occurrence)	$75.00	$78.75
Return Trip Charge Same day (per occurrence)	$10.00	$10.50
Return Trip Charge Off day (per occurrence)	$25.00	$26.25

Additional Commercial Service Rates	Effective 7/5/2019	Effective 7/1/2020
Roll-Off Return Charge (per occurrence)	$30.00	$31.50
Relocation Charge/Trip Charge(per event – includes roll-off return charge)	$50.00	$52.50

Roll-Off Commercial Open Top and Compactor Services*	Effective 7/5/2019	Effective 7/1/2020
Minimum charge per haul (base rate) without tonnage* All sizes	$312.43	$328.05
Roll-off 100% recycling bin	$171.08	$179.63

* Tonnage charges (tipping fees) vary by material type, and are determined by the Western Placer Waste Management Authority. With city department head approval, some entities may pay tonnage charges directly to Western Placer Waste Management Authority.

Temporary Frontloader, Rearloader and Roll-Off Charges*	Effective 7/5/2019	Effective 7/1/2020
Frontloader and rearloader temporary dumpster delivery and removal charge	$62.38	$65.50
Frontloader and rearloader temporary dumpster per yard charge (plus trip fee for extra pickups)	$10.49	$11.01
Frontloader and rearloader temporary dumpster rental fee per week	$59.38	$62.35
Roll-off temporary dumpster minimum charge per haul (base rate)	$312.43	$328.05
Tonnage (per ton charge)*		
Roll-off temporary dumpster rental fee per week	$107.82	$113.22
Roll-Off temporary 100% recycling bin	$171.08	$179.63

* Tonnage charges (tipping fees) vary by material type, and are determined by the Western Placer Waste Management Authority.

Additional Commercial Service Rates*	Effective 7/5/2019	Effective 7/1/2020
Standby service charge per occurrence (in 15 minute increments)	$60.00	$63.00
Solid Waste Minimum Charge	$28.68	$30.11
Emergency after hours call out service charge per occurrence	$161.46	$169.53
Fixed monthly minimum commercial charge	$28.68	$30.11
60- or 90-gallon automated container monthly charge	$25.57	$26.85
Commercial bin assistance charge per occurrence	$45.17	$47.43
Fixed fee for additional pick-up of a city owned 60- or 90-gallon automated container	$16.72	$17.55
Compactor cleaning	Minimum 2.5 hours labor cost	
Compactor lock replacement	0.5 hours of labor cost plus $8.00 lock replacement	

* The amounts billed to commercial customers will vary with the types of service and the number of pickups in a billing period.

** Green waste containers available only in limited areas.

A. Shared Compactor Rates. Shared compactor rates are applicable to the City of Roseville downtown specific plan area. Exact rates are determined on a site-specific basis based on the following criteria:

	Cost per 1,000 square feet of building area or per dwelling unit **Effective 7/5/2019**	**Cost per 1,000 square feet of building area or per dwelling unit** **Effective 7/1/2020**	
Below are the square footage rates for shared compactors. If a customer's site-specific charge does not exceed the fixed minimum charge, they will be subject to the monthly fixed minimum charge.			

Monthly Minimum (Fixed)	$28.68	$30.11	
Tier 1: Cost per 1,000 square feet of building area or per dwelling unit	$5.99	$6.28	Tier 1 includes business types that are determined low use by the environmental utilities director. Typical examples of low use are retail and office establishments and small apartment units.
Tier 2: Cost per 1,000 square feet of building area	$24.16	$25.37	Tier 2 includes business types that are determined medium use by the environmental utilities director. Typical examples of medium use are relatively smaller establishments such as bars and grills, coffee shops and delis; selling or serving food but not considered a full-service restaurant.
Tier 3: Cost per 1,000 square feet of building area	$51.04	$53.59	Tier 3 includes business types that are determined high use by the environmental utilities director. A typical example of high use is full-service restaurants, restaurant/ bakeries, and similar establishments. Full-service restaurants are defined as primarily dine-in establishments with established menus, and a minimum of two meals per day (e.g., lunch and dinner).

B. Shared Compactor Organic Tiers. Organics tiers are applicable to some shared compactor units depending on compactor tier and usage type. Exact rates are determined on a site-specific basis based on the following criteria:

Commercial Shared Compactor Organic Tiers	**Effective 7/5/2019**	**Effective 7/1/2020**
Tier 1	$0.00	$0.00
Tier 2	$81.93	$86.03
Tier 3	$163.81	$172.00

C. Rates for Commercial Organic Waste Collection. Effective July 5, 2019 and July 1, 2020, the commercial organic waste collection rates on billings shall be as follows:

Organic Waste Collection Rates	Minimum Monthly Charge (Effective 7/5/2019)	Minimum Monthly Charge (Effective 7/1/2020)
0-2 yards	$81.93	$86.03
0-4 yards	$163.81	$172.00
5 yards	$204.77	$215.01
6 yards	$245.69	$257.97
7 yards	$286.77	$301.10
8 yards	$327.62	$344.00
9 yards	$368.53	$386.96
10 yards	$409.49	$429.96
11 yards	$450.57	$473.09
12 yards	$491.37	$515.94
Extra pickup for one yard bin or cart equivalent	$61.45	$64.52
Extra pickup for two yard bin or cart equivalent	$81.93	$86.03

SECTION 2. Section 14.08.025 of Chapter 14.08 of Title 14 of the Roseville Municipal Code is hereby amended to read as follows:

14.08.025 Water connection fees.

A. In order that appropriate provision be made for sharing the costs of the maintenance and expansion of the raw water supply, water treatment, storage, and distribution facilities of the city by those who receive the benefits thereof, there are established connection fees to such facilities, which fees shall be imposed in addition to the service connection costs charged pursuant to Section 14.08.020. Such additional water connection fees include a "standard connection fee" and an "irrigation connection fee." The fees shall be set so that they are equal to, but not greater than, the cost of service.

B. The water connection fees shall be based upon the applicable "dwelling unit equivalent" ("DUE") and density assignment. The fee for one DUE shall be $9,363.00 (per LDR unit), $5,618.00 (per MDR unit), $3,636.00 (per HDR unit) and $9,363.00 (per Non Residential unit) on July 1, 2018.

C. The connection fee amount set forth above shall be adjusted annually on July 1st of each year by three percent or by a percentage equal to the inflation rate for the prior year for construction costs as determined by the environmental utilities director in the preceding June, whichever is greater. The director's determination of the percentage equal to the inflation rate for the prior year for construction costs shall be based upon the Engineering News Record, Construction Cost Index for the prior 12 months ending in May. The environmental utilities director shall report the amount of the adjustment in percentage terms and the dollar amount due per DUE to the city council annually at the first regular meeting of the council following the adjustment of the fee.

D. Except as otherwise provided, all water connection fees established by this chapter shall be payable upon issuance of a building permit. Connection fees will be determined using the amount in effect on the date of building permit issuance.

SECTION 3. Section 14.08.090 of Chapter 14.08 of Title 14 of the Roseville Municipal Code is hereby amended to read as follows:

14.08.090 Service charges for metered service.

There shall be due and payable the following monthly charges, upon submission of the bill by the city to the owner of the property supplied with service, for all treated water measured by meters for residential, commercial, industrial and manufacturing or other purposes:

A. Monthly Quantity Rates. Effective July 5, 2019 and July 1, 2020, the monthly quantity rates on billings shall be as follows:

	Effective 7/5/2019	**Effective 7/1/2020**
Potable water usage (per 100 cubic feet)	$1.30	$1.34
Recycled water usage (per 100 cubic feet)	$0.65	$0.67

*

B. Monthly Service Charges. Effective July 5, 2019 and July 1, 2020, the monthly service charges on billings shall be as follows:

Meter Size (inches)	**Peak Flow Rate (gallons per minute)**	**Effective 7/5/2019**	**Effective 7/1/2020**
Up to 3/4	30	$27.26	$28.08
1	50	$42.07	$43.34
1-1/2	100	$79.09	$81.47
2	160	$123.51	$127.22
3	350	$264.20	$272.13
4	630	$471.52	$485.67
6	1300	$967.61	$996.64
8	2800	$2,078.26	$2,140.61
10	4200	$3,114.89	$3,208.31

C. The total amount due and payable shall be the sum of the monthly service charge plus the quantity rate. The monthly service charge is due and payable regardless of whether water has been consumed. The service charge shall be the greater of the charge based on the meter size or flow rate, with the following exceptions:

1. No service charge shall be made for fire service that has backflow prevention with detector check devices approved by the environmental utilities director.

2. No service charge shall be made for recycled water utility back-up systems that are required for reliability only and have backflow prevention and metering approved by the environmental utilities director. This exclusion does not extend to systems that are regularly required as part of normal operation. The recycled water operation shall be responsible for water volumetric charges for these services and any costs associated with meter maintenance.

D. For purposes of charging for treated water measured by meters:

1. A residential account is defined as a single metered water service which serves three or less dwelling units.

2. A nonresidential account is defined as a single metered water service which serves more than three dwelling units, or serves commercial, industrial, manufacturing, irrigation or other nonresidential land uses.

E. For single-family residential services that require automatic fire protection systems pursuant to Section 16.16.120, the increased meter size will not be assessed an additional charge associated with the fire protection system requirement. Service charges shall be based on the required service size as determined by the Uniform Plumbing Code without consideration for any fire protection system required by Section 16.16.120.

SECTION 4. Section 14.08.091 of Chapter 14.08 of Title 14 of the Roseville Municipal Code is hereby deleted in its entirety:

14.08.091 Service charge outside city water service area.

SECTION 5. Section 14.08.100 of Chapter 14.08 of Title 14 of the Roseville Municipal Code is hereby amended to read as follows:

14.08.100 Flat water rates.

The following service charges shall apply to flat rate consumers that the environmental utilities director determines are not cost effective to assign metered rates. The environmental utilities director shall conduct a water use study for consumers whom he or she determines may not be reasonably metered, and the director shall assign such consumers to an appropriate service rate level as set forth in this section. Water service rates for flat rate residential consumers shall be due and payable on a monthly basis according to the appropriate grouping set out in this section.

Effective July 5, 2019, and July 1, 2020, the flat rates on billings shall be as follows:

Nonmetered or Flat Service Charges	Effective 7/5/2019	Effective 7/1/2020
Single-family lots under 4,900 square feet; each mobile home unit not within a park maintaining its own distribution system and service; each dwelling unit of duplexes, triplexes, fourplexes, unmetered apartments and other multiple living units; other detached living units; and offices and stores with less than peak use of 250 gallons per day	$37.38	$38.51
Single-family lots 4,901 to 8,900 square feet	$42.13	$43.40
Single-family lots 8,901 to 12,000 square feet	$45.79	$47.17
Single-family lots 12,001 to 15,000 square feet	$49.36	$50.85
Single-family lots existing before July 1, 1977, which are in excess of 15,000 square feet	$54.36	$58.16
Mobile home parks, per living unit	34.47	35.51
All those single-family lots over 15,000 square feet, created on or after July 1, 1977, shall be metered pursuant to Section 14.08.105		

SECTION 6. Section 14.16.060 of Chapter 14.16 of Title 14 of the Roseville Municipal Code is hereby amended to read as follows:

14.16.060 Local sewer connection fee.

A. A local sewer connection fee shall be charged in accordance with Section 14.16.010 for each connection to the city-owned public sewer.

B. The local sewer connection fee shall be $363.00 per sewer unit.

C. The Construction Cost Index (CCI) inflationary fee adjustment shall become effective July 1, 2013. The fee established by this chapter shall be adjusted annually July 1st beginning on July 1, 2013 by a percentage equal to the adjustment rate for the prior year for construction costs as determined by the director in the preceding June. The director's determination shall be based upon averaging the Construction Cost Index (CCI) for 20 cities and for San Francisco, as published in the Engineering News Record publication for the preceding 12 months ending in May. The resultant fee shall be rounded to the nearest dollar figure.

SECTION 7. Section 14.16.080 of Chapter 14.16 of Title 14 of the Roseville Municipal Code is hereby amended to read as follows:

14.16.080 Regional sewer connection fee.

A. A regional sewer connection fee shall be charged in accordance with Section 14.16.010 for each sewer unit connected to the city-owned public sewer.

B. The regional sewer connection fee shall be $7,854.00.

C. The fee established by this chapter shall be adjusted annually on July 1st by a percentage equal to the adjustment rate for the prior year for construction costs as determined by the director in the preceding June. The director's determination shall be based upon averaging the Construction Cost Index (CCI) for 20 cities and for San Francisco, as published in the Engineering News Record publication for the preceding 12 months ending in May. The resultant fee shall be rounded to the nearest dollar figure.

SECTION 8. Section 14.16.200 of Chapter 14.16 of Title 14 of the Roseville Municipal Code is hereby amended to read as follows:

14.16.200 Monthly unit sewer service charge established.

Except as otherwise provided in this chapter, a monthly unit sewer service charge shall be paid by each user connected to the city-owned public sewer. The monthly unit sewer service charge on billings shall be:

A. The monthly sewer charge shall be $40.55 per sewer unit, effective on billings as of July 5, 2019, and $42.18 per sewer unit, effective on billings as of July 1, 2020.

B. The monthly sewer service charges for those located outside of the city limits shall be 10 percent higher than the monthly sewer charges for those located inside city limits.

SECTION 9. Section 14.16.201 of Chapter 14.16 of Title 14 of the Roseville Municipal Code is hereby amended to read as follows:

14.16.201 Sacramento Regional County Sanitation District monthly unit sewer service charge established.

Except as otherwise provided in this chapter, a monthly unit sewer service charge shall be paid by each user connected to the Sacramento Regional County District's sewer system and located within Roseville city limits. Effective July 5, 2019, the monthly sewer charge shall be $40.55 per sewer unit. Effective July 1, 2020, the monthly sewer charge shall be $42.18.

SECTION 10. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption or on July 5, 2019, whichever occurs later.

SECTION 11. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance

to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this 15th day of May, 2019, by the following vote on roll call:

AYES COUNCILMEMBERS: Bernasconi, Alvord, Roccucci, Houdesheldt

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

MAYOR

ATTEST:

City Clerk

Traffic Mitigation Fees

Highway 65 Joint Powers Authority Fee Program

Joint Powers Agreement

October 15, 1990

As Amended August 18, 1992

9169

JOINT POWERS AGREEMENT FOR THE FINANCING AND CONSTRUCTION OF INTERCHANGES ON STATE HIGHWAY 65
CITY OF ROCKLIN CITY OF ROSEVILLE
COUNTY OF PLACER

This Agreement is entered into as of October 15, 1990 by and between the County of Placer, a political subdivision of the State ("County"), and the City of Rocklin and the City of Roseville, municipal corporations organized and existing under the laws of the State of California ("Cities").

RECITALS

1. The County and Cities have the common powers to acquire real property and, with the consent and cooperation of the California State Department of Transportation, to finance and construct freeway interchanges.

2. The County and Cities have determined that the public interest will be served by the joint exercise of these powers through this Agreement and the creation of a joint powers authority to plan for, finance, and construct four interchanges on State Highway 65 to serve their respective jurisdictions and spheres of influence.

AGREEMENT

3. Authority and Purpose.

This Agreement is made pursuant to Chapter 5 of Division 7 of the Title 1 of the California Government Code (commencing with section 6500) (the "Law") relative to the joint exercise of powers common to the County and Cities. The purpose of this Agreement is to provide for the planning, financing, and construction of four interchanges to State Highway 65 located in the jurisdictions of the County and Cities through the creation of a joint powers authority. The four interchanges and their approximate location are shown on Exhibit A attached to this Agreement and incorporated herein.

4. Creation of Authority and Jurisdiction.

There is hereby created the "Bizz Johnson" Highway Interchange Joint Powers Authority ("Authority") a public entity separate from the County and Cities, whose

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CITY OF ROSEVILLE
BY

jurisdiction is as shown and described in Exhibit B, attached hereto and by this reference incorporated herein.

5. Term and Termination.

This Agreement shall be effective as of that date first stated above. It shall remain in effect until the purpose stated in paragraph 3 is fully accomplished and all bonds or other instruments of indebtedness issued by the Authority, if any, have been paid, or until terminated by the unanimous agreement of the respective governing bodies of the County and Cities in accordance with the law.

6. Powers

The Authority shall have all powers necessary or reasonably convenient to carry out the purpose stated in paragraph 3, including but not limited to the following:

A. Administration:

1) to secure administrative office space and furnishings;

2) to contract for or employ administrative, technical, and support staff;

3) to acquire, operate, maintain, and dispose of materials, supplies, equipment and insurance of all types to effect or facilitate achievement of the Authority's purpose;

4) all powers incidental to the foregoing.

B. Interchange Construction:

1) To develop a plan or formula for determining the timing and sequence of construction of the four interchanges;

2) to contract for or employ staff to conduct studies and surveys; to prepare reports; to prepare plans, specifications, and other bid documents; to administer construction contracts; and to coordinate the construction projects with all affected governmental agencies;

3) to lease, acquire or dispose of real property by negotiation, dedication, or eminent domain;

4) to lease, acquire, operate, maintain and dispose of materials, supplies, and equipment of all types to effect the construction of the four interchanges;

5) to construct or cause to be constructed the four interchanges and all related or appurtenant structures;

6) all powers incidental to the foregoing.

C. Financing:

1) to accept, hold, invest (pursuant to section 6509.5 of the Law), manage, and expend monies for administrative purposes and for construction of the interchanges;

2) to levy fees and taxes, enter into lease-purchase agreements, and to issue bonds and incur other forms of indebtedness as provided in sections 6547.1, 6547.5, and 6547.6 of the Law to fund the construction of the interchanges and all related costs, including all administrative costs;

3) to form a special assessment district under the Improvement Act of 1911, the Municipal Improvement Act of 1913, the Improvement Bond Act of 1915, or any other authority that exists now or in the future;

4) to form a special tax district under the Mello-Roos Community Facilities District Act or any other authority that may exists now or in the future;

5) to negotiate and enter into reimbursement agreements when monies to construct one or more interchanges are advanced;

6) to develop and adopt an interchange construction financing plan that may include a mechanism for borrowing funds collected for one interchange to fund another;

7) all powers incidental to the foregoing.

7. Duties.

The Authority shall have the duty to do the following within the times specified or, if no time is specified, within a reasonable time:

A. to retain legal counsel for all Authority business, including litigation;

B. to secure liability and errors and omission insurance;

C. to develop and adopt, within 12 months of the date of this Agreement, a plan or formula for determining the timing and sequence of construction of the four interchanges, and an interchange construction financing plan. The plan or formula for determining the timing and sequence of construction shall provide that the Harding Boulevard interchange shall be the first to be constructed. The construction financing plan shall acknowledge the payment of any fees transferred to the Authority under paragraph 8.D.6) and any reimbursement obligations relating thereto, and shall incorporate the relevant terms and conditions of any agreement entered into by the County or either member City with a landowner under which funds were advanced for the construction of one or more of the four interchanges, or a waiver of protest rights was made.

8. Administration.

A. Governing Board -- Membership. The Authority shall be administered by a board of directors ("Board") consisting of three directors and three alternates. One director and one alternate shall be current members of the County's Board of Supervisors; one director and one alternate shall be current members of the Rocklin City Council; and one director and one alternate shall be current members of the Roseville City Council. Each director and each alternate shall be appointed by the Board of Supervisors or the City Council of which he or she is a member and shall serve at the pleasure of the appointing body. Alternates shall serve as directors in the absence of the director representing the same jurisdiction as the alternate.

B. Meetings.

1) Regular Meetings. The Board shall by resolution establish the number of regular

meetings to be held each year and the date, hour, and location at which such regular meetings shall be held; provided, however, that the resolution shall provide for at least one (1) regular meeting quarterly.

2) Special Meetings. Special meetings of the Board may be called in accordance with the provisions of section 54956 of the California Government Code.

3) Conduct of Meetings. All meetings of the Board shall be held in accordance with Chapter 9 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with 54950) (California Open Meeting Law).

4) Minutes. The Secretary of the Authority shall cause minutes of all meetings of the Board to be kept and shall, as soon as possible after each meeting, cause a copy of the minutes to be forwarded to each member of the Board and to the County and Cities.

5) Quorum. Two (2) directors of the Board shall constitute a quorum for the transaction of business, except that less than a quorum may adjourn from time to time. Except as provided in paragraph 9, actions of the Board shall require the affirmative vote of a majority of the entire Board.

C. Procedures.

1) The Board shall elect a Chair from among its membership to preside at meetings and shall select a Secretary who may, but need not, be a member of the Board.

2) The Board may adopt by resolution rules of procedure not inconsistent with the provisions of this Agreement to govern the conduct of its meetings.

3) Members of the Board of Directors shall comply with Title 9 of the California Government Code (commencing with 81000) (Political Reform Act of 1974).

D. Fiscal Matters.

1) Treasurer and Auditor.

a) Except as provided in b) below, the treasurer and auditor of County are designated the treasurer and auditor of the Authority with the powers, duties, and responsibilities specified in section 6505 and 6505.5 of the Law.

b) In lieu of the designations in a), above, the Board may appoint one or more of its employees to either or both of the positions of treasurer or auditor as provided in section 6505.6 of the Law. Such appointment shall supersede the designation made in a), above. The persons or persons appointed by the Board under this paragraph shall have the powers, duties and responsibilities specified in sections 6505 and 6505.5 of the Law.

2) Custodian of Property. The treasurer and auditor of the Authority shall be the public officers who have charge of, handle, and have access to the Authority's property and shall file with the Authority an official bond in the amount fixed by the County and Cities.

3) Accounts and Reports. The Board shall establish and maintain such funds and accounts as may be required by good accounting practice. The books and records of the Authority shall be open to inspection at all reasonable times to the County and Cities and their respective representatives. The Authority, within 120 days after the close of each fiscal year, shall give a complete written report of all financial activities for such fiscal year to the County and Cities. The accounts shall be prepared and maintained by the treasurer and auditor of the Authority. The written reports shall be prepared by an independent certified public accountant employed by the Authority.

4) Budgets. The Board shall adopt a budget no later than 90 days after the effective date of this Agreement and no later than June 30 of each year thereafter.

5) Contributions. Within 90 days of the effective date of this Agreement the County and Cities shall contribute to the Authority start-up funds in the amounts determined by the Board. The Board may request additional amounts to be contributed in the future from the County and the Cities which amounts shall be allocated proportionately among the County and Cities based on the traffic trip ends contained in the report entitled "Final Report Interagency Plan for the Financing of Highway 65 Interchange Improvements" dated July 1, 1988 and prepared by Ralph Andersen & Associates or based on another allocation method adopted by the Board. The Board may provide for the reimbursement of all funds contributed by the County and Cities under this Agreement from funds collected for the interchange construction projects.

6) Assignment and Transfer of Funds. Within 90 days of the effective date of this Agreement, the County and each member City shall assign or otherwise transfer to the Authority its rights and obligations relating to the financing and construction of one or more of the four interchanges in connection with the payment of any fee or under any agreement with a landowner under which funds were advanced for the construction of one or more of the four interchanges or a waiver of protest rights was made. The County and each member City shall, concurrent with the assignment or other method of transfer, transfer to the Authority any funds received from a landowner.

9. Voting.

Notwithstanding paragraph 8.B.5), the following actions require three votes of the Board, with each director or alternate voting in accordance with the direction given by his or her appointing body:

A. To acquire real property by eminent domain;

B. To levy a tax;

C. To order formation of an assessment or special tax district;

D. To authorize the sale of bonds;

E. To award contracts in excess of $1,000,000.00;

F. To approve the annual budget.

G. To make a financial commitment with a term of more than one year;

H. To establish limits of liability and errors and omissions insurance;

I. To adopt or amend the plan or formula for determining the timing and sequence of construction of the four interchanges, or to approve construction that is at variance with the approved plan or formula;

J. To determine the amount of the initial contributions of start-up funds, and to adopt or to amend the method of allocating contribution obligations under paragraph 8.D.5).

10. Exercise of Powers.

The powers and duties described in this Agreement shall be exercised and carried out subject only to such restrictions upon the manner of exercising such powers or carrying out such duties as are imposed upon the City of Roseville in the exercise of similar powers or in carrying out similar duties as provided in section 6509 of the law.

11. Debts and Liabilities.

The debts, liabilities and obligations of the Authority shall not constitute a debt, liability or responsibility of the County or the Cities, either jointly or individually.

12. Liberal Construction.

The provisions of the Agreement, and in particular the provisions of paragraphs 6, 7 and 8, shall be liberally construed as necessary or reasonably convenient to achieve the purposes of the Authority.

13. Disposition of Property.

Prior to termination under paragraph 5 the Authority shall dispose of all of its property in a manner determined by the Authority to be most beneficial to the parties hereto. The proceeds of such disposal and any other surplus money shall be distributed to the parties in the same proportion as their original contribution.

14. Severability.

Should any part, term, or provisions of this Agreement be decided by the courts to be illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual, the validity of the remaining portions or provisions shall not be affected thereby.

15. Successor and Assignment.

This agreement shall be binding upon and shall inure to the benefit of the successors of the parties. No party may assign any right or obligation hereunder without the consent of the others.

16. Amendments.

This Agreement may be amended only by the unanimous agreement of the County and Cities.

The parties have executed and attested this Agreement as of the date first above written.

COUNTY OF PLACER

By _____
Chair, Board of Supervisors

10.3.89

ATTEST:

_____
Clerk, Placer County

CITY OF ROCKLIN
A MUNICIPAL CORPORATION

By _____
Mayor

ATTEST:

_____
City Clerk, City of Rocklin

CITY OF ROSEVILLE
A MUNICIPAL CORPORATION

By _____
City Manager

ATTEST:

_____
City Clerk, City of Roseville

_____
CITY ATTORNEY
City of Roseville, Calif.

Date 12/4/90

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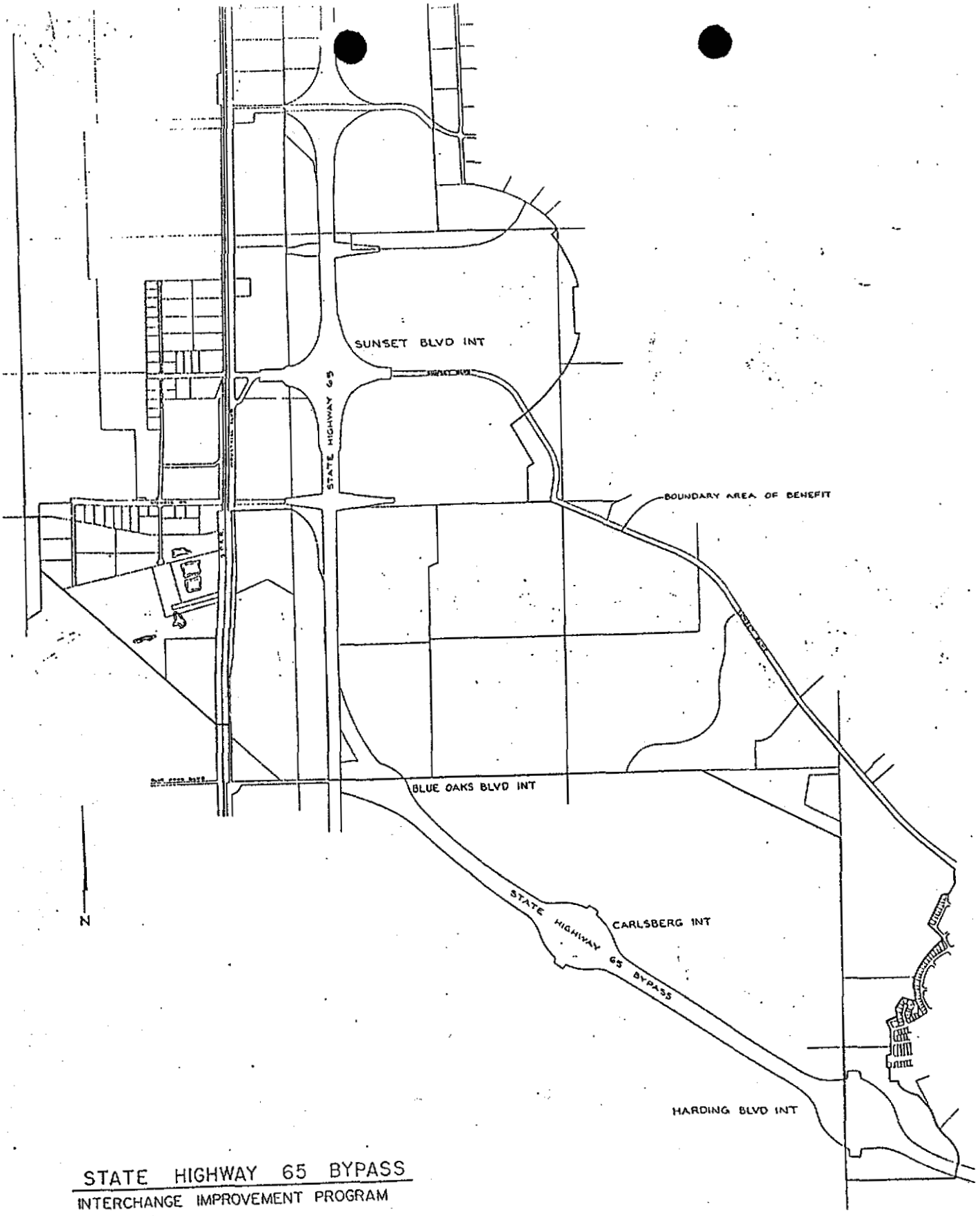


STATE HIGHWAY 65 BYPASS
INTERCHANGE IMPROVEMENT PROGRAM

EXHIBIT A

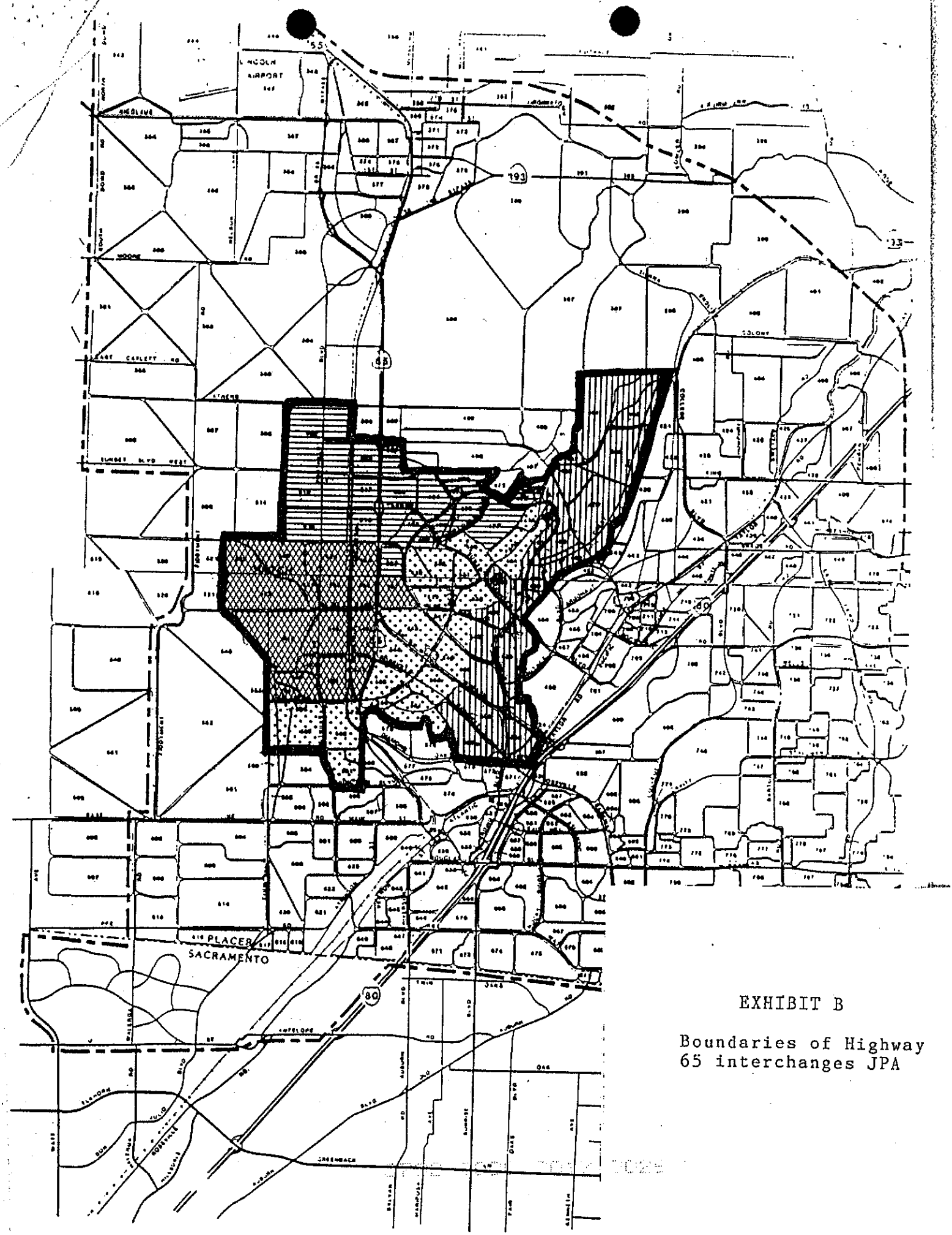


EXHIBIT B

Boundaries of Highway 65 interchanges JPA

RESOLUTION NO. 90-302

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A JOINT POWERS AUTHORITY AGREEMENT FOR THE HIGHWAY 65 INTERCHANGES

BE IT RESOLVED by the City Council of the City of Rocklin an follows:

Section 1. The City Council of the City of Rocklin hereby approves and authorizes the Mayor to execute a Joint Powers Authority Agreement for the Highway 65 Interchanges, in the form attached hereto as Exhibit A and by this reference incorporated herein.

PASSED AND ADOPTED this 25th day of September, 1990, by the following roll call vote:

AYES:	Councilmembers:	Hill, Lund, Huson, Mitchell, Dominguez
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None

Clarke Dominguez
Mayor

ATTEST:

City Clerk

CERTIFICATION OF RESOLUTION NO. 90-302

I hereby certify that the foregoing is a full, true and correct copy of Resolution No. 90-302 passed and adopted by the City Council of Rocklin at a regular meeting thereof, held 25 Sept. 1990

City Clerk of the City of Rocklin

RESOLUTION NO. 90-312

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE APPROVING A JOINT POWERS AGREEMENT WITH THE CITY OF ROCKLIN AND COUNTY OF PLACER FORMING THE BIZZ JOHNSON HIGHWAY INTERCHANGE JOINT POWERS AUTHORITY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a joint powers agreement between the Cities of Roseville and Rocklin and the County of Placer ("the JPA") for the purpose of forming the Bizz Johnson Highway Interchange Joint Powers Authority ("the Authority") has been prepared and reviewed by the City Council, and

WHEREAS, the City Council has previously approved and authorized the City Manager to execute said JPA in October, 1989 and said JPA has now been executed by the other public agencies who will be members of the Authority, and

WHEREAS, the City Council now desires to re-approve the said JPA, thereby signifying its continued support and approval of the Authority,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the said JPA forming the Bizz Johnson Highway Interchange Joint Powers Authority is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this 12th day of December, 1990, by the following vote on roll call:

AYES COUNCILMEMBERS: Bill Santucci, Harry Crabb, Jr., John Byouk Mel Hamel, Pauline Roccucci

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

Pauline Roccucci
MAYOR

ATTEST:

Helen Florance
City Clerk

The foregoing instrument is a correct copy of the original on file in this office.

ATTEST:
City Clerk of the City of Roseville, California

DEPUTY CLERK

Before the Board of Supervisors
County of Placer, State of California

In the matter of: A RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A JOINT POWERS AUTHORITY (JPA) AGREEMENT FOR FUNDING AND CONSTRUCTION OF INTERCHANGES ALONG STATE HIGHWAY 65

Resol. No: 89-358

Ord. No: .....

First Reading: .....

The following RESOLUTION **was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held** October 3, 1989, **by the following vote on roll call:**

Ayes: MAHAN, BELAND, HOGG, FLUTY, FERREIRA

Noes: NONE

Absent: NONE

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board
Georgia Lake

BE IT HEREBY RESOLVED by the Board of Supervisors, County of Placer, State of California, that this Board approves and directs the Chairman to sign the attached Joint Powers Authority (JPA) Agreement for Funding and Construction of Interchanges Along State Highway 65.

9169A

FIRST AMENDMENT TO JOINT POWERS AGREEMENT FOR THE FINANCING AND CONSTRUCTION OF INTERCHANGES ON STATE HIGHWAY 65
CITY OF ROCKLIN CITY OF ROSEVILLE
COUNTY OF PLACER

This First Amendment to the Joint Powers Agreement for the Financing and Construction of Interchanges on State Highway 65 ("Joint Powers Agreement"), dated October 15, 1990, by and between the County of Placer, a political subdivision of the State ("County"), and the City of Rocklin and the City of Roseville, municipal corporations organized and existing under the laws in the State of California ("Cities"), is entered into as of August 18, 1992.

RECITALS

WHEREAS, County and Cities desire to amend the Joint Powers Agreement; and

WHEREAS, County and Cities have determined that the jurisdiction of the Joint Powers Authority should be larger than initially agreed by the County and Cities, the County and Cities desire to revise and amend the area of jurisdiction, to include all of the city limits of Roseville, and Rocklin and parts of Placer County shown and described on Exhibit B, to the original Joint Powers Agreement for the financing and construction of interchanges on State Highway 65.

WITNESSETH: NOW, THEREFORE, County and Cities do mutually agree as follows;

Section 1: Exhibit B to the Joint Powers Agreement for the Financing and Construction of Interchanges on State Highway 65, dated October 15, 1990, is hereby deleted in its entirety and substituted with a new Exhibit B, which is attached hereto and, by this reference, incorporated herein.

Section 2: All remaining provisions of the Joint Powers Agreement shall remain the same and in full force and effect.

IN WITNESSETH WHEREOF, the parties have entered into this agreement as of the date and year above provided.

COUNTY OF PLACER

By _____ 8-18-92
Chair, Board of Supervisors

ATTEST:

Georgia Flake
Clerk, Placer County

CITY OF ROCKLIN
A MUNICIPAL CORPORATION

By _____
Mayor

ATTEST:

_____
City Clerk, City of Rocklin

CITY OF ROSEVILLE
A MUNICIPAL CORPORATION

By _____
City Manager

ATTEST:

Helen Florance
City Clerk, City of Roseville

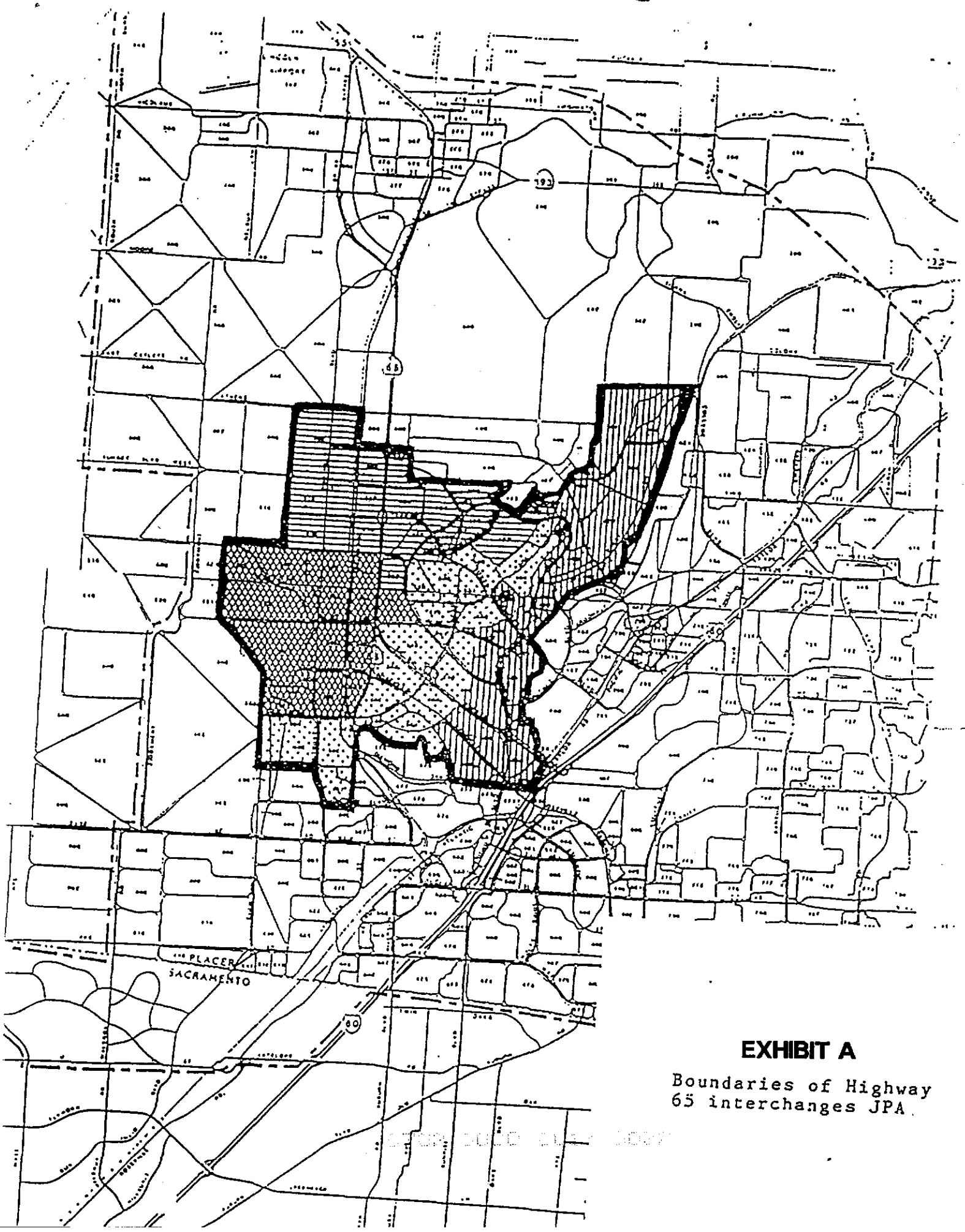


EXHIBIT A

Boundaries of Highway 65 interchanges JPA

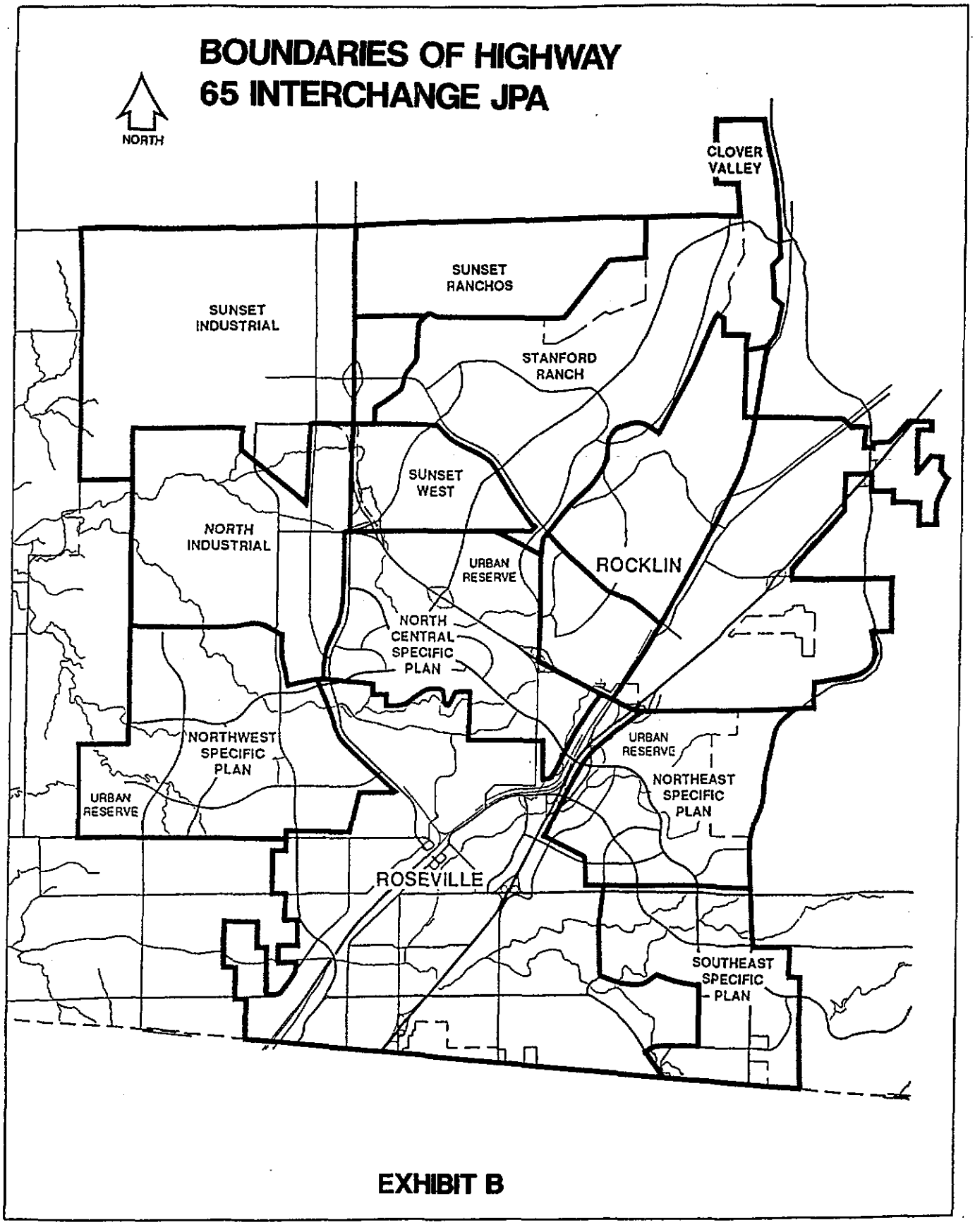


EXHIBIT B

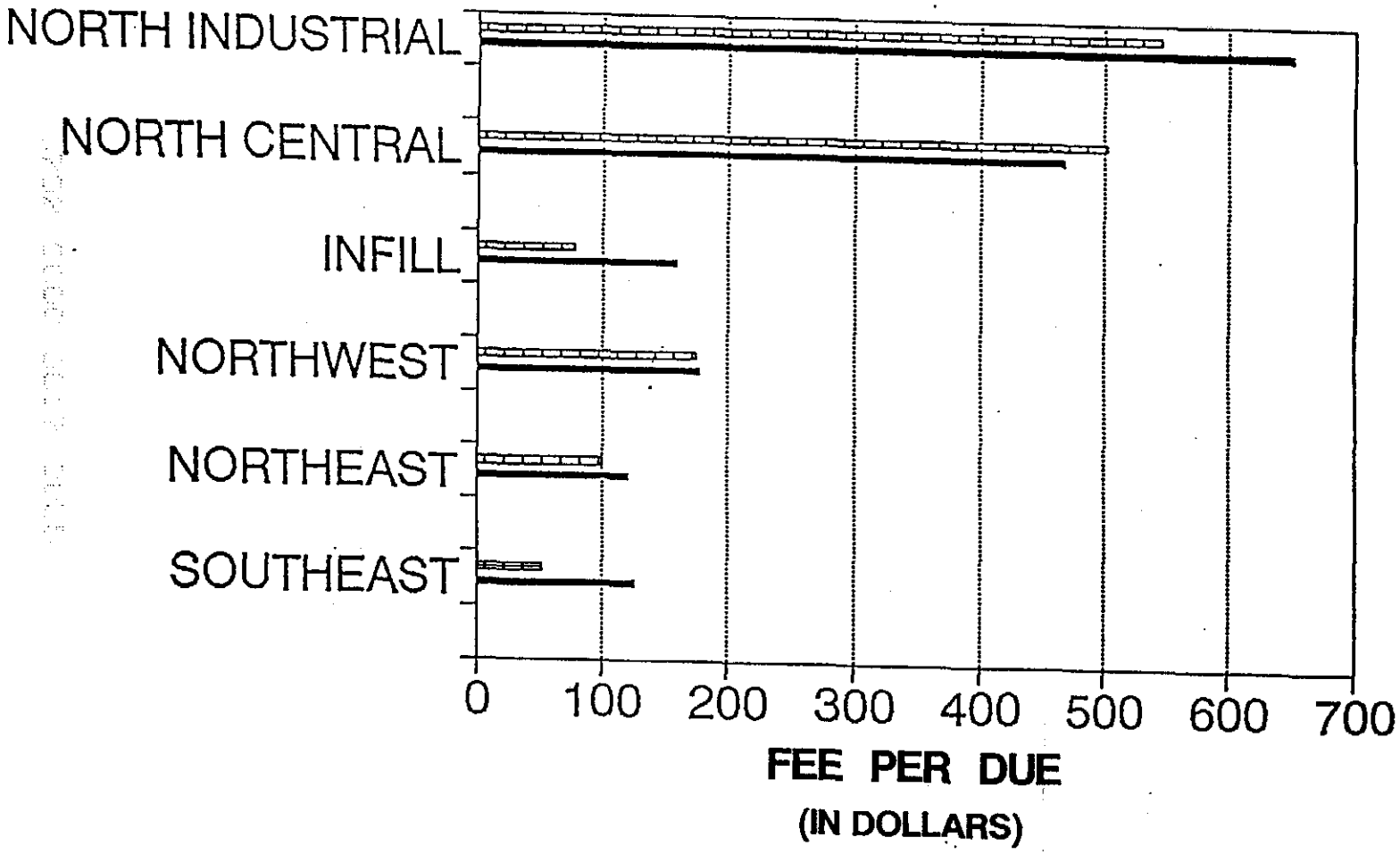
NOTE: The boundaries of the JPA shall include *all of the city limits of* Roseville and Rocklin.

PROPOSED JPA FEES

Summary of Costs Per DUE

Jurisdiction	Fee District	Cost Per DUE
Roseville	Infill	$101
	Northeast	112
	Southeast	69
	Northwest	220
	North Central	534
	North Industrial	722
	Average	*$307*
Rocklin	Stanford Ranch/Clover Valley	$514
	Sunset West	891
	South of Sunset	246
	North of Sunset	269
	East of SPRR	127
	Average	*$441*
Placer County	Sunset Industrial	$532
	Sunset Ranchos	762
	Atherton Tech	696
	Average	*$618*
Overall Average		$368

COMPARISON OF EXISTING
TMF V.S. PROPOSED JPA FEES



RESOLUTION NO. 92-161

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A FIRST AMENDMENT TO JOINT POWERS AGREEMENT FOR THE FINANCING AND CONSTRUCTION OF INTERCHANGES ON HIGHWAY 65

BE IT RESOLVED by the City Council of the City of Rocklin as follows:

Section 1. The City Council of the City of Rocklin hereby approves and authorizes the Mayor to execute a First Amendment to Joint Powers Agreement for financing and construction of interchanges on Highway 65, in the form attached hereto as Exhibit A and by this reference incorporated herein.

PASSED AND ADOPTED this 14th day of July, 1992, by the following roll call vote:

AYES: Councilmembers: Lund, Huson, Magnuson, Hill

NOES: Councilmembers: None

ABSENT: Councilmembers: Dominguez

ABSTAIN: Councilmembers: None

Mayor

ATTEST:

City Clerk

The foregoing instrument is a correct copy of the original document on file in this office.

Attest:
City Clerk, City of Rocklin

RESOLUTION NO. 92-205

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE APPROVING AN AGREEMENT **BETWEEN THE CITY OF ROSEVILLE AND COUNTY OF PLACER AND THE CITY OF ROCKLIN** AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an agreement **-- First Amendment to Joint Powers Agreement for the Financing and Construction of Interchanges on State Highway 65** has been prepared and has been reviewed by the Council;

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this 8th day of July , 1992, by the following vote on roll call:

AYES COUNCILMEMBERS: Pauline Roccucci, Fred M. Jackson, Harry Crabb, Jr., Bill Santucci

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: Mel Hamel

Bill Santucci
MAYOR

ATTEST:

Helen Florance
City Clerk

The foregoing instrument is a correct copy of the original on file in this office.

ATTEST:
City Clerk of the City of Roseville, California

DEPUTY CLERK

COUNCIL COMMUNICATION

CC #: 1879
File #: 0103-04-03

Title: Library Board - Unscheduled Vacancy Appointment
Contact: Katrina Six 916-774-5267 kmsix@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 10.1.

RECOMMENDATION TO COUNCIL

Recommend Council appoint one (1) individual to the Library Board to a term expiring December 31, 2022 from the applications received from: Sehrish Abdulqayyum, Brian Backhaus, Jenna Li, Jeanne Chilton Lindberg, Casey Mills, Holly Piscopo, Mitchell Ruby, Bette Simpson, Kulvinder Singh, Jennifer Hilbert Speak, Eileen Speaker, and Jamie Speiden.

BACKGROUND

The resignation of Patricia Wick has created an unscheduled vacancy on the Library Board with a term ending December 31, 2022. Twelve applications were received to fill the vacancy.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The appointment of members to boards or commissions does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

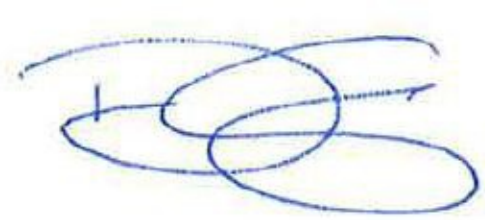
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal E - Deliver exceptional city services

Respectfully Submitted,

Katrina Six, City Clerk Technician

Helen Dreyer, Assistant City Clerk



_____

Dominick Casey, City Manager

COUNCIL COMMUNICATION

CC #: 1895
File #: 0400-04-10-2 & 0400-04-12-2 & 0400-03 & 0400-04

Title:	Sierra View Subdivision Project on Infill Parcels 3 & 100 and the Sierra Vista Specific Plan Parcels WB-41 & WB-31 Project - General Plan Amendments, Rezone, and Development Agreement
Contact:	Kinarik Shallow 916-746-1309 kshallow@roseville.ca.us

Meeting Date: 1/19/2022
Item #: 11.1.

RECOMMENDATION TO COUNCIL

At the December 16, 2021 Planning Commission meeting, the Planning Commission recommended the City Council take the following actions on the two projects:

A. Consider the Sierra View Country Club and Sierra Vista Specific Plan Redesignation and Rezone Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring & Reporting Program and Consider the 6th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR).

For the Sierra View Subdivision Map Project (File # PL21-0162):

A. Adopt a resolution approving land use amendments to the General Plan; and
B. Adopt the two (2) findings of fact and introduce for first reading an ordinance approving the Rezone.

For the SVSP PCL WB-41 Rezone Project (File # PL21-0161):

A. Adopt a resolution approving land use amendments to the General Plan;
B. Adopt a resolution approving text and land use map amendments to the Sierra Vista Specific Plan;
C. Adopt the two (2) findings of fact and introduce for first reading an ordinance approving the Rezone; and
D. Adopt the five (5) findings of fact and introduce for first reading an ordinance approving the Second Amendment of the Development Agreement by and between the City of Roseville and Westpark S.V. 400, LLC relative to the Sierra Vista Specific Plan and authorizing the City Manager to execute it on behalf of the City.

BACKGROUND

Projects #PL21-0162 (Sierra View Subdivision) and #PL21-0161 (SVSP Parcels WB-41 and WB-31) are linked to each other due to requirements in California State Housing Law. Each project and its corresponding entitlements were evaluated independently in a separate staff report

for Planning Commission, however, the Planning Commission took one action when considering the entitlements for both projects. Similarly, City Council will also be asked to take one action for both projects. The Planning Commission staff reports are included as Attachment 1 and Attachment 2 to the Council Communication. The following is an explanation of why these projects are linked.

Recent changes in state law preclude the City from reducing anticipated housing density in one portion of its jurisdiction without making up for the resulting reduction by increasing anticipated housing density in another area. As enacted in the 2019 legislative session, Senate Bill 330 (the Housing Crisis Act of 2019 or S.B. 330) created Government Code Section 65300. Subdivision (b)(1)(A) of that statute generally prevents a city from changing the residential general plan, specific plan, and zoning designation to "a less intensive use" or to reduce the intensity of the designation below what was allowed on January 1, 2018. An exception to this prohibition exists, however, where the city "concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity" (Government Code § 65300 (h)(2)(i)(1), italics added).

The applicant is proposing a reduction in residential capacity on one site (Infill Parcel 100 – Sierra View Subdivision, file #PL21-0162) but proposing a modification in the designations on two other sites (Sierra Vista Specific Plan Parcel WB-41 and Parcel WB-31, file #PL21-0161), in order to make up for the lost residential capacity at Infill Parcel 100. Infill Parcel 100 has a current General Plan unit allocation of 168 units, however with the Sierra View Subdivision project (file #PL21-0162), the applicant is proposing to build only 75 of the units. As required by S.B. 330, the remaining 93 units must be transferred elsewhere in the City to avoid any net reduction in anticipated housing units. The remaining 93 units will be transferred to SVSP Parcels WB-41 and WB-31. The SVSP Parcel WB-41 Rezone project (file #PL21-0161) proposes amending the land use and zoning designation of Parcel WB-41 from its current Community Commercial (CC) designation to Medium Density Residential (MDR) with a zoning of Small Lot Residential/Development Standards (RS/DS), in order to accommodate 63 of the units being transferred from Infill Parcel 100. The remaining 30 units from Infill Parcel 100 are being transferred to High Density Residential Parcel WB-31. Since the Legislature, through S.B. 330, has required these consecutive actions, the Planning Commission acted on the two projects under one motion.

This Council Communication provides a summary description and summary evaluation of each project, and a summary of the Planning Commission hearing. A detailed project background and evaluation for each project is provided in the Planning Commission staff reports, included as Attachment 1 and Attachment 2.

<u>Project Description – Infill Parcels 3 & 100 – Sierra View Subdivision Map (File #PL21-0162)</u>

The project site is located on Infill Planning Parcels 3 and 100, located at 360 Diamond Oaks Road. The approximate 23-acre parcel is currently vacant and is located adjacent to and east of the Sierra View Country Club and just north of Shasta Street and south of Diamond Oaks Road. Infill Parcel 100 has a current zoning designation of Multi-Family Housing (R3) and a General Plan land use designation of Medium Density Residential (MDR) at 6.8 units per acre. Infill Parcel 3 has a current zoning designation of Single-Family Residential (R1) and a General Plan land use designation of Low Density Residential (LDR). The current General Plan unit allocation for Infill Parcel 100 is 168 units, however the project is proposing to build only 75 of these units. As mentioned, the remaining 93 units will be transferred to SVSP Parcels WB-41 and WB-31 in order to comply with S.B. 330. The developer is proposing a reduced density on Infill Parcel 100 in response to community requests that future development on this site more closely align with the existing community immediately to the east, which is a single-family Low Density Residential subdivision, to promote community cohesion and continuity.

Therefore, the applicant is requesting a General Plan Amendment to amend the land use designation of Parcel 100 from MDR to LDR at a density of approximately 4.9 units per acre.

The LDR designation will facilitate the development of larger lots, which will better accommodate a variety of single-story and two-story home plans consistent with the adjacent subdivision. A Rezone is also requested to amend the zoning designation of Parcel 100 from Multi-Family Housing (R3) to Small Lot Residential (RS) to be consistent with the proposed land use designation. A small portion of Infill Parcel 3 will be amended from Single-Family Residential (R1) to RS. Exhibit A includes the General Plan Amendment exhibit, Exhibit B includes the General Plan land use map reflecting the land use change, and Exhibit C includes the Rezone exhibit.

Associated with this request was a Tentative Subdivision Map to create a total of 75 single-family residential lots and a Tree Permit to allow the removal of 158 native oak trees and the encroachment into the protected zone of 30 additional native oak trees. The Planning Commission approved these entitlements at their December 16, 2021 meeting. Further discussion and exhibits for these entitlements are included in the Planning Commission staff report included as Attachment 1.

Summary Evaluation – Infill Parcels 3 & 100 – Sierra View Subdivision Map (File #PL21-0162)

As detailed in pages 4-6 of the Planning Commission staff report (see Attachment 1), the proposed General Plan Amendment and Rezone of the Sierra View Subdivision site is consistent with the goals and policies of the General Plan. The policies for land use amendments relate to promoting land use patterns that enhance quality of life and minimize conflicts between land uses. The proposed LDR land use is considered to be compatible with the surrounding uses. In addition, the proposed RS zone is listed as an implementing zone for the LDR land use; therefore, the proposed zoning designation is compatible with the proposed General Plan land use.

Consistent with General Plan policies, the land use modification was evaluated for impacts to traffic and utilities. A discussion on each of these impacts is included below.

Traffic: A transportation impact study was prepared by Fehr & Peers, an engineering consultant, to analyze the potential traffic impacts from the project. The study is included as Attachment 12 to the Initial Study/Mitigated Negative Declaration prepared for the project (see Exhibit N). Consistent with General Plan policies, the traffic study included an estimated trip generation and analysis of Vehicle Miles Traveled (VMT). Each item is discussed below.

- Trip Generation: The traffic study included an estimated trip generation, which was calculated based on trip rates and methodologies published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition (2017). Using the trip generation rate for “Single-Family Detached Housing”, the project would generate approximately 710 daily trips, with 56 occurring during the a.m. peak hour and 75 occurring during the p.m. peak hour. The project is reducing the density on the site and building less than the number of units anticipated and analyzed in the General Plan. Therefore, with the fewer number of units, the project’s trip generation is less than what was anticipated for the site. The City’s Engineering Division reviewed the traffic study and determined there is sufficient capacity to accommodate the trips generated by the project.

- Vehicle Miles Traveled (VMT): VMT is a measurement of travel demand, representing the number of miles traveled by vehicles in some amount of time (e.g., VMT per day or annual VMT). Consistent with state law, the General Plan has adopted VMT standards and requires land use amendments to be evaluated for consistency with these standards. Given the project proposes a reduced density with a lesser amount of units when compared to the current General Plan allocation, the traffic study determined the project would generate less VMT than what was assumed in the General Plan. As such, the project would have a less than significant impact to the transportation system on the basis of project-generated VMT.

Utilities: As part of the environmental review of the project, a technical memo was prepared by MacKay & Somps that evaluated the water and sewer demands based on the proposed land use

designations and unit allocations proposed with the WB-41 Rezone project (file #PL21-0161) and the Sierra View Subdivision Map project (file #PL21-0162). The memo is included as Attachment 7 of Exhibit O. The memo evaluated the two projects together given that the units proposed on SVSP Parcel WB-41 and WB-31 are being transferred from Infill Parcel 100. The memo concluded the proposed changes to the land use designations and unit allocations will result in less water demand and less sanitary sewer flows. The City's Environmental Utilities staff reviewed the project and concluded the project as a whole will have a lower demand on City utilities than the previously anticipated land uses.

In conclusion, the proposed General Plan Amendment and Rezone for the Sierra View Subdivision project is consistent with the goals and policies of the General Plan, and the proposed land use and zoning designation are appropriate and compatible with the surrounding area.

Project Description – SVSP Parcel WB-41 – Rezone (File #PL21-0161)

The project site consists of Parcels WB-31 and WB-41, which are both located within the SVSP, to the north and south of Pleasant Grove Boulevard and east of Santucci Boulevard. Both parcels are currently undeveloped. Parcel WB-31 is approximately 11 acres and has a General Plan land use designation of High Density Residential (HDR) at a density of 23.7 units per acre and a zoning designation of Multi-Family Housing (R3). Parcel WB-41 is approximately 10 acres and has a General Plan land use designation and zoning designation of Community Commercial (CC).

The requested entitlements will allow for the development of a 63-unit single-family residential subdivision on Parcel WB-41. No development is being proposed on Parcel WB-31 at this time.

The applicant requests a General Plan Amendment (GPA) to amend the land use designation of Parcel WB-41 from CC to Medium Density Residential (MDR) at a density of approximately 7.4 units per acre, in order to facilitate development of a 63-unit subdivision on this parcel. The SVSP document will be amended to reflect the proposed land use change for Parcel WB-41 as well as the unit transfers occurring with the Sierra View Subdivision project (file #PL21-0162). As mentioned, the Sierra View Subdivision project will transfer a total of 93 units from Infill Parcel 100 to Parcel WB-41 (+63 units) and to High Density Residential Parcel WB-31 (+30 units). The project would increase the density of Parcel WB-31 from 23.7 units per acre to 26.4 units per acre, as allowable under the General Plan. Section 6.5 and Figure 6-25 of the SVSP will be amended to remove the designation of a park and ride lot on Parcel WB-41, and Section B.12 and Figure B-30, which identify a conceptual commercial center plan for Parcel WB-41, will be removed. Exhibit D includes the General Plan Amendment exhibit, Exhibit E includes the General Plan land use map reflecting the land use change, Exhibit F includes the Specific Plan Amendment exhibit, and Exhibit G includes the SVSP change pages. A Rezone is requested to amend the zoning designation of Parcel WB-41 from Community Commercial (CC) to Small Lot Residential/Development Standards (RS/DS) to be consistent with the proposed land use designation. Exhibit H includes the Rezone exhibit.

Lastly, the project includes a Second Amendment of the Westbrook Development Agreement. The Development Agreement (DA) will be amended to reflect the proposed land use changes, unit transfers, elimination of the bus transfer station/park and ride lot on WB-41, and dedication of a portion of West Roseville Specific Plan (WRSP) Parcel W-60B to the City. Sections of the DA pertaining to City-wide park fees will be amended to specify that these fees paid by the landowner upon issuance of building permits for the 63 units on Parcel WB-31 and for the 30 units on Parcel WB-31 may be applied by the City to the construction of improvements to any City-wide park in the City. Furthermore, sections of the DA pertaining to City-wide park and open space in-lieu fees will be amended to specify these in-lieu fees will not be collected from the 63 units on Parcel WB-41 or from the 30 units on Parcel WB-31. Exhibit I includes the proposed DA Amendment.

Associated with this request was a Tentative Subdivision Map to create a total of 63 single-family residential lots on Parcel WB-41. The Planning Commission approved the Tentative Subdivision

Map at their December 16, 2021 meeting. Further discussion and exhibits for this entitlement is included in the Planning Commission staff report included as Attachment 2.

Summary Evaluation – SVSP Parcel WB-41 – Rezone (File #PL21-0161)

As detailed in pages 4-9 of the Planning Commission staff report (see Attachment 2), the proposed land use amendment of SVSP Parcel WB-41 from Community Commercial (CC) to Medium Density Residential (MDR) is consistent with goals and policies of the General Plan and the SVSP, and with the City's adopted Guidelines for Conversion of Non-Residential Land Uses (included as Attachment 1 of the Planning Commission staff report). In addition, the General Plan identifies the proposed RS/DS zone as an implementing zone for the MDR land use, which is intended for small-lot single-family detached dwelling units with a density of 7.0 to 12.9 dwelling units per gross developable acre. The proposed project is a 63-unit detached single-family subdivision with a density of 7.4 units per gross developable acre, which is consistent with the MDR land use designation and is compatible with the surrounding uses.

The City Council adopted guidelines for the conversion of non-residential land uses include evaluating fiscal impacts, traffic, utilities, public benefit, and affordable housing when contemplating residential land use allocations. Each of these topics is discussed below as it relates to the proposed project.

Fiscal Impact: A fiscal impact analysis was prepared by Economics & Planning Systems, Inc. (EPS) that demonstrated the land use change would not result in a negative fiscal impact to the City's General Fund on an annual basis (see Attachment 3). Additional studies were completed to determine the feasibility of developing Parcel WB-41 as a commercial site. These studies are discussed below and are included as Attachments 3-5 of the Planning Commission Staff Report.

Supermarket Retail Potential SVSP Parcel WB-42 and WB-41 – Intalytics, May 2021

A study completed by Intalytics, a market analyst, determined that Parcel WB-41 is an inferior commercial site due to: 1.) a limited 180-degree trade area, with uncertain development of area to the west; 2.) lack of circulation and no defined route or time for extension of Santucci Boulevard; and 3.) future development of Community Commercial Parcel WB-42 (located less than a mile east of Parcel WB-41, and which Intalytics determined to be a superior site) will make WB-41 infeasible to support a neighborhood serving commercial center.

Retail Market Analysis and Highest & Best Use Study – MXD Development Strategists, July 2021

MXD Development Strategists prepared a retail market analysis and "highest and best use" study, which concluded that residential would be the parcel's highest and best use when compared to commercial, office, or hotel uses. Similar to the findings of Intalytics, this is due to the site's limitation of a 180-degree trade area, much of which is in permanent open space, which acts as a major impediment to the site's development potential. The study also indicated that much of the site's trade area relies on development of Placer County projects (e.g., Regional University and Curry Creek) and that the timing of these projects is uncertain. MXD determined that even if the County projects are to develop in the next couple of decades, development of sites within the western portion of Roseville will likely push the trade area for WB-41 further west, resulting in better located sites within the County projects. The site's location on the western edge of the City is an inferior location when compared to the other Community Commercial sites in the area west of Fiddyment Road. The analysis also evaluated the site for a grocer or drug store anchor and found that neither reached the threshold sales level that would be considered viable by either user.

Retail Feasibility Traffic Analysis – Fehr & Peers, July 2021

A retail feasibility traffic analysis was prepared by Fehr & Peers (F&P), an engineering consultant, to inform whether Parcel WB-41 can realistically be expected to develop with retail land uses in the next 15 to 20 years. F&P used a set of land use and roadway network assumptions based on market and development trends typical for North and West Roseville. A traffic forecast model was developed with these assumptions that determined the cumulative traffic volume passing through

the Santucci Boulevard/Pleasant Grove Boulevard intersection at the northwest corner of Parcel WB-41. With the traffic forecast model, F&P concluded there are not nearly enough pass-by trips for a retail development to be feasible on Parcel WB-41 and that the site would have nearly 75% less traffic than similar sites. Lastly, F&P determined the feasibility of retail on Parcel WB-41 is further diminished by its location relative to future residential development and competing retail sites.

Traffic: As part of the environmental review of the project, a traffic study was prepared by Fehr & Peers to analyze the potential traffic impacts from the project. The environmental document is included as Exhibit J and the traffic study is included as Attachment 5 of Exhibit O (Addendum Attachments). Consistent with General Plan policies, the traffic study included an estimated trip generation and analysis of Vehicle Miles Traveled (VMT). Each item is discussed below.

- Trip Generation: The traffic study compared the trip generation of Parcel WB-41 based on its existing and proposed zoning using trip generation rates from the City of Roseville 2035 travel demand model. The trip generation rate for the existing zoning was based on a retail land use, which has a higher trip rate when compared to single-family residential. As a result, the proposed rezoning from CC to RS/DS would result in substantially fewer trips generated by the property. This suggest that traffic volumes in the vicinity of the project would be reduced during peak hours and on a daily basis as a result of the land use change. The study also analyzed whether the reduction in retail land use in the SVSP would cause a greater amount of the Specific Plan trips to occur outside of the SVSP area. The study concluded the proposed rezone would result in fewer external a.m. and p.m. peak hour and daily trips generated by the Specific Plan when compared to the existing zoning.

- Vehicle Miles Traveled (VMT): VMT is a measurement of travel demand, representing the number of miles traveled by vehicles in some amount of time (e.g., VMT per day or annual VMT). Consistent with state law, the General Plan has adopted VMT standards and requires land use amendments to be evaluated for consistency with these standards. Per the traffic study findings, the proposed rezone would generate fewer site trips, fewer trips entering/exiting the SVSP area, and less VMT for both the SVSP area and for the City as a whole. Thus, the project would have a less than significant impact to the transportation system on the basis of project-generated VMT.

Utilities: As mentioned, a technical memo was prepared by MacKay & Somps that evaluated the water and sewer demands based on the proposed land use designations and unit allocations proposed with the WB-41 Rezone project (file #PL21-0161) and the Sierra View Subdivision Map project (file #PL21-0162). The memo concluded the proposed changes to the land use designations and unit allocations will result in less water demand and less sanitary sewer flows. The City's Environmental Utilities staff reviewed the project and concluded the project as a whole will have a lower demand on City utilities than the previously anticipated land uses.

Public Benefit: On December 1, 2021, the City Council adopted Resolution No. 21-470 approving a Purchase and Sale Agreement (PSA), by and between the City of Roseville and West Roseville, LLC for 20 acres of West Roseville Specific Plan (WRSP) Parcel W-60B and authorizing the City Manager to execute it on behalf of the City. Parcel W-60B is a vacant, approximate 30-acre parcel that has a current zoning designation of Light Industrial/Special Area (M1/SA) and a land use designation of Light Industrial (LI) (see Figure 3). The City currently owns the adjacent parcel to the north, Parcel W-60A, which is anticipated for a future long-field sports complex. The additional 20 acres from Parcel W-60B will allow the future sports complex to have additional fields and be a regional draw for sporting events. This will result in added revenue to the City's General Fund in the form of sales tax and transient occupancy tax revenue. As part of the proposed project, the developer will be dedicating five (5) of the 20 acres that are part of the PSA to the City. If this project is ultimately approved and if the approval occurs prior to close of escrow, then the total purchase price will be reduced to reflect only 15 acres being

purchased and five (5) acres being dedicated. The acreage dedication will be reflected in the proposed DA Amendment.

Affordable Housing: The General Plan Housing Element requires that new residential developments shall develop or cause to be developed 10% affordable housing, including 4% affordable to very low, 4% affordable to low, and 2% affordable to moderate income. The Housing Element does allow in-lieu fees to be considered on a case-by-case basis, and states that "Development Agreements shall be the mechanism utilized to secure implementation of the affordable housing program." The applicant is not proposing to include affordable housing units with this proposal and staff supports this approach. The primary reason is that the units proposed for the WB-41 and WB-31 parcels are not new residential units, rather these units are currently allocated to Infill Parcel 100 and are being transferred to Parcels WB-41 and WB-31. There is currently no affordable obligation for these units on Infill Parcel 100 and there is no precedent to include an affordable housing obligation with a residential unit transfer. As Development Agreements are an appropriate mechanism to implement the City's affordable housing program, and the terms of the proposed Development Agreement have been reviewed and mutually agreed upon by both the developer and the City of Roseville, approval of the Development Agreement will constitute compliance with the General Plan Housing Element.

In conclusion, the proposed General Plan Amendment, Specific Plan Amendment, and Rezone for the Parcel WB-41 project is consistent with the goals and policies of the General Plan and the Sierra Vista Specific Plan, and the proposed land use and zoning designation are appropriate and compatible with the surrounding area.

Development Agreement (DA) Amendment: City staff has found the proposed DA Amendment to be consistent with the General Plan, SVSP, and the Zoning Ordinance. The DA Amendment is in conformance with the public health, safety, and welfare, and will not adversely affect the orderly development of the property or the preservation of property values.

Public Outreach

Early notification of each project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. City staff included the projects on the Planning Division's Projects of Interest website, which included a project description, a link to the project plans, and was routinely updated with project updates. The developer also installed a sign on each project site for the purpose of notifying the public of the intended land use changes. A notice of the Planning Commission public hearing was published in the Sacramento Bee on December 3, 2021 and a notice of the hearing was also distributed to all property owners within 300 feet of the site, interested persons, and posted on the RCONA website. Subsequent to publication of the hearing notices, staff received one phone call and one email regarding the Sierra View Subdivision project. The call was from a resident within the Diamond Oaks neighborhood who was concerned with the project's removal of oak trees. The email was from Kat Fiorentino, a resident of the Diamond Oaks neighborhood, who asked for information on which oak trees are proposed for removal and stated she was concerned with the adverse impact of removing wildlife habitat (see Attachment). Staff responded with a copy of the project plans, including the tree removal exhibit, as well as a link to the CEQA document for information on the project's impacts to biological resources. Staff's response is included with Attachment 4. Staff also received three comment letters regarding the CEQA document prepared for the proposed project, which are discussed in the Environmental Determination section of this Council Communication. After publication of the staff reports for both projects, staff received three letters in support of the Sierra View Subdivision project, which are included as Attachment 5.

Prior to submitting a formal project application to the City, the property owner, Sierra View Land Company ("SVLC"), and the developer, Westpark Communities, held informational meetings on the Sierra View Subdivision project with residents in the surrounding area in November 2020 and in March 2021. The purpose of those meetings was to provide information on the project and for

residents to provide input on the initial plans. The initial plan for the site proposed smaller lot sizes with a greater number of units. However, residents expressed concerns with the density and lot sizes. As a result of this community feedback, the plans were revised to the current proposal of 75 units, with a lesser number of units and larger lots. The larger lots allow future builders the opportunity to bring forward a variety of single-story and two-story home plans, with lots adjacent to existing homes to the east of the project having additional depth to more closely conform to the lots of those existing homes.

Once a formal submittal was made to the City and staff had an opportunity to review the project, Westpark Communities presented the project at the Sierra View Neighborhood Association meeting on October 6, 2021. Residents of the Diamond Oaks neighborhood were also present. Approximately 50 people total were in attendance. City staff attended to answer questions related to the entitlement process. Residents asked questions on impacts to traffic, whether environmental review would be conducted, and what types of home plans would be offered.

Summary of Planning Commission Meeting

The project was heard by the City's Planning Commission on December 16, 2021. The applicant's representative addressed the Commission, spoke in favor of the project, and requested approval by the Commission.

Public testimony was received from three members of the public: 1.) Jane Maccione, a resident of Diamond Oaks neighborhood; 2.) Gray Allen, a former resident of Diamond Oaks neighborhood; and 3.) Zach Siviglia, a resident of Diamond Oaks neighborhood. In summary, Jane Maccione's comments were consistent with the comments provided in her letter dated December 5, 2021. Ms. Maccione also provided the Commissioners with photos of the truck and backhoe on the Sierra View Subdivision project site that she references in her letter. The photos are included as Attachment 6. Staff previously provided a response to the comments in a memorandum to the Planning Commission, which is included as Attachment 7. Gray Allen stated he was in support of the Sierra View Subdivision project. Lastly, Zach Siviglia asked about the Vehicle Miles Traveled (VMT) analysis of the project and stated that it should not have been looked at as a comparison against the original zoning of the project. Staff responded by stating that the General Plan EIR adopted as part of the General Plan update in 2019 included a robust VMT analysis for the City, which included the project sites. This VMT analysis was used as a baseline comparison for the projects.

A Commissioner questioned whether or not this project (rezoning commercial land in order to avoid no net loss in units, per S.B. 330) would set a precedent for future projects. A Commissioner was concerned with the loss of commercial property in western Roseville, but understood the reasons for doing so and the S.B. 330 requirements. A Commissioner thought that the project that would make the remaining commercial parcels in western Roseville more competitive. The Commission agreed with the approach to environmental review and the proposed mitigation measures. A Commissioner indicated that the public's participation in the meetings for the Sierra View Subdivision project resulted in a better project that solved a majority of the residents' concerns.

The Planning Commission adopted the Sierra View Country Club and Sierra Vista Specific Plan Redesignation and Rezone Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring & Reporting Program; considered the 6th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR); approved the Sierra View Subdivision Tentative Subdivision Map and Tree Permit, approved the Parcel WB-41 Tentative Subdivision Map; and for the Sierra View Subdivision project, recommended the City Council approve the General Plan Amendment and Rezone; and for the Parcel WB-41 Rezone project, recommended the City Council approve the General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement Amendment, with a vote of 6 aye, 0 nay, 1 absent.

FISCAL IMPACT

The project will not negatively affect the City's General Fund, and no policy conflicts have been identified. The WB-41 Rezone project is consistent with the City's Non-Residential Conversion policy (as described in Attachment 2, the Planning Commission Staff Report). This policy states that conversion of a non-residential land use (e.g., Community Commercial) to a residential land use (e.g., Medium Density Residential) shall not result in a negative fiscal impact to the City and requires that such projects be modeled individually for City-wide impacts. Economics & Planning Systems, Inc. (EPS) prepared a fiscal impact analysis that demonstrated the land use change would not result in a negative fiscal impact to the City's General Fund on an annual basis (see Attachment 3).

ENVIRONMENTAL REVIEW

Because the Sierra View Subdivision project (file #PL21-0162) is related to the SVSP Parcels WB-41 and WB-31 project (file #PL21-0161), the two projects are evaluated in a combined CEQA document (see Exhibit J). However, each action requires a different type of CEQA analysis based on its site location and the previous planning conducted for that site, and each requires different City approvals and entitlements. The Sierra View Subdivision project site is analyzed pursuant to CEQA Guidelines Sections 15060 et seq. and 15070 et. seq., as an Initial Study with accompanying environmental checklist leading to a Mitigated Negative Declaration. As a result, the Sierra View Subdivision project will require site-specific mitigation measures not previously contemplated in any other planning or environmental documents. Consistent with CEQA Guidelines Section 15164, regarding a previously certified and adopted Environmental Impact Report (EIR), an Addendum to the Sierra Vista Specific Plan EIR (SCH #2008032115, certified May 5, 2010) was prepared for Parcels WB-31 and WB-41 to cover the minor technical changes and additions necessary to describe the impacts of the proposed project. The Addendum did not identify any new environmental impacts from the project. The CEQA document includes a Cumulative Considerations analysis, which looks at the combined effects of the two projects in order to set forth the total combined level of environmental impact from both the Sierra View Subdivision project and the SVSP Parcels WB-41 & WB-31 project. This analysis provides additional consideration of the projects' combined cumulative impacts by looking at the two actions together in the context of the approved full buildout of the General Plan area as contemplated in the certified 2020 General Plan EIR for the 2035 General Plan Update. The Planning Commission adopted the Initial Study/Mitigated Negative Declaration and considered the Addendum at the December 16, 2021 meeting. The documents were circulated for a 30-day public review that ended on December 6, 2021.

Staff received three comment letters during the public review period of the CEQA document (see Attachment 4). The first comment letter was from Kat Fiorentino, a resident of the Diamond Oaks neighborhood, seeking clarification on the project description contained in the public notice since it referenced both the Sierra View Subdivision project and the SVSP Parcel WB-41 & WB-31 project. Staff provided an explanation of the projects and how they were linked. Staff's response is included with Attachment 4.

The second comment letter was from Derek Pell, a Roseville resident. To summarize, Mr. Pell has concerns with the reduced density on Infill Parcels 3 and 100 because it is taking potential housing from a centralized, infill location and moving it to the edge of the City (i.e., SVSP Parcels WB-41 & WB-31). In terms of VMT, Mr. Pell claims that the combined effect of the rezoning will be that there will be fewer people close to amenities where it is possible to not drive, leading to more people in cars traveling longer distances. As documented in the traffic study prepared for

the WB-41 Rezone project, the proposed rezone would generate 3,283 fewer daily site trips, 1,666 fewer daily trips entering/exiting the SVSP area, and a reduction of 11,599 VMT for the SVSP area and a reduction of 17,581 VMT for the City as a whole. In addition, the Sierra View Subdivision project was found to generate less VMT than what was assumed in the General Plan, because it is reducing the density and number of units on the site. As a result, the combined impacts on the basis of project-generated VMT for both projects would not exceed any transportation and traffic impacts analyzed in the General Plan EIR.

The third comment letter was submitted by Robert and Jane Maccione, owners of 1004 Shasta Street, stating that they object to the proposed Mitigated Negative Declaration. The letter claims that a more detailed and independent study of the environmental impacts of the proposed development of Parcels 3 and 100 is necessary and additional mitigation measures beyond those proposed in the MND are required. Staff has included a response to these comments in Attachment 7.

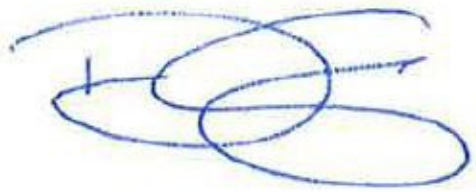
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community
Goal D - Enhance economic vitality
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Kinarik Shallow, Associate Planner

Mike Isom, Development Services Director



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Dominick Casey, City Manager

ATTACHMENTS:

Description

Attachment 1 Item 6.1a December 16, 2021 Planning Commission Staff Report and Exhibits

Attachment 2 Item 6.1b December 16, 2021 Planning Commission Staff Report and Exhibits

Attachment 3 Fiscal Impact Analysis (Parcel WB-41)

Attachment 4 Public Comments

Attachment 5 Item 6.1a Public Comments 12.14 to 12.16

Attachment 6 Photos from Jane Maccione

Attachment 7 Response to Maccione Comments

Resolution 22-023

Exhibit A General Plan Amendment (Infill Parcel 100)

Exhibit B General Plan Land Use Map (Infill Parcel 100)

Rezone Ordinance Sierra View Subdivision

Exhibit C Rezone (Infill Parcels 3 & 100)

Resolution 22-024

Exhibit D General Plan Amendment SVSP Parcel WB-41

Exhibit E General Plan Land Use Map SVSP Parcel WB-41

Resolution 22-025

Exhibit F Specific Plan Amendment

Exhibit G SVSP Change Pages

Rezone Ordinance SVSP Parcel WB-41

Exhibit H Rezone SVSP Parcel WB-41

Ordinance for Second Amendment to Westbrook DA

Exhibit I Second Amendment of the Westbrook DA

Exhibit J Combined CEQA Document

Exhibit K MND Attachments 1-5

Exhibit L MND Attachments 6-7

Exhibit M MND Attachments 8-11

Exhibit N MND Attachments 12-15

Exhibit O Addendum Attachments

CITY OF ROSEVILLE CALIFORNIA

PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING December 16, 2021

Prepared by: Kinarik Shallow, Associate Planner

ITEM 6.1a: General Plan Amendment, Rezone, Tentative Subdivision Map, Tree Permit – 360 Diamond Oaks Road – INFILL PCL 3 & 100 – Sierra View Subdivision Map – File #PL21-0162 & #PL21-0161

REQUEST

The project will allow the construction of 75 single-family homes on Infill Planning Parcels 3 and 100, located to the east of the Sierra View Country Club. The entitlements include a General Plan Amendment to change the land use designation of Parcel 100 from Medium Density Residential (MDR) to Low Density Residential (LDR) and a Rezone from Multi-Family Housing (R3) to Small Lot Residential (RS). Infill Planning Parcel 3 will be rezoned from Single-Family Residential (R1) to RS. A Tentative Subdivision Map is requested to subdivide the parcels into 75 single-family lots. Lastly, a Tree Permit is requested to remove native oak trees on the site in order to facilitate development of the lots. The remaining 93 units allocated to Infill Parcel 100 will be transferred to Sierra Vista Specific Plan (SVSP) Parcels WB-41 (+63 units) and WB-31 (+30 units).

Applicant – John Tallman, WP Sierra View LLC
Property Owner – SVLC 23 LLC

SUMMARY RECOMMENDATION

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

Adopt the Sierra View Country Club and Sierra Vista Specific Plan Redesignation and Rezone Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring & Reporting Program and Consider the 6th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR).

For the Sierra View Subdivision Map Project (File # PL21-0162):

A. Recommend the City Council approve the General Plan Amendment (Land Use Map);
B. Recommend the City Council approve the Rezone;
C. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-five (65) conditions of approval; and
D. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

SENATE BILL 330

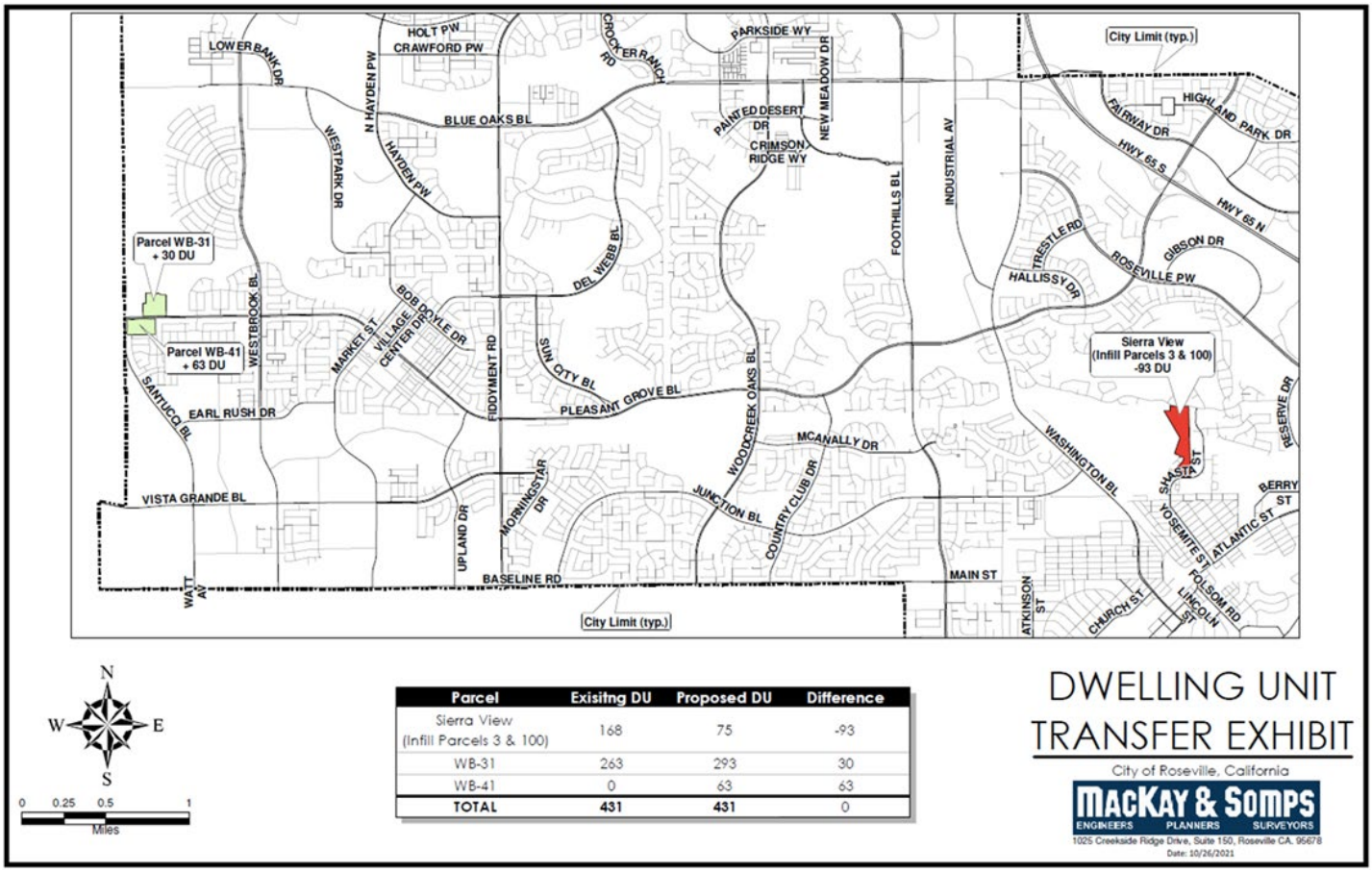
Projects #PL21-0162 (Sierra View Subdivision) and #PL21-0161 (SVSP Parcels WB-41 and WB-31) are linked to each other due to requirements in California State Housing Law. As described below, each project is evaluated independently in a separate staff report, however, The Planning Commission will be asked to take one action when considering the entitlements for both projects. The following is an explanation of why these projects are linked and how staff is recommending the proposed entitlements be acted upon.

Recent changes in state law preclude the City from reducing anticipated housing density in one portion of its jurisdiction without making up for the resulting reduction by increasing anticipated housing density in another area. As enacted in the 2019 legislative session, Senate Bill 330 (the Housing Crisis Act of 2019 or S.B. 330) created Government Code Section 65300. Subdivision (b)(1)(A) of that statute

generally prevents a city from changing the residential general plan, specific plan, and zoning designation to "a less intensive use" or to reduce the intensity of the designation below what was allowed on January 1, 2018. An exception to this prohibition exists, however, where the city "concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity" (Government Code § 65300 (h)(2)(i)(1), italics added).

The applicant is proposing a reduction in residential capacity on one site (Infill Parcel 100 – Sierra View Subdivision, file #PL21-0162) but proposing a modification in the designations on two other sites (Sierra Vista Specific Plan Parcel WB-41 and Parcel WB-31, file #PL21-0161), in order to make up for the lost residential capacity at Infill Parcel 100. Figure 1 below identifies the location of these parcels and the proposed unit transfers. Infill Parcel 100 has a current General Plan unit allocation of 168 units, however with the Sierra View Subdivision project (file #PL21-0162), the applicant is proposing to build only 75 of the units. As required by S.B. 330, the remaining 93 units must be transferred elsewhere in the City to avoid any net reduction in anticipated housing units. The remaining 93 units will be transferred to SVSP Parcels WB-41 and WB-31. The SVSP Parcel WB-41 Rezone project (file #PL21-0161) proposes amending the land use and zoning designation of Parcel WB-41 from its current Community Commercial (CC) designation to Medium Density Residential (MDR) with a zoning of Small Lot Residential/Development Standards (RS/DS), in order to accommodate 63 of the units being transferred from Infill Parcel 100. The remaining 30 units from Infill Parcel 100 are being transferred to High Density Residential Parcel WB-31. Since the Legislature, through S.B. 330, has required these consecutive actions, the Planning Commission will act on the two projects under one motion. However, staff has chosen to evaluate each project and the corresponding entitlements with separate staff reports for ease of readability.

Figure 1: Dwelling Unit Transfer Exhibit



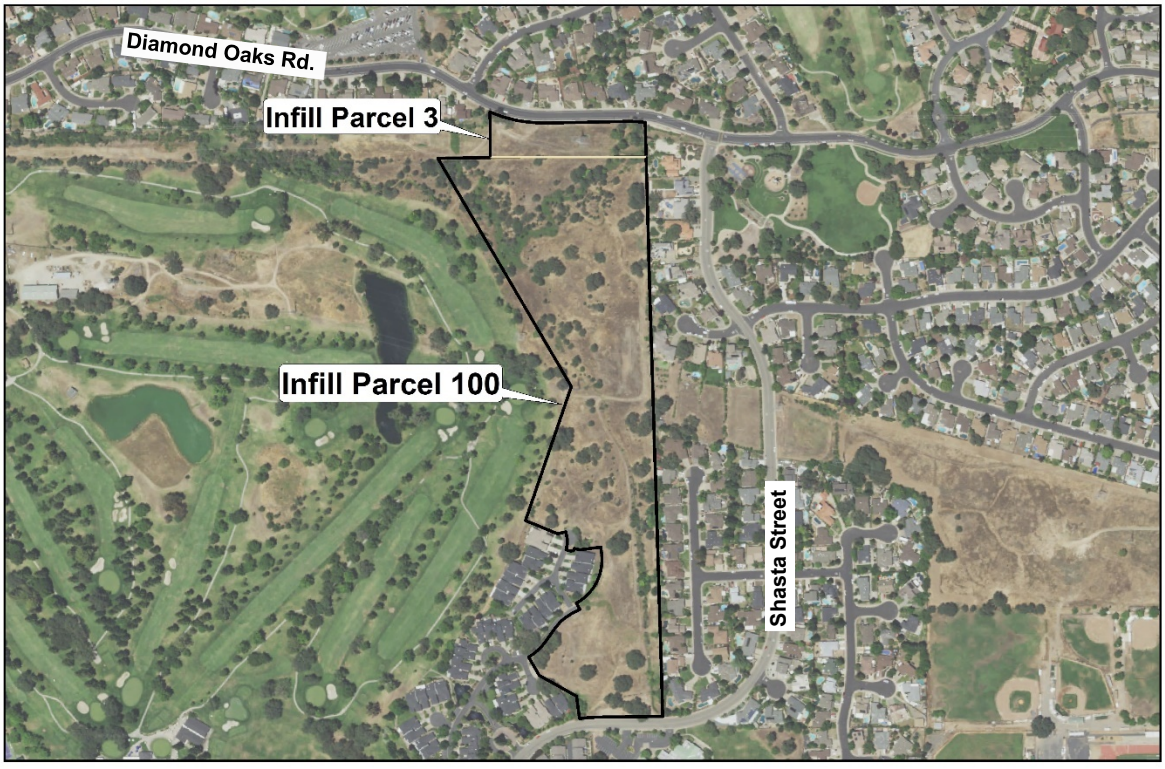
SUMMARY OF OUTSTANDING ISSUES

As described in the Environmental Determination Section, below, there have been three public comment letters submitted in reference to the associated Initial Study/Mitigated Negative Declaration (IS/MND). One of these letters indicated opposition to the proposed approval of the IS/MND. Staff has provided comprehensive responses to these comments. The applicant has reviewed and is in agreement with all recommended conditions of approval.

PROJECT BACKGROUND

The approximately 23-acre project site is located at 360 Diamond Oaks Road and consists of the majority of Infill Parcel 100 and a small, southern portion of Infill Parcel 3 (see Figure 1). Both parcels are located adjacent to and east of the Sierra View Country Club and just north of Shasta Street and south of Diamond Oaks Road. Infill Parcel 100 has a current zoning designation of Multi-Family Housing (R3) and a General Plan land use designation of Medium Density Residential (MDR) at 6.8 units per acre. Infill Parcel 3 has a current zoning designation of Single-Family Residential (R1) and a General Plan land use designation of Low Density Residential (LDR). The southwest portion of Infill Parcel 100 is developed with multi-family townhomes and the remainder is undeveloped and consists of some dirt roadways used for fire control and maintenance access. The majority of Infill Parcel 3 is developed with single-family homes save for the small portion included as part of this project. Overhead power lines cross the northern portion of the site and the central portion of the site in an east/west direction. Surrounding uses include single-family residences to the east and north across Diamond Oaks Road, Sierra View Country Club to the west, and Spanger Elementary School to the south across Shasta Street.

Figure 1: Project Location



The General Plan allocated a total of 223 units to Infill Parcel 100. In 1982, a Tentative Subdivision Map (file #UP 81-77) creating 55 lots was approved for the Sierra View Townhomes, located on the southwest portion of Infill Parcel 100. The Townhomes were expected to be built out to include the 23 acres which comprise the property in this application. However, subsequent phases of the Townhomes did not proceed forward and the remaining 168 units allocated to Infill Parcel 100 are unbuilt. The project is

proposing to build 75 of the 168 units on the remaining undeveloped portion of Infill Parcel 100. Consistent with S.B. 330, the remaining 93 units will be transferred elsewhere in the City, to Sierra Vista Specific Plan (SVSP) Parcels WB-41 and WB-31, to avoid any net reduction in anticipated housing units. Of the 93 units being transferred from Infill Parcel 100, 63 units will be transferred to SVSP Parcel WB-41 and 30 units will be transferred to SVSP Parcel WB-31. The developer is proposing a reduced density on Infill Parcel 100 in response to community requests that future development on this site more closely align with the existing community immediately to the east, which is a single-family Low Density Residential subdivision, to promote community cohesion and continuity. The proposed LDR designation will facilitate the development of larger lots which will better accommodate a variety of single-story and two-story home plans consistent with the adjacent subdivision.

Project Entitlements

General Plan Amendment (GPA) and Rezone – The project includes a GPA to amend the land use designation of Parcel 100 from Medium Density Residential (MDR) to Low Density Residential (LDR) at a density of approximately 4.9 units per acre. A Rezone is included to amend the existing zoning designation of Parcel 100 from Multi-Family Housing (R3) to Small Lot Residential (RS) to be consistent with the proposed land use designation. A small portion of Infill Parcel 3 will also be amended from Single-Family Residential (R1) to RS. Exhibit A includes the General Plan Amendment exhibit, Exhibit B includes the General Plan land use map reflecting the land use change, and Exhibit C includes the Rezone exhibit.

Tentative Subdivision Map – The approximately 23-acre project site will be subdivided into a new gated subdivision consisting of 75 LDR lots, four (4) landscape/detention lots, five (5) landscape lots, one (1) open space lot, and one (1) private park lot, for a total of 86 lots. Exhibit D includes the proposed Tentative Subdivision Map.

Tree Permit – A Tree Permit is requested to allow the removal of several native oak trees on the site in order to facilitate development of the subdivision. Exhibit E includes the project arborist report and Exhibit F includes the tree removal exhibit.

EVALUATION: GENERAL PLAN AMENDMENT AND REZONE

Proposed amendments to the General Plan are analyzed for consistency with the goals and policies of the respective plan. 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.***

Table 1 identifies the proposed unit transfers occurring with this project. As mentioned, the applicant is proposing to build 75 of the 168 allocated units on Parcel 100. The remaining 93 units will be transferred to SVSP Parcels WB-41 (+63 units) and WB-31 (+30 units). The unit transfers result in a change in land use for Parcel 100, from Medium Density Residential (MDR) to Low Density Residential (LDR), with a density of approximately 4.9 units per acre. Approval of the land use amendment would require updates to the City's General Plan land use map, included as Exhibit B. As mentioned, the land use amendment proposed for SVSP Parcel WB-41 is being processed under a separate project (file #PL21-0161).

Table 1: Unit Transfers

Parcel	Existing Land Use	Proposed Land Use	Existing Unit Allocation	Proposed Units	Difference	% Change
Infill Parcel 100	Medium Density Residential (MDR)	Low Density Residential (LDR)	168	75	-93	-55.4%
SVSP Parcel WB-41	Community Commercial (CC)	MDR	0	63	+63	-
SVSP Parcel WB-31	High Density Residential (HDR)	Unchanged	263	293	+30	+11.4%
TOTAL			**431**	**431**		

Land Use Compatibility: Table II-9 of the General Plan contains a table addressing the compatibility of adjacent land uses. For purposes of the table, "adjacent" includes land uses separated by collectors and local streets (e.g., Diamond Oaks Road and Shasta Street). The proposed LDR land use is considered to be compatible with the adjacent LDR land use to the east of the site and to the north across Shasta Street, compatible with the adjacent Park and Recreation (PR) parcel to the east, and compatible with the adjacent MDR and the Public/Quasi-Public (P/QP – Spanger Elementary) site to the south across Shasta Street. The City of Roseville General Plan provides a list of compatible "Implementing Zones" for each land use designation (General Plan Table II-10), which establishes what zoning designations are considered compatible with the applicable General Plan land use designation. The proposed RS zone is listed as an implementing zone for the LDR land use; therefore, the proposed zoning designation is compatible with the proposed General Plan land use.

Traffic: A transportation impact study was prepared by Fehr & Peers, an engineering consultant, to analyze the potential traffic impacts from the project. The study is included as Attachment 12 to the Initial Study/Mitigated Negative Declaration prepared for the project (see Exhibits G and H). Consistent with General Plan policies, the traffic study included an estimated trip generation and analysis of Vehicle Miles Traveled (VMT). Each item is discussed below.

- Trip Generation: The traffic study included an estimated trip generation, which was calculated based on trip rates and methodologies published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition* (2017). Using the trip generation rate for "Single-Family Detached Housing", the project would generate approximately 710 daily trips, with 56 occurring during the a.m. peak hour and 75 occurring during the p.m. peak hour. The project is reducing the density on the site and building less than the number of units anticipated and analyzed in the General Plan. Therefore, with the fewer number of units, the project's trip generation is less than what was anticipated for the site. The City's Engineering Division reviewed the traffic study and determined there is sufficient capacity to accommodate the trips generated by the project.

- Vehicle Miles Traveled (VMT): VMT is a measurement of travel demand, representing the number of miles traveled by vehicles in some amount of time (e.g., VMT per day or annual VMT). Consistent with state law, the General Plan has adopted VMT standards and requires land use amendments to be evaluated for consistency with these standards. Given the project proposes a reduced density with a lesser amount of units when compared to the current General Plan

allocation, the traffic study determined the project would generate less VMT than what was assumed in the General Plan. As such, the project would have a less than significant impact to the transportation system on the basis of project-generated VMT.

Utilities: As part of the environmental review of the project, a technical memo was prepared by MacKay & Somps (see Attachment 1) that evaluated the water and sewer demands based on the proposed land use designations and unit allocations proposed with the WB-41 Rezone project (file #PL21-0161) and the Sierra View Subdivision Map project (file #PL21-0162). The memo evaluated the two projects together given that the units proposed on SVSP Parcel WB-41 and WB-31 are being transferred from Infill Parcel 100. The memo concluded the proposed changes to the land use designations and unit allocations will result in less water demand and less sanitary sewer flows. The City's Environmental Utilities staff reviewed the project and concluded the project as a whole will have a lower demand on City utilities than the previously anticipated land uses.

General Plan Amendment and Rezone Conclusion

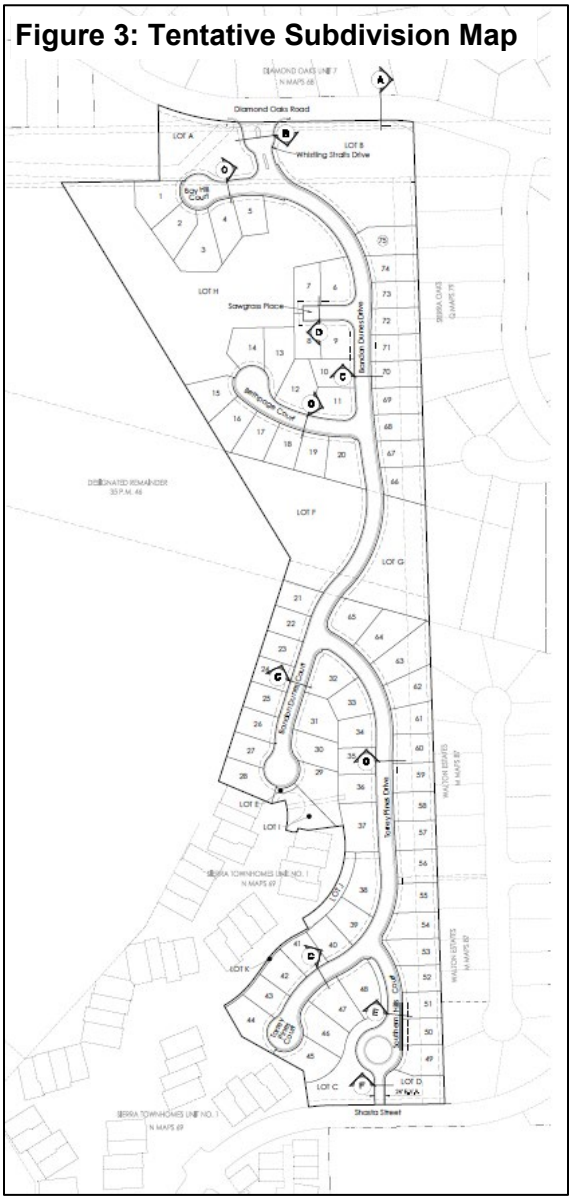
In conclusion, as discussed above, the proposed GPA and Rezone of the property is consistent with the goals and policies of the General Plan, and the proposed land use and zoning designation are appropriate and compatible with the surrounding area.

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 ***bold, italics*** and are followed by an evaluation of the map in relation to each finding.

1. ***The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

Figure 3: Tentative Subdivision Map



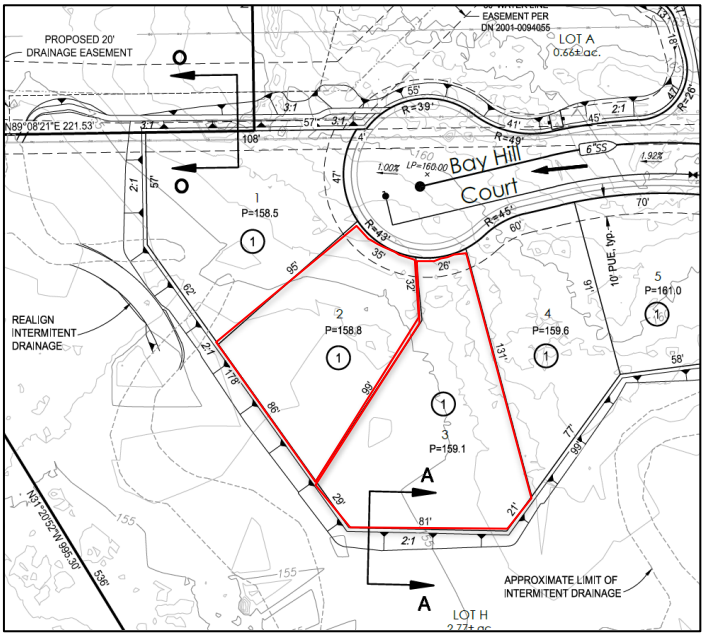
The applicant is proposing a new gated subdivision on Parcel 3 and 100 that will consist of 75 low density residential lots, four (4) landscape/detention lots, five (5) landscape lots, one (1) open space lot, and one (1) private park lot (see Figure 3). Adequate access and circulation is provided to each parcel to facilitate development of the small lots and all single-family lots are oriented with frontage on the private streets. Gated access to the subdivision will be provided via Diamond Oaks Road, on the northern boundary of the site. A 24-foot wide emergency vehicle access road will be provided via Shasta Street, on the southern boundary of the site.

The proposed access and circulation design was evaluated in the Transportation Impact Study prepared by Fehr & Peers (Attachment 12 of Exhibit I). The study

evaluated four access scenarios. Two of the four scenarios consisted of full access onto Shasta Street with varying levels of access on Diamond Oaks Road. These two options were removed from further consideration because they would have substantially increased vehicular conflicts with Spanger Elementary School and would have introduced a sight distance constraint (i.e., horizontal curvature of Shasta Street) that may have proven difficult to solve. A third option consisting of full access on Diamond Oaks Road and partial access on Shasta Street, allowing for exiting movements only (along with an EVA) was also considered. This was also rejected because of the potential for wrong-way travel as well as continued conflicts with school traffic. The fourth option, which is the proposed project, provides full access on Diamond Oaks Road and EVA access only on Shasta Street. This was determined to be the most optimal design based on sight distance, traffic volumes, and safety. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

Environmental Utilities will require residents within Sawgrass Court to bring their trash bins to a designated trash pickup area on the main street (Bandon Dunes), as refuse trucks are unable to make turning movements in this dead end street. This requirement will only affect four lots and is consistent with other subdivisions in the City that have short dead end streets. Designated pickup areas will be established to the satisfaction of Environmental Utilities and will be memorialized in the CC&Rs (Condition #48c of the Tentative Subdivision Map).

Figure 4: Lots 2 and 3



The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Instead these standards are contained within the Zoning Ordinance. The project parcel will have a zoning designation of Small Lot Residential (RS), which has a minimum lot area of 4,275 square feet for separated sidewalks and 4,500 square feet for attached sidewalks. A majority of the lots within the subdivision will exceed these minimum lot area standards and will have an average lot area of 6,800 square feet. The RS development standard for lot width is a minimum of 45 feet, which is measured at the front setback line (15 feet for attached sidewalks and 10 feet for detached sidewalks). However, Lots 2 and 3 of the proposed subdivision map do not meet this minimum lot width; Lot 2 has a lot width of 35 feet and Lot 3 has a lot width of 26 feet. As shown in Figure 4, Lots 2 and 3 are located on the inside of the street curve, which results in a condition where the lot is narrow on the frontage, but then widens so that each lot is at least 45 feet wide, which is sufficient to accommodate development and meet the applicable RS development standards. As such, staff supports the widths as proposed.

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

The proposed parcels are of sufficient size and shape to accommodate development that is consistent with the applicable zoning and design requirements. As mentioned above, the lots are consistent with the applicable development standards, with the exception of Lots 2 and 3 identified above. However, these lots are still of sufficient size and shape to accommodate development. The proposed parcel configurations preserve the location of watercourses and do not create a physical condition that would be impractical for the proposed improvements.

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

As part of the adoption of the General Plan, an assessment of wastewater demands was completed for the entire plan area. The proposed subdivision map will build fewer units than what the General Plan anticipated for this site, and therefore will not increase planned demands on sewage services; there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

EVALUATION: 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 and encroachment of several native oak trees. The required findings to approve a Tree Permit are listed below.

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

2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.

An arborist report including a tree inventory summary was provided by California Tree and Landscape Consulting, Inc., dated June 18, 2020 (see Exhibit E). A total of 323 protected oak trees were identified on the property. Staff worked with the applicant to preserve as many of the trees to the extent feasible; however, approximately 49% of the trees will require removal because they conflict with the proposed improvements. Of the 323 trees, 158 trees with a total aggregate diameter of 2,423 inches are proposed for removal to facilitate development of the site (see Exhibit F). Nine (9) of the trees proposed for removal were identified as having health problems and one was identified as a dead tree. The remaining 165 trees on the site are proposed to be retained, accounting for more than half of the total trees, and are primarily located within the power line corridors that will remain as open space. The project will encroach into the protected zone of 30 of the trees to remain due to proposed development activities, such as grading and construction of retaining walls.

The applicant has proposed to comply with the compensation requirements of the City's Tree Preservation Ordinance. Mitigation may be completed with a combination of on-site planting and payment into the City's in-lieu fee program. The in-lieu fee program funds are used for the replanting and preservation of trees throughout the City. The total number of mitigation inches for this project is 721. Mitigation fees are calculated at $118 per inch of tree removed when measured at the tree's diameter at breast height (DBH). The tree mitigation fees for the project equate to $285,914 and are required to be paid prior to the removal of the trees.

The Tree Permit contains all of the standard conditions of approval, which includes a requirement to follow all of the recommendations of the Arborist Report. The removal of these trees will not be detrimental to the public health, safety, or welfare, and measures have been incorporated to mitigate impacts.

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. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. City staff included the project on the Planning Division's Projects of Interest website, which included a project description, a link to the project plans, and was routinely updated with project updates. The developer also installed a sign on the project

site for the purpose of notifying the public of the intended land use change. A notice of the public hearing was published in the Sacramento Bee on December 3, 2021 and a notice of the hearing was also distributed to all property owners within 300 feet of the site, interested persons, and posted on the RCONA website. As of publication of this staff report, staff has received one phone call and one email in response to the public hearing notice. The call was from a resident within the Diamond Oaks neighborhood who was concerned with the project's removal of oak trees. The email was from Kat Fiorentino, a resident of the Diamond Oaks neighborhood, who asked for information on which oak trees are proposed for removal and stated she was concerned with the adverse impact of removing wildlife habitat (see Attachment 2). Staff responded with a copy of the project plans, including the tree removal exhibit, as well as a link to the CEQA document for information on the project's impacts to biological resources. Staff's response is included with Attachment 2. Staff also received three comment letters regarding the CEQA document prepared for the proposed project, which are discussed in the Environmental Determination section below.

Prior to submitting a formal project application to the City, the property owner, Sierra View Land Company ("SVLC"), and the developer, Westpark Communities, held a total of three informational meetings with residents in the surrounding area in November 2020 and in March 2021. The purpose of those meetings was to provide information on the project and for residents to provide input on the initial plans. The initial plan for the site proposed smaller lot sizes with a greater number of units. However, residents expressed concerns with the density and lot sizes. As a result of this community feedback, the plans were revised to the current proposal of 75 units, with a lesser number of units and larger lots. The larger lots allow future builders the opportunity to bring forward a variety of single-story and two-story home plans, with lots adjacent to existing homes to the east of the project having additional depth to more closely conform to the lots of those existing homes.

Once a formal submittal was made to the City and staff had an opportunity to review the project, Westpark Communities presented the project at the Sierra View Neighborhood Association meeting on October 6, 2021. Residents of the Diamond Oaks neighborhood were also present. Approximately 50 people total were in attendance. City staff attended to answer questions related to the entitlement process. Residents asked questions on impacts to traffic, whether environmental review would be conducted, and what types of home plans would be offered.

ENVIRONMENTAL DETERMINATION

Because the Sierra View Subdivision project (file #PL21-0162) is related to the SVSP Parcels WB-41 and WB-31 project (file #PL21-0161), the two projects are presented in a combined CEQA document (see Exhibit G). However, each action requires a different type of CEQA analysis based on its site location and the previous planning conducted for that site, and each requires different City approvals and entitlements. The Sierra View Subdivision project site is analyzed pursuant to CEQA Guidelines Sections 15060 et seq. and 15070 et. seq., as an Initial Study with accompanying environmental checklist leading to a Mitigated Negative Declaration. As a result, the Sierra View Subdivision project will require site-specific mitigation measures not previously contemplated in any other planning or environmental documents. Consistent with CEQA Guidelines Section 15164, regarding a previously certified and adopted Environmental Impact Report (EIR), an Addendum to the Sierra Vista Specific Plan EIR (SCH #2008032115, certified May 5, 2010) was prepared for Parcels WB-31 and WB-41 to cover the minor technical changes and additions necessary to describe the impacts of the proposed project. The Addendum did not identify any new environmental impacts from the project. The CEQA document includes a Cumulative Considerations analysis, which looks at the combined effects of the two projects in order to set forth the total combined level of environmental impact from both the Sierra View Subdivision project and the SVSP Parcels WB-41 & WB-31 project. This analysis provides additional consideration of the projects' combined cumulative impacts by looking at the two actions together in the context of the approved full buildout of the General Plan area as contemplated in the certified 2020 General Plan EIR for the 2035 General Plan Update. Staff recommends the Planning Commission adopt the Initial Study/Mitigated Negative Declaration prior to taking action on this project. The documents were circulated for a 30-day public review that ended on December 6, 2021.

Staff received three comment letters during the public review period of the CEQA document (see Attachment 2). The first comment letter was from Kat Fiorentino, a resident of the Diamond Oaks neighborhood, seeking clarification on the project description contained in the public notice since it referenced both the Sierra View Subdivision project and the SVSP Parcel WB-41 & WB-31 project. Staff provided an explanation of the projects and how they were linked. Staff's response is included with Attachment 2.

The second comment letter was from Derek Pell, a Roseville resident. To summarize, Mr. Pell has concerns with the reduced density on Infill Parcels 3 and 100 because it is taking potential housing from a centralized, infill location and moving it to the edge of the City (i.e., SVSP Parcels WB-41 & WB-31). In terms of VMT, Mr. Pell claims that the combined effect of the rezoning will be that there will be fewer people close to amenities where it is possible to not drive, leading to more people in cars traveling longer distances. As documented in the traffic study prepared for the WB-41 Rezone project, the proposed rezone would generate 3,283 fewer daily site trips, 1,666 fewer daily trips entering/exiting the SVSP area, and a reduction of 11,599 VMT for the SVSP area and a reduction of 17,581 VMT for the City as a whole. In addition, the Sierra View Subdivision project was found to generate less VMT than what was assumed in the General Plan, because it is reducing the density and number of units on the site. As a result, the combined impacts on the basis of project-generated VMT for both projects would not exceed any transportation and traffic impacts analyzed in the General Plan EIR.

The third comment letter was submitted by Robert and Jane Maccione, owners of 1004 Shasta Street, stating that they object to the proposed Mitigated Negative Declaration. The letter claims that a more detailed and independent study of the environmental impacts of the proposed development of Parcels 3 and 100 is necessary and additional mitigation measures beyond those proposed in the MND are required. Staff has included a response to these comments in Attachment 3.

RECOMMENDATION

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

> Adopt the Sierra View Country Club and Sierra Vista Specific Plan Redesignation and Rezone Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring & Reporting Program and Consider the 6th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR).

For the Sierra View Subdivision Map Project (File # PL21-0162):

A. Recommend the City Council approve the **GENERAL PLAN AMENDMENT (LAND USE MAP) – 360 DIAMOND OAKS ROAD – INFILL PCL 3 & 100 – SIERRA VIEW SUBDIVISION MAP – FILE #PL21-0162**;

B. Recommend the City Council approve the **REZONE – 360 DIAMOND OAKS ROAD – INFILL PCL 3 & 100 – SIERRA VIEW SUBDIVISION MAP – FILE #PL21-0162**;

C. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP – 360 DIAMOND OAKS ROAD – INFILL PCL 3 & 100 – SIERRA VIEW SUBDIVISION MAP – FILE #PL21-0162** subject to sixty-five (65) conditions of approval; and

D. Adopt the two (2) findings of fact and approve the **TREE PERMIT – 360 DIAMOND OAKS ROAD – INFILL PCL 3 & 100 – SIERRA VIEW SUBDIVISION MAP – FILE #PL21-0162** subject to twenty (20) conditions of approval.

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP – FILE #PL21-0162

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

2. 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)

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

5. The project shall comply with all required environmental mitigation identified in the Sierra View Country Club and Sierra Vista Specific Plan Redesignation and Rezone Initial Study/Mitigated Negative Declaration (SCH #2021110118), 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

6. 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 Community Design Guidelines and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)

7. Grading around the native oak trees or other natural features shall be as shown on the tentative map or as approved in these conditions. (Planning)

8. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Wildlife Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)

9. 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)

10. 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)

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. 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)

17. 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)

18. 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)

19. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)

20. Prior to approval of improvement plans, drainage calculations must be submitted that are consistent with the City of Roseville storm drain standards. (Engineering)

21. All private subdivision entrances shall be design and constructed per City Standards. The entrances shall be owned and maintained by the HOA. (Engineering)

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

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, rockery, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)

24. 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)

25. 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)

26. 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)

27. 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)

28. 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)

29. 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)

30. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)

31. **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

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. Residents in dead end alleys (Sawgrass Court) are required to bring their trash bins to a designated pick up area on the main street (Bandon Dunes). Wording to this effect shall be included in the CC&Rs. (Environmental Utilities)

37. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)

38. 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)

39. 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)

40. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)

41. 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)

42. 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)

43. 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)

44. 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

45. 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 10' (12.5' for Diamond Oaks) foot wide public utilities easement along all road frontages;

    b. Storm Drain easements;

    Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Environmental Utilities, Electric, Engineering)

46. All existing easements shall be maintained, or shown to be abandoned on tentative subdivision map, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

47. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Alternative Transportation, Environmental Utilities, Electric, Engineering)

48. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items: (Attorney, Planning)

a. A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.

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

c. Residents in courts or other dead-end areas (Sawgrass Court) shall be required to bring their trash bins to a designated trash pickup area on the main street (Brandon Dunes), because refuse trucks are not able to turn around in dead end streets. Designated pick-up areas shall be established to Environmental Utilities satisfaction, and shall be memorialized in the CC&Rs. (Environmental Utilities).

d. There shall be clear language regarding maintenance and common easements agreement for servicing all fire protection systems and gates used by the first responders. A service company shall be obtained to maintain all on-site fire protection systems including all common interior adjoining fire sprinkler-piping penetrations and private fire hydrants. An agreement between owners and tenants shall be made to allow permission to enter the premises to inspect all apparatuses associated with fire protection. Draft documents shall be provided to the Fire Department for review. (Fire)

49. The City shall not approve the Final Map for recordation until either:

    a. A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

        i. OR

    b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

50. Street names shall be approved by the City of Roseville. (Engineering)

51. The subject property shall be annexed into Infill, CFD No. 4 prior to approval of the Final/Parcel Map. This property is being added into this district in order to fund the ongoing City maintenance brought on by the subdivision. 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)

52. 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)

53. 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)

54. 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)

55. The cost of any facilities which are identified in the CIP and are beyond those needed for this project may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which improvements are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)

56. 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)

57. A 10' electrical easement shall be required for lots 37 and lot 38.

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

OTHER CONDITIONS OF APPROVAL

59. 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)

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

61. 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)

62. 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)

63. 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)

64. 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)

65. The Tentative Subdivision Map shall not be deemed approved until the actions on the Rezoning and General Plan Amendment are approved and become effective. (Planning)

CONDITIONS OF APPROVAL FOR THE TREE PERMIT – FILE #PL21-0162

PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE

1. All recommendations contained in the Arborist Report (Exhibit E) are incorporated by reference into these conditions, except as modified herein. (Planning)

2. Trees #424, 6501, 6503, 6504, 6508 to 6549, 6555 to 6568, 6573 to 6575, 6578 to 6581, 6584, 6591 to 6598, 6603 to 6617, 6619 to 6620, 6624 to 6639, 6659, 6665, 6670, 6702 to 6710, 6736 to 6742, 6749, 6750, 6753 to 6757, 6760 to 6762, 6764, 6765, 6771, 6773, 6775 to 6777, 6779, 6787 to 6805, 6807, 6808, 6810, 6811, and 6824 (or as listed in Exhibits E and F) 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 2,423. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these

conditions. Mitigation may be provided in the form of payment in the amount of $285,914 ($118 per inch), or in combination with plantings of non-native and native trees on site. (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 Trees #6506, 6507, 6550, 6554, 6572, 6583, 6585, 6588, 6589, 6599, 6600, 6602, 6618, 6621, 6623, 6652, 6701, 6711 to 6715, 6743, 6748, 6772, 6774, 6778, 6781 to 6784, 6786, 6806, and 6809 (or as listed in Exhibit E) as shown in Exhibit F 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)

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 FINAL

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. The approval of this Tree Permit shall expire on the same expiration date as the Tentative Subdivision Map. (Planning)

ATTACHMENTS

1. Water and Sewer Demands Memo, MacKay & Somps, October 2021
2. Public Comments
3. Staff's Response to Robert and Jane Maccione's Comments

EXHIBITS

A. GPA Exhibit
B. General Plan Land Use Map
C. Rezone Exhibit
D. Plans

E. Arborist Report
F. Tree Removal Exhibit
G. Combined CEQA Document
H. Initial Study/Mitigated Negative Declaration Attachments 1-5
I. Initial Study/Mitigated Negative Declaration Attachments 6-7
J. Initial Study/Mitigated Negative Declaration Attachments 8-11
K. Initial Study/Mitigated Negative Declaration Attachments 12-15

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.

NOTE: Attachments 2-3 , Exhibits A-C, and Exhibits G-K are not included as part of CC Attachment 1 (Planning Commission Staff Report Item 6.1a), because they are already included as attachments/exhibits to the City Council Communication.

MEMORANDUM

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

Date: October 15, 2021 **Project Number:** 18512 and 18437

To: Ryan O'Keefe

From: Allison Wathen

Subject: Sierra View, WB-31, and WB-41 Water and Sewer Demands

Message:

MacKay and Somps is processing a specific plan amendment and general plan amendment for Sierra View, Parcel WB-41 and Parcel WB-31 within the City of Roseville. Sierra View is located south of Diamond Oaks Road and north of Shasta Street. Parcel WB-41 is located south of Pleasant Grove Boulevard, west of Daylight Drive, and east of Santucci Boulevard. Parcel WB-31 is located north of Pleasant Grove Boulevard and east of Santucci Boulevard.

Sierra View is currently designated as a residential land use in the medium density residential (MDR) category and allocates 168 units. Parcel WB-41 is approximately 10.11 acres and is currently designated as commercial (CC) land use. Parcel WB-31 is approximately 11.1 acres and is currently designated as high density residential (HDR) land use with a current allocation of 263 units. This condition is referred to in the tables below as the "Approved Project"

The applicant is proposing to change the land uses for these projects as follows:

- Sierra View: 75 low density residential (LDR) units
- Parcel WB-41: 63 (MDR) units
- Parcel WB-31: 293 HDR units

This proposed condition is referred to in the tables below as the "Proposed Project".

MacKay and Somps has analyzed the changes in sanitary sewer flow and potable water demand based on the proposed land use designations and unit allocations. Table 1 below calculates and compares the sewer flow for the Approved Project and Proposed Project conditions. It has been determined that the proposed changes to the land use designations and unit allocations results in approximately 0.07 MDG less flow.

Table 2 below calculates and compares the total surface water required for the Approved Project and Proposed Project conditions. It has been determined that the proposed changes to the land use designations and unit allocations results in a reduced need for surface water, approximately 2.0 AFY less. These calculations have been confirmed with the City of Roseville in an email exchange dated June 23, 2021.

MEMORANDUM

MacKay & Somps
ENGINEERS PLANNERS SURVEYORS

Table 1 - Sewer								
APPROVED PROJECT	ZONING	ACRES	TOTAL UNITS	FLOW FACTOR	Q(ADWF)	FACTORED FLOW	PEAK FACTOR	Q(PWWF)
			EDU	GPD/EDU	MG/D	MG/D	MG/D	MG/D
PARCEL WB-41	CC	10.11		850	0.009	0.017	3.5	0.06
PARCEL WB-31	HDR	11.1	263	130	0.034	0.068	3.5	0.24
SIERRA VIEW	MDR	23.1	168	190	0.032	0.064	3.5	0.22
								0.52
PROPOSED PROJECT	ZONING	ACRES	TOTAL UNITS	FLOW FACTOR	Q(ADWF)	FACTORED FLOW	PEAK FACTOR	Q(PWWF)
			EDU	GPD/EDU	MG/D	MG/D	MG/D	MG/D
PARCEL WB-41	MDR	10.11	63	190	0.012	0.024	3.5	0.0838
PARCEL WB-31	HDR	11.1	293	130	0.038	0.076	3.5	0.2666
SIERRA VIEW	LDR	23.1	75	190	0.014	0.029	3.5	0.10
								0.45
							LESS FLOW	0.07

Table 2 - Water											
APPROVED PROJECT	ZONING	ACRES	UNITS	DENSITY	DEMAND FACTOR	PROJECTED DEMAND (MGD)	TOTAL AFY	ANNUAL IRRIGATION DEMAND	% SITE IRRIGATED	RW AFY	TOTAL SURFACE WATER
PARCEL WB-41	CC	10.11			2598	0.03	29.42	3.60	0.30	10.92	18.50
PARCEL WB-31	HDR	11.1	263	23.7	177	0.05	52.14	3.60	0.40	15.98	36.15
SIERRA VIEW	MDR	23.1	168	7.3	430	0.07	80.91			0.00	80.91
											135.56
PROPOSED PROJECT	ZONING	ACRES	UNITS	DENSITY	DEMAND FACTOR	PROJECTED DEMAND (MGD)	TOTAL AFY	ANNUAL IRRIGATION DEMAND	% SITE IRRIGATED	RW AFY	TOTAL SURFACE WATER
PARCEL WB-41	MDR	10.11	63	6.2	430	0.0271	30.3			0.00	30.34
PARCEL WB-31	HDR	11.1	293	26.4	177	0.052	58.1	3.60	0.4	15.98	42.10
SIERRA VIEW	LDR	23.1	75	3.2	728	0.055	61.2			0.00	61.15
											133.59
										ADDITIONAL WATER REQUIRED	**-2.0**

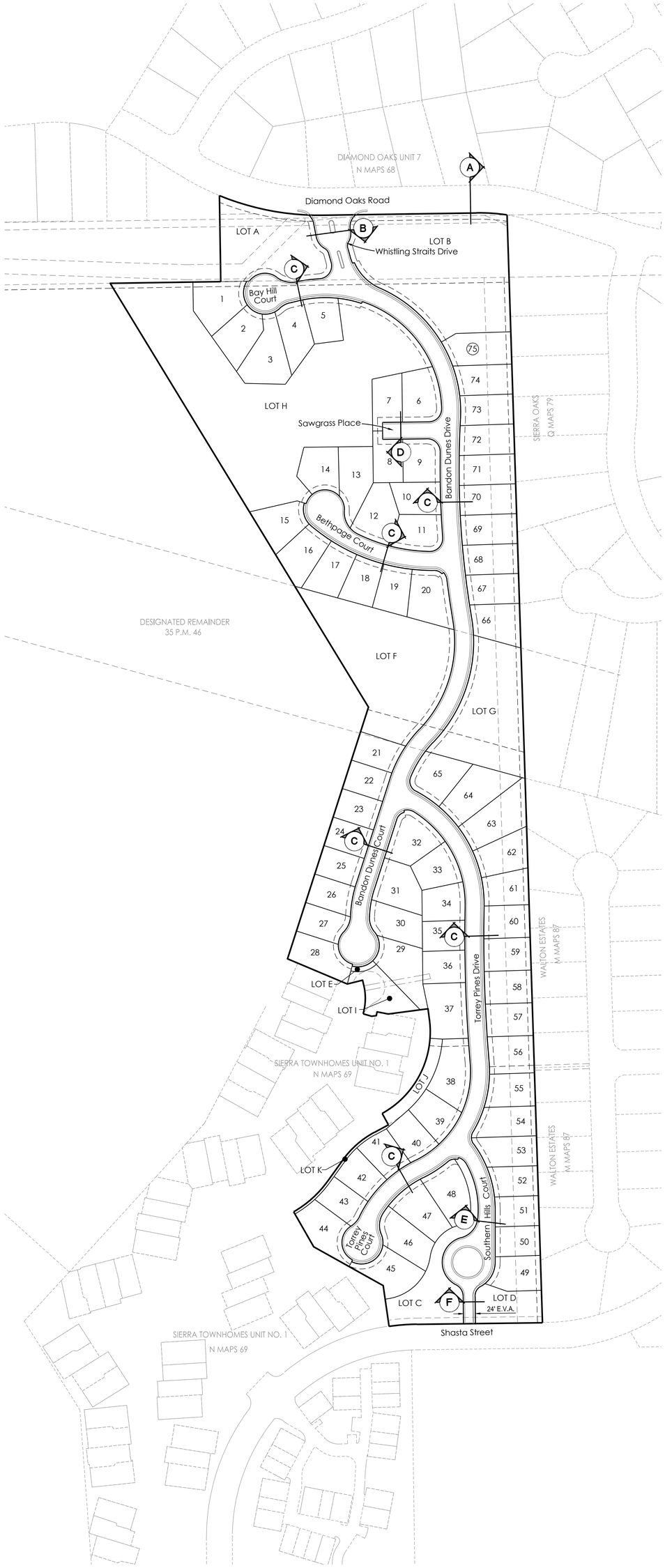
Best Regards,

MacKay & Somps Civil Engineers, Inc.

BY: Allison Wathen

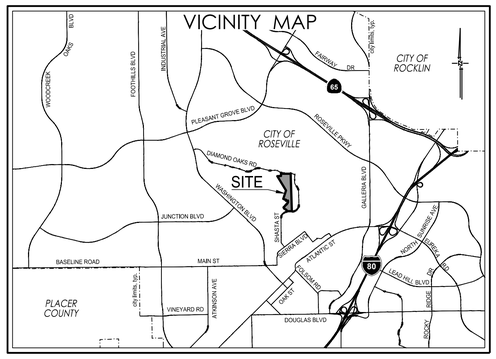
cc: Eric Crow

PC EXHIBIT D



TENTATIVE MAP INFORMATION

APPLICANT:	WP Sierra View, LLC 1420 Rocky Ridge Drive, Suite 265 Roseville, CA 95661
OWNER:	SVLC 23, LLC
ENGINEER:	MacKay & Somps Civil Engineers, Inc. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678 916-773-1189
SITE ADDRESS:	360 Diamond Oaks Road Roseville, CA 95678
ASSESSOR'S PARCEL NUMBER:	015-011-029
SITE AREA:	23.10 ± AC.
GENERAL PLAN LAND USE:	
Existing:	LDR & MDR
Proposed:	LDR
ZONING:	
Existing:	R1 & R3
Proposed:	RS
NUMBER OF LOTS/PARCELS:	86 TOTAL LOTS 75 LDR Lots 4 Landscape / Detention Lots 5 Landscape Lots 1 Open Space Lot 1 Private Park Lot
SERVICE PROVIDERS:	
Parks & Recreation:	City of Roseville
Police & Fire Protection:	City of Roseville
Sanitary Sewer:	City of Roseville
Domestic & Recycled Water:	City of Roseville
Electricity:	City of Roseville
Telephone:	AT&T & Consolidated Communications
Gas:	PG&E
Cable:	Comcast/Consolidated Communications



TENTATIVE MAP NOTES

1. PROPERTY DESCRIPTION: The land described herein is situated in the state of California, County of Placer, City of Roseville, described as follows: Parcel 1 of Sierra View Parcel Map #2, Subdivision No. 000142, filed for record May 3, 2013, in Book 35 of Parcel Maps, at Page 46. Together with that portion of 'Resultant Parcel 2' of Lot Line Adjustment filed for record March 5, 2013, in Document No. 2013-0021343, Official Records, Placer County; more particularly described as follows:

   Beginning at a point being the Southeast corner of said 'Resultant Parcel 2' of Lot Line Adjustment filed for record March 5, 2013, in Document No. 2013-0021343, Official Records, Placer County and also being the Northeast corner of Parcel 1 of Sierra View Parcel Map #2, Subdivision No. 000142, filed for record May 3, 2013, in Book 35 of Parcel Maps, at Page 46; thence North 00°09'20" East 125.00 feet to the Southerly right of way of Diamond Oaks Road; thence along said right of way, the following four (4) courses:

   1) North 89°50'40" West 2.13 feet to a point of cusp with a non-tangent curve, concave South, having a radius of 373.00 feet, the initial radial of which bears North 09°32'51" East;

   2) Along said curve an arc distance of 61.14 feet through a central angle of 09°23'31", said curve being subtended by a chord bearing North 85°08' 54" West 61.07 feet, a radial to said point which bears North 00°09'20" East;

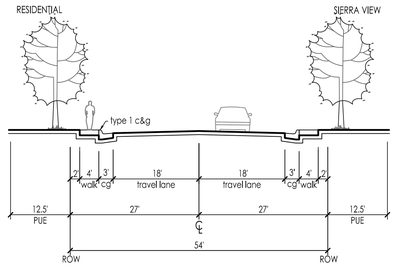
   3) North 89°50'40" West 307.36 feet to the beginning of a tangent curve, concave North, having a radius of 527.00 feet;

   4) Along said curve an arc distance of 213.35 feet, through a central angle of 23°11'42", said curve being subtended by a chord bearing North 78°14' 48" West 211.89 feet, a radial to said point which bears South 23°21'03" West,being the northeast corner of 'Resultant Parcel1' of Lot Line Adjustment filed for record March 5, 2013, in Document No. 2013-0021343, Official Records, Placer County;

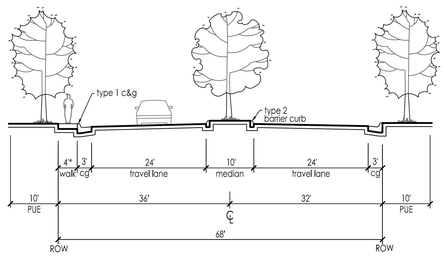
   thence along Easterly lot line of said 'Resultant Parcel 1' of Lot Line Adjustment filed for record March 5, 2013, in Document No. 2013-0021343, Official Records,Placer County South 00°09'20"West 47.60 feet to the Southeast corner of said 'Resultant Parcel 1'; thence South 00°09'20" West 125.07 feet to a point on the Northerly boundary line of Parcel 1 of Sierra View Parcel Map #2, Subdivision No. 000142, filed for record May 3, 2013, in Book 35 of Parcel Maps, at Page 46; thence along said Northerly boundary line South 89°51'05"East 577.92 feet back to the Point of Beginning.

   The above legal description is made pursuant to that certain 'Lot Line Adjustment and Certificate of Compliance' recorded March 6, 2014, Instrument No. 2014-0014272, Official Records, and being "Resultant Parcel 1" as described therein.

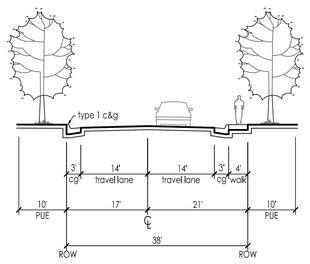
   Reserving therefrom, a 50' Private Access Easement for the benefit of the 'Remainder Parcel', as shown on said Parcel Map entitled 'Sierra View Parcel Map #2, Subdivision No. 000142', filed for record May 3, 2013, in Book 35 of Parcel Maps, at Page 46.
2. Lot dimensions and acreages are approximate and are subject to change.
3. Lot lines and lot areas may be adjusted at the time of Final Map(s) preparation provided no additional lots are created, subject to approval by the City of Roseville.
4. The Final Mapping and subsequent development of parcels and streets may be phased. Project improvements are deferred to individual Small Lot Final Maps or project development plans.
5. Pursuant to Government Code Section 66463.1, the subdivider may file multiple Final Maps based upon this Tentative Subdivision Map. The filing of a Final Map on a portion of this Tentative Subdivision Map shall not invalidate any part of this Tentative Subdivision Map.
6. The Final Mapping and subsequent development of parcels and streets may be phased. Phasing is to be consistent with the applicable infrastructure phasing matrix.
7. Additional easements to accommodate new public utility improvements, access required for parcel development, rights to construct, or other similar mapping requirements needed to accomplish the final design may be added prior to each Small Lot Final Map based on this Tentative Subdivision Map.
8. Pursuant to California Government Code Section 66499.20.2, the land shown hereon may be merged and resubdivided without reversion to acreage and may constitute abandonment of portions of the existing easements, subject to the approval of the City of Roseville, including the following:
   a. A 10' wide P.U.E. per 35 P.M. 46.
   b. A 50' private access easement per 35 P.M. 46.
   c. An access and utility easement per 937 O.R. 692.
   d. A 10' wide drainage easement per 2583 O.R. 163.
9. A minimum 10' Public Utility Public Easement (PUE) will be located adjacent to all rights-of-way unless otherwise noted.
10. The following lots are to be dedicated to the Sierra Townhomes HOA with the corresponding phase at the time of each Final Map: Lots I, J and K.
11. Landscape lots and open space lots are not to be counted as "lots" towards any future boundary line adjustment.
10. Sierra View will be a gated community, an HOA will be formed for the maintenance of the following lots Lots A, B, C, D, E, F, G and H and private roads within this project.
11. This project will contain private streets and drainage systems. Water and Sewer will be public service.



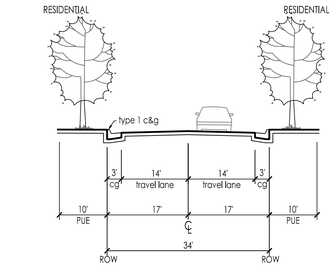
A DIAMOND OAKS ROAD
54' ROW
n.t.s.



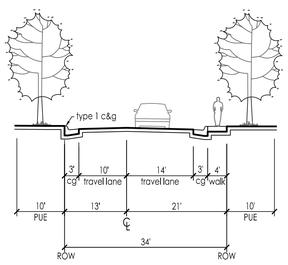
B RESIDENTIAL ENTRY
(MODIFIED CITY OF ROSEVILLE STD. DWG ST-25)
n.t.s.
* Sidewalk may be detached to accomodate gated entry.



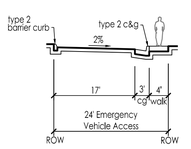
C MINOR RESIDENTIAL STREET
(MODIFIED CITY OF ROSEVILLE STD. DWG ST-2)
n.t.s.



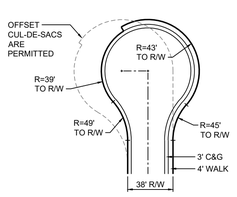
D SAWGRASS PLACE
34' ROW
n.t.s.



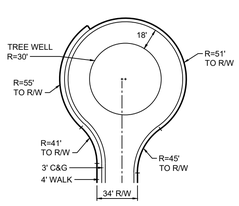
E MINOR RESIDENTIAL STREET
(NO PARKING WEST SIDE)
n.t.s.



F EMERGENCY VEHICLE ACCESS
n.t.s.



STANDARD CUL-DE-SAC
(CITY OF ROSEVILLE STD. DWG ST-14 & 15)
n.t.s.



MODIFIED CUL-DE-SAC
n.t.s.

PARCEL SUMMARY TABLE

Parcel	Acres	Units	Lot Size (typ)
Sierra View (LDR)	15.30 ac.	75 du	60' x 85'
Parks, Open Space & Landscape			
Lot A (Landscape)	0.66 ac.		
Lot B (Landscape/Detention)	1.46 ac.		
Lot C (Landscape/Detention)	0.41 ac.		
Lot D (Landscape/Detention)	0.21 ac.		
Lot E (Landscape)	0.01 ac.		
Lot F (Park)	1.19 ac.		
Lot G (Landscape/Detention)	0.77 ac.		
Lot H (Open Space)	2.77 ac.		
Lot I (Landscape)	0.17 ac.		
Lot J (Landscape)	0.12 ac.		
Lot K (Landsacpe)	0.03 ac.		
subtotal	7.80 ac.		
TOTAL	**23.10 ac.**	**75 du**	

N

0 50 100 200
SCALE: 1"=100'

COVER SHEET
TENTATIVE SUBDIVISION MAP

SIERRA VIEW

Roseville, CA

November 18, 2021

Sheet 1 of 3

11-18-2021 10:47:45 bborgen P:\18512\PLN\Applications\TM\01-SV-SLTM-COVER.dwg
[1] P:\18512\PLN\Applications\TM\P-CS_SV.dwg [2] P:\18512\SRVCS\Working\01-ADJ.dwg [3] P:\18512\PLN\Applications\TM\SV Street Sections.dwg

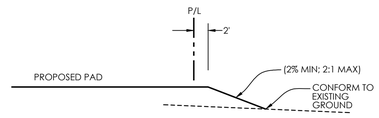


LEGEND

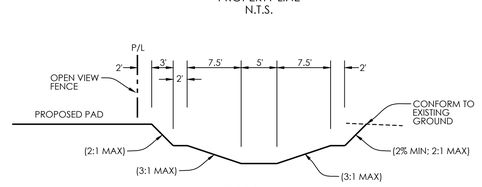
PROPOSED	DESCRIPTION	EXISTING
SS	SANITARY SEWER PIPE	EX. SS
	SANITARY SEWER MANHOLE	
12"W	WATER LINE	12"W
12"RW	RECYCLED WATER LINE	12"RW
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
SD	STORM DRAIN PIPE	EX. SD
	STORM DRAIN MANHOLE	
	DROP INLET	
	STORMWATER FACILITY	
P=XXX.X	PAD GRADE	P=XXX.X
	OVERLAND RELEASE FOR DRAINAGE	
	MASONRY RETAINING WALL	
	WOOD RETAINING WALL	
	ROCKERY RETANING WALL	
1	CLASS III (REAR DRAINING LOTS)	

UTILITY NOTES

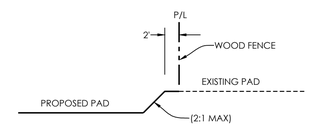
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
3. THE SIZE AND LOCATION OF PROPOSED WATER, RECYCLED WATER, SEWER, AND STORM DRAINAGE INFRASTRUCTURE IS SUBJECT TO CHANGE DURING FINAL DESIGN, SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ROSEVILLE WITH IMPROVEMENT PLANS.
4. ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNERS. IF A RIGHT OF ENTRY CANNOT BE OBTAINED, RETAINING WALLS ALONG PROPERTY LINES ARE TO BE CONSTRUCTED AS SHOWN HEREON.
5. UNLESS OTHERWISE NOTED, ALL LOTS ARE TO HAVE CLASS 1 LOT DRAINAGE AS SUCH, 2% SWALES, YARD DRAINS,AND UNDERGROUND PIPE SYSTEMS WITH BUBBLE UPS SHALL BE IMPLEMENTED IN LIEU OF 1% MINIMUM SWALES. AN OVERLAND RELEASE TO THE STREET RIGHT-OF-WAY SHALL BE INCLUDED AS PART OF THE FINISHED LOT GRADING DESIGN TO PRECLUDE ANY PONDING AGAINST FUTURE BUILDING FOUNDATION. POSITIVE DRAINAGE AWAY FROM THE BUILDING AT A SLOPE OF 5% MINIMUM SHALL BE PROVIDED, CONSISTENT WITH SECTION 2304.11 OF THE CALIFORNIA BLDG CODE.



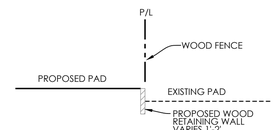
SECTION A-A
PROPERTY LINE
N.T.S.



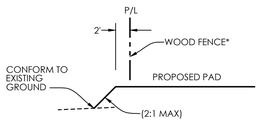
SECTION B-B
SWQ OUTFALL SWALE
N.T.S.



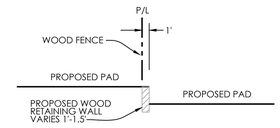
SECTION C-C
PROPERTY LINE
N.T.S.



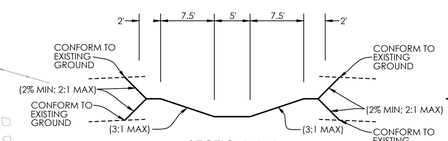
SECTION D-D
PROPERTY LINE
N.T.S.



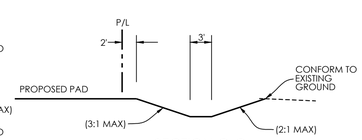
SECTION E-E
PROPERTY LINE
N.T.S.
*OPEN VIEW FENCE WHEN ADJACENT TO GOLF COURSE



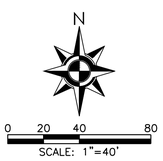
SECTION J-J
PROPERTY LINE
N.T.S.
NOTE: SIDEYARD SLOPES ARE PERMITTED IN LIEU OF RETAINING WALL



SECTION N-N
SWQ OUTFALL SWALE
N.T.S.



SECTION O-O
SWQ SWALE
N.T.S.



ESTIMATED EARTHWORK SUMMARY

CUT:	23,000 c.y.
FILL:	65,000 c.y.
NET:	42,000 c.y.

CONCEPTUAL GRADING, DRAINAGE AND UTILITIES TENTATIVE SUBDIVISION MAP

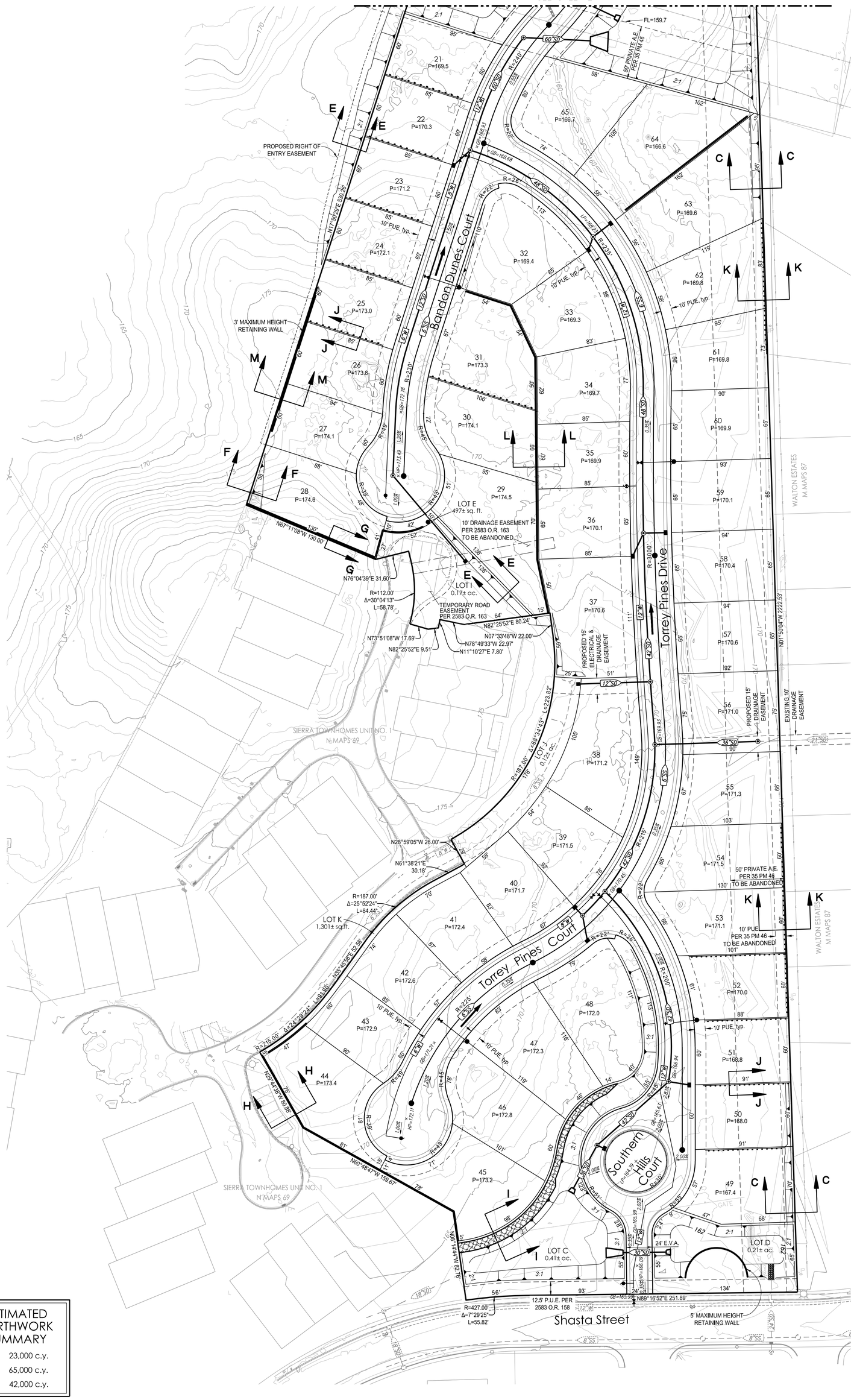
SIERRA VIEW

Roseville, CA

November 18, 2021

Sierra View · WESTPARK communities · MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

11-18-2021 10:49:51 bbergen P:\18512\PLN\Applications\TM\P-CS_SV.dwg [1] P:\18512\PLN\Applications\TM\P-CS_SV.dwg [2] P:\18512\SRV\CS\Working\D-ADJ.dwg [3] P:\18512\PLN\Applications\TM\P-GP_SV.dwg [4] P:\18512\PLN\Applications\TM\P-JP_SV.dwg [5] P:\18512\PLN\Applications\TM\P-GP_SV.dwg [6] P:\18512\SRV\Topo\Aerial\D-TP-FLD-SV-OC.dwg [7] P:\18512\PLN\Applications\TM\OZ-SV-SLTM.dwg

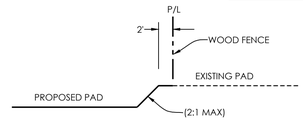


LEGEND

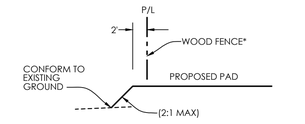
PROPOSED	DESCRIPTION	EXISTING
SS	SANITARY SEWER PIPE	EX. SS
	SANITARY SEWER MANHOLE	
12"W	WATER LINE	12"W
12"RW	RECYCLED WATER LINE	12"RW
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
SD	STORM DRAIN PIPE	EX. SD
	STORM DRAIN MANHOLE	
	DROP INLET	
	STORMWATER FACILITY	
P=XXX.X	PAD GRADE	P=XXX.X
	OVERLAND RELEASE FOR DRAINAGE	
	MASONRY RETAINING WALL	
	WOOD RETAINING WALL	
	ROCKERY RETANING WALL	
(1)	CLASS III (REAR DRAINING LOTS)	

UTILITY NOTES

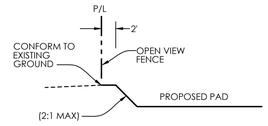
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
3. THE SIZE AND LOCATION OF PROPOSED WATER, RECYCLED WATER, SEWER, AND STORM DRAINAGE INFRASTRUCTURE IS SUBJECT TO CHANGE DURING FINAL DESIGN, SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ROSEVILLE WITH IMPROVEMENT PLANS.
4. ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNERS. IF A RIGHT OF ENTRY CANNOT BE OBTAINED, RETAINING WALLS ALONG PROPERTY LINES ARE TO BE CONSTRUCTED AS SHOWN HEREON.
5. UNLESS OTHERWISE NOTED, ALL LOTS ARE TO HAVE CLASS 1 LOT DRAINAGE AS SUCH, 2% SWALES, YARD DRAINS,AND UNDERGROUND PIPE SYSTEMS WITH BUBBLE UPS SHALL BE IMPLEMENTED IN LIEU OF 1% MINIMUM SWALES. AN OVERLAND RELEASE TO THE STREET RIGHT-OF-WAY SHALL BE INCLUDED AS PART OF THE FINISHED LOT GRADING DESIGN TO PRECLUDE ANY PONDING AGAINST FUTURE BUILDING FOUNDATION. POSITIVE DRAINAGE AWAY FROM THE BUILDING AT A SLOPE OF 5% MINIMUM SHALL BE PROVIDED, CONSISTENT WITH SECTION 2304.11 OF THE CALIFORNIA BLDG CODE.



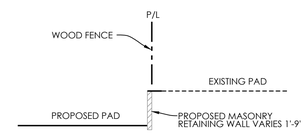
SECTION C-C
PROPERTY LINE
N.T.S.



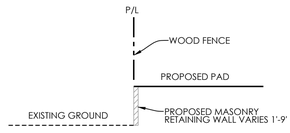
SECTION E-E
PROPERTY LINE
N.T.S.
*OPEN VIEW FENCE WHEN ADJACENT TO GOLF COURSE



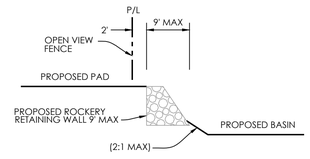
SECTION F-F
PROPERTY LINE
N.T.S.



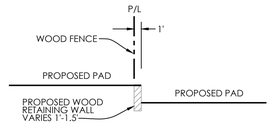
SECTION G-G
PROPERTY LINE
N.T.S.



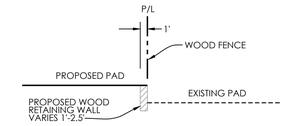
SECTION H-H
PROPERTY LINE
N.T.S.



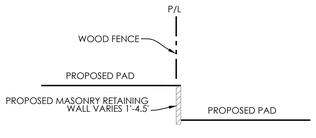
SECTION I-I
PROPERTY LINE
N.T.S.



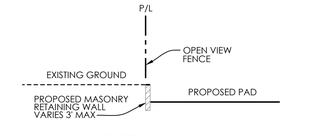
SECTION J-J
PROPERTY LINE
N.T.S.
NOTE: SIDEYARD SLOPES ARE PERMITTED IN LIEU OF RETAINING WALL



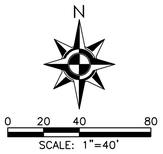
SECTION K-K
PROPERTY LINE
N.T.S.



SECTION L-L
PROPERTY LINE
N.T.S.



SECTION M-M
PROPERTY LINE
N.T.S.



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CUT:	23,000 c.y.
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CONCEPTUAL GRADING, DRAINAGE AND UTILITIES TENTATIVE SUBDIVISION MAP

SIERRA VIEW

Roseville, CA

November 18, 2021

Sierra View · WESTPARK communities · MacKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

California Tree and Landscape Consulting, Inc.

CalTLC
TENDER LOVING CARE FOR YOUR TREES

June 18, 2020

Ryan O'Keefe
WP Sierra View, LLC
1420 Rocky Ridge Drive, Suite 265
Roseville, California 95661

Phone: (916) 774-3400
Via Email: ryan@wpcommunities.com

PROPERTY TRANSITION ARBORIST REPORT

RE: Arborist Report and Tree Inventory for Sierra View Country Club
360 Diamond Oaks Road, [APN 015-011-029], City of Roseville, California

Executive Summary:

WP Sierra View, LLC contacted California Tree and Landscape Consulting, Inc. to document the trees on the property for a better understanding of the existing resource and any potential improvement obstacles that may arise. WP Sierra View, LLC requested an arborist report and tree inventory suitable for submittal to the City of Roseville. This is a Preliminary Arborist Report and Tree Inventory for the initial filing of plans to develop the property.

Richard Cory Kinley, ISA Certified Arborist WE-9717A, collected field data at various times from June 8-12, 2020, to provide species identification, measurements of DBH and canopy, field condition notes, recommended actions, ratings, and approximate locations for the trees. A total of 324 trees were evaluated on this property, of which all are protected trees according to the City of Roseville's Municipal Code.

The City of Roseville's 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.

The vegetation on site includes those protected trees included in the inventory, an assortment of volunteer ornamental trees found in the drainage swale and wet areas of the site, blackberries, poison oak, and annual grasses.

TABLE 1

Tree Species	Trees on this Site	Protected Trees on the Site	Proposed for Removal	Total Proposed for Retention
Blue Oak	300	300	9	291
Coast Live Oak	10	10	1	9
Interior Live Oak	13	13	0	13

Tree Species	Trees on this Site	Protected Trees on the Site	Proposed for Removal	Total Proposed for Retention
Valley Oak	1	1	0	1
TOTAL	**324**	**324**	**10**	**314**

ASSIGNMENT

Perform an examination of the site to document the presence and condition of trees protected by the City of Roseville. The study area for this effort includes the property as outlined on the exhibit provided for the purpose of preparing this inventory (the Tree Information Collected--Appendix 2--was prepared using the exhibit provided). Essentially, the project area includes the undeveloped property between existing residential homes and the Sierra View Country Club. (All trees protected by the City are included in the inventory.) Prepare a report of findings.

METHODS

Appendix 2 and Tables 1 and 2 in this report are the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Descriptions will further explain our findings.

Species of trees is listed by our local common name and botanical name by genus and species.

DBH (diameter breast high) is normally measured at 4'6" (54" above the average ground, height but if that varies then the location where it is measured is noted here. A steel diameter tape was used to measure the trees.

Canopy radius is measured in feet. It is the farthest extent of the crown composed of leaves and small twigs measured by a Stanley digital distance meter. This measurement often defines the Critical Root Zone (CRZ) or Protection Zone (PZ), which is a circular area around a tree with a radius equal to this measurement.

Actions listed are recommendations to improve health or structure of the tree. Trees in public spaces require maintenance. If a tree is to remain and be preserved, then the tree may need some form of work to reduce the likelihood of failure and increase the longevity of the tree. Preservation requirements and actions based on a proposed development plan are not included here.

Arborist Rating is subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead). The rating was done in the field at the time of the measuring and inspection.

Table A – Ratings Descriptions

No problem(s)	5	excellent
No apparent problem(s)	4	good
Minor problem(s)	3	fair
Major problem(s)	2	poor
Extreme problem(s)	1	hazardous, non-correctable
Dead	0	dead

Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Notes indicate the health, structure and environment of the tree and explain why the tree should be removed or preserved. Additional notes may indicate if problems are minor, extreme or correctible.

Remove is the recommendation that the tree be removed. The recommendation will normally be based either on poor structure or poor health and is indicated as follows:

Yes H – Tree is unhealthy
Yes S – Tree is structurally unsound

OBSERVATIONS AND CONCLUSIONS

The site is an undeveloped parcel surrounded by Sierra View Country Club and residential homes. The surrounding properties have been developed for many years.

RECOMMENDED REMOVALS

At this time, 10 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:

TABLE 2

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating
6531	231	Yes		Blue Oak	*Quercus douglasii*		16	48	24	1 Extreme Structure or Health Problems
6537	237	Yes		Blue Oak	*Quercus douglasii*		36	54	30	1 Extreme Structure or Health Problems

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating
6545	245	Yes		Blue Oak	*Quercus douglasii*		34	54	29	0 Dead
6605	442	Yes		Blue Oak	*Quercus douglasii*		29	54	18	1 Extreme Structure or Health Problems
6608	440	Yes		Blue Oak	*Quercus douglasii*		21	54	40	1 Extreme Structure or Health Problems
6620	393	Yes		Blue Oak	*Quercus douglasii*		11	54	10	1 Extreme Structure or Health Problems
6665	284	Yes		Blue Oak	*Quercus douglasii*	8,10,12,12	42	54	24	1 Extreme Structure or Health Problems
6670	296	Yes		Coast Live Oak	*Quercus agrifolia*		13	54	10	1 Extreme Structure or Health Problems
6757	368	Yes		Blue Oak	*Quercus douglasii*		10	48	21	1 Extreme Structure or Health Problems
6811	495	Yes		Blue Oak	*Quercus douglasii*		44	54	30	1 Extreme Structure or Health Problems

DISCUSSION

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience, and County ordinance requirements, so as to enhance tree longevity. This requires their root zones remain intact and viable, despite heavy equipment being on site, and the need to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil has serious consequences for tree health.

Following is a summary of Impacts to trees during construction and Tree Protection measures that should be incorporated into the site plans in order to protect the trees. Once the plans are approved, they become the document that all contractors will follow. ***The plans become the contract between the owner and the contractor, so that only items spelled out in the plans can be expected to be followed. Hence, all protection measures, such as fence locations, mulch requirements and root pruning specifications must be shown on the plans.***

RECOMMENDATIONS: SUMMARY OF TREE PROTECTION MEASURES

Hire a Project Arborist to help ensure protection measures are incorporated into the site plans and followed. The Project Arborist should, in cooperation with the Engineers and/or Architects:

- Identify the Root Protection Zones on the final construction drawings, prior to bidding the project.
- Show the placement of tree protection fences, as well as areas to be irrigated, fertilized and mulched on the final construction drawings.
- Clearly show trees for removal on the plans and mark them clearly on site. A Contractor who is a Certified Arborist should perform tree and stump removal. All stumps within the root zone of trees to be preserved shall

be ground out using a stump router or left in place. **No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment**.

- Prior to any grading, or other work on the site that will come within 50' of any tree to be preserved:
    1. Irrigate (if needed) and place a 3" layer of chip mulch over the protected root zone of all trees that will be impacted.
    2. Erect Tree Protection Fences. Place boards against trees located within 3' of construction zones, even if fenced off.
    3. Remove lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation, and oversee the pruning, performed by a contractor who is an ISA Certified Arborist.
- For grade cuts, expose roots by hand digging, potholing or using an air spade and then cut roots cleanly prior to further grading outside the tree protection zones.
- For fills, if a cut is required first, follow as for cuts.
- Where possible, specify geotextile fabric and/or thickened paving, re-enforced paving and structural soil in lieu of compacting, and avoid root cutting as much as possible, prior to placing fills on the soil surface. Any proposed retaining wall or fill soil shall be discussed with the engineer and arborist in order to reduce impacts to trees to be preserved.
- Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
- Design utility and irrigation trenches to minimize disturbance to tree roots. Where possible, dig trenches with hydro-vac equipment or air spade, placing pipes underneath the roots, or bore the deeper trenches underneath the roots.
- Include on the plans an Arborist inspection schedule to monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.

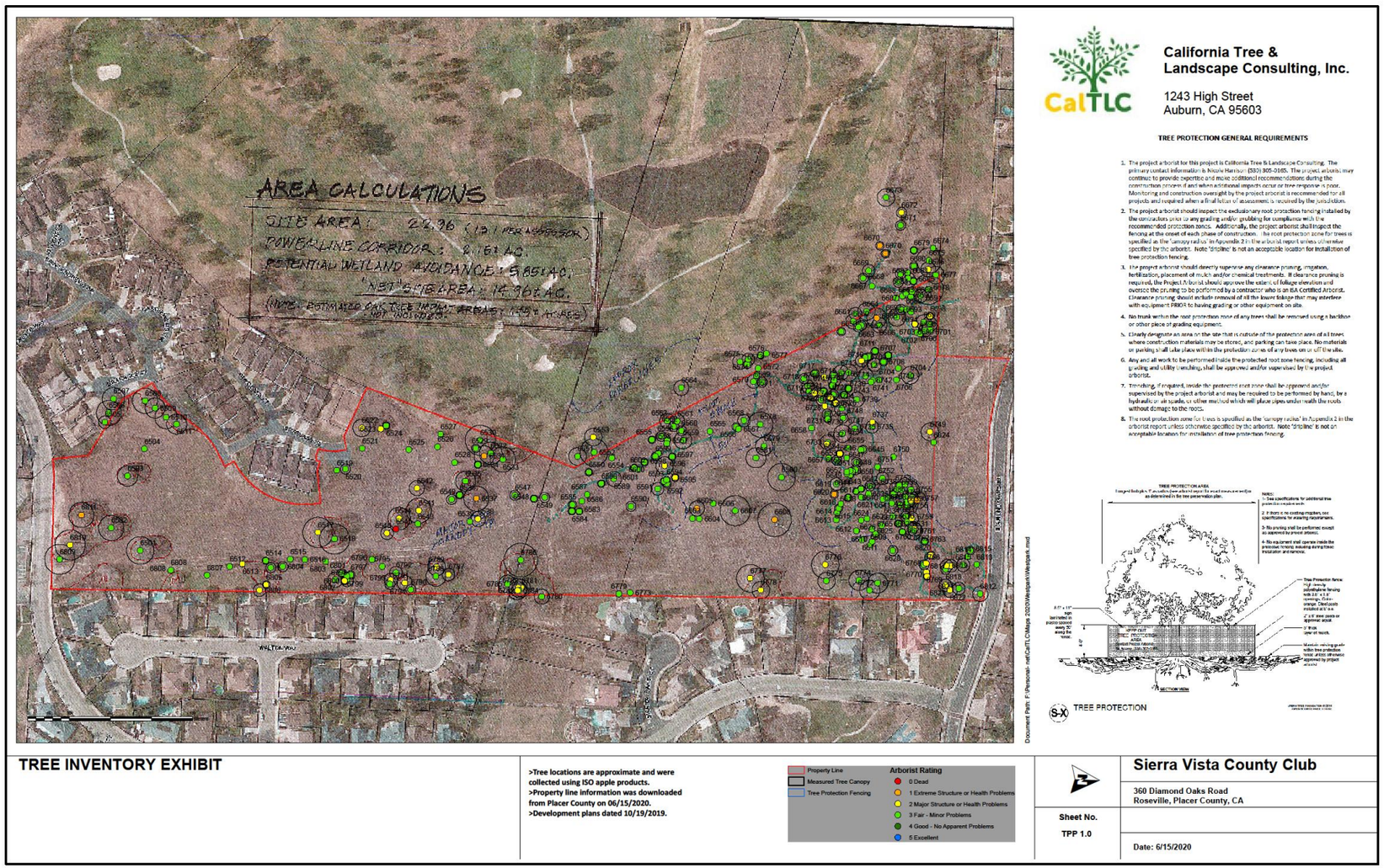
General Tree protection measures are included as Appendix 3. These measures need to be included on the Site, Grading, Utility and Landscape Plans. A final report of recommendations specific to the plan can be completed as part of, and in conjunction with, the actual plans. This will require the arborist working directly with the engineer and architect for the project. If the above recommendations are followed, the amount of time required by the arborist for the final report should be minimal.

Report Prepared by:

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

Enc.: Appendix 1 – Map of The Property Showing Tree Locations
Appendix 2 – Tree Information Collected
Appendix 3 – General Practices for Tree Protection

APPENDIX 1 – MAP OF THE PROPERTY SHOWING TREE LOCATIONS



APPENDIX 2 – TREE INFORMATION COLLECTED

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
1		Yes		Coast Live Oak	*Quercus agrifolia*		17	54	12	3 Fair - Minor Problems	Growing in middle of drainage ditch. No tag. Blackberries surrounding trunk. Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
424	424	Yes		Blue Oak	*Quercus douglasii*		11	54	10	3 Fair - Minor Problems	Could not tag/blackberries. Codominant at 10 feet. Growing into canopy south and north. Above average dead branches in lower canopy. Vigor fair. Density fair to poor.	None at this time.
6501	201	Yes		Blue Oak	*Quercus douglasii*		38	12	33	3 Fair - Minor Problems	Flare normal. Codominant at 36 inches. Canopy growing to ground 360°. Normal dead branches. Crown fair. Vigor fair.	None at this time.
6502	202	Yes		Blue Oak	*Quercus douglasii*		41	24	30	3 Fair - Minor Problems	Bark rot west side from base to 36 inches. Codominant at 5 feet with some inclusion. Canopy to ground east, south and west. Crown good. Vigor good.	None at this time.
6503	203	Yes		Blue Oak	*Quercus douglasii*		35	54	24	3 Fair - Minor Problems	Flare normal. Codominant at 7 feet. Canopy to ground 360° average dead branches. Vigor fair. Crown fair.	None at this time.
6504	204	Yes		Blue Oak	*Quercus douglasii*	3,4	7	54	4	3 Fair - Minor Problems	Buried flare. Codominant at base with some inclusion. Vigor fair. Crown fair.	None at this time.
6505	205	Yes		Blue Oak	*Quercus douglasii*		26	54	15	3 Fair - Minor Problems	Flare normal. 10-inch lateral at 4 feet. Canopy suppressed west. Vigor fair. Crown fair.	None at this time.
6506	206	Yes		Blue Oak	*Quercus douglasii*		36	54	30	3 Fair - Minor Problems	Flare normal. Codominant at base with some inclusion. 9-inch lateral at 5 feet south. Growing into canopies east and west. Vigor fair. Density fair.	None at this time.
6507	207	Yes		Blue Oak	*Quercus douglasii*		31	24	27	3 Fair - Minor Problems	Poor flare. Codominant at 36 inches with some inclusion. 4 stems with twisting growth and inclusion from 3-7 feet growing into canopy east. Vigor fair. Density fair.	None at this time.
6508	208	Yes		Blue Oak	*Quercus douglasii*		35	24	30	3 Fair - Minor Problems	Flare normal. Codominant at 6 feet. Canopy growing to the ground east. Growing into canopy north. Vigor fair. Density fair.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6509	209	Yes		Blue Oak	*Quercus douglasii*		35	12	24	3 Fair - Minor Problems	Flare normal. Codominant at base. Growing into canopy south. Suppressed by tree to the north. Average dead branches. Vigor fair. Density fair.	None at this time.
6510	210	Yes		Blue Oak	*Quercus douglasii*		28	54	27	3 Fair - Minor Problems	15-inch lateral east 7 feet. Canopy to ground east. Growing into canopy north. Vigor fair. Density fair.	None at this time.
6511	211	Yes		Blue Oak	*Quercus douglasii*		34	54	24	3 Fair - Minor Problems	Codominant at 8 feet. Canopy to ground east and north. Growing into canopy south. Vigor fair. Density fair.	None at this time.
6512	212	Yes		Coast Live Oak	*Quercus agrifolia*		8	48	6	3 Fair - Minor Problems	Growing on west Bank of drainage ditch. Riparian vegetation in dripline. Vigor fair. Density fair.	None at this time.
6513	213	Yes		Coast Live Oak	*Quercus agrifolia*		15	36	7	2 Major Structure or Health Problems	Growing on west bank of drainage ditch. Riparian vegetation in dripline. Low laterals and sprouts from base south and west. Decay and compartmentalization on center stem at 4 feet. Vigor fair. Density fair.	None at this time.
6514	214	Yes		Coast Live Oak	*Quercus agrifolia*		15	24	8	3 Fair - Minor Problems	Growing on west bank of drainage ditch. Blackberry and riparian vegetation in dripline. Codominant at 4 feet some inclusion. Vigor fair. Density fair.	None at this time.
6515	215	Yes		Blue Oak	*Quercus douglasii*		8	36	5	3 Fair - Minor Problems	Growing on west bank of drainage ditch. Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6516	216	Yes		Blue Oak	*Quercus douglasii*		6	54	4	3 Fair - Minor Problems	Growing on west bank of drainage ditch. Codominant at 5 feet. Vigor fair. Density fair.	None at this time.
6517	217	Yes		Blue Oak	*Quercus douglasii*		50	54	36	2 Major Structure or Health Problems	Decay wound down to cambium south side from 36 inches to 10 feet. 2 branch break wounds at 20 feet with decay. Codominant at 20 feet. Above average dead branches in canopy. Vigor fair to poor. Density fair.	None at this time.
6518	218	Yes		Blue Oak	*Quercus douglasii*		24	54	36	3 Fair - Minor Problems	2 feet of adjacent to trunk to south. Suppression from south. One-sided leaning canopy northeast. Above average dead branches. Vigor fair. Density fair.	None at this time.

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6519	319	Yes		Blue Oak	*Quercus douglasii*		9	12	5	3 Fair - Minor Problems	Codominant at 24 inches. Adjacent to asphalt 10 feet north. Vigor fair. Density fair.	None at this time.
6520	220	Yes		Blue Oak	*Quercus douglasii*		11	6	12	3 Fair - Minor Problems	Growing adjacent to asphalt 5 feet west. Codominant at base. Growing into canopies south and north. Vigor fair. Density fair.	None at this time.
6521	221	Yes		Blue Oak	*Quercus douglasii*	2,3,3,3	11	54	4	3 Fair - Minor Problems	Codominant at base. Vigor fair. Density fair.	None at this time.
6522	222	Yes		Blue Oak	*Quercus douglasii*		44	24	21	2 Major Structure or Health Problems	No tag/lost tag. Large decay wound south side from 36 inches to 8 feet. Bark fungus damage north side from 3-8 feet. Vigor fair. Density fair.	None at this time.
6523	223	Yes		Blue Oak	*Quercus douglasii*	3,4	7	54	4	2 Major Structure or Health Problems	Poor location. Growing under canopy of 2 trees. Codominant at base. Vigor poor. Density poor.	None at this time.
6524	224	Yes		Blue Oak	*Quercus douglasii*		13	54	9	3 Fair - Minor Problems	No tag/lost tag. Codominant at 7 feet. Growing into canopy south. Vigor fair. Density fair.	None at this time.
6525	225	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems	Low laterals at 12 inches. Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6526	226	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6527	227	Yes		Blue Oak	*Quercus douglasii*		10	36	7	3 Fair - Minor Problems	Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6528	228	Yes		Blue Oak	*Quercus douglasii*		10	54	7	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6529	229	Yes		Blue Oak	*Quercus douglasii*		6	54	10	3 Fair - Minor Problems	No tag/lost tag. Suppressed north. One-sided leaning canopy south. Codominant at 4 feet. Vigor fair. Density fair to poor.	None at this time.
6530	230	Yes		Blue Oak	*Quercus douglasii*		49	54	36	3 Fair - Minor Problems	Covered in ivy up to 15 feet. Canopy suppressed north. Average dead branches. Decay branch wounds at 7 feet south and 10 feet south. Vigor fair.	None at this time.
6531	231	Yes		Blue Oak	*Quercus douglasii*		16	48	24	1 Extreme Structure or Health Problems	Suppressed. South leaning trunk broke off at 5 feet. Canopy resting on ground southeast.	***Recommend removal due to nature and extent of noted defects.***
6532	232	Yes		Blue Oak	*Quercus douglasii*		31	54	27	3 Fair - Minor Problems	Growing 5 feet adjacent to tree to northwest. One-sided leaning canopy southeast. Codominant at 18 feet. Vigor fair. Density fair.	None at this time.

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6533	243	Yes		Blue Oak	*Quercus douglasii*		39	54	30	3 Fair - Minor Problems	Growing 5 feet adjacent to tree southeast. Codominant at 22 feet. Average deadwood in canopy. Vigor fair. Density fair.	None at this time.
6534	234	Yes		Blue Oak	*Quercus douglasii*		12	54	9	3 Fair - Minor Problems	Buried flare. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6535	235	Yes		Blue Oak	*Quercus douglasii*		34	54	24	3 Fair - Minor Problems	Canopy growing to ground 360°. Codominant at 16 feet. Average dead branches. Vigor fair. Density fair.	None at this time.
6536	236	Yes		Blue Oak	*Quercus douglasii*		10	24	9	3 Fair - Minor Problems	Codominant at 36 inches some inclusion. Vigor fair. Density fair.	None at this time.
6537	237	Yes		Blue Oak	*Quercus douglasii*		36	54	30	1 Extreme Structure or Health Problems	Trunk is 85-90% hollow. 1-inch decay seam east side running from base to 8 feet. Inside seam practically no wood. Trunk and canopy lean west. Average deadwood.	***Recommend removal due to nature and extent of noted defects.***
6538		Yes		Blue Oak	*Quercus douglasii*		30	54	18	2 Major Structure or Health Problems	Decay wound south side from base to 24 inches. Decay effects 70% of cambium and hardwood. Codominant at 15 feet. Several branch failures. Decay wounds at trunk. Vigor fair.	None at this time.
6539	239	Yes		Blue Oak	*Quercus douglasii*	5,5	10	54	6	3 Fair - Minor Problems	2 stems at base. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6540	240	Yes		Blue Oak	*Quercus douglasii*		10	54	12	3 Fair - Minor Problems	Codominant at 6 feet. Birdhouse strapped to lateral at 6 feet east side. Vigor fair. Density fair.	None at this time.
6541	241	Yes		Blue Oak	*Quercus douglasii*		30	54	30	2 Major Structure or Health Problems	10° trunk lean west. One-sided leaning canopy west. Sunscald to cambium east side of trunk. 20-inch central leader breakoff at 18 feet. Vigor poor. Density poor.	None at this time.
6542		Yes		Blue Oak	*Quercus douglasii*		36	48	18	2 Major Structure or Health Problems	Trunk decay wound south side from base to 20 feet. 90% decay. Vigor poor. Density fair.	None at this time.
6543	243	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6544	244	Yes		Blue Oak	*Quercus douglasii*		29	54	27	2 Major Structure or Health Problems	One-sided canopy south by southwest. 18-inch stem broke in north side at 12 feet. Decay and wound. Codominant at 12 feet. Vigor fair. Density fair.	None at this time.

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6545	245	Yes		Blue Oak	*Quercus douglasii*		34	54	29	0 Dead	Dead tree top breakout. Laying east 5 feet adjacent to trunk.	***Recommend removal due to nature and extent of noted defects.***
6546	246	Yes		Blue Oak	*Quercus douglasii*		8	54	15	2 Major Structure or Health Problems	One-sided leaning canopy south. Shrunk bows severely at 6 feet. Suppressed by formerly standing tree west. Vigor fair to poor. Density fair to poor.	None at this time.
6547	247	Yes		Blue Oak	*Quercus douglasii*	7,8	15	24	12	3 Fair - Minor Problems	Codominant at 12 inches some inclusion. Vigor fair. Density fair.	None at this time.
6548	248	Yes		Blue Oak	*Quercus douglasii*		12	24	9	3 Fair - Minor Problems	Codominant at 4 feet. Growing into canopy north. Vigor fair. Density fair.	None at this time.
6549	249	Yes		Blue Oak	*Quercus douglasii*	10,11,11	32	48	12	3 Fair - Minor Problems	Codominant at base with significant inclusion Vigor fair. Density fair.	None at this time.
6550	250	Yes		Blue Oak	*Quercus douglasii*		7	54	9	3 Fair - Minor Problems	Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
6551	251	Yes		Blue Oak	*Quercus douglasii*		34	54	21	3 Fair - Minor Problems	Codominant at 12 feet with significant inclusion. 3 limb failure with decay west at 16 feet. Located under transmission power line. Vigor fair. Density fair.	None at this time.
6552	252	Yes		Blue Oak	*Quercus douglasii*		27	54	33	3 Fair - Minor Problems	Codominant at 12 feet. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6553	253	Yes		Blue Oak	*Quercus douglasii*		40	60	21	2 Major Structure or Health Problems	Canker east side from 1-6 feet. Large limb breakout scar with decay north side from 8-20 feet. Multiple limb breakout. Decay wound lower trunk. Growing into canopy east. Vigor fair to poor. Density fair to poor.	None at this time.
6554	264	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
6555	255	Yes		Blue Oak	*Quercus douglasii*		10	36	9	3 Fair - Minor Problems	Codominant at 36 inches some inclusion. Vigor fair. Density fair.	None at this time.
6556		Yes		Blue Oak	*Quercus douglasii*		13	12	12	3 Fair - Minor Problems	Codominant at 24 inches. Growing into canopy south and north. Above average dead branches in lower canopy. Vigor poor. Density poor.	None at this time.
6557	257	Yes		Blue Oak	*Quercus douglasii*		6	54	8	3 Fair - Minor Problems	Growing into canopy east. Vigor fair. Density fair.	None at this time.

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6558	258	Yes		Blue Oak	*Quercus douglasii*		6	54	7	3 Fair - Minor Problems	Growing into canopy west. Codominant at 10 feet. Vigor fair. Density fair.	None at this time.
6559	259	Yes		Interior Live Oak	*Quercus wislizeni*		17	12	21	3 Fair - Minor Problems	Codominant at 24 inches. Above average branches in lower canopy. Volunteers growing into canopy west. Vigor fair to poor. Density fair.	None at this time.
6560	260	Yes		Blue Oak	*Quercus douglasii*		15	24	12	3 Fair - Minor Problems	Codominant at 24 inches. 2 of the main stems south side are sharing included bark at 4 connections from 4-8 feet. Vigor fair. Density fair.	None at this time.
6561	261	Yes		Blue Oak	*Quercus douglasii*		14	36	18	3 Fair - Minor Problems	Codominant at 4 feet. Growing into canopy. Above average deadwood in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6562	262	Yes		Blue Oak	*Quercus douglasii*	5,6	11	54	12	3 Fair - Minor Problems	Codominant at 12 inches. Suppressed south. One-sided leaning canopy northwest. Vigor fair. Density fair.	None at this time.
6563	263	Yes		Blue Oak	*Quercus douglasii*	4,7,8,11	30	54	18	3 Fair - Minor Problems	Codominant at 12 inches with some inclusion. Growing into canopies south and north. Vigor fair. Density fair.	None at this time.
6564	264	Yes		Valley Oak	*Quercus lobata*		18	54	18	3 Fair - Minor Problems	Good structure. Codominant at 25 feet. Above average dead branches lower 1/3 canopy. Vigor fair. Density fair.	None at this time.
6565	265	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6566	266	Yes		Blue Oak	*Quercus douglasii*		10	54	10	3 Fair - Minor Problems	Growing into canopy north. Codominant at 5 feet. Vigor fair. Density fair.	None at this time.
6567	267	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Growing into canopies north and south. Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6568	268	Yes		Interior Live Oak	*Quercus wislizeni*		20	36	15	3 Fair - Minor Problems	Suppressed east. 5° trunk lean west. Codominant at 36 inches with some inclusion. Growing into canopy east. Vigor fair. Density fair.	None at this time.
6569	269	Yes		Blue Oak	*Quercus douglasii*	7,12	19	54	12	3 Fair - Minor Problems	Codominant at base and growing into canopy west. Vigor fair. Density fair.	None at this time.

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6570	270	Yes		Blue Oak	*Quercus douglasii*		12	54	16	3 Fair - Minor Problems	Growing into canopy east and north. Above average dead branches lower 1/3 canopy. Vigor fair. Density fair.	None at this time.
6571	271	Yes		Blue Oak	*Quercus douglasii*		9	54	6	3 Fair - Minor Problems	Lower 2/3 canopy suppressed all sides. Codominant at 4 feet. Above average dead branches lower 1/3 canopy. Vigor fair. Density fair to poor.	None at this time.
6572	272	Yes		Blue Oak	*Quercus douglasii*		9	54	6	3 Fair - Minor Problems	Suppressed west. Vines growing lower 2/3 canopy. Above average dead branches lower 1/3 canopy. Vigor fair. Density fair to poor.	None at this time.
6573	273	Yes		Blue Oak	*Quercus douglasii*		13	54	10	3 Fair - Minor Problems	Growing into canopies east, west and north. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6574	274	Yes		Blue Oak	*Quercus douglasii*		8	54	15	3 Fair - Minor Problems	Suppressed east. One-sided leaning canopy west. Growing into canopy south. Codominant at 15 feet. Vigor fair. Density fair.	None at this time.
6575	275	Yes		Coast Live Oak	*Quercus agrifolia*		11	36	18	3 Fair - Minor Problems	Good structure. 82-inch sprouts from base west side. Vigor fair. Density fair.	None at this time.
6576	276	Yes		Blue Oak	*Quercus douglasii*		10	54	8	3 Fair - Minor Problems	Covered in vines 2/3 trunk. Codominant at 4 feet. Growing into canopy north. Vigor fair. Density fair to poor.	None at this time.
6577	277	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	2/3 trunk covered in vines. Growing into canopy south. Vigor fair to poor. Density fair to poor.	None at this time.
6578		Yes		Blue Oak	*Quercus douglasii*		30	54	30	3 Fair - Minor Problems	Codominant at 6 feet. Branch breakout southeast. Decay in wound at 6 feet. Growing into canopy east. Vigor fair. Density fair.	None at this time.
6579		Yes		Blue Oak	*Quercus douglasii*		21	54	21	3 Fair - Minor Problems	Codominant at 7 feet. Growing into canopy southeast and northwest. Vigor fair. Density fair.	None at this time.
6580	377	Yes		Blue Oak	*Quercus douglasii*		41	54	33	3 Fair - Minor Problems	Canker at base east side. Average dead branches in lower canopy. Vigor fair. Density fair.	None at this time.
6581	376	Yes		Blue Oak	*Quercus douglasii*		36	54	24	3 Fair - Minor Problems	Codominant at 36 inches. Minor dead branches in lower canopy. Growing into canopy northwest. Vigor fair. Density fair.	None at this time.
6582	**Tag # Not Used**											

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6583	460	Yes		Blue Oak	*Quercus douglasii*	5,7	12	54	8	3 Fair - Minor Problems	Codominant at 24 inches. Growing into canopy southwest. Vigor fair. Density fair.	None at this time.
6584	462	Yes		Coast Live Oak	*Quercus agrifolia*	7,7,8	22	54	9	3 Fair - Minor Problems	Codominant at base with inclusion. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6585	461	Yes		Blue Oak	*Quercus douglasii*		7	54	10	3 Fair - Minor Problems	Growing into canopy east. Good structure. One-sided leaning canopy west.	None at this time.
6586	459	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6587		Yes		Blue Oak	*Quercus douglasii*		6	54	6	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6588	458	Yes		Coast Live Oak	*Quercus agrifolia*		10	54	9	3 Fair - Minor Problems	Codominant at 6 feet. Low laterals sprout at base west side. Vigor fair. Density fair.	None at this time.
6589	457	Yes		Blue Oak	*Quercus douglasii*		21	54	18	3 Fair - Minor Problems	Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6590	453	Yes		Blue Oak	*Quercus douglasii*		22	12	12	3 Fair - Minor Problems	Codominant at 24 inches. Vigor fair. Density fair.	None at this time.
6591	452	Yes		Blue Oak	*Quercus douglasii*		14	54	15	3 Fair - Minor Problems	Codominant at 7 feet. Growing into canopy north. Vigor fair. Density fair.	None at this time.
6592	451	Yes		Blue Oak	*Quercus douglasii*		7	54	10	3 Fair - Minor Problems	Trunk wound seam west side from 12-54 inches. Suppressed north. One-sided canopy south. Vigor fair. Density fair.	None at this time.
6593	450	Yes		Blue Oak	*Quercus douglasii*		6	54	9	3 Fair - Minor Problems	Suppressed east. One-sided canopy west. Good structure, vigor, and density.	None at this time.
6594		Yes		Blue Oak	*Quercus douglasii*		7	54	8	3 Fair - Minor Problems	Suppression west. One-sided canopy east. Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6595	449	Yes		Blue Oak	*Quercus douglasii*		10	24	9	2 Major Structure or Health Problems	Bark wound east side from base to 36 inches. Exposed cambium.	None at this time.
6596	448	Yes		Blue Oak	*Quercus douglasii*		41	54	21	2 Major Structure or Health Problems	2 large branch breakout scars on trunk south side at 10 feet. Decay in wound. Vigor fair to poor. Density fair to poor.	None at this time.
6597	447	Yes		Blue Oak	*Quercus douglasii*		11	54	9	3 Fair - Minor Problems	Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6598	455	Yes		Blue Oak	*Quercus douglasii*	4,4,6	14	54	8	3 Fair - Minor Problems	Growing into canopy.	None at this time.
6599	454	Yes		Blue Oak	*Quercus douglasii*	7,8	15	54	10	3 Fair - Minor Problems	Codominant at base. Growing into canopy north.	None at this time.

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6600		Yes		Blue Oak	*Quercus douglasii*	4,4,5	13	54	9	3 Fair - Minor Problems	3 stems growing into canopy south and north. Vigor fair. Density fair.	None at this time.
6601	453	Yes		Blue Oak	*Quercus douglasii*		9	54	6	3 Fair - Minor Problems	Codominant at 4 feet. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6602		Yes		Blue Oak	*Quercus douglasii*	5,5	10	54	9	3 Fair - Minor Problems	Codominant at base with minor inclusion. Growing into canopy east. Vigor fair. Density fair.	None at this time.
6603	444	Yes		Blue Oak	*Quercus douglasii*	10,11	21	54	7	3 Fair - Minor Problems		None at this time.
6604	443	Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Good structure. Suppressed west. One-sided canopy east. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6605	442	Yes		Blue Oak	*Quercus douglasii*		29	54	18	1 Extreme Structure or Health Problems	Codominant at 9 feet. One of two main leaders dead and broken off north side. One-sided canopy southeast. Vigor fair. Density fair to poor. Top of broken leader resting on trunk and ground.	***Recommend removal due to nature and extent of noted defects.***
6606	445	Yes		Blue Oak	*Quercus douglasii*		11	24	5	3 Fair - Minor Problems	Codominant at 24 inches. Vigor fair. Density fair.	None at this time.
6607	441	Yes		Blue Oak	*Quercus douglasii*		45	54	36	3 Fair - Minor Problems	Over-mature. Above average dead branches in canopy. Vigor fair. Density fair to poor.	None at this time.
6608	440	Yes		Blue Oak	*Quercus douglasii*		21	54	40	1 Extreme Structure or Health Problems	Tree failed at base and laying on ground west. Canopy to ground 360°. Vigor fair. Density fair to poor.	***Recommend removal due to nature and extent of noted defects.***
6609		Yes		Blue Oak	*Quercus douglasii*	4,4	8	54	3	3 Fair - Minor Problems	Codominant at base. Suppressed east, west and south. Vigor fair. Density fair.	None at this time.
6610		Yes		Blue Oak	*Quercus douglasii*		8	54	7	3 Fair - Minor Problems	Lower canopy suppressed. Minor dead branches lower 1/2 canopy. Vigor fair. Density fair.	None at this time.
6611	429	Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Good structure. Vigor fair. Density fair.	None at this time.
6612	429	Yes		Blue Oak	*Quercus douglasii*		7	54	7	3 Fair - Minor Problems	Codominant at 8 feet. Vigor fair. Density fair.	None at this time.

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6613	431	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Codominant at 5 feet. Vigor fair. Density fair.	None at this time.
6614		Yes		Blue Oak	*Quercus douglasii*		12	12	5	3 Fair - Minor Problems	Bark decay at base west side. Codominant at 12 inches east. Leader trunk wound at 36 inches. Vigor fair. Density fair.	None at this time.
6615	432	Yes		Blue Oak	*Quercus douglasii*		7	54	10	3 Fair - Minor Problems	Minor trunk lean southwest. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6616		Yes		Blue Oak	*Quercus douglasii*	4,5	9	54	4	3 Fair - Minor Problems	Codominant at base growing into canopies north and east. One-sided canopy west. Vigor fair. Density fair.	None at this time.
6617		Yes		Blue Oak	*Quercus douglasii*	3,4,4,4	15	54	9	3 Fair - Minor Problems	Codominant at 12 inches. Growing into canopies north and south. Vigor fair. Density fair.	None at this time.
6618	391	Yes		Blue Oak	*Quercus douglasii*		13	12	8	3 Fair - Minor Problems	Codominant at 24 inches. Vigor fair. Density fair.	None at this time.
6619	392	Yes		Blue Oak	*Quercus douglasii*		21	24	15	3 Fair - Minor Problems	Codominant at 36 inches. Above average dead branches lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6620	393	Yes		Blue Oak	*Quercus douglasii*		11	54	10	1 Extreme Structure or Health Problems	Bark decay southside from base to 7 feet exposed with cambium in Heartwood. Poor branching structure. Vigor poor. Density poor.	***Recommend removal due to nature and extent of noted defects.***
6621	390	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6622	389	Yes		Blue Oak	*Quercus douglasii*	6,8	14	54	6	3 Fair - Minor Problems	Codominant at 12 inches. Above average deadwood in the lower canopy. Vigor fair. Density fair to poor.	None at this time.
6623	395	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Codominant at 7 feet. Growing into canopy west Vigor fair. Density fair.	None at this time.
6624		Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
6625	396	Yes		Blue Oak	*Quercus douglasii*		9	54	6	3 Fair - Minor Problems	Trunk lean 10° south. Above average dead branches lower canopy. Vigor fair. Density fair to poor.	None at this time.
6626	397	Yes		Blue Oak	*Quercus douglasii*		9	54	7	3 Fair - Minor Problems	Good structure. Vigor fair. Density fair.	None at this time.

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6627		Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Trunk wound west side from base to 12 inches. Growing into canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6628	419	Yes		Blue Oak	*Quercus douglasii*		17	12	12	3 Fair - Minor Problems	Codominant at 24 inches. Average dead branches lower canopy. Vigor fair. Density fair.	None at this time.
6629		Yes		Blue Oak	*Quercus douglasii*		8	36	8	3 Fair - Minor Problems	Codominant at 15 feet. Suppressed/one-sided canopy east. Vigor fair. Density fair.	None at this time.
6630	420	Yes		Blue Oak	*Quercus douglasii*		8	48	9	3 Fair - Minor Problems	Codominant at 4 feet. Growing into canopy north and west. Above average dead branches in lower canopy. Nest top of crown. Vigor fair. Density fair to poor.	None at this time.
6631	400	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems	Codominant at 8 feet. Growing into canopies east and north. Above average dead branches lower canopy. Vigor fair. Density fair to poor.	None at this time.
6632		Yes		Blue Oak	*Quercus douglasii*		10	54	12	3 Fair - Minor Problems	Bark decay seam south side from 36 inches to 6 feet. Codominant at 6 feet. Growing in the canopies south and north. Average dead branches lower canopy. Vigor fair. Density fair.	None at this time.
6633		Yes		Blue Oak	*Quercus douglasii*		7	54	4	3 Fair - Minor Problems	Dead vertical stem at 24 inches north. Good structure. Vigor fair. Density fair to poor.	None at this time.
6634	399	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Suppressed west. One-sided canopy east. Good structure. Vigor fair. Density fair.	None at this time.
6635	398	Yes		Blue Oak	*Quercus douglasii*		16	48	10	3 Fair - Minor Problems	Bark canker at base west side. Codominant at 48 inches. Vigor fair. Density fair.	None at this time.
6636	422	Yes		Blue Oak	*Quercus douglasii*		9	54	7	3 Fair - Minor Problems		None at this time.
6637		Yes		Interior Live Oak	*Quercus wislizeni*		6	54	5	3 Fair - Minor Problems	Suppressed north, south and east. Above average dead branches in lower canopy. Codominant at 7 feet. Vigor fair to poor. Density fair to poor.	None at this time.
6638	425	Yes		Blue Oak	*Quercus douglasii*		10	54	18	3 Fair - Minor Problems	Suppressed north. One-sided leaning canopy south. Codominant at 7 feet. Above average dead branches. Vigor fair. Density fair to poor.	None at this time.
6639	426	Yes		Blue Oak	*Quercus douglasii*		10	54	15	3 Fair - Minor Problems	Codominant at 6 feet. Vines to 22 feet. Vigor fair. Density fair to poor.	None at this time.

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6640		Yes		Blue Oak	*Quercus douglasii*		6	24	4	3 Fair - Minor Problems	10° trunk lean north to 24 inches with correction. Average dead branches lower canopy. Vigor fair. Density fair.	None at this time.
6641	427	Yes		Blue Oak	*Quercus douglasii*	5,7	12	54	8	3 Fair - Minor Problems	Above Average deadwood in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6642	388	Yes		Blue Oak	*Quercus douglasii*		21	24	12	3 Fair - Minor Problems	Codominant at 24 inches. Above average dead branches in canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6643	391	Yes		Blue Oak	*Quercus douglasii*		15	24	9	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6644		Yes		Blue Oak	*Quercus douglasii*		9	24	8	3 Fair - Minor Problems	Codominant at 36 inches. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6645	380	Yes		Blue Oak	*Quercus douglasii*		8	54	10	3 Fair - Minor Problems	Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
6646	381	Yes		Blue Oak	*Quercus douglasii*		9	54	6	3 Fair - Minor Problems	Bark wound west at base to 12 inches with exposed cambium. Vigor fair. Density fair.	None at this time.
6647	382	Yes		Blue Oak	*Quercus douglasii*	8,10	18	54	12	3 Fair - Minor Problems	Vigor fair. Density fair.	None at this time.
6648	383	Yes		Blue Oak	*Quercus douglasii*		10	54	12	3 Fair - Minor Problems		None at this time.
6649	385	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Suppression east and west. Above average dead branches in canopy. Epicormic growth on trunk up to 20 feet. Vigor poor. Density poor.	None at this time.
6650	384	Yes		Blue Oak	*Quercus douglasii*		10	54	9	3 Fair - Minor Problems	Growing into canopies east and west. Above average dead branches and canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6651	387	Yes		Blue Oak	*Quercus douglasii*		10	54	7	3 Fair - Minor Problems	Codominant at 7 feet. Suppression northeast. One-sided canopy west. Above average dead branches. Vigor fair. Density fair.	None at this time.
6652		Yes		Blue Oak	*Quercus douglasii*		6	54	4	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6653	379	Yes		Blue Oak	*Quercus douglasii*		15	36	12	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6654	378	Yes		Blue Oak	*Quercus douglasii*		10	54	9	2 Major Structure or Health Problems	Bark fungus west side from base to 6 feet. Codominant at 8 feet. Vigor poor. Density poor.	None at this time.

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6655		Yes		Blue Oak	*Quercus douglasii*		6	54	4	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6656		Yes		Blue Oak	*Quercus douglasii*		8	24	5	3 Fair - Minor Problems	Codominant at 24 inches. Vigor fair. Density fair.	None at this time.
6657		Yes		Blue Oak	*Quercus douglasii*	4,5	9	54	4	3 Fair - Minor Problems	Codominant at base. Vigor fair. Density fair.	None at this time.
6658		Yes		Blue Oak	*Quercus douglasii*	4,4	8	54	4	3 Fair - Minor Problems	Codominant at base. Vigor fair. Density fair.	None at this time.
6659		Yes		Coast Live Oak	*Quercus agrifolia*	3,6,7	16	54	10	3 Fair - Minor Problems	Codominant at base with inclusion canopy to the ground 360°. Growing into canopy south.	None at this time.
6660	278	Yes		Blue Oak	*Quercus douglasii*		14	54	18	3 Fair - Minor Problems	Growing in the canopies north, south and west. Codominant at 12 feet. Above average dead branches in lower canopy. Vigor fair. Density fair.	None at this time.
6661	279	Yes		Blue Oak	*Quercus douglasii*		13	54	15	3 Fair - Minor Problems	Codominant at 5 feet. Suppressed east. One-sided canopy west. Growing into canopy north. Above average dead branches in canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6662	280	Yes		Blue Oak	*Quercus douglasii*		11	54	12	3 Fair - Minor Problems	Blackberries to 36 inches. Suppression east. Above average dead branches in lower canopy. Codominant at 4 feet. Vigor fair. Density fair to poor.	None at this time.
6663	281	Yes		Blue Oak	*Quercus douglasii*		13	24	12	3 Fair - Minor Problems	Codominant at 24 inches. Growing into canopies east and west. Suppressed south. Above average deadwood in lower canopy. Coast Live Oak growing up through 2 stems. Vigor fair. Density fair to poor.	None at this time.
6664	282	Yes		Blue Oak	*Quercus douglasii*		25	12	21	3 Fair - Minor Problems	Codominant at 12 inches. Above average dead branches. Vigor fair. Density fair to poor.	None at this time.
6665	284	Yes		Blue Oak	*Quercus douglasii*	8,10,12,12	42	54	24	1 Extreme Structure or Health Problems	Codominant at 12 inches. Peeling bark and epicormic growth. Severe dead branches in canopy. Vigor very poor. Density very poor.	***Recommend removal due to nature and extent of noted defects.***
6666	283	Yes		Blue Oak	*Quercus douglasii*	8,11	19	54	18	3 Fair - Minor Problems	Codominant at base. Suppressed east. One-sided canopy west. Above average dead branches in canopy. Vigor fair. Density fair to poor.	None at this time.

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6667	293	Yes		Blue Oak	*Quercus douglasii*		9	36	7	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6668	294	Yes		Blue Oak	*Quercus douglasii*		12	24	12	3 Fair - Minor Problems	Growing on west bank of drainage ditch. Codominant at 36 inches. Above average dead branches. Vigor fair. Density fair to poor.	None at this time.
6669	295	Yes		Blue Oak	*Quercus douglasii*		17	12	15	3 Fair - Minor Problems	Growing at the top of the west bank of drainage ditch. Codominant at 12 inches with 9 inches of inclusion. Vigor fair. Density fair.	None at this time.
6670	296	Yes		Coast Live Oak	*Quercus agrifolia*		13	54	10	1 Extreme Structure or Health Problems	Bark dead west from base to 5 feet. Codominant at 6 feet. Tip dieback central leader. Vigor poor. Density poor.	***Recommend removal due to nature and extent of noted defects.***
6671	297	Yes		Blue Oak	*Quercus douglasii*		13	36	12	3 Fair - Minor Problems	Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6672		Yes		Blue Oak	*Quercus douglasii*		15	12	12	2 Major Structure or Health Problems	Bark fungus from base to 36 inches. Peeling bark in canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6673	215	Yes		Blue Oak	*Quercus douglasii*		33	54	21	3 Fair - Minor Problems	Codominant at 12 feet. Broken out central leader. Vigor fair to poor. Density fair to poor.	None at this time.
6674	314	Yes		Blue Oak	*Quercus douglasii*	4,5	9	54	7	3 Fair - Minor Problems	Codominant at base. Suppression east. One-sided leaning canopy west. Vigor fair. Density fair to poor.	None at this time.
6675	311	Yes		Blue Oak	*Quercus douglasii*	20,30	50	54	30	3 Fair - Minor Problems	Codominant at 18 feet. There is a suppressed stem at the base of the main trunk that is arching to the south to the ground. Vigor fair. Density fair.	None at this time.
6676	310	Yes		Blue Oak	*Quercus douglasii*		14	54	18	2 Major Structure or Health Problems	Suppressed east. Twisting canopy to the north. One-sided. Vigor poor. Density poor.	None at this time.
6677	309	Yes		Blue Oak	*Quercus douglasii*		20	36	21	3 Fair - Minor Problems	Codominant at 4 feet. One-sided canopy south. Vigor fair. Density fair.	None at this time.
6678	308	Yes		Blue Oak	*Quercus douglasii*		28	54	36	3 Fair - Minor Problems	Growing on bank of drainage ditch full of riparian vegetation and blackberries. Codominant at 8 feet. Average deadwood in canopy. Vigor fair. Density fair.	None at this time.

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6679	313	Yes		Blue Oak	*Quercus douglasii*	9,11	20	54	9	3 Fair - Minor Problems	Codominant at base. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6680	307	Yes		Blue Oak	*Quercus douglasii*	9,10	19	54	10	3 Fair - Minor Problems	Codominant at 12 inches. Above average dead branches in lower canopy. Epicormic growth at top of canopy. Vigor fair. Density fair to poor.	None at this time.
6681	306	Yes		Blue Oak	*Quercus douglasii*	4,4,4,5	17	54	7	3 Fair - Minor Problems	Codominant at base. Suppressed south. Above average dead branches in lower canopy. Vigor fair. Density fair to poor.	None at this time.
6682	305	Yes		Blue Oak	*Quercus douglasii*		11	54	15	3 Fair - Minor Problems	Codominant at 6 feet. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6683	304	Yes		Blue Oak	*Quercus douglasii*		11	54	12	3 Fair - Minor Problems	Good structure. Lower canopy suppressed north. Epicormic growth on branches and trunks. Vigor fair. Density fair to poor.	None at this time.
6684	303	Yes		Blue Oak	*Quercus douglasii*		15	54	12	3 Fair - Minor Problems	Codominant at 5 feet. 16 inches of inclusion. Vigor fair. Density fair.	None at this time.
6685	197	Yes		Blue Oak	*Quercus douglasii*		11	12	9	3 Fair - Minor Problems	Suppression north. One-sided canopy south. Codominant at 24 inches. Vigor fair to poor. Density fair to poor.	None at this time.
6686		Yes		Blue Oak	*Quercus douglasii*		7	54	12	3 Fair - Minor Problems	Suppressed east. One-sided canopy west. Above average dead branches. Vigor fair. Density fair to poor.	None at this time.
6687	291	Yes		Blue Oak	*Quercus douglasii*	7,9	16	54	7	3 Fair - Minor Problems	Codominant at 12 inches. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6688	292	Yes		Blue Oak	*Quercus douglasii*		9	54	7	3 Fair - Minor Problems		None at this time.
6689	290	Yes		Blue Oak	*Quercus douglasii*		14	24	10	3 Fair - Minor Problems	Growing in the canopies east and west. Above average dead branches at the corner of growth on trunk and branches. Codominant at 24 inches. Vigor fair. Density fair to poor.	None at this time.
6690	289	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems		None at this time.
6691	288	Yes		Blue Oak	*Quercus douglasii*		12	54	16	3 Fair - Minor Problems	Suppressed north. Leaning west. One-sided canopy. Vigor fair. Density fair.	None at this time.

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6692	287	Yes		Blue Oak	*Quercus douglasii*		12	54	7	3 Fair - Minor Problems		None at this time.
6693	286	Yes		Blue Oak	*Quercus douglasii*		14	54	12	3 Fair - Minor Problems	Codominant at 4 feet. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6694	286	Yes		Blue Oak	*Quercus douglasii*		19	12	21	3 Fair - Minor Problems	Codominant at 12 inches for stems. Vigor fair. Density fair.	None at this time.
6695		Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Suppressed north. One-sided canopy south. Above average dead branches. Epicormic growth. Density fair. Vigor fair.	None at this time.
6696	321	Yes		Blue Oak	*Quercus douglasii*		10	54	8	2 Major Structure or Health Problems	Codominant at 4 feet. Dead 4-inch leader west. Above average dead branches upcoming growth. Vigor poor. Density poor.	None at this time.
6697	318	Yes		Blue Oak	*Quercus douglasii*		17	12	18	3 Fair - Minor Problems	Codominant at 12 inches. Two stems. Growing into canopy north. Above average dead branches in lower canopy. Vigor fair. Density fair to poor.	None at this time.
6698	316	Yes		Blue Oak	*Quercus douglasii*		8	54	9	2 Major Structure or Health Problems	Tree was topped. Epicormic sprouts make up top canopy. Vigor fair. Density fair to poor.	None at this time.
6699	317	Yes		Blue Oak	*Quercus douglasii*		14	54	18	3 Fair - Minor Problems	Tree canopy was directionally pruned south for powerlines. Vigor fair. Density fair.	None at this time.
6700	419	Yes		Blue Oak	*Quercus douglasii*		12	54	15	3 Fair - Minor Problems	Suppressed north. Growing into canopy south. Codominant at 10 feet. Vigor fair. Density fair.	None at this time.
6701	320	Yes		Blue Oak	*Quercus douglasii*		15	48	21	3 Fair - Minor Problems	Growing in the canopy west. One-sided canopy east. Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6702	322	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Growing into canopy north and south. Good structure. Vigor fair. Density fair.	None at this time.
6703		Yes		Blue Oak	*Quercus douglasii*	3,4	7	54	7	3 Fair - Minor Problems	Codominant at base to stems. Suppressed south. One-sided canopy north.	None at this time.
6704	323	Yes		Blue Oak	*Quercus douglasii*	16,17	33	54	21	3 Fair - Minor Problems	Codominant at 12 inches with 6 inches of inclusion. Live Oak volunteers in the dripline. Above average dead branches in lower canopy. Vigor fair. Density fair.	None at this time.
6705		Yes		Blue Oak	*Quercus douglasii*	3,4	7	54	5	3 Fair - Minor Problems	Codominant at 12 inches. Vigor fair. Density fair.	None at this time.

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6706	427	Yes		Blue Oak	*Quercus douglasii*	4,4	8	54	6	3 Fair - Minor Problems	Codominant at 12 inches. Vigor fair. Density fair.	None at this time.
6707	325	Yes		Blue Oak	*Quercus douglasii*		12	12	9	3 Fair - Minor Problems	Codominant at 12 inches for stems. Vigor fair. Density fair.	None at this time.
6708	326	Yes		Blue Oak	*Quercus douglasii*		13	12	10	3 Fair - Minor Problems	Codominant at 12 inches. Three stems.	None at this time.
6709	328	Yes		Blue Oak	*Quercus douglasii*		14	54	16	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6710	330	Yes		Blue Oak	*Quercus douglasii*		10	54	10	3 Fair - Minor Problems	Good structure. Lower canopy suppressed north and south. Above average dead branches. Vigor fair. Density fair to poor.	None at this time.
6711	329	Yes		Blue Oak	*Quercus douglasii*	6,9	15	54	9	3 Fair - Minor Problems	Suppressed southeast. One-sided leaning canopy northwest.	None at this time.
6712	331	Yes		Blue Oak	*Quercus douglasii*		13	54	10	3 Fair - Minor Problems	Growing into canopies east and west. Average dead branches in canopy. Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6713	342	Yes		Blue Oak	*Quercus douglasii*		15	54	15	2 Major Structure or Health Problems	Codominant at 12 feet. Above average dead branches. Tip dieback out of crown with epicormic growth in upper crown. Vigor fair. Density fair.	None at this time.
6714	338	Yes		Blue Oak	*Quercus douglasii*		17	12	21	3 Fair - Minor Problems	Codominant at 24 inches. Two stems. Tip dieback out of crown. Epicormic growth on leaders. Vigor poor. Density poor.	None at this time.
6715	339	Yes		Blue Oak	*Quercus douglasii*		17	54	18	3 Fair - Minor Problems	Codominant at 14 feet. Above average deadwood. Growing into canopy west. Epicormic growth.	None at this time.
6716		Yes		Blue Oak	*Quercus douglasii*		11	12	10	3 Fair - Minor Problems	Codominant at 24 inches. Three stems. Above average dead branches. Epicormic growth all stems. Vigor fair. Density fair.	None at this time.
6717	349	Yes		Blue Oak	*Quercus douglasii*		11	54	10	3 Fair - Minor Problems	Good structure. Vigor fair. Density fair.	None at this time.
6718		Yes		Blue Oak	*Quercus douglasii*		6	54	12	3 Fair - Minor Problems	Suppressed east. One-sided leaning canopy west. Vigor fair. Density fair.	None at this time.

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6719	347	Yes		Blue Oak	*Quercus douglasii*		10	54	15	3 Fair - Minor Problems	Codominant at 10 feet. Suppression south. One-sided leaning canopy northeast. Above average dead branches lower canopy/ Vigor fair. Density fair to poor.	None at this time.
6720	346	Yes		Blue Oak	*Quercus douglasii*		10	54	20	3 Fair - Minor Problems	One-sided leaning canopy south. Vigor fair. Density fair to poor.	None at this time.
6721	346	Yes		Blue Oak	*Quercus douglasii*		11	54	18	2 Major Structure or Health Problems	One-sided leaning canopy southeast. Above average dead branches. Epicormic growth on branches. Vigor poor. Density poor.	None at this time.
6722	150	Yes		Blue Oak	*Quercus douglasii*		7	54	12	2 Major Structure or Health Problems	One-sided leaning canopy west. Above average dead branches. Epicormic growth on stems. Vigor poor. Density poor.	None at this time.
6723	344	Yes		Blue Oak	*Quercus douglasii*		10	54	9	3 Fair - Minor Problems	Codominant at 12 feet. Lower canopy suppressed all sides. Vigor fair. Density fair to poor.	None at this time.
6724	343	Yes		Interior Live Oak	*Quercus wislizeni*	12,14	26	54	12	3 Fair - Minor Problems	Codominant at base with inclusion to stems with weak attachment. Lower canopy suppressed all sides. Above average dead branches lower canopy. Vigor fair. Density fair.	None at this time.
6725	342	Yes		Blue Oak	*Quercus douglasii*		7	54	10	2 Major Structure or Health Problems	Suppressed south. One-sided leaning canopy northwest. Above average dead branches. Vigor poor. Density poor.	None at this time.
6726	341	Yes		Blue Oak	*Quercus douglasii*		11	12	9	2 Major Structure or Health Problems	Codominant at 12 inches to stems. Lower canopy suppressed south and west. One-sided leaning canopy north. Above average dead branches.	None at this time.
6727	340	Yes		Blue Oak	*Quercus douglasii*	5,5	10	54	9	3 Fair - Minor Problems	Codominant at base to stems. Density fair. Vigor fair.	None at this time.
6728	156	Yes		Blue Oak	*Quercus douglasii*		9	54	12	3 Fair - Minor Problems	Codominant at 5 feet. One-sided canopy south. Vigor fair to poor. Density fair to poor.	None at this time.
6729	353	Yes		Blue Oak	*Quercus douglasii*		7	54	6	2 Major Structure or Health Problems		None at this time.
6730	352	Yes		Blue Oak	*Quercus douglasii*	5,10	15	54	12	3 Fair - Minor Problems	Codominant at base 6 inches of inclusion. Vigor fair. Density fair.	None at this time.
6731	354	Yes		Blue Oak	*Quercus douglasii*		11	54	9	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.

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6732	373	Yes		Blue Oak	*Quercus douglasii*		10	54	18	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6733		Yes		Interior Live Oak	*Quercus wislizeni*	2,3,5	10	54	7	2 Major Structure or Health Problems	Codominant at base with weak attachments. Suppressed north. Leaning canopy south. Vigor fair. Density fair.	None at this time.
6734	356	Yes		Blue Oak	*Quercus douglasii*		14	54	21	3 Fair - Minor Problems		None at this time.
6735	357	Yes		Blue Oak	*Quercus douglasii*		12	54	15	3 Fair - Minor Problems	Codominant at 12 feet. Vigor fair. Density fair.	None at this time.
6736	358	Yes		Blue Oak	*Quercus douglasii*		15	12	15	3 Fair - Minor Problems	Codominant at 12 inches to stems. Vigor fair. Density fair.	None at this time.
6737	359	Yes		Blue Oak	*Quercus douglasii*		6	54	6	2 Major Structure or Health Problems	Suppressed south. One side leaning canopy north. Codominant at 10 feet.	None at this time.
6738	335	Yes		Blue Oak	*Quercus douglasii*		18	12	18	3 Fair - Minor Problems	Codominant at 24 inches. Two stems. Vigor fair. Density fair.	None at this time.
6739	350	Yes		Blue Oak	*Quercus douglasii*		20	12	18	3 Fair - Minor Problems	Codominant at 36 inches. Three stems. Vigor fair. Density fair.	None at this time.
6740	324	Yes		Interior Live Oak	*Quercus wislizeni*		12	24	7	3 Fair - Minor Problems	Codominant at 36 inches. Three stems. Canopy to ground all sides. Vigor fair. Density fair.	None at this time.
6741	333	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Growing into canopy south. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6742	334	Yes		Blue Oak	*Quercus douglasii*		7	54	7	3 Fair - Minor Problems	Growing into canopy north. Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6743	135	Yes		Blue Oak	*Quercus douglasii*		12	12	9	3 Fair - Minor Problems	Codominant at 24 inches. Two stems. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6744		Yes		Blue Oak	*Quercus douglasii*		8	54	9	3 Fair - Minor Problems	Codominant at 5 feet. Growing into canopies east and west. Above average dead branches in lower canopy. Vigor fair. Density fair to poor.	None at this time.
6745	337	Yes		Blue Oak	*Quercus douglasii*		11	54	15	3 Fair - Minor Problems	Codominant at 10 feet. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6746		Yes		Blue Oak	*Quercus douglasii*		6	54	4	2 Major Structure or Health Problems	Suppressed east, north and west. Good structure. Epicormic growth on trunk. Above average dead branches. Vigor poor. Density poor.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6747	355	Yes		Blue Oak	*Quercus douglasii*	7,10	17	54	12	3 Fair - Minor Problems	Codominant at base to stems growing into canopy west. Above average dead branches in lower canopy. Vigor fair. Density fair to poor.	None at this time.
6748	351	Yes		Blue Oak	*Quercus douglasii*		17	12	18	3 Fair - Minor Problems	Codominant at 24 inches. Two stems. Above average dead branches in canopy. Vigor fair. Density fair to poor.	None at this time.
6749	360	Yes		Blue Oak	*Quercus douglasii*		36	36	21	2 Major Structure or Health Problems	Codominant at 12 feet. Topped north side for powerlines. 18-inch limb failure at 12 feet east side with decay and wound. Vigor fair to poor. Density fair to poor.	None at this time.
6750	361	Yes		Blue Oak	*Quercus douglasii*		13	12	5	3 Fair - Minor Problems	Codominant at 12 inches. Five stems.	None at this time.
6751		Yes		Blue Oak	*Quercus douglasii*		6	54	3	3 Fair - Minor Problems	Good structure. Vigor fair. Density fair.	None at this time.
6752	362	Yes		Blue Oak	*Quercus douglasii*		16	54	15	3 Fair - Minor Problems	Vines throughout canopy up to 30 feet. Low vertical lateral at 12 inches west. Vigor fair. Density fair.	None at this time.
6753	364	Yes		Blue Oak	*Quercus douglasii*		12	54	10	3 Fair - Minor Problems	Codominant at 7 feet. Growing into canopy south and east. Above average dead branches lower canopy. Vigor fair. Density fair to poor.	None at this time.
6754		Yes		Blue Oak	*Quercus douglasii*		13	12	16	3 Fair - Minor Problems	Codominant at 24 inches to stems. Growing in the canopy south and east average dead branches. Vigor fair. Density fair.	None at this time.
6755	365	Yes		Blue Oak	*Quercus douglasii*		18	12	20	3 Fair - Minor Problems	Codominant at 24 inches. Growing into canopy east and west. Average dead branches in lower canopy. Vigor fair. Density fair.	None at this time.
6756	366	Yes		Blue Oak	*Quercus douglasii*		18	24	15	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6757	368	Yes		Blue Oak	*Quercus douglasii*		10	48	21	1 Extreme Structure or Health Problems	Suppressed above. Trunk growing 6 inches adjacent to trunk south. Bow in trunk at 4 feet 90° to the north. One-sided severe reaching canopy north. Vigor fair. Density fair to poor.	***Recommend removal due to nature and extent of noted defects.***
6758		Yes		Interior Live Oak	*Quercus wislizeni*		7	54	18	2 Major Structure or Health Problems	Suppressed above. Trunk growing 18 inches adjacent to trunk north. Severe leaning one-sided canopy south. Vigor fair to poor. Density fair to poor.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6759	367	Yes		Blue Oak	*Quercus douglasii*		12	12	16	2 Major Structure or Health Problems	Suppressed northwest. One-sided reaching canopy southeast. Riparian vegetation under canopy. Codominant at 24 inches. Two stems. Vigor fair. Density fair.	None at this time.
6760	369	Yes		Blue Oak	*Quercus douglasii*		13	54	15	3 Fair - Minor Problems	Blackberries up to 4 feet. Codominant at 9 feet. Vigor fair. Density fair.	None at this time.
6761	370	Yes		Blue Oak	*Quercus douglasii*		12	24	17	2 Major Structure or Health Problems	Suppressed above. Growing 12 inches adjacent to trunk. One-sided reaching canopy north. Vigor fair. Density fair.	None at this time.
6762	371	Yes		Blue Oak	*Quercus douglasii*		17	54	21	3 Fair - Minor Problems	Tag tied to low branch west side due to blackberries. Codominant at 12 feet.	None at this time.
6763	372	Yes		Blue Oak	*Quercus douglasii*		13	12	9	3 Fair - Minor Problems	Codominant at base with some inclusion. Two stems. Riparian vegetation and blackberries under canopy. Vigor fair. Density fair.	None at this time.
6764	423	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Codominant at 4 feet. Suppression northeast. Leaning canopy southwest. Vigor fair. Density fair.	None at this time.
6765		Yes		Blue Oak	*Quercus douglasii*		8	48	5	3 Fair - Minor Problems	Codominant at 4 feet. Above average dead branches lower canopy. Vigor fair. Density fair to poor.	None at this time.
6766		Yes		Blue Oak	*Quercus douglasii*		10	54	12	3 Fair - Minor Problems	Codominant at 12 feet. Vigor fair. Density fair.	None at this time.
6767	**Tag # Not Used**											
6768	416	Yes		Blue Oak	*Quercus douglasii*		7	54	7	2 Major Structure or Health Problems	Tag tied to fence south. Codominant at 7 feet. Topped for powerlines. Vigor fair. Density fair to poor.	None at this time.
6769	414	Yes		Blue Oak	*Quercus douglasii*		7	54	6	2 Major Structure or Health Problems	Codominant at 6 feet. Topped for powerlines. Vigor fair. Density fair.	None at this time.
6770	413	Yes		Blue Oak	*Quercus douglasii*		7	54	9	2 Major Structure or Health Problems	Codominant at 10 feet. Topped for powerlines. Vigor fair. Density fair.	None at this time.
6771	433	Yes		Blue Oak	*Quercus douglasii*		27	54	24	3 Fair - Minor Problems	Codominant at 7 feet. Growing into canopy east and south. Canopy to ground west. Vigor fair. Density fair.	None at this time.
6772	434	Yes		Blue Oak	*Quercus douglasii*		26	54	24	3 Fair - Minor Problems	Codominant at 15 feet. Growing into canopies south and northwest. East side can be pruned for powerlines. Vigor fair. Density fair.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6773		Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Codominant at 5 feet. Vigor fair. Density fair.	None at this time.
6774	435	Yes		Blue Oak	*Quercus douglasii*		27	54	24	3 Fair - Minor Problems	Codominant at 15 feet. Growing into canopy northeast. One-sided leaning canopy southwest. Canopy to ground west. Vigor fair. Density fair.	None at this time.
6775	436	Yes		Blue Oak	*Quercus douglasii*		27	54	21	3 Fair - Minor Problems	Codominant at 10 feet. Growing into canopy west. Canopy to ground south and northwest. Vigor fair. Density fair.	None at this time.
6776	337	Yes		Blue Oak	*Quercus douglasii*		36	54	33	2 Major Structure or Health Problems	Codominant at 12 feet. 18-inch limb failure south at 8 feet with decay and wound. Average deadwood in canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6777	439	Yes		Blue Oak	*Quercus douglasii*		36	54	33	2 Major Structure or Health Problems	Codominant at 15 feet. Broken branch at 7 feet southwest with decay and wound. 15-inch lateral at 5 feet south broken and growing on ground.	None at this time.
6778	438	Yes		Blue Oak	*Quercus douglasii*		28	54	21	2 Major Structure or Health Problems	Codominant at 5 feet. 16-inch central leader broken off with decay and wound. Powerlines east side. Vigor poor. Density poor.	None at this time.
6779		Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Growing adjacent to chain-link fence on east side. In contact with barbed-wire at 6 feet. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6780		Yes	Yes	Blue Oak	*Quercus douglasii*		25	54	18	3 Fair - Minor Problems	Off-site tree. Tag on post of chain-link fence 36 inches above the ground. Topped for powerlines. Codominant at 9 feet. Canopy 12 feet into site. Vigor fair to poor. Density fair to poor.	None at this time.
6781	464	Yes		Blue Oak	*Quercus douglasii*		24	54	21	2 Major Structure or Health Problems	Tree pruned for powerlines. One-sided leaning canopy east. Epicormic growth east side.	None at this time.
6782	465	Yes		Blue Oak	*Quercus douglasii*		15	54	22	2 Major Structure or Health Problems	Suppressed above east. Severe leaning one-sided canopy west. Average dead branches. Vigor fair. Density fair to poor.	None at this time.
6783	466	Yes		Blue Oak	*Quercus douglasii*		15	54	18	3 Fair - Minor Problems	Tree pruned east for powerlines. Epicormic growth along trunk east side to 25 feet. One-sided leaning canopy west.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6784	467	Yes		Blue Oak	*Quercus douglasii*		23	54	22	2 Major Structure or Health Problems	Suppressed north. One-sided leaning canopy south. Codominant at 8 feet.	None at this time.
6785	469	Yes		Blue Oak	*Quercus douglasii*		34	54	21	3 Fair - Minor Problems	Codominant at 6 feet. Growing into canopy north and west. Vigor fair. Density fair. Canopy growing to ground south and west.	None at this time.
6786	470	Yes		Blue Oak	*Quercus douglasii*		32	48	40	3 Fair - Minor Problems	Codominant at 6 feet. Low 10-inch lateral at 6 feet growing to ground south. Average dead branches. Vigor fair. Density fair.	None at this time.
6787	471	Yes		Blue Oak	*Quercus douglasii*		7	54	15	2 Major Structure or Health Problems	Codominant at 14 feet. Suppressed east. One-sided leaning canopy northwest.	None at this time.
6788	472	Yes		Blue Oak	*Quercus douglasii*		32	54	24	3 Fair - Minor Problems	Codominant at 18 feet. Canopy to ground southwest and northeast. Vigor fair. Density fair.	None at this time.
6789	473	Yes		Blue Oak	*Quercus douglasii*		23	54	21	2 Major Structure or Health Problems	Suppressed east. One-sided leaning canopy west. Codominant at 12 feet. Vigor fair. Density fair.	None at this time.
6790	474	Yes		Blue Oak	*Quercus douglasii*		8	54	12	3 Fair - Minor Problems	Suppressed south. One-sided leaning canopy north.	None at this time.
6791		Yes		Blue Oak	*Quercus douglasii*		7	54	18	2 Major Structure or Health Problems	Suppressed east. One-sided leaning canopy west.	None at this time.
6792	476	Yes		Blue Oak	*Quercus douglasii*		11	54	15	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6793	477	Yes		Blue Oak	*Quercus douglasii*		13	54	16	2 Major Structure or Health Problems	Suppressed east. One-sided leaning canopy west. Above average dead branches. Large Mulberry growing in understory. Vigor fair to poor. Density fair to poor.	None at this time.
6794	478	Yes		Blue Oak	*Quercus douglasii*		11	54	12	3 Fair - Minor Problems	Codominant at 10 feet. Large sprawling Mulberry growing in understory. Vigor fair. Density fair.	None at this time.
6795	479	Yes		Blue Oak	*Quercus douglasii*	4,6	10	54	5	3 Fair - Minor Problems	Codominant at base to stems. Vigor fair. Density fair.	None at this time.
6796	480	Yes		Blue Oak	*Quercus douglasii*	6,7	13	54	7	3 Fair - Minor Problems	Good structure Vigor fair. Density fair.	None at this time.
6797	481	Yes		Blue Oak	*Quercus douglasii*		8	54	10	3 Fair - Minor Problems	Good structure. Suppressed south. One-sided leaning canopy north.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6798	482	Yes		Blue Oak	*Quercus douglasii*		12	36	15	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6799	483	Yes		Blue Oak	*Quercus douglasii*		7	54	9	3 Fair - Minor Problems	Codominant at 15 feet. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6800	494	Yes		Blue Oak	*Quercus douglasii*		11	12	9	2 Major Structure or Health Problems	Codominant at 12 inches. Suppression north. One-sided leaning canopy south. Vigor fair. Density fair to poor.	None at this time.
6801	486	Yes		Blue Oak	*Quercus douglasii*		13	54	10	3 Fair - Minor Problems	Codominant at 6 feet. Growing into canopy east. Vigor fair. Density fair.	None at this time.
6802	485	Yes		Blue Oak	*Quercus douglasii*		14	12	18	3 Fair - Minor Problems	Codominant at 36 inches. Canopy to ground all sides. Vigor fair. Density fair.	None at this time.
6803		Yes		Blue Oak	*Quercus douglasii*		7	24	5	3 Fair - Minor Problems	Codominant at 24 inches. Vigor fair. Density fair.	None at this time.
6804	487	Yes		Coast Live Oak	*Quercus agrifolia*		13	54	12	3 Fair - Minor Problems	Growing in drainage ditch and surrounded by blackberries. Tag on branch at east bank of ditch. Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
6805		Yes		Blue Oak	*Quercus douglasii*		7	54	9	2 Major Structure or Health Problems	Suppressed east. Growing on east bank of drainage ditch. Codominant at 4 feet. One-sided leaning canopy west.	None at this time.
6806		Yes		Interior Live Oak	*Quercus wislizeni*		7	54	15	2 Major Structure or Health Problems	Suppressed east. Growing at base of chain-link fence. One-sided leaning canopy west. Codominant at 7 feet.	None at this time.
6807		Yes		Blue Oak	*Quercus douglasii*	2,4	6	54	4	3 Fair - Minor Problems	Codominant at base. Growing on east bank of drainage ditch and surrounded by blackberries. Vigor fair. Density fair.	None at this time.
6808		Yes		Blue Oak	*Quercus douglasii*	2,2,3	7	54	4	3 Fair - Minor Problems	Codominant at base. Vigor fair. Density fair.	None at this time.
6809	493	Yes		Blue Oak	*Quercus douglasii*		34	54	36	3 Fair - Minor Problems	Codominant at 8 feet. Average dead branches in lower canopy. Canopy overhangs Shasta Street 20 feet south. Vigor fair. Density fair.	None at this time.
6810	494	Yes		Blue Oak	*Quercus douglasii*		37	54	36	2 Major Structure or Health Problems	Large wound cavity north side from base to 4 feet. Decay and wound. 40% of hardwood decayed. Driving path in dripline all sides. Vigor fair to poor. Density fair to poor.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6811	495	Yes		Blue Oak	*Quercus douglasii*		44	54	30	1 Extreme Structure or Health Problems	Codominant at 36 inches. Old main leader failure breakoff south side decay in wound. Remaining two stems with included bark and severe separation. Vigor fair. Density fair to poor. Driving path under canopy south side. Tree should be removed.	***Recommend removal due to nature and extent of noted defects.***
6812	407	Yes		Blue Oak	*Quercus douglasii*	14,15	29	54	18	3 Fair - Minor Problems	Codominant at 6 feet. Topped for powerlines. Canopy on Diamond Oaks Road 5 feet. Growing into canopy west.	None at this time.
6813	401	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Suppressed east. One-sided leaning canopy west.	None at this time.
6814	403	Yes		Blue Oak	*Quercus douglasii*		8	54	5	3 Fair - Minor Problems	Growing into canopy west. Codominant at 5 feet. Vigor fair. Density fair.	None at this time.
6815	402	Yes		Blue Oak	*Quercus douglasii*	9,11	20	24	10	3 Fair - Minor Problems	Suppressed south. One-sided leaning canopy north. Codominant at base to stems. Vigor fair. Density fair.	None at this time.
6816	404	Yes		Blue Oak	*Quercus douglasii*		10	54	16	3 Fair - Minor Problems	Suppressed south. Growing into canopy south and east. Good structure. One-sided leaning canopy north. Vigor fair. Density fair.	None at this time.
6817	405	Yes		Interior Live Oak	*Quercus wislizeni*	5,10	15	54	15	2 Major Structure or Health Problems	Codominant at base. Suppressed above. One-sided leaning canopy northwest. Vigor fair. Density fair.	None at this time.
6818	411	Yes		Interior Live Oak	*Quercus wislizeni*		17	54	12	3 Fair - Minor Problems	Codominant at 8 feet. Canopy to ground all sides. Vigor fair. Density fair.	None at this time.
6819	412	Yes		Interior Live Oak	*Quercus wislizeni*		10	54	15	2 Major Structure or Health Problems	Suppressed east. Codominant at 7 feet. One-sided leaning canopy west. Above average dead branches lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6820	418	Yes		Blue Oak	*Quercus douglasii*		10	54	10	2 Major Structure or Health Problems	Topped for powerlines. Codominant at 8 feet. Vigor fair. Density fair to poor.	None at this time.
6821		Yes		Blue Oak	*Quercus douglasii*		7	54	15	3 Fair - Minor Problems	Suppressed west. One-sided leaning canopy east. Codominant at 20 feet. Vigor fair. Density fair.	None at this time.
6822	408	Yes		Interior Live Oak	*Quercus wislizeni*		11	54	18	2 Major Structure or Health Problems	Codominant at 6 feet. Severe one-sided leaning canopy east. Vigor fair. Density fair.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6823	409	Yes		Interior Live Oak	*Quercus wislizeni*		10	54	15	2 Major Structure or Health Problems	Severe leaning canopy east. Vigor fair. Density fair.	None at this time.
6824		Yes		Blue Oak	*Quercus douglasii*		8	48	4	3 Fair - Minor Problems	Adjacent to fence growing on north side in contact with barbed-wire. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.

TOTAL INVENTORIED TREES = 324 trees (4,955 aggregate diameter inches)
TOTAL RECOMMENDED REMOVALS = 10 trees (256 aggregate diameter inches)
TOTAL PROTECTED TREES = 324 Trees (4,955 aggregate diameter inches)

APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions:

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 10'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

> No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.[1]

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

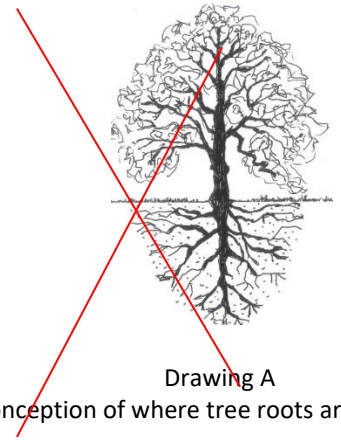
Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is

[1] International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

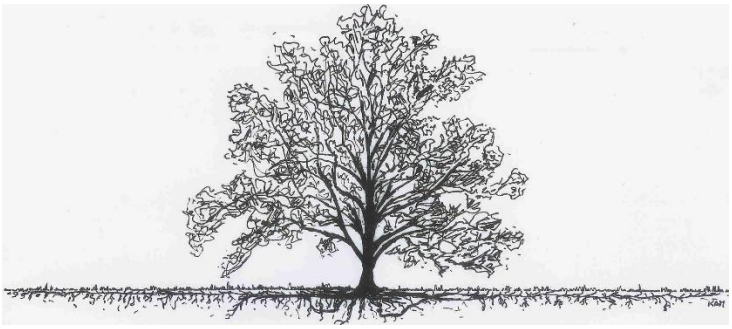
complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy (see Drawing A below). The correct root structure of a tree is in Drawing B. All plants' roots need both water and air for survival. Surface roots are a common phenomenon with trees grown in compacted soil. Poor canopy development or canopy decline in mature trees is often the result of inadequate root space and/or soil compaction.



Drawing A
Common misconception of where tree roots are assumed to be located



Drawing B
The reality of where roots are generally located

Structural Issues

Limited space for canopy development produces poor structure in trees. The largest tree in a given area, which is 'shading' the other trees is considered Dominant. The 'shaded' trees are considered Suppressed. The following picture illustrates this point. Suppressed trees are more likely to become a potential hazard due to their poor structure.

Dominant Tree

Growth is upright

Canopy is balanced by limbs and foliage equally



Suppressed Tree

Canopy weight all to one side

Limbs and foliage grow away from dominant tree

Co-dominant leaders are another common structural problem in trees.

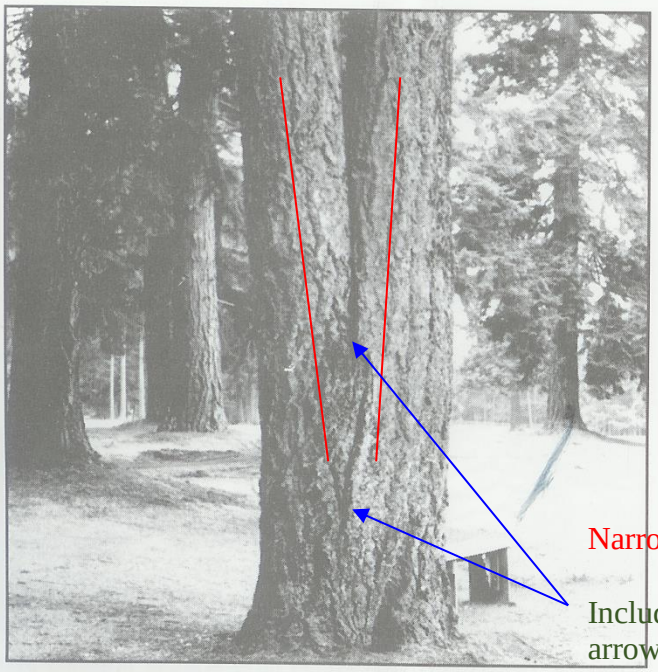


Figure 6. Codominant stems are inherently weak because the stems are of similar diameter.

The tree in this picture has a co-dominant leader at about 3' and included bark up to 7 or 8'. Included bark occurs when two or more limbs have a narrow angle of attachment resulting in bark between the stems – instead of cell to cell structure. This is considered a critical defect in trees and is the cause of many failures.

Narrow Angle

Included Bark between the arrows

Photo from Evaluation of Hazard Trees in Urban Areas by Nelda P. Matheny and James R. Clark, 1994 International Society of Arboriculture

Pruning Mature Trees for Risk Reduction

There are few good reasons to prune mature trees. Removal of deadwood, directional pruning, removal of decayed or damaged wood, and end-weight reduction as a method of mitigation for structural faults are the only reasons a mature tree should be pruned. Live wood over 3" should not be pruned unless absolutely necessary. Pruning cuts should be clean and correctly placed. Pruning should be done in accordance with the American National Standards Institute (ANSI) A300 standards. It is far better to use more small cuts than a few large cuts as small pruning wounds reduce risk while large wounds increase risk.

Pruning causes an open wound in the tree. Trees do not "heal" they compartmentalize. Any wound made today will always remain, but a healthy tree, in the absence of decay in the wound, will 'cover it' with callus tissue. Large, old pruning wounds with advanced decay are a likely failure point. Mature trees with large wounds are a high failure risk.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for overweight limbs (1) prune the limb to reduce the extension of the canopy, or (2) cable the limb to reduce movement. Cables do not hold weight they only stabilize the limb and require annual inspection.



Photo of another tree – not at this site.

Normal limb structure

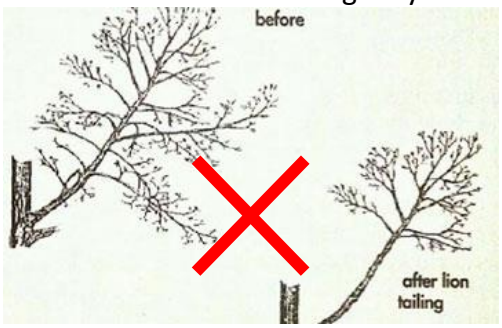
Over weight, reaching limb with main stem diameter small compared with amount of foliage present



Photo of another tree – not at this site

Lion's – Tailing is the pruning practice of removal of "an excessive number of inner and/or lower lateral branches from parent branches. Lion's tailing is not an acceptable pruning practice" ANSI A300 (part 1) 4.23. It increases the risk of failure.

Pruning – Cutting back trees changes their natural structure, while leaving trees in their natural form enhances longevity.





Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies. These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

Arborists. Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

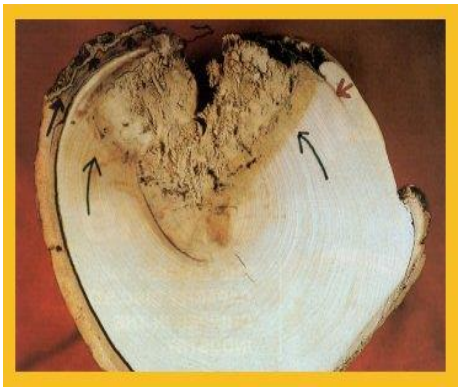
Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: https://www.asca-consultants.org/

Decay in Trees

Decay (in General): Fungi cause all decay of living trees. Decay is considered a disease because cell walls are altered, wood strength is affected, and living sapwood cells may be killed. Fungi decay wood by secreting enzymes. Different types of fungi cause different types of decay through the secretion of different chemical enzymes. Some decays, such as white rot, cause less wood strength loss than others because they first attack the lignin (causes cell walls to thicken and reduces susceptibility to decay and pest damage) secondarily the cellulose (another structural component in a cell walls). Others, such as soft rot, attack the cellulose chain and cause substantial losses in wood strength even in the initial stages of decay. Brown rot causes wood to become brittle and fractures easily with tension. Identification of internal decay in a tree is difficult because visible evidence may not be present.



According to Evaluation of Hazard Trees in Urban Areas (Matheny, 1994) decay is a critical factor in the stability of the tree. As decay progresses in the trunk, the stem becomes a hollow tube or cylinder rather than a solid rod. This change is not readily apparent to the casual observer. Trees require only a small amount of bark and wood to transport water, minerals and sugars. Interior heartwood can be eliminated (or degraded) to a great degree without compromising the transport process. Therefore, trees can contain significant amounts of decay without showing decline symptoms in the crown.



Compartmentalization of decay in trees is a biological process in which the cellular tissue around wounds is changed to inhibit fungal growth and provide a barrier against the spread of decay agents into the barrier zones is the formation of while a tree may be able to limit pruning cuts, in the event that there located vertically along the main additional cells. The weakest of the vertical wall. Accordingly, decay progression inward at large are more than one pruning cut trunk of the tree, the likelihood of decay progression and the associated structural loss of integrity of the internal wood is high.

Oak Tree Impacts

Our native oak trees are easily damaged or killed by having the soil within the Critical Root Zone (CRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

California Tree and Landscape Consulting, Inc.

April 27, 2021

Ryan O'Keefe
WP Sierra View, LLC
1420 Rocky Ridge Drive, Suite 265
Roseville, CA 95661

Via Email: ryan@wpcommunities.com

RE: Sierra View Golf Club Verification of Tree Failure #6517

Ryan,

I am writing to provide confirmation of a recent tree failure at the Sierra View Golf Club surplus property. The tree is located within the proposed development area of the property located at 360 Diamond Oaks Road, Roseville, California.

Unfortunately, the tree suffered a catastrophic failure of the lower trunk approximately 10' above grade and is a total loss. The remaining debris should be cleaned up and the lower trunk and stump removed.

The attached pictures depict the failure. The tree should be removed from any mitigation calculations associated with the development of the property.

Please feel free to contact me with any questions.

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

Enc: Photographs

Photographs





PC EXHIBIT F



TREE REMOVAL INFORMATION

• TREE # EXISTING OAK TREE - TO REMAIN

X TREE # PROPOSED FOR REMOVAL

X TREE # ARBORIST RECOMMENDED REMOVAL

• TREE # EXISTING OAK TREE TO REMAIN (IMPACTED)

Tag #	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured Canopy Radius	Disposition
1	Coast Live Oak	*Quercus agrifolia*		17	12	To remain.
424	Blue Oak	*Quercus douglasii*		11	10	Proposed Removal.
6501	Blue Oak	*Quercus douglasii*		38	33	Proposed Removal.
6502	Blue Oak	*Quercus douglasii*		41	30	To remain.
6503	Blue Oak	*Quercus douglasii*		35	24	Proposed Removal.
6504	Blue Oak	*Quercus douglasii*	3,4	7	4	Proposed Removal.
6505	Blue Oak	*Quercus douglasii*		26	15	To remain.
6506	Blue Oak	*Quercus douglasii*		36	30	To remain. (impacted)
6507	Blue Oak	*Quercus douglasii*		31	27	To remain. (impacted)
6508	Blue Oak	*Quercus douglasii*		35	30	Proposed Removal.
6509	Blue Oak	*Quercus douglasii*		35	24	Proposed Removal.
6510	Blue Oak	*Quercus douglasii*		28	27	Proposed Removal.
6511	Blue Oak	*Quercus douglasii*		34	24	Proposed Removal.
6512	Coast Live Oak	*Quercus agrifolia*		8	6	Proposed Removal.
6513	Coast Live Oak	*Quercus agrifolia*		15	7	Proposed Removal.
6514	Coast Live Oak	*Quercus agrifolia*		15	8	Proposed Removal.
6515	Blue Oak	*Quercus douglasii*		8	5	Proposed Removal.
6516	Blue Oak	*Quercus douglasii*		6	4	Proposed Removal.
6517	Blue Oak	*Quercus douglasii*		0	0	***Dead***
6518	Blue Oak	*Quercus douglasii*		24	36	Proposed Removal.
6519	Blue Oak	*Quercus douglasii*		9	5	Proposed Removal.
6520	Blue Oak	*Quercus douglasii*		11	12	Proposed Removal.
6521	Blue Oak	*Quercus douglasii*	2,3,3,3	11	4	Proposed Removal.
6522	Blue Oak	*Quercus douglasii*		44	21	Proposed Removal.
6523	Blue Oak	*Quercus douglasii*	3,4	7	4	Proposed Removal.
6524	Blue Oak	*Quercus douglasii*		13	9	Proposed Removal.
6525	Blue Oak	*Quercus douglasii*		8	6	Proposed Removal.
6526	Blue Oak	*Quercus douglasii*		8	6	Proposed Removal.
6527	Blue Oak	*Quercus douglasii*		10	7	Proposed Removal.
6528	Blue Oak	*Quercus douglasii*		10	7	Proposed Removal.
6529	Blue Oak	*Quercus douglasii*		6	10	Proposed Removal.
6530	Blue Oak	*Quercus douglasii*		49	36	Proposed Removal.
6531	Blue Oak	*Quercus douglasii*		16	24	***Recommend removal.***
6532	Blue Oak	*Quercus douglasii*		31	27	Proposed Removal.
6533	Blue Oak	*Quercus douglasii*		39	30	Proposed Removal.
6534	Blue Oak	*Quercus douglasii*		12	9	Proposed Removal.
6535	Blue Oak	*Quercus douglasii*		34	24	Proposed Removal.
6536	Blue Oak	*Quercus douglasii*		10	9	Proposed Removal.
6537	Blue Oak	*Quercus douglasii*		36	30	***Recommend removal.***
6538	Blue Oak	*Quercus douglasii*		30	18	Proposed Removal.
6539	Blue Oak	*Quercus douglasii*	5,5	10	6	Proposed Removal.
6540	Blue Oak	*Quercus douglasii*		10	12	Proposed Removal.
6541	Blue Oak	*Quercus douglasii*		30	30	Proposed Removal.
6542	Blue Oak	*Quercus douglasii*		36	18	Proposed Removal.
6543	Blue Oak	*Quercus douglasii*		7	6	Proposed Removal.
6544	Blue Oak	*Quercus douglasii*		29	27	Proposed Removal.
6545	Blue Oak	*Quercus douglasii*		34	29	***Recommend removal.***
6546	Blue Oak	*Quercus douglasii*		8	15	Proposed Removal.
6547	Blue Oak	*Quercus douglasii*	7,8	15	12	Proposed Removal.
6548	Blue Oak	*Quercus douglasii*		12	9	Proposed Removal.
6549	Blue Oak	*Quercus douglasii*	10,11,11	32	12	Proposed Removal.
6550	Blue Oak	*Quercus douglasii*		7	9	To remain. (impacted)
6551	Blue Oak	*Quercus douglasii*		34	21	To remain.
6552	Blue Oak	*Quercus douglasii*		27	33	To remain.
6553	Blue Oak	*Quercus douglasii*		40	21	To remain.
6554	Blue Oak	*Quercus douglasii*		7	5	To remain. (impacted)
6555	Blue Oak	*Quercus douglasii*		10	9	Proposed Removal.
6556	Blue Oak	*Quercus douglasii*		13	12	Proposed Removal.
6557	Blue Oak	*Quercus douglasii*		6	8	Proposed Removal.
6558	Blue Oak	*Quercus douglasii*		6	7	Proposed Removal.
6559	Interior Live Oak	*Quercus wislizeni*		17	21	Proposed Removal.
6560	Blue Oak	*Quercus douglasii*		15	12	Proposed Removal.
6561	Blue Oak	*Quercus douglasii*		14	18	Proposed Removal.
6562	Blue Oak	*Quercus douglasii*	5,6	11	12	Proposed Removal.
6563	Blue Oak	*Quercus douglasii*	4,7,8,11	30	18	Proposed Removal.
6564	Valley Oak	*Quercus lobata*		18	18	Proposed Removal.
6565	Blue Oak	*Quercus douglasii*		8	6	Proposed Removal.
6566	Blue Oak	*Quercus douglasii*		10	10	Proposed Removal.
6567	Blue Oak	*Quercus douglasii*		7	5	Proposed Removal.
6568	Interior Live Oak	*Quercus wislizeni*		20	15	Proposed Removal.
6569	Blue Oak	*Quercus douglasii*	7,12	19	12	To remain.
6570	Blue Oak	*Quercus douglasii*		12	16	To remain.
6571	Blue Oak	*Quercus douglasii*		9	6	To remain.
6572	Blue Oak	*Quercus douglasii*		9	6	To remain. (impacted)
6573	Blue Oak	*Quercus douglasii*		13	10	Proposed Removal.
6574	Blue Oak	*Quercus douglasii*		8	15	Proposed Removal.
6575	Coast Live Oak	*Quercus agrifolia*		11	18	Proposed Removal.
6576	Blue Oak	*Quercus douglasii*		10	8	To remain.
6577	Blue Oak	*Quercus douglasii*		7	5	To remain.
6578	Blue Oak	*Quercus douglasii*		30	30	Proposed Removal.
6579	Blue Oak	*Quercus douglasii*		21	21	Proposed Removal.
6580	Blue Oak	*Quercus douglasii*		41	33	Proposed Removal.
6581	Blue Oak	*Quercus douglasii*		36	24	Proposed Removal.
6583	Blue Oak	*Quercus douglasii*	5,7	12	8	To remain. (impacted)
6584	Coast Live Oak	*Quercus agrifolia*	7,7,8	22	9	Proposed Removal.
6585	Blue Oak	*Quercus douglasii*		7	10	To remain. (impacted)
6586	Blue Oak	*Quercus douglasii*		8	6	To remain.
6587	Blue Oak	*Quercus douglasii*		6	6	To remain.
6588	Coast Live Oak	*Quercus agrifolia*		10	9	To remain. (impacted)
6589	Blue Oak	*Quercus douglasii*		21	18	To remain. (impacted)
6590	Blue Oak	*Quercus douglasii*		22	12	To remain.
6591	Blue Oak	*Quercus douglasii*		14	15	Proposed Removal.
6592	Blue Oak	*Quercus douglasii*		7	10	Proposed Removal.
6593	Blue Oak	*Quercus douglasii*		6	9	Proposed Removal.
6594	Blue Oak	*Quercus douglasii*		7	8	Proposed Removal.
6595	Blue Oak	*Quercus douglasii*		10	9	Proposed Removal.
6596	Blue Oak	*Quercus douglasii*		41	21	Proposed Removal.
6597	Blue Oak	*Quercus douglasii*		11	9	Proposed Removal.
6598	Blue Oak	*Quercus douglasii*	4,4,6	14	8	Proposed Removal.
6599	Blue Oak	*Quercus douglasii*	7,8	15	10	To remain. (impacted)
6600	Blue Oak	*Quercus douglasii*	4,4,5	13	9	To remain. (impacted)
6601	Blue Oak	*Quercus douglasii*		9	6	To remain.
6602	Blue Oak	*Quercus douglasii*	5,5	10	9	To remain. (impacted)
6603	Blue Oak	*Quercus douglasii*	10,11	21	7	Proposed Removal.
6604	Blue Oak	*Quercus douglasii*		6	5	Proposed Removal.
6605	Blue Oak	*Quercus douglasii*		29	18	***Recommend removal.***
6606	Blue Oak	*Quercus douglasii*		11	5	Proposed Removal.
6607	Blue Oak	*Quercus douglasii*		45	36	Proposed Removal.
6608	Blue Oak	*Quercus douglasii*		21	40	***Recommend removal.***
6609	Blue Oak	*Quercus douglasii*	4,4	8	3	Proposed Removal.
6610	Blue Oak	*Quercus douglasii*		8	7	Proposed Removal.
6611	Blue Oak	*Quercus douglasii*		6	5	Proposed Removal.
6612	Blue Oak	*Quercus douglasii*		7	7	Proposed Removal.
6613	Blue Oak	*Quercus douglasii*		7	5	Proposed Removal.
6614	Blue Oak	*Quercus douglasii*		12	5	Proposed Removal.
6615	Blue Oak	*Quercus douglasii*		7	10	Proposed Removal.
6616	Blue Oak	*Quercus douglasii*	4,5	9	4	Proposed Removal.
6617	Blue Oak	*Quercus douglasii*	3,4,4,4	15	9	Proposed Removal.
6618	Blue Oak	*Quercus douglasii*		13	8	To remain. (impacted)
6619	Blue Oak	*Quercus douglasii*		21	15	Proposed Removal.
6620	Blue Oak	*Quercus douglasii*		11	10	***Recommend removal.***
6621	Blue Oak	*Quercus douglasii*		7	5	To remain. (impacted)
6622	Blue Oak	*Quercus douglasii*	6,8	14	6	To remain.
6623	Blue Oak	*Quercus douglasii*		7	6	To remain. (impacted)
6624	Blue Oak	*Quercus douglasii*		6	5	Proposed Removal.
6625	Blue Oak	*Quercus douglasii*		9	6	Proposed Removal.
6626	Blue Oak	*Quercus douglasii*		9	7	Proposed Removal.
6627	Blue Oak	*Quercus douglasii*		6	5	Proposed Removal.
6628	Blue Oak	*Quercus douglasii*		17	12	Proposed Removal.
6629	Blue Oak	*Quercus douglasii*		8	8	Proposed Removal.
6630	Blue Oak	*Quercus douglasii*		8	9	Proposed Removal.
6631	Blue Oak	*Quercus douglasii*		8	6	Proposed Removal.
6632	Blue Oak	*Quercus douglasii*		10	12	Proposed Removal.
6633	Blue Oak	*Quercus douglasii*		7	4	Proposed Removal.
6634	Blue Oak	*Quercus douglasii*		7	6	Proposed Removal.
6635	Blue Oak	*Quercus douglasii*		16	10	Proposed Removal.
6636	Blue Oak	*Quercus douglasii*		9	7	Proposed Removal.
6637	Interior Live Oak	*Quercus wislizeni*		6	5	Proposed Removal.
6638	Blue Oak	*Quercus douglasii*		10	18	Proposed Removal.
6639	Blue Oak	*Quercus douglasii*		10	15	Proposed Removal.
6640	Blue Oak	*Quercus douglasii*		6	4	To remain.
6641	Blue Oak	*Quercus douglasii*	5,7	12	8	To remain.
6642	Blue Oak	*Quercus douglasii*		21	12	To remain.
6643	Blue Oak	*Quercus douglasii*		15	9	To remain.
6644	Blue Oak	*Quercus douglasii*		9	8	To remain.
6645	Blue Oak	*Quercus douglasii*		8	10	To remain.
6646	Blue Oak	*Quercus douglasii*		9	6	To remain.
6647	Blue Oak	*Quercus douglasii*	8,10	18	12	To remain.
6648	Blue Oak	*Quercus douglasii*		10	12	To remain.
6649	Blue Oak	*Quercus douglasii*		7	5	To remain.
6650	Blue Oak	*Quercus douglasii*		10	9	To remain.
6651	Blue Oak	*Quercus douglasii*		10	7	To remain.
6652	Blue Oak	*Quercus douglasii*		6	4	To remain. (impacted)
6653	Blue Oak	*Quercus douglasii*		15	12	To remain.
6654	Blue Oak	*Quercus douglasii*		10	9	To remain.
6655	Blue Oak	*Quercus douglasii*		6	4	To remain.
6656	Blue Oak	*Quercus douglasii*		8	5	To remain.
6657	Blue Oak	*Quercus douglasii*	4,5	9	4	To remain.
6658	Blue Oak	*Quercus douglasii*	4,4	8	4	To remain.
6659	Coast Live Oak	*Quercus agrifolia*	3,6,7	16	10	Proposed Removal.
6660	Blue Oak	*Quercus douglasii*		14	18	To remain.
6661	Blue Oak	*Quercus douglasii*		13	15	To remain.
6662	Blue Oak	*Quercus douglasii*		11	12	To remain.
6663	Blue Oak	*Quercus douglasii*		13	12	To remain.
6664	Blue Oak	*Quercus douglasii*		25	21	To remain.
6665	Blue Oak	*Quercus douglasii*	8,10,12,12	42	24	***Recommend removal.***
6666	Blue Oak	*Quercus douglasii*	8,11	19	18	To remain.
6667	Blue Oak	*Quercus douglasii*		9	7	To remain.
6668	Blue Oak	*Quercus douglasii*		12	12	To remain.
6669	Blue Oak	*Quercus douglasii*		17	15	To remain.
6670	Coast Live Oak	*Quercus agrifolia*		13	10	***Recommend removal.***
6671	Blue Oak	*Quercus douglasii*		13	12	To remain.
6672	Blue Oak	*Quercus douglasii*		15	12	To remain.
6673	Blue Oak	*Quercus douglasii*		33	21	To remain.
6674	Blue Oak	*Quercus douglasii*	4,5	9	7	To remain.
6675	Blue Oak	*Quercus douglasii*	20,30	50	30	To remain.
6676	Blue Oak	*Quercus douglasii*		14	18	To remain.
6677	Blue Oak	*Quercus douglasii*		20	21	To remain.
6678	Blue Oak	*Quercus douglasii*		28	36	To remain.
6679	Blue Oak	*Quercus douglasii*	9,11	20	9	To remain.
6680	Blue Oak	*Quercus douglasii*	9,10	19	10	To remain.
6681	Blue Oak	*Quercus douglasii*	4,4,4,5	17	7	To remain.
6682	Blue Oak	*Quercus douglasii*		11	15	To remain.
6683	Blue Oak	*Quercus douglasii*		11	12	To remain.
6684	Blue Oak	*Quercus douglasii*		15	12	To remain.
6685	Blue Oak	*Quercus douglasii*		11	9	To remain.
6686	Blue Oak	*Quercus douglasii*		7	12	To remain.
6687	Blue Oak	*Quercus douglasii*	7,9	16	7	To remain.
6688	Blue Oak	*Quercus douglasii*		9	7	To remain.
6689	Blue Oak	*Quercus douglasii*		14	10	To remain.
6690	Blue Oak	*Quercus douglasii*		8	6	To remain.
6691	Blue Oak	*Quercus douglasii*		12	16	To remain.
6692	Blue Oak	*Quercus douglasii*		12	7	To remain.
6693	Blue Oak	*Quercus douglasii*		14	12	To remain.
6694	Blue Oak	*Quercus douglasii*		19	21	To remain.
6695	Blue Oak	*Quercus douglasii*		6	5	To remain.
6696	Blue Oak	*Quercus douglasii*		10	8	To remain.
6697	Blue Oak	*Quercus douglasii*		17	18	To remain.
6698	Blue Oak	*Quercus douglasii*		8	9	To remain.
6699	Blue Oak	*Quercus douglasii*		14	18	To remain.
6700	Blue Oak	*Quercus douglasii*		12	15	To remain.
6701	Blue Oak	*Quercus douglasii*		15	21	To remain. (impacted)
6702	Blue Oak	*Quercus douglasii*		7	6	Proposed Removal.
6703	Blue Oak	*Quercus douglasii*	3,4	7	7	Proposed Removal.
6704	Blue Oak	*Quercus douglasii*	16,17	33	21	Proposed Removal.
6705	Blue Oak	*Quercus douglasii*	3,4	7	5	Proposed Removal.
6706	Blue Oak	*Quercus douglasii*	4,4	8	6	Proposed Removal.
6707	Blue Oak	*Quercus douglasii*		12	9	Proposed Removal.
6708	Blue Oak	*Quercus douglasii*		13	10	Proposed Removal.
6709	Blue Oak	*Quercus douglasii*		14	16	Proposed Removal.
6710	Blue Oak	*Quercus douglasii*		10	10	Proposed Removal.
6711	Blue Oak	*Quercus douglasii*	6,9	15	9	To remain. (impacted)
6712	Blue Oak	*Quercus douglasii*		13	10	To remain. (impacted)
6713	Blue Oak	*Quercus douglasii*		15	15	To remain. (impacted)
6714	Blue Oak	*Quercus douglasii*		17	21	To remain. (impacted)
6715	Blue Oak	*Quercus douglasii*		17	18	To remain. (impacted)
6716	Blue Oak	*Quercus douglasii*		11	10	To remain.
6717	Blue Oak	*Quercus douglasii*		11	10	To remain.
6718	Blue Oak	*Quercus douglasii*		6	12	To remain.
6719	Blue Oak	*Quercus douglasii*		10	15	To remain.
6720	Blue Oak	*Quercus douglasii*		10	20	To remain.
6721	Blue Oak	*Quercus douglasii*		11	18	To remain.
6722	Blue Oak	*Quercus douglasii*		7	12	To remain.
6723	Blue Oak	*Quercus douglasii*		10	9	To remain.
6724	Interior Live Oak	*Quercus wislizeni*	12,14	26	12	To remain.
6725	Blue Oak	*Quercus douglasii*		7	10	To remain.
6726	Blue Oak	*Quercus douglasii*		11	9	To remain.
6727	Blue Oak	*Quercus douglasii*	5,5	10	9	To remain.
6728	Blue Oak	*Quercus douglasii*		9	12	To remain.
6729	Blue Oak	*Quercus douglasii*		7	6	To remain.
6730	Blue Oak	*Quercus douglasii*	5,10	15	12	To remain.
6731	Blue Oak	*Quercus douglasii*		11	9	To remain.
6732	Blue Oak	*Quercus douglasii*		10	18	To remain.
6733	Interior Live Oak	*Quercus wislizeni*	2,3,5	10	7	To remain.
6734	Blue Oak	*Quercus douglasii*		14	21	To remain.
6735	Blue Oak	*Quercus douglasii*		12	15	To remain.
6736	Blue Oak	*Quercus douglasii*		15	15	Proposed Removal.
6737	Blue Oak	*Quercus douglasii*		6	6	Proposed Removal.
6738	Blue Oak	*Quercus douglasii*		18	18	Proposed Removal.
6739	Blue Oak	*Quercus douglasii*		20	18	Proposed Removal.
6740	Interior Live Oak	*Quercus wislizeni*		12	7	Proposed Removal.
6741	Blue Oak	*Quercus douglasii*		7	5	Proposed Removal.
6742	Blue Oak	*Quercus douglasii*		7	7	Proposed Removal.
6743	Blue Oak	*Quercus douglasii*		12	9	To remain. (impacted)
6744	Blue Oak	*Quercus douglasii*		8	9	To remain.
6745	Blue Oak	*Quercus douglasii*		11	15	To remain.
6746	Blue Oak	*Quercus douglasii*		6	4	To remain.
6747	Blue Oak	*Quercus douglasii*	7,10	17	12	To remain.
6748	Blue Oak	*Quercus douglasii*		17	18	To remain. (impacted)
6749	Blue Oak	*Quercus douglasii*		36	21	Proposed Removal.
6750	Blue Oak	*Quercus douglasii*		13	5	Proposed Removal.
6751	Blue Oak	*Quercus douglasii*		6	3	To remain.
6752	Blue Oak	*Quercus douglasii*		16	15	To remain.
6753	Blue Oak	*Quercus douglasii*		12	10	Proposed Removal.
6754	Blue Oak	*Quercus douglasii*		13	16	Proposed Removal.
6755	Blue Oak	*Quercus douglasii*		18	20	Proposed Removal.
6756	Blue Oak	*Quercus douglasii*		18	15	Proposed Removal.
6757	Blue Oak	*Quercus douglasii*		10	21	***Recommend removal.***
6758	Interior Live Oak	*Quercus wislizeni*		7	18	To remain.
6759	Blue Oak	*Quercus douglasii*		12	16	To remain.
6760	Blue Oak	*Quercus douglasii*		13	15	Proposed Removal.
6761	Blue Oak	*Quercus douglasii*		12	17	Proposed Removal.
6762	Blue Oak	*Quercus douglasii*		17	21	Proposed Removal.
6763	Blue Oak	*Quercus douglasii*		13	9	To remain.
6764	Blue Oak	*Quercus douglasii*		7	6	Proposed Removal.
6765	Blue Oak	*Quercus douglasii*		8	5	Proposed Removal.
6766	Blue Oak	*Quercus douglasii*		10	12	To remain.
6768	Blue Oak	*Quercus douglasii*		7	7	To remain.
6769	Blue Oak	*Quercus douglasii*		7	6	To remain.
6770	Blue Oak	*Quercus douglasii*		7	9	To remain.
6771	Blue Oak	*Quercus douglasii*		27	24	Proposed Removal.
6772	Blue Oak	*Quercus douglasii*		26	24	To remain. (impacted)
6773	Blue Oak	*Quercus douglasii*		6	5	Proposed Removal.
6774	Blue Oak	*Quercus douglasii*		27	24	To remain. (impacted)
6775	Blue Oak	*Quercus douglasii*		27	21	Proposed Removal.
6776	Blue Oak	*Quercus douglasii*		36	33	Proposed Removal.
6777	Blue Oak	*Quercus douglasii*		36	33	Proposed Removal.
6778	Blue Oak	*Quercus douglasii*		28	21	To remain. (impacted)
6779	Blue Oak	*Quercus douglasii*		7	6	Proposed Removal.
6780	Blue Oak	*Quercus douglasii*		25	18	To remain.
6781	Blue Oak	*Quercus douglasii*		24	21	To remain. (impacted)
6782	Blue Oak	*Quercus douglasii*		15	22	To remain. (impacted)
6783	Blue Oak	*Quercus douglasii*		15	18	To remain. (impacted)
6784	Blue Oak	*Quercus douglasii*		23	22	To remain. (impacted)
6785	Blue Oak	*Quercus douglasii*		34	21	To remain.
6786	Blue Oak	*Quercus douglasii*		32	40	To remain. (impacted)
6787	Blue Oak	*Quercus douglasii*		7	15	Proposed Removal.
6788	Blue Oak	*Quercus douglasii*		32	24	Proposed Removal.
6789	Blue Oak	*Quercus douglasii*		23	21	Proposed Removal.
6790	Blue Oak	*Quercus douglasii*		8	12	Proposed Removal.
6791	Blue Oak	*Quercus douglasii*		7	18	Proposed Removal.
6792	Blue Oak	*Quercus douglasii*		11	15	Proposed Removal.
6793	Blue Oak	*Quercus douglasii*		13	16	Proposed Removal.
6794	Blue Oak	*Quercus douglasii*		11	12	Proposed Removal.
6795	Blue Oak	*Quercus douglasii*	4,6	10	5	Proposed Removal.
6796	Blue Oak	*Quercus douglasii*	6,7	13	7	Proposed Removal.
6797	Blue Oak	*Quercus douglasii*		8	10	Proposed Removal.
6798	Blue Oak	*Quercus douglasii*		12	15	Proposed Removal.
6799	Blue Oak	*Quercus douglasii*		7	9	Proposed Removal.
6800	Blue Oak	*Quercus douglasii*		11	9	Proposed Removal.
6801	Blue Oak	*Quercus douglasii*		13	10	Proposed Removal.
6802	Blue Oak	*Quercus douglasii*		14	18	Proposed Removal.
6803	Blue Oak	*Quercus douglasii*		7	5	Proposed Removal.
6804	Coast Live Oak	*Quercus agrifolia*		13	12	Proposed Removal.
6805	Blue Oak	*Quercus douglasii*		7	9	Proposed Removal.
6806	Interior Live Oak	*Quercus wislizeni*		7	15	To remain. (impacted)
6807	Blue Oak	*Quercus douglasii*	2,4	6	4	Proposed Removal.
6808	Blue Oak	*Quercus douglasii*	2,2,3	7	4	Proposed Removal.
6809	Blue Oak	*Quercus douglasii*		34	36	To remain. (impacted)
6810	Blue Oak	*Quercus douglasii*		37	36	Proposed Removal.
6811	Blue Oak	*Quercus douglasii*		44	30	***Recommend removal.***
6812	Blue Oak	*Quercus douglasii*	14,15	29	18	To remain.
6813	Blue Oak	*Quercus douglasii*		7	6	To remain.
6814	Blue Oak	*Quercus douglasii*		8	5	To remain.
6815	Blue Oak	*Quercus douglasii*	9,11	20	10	To remain.
6816	Blue Oak	*Quercus douglasii*		10	16	To remain.
6817	Interior Live Oak	*Quercus wislizeni*	5,10	15	15	To remain.
6818	Interior Live Oak	*Quercus wislizeni*		17	12	To remain.
6819	Interior Live Oak	*Quercus wislizeni*		10	15	To remain.
6820	Blue Oak	*Quercus douglasii*		10	10	To remain.
6821	Blue Oak	*Quercus douglasii*		7	15	To remain.
6822	Interior Live Oak	*Quercus wislizeni*		11	18	To remain.
6823	Interior Live Oak	*Quercus wislizeni*		10	15	To remain.
6824	Blue Oak	*Quercus douglasii*		8	4	Proposed Removal.

Tree Disposition Summary	Number of Trees	Aggregate(inches)
Total Inventoried Trees	323	4905
Trees to remain	125	1723
Arborist recommended tree removals	10	256
Proposed Impacted Trees (To Remain)	30	503
Proposed Tree Removals	158	2423
Total Tree Impacts (Partial and Total Impact)	**188**	**2926**

N

0 40 80 160

SCALE: 1"=80'

ATTACHMENT A
TREE PERMIT

SIERRA VIEW

Roseville, CA

October 29, 2021

Sierra View · WESTPARK communities · MacKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

CITY OF ROSEVILLE CALIFORNIA

PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING December 16, 2021

Prepared by: Kinarik Shallow, Associate Planner

ITEM 6.1b: General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment, and Tentative Subdivision Map – 3301 Pleasant Grove Boulevard – SVSP PCL WB-41 – Rezone – File # PL21-0161

REQUEST

The proposed project will allow the construction of 63 single-family homes on SVSP Parcel WB-41 and the addition of 30 units on SVSP Parcel WB-31. The project entitlements include a General Plan Amendment and Specific Plan Amendment to change the land use designation of Parcel WB-41 from Community Commercial (CC) to MDR and a Rezone from CC to Small Lot Residential/Development Standards (RS/DS). The SVSP will be amended to reflect the 30 additional units transferred to High Density Residential Parcel WB-31 from Infill Parcel 100. A Second Amendment of the Westbrook Development Agreement will be made to reflect the proposed land use changes, unit transfers, and to include dedication of a portion of West Roseville Specific Plan Parcel W-60B to the City. Lastly, a Tentative Subdivision Map is included to subdivide Parcel WB-41 into 63 medium density residential lots.

Applicant – John Tallman, Westpark S V 400 LLC
Property Owner – Westpark S V 400 LLC

SUMMARY RECOMMENDATION

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

> Adopt the Sierra View Country Club and Sierra Vista Specific Plan Redesignation and Rezone Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring & Reporting Program and Consider the 6th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR).

For the SVSP PCL WB-41 Rezone Project (File # PL21-0161):

A. Recommend the City Council approve the General Plan Amendment (Land Use Map);
B. Recommend the City Council approve the Specific Plan Amendment (Text & Land Use Map);
C. Recommend the City Council approve the Rezone;
D. Recommend the City Council approve the Second Amendment of the Westbrook Development Agreement; and
E. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to fifty-seven (57) 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.

SENATE BILL 330

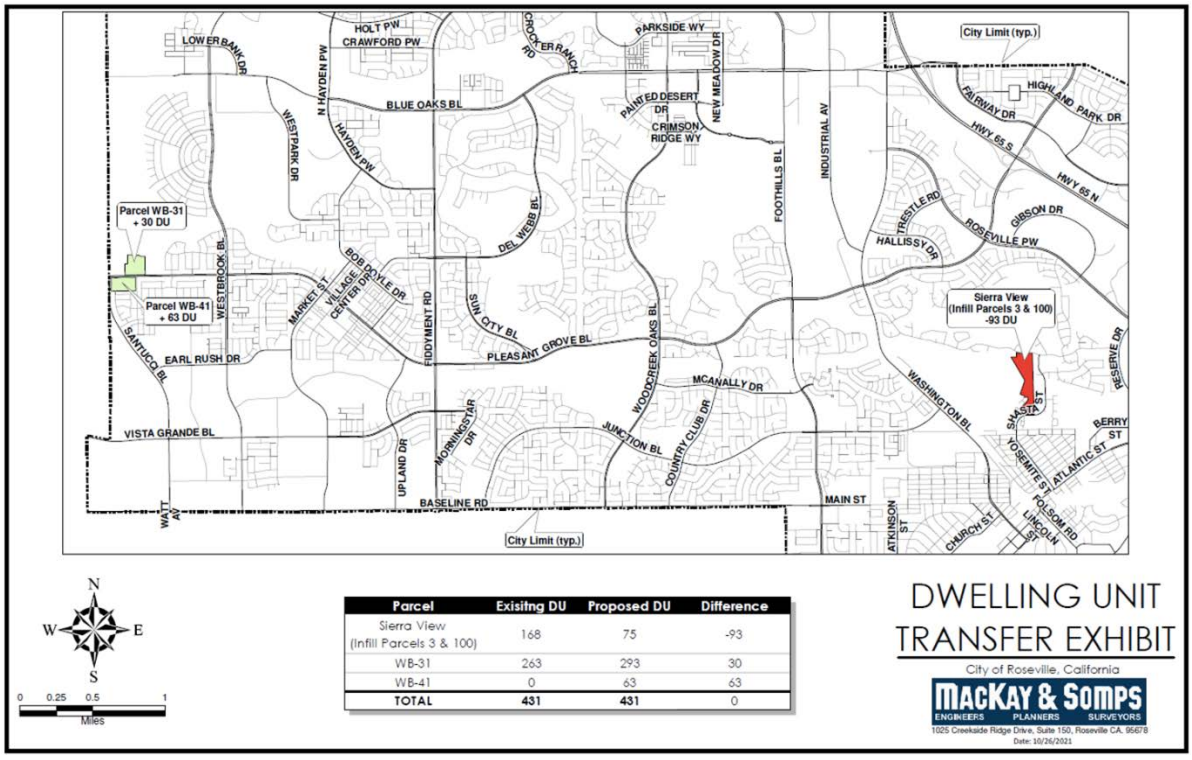
Projects #PL21-0162 (Sierra View Subdivision) and #PL21-0161 (SVSP Parcels WB-41 and WB-31) are linked to each other due to requirements in California State Housing Law. As described below, each project is evaluated independently in a separate staff report, however, The Planning Commission will be asked to take one action when considering the entitlements for both projects. The following is an

explanation of why these projects are linked and how staff is recommending the proposed entitlements be acted upon.

Recent changes in state law preclude the City from reducing anticipated housing density in one portion of its jurisdiction without making up for the resulting reduction by increasing anticipated housing density in another area. As enacted in the 2019 legislative session, Senate Bill 330 (the Housing Crisis Act of 2019 or S.B. 330) created Government Code Section 65300. Subdivision (b)(1)(A) of that statute generally prevents a city from changing the residential general plan, specific plan, and zoning designation to "a less intensive use" or to reduce the intensity of the designation below what was allowed on January 1, 2018. An exception to this prohibition exists, however, where the city "concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is *no net loss in residential capacity*" (Government Code § 65300 (h)(2)(i)(1), italics added).

The applicant is proposing a reduction in residential capacity on one site (Infill Parcel 100 – Sierra View Subdivision, file #PL21-0162) but proposing a modification in the designations on two other sites (Sierra Vista Specific Plan Parcel WB-41 and Parcel WB-31, file #PL21-0161), in order to make up for the lost residential capacity at Infill Parcel 100. Figure 1 below identifies the location of these parcels and the proposed unit transfers. Infill Parcel 100 has a current General Plan unit allocation of 168 units, however with the Sierra View Subdivision project (file #PL21-0162), the applicant is proposing to build only 75 of the units. As required by S.B. 330, the remaining 93 units must be transferred elsewhere in the City to avoid any net reduction in anticipated housing units. The remaining 93 units will be transferred to SVSP Parcels WB-41 and WB-31. The SVSP Parcel WB-41 Rezone project (file #PL21-0161) proposes amending the land use and zoning designation of Parcel WB-41 from its current Community Commercial (CC) designation to Medium Density Residential (MDR) with a zoning of Small Lot Residential/Development Standards (RS/DS), in order to accommodate 63 of the units being transferred from Infill Parcel 100. The remaining 30 units from Infill Parcel 100 are being transferred to High Density Residential Parcel WB-31. Since the Legislature, through S.B. 330 has required these consecutive actions, the Planning Commission will act on the two projects under one motion. However, staff has chosen to evaluate each project and the corresponding entitlements with separate staff reports for ease of readability.

Figure 1: Dwelling Unit Transfer Exhibit

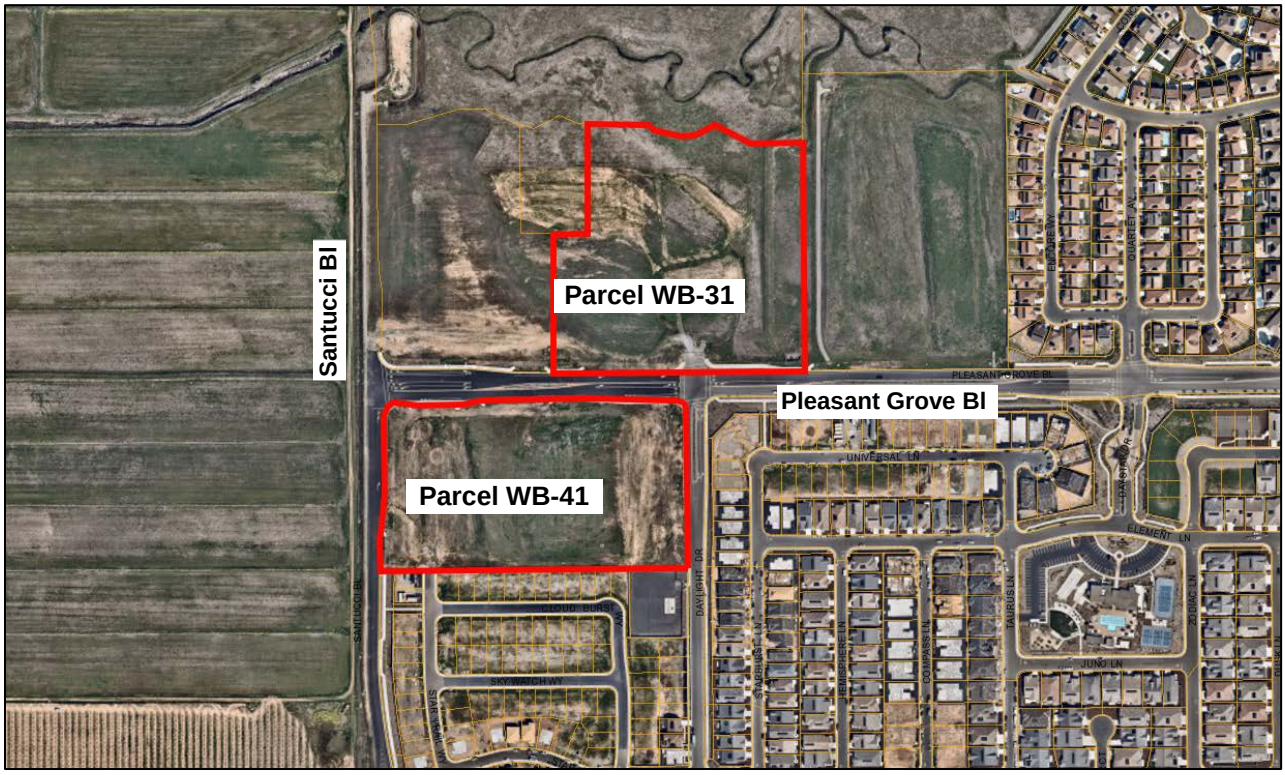


PROJECT BACKGROUND

The project site consists of Parcels WB-31 and WB-41, which are both located within the Sierra Vista Specific Plan (SVSP), to the north and south of Pleasant Grove Boulevard and east of Santucci Boulevard (see Figure 2). Both parcels are currently undeveloped. Parcel WB-31 is approximately 11 acres and has a General Plan land use designation of High Density Residential (HDR) at a density of 23.7 units per acre and a zoning designation of Multi-Family Housing (R3). Parcel WB-41 is approximately 10 acres and has a General Plan land use designation and zoning designation of Community Commercial (CC). The SVSP identifies Parcel WB-41 as a neighborhood-serving retail center that could support approximately 175,000 square feet of commercial and/or office space.

Parcel WB-31 is adjacent to vacant HDR Parcel WB-30 to the east, vacant HDR Parcel W-16 to the west, open space to the north, and Parcel WB-41 and an age-restricted Low Density Residential (LDR) subdivision to the south across Pleasant Grove Boulevard. Parcel WB-41 is adjacent to a Medium Density Residential (MDR) subdivision and a well site to the south, an age-restricted LDR subdivision to the east across Daylight Drive, Parcels WB-30 and WB-31 to the north across Pleasant Grove Boulevard, and unincorporated Placer County agricultural uses across Santucci Boulevard to the west.

Figure 2: Project Location



Project Entitlements

The requested entitlements will allow for the development of a 63-unit single-family residential subdivision on Parcel WB-41. No development is being proposed on Parcel WB-31 at this time. The project entitlements include:

General Plan Amendment (GPA) and Specific Plan Amendment (SPA) – The GPA will amend the land use designation of Parcel WB-41 from Community Commerical (CC) to Medium Density Residential (MDR) at a density of approximately 7.4 units per acre, in order to facilitate development of a 63-unit subdivision on this parcel. The SVSP document will be amended to reflect the proposed land use change for Parcel WB-41 as well as the unit transfers occuring with the Sierra View Subdivision project (file #PL21-0162). The Sierra View Subdivision project will transfer a total of 93 units from Infill Parcel 100 to

Parcel WB-41 (+63 units) and to High Density Residential Parcel WB-31 (+30 units). The project would increase the density of Parcel WB-31 from 23.7 units per acre to 26.4 units per acre, as allowable under the General Plan. Section 6.5 and Figure 6-25 of the SVSP will be amended to remove the designation of a park and ride lot on Parcel WB-41, and Section B.12 and Figure B-30, which identify a conceptual commercial center plan for Parcel WB-41, will be removed. Exhibit A includes the General Plan Amendment exhibit, Exhibit B includes the General Plan land use map reflecting the land use change, and Exhibit C includes the SVSP change pages.

Rezone – A Rezone is requested to amend the current zoning designation of Parcel WB-41 from Community Commercial (CC) to Small Lot Residential/Development Standards (RS/DS) to be consistent with the proposed land use designation. Exhibit D includes the Rezone exhibit.

Development Agreement (DA) Amendment – The project includes a second amendment of the Westbrook DA. The DA will be amended to reflect the proposed land use changes, unit transfers, and dedication of a portion of West Roseville Specific Plan (WRSP) Parcel W-60B to the City. Exhibit E includes the proposed DA Amendment.

Tentative Subdivision Map – The approximately 10-acre Parcel WB-41 will be subdivided into a new subdivision consisting of 63 MDR lots, three (3) landscape lots, and one (1) right-of-way/landscape corridor lot, for a total of 67 lots. Exhibit F includes the proposed tentative subdivision map.

EVALUATION: GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT

The General Plan does not have any residential units allocated to Parcel WB-41, given that it is a commercially zoned site, while Parcel WB-31 has a current unit allocation of 263 units. As discussed previously in this staff report, the Sierra View Subdivision project (file #PL21-0162) will result in a 93-unit reduction on Infill Parcel 100. These 93 units will be transferred to SVSP Parcels WB-31 and WB-41 to comply with the statutory requirements of S.B. 330. Of the 93 units being transferred from Infill Parcel 100, 63 units will be transferred to Parcel WB-41 and 30 units will be transferred to Parcel WB-31 (see Table 1 below). The density of Parcel WB-31 will increase from 23.7 units per acre to 26.4 units per acre, which is consistent with the HDR land use. Parcel WB-41 will have a resulting density of approximately 7.4 units per acre, excluding the right-of-way/landscape corridors, which is consistent with the proposed MDR land use designation. The SPA includes changes to the text, tables, and figures of the SVSP to reflect the land use change, new unit allocations and densities.

Table 1: Unit Transfers

Parcel	Existing Land Use	Proposed Land Use	Existing Unit Allocation	Proposed Units	Difference	% Change
Infill Parcel 100	Medium Density Residential (MDR)	Low Density Residential (LDR)	168	75	-93	-55.4%
SVSP Parcel WB-41	Community Commercial (CC)	MDR	0	63	+63	-
SVSP Parcel WB-31	High Density Residential (HDR)	Unchanged	263	293	+30	+11.4%
TOTAL			**431**	**431**		

Proposed amendments to the General Plan and the SVSP are analyzed for consistency with the goals and policies of the respective plans. In 2004, in response to increased requests to convert commercial and industrial properties to residential uses, the City Council adopted guidelines for the conversion of non-residential land uses. A copy of the guidelines is provided as Attachment 1. As stated in the guidelines, the purpose is to make clear the City's expectations related to the loss of job-generating land uses. The overarching goal to be applied to land use changes outside of the Infill portion of the City is to maintain the City's fiscal balance and prevent the loss of jobs and existing job centers while maintaining a balanced community. The guidelines include evaluating fiscal impacts, noise, park dedication, public services, affordable housing, schools, utilities, and traffic when contemplating residential land use allocations.

The guidelines were used in staff's evaluation of the proposed land use amendment to Parcel WB-41, given that it will be converting a non-residential land use (e.g., Community Commercial) to a residential land use (e.g., Medium Density Residential). The guidelines for areas within a Specific Plan state:

1. A region wide employment and land inventory study shall be required of each project that is equal to or greater than 50 acres.

2. Land use changes will not have a negative fiscal impact to the City. Each project shall be modeled individually for citywide impacts utilizing the City's fiscal model.

3. Projects that are 50 acres or greater in size shall maintain employment options and a favorable jobs housing balance.

4. New housing development shall meet the City's 10% goal consistent with the Housing Element (4% affordable to very low, 4% affordable to low, and 2% affordable to middle income).

5. Projects shall provide a specific public benefit that may be in the form of a community benefit fee.

6. Increases in general fund service demands shall be mitigated by establishment of or annexation into a Community Facilities Mello Roos Assessment District to offset the costs of the project. The assessment may be utilized to offset the cost of the following: public safety; parks and open space maintenance; storm water management; and other costs identified by the City.

7. Parks obligation to include payment of citywide and neighborhood park fees. Active park needs shall be provided by the project. An in-lieu parkland dedication fee may be negotiated in lieu of land based on the project. For each acre of parkland dedication mitigated by an in-lieu fee a corresponding in-lieu fee shall be paid for park improvements. The in-lieu fees shall provide improvements of local benefit.

8. Place emphasis on the dedication of parklands within specific plan areas rather than acceptance of and in-lieu fee for land dedication.

9. Utilities (e.g. water, sewer, electric) shall not be impacted as to conveyance or capacity.

10. School impacts shall be mitigated through new impact agreements executed with the school districts to ensure that the projects student generation is accommodated.

11. Residential units not utilized within a specific plan area shall be reallocated within that plan area and school district. Otherwise, requests for units shall be considered as additive to the City's existing unit allocation.

12. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed-use projects.

Parcel WB-41 is less than 50 acres, therefore guidelines #1 and #3 are not applicable to the project. The City's building permit process includes the assessment of all applicable and appropriate fees, which will ensure the project conforms to the guidelines addressing impact fees.

Fiscal Impact Analysis: Guideline #2 states land use changes will not have a negative fiscal impact to the City and requires that each project be modeled individually for City-wide impacts. Consistent with this guideline, Economics & Planning Systems, Inc. (EPS) prepared a fiscal impact analysis that demonstrated the land use change would not result in a negative fiscal impact to the City's General Fund on an annual basis (see Attachment 2). Additional studies were completed to determine the feasibility of developing Parcel WB-41 as a commercial site. These studies are discussed below.

Supermarket Retail Potential SVSP Parcel WB-42 and WB-41 – Intalytics, May 2021 (Attachment 3)

A study completed by Intalytics, a market analyst, determined that Parcel WB-41 is an inferior commercial site due to: 1.) a limited 180-degree trade area, with uncertain development of area to the west; 2.) lack of circulation and no defined route or time for extension of Santucci Boulevard; and 3.) future development of Community Commercial Parcel WB-42 (located less than a mile east of Parcel WB-41, and which Intalytics determined to be a superior site) will make WB-41 infeasible to support a neighborhood serving commercial center.

Retail Market Analysis and Highest & Best Use Study – MXD Development Strategists, July 2021 (Attachment 4)

MXD Development Strategists prepared a retail market analysis and "highest and best use" study, which concluded that residential would be the parcel's highest and best use when compared to commercial, office, or hotel uses. Similar to the findings of Intalytics, this is due to the site's limitation of a 180-degree trade area, much of which is in permanent open space, which acts as a major impediment to the site's development potential. The study also indicated that much of the site's trade area relies on development of Placer County projects (e.g., Regional University and Curry Creek) and that the timing of these projects is uncertain. MXD determined that even if the County projects are to develop in the next couple of decades, development of sites within the western portion of Roseville will likely push the trade area for WB-41 further west, resulting in better located sites within the County projects. The site's location on the western edge of the City is an inferior location when compared to the other Community Commercial sites in the area west of Fiddyment Road. The analysis also evaluated the site for a grocer or drug store anchor and found that neither reached the threshold sales level that would be considered viable by either user.

Retail Feasibility Traffic Analysis – Fehr & Peers, July 2021 (Attachment 5)

A retail feasibility traffic analysis was prepared by Fehr & Peers (F&P), an engineering consultant, to inform whether Parcel WB-41 can realistically be expected to develop with retail land uses in the next 15 to 20 years. F&P used a set of land use and roadway network assumptions based on market and development trends typical for North and West Roseville. A traffic forecast model was developed with these assumptions that determined the cumulative traffic volume passing through the Santucci Boulevard/Pleasant Grove Boulevard intersection at the northwest corner of Parcel WB-41. With the traffic forecast model, F&P concluded there are not nearly enough pass-by trips for a retail development to be feasible on Parcel WB-41 and that the site would have nearly 75% less traffic than similar sites. Lastly, F&P determined the feasibility of retail on Parcel WB-41 is further diminished by its location relative to future residential development and competing retail sites.

Traffic: As part of the environmental review of the project, a traffic study was prepared by Fehr & Peers to analyze the potential traffic impacts from the project. The environmental document is included as Exhibit G and the traffic study is included as Attachment 5 of Exhibit H (Addendum Attachments). Consistent with General Plan policies, the traffic study included an estimated trip generation and analysis of Vehicle Miles Traveled (VMT). Each item is discussed below.

- Trip Generation: The traffic study compared the trip generation of Parcel WB-41 based on its existing and proposed zoning using trip generation rates from the City of Roseville 2035 travel demand model. The trip generation rate for the existing zoning was based on a retail land use, which has a higher trip rate when compared to single-family residential. As a result, the proposed rezoning from CC to RS/DS would result in substantially fewer trips generated by the property. This suggest that traffic volumes in the vicinity of the project would be reduced during peak hours and on a daily basis as a result of the land use change. The study also analyzed whether the reduction in retail land use in the SVSP would cause a greater amount of the Specific Plan trips to occur outside of the SVSP area. The study concluded the proposed rezone would result in fewer external a.m. and p.m. peak hour and daily trips generated by the Specific Plan when compared to the existing zoning.

- Vehicle Miles Traveled (VMT): VMT is a measurement of travel demand, representing the number of miles traveled by vehicles in some amount of time (e.g., VMT per day or annual VMT). Consistent with state law, the General Plan has adopted VMT standards and requires land use amendments to be evaluated for consistency with these standards. Per the traffic study findings, the proposed rezone would generate fewer site trips, fewer trips entering/exiting the SVSP area, and less VMT for both the SVSP area and for the City as a whole. Thus, the project would have a less than significant impact to the transportation system on the basis of project-generated VMT.

Utilities: As part of the environmental review of the project, a technical memo was prepared by MacKay & Somps (see Attachment 7 of Exhibit H – Addendum Attachments) that evaluated the water and sewer demands based on the proposed land use designations and unit allocations proposed with the WB-41 Rezone project (file #PL21-0161) and the Sierra View Subdivision Map project (file #PL21-0162). The memo evaluated the two projects together given that the units proposed on SVSP Parcel WB-41 and WB-31 are being transferred from Infill Parcel 100. The memo concluded the proposed changes to the land use designations and unit allocations will result in less water demand and less sanitary sewer flows. The City's Environmental Utilities staff reviewed the project and concluded the project as a whole will have a lower demand on City utilities than the previously anticipated land uses.

Public Benefit: On December 1, 2021, the City Council adopted Resolution No. 21-470 approving a Purchase and Sale Agreement (PSA), by and between the City of Roseville and West Roseville, LLC for 20 acres of West Roseville Specific Plan (WRSP) Parcel W-60B and authorizing the City Manager to execute it on behalf of the City. Parcel W-60B is a vacant, approximate 30-acre parcel that has a current zoning designation of Light Industrial/Special Area (M1/SA) and a land use designation of Light Industrial (LI) (see Figure 3). The City currently owns the adjacent parcel to the north, Parcel W-60A, which is anticipated for a future long-field sports complex. The additional 20 acres from Parcel W-60B will allow the future sports complex to have additional fields and be a regional draw for sporting events. This will result in added revenue to the City's General Fund in the form of sales tax and transient occupancy tax revenue. As part of the proposed project, the developer will be dedicating five (5) of the 20 acres that are part of the PSA to the City. If this project is ultimately approved and if the approval occurs prior to close of escrow, then the total purchase price will be reduced to reflect only 15 acres being purchased and five (5) acres being dedicated. The acreage dedication will be reflected in the proposed DA Amendment, as discussed in the DA Amendment evaluation section of this report.

Figure 3: Parcel W-60B Vicinity Map



Affordable Housing: The General Plan Housing Element requires that new residential developments shall develop or cause to be developed 10% affordable housing, including 4% affordable to very low, 4% affordable to low, and 2% affordable to moderate income. The Housing Element does allow in-lieu fees to be considered on a case-by-case basis, and states that "Development Agreements shall be the mechanism utilized to secure implementation of the affordable housing program." The applicant is not proposing to include affordable housing units with this proposal and staff supports the elimination of any affordable obligation for two reasons. The first reason is that the units proposed for the WB-41 and WB-31 parcels are not new residential units, rather these units are currently allocated to Infill Parcel 100 and are being transferred to Parcels WB-41 and WB-31. There is currently no affordable obligation for these units on Infill Parcel 100 and there is no precedent to include an affordable housing obligation with a residential unit transfer. The second reason staff can support the elimination of any affordable obligation is that the applicant is proposing to dedicate five (5) acres of Parcel W-60B to the City for the future sports complex. West Roseville LLC has constructed significant improvements and removed procedural and construction barriers for the W-60B property, by constructing frontage improvements and utilities, mass grading on the site, and obtaining and effectuating wetland permits. The City and its residents are receiving substantial and extraordinary benefit from this property dedication, and the project circumstances are unique. For these two reasons, staff supports the elimination of any affordable obligation for the WB-41 and WB-31 parcels. As Development Agreements are an appropriate mechanism to implement the City's affordable housing program, and the terms of the proposed Development Agreement have been reviewed and mutually agreed upon by both the developer and the City of Roseville, approval of the Development Agreement will constitute compliance with the General Plan Housing Element.

Minor SVSP Amendments: The land use amendment will necessitate other minor amendments to the SVSP document. These include a revision to Section 6.5 and Figure 6-25 (Park & Ride Facilities) to remove the designation of a 35-space park and ride lot on Parcel WB-41. Park and ride lots provide parking for commuters to leave their vehicles to meet carpools, vanpools or access transit, and are typically located on commercial parcels. Since the parcel is proposed to be developed with a single-family residential subdivision, a park and ride lot would no longer be warranted. The SVSP has two other park and ride lots within the Plan area to meet commuter needs. In addition, Section B.12 and Figure B-30, which identify a conceptual commercial center plan for Parcel WB-41, will be removed. These changes are reflected in the SVSP change pages included as Exhibit C.

General Plan Amendment and Specific Plan Amendment Conclusion

Based on the evaluation above, staff finds the project is consistent with the Non-Residential Conversion Guidelines and is also consistent with the goals and polices of the General Plan and SVSP.

EVALUATION: REZONE

Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment's consistency with:

1. ***The public interest, health, safety, or welfare of the City, and***

2. ***The General Plan and any applicable Specific Plan.***

The project would rezone Parcel WB-41 from Community Commercial (CC) to Small Lot Residential with a Development Standards overlay (RS/DS). The General Plan provides a list of compatible "Implementing Zones" for each land use designation (General Plan Table II-10), which establishes what zoning designations are considered compatible with the applicable General Plan land use designation. The proposed General Plan land use designation for the project site is Medium Density Residential (MDR). The proposed Small Lot Residential (RS) zone is listed as an implementing zone. According to both the General Plan and SVSP, the MDR land use designation applies to land characterized by small-

lot single-family detached dwelling units and attached patio homes, halfplexes, duplexes, townhouses, condominiums, and mobile home parks. Detached single-family is listed as one of the primary uses and the applicable development guidelines include a density of 7.0 to 12.9 dwelling units per gross developable acre. The proposed project is a 63-unit detached single-family subdivision with a density of 7.4 units per gross developable acre (excluding the right-of-way/landscape corridors), which is consistent with the MDR land use designation.

Table II-9 of the General Plan contains a table addressing the compatibility of adjacent land uses. For purposes of the table, "adjacent" includes land uses separated by collectors and local streets (e.g., Daylight Dr.) but does not include land uses separated by major arterials (e.g., Pleasant Grove Blvd. and Santucci Blvd.). The proposed MDR land use is considered to be compatible with the adjacent MDR parcel to the south and with the LDR parcel to the east across Daylight Dr., and conditionally compatible with the adjacent Public/Quasi-Public (P/QP) land use to the south. In conclusion, staff finds the proposed rezone is consistent with the requirements of the General Plan and SVSP for the MDR land use, and the project will not adversely affect the public interest, safety, or welfare of the City.

EVALUATION: DEVELOPMENT AGREEMENT AMENDMENT

Section 19.84.040 of the City of Roseville Zoning Ordinance specifies that recommendations for approval or denial of a Development Agreement (DA), including Amendments, shall include consideration of the following:

1. ***Consistency with the objectives, policies, general land uses and programs specified in the General Plan and the Sierra Vista Specific Plan;***

2. ***Consistency with the provisions of the City of Roseville Zoning Ordinance;***

3. ***Conformity with the public health, safety and general welfare;***

4. ***The effect on the orderly development of the property or the preservation of property values; and***

5. ***Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the Agreement.***

Development Agreements (DAs) are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties. The project includes a second amendment of the Development Agreement by and between the City of Roseville and Westpark S.V. 400, LLC, relative to the SVSP (or the "Westbrook DA"). The Westbrook DA will be amended to reflect the proposed land use change, unit transfers, and the elimination of the bus transfer station/park and ride lot on Parcel WB-41. Sections of the DA pertaining to City-wide park fees will be amended to specify that these fees paid by the landowner upon issuance of building permits for the 63 units on Parcel WB-41 and for the 30 units on Parcel WB-31 may be applied by the City to the construction of improvements to any City-wide park in the City. Furthermore, sections of the DA pertaining to City-wide park and open space in-lieu fees will be amended to specify these in-lieu fees will not be collected from the 63 units on Parcel WB-41 or from the 30 units on Parcel WB-31.

The DA Amendment includes language regarding the developer dedication of a five (5) acre portion of West Roseville Specific Plan Parcel W-60B to the City. The DA Amendment specifies that this land dedication will occur before June 30, 2022. As previously discussed in this report, this acreage dedication provides a public benefit consistent with the requirement set forth in the City's Guidelines for Conversion of Non-Residential Land Uses policy document.

Items that are not addressed in this amendment are subject to the terms of the original DA and prior Amendment. In summary, City staff has found the proposed DA Amendment to be consistent with the

General Plan, SVSP, and the Zoning Ordinance. The DA Amendment is in conformance with the public health, safety, and welfare, and will not adversely affect the orderly development of the property or the preservation of property values. Therefore, the proposed DA Amendment is consistent with items 1-5 above.

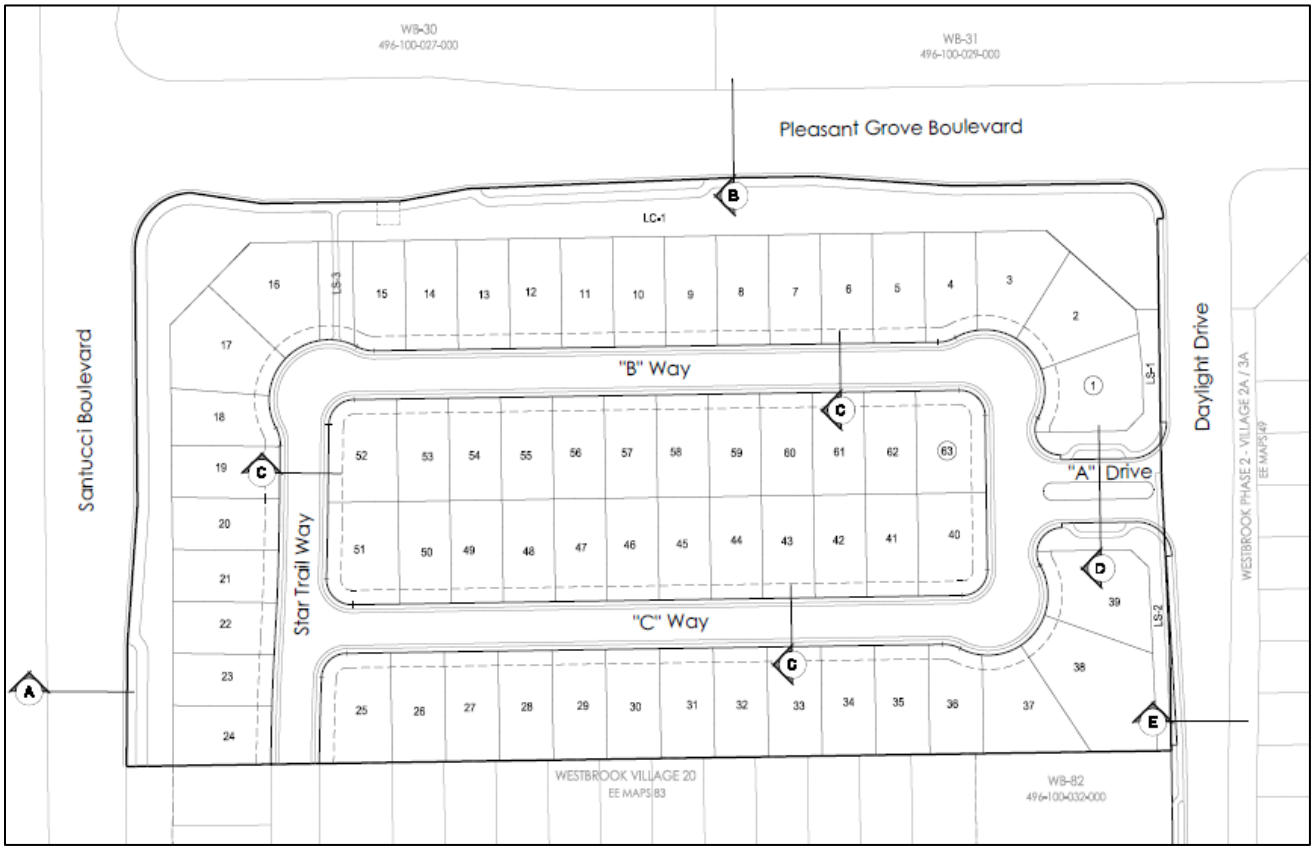
EVALUATION: TENTATIVE SUBDIVISION MAP

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 ***bold, italics*** and are followed by an evaluation of the map in relation to each finding.

1. ***The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

The applicant is proposing to subdivide the parcel into 63 residential lots, three (3) landscape lots, and one (1) right-of-way/landscape corridor lot, for a total of 67 lots (see Figure 4). The proposed unit density is 7.4 units per acre, which is consistent with the MDR land use designation. Adequate access and circulation is provided to each parcel to facilitate development of the small lots. Access to the subdivision will be provided via Daylight Drive, on the eastern side of the parcel. The subdivision will also have connectivity with the adjacent MDR subdivision to the south. All single-family lots are oriented with frontage on public streets. The subdivision layout and street design was reviewed by the City's Engineering Division and Fire Department and was found to provide adequate street widths for circulation and emergency response.

Figure 4: Tentative Subdivision Map for Parcel WB-41



The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Instead these standards are contained within the Zoning Ordinance and SVSP. The project parcels are proposed to have a zoning designation of Small Lot Residential with Development Standards (RS/DS). A developer may either use the RS/DS development standards established in the SVSP, applicable Development Agreement, or may adopt adjusted standards through the Design Review Permit for Residential Subdivisions (DRRS) entitlement. Here, the applicant proposes to use the RS/DS development standards contained in the applicable Westbrook DA. These standards are included as Attachment 6. Pursuant to Zoning Ordinance Section 19.10.045, a DRRS application is required for all single-family housing units on property with the MDR land use designation. Since the home builder for the proposed subdivision is unknown at this time, Condition #7 has been added to the Tentative Subdivision Map that requires the future home builder to submit for a DRRS, which will allow staff to review the proposed architecture and home designs. Detailed information (e.g., floor plans, architectural styles, colors and materials, etc.) shall be provided at that time.

The SVSP includes design standards applicable to subdivision design, including guidelines for the locations of paseos, and requirements for connectivity along paseos. SVSP Figure B-5, Paseo Plan, shows a paseo sidewalk with a width of 10 feet in the landscape corridor along Santucci Boulevard to the west. Consistent with the SVSP, the proposed subdivision map provides a 40-foot landscape corridor along Santucci Boulevard with an 8-foot landscape strip, 10-foot walk, and then a 22-foot landscape between the walk and the masonry wall adjacent to the proposed lots. The SVSP also requires a pedestrian or other connection on an average of 600 feet for developments adjacent to a paseo. The proposed subdivision design is consistent with this standard. In addition, the subdivision map will provide a 6-foot-wide bike lane on Santucci Boulevard to the west. The existing 5-foot-wide bike lanes on Pleasant Grove Boulevard to the north of the site will remain unchanged.

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, and the lots are consistent with the applicable development standards. The proposed parcel configurations preserve the location of watercourses and do not create a physical condition that would be impractical for the proposed improvements.

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

As part of the environmental review of the project, a technical memo was prepared by MacKay & Somps (see Attachment 7 of Exhibit H – Addendum Attachments) that evaluated the water and sewer demands based on the proposed land use designations and unit allocations proposed with the WB-41 Rezone project (file #PL21-0161) and the Sierra View Subdivision Map project (file #PL21-0162). The memo evaluated the two projects together given that the units proposed on SVSP Parcel WB-41 and WB-31 are being transferred from Infill Parcel 100. The memo concluded the proposed changes to the land use designations and unit allocations will not increase planned demands on sewage services; therefore, there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

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. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. City staff included the project on the Planning Division's Projects of Interest website, which included a project description, a link to the project

plans, and was routinely updated with project updates. The developer also installed a sign on the project site for the purpose of notifying the public of the intended land use change. A notice of the public hearing was published in the Sacramento Bee on December 3, 2021 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. As of publication of this staff report, staff has received three comment letters regarding the proposed project, which are discussed in the following Environmental Determination section below.

ENVIRONMENTAL DETERMINATION

Because the Sierra View Subdivision project (file #PL21-0162) is related to the SVSP Parcels WB-41 and WB-31 project (file #PL21-0161), the two projects are presented in a combined CEQA document (see Exhibit G). However, each action requires a different type of CEQA analysis based on its site location and the previous planning conducted for that site. The Sierra View Subdivision project site is analyzed pursuant to CEQA Guidelines Sections 15060 et seq. and 15070 et. seq., as an Initial Study with accompanying environmental checklist leading to a Mitigated Negative Declaration. As a result, the Sierra View Subdivision project will require site-specific mitigation measures not previously contemplated in any other planning or environmental documents. Consistent with CEQA Guidelines Section 15164, regarding a previously certified and adopted Environmental Impact Report (EIR), an Addendum to the Sierra Vista Specific Plan EIR (SCH #2008032115, certified May 5, 2010) was prepared for Parcels WB-41 and WB-31 to cover the minor technical changes and additions necessary to describe the impacts of the proposed project. The Addendum did not identify any new environmental impacts from the project. The CEQA document includes a Cumulative Considerations analysis, which looks at the combined effects of the two projects in order to set forth the total combined level of environmental impact from both the Sierra View Subdivision project and the SVSP Parcels WB-41 & WB-31 project. This analysis provides additional consideration of the projects' combined cumulative impacts by looking at the two actions together in the context of the approved full buildout of the General Plan area as contemplated in the certified 2020 General Plan EIR for the 2035 General Plan Update. Staff recommends the Planning Commission consider the Addendum prior to taking action on this project. The documents were circulated for a 30-day public review that ended on December 6, 2021.

Staff received three comment letters during the public review period of the CEQA document. Of the three letters, two pertain to both the WB-41 and WB-31 project and the Sierra View Subdivision project and are included as Attachment 7. The third letter was in response to the Initial Study/Mitigated Negative Declaration prepared for the Sierra View Subdivision project and is therefore not included with this staff report.

The first comment letter was from Kat Fiorentino, a resident of the Diamond Oaks neighborhood, seeking clarification on the project description contained in the public notice since it referenced both the Sierra View Subdivision project and the SVSP Parcel WB-41 & WB-31 project. Staff provided an explanation of the projects and how they were linked.

The second comment letter was from Derek Pell, a Roseville resident. To summarize, Mr. Pell has concerns with the reduced density on Infill Parcels 3 and 100 because it is taking potential housing from a centralized, infill location and moving it to the edge of the City (i.e., SVSP Parcels WB-41 & WB-31). In terms of VMT, Mr. Pell claims that the combined effect of the rezoning will be that there will be fewer people close to amenities where it is possible to not drive, leading to more people in cars traveling longer distances. As documented in the traffic study prepared for the WB-41 Rezone project, the proposed rezone would generate 3,283 fewer daily site trips, 1,666 fewer daily trips entering/exiting the SVSP area, and a reduction of 11,599 VMT for the SVSP area and a reduction of 17,581 VMT for the City as a whole. In addition, the Sierra View Subdivision project was found to generate less VMT than what was assumed in the General Plan, because it is reducing the density and number of units on the site. As a result, the combined impacts on the basis of project-generated VMT for both projects would not exceed any transportation and traffic impacts analyzed in the General Plan EIR.

RECOMMENDATION

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

Adopt the Sierra View Country Club and Sierra Vista Specific Plan Redesignation and Rezone Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring & Reporting Program and Consider the 6th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR).

For the SVSP PCL WB-41 Rezone Project (File # PL21-0161):

A. Recommend the City Council approve the **GENERAL PLAN AMENDMENT (LAND USE MAP) – 3301 PLEASANT GROVE BOULEVARD – SVSP PCL WB-41 – REZONE – FILE #PL21-0161**;

B. Recommend the City Council approve the **SPECIFIC PLAN AMENDMENT – 3301 PLEASANT GROVE BOULEVARD – SVSP PCL WB-41 – REZONE – FILE #PL21-0161**;

C. Recommend the City Council approve the **REZONE – 3301 PLEASANT GROVE BOULEVARD – SVSP PCL WB-41 – REZONE – FILE #PL21-0161**;

D. Recommend the City Council approve the **DEVELOPMENT AGREEMENT AMENDMENT – 3301 PLEASANT GROVE BOULEVARD – SVSP PCL WB-41 – REZONE – FILE #PL21-0161**; and

E. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP – 3301 PLEASANT GROVE BOULEVARD – SVSP PCL WB-41 – REZONE – FILE #PL21-0161** subject to fifty-seven (57) conditions of approval.

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP – FILE #PL21-0161

1. The Tentative Subdivision Map shall not be deemed approved until the actions on the General Plan Amendment, Specific Plan Amendment, Rezone and Development Agreement Amendment are approved and become effective. (Planning)

2. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

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

4. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved 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)

6. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan EIR (State Clearinghouse #2008032115, certified May 5, 2010), and subsequent 6th Addendum to the SVSP EIR prepared for the project (SCH #2021110118), and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

7. Prior to issuance of building permits for construction of homes within the subdivision, the home builder shall be required to submit for a Design Review for Residential Subdivision (DRRS) to review the

proposed architecture and home designs. Detailed information (e.g., floor plans, architectural styles, colors and materials, etc.) shall be provided at that time. (Planning)

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

8. 8. The developer is responsible for installing a City Gateway feature within the landscape corridor on the southeast corner of the intersection of Pleasant Grove Boulevard and Santucci Boulevard. The City Gateway feature shall be shown on the Improvement Plans and shall be designed consistent with Section B.3 of the SVSP Design Guidelines. (Planning)

9. 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)

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. Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)

11. 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)

12. 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)

13. 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)

14. 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)*

15. 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)

16. 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)

17. Any backbone improvements, not constructed adjacent to (or needed to serve) the proposed subdivision shall be completed by the applicant. (Engineering)

18. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)

19. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). Any drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. (Engineering)

20. 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)

21. 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)

22. 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)

23. 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)

24. **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)

25. 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)

26. 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)

27. 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)

28. 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)

29. 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)

30. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)

31. 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)

32. 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)

33. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)

34. 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)

35. 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)

36. 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)

37. 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

38. 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 subdivision road frontages;

    Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Environmental Utilities, Electric, Engineering)

39. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

40. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Alternative Transportation, Environmental Utilities, Electric, Engineering)

41. The City shall not approve the Final Map for recordation until either:

    a. A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

        i. OR

    b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

42. Lettered Lots shall be dedicated as an easement (or in fee) to the City for the purposes of (Right of Way and Landscape). (Engineering)

43. Street names shall be approved by the City of Roseville. (Engineering)

44. 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)

45. 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)

46. 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)

47. The cost of any facilities which are identified in the CIP and are beyond those needed for this project may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which improvements are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)

48. 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)

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

OTHER CONDITIONS OF APPROVAL

50. 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)

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

52. 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)

53. 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)

54. 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)

55. 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)

56. 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)

57. Park fees shall be assessed and applied as follows: City-wide park fees shall be allocated towards the General city-wide park development fund and neighborhood and bike trail fees shall be allocated towards Westbrook. (Parks, Recreation, and Libraries)

ATTACHMENTS

1. Guidelines for Conversion of Non-Residential Land Uses
2. Fiscal Impact Analysis, Economics & Planning Systems, July 2021
3. Supermarket Retail Potential SVSP Parcel WB-42 & WB-41, Intalytics, May 2021
4. Retail Market Analysis and Highest & Best Use Study, MXD Development Strategists, July 2021
5. Retail Feasibility Traffic Analysis, Fehr & Peers, July 2021
6. RS/DS Development Standards
7. Public Comment Letters

EXHIBITS

A. GPA and SPA Exhibit
B. General Plan Land Use Map
C. SVSP Redlines
D. Rezone Exhibit
E. Second Amendment of the Westbrook DA
F. Tentative Subdivision Map
G. Combined CEQA Document
H. Addendum Attachments

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.

NOTE: Attachment 7, Exhibits A-E, and Exhibits G-H are not included as part of CC Attachment 2 (Planning Commission Staff Report Item 6.1b), because they are already included as attachments/exhibits to the City Council Communication.

PLANNING DEPARTMENT

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

Guidelines for Conversion of Non-Residential Land Uses

August 4, 2004

Intent:

In response to pressures to convert portions of the City's non-residential land use inventory the City has developed the following guidelines for the consideration of land use changes. The intent of the guidelines is to articulate the City's expectations relating to land use change proposals. These guidelines are to be applied as performance measures in the preparation and review of any such proposals. The guidelines are not intended to be inclusive of all City development requirements, but rather supplement those requirements by identifying or emphasizing concepts particularly important or unique to potential land use changes. It is expected that the City's emphasis on certain concepts or requirements will change overtime. Therefore, the guidelines are to be a fluid document to be revisited every two years and updated to reflect the City's present need.

In consideration of the unique attributes and constraints of various areas of the City, the guidelines have been divided in two areas those guidelines that are applicable to the infill area and those that are applicable to the balance of the City. A map depicting these areas is attached.

Infill

The overarching goal to be applied to land use changes within the infill portion of the City is to encourage and emphasize reinvestment and revitalization without creating undue burdens and barriers to development while preserving neighborhood compatibility.

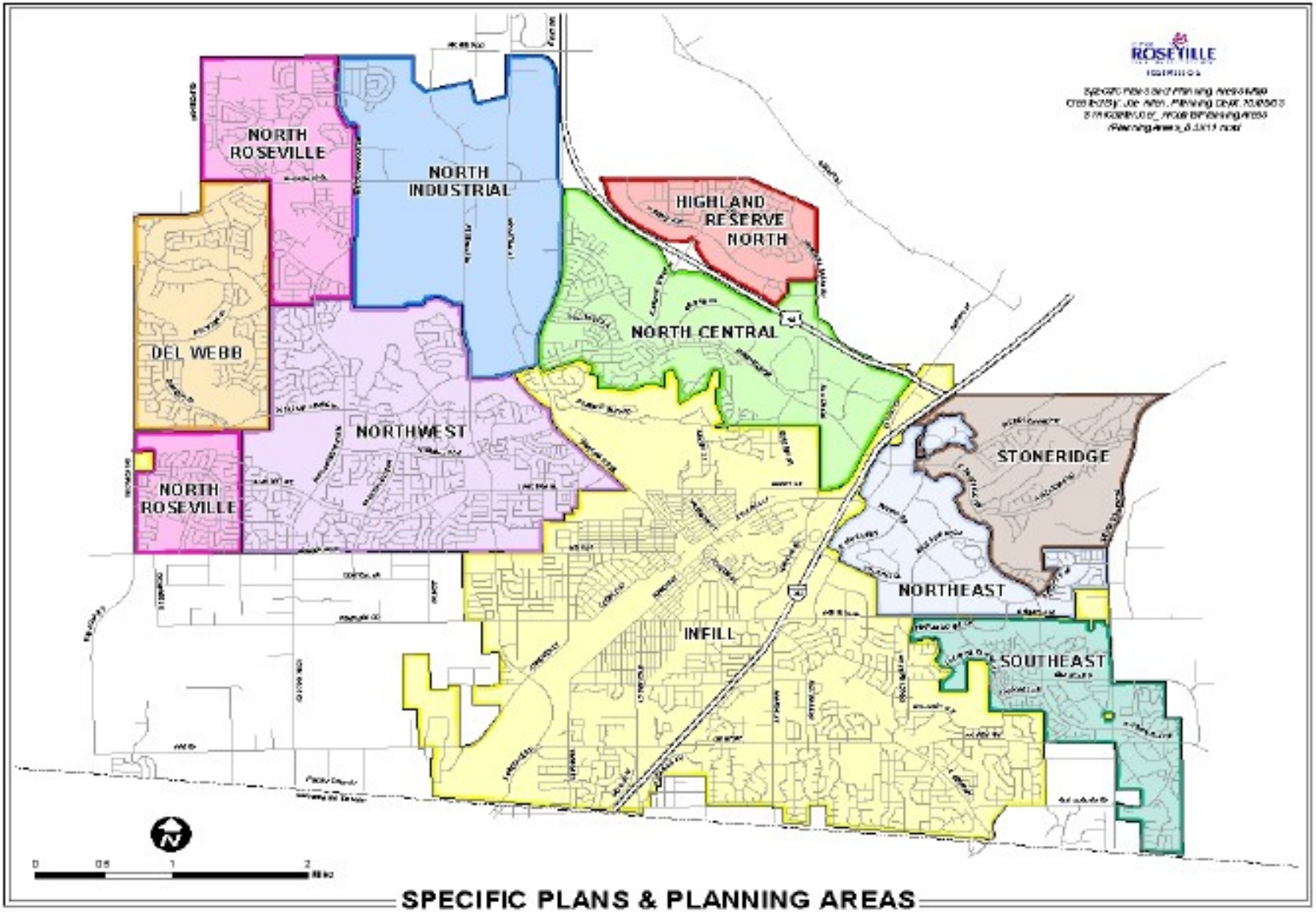
1. Infill properties are identified as those properties located within the City's infill planning area as designated on the City's Zoning Map.
2. Parks obligation to include payment of citywide and neighborhood park fees. Neighborhood Park fees are to be applied to infill neighborhood park improvements as identified on an infill park CIP projects list. Where the Parks Department demonstrates a park need a Parkland dedication or in-lieu park fee for land dedication may be negotiated and evaluated on a project by project basis, based on the nature of the project and the benefit to the City.
3. Encourage the use of private passive open space in-lieu of land dedication for infill projects.
4. Off site utilities (e.g. water, sewer, electric) that serve more than the specific project are not the sole responsibility of the project. Over-sizing of improvements or upgrading to City standards may be available for City reimbursement. The City may develop a CIP for off site improvements for which a project may pay an impact fee in lieu of constructing the improvement. Each project shall be reviewed on a case-by-case basis and shall be conditioned accordingly.
5. School impacts shall be mitigated through new impact agreements executed to reflect the payment of the City's existing infill school impact fees.
6. New housing development shall meet the City's 10% goal (4% affordable to very low, 4% affordable to low, and 2% affordable to middle income) except redevelopment areas shall provide 15%. (Of those 40% affordable to very low income and the balance affordable to low/middle income).
7. A land use change on the Placer County Fair Grounds shall require a master plan.

8. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed-use projects.

Balance of the City

The overarching goal to be applied to land use changes for the balance of the City is to maintain the City's fiscal balance and prevent the loss of jobs and existing job centers while maintaining a balanced community.

1. Balance of the City includes properties within all specific plans and the North Industrial Plan area.
2. A region wide employment and land inventory study shall be required of each project that is equal to or greater than 50 acres.
3. Land use changes will not have a negative fiscal impact to the City. Each project shall be modeled individually for citywide impacts utilizing the City's fiscal model.
4. Projects that are 50 acres or greater in size shall maintain employment options and a favorable jobs housing balance.
5. New housing development shall meet the City's 10% goal consistent with the Housing Element (4% affordable to very low, 4% affordable to low, and 2% affordable to middle income).
6. Projects shall provide a specific public benefit that may be in the form of a community benefit fee.
7. Increases in general fund service demands shall be mitigated by establishment of or annexation into a Community Facilities Mello Roos Assessment District to offset the costs of the project. The assessment may be utilized to offset the cost of the following: public safety; parks and open space maintenance; storm water management; and other costs identified by the City.
8. Parks obligation to include payment of citywide and neighborhood park fees. Active park needs shall be provided by the project. An in-lieu parkland dedication fee may be negotiated in lieu of land based on the project. For each acre of parkland dedication mitigated by an in-lieu fee a corresponding in-lieu fee shall be paid for park improvements. The in-lieu fees shall provide improvements of local benefit.
9. Place emphasis on the dedication of parklands within specific plan areas rather than acceptance of and in-lieu fee for land dedication.
10. Utilities (e.g. water, sewer, electric) shall not be impacted as to conveyance or capacity.
11. School impacts shall be mitigated through new impact agreements executed with the school districts to ensure that the projects student generation is accommodated.
12. Residential units not utilized within a specific plan area shall be reallocated within that plan area and school district. Otherwise, requests for units shall be considered as additive to the City's existing unit allocation.
13. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed-use projects.



SPECIFIC PLANS & PLANNING AREAS

PC ATTACHMENT 2

Discussion Tables

Roseville Westbrook Rezone Fiscal Impact Analysis

The Economics of Land Use

Prepared for:
Westpark Communities

Prepared by:
Economic & Planning Systems, Inc. (EPS)

July 20, 2021

EPS #212068

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Table 1
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Revenue and Expenditure Summary Comparison

Item	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone	Difference Amount	Difference Percentage
Formula	*a*	*b*	*c = b - a*	*c / a*
GENERAL FUND				
Total Annual General Fund Revenues	**$338,700**	**$116,600**	**($222,100)**	**(65.6%)**
Total Annual General Fund Expenditures	**$47,700**	**$90,300**	**$42,600**	**89.3%**
Annual General Fund Surplus/(Deficit)	**$291,000**	**$26,300**	**($264,700)**	**(91.0%)**
CFD No. 3 Taxes	$13,500	$18,000	$4,500	33.3%
Subtotal Net Annual Surplus/(Deficit) Including CFD No. 3	**$304,500**	**$44,300**	**($260,200)**	**(85.5%)**

t1

Source: City of Roseville FY 2021-22 Adopted Budget; EPS.

Note: Values are rounded to the nearest $100.

Table 2
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Revenue and Expenditure Summary Comparison

Item	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone	Difference Amount	Difference Percentage
Formula	*a*	*b*	*c = b - a*	*c / a*
GENERAL FUND				
Annual Revenues [1]				
Taxes:				
Property Taxes	$45,500	$59,300	$13,800	30.3%
Property Tax In-Lieu of VLF	$13,200	$17,200	$4,000	30.3%
Real Property Transfer Tax	$1,100	$3,100	$2,000	181.8%
Sales Tax	$167,300	$17,700	($149,600)	(89.4%)
Sales Tax - Measure B	$100,300	$8,900	($91,400)	(91.1%)
Prop. 172 Sales Tax	$4,100	$400	($3,700)	(90.2%)
Hotel/Motel Tax	$1,500	$2,100	$600	40.0%
Business License Tax	$500	$700	$200	40.0%
Franchise Fees	$1,400	$2,000	$600	42.9%
Electric Franchise Fees	$3,800	$5,200	$1,400	36.8%
Total Annual General Fund Revenues	**$338,700**	**$116,600**	**($222,100)**	**(65.6%)**
Annual Expenditures [2]				
City Council	$0	$100	$100	0.0%
City Manager	$700	$900	$200	28.6%
Public Affairs & Communications	$300	$400	$100	33.3%
City Attorney	$900	$1,200	$300	33.3%
Finance	$1,200	$1,600	$400	33.3%
Human Resources	$800	$1,100	$300	37.5%
City Clerk	$400	$500	$100	25.0%
Police	$20,300	$28,200	$7,900	38.9%
Fire	$15,500	$21,500	$6,000	38.7%
Economic Development	$400	$500	$100	25.0%
Parks, Recreation & Libraries	$0	$24,500	$24,500	0.0%
Public Works	$3,500	$4,800	$1,300	37.1%
Development Services	$2,500	$3,400	$900	36.0%
General Fund Contingency - Materials, Services & Supplies	$1,200	$1,600	$400	33.3%
Total Annual General Fund Expenditures	**$47,700**	**$90,300**	**$42,600**	**89.3%**
Annual General Fund Surplus/(Deficit)	**$291,000**	**$26,300**	**($264,700)**	**(91.0%)**
CFD No. 3 [3]	$13,500	$18,000	$4,500	33.3%
Subtotal Net Annual Surplus/(Deficit) Including CFD No. 3	**$304,500**	**$44,300**	**($260,200)**	**(85.5%)**

summary

Source: City of Roseville FY 2021-22 Adopted Budget; EPS.

Note: Values are rounded to the nearest $100.

[1] See Table B-1 for details on revenue estimating procedures.
[2] See Table C-1 for details on expenditure estimating procedures.
[3] See Table B-6.

APPENDICES:

Appendix A: Land Use and Demographics

Appendix B: Revenue-Estimating Tables

Appendix C: Expenditure-Estimating Tables

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APPENDIX A:

Land Use and Demographics

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Table A-1
Roseville Westbrook Rezone Fiscal Impact Analysis
General Assumptions

Item		Assumption
General Assumptions		
Base Fiscal Year [1]		FY 2021-22
Dollars		(2021$)
General Demographic Characteristics		
City of Roseville		
Population [2]	Per Capita	146,875
Employees [3]		101,509
City of Roseville Persons Served [4]	Persons Served	**197,630**

gen assumps

Source: California Department of Finance (DOF); California Employment Development Department (EDD); US Census Bureau; EPS.

[1] Reflects the City of Roseville Fiscal Year 2021-22 Adopted Budget. Revenues and expenditures are in 2021 dollars. This analysis does not reflect changes in value resulting from inflation or appreciation.
[2] DOF Table E-1 City of Roseville population estimate as of 01/01/2021.
[3] Roseville FY 2021-22 Adopted Budget states EMSI estimates Roseville to have 92,281 jobs. EPS adjusted by an additional 10% to account for self-employed workers.
[4] Defined as total population plus half of total employees.

Table A-2
Roseville Westbrook Rezone Fiscal Impact Analysis
Land Use Development Plan at Buildout

Land Use	Scenario 1 - Existing Zoning Existing Land Uses Gross Acreage	Average Density	Units	Sq. Ft. (Rounded)	Scenario 2 - Proposed Rezone Proposed Land Uses Gross Acreage	Average Density	Units	Sq. Ft. (Rounded)
Residential		*DU/Ac.*				*DU/Ac.*		
Medium Density (MDR)	0.00	0.00	0	---	10.11	6.2	63	---
Service & Employment		*FAR*				*FAR*		
Community Commercial (CC)	10.11	0.25	---	110,000	0.00	0.25	---	0

lu plan

Source: Westpark Communities; EPS.

Table A-3
Roseville Westbrook Rezone Fiscal Impact Analysis
Project Assumptions at Buildout

	Assumptions				Scenario 1 - Existing Zoning Existing Land Uses				Scenario 2 - Proposed Rezone Proposed Land Uses			
Land Use	Est. Average Assessed Value	Vacancy Rate [1]	Persons per HH/Sq. Ft. per Employee [2]	Persons Served Factor	Units/Bldg. Sq. Ft.	Occupied Units/Bldg. Sq. Ft.	Population/ Employees	Persons Served	Units/Bldg. Sq. Ft.	Occupied Units/Bldg. Sq. Ft.	Population/ Employees	Persons Served
Formula		*A*	*B*	*C*	*D*	*E = D * (1 - A)*	*F*	*G = C * F*	*H*	*I = H * (1 - A)*	*J*	*K = C * J*
Residential												
Medium Density (MDR)	$625,000	4.0%	2.69	1.0	0	0	0	0	63	60	161	161
Service & Employment	*per sq. ft.*											
Community Commercial (CC)	$275	5.2%	450	0.5	110,000	104,300	232	116	0	0	0	0
Total							**232**	**116**			**161**	**161**

dev assumps

Source: Westpark Communities; CoStar; City of Roseville FY 2021-22 Adopted Budget; EPS.

[1] LDR and MDR vacancy rate based on California Department of Finance historical estimates for Roseville, CA.
Employmment vacancies based on City of Roseville FY 2021-22 Adopted Budget.
[2] Persons per household from the City of Roseville FY 2021-22 Adoped Budget.
Square feet per employee based on the Illustrated Book of Development Definitions.

APPENDIX B:

Revenue-Estimating Tables

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Table B-1
Roseville Westbrook Rezone Fiscal Impact Analysis
Revenue-Estimating Procedures Based on City of Roseville FY 2021-22 Budget (2021$)

General Fund Revenues	Estimating Procedure	Case Study Reference	FY 2021-22 Budgeted Revenues	Service Population	Revenue Multiplier
Taxes:					
Property Taxes	Case Study	Table B-3	$45,363,250	N/A	-
Secured Property Tax			$42,700,000		
Supplemental Property Tax			$850,000		
In Lieu of Property Tax			$301,650		
Unsecured Property Tax			$931,600		
Public Utility			$580,000		
Property Tax In-Lieu of VLF	Case Study	Table B-3	$11,768,000	N/A	-
Real Property Transfer Tax	Case Study	Table B-4	$800,000	N/A	-
Sales Tax	Case Study	Table B-5	$58,486,500	N/A	-
Sales Tax - Measure B	Case Study	Table B-5	$21,127,000	N/A	-
Prop. 172 Sales Tax	Case Study	Table B-5	$1,327,300	N/A	-
Motor Vehicle In-Lieu	[1]		$75,000	N/A	-
Secured Tax ABX1 26-AB1484	[1]		$736,590	N/A	-
Hotel/Motel Tax	Persons Served		$2,600,000	197,630	$13.16
Business License Tax	Persons Served		$850,000	197,630	$4.30
Miscellaneous Taxes	[2]		$0	N/A	-
Franchise Fees	Persons Served		$2,450,000	197,630	$12.40
Licenses	[2]		$125,000	N/A	-
Permits	[2]		$3,280,193	N/A	-
Building Permits			$2,700,000		
Encroachments			$25,000		
Fire			$270,405		
Other			$284,788		
Use of Money and Property	[1,2]		$1,402,995	N/A	-
Fees for Current Services	[2]		$10,523,481	N/A	-
Total			$12,973,481		
Franchise Fees			($2,450,000)		
Other Revenues	[2]		$1,623,171	N/A	-
Revenues & Grants from Other Agencies	[1,2]		$318,535	N/A	-
Electric Franchise Fees	Persons Served		$6,439,009	197,630	$32.58
Transfers In	[1]		$13,783,846	N/A	-
Indirect Cost	[1]		$0	N/A	-
Subtotal General Fund Revenues			**$183,079,870**		
Less Indirect Costs	[3]		$0	N/A	-
Less Offsetting Revenues	[3]		$21,654,399	N/A	-
Net General Fund Operating Revenues			**$161,425,471**		

rev pro

Source: City of Roseville FY 2021-22 Adopted Budget; EPS.

[1] Not expected to be affected by the Project and therefore no revenue multipliers are estimated in this analysis.
[2] This analysis assumes that all or part of these revenues are fully dedicated to specific General Fund departmental costs (Offsetting Revenues). Because these revenues are budget-neutral and are not discretionary, they are not included in estimating discretionary Project revenues.
[3] Represents internal revenues for services to special enterprise funds; as such they are not estimated in this analysis. Associated expenditures also are netted out of appropriate general fund depts. in Table C-1.
[3] Sum of offsetting revenues (footnote 1) dedicated to specific General Fund department functions. These revenues are budget neutral and are netted out of both total revenues and total costs. See Table C-1. Amounts exclude one-time grant revenues.

Table B-2
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Project Revenues at Buildout (2021$)

General Fund Revenues	Source	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone	Difference Amount	Difference Percentage
Formula		*a*	*b*	*c = b - a*	*c / a*
Taxes:					
Property Taxes	Table B-3	$45,500	$59,300	$13,800	30%
Property Tax In-Lieu of VLF	Table B-3	$13,200	$17,200	$4,000	30%
Real Property Transfer Tax	Table B-4	$1,100	$3,100	$2,000	182%
Sales Tax	Table B-5	$167,300	$17,700	($149,600)	(89%)
Sales Tax - Measure B	Table B-5	$100,300	$8,900	($91,400)	(91%)
Prop. 172 Sales Tax	Table B-5	$4,100	$400	($3,700)	(90%)
Hotel/Motel Tax	Persons Served	$1,500	$2,100	$600	40%
Business License Tax	Persons Served	$500	$700	$200	40%
Franchise Fees	Persons Served	$1,400	$2,000	$600	43%
Electric Franchise Fees	Persons Served	$3,800	$5,200	$1,400	37%
Subtotal General Fund Revenues		**$338,700**	**$116,600**	**($222,100)**	**(66%)**

revenues

Source: City of Roseville FY 2021-22 Adopted Budget; EPS.

Note: Values are rounded to the nearest $100.

Table B-3
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Property Tax Revenues (2021$)

Item	Assumptions	Formula	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone
1 Percent Property Tax				
Total Assessed Value of Project [1]		*a*	$30,250,000	$39,375,000
Property Tax Revenue (1% of Assessed Value)	1.00%	*b = a * 1.00%*	$302,500	$393,750
Estimated Property Tax Allocation [2]				
City of Roseville	15.05%	*c = b * 15.05%*	$45,541	$59,278
Other Agencies	84.95%	*d = b * 84.95%*	$256,959	$334,472
Property Tax In Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)				
Total Citywide Assessed Value [3]		*e*	$26,868,967,880	$26,868,967,880
Total Assessed Value of Project		*f = a*	$30,250,000	$39,375,000
Total Assessed Value		*g = e + f*	**$26,899,217,880**	**$26,908,342,880**
Percent Change in AV		*h = f / e*	0.11%	0.15%
Property Tax In Lieu of VLF [4]	$11,768,000	*i = h * $11,768,000*	$13,249	$17,245

prop tax

Source: City of Roseville FY 2021-22 Adopted Budget; Placer County Auditor-Controller; EPS.

[1] For assumptions and calculation of assessed value, refer to Table D-2.
[2] For assumptions and calculation of the estimated property tax allocation, refer to Table D-1.
[3] 2021-22 Placer County Assessment Roll Values for City of Roseville. Includes Citywide secured, unsecured, and homeowner exemption.
[4] Property tax in-lieu of VLF amount derived from the City of Roseville FY 2021-22 Adopted Budget. See Table B-1.

Table B-4
Roseville Westbrook Rezone Fiscal Impact Analysis
Real Property Transfer Tax at Buildout (2021$)

Description	Source/ Assumption	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone
Assumptions			
Rate per $1,000 of AV [1]	$0.55		
Turnover Rate			
Owner-Occupied Homes	14.3%		
Renter-Occupied Homes	6.7%		
Nonresidential Sq. Ft.	6.7%		
Assessed Value [2]			
Residential			
Medium Density (MDR)		$0	$39,375,000
Service & Employment			
Community Commercial (CC)		$30,250,000	$0
Total		**$30,250,000**	**$39,375,000**
Annual Transfer Tax Revenue			
Residential			
Medium Density (MDR)	14%	$0	$3,094
Service & Employment			
Community Commercial (CC)	7%	$1,109	$0
Total Annual Transfer Tax Revenue		**$1,109**	**$3,094**

transfer tax

Source: City of Roseville; EPS.

[1] Based on California Revenue and Taxation Code, §§ 11911-11929, which authorizes cities and counties to levy a real estate transfer tax at a rate of $0.55 per $1,000 value.
[2] Assessed Values (AV) derived in Table D-2 Note that assessed values are expressed in (2021$) and include no real AV growth.

Table B-5
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Taxable Sales and Use Tax Revenue (2021$)

Item	Assumptions	Formula	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone
Estimated Annual Taxable Sales (Rounded)				
Annual Taxable Sales from New Market Support	**Table B-5A**		$278,000	$1,770,000
Net Annual Taxable Sales from Onsite Commercial Use	**Table B-5B**		$19,789,000	$0
Total Annual Taxable Sales		a	**$20,067,000**	**$1,770,000**
Annual Sales Tax Revenue				
Bradley Burns Local Sales Tax Rate	1.0000%	*b = 1.0000% * a*	$200,670	$17,700
Sales Tax Sharing with Placer County [1]	16.0000%	*See Table B-5B*	$33,376	$0
Subtotal		*d = b - c*	**$167,294**	**$17,700**
Measure B Sales Tax	**0.50000%**	*f = 0.5000% * a*	**$100,335**	**$8,850**
City of Roseville Prop. 172 Public Sales Tax Revenue [2]	**0.02056%**	*e = 0.0206% * a*	**$4,126**	**$364**

sales tax

Source: California State Board of Equalization; City of Roseville EPS.

[1] Amount equal to 1 percent of the estimated on-site sales tax anticipated in the Specific Plan. Please see Table B-5B.
[2] State Board of Equalization collects one-half cent sales tax revenue under Proposition 172. Based on estimated citywide taxable sales, the City receives approximately 0.02056% of the annual taxable sales (City FY 2021-22 Adopted Budget).

Table B-5A
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Annual Taxable Sales, Hybrid Market Support Method (2021$)

Item Description	Assumption	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone
Annual Taxable Sales from New Occupied Households			
Residential Development		*Occupied Dwelling Units*	
Medium Density (MDR)		0	60
Taxable Retail Expenditures [1]			
Medium Density (MDR)	$34,700	$0	$2,082,000
Subtotal		**$0**	**$2,082,000**
Taxable Sales from New Households			
Estimated City Capture from New Residents [2]			
Taxable Sales Captured by the City	85%	**$0**	**$1,769,700**
Estimated Taxable Sales inside Project Area [3]	10%	$0	$0
Estimated Taxable Sales outside Project Area [3]	100%	$0	$1,769,700
Annual Taxable Sales from New Employees			
New Employees	Table A-3	232	0
Average Daily Taxable Sales per New Employee	$10.00		
Work Days per Year	240		
Total City Taxable Sales from New Employees		**$556,800**	**$0**
Adjusted City Taxable Sales from New Employees [4]	50%	**$278,400**	**$0**
Estimated Taxable Sales inside Project Area [3]	10%	$27,840	$0
Estimated Taxable Sales outside Project Area [3]	90%	$250,560	$0
Total Annual City Taxable Sales from Market Support		**$278,400**	**$1,769,700**
Taxable City Sales inside Project Area		$27,840	$0
Taxable City Sales outside Project Area		$250,560	$1,769,700

sales tax a

Source: BLS; Consumer Expenditure Survey; and EPS.

[1] See Table D-3. Rounded to the nearest $500.
[2] Total retail sales in the City exceeds resident's retail spending potential, indicating no sales leakage for Roseville, so this analysis marginal leakage for the Project households' retail spending.
[3] EPS estimate of resident/employee spending split between retail stores in the Project and stores outside the Project
[4] Discounted by 50% to avoid double-counting employees who are also residents and to account for taxable sales from new employees that occur outside the City.

Table B-5B
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Annual Taxable Sales Generated from On-Site Nonresidential (2021$)

On-Site Commercial Development	Assumption	Formula	Scenario 1 Existing Land Uses	Scenario 2 Proposed Land Uses
Community Commercial (CC)				
Taxable Sales per Sq. Ft. [1]	$200	*a*		
Occupied Building Sq. Ft.		*b*	104,300	0
Subtotal, Annual Taxable Sales		*c = a * b*	**$20,860,000**	**$0**
Annual Taxable Sales from On-Site Commercial Dev. [2]		*g = c + f*	**$20,860,000**	**$0**
Less On-Site Market Support [3]		*h*	$27,840	$0
Subtotal Annual Sales less Market Support		*i = g - h*	**$20,832,160**	**$0**
Less Shift of Sales from Existing Retail Stores to the Project [4]	5%	*j = g * 0.05*	$1,043,000	$0
Net Annual On-Site Taxable Sales		*k = i - j*	**$19,789,160**	**$0**
Amount Subject to Property Tax Sharing with County [5]	16%	*l = g 0.16*	$3,337,600	$0

sales tax b

Source: Urban Land Institute & ICSC, *Dollars & Cents of Shopping Centers/The SCORE 2008*; BOE; and EPS.

[1] For assumptions and calculation of estimated taxable sales please refer to Table D-4.
**Rounded to the nearest $5.*

[2] Refers to new sales in the Project from customers other than new Project residents and employees. This total gross amount is subject to sales tax sharing with Placer County per the approved tax sharing agreement.
[3] Derived in Table B-5A.
[4] Represents a discount factor to account for taxable sales transactions that may shift from existing City retail centers to those inside the Project based on a preliminary review of existing retail demand and supply. This assumption was developed in accordance with DPFG for the Amoruso Ranch Specific Plan Fiscal Analysis.
[5] Reflects the maximum potential sales tax sharing by the City to the County per the sales tax sharing agreement.

Table B-6
Roseville Westbrook Rezone Fiscal Impact Analysis
Summary of Estimated Special Tax/Assessment District Revenues

Land Use	CFD 3 Municipal Services FY 22/23 Rate	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone
PROGRAM			
Residential Land Uses			
Medium Density (MDR)		0	63
Nonresidential Land Uses			
Community Commercial (CC)		10.1	0.0
Residential Land Uses	*per unit*		
Medium Density (MDR)	$285.66	$0	$17,997
Nonresidential Land Uses	*per acre*		
Community Commercial (CC)	$1,331	$13,458	$0
Total Developable Land Uses		**$13,458**	**$17,997**
			cfd

Source: City of Roseville; and EPS.

APPENDIX C:

Expenditure-Estimating Tables

Table C-1 Expenditure-Estimating Procedures Based on City of Roseville FY 2021-22 Budget..... 14

Table C-2 Estimated Annual Project Expenditures..... 15

Table C-1
Roseville Westbrook Rezone Fiscal Impact Analysis
Expenditure-Estimating Procedures Based on City of Roseville FY 2021-22 Budget

Item	Estimating Procedure [4]	FY 2021-22 Budgeted Expenditures	Less Offsetting Revenue [1]	FY 2021-22 Net City Expenditures	Population or Persons Served	FY 2021-22 Average Cost	Adjustment Factor [2]	Population Net Average Cost
General Fund Expenditures [3]								
City Council	Persons Served	$95,220	$1,398	$93,822	197,630	$0.47	75%	$0.36
City Manager	Persons Served	$1,554,146	$22,812	$1,531,334	197,630	$7.75	75%	$5.81
Public Affairs & Communications	Persons Served	$718,273	$10,542	$707,731	197,630	$3.58	75%	$2.69
City Attorney	Persons Served	$1,989,415	$35,501	$1,953,914	197,630	$9.89	75%	$7.42
Finance	Persons Served	$3,654,854	$1,023,047	$2,631,807	197,630	$13.32	75%	$9.99
Human Resources	Persons Served	$1,781,305	$26,146	$1,755,159	197,630	$8.88	75%	$6.66
City Clerk	Persons Served	$1,446,793	$574,036	$872,757	197,630	$4.42	75%	$3.31
Police	Persons Served	$48,983,125	$2,809,657	$46,173,468	197,630	$233.64	75%	$175.23
Fire	Persons Served	$37,628,398	$2,426,832	$35,201,566	197,630	$178.12	75%	$133.59
Economic Development	Persons Served	$812,983	$13,183	$799,800	197,630	$4.05	75%	$3.04
Parks, Recreation & Libraries	Per Capita	$27,428,050	$5,050,948	$22,377,102	146,875	$152.35	100%	$152.35
Public Works	Persons Served	$8,438,406	$2,524,574	$5,913,832	197,630	$29.92	100%	$29.92
Development Services	Persons Served	$10,293,117	$6,080,334	$4,212,783	197,630	$21.32	100%	$21.32
Pay Down of Retirement Obligations	Not Evaluated	$6,145,136	$90,200	$6,054,936	N/A	N/A	N/A	N/A
General Fund Contingency - Materials, Services & Supplies	Persons Served	$2,050,000	$30,090	$2,019,910	197,630	$10.22	100%	$10.22
Annexation Payments	Not Evaluated	$8,850,000	$129,902	$8,720,098	N/A	N/A	N/A	N/A
Transfer to Post-Retirement Insurance/Accrual Fund	Not Evaluated	$5,393,271	$79,164	$5,314,107	N/A	N/A	N/A	N/A
Transfer to Golf Operations Funds	Not Evaluated	$786,918	$607,575	$179,343	N/A	N/A	N/A	N/A
Retiree Benefit Payments	Not Evaluated	$750,000	$11,009	$738,991	N/A	N/A	N/A	N/A
PERS Replacement Benefit	Not Evaluated	$368,800	$5,402	$363,398	N/A	N/A	N/A	N/A
County Property Tax Admin Fee	Not Evaluated	$723,000	$10,612	$712,388	N/A	N/A	N/A	N/A
Transfer to Parks, Recreation & Libraries Capital Fund	Not Evaluated	$1,108,000	$16,276	$1,091,724	N/A	N/A	N/A	N/A
Stormwater	Not Evaluated	$410,403	$6,023	$404,380	N/A	N/A	N/A	N/A
Transfer to Transit Fund	Not Evaluated	$94,785	$0	$94,785	N/A	N/A	N/A	N/A
Interfund Loan Interest Payment	Not Evaluated	$4,924	$72	$4,852	N/A	N/A	N/A	N/A
Passport Center Repayment to SIF	Not Evaluated	$270,000	$3,964	$266,036	N/A	N/A	N/A	N/A
Transfer for Debt Service	Not Evaluated	$802,584	$11,781	$790,803	N/A	N/A	N/A	N/A
Transfer to Emergency Stabilization Funds		$3,632,502	$53,319	$3,579,183				
Other non-departmental		$0	$0	$0				
Total Annual General Fund Expenditures [5]		**$176,214,408**	**$21,654,399**	**$154,560,009**		**$677.92**		**$561.90**

exp pro

Source: City of Roseville FY 2021-22 Adopted Budget; EPS.

[1] Represents departmental revenues identified for specific General Fund department functions in the City's fiscal budget.
[2] Adjustment factor recognizes some department costs are fixed.
[3] Any department with a negative net cost is estimated to have a zero net cost for fiscal impact analysis purposes.
[4] "Not Evaluated" items not expected to be affected by the Project and is not evaluated in this analysis.
[5] May not tie out with the budget because of rounding.

Table C-2
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Annual Project Expenditures (2021$)

Expenditures	Source	Scenario 1 Existing Zoning Amount (Rounded)	Scenario 1 Existing Zoning Percentage of Total	Scenario 2 Proposed Rezone Amount (Rounded)	Scenario 2 Proposed Rezone Percentage of Total	Difference Amount	Difference Percentage
Formula		*a*		*b*		*c = b - a*	*c / a*
General Fund							
City Council	Table C-1	$0	0.0%	$100	0.1%	$100	0.0%
City Manager	Table C-1	$700	1.5%	$900	1.0%	$200	28.6%
Public Affairs & Communications	Table C-1	$300	0.6%	$400	0.4%	$100	33.3%
City Attorney	Table C-1	$900	1.9%	$1,200	1.3%	$300	33.3%
Finance	Table C-1	$1,200	2.5%	$1,600	1.8%	$400	33.3%
Human Resources	Table C-1	$800	1.7%	$1,100	1.2%	$300	37.5%
City Clerk	Table C-1	$400	0.8%	$500	0.6%	$100	25.0%
Police	Table C-1	$20,300	42.6%	$28,200	31.2%	$7,900	38.9%
Fire	Table C-1	$15,500	32.5%	$21,500	23.8%	$6,000	38.7%
Economic Development	Table C-1	$400	0.8%	$500	0.6%	$100	25.0%
Parks, Recreation & Libraries	Table C-1	$0	0.0%	$24,500	27.1%	$24,500	0.0%
Public Works	Table C-1	$3,500	7.3%	$4,800	5.3%	$1,300	37.1%
Development Services	Table C-1	$2,500	5.2%	$3,400	3.8%	$900	36.0%
General Fund Contingency - Materials,	Table C-1	$1,200	2.5%	$1,600	1.8%	$400	33.3%
Total General Fund Expenditures		**$47,700**	**100.0%**	**$90,300**	**100.0%**	**$42,600**	**89.3%**

expenditures

Source: City of Roseville FY 2021-22 Adopted Budget; EPS.

Note: Values are rounded to the nearest $100.

APPENDIX D:

Supporting Tables for Revenue Estimates

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Table D-1
Roseville Westbrook Rezone Fiscal Impact Analysis
Preliminary Property Tax Allocations

Fund/ Agency	Pre-ERAF Distribution of Tax Increment [1] Tax Rate Areas 005-071	005-066	Pre-ERAF Average	% of Factor Shift to ERAF	Post ERAF Distribution Factors	Property Tax Allocation [2] City 45.2%	County 54.8%
Taxing Entities Subject to Tax Sharing							
City of Roseville	41.5534%	41.5534%	41.5534%	19.8505%	33.3048%	15.0548%	18.2500%
County General Fund	0.0000%	0.0000%	0.0000%	32.8998%	0.0000%	-	-
Subtotal	**41.5534%**	**41.5534%**	**41.5534%**		**33.3048%**	**15.0548%**	**18.2500%**
Other Taxing Entities							
Roseville Cemetery	0.9715%	0.9715%	0.9715%	10.8383%	0.8662%		
Placer County Resource Conserv	0.0720%	0.0720%	0.0720%	10.5921%	0.0644%		
Roseville City Elem M&O	23.4198%	23.4198%	23.4198%		23.4198%		
Roseville High M&O	21.9476%	21.9476%	21.9476%		21.9476%		
Sierra College M&O	7.8985%	7.8985%	7.8985%		7.8985%		
Superintendent of Schools	3.9018%	3.9018%	3.9018%		3.9018%		
Placer Co Water Agency M&O	0.2354%	0.2354%	0.2354%	38.5097%	0.1447%		
Subtotal	**58.4466%**	**58.4466%**	**58.4466%**		**58.2430%**		
Subtotal	**100.0000%**	**100.0000%**	**100.0000%**		**91.5479%**		
Educational Revenue Relief Fund (ERAF)					**8.4521%**		
Total Gross Property Tax	**100.0000%**	**100.0000%**	**100.0000%**		**100.0000%**		

tra alloc

Source: Placer County and EPS.

[1] Represents the percentage allocation of the 1% ad valorem property tax by Tax Rate Area (TRA).

[2] Tax increment split based on the revenue sharing agreement in place between the City and County ensuring the County the equivalent of 18.25% of the 1% ad valorem property tax across all Sierra Vista, Creekview, and Reason Farms developments (net of ERAF) as detailed in the Roseville - West Placer Annexations document submitted by the County Executive Officer to the County Board of Supervisors, dated September 12, 2011.

Table D-2
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Assessed Valuation at Buildout (2021$) [1]

Item	Assessed Value	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone	Difference Amount	Difference Percentage
PROGRAM					
Residential					
Medium Density (MDR)		0	63		
Service & Employment					
Community Commercial (CC)		110,000	0		
Formula		*A*	*B*	*C = B - A*	*C/A*
Residential					
Medium Density (MDR)	$625,000	$0	$39,375,000	$39,375,000	0.0%
Service & Employment	*per bldg. sq. ft.*				
Community Commercial (CC)	$275	$30,250,000	$0	($30,250,000)	(100.0%)
Total Assessed Value		**$30,250,000**	**$39,375,000**	**$9,125,000**	**30.2%**
				av base	

Source: Westbrook; EPS.

[1] Note that assessed values (AV)s are expressed in 2021$ and include no real AV growth.

Table D-3
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Project Household Incomes (2021$)

Residential Land Use Type	Occupied Number of Households [1] Scenario 1 Existing Land Uses	Occupied Number of Households [1] Scenario 2 Proposed Land Uses	Estimated Unit Value [2]	Estimated Annual Housing Costs [3]	Estimated Household Income (Rounded) [4]	Taxable Expenditures as a % of Income [5]	Average Annual Household Taxable Retail Exp. (Rounded) [6] Scenario 1 Existing Land Uses	Average Annual Household Taxable Retail Exp. (Rounded) [6] Scenario 2 Proposed Land Uses
Owner Occupied				*Annual Mortgage*				
Medium Density (MDR)	0	63	$625,000	$44,709	$149,000	23.3%	$34,700	$34,700
								hh income

Source: Bureau of Labor Statistics (BLS), Consumer Expenditure Survey; EPS.

[1] See Table A-3 for calculation of the number of occupied households.
[2] Residential unit value assumptions informed by new homes sales in Roseville, as reported by The Gregory Group Q1 2021. Data retrieved July 2021.
[3] Housing costs of owner-occupied units are based on a 5%, 30-year fixed-rate mortgage with a 20% down payment and 2% annual taxes and insurance.
[4] Assumes 30% of income is dedicated to housing costs (mortgage, taxes and insurance) or rent payments. Incomes rounded to the nearest $1,000.
[5] Taxable expenditures as a percentage of income derived from the BLS Consumer Expenditure Survey.
[6] Average retail expenditures per household used to estimate annual sales tax revenues, as shown in Table B-5A.

Table D-4
Roseville Westbrook Rezone Fiscal Impact Analysis
Total and Taxable Retail Sales per Square Feet (2021$)

Item	Original Data [see Note]	Escalated Data (2021$) [1]	Total Retail Sales per Square Foot: Total Retail Sales by Shopping Center Type: Neighborhood % [2]	Neighborhood No.	Community % [2]	Community No.	Regional % [2]	Regional No.
Total Retail Sales per Square Foot								
Motor Vehicle and Parts Dealers [3]	$250	$291	3%	$9	2%	$6	1%	$3
Home Furnishings and Appliance Stores	$525	$611	0%	$0	7%	$43	10%	$61
Bldg. Matrl. and Garden Equip. and Supplies	$356	$414	0%	$0	15%	$62	1%	$4
Food and Beverage Stores [4]	-	$602	55%	$331	24%	$145	3%	$18
Gasoline Stations [5]	$1,321	$1,734	1%	$17	2%	$35	1%	$17
Clothing and Clothing Accessories Stores	$370	$431	2%	$9	5%	$22	20%	$86
General Merchandise Stores	$360	$419	5%	$21	20%	$84	20%	$84
Food Services and Drinking Places	$492	$573	8%	$46	10%	$57	20%	$115
Other Retail	$209	$243	12%	$29	7%	$17	18%	$44
Nonretail [6]	NA	$0	14%	$0	8%	$0	6%	$0
Total			**100%**	**$460**	**100%**	**$470**	**100%**	**$430**
Taxable Retail Sales per Square Foot by Retail Center Type								
Percent Taxable by Shopping Center Type [7]				44%		54%		98%
Taxable Sales per Square Foot (Rounded)				**$200**		**$250**		**$420**

retail sales

Note: Original data is based on an average of multiple sources and is presented in 2016$ unless noted otherwise in footnotes.

Source: BizMiner 2016; ULI Dollars & Cents 2008; State of California Board of Equalization (BOE) Publication 61; Bureau of Labor Statistics, "CPI-All Urban Consumers (Current Series) - West Urban"; RetailSails http://retailsails.files.wordpress.com/2011/09/rs_spsf.pdf; eMarketer pulled February 2019; respective annual 10-K reports; EPS.

[1] Sales adjusted to year-end 2020 based on the Consumer Price Index, All items in West urban, all urban consumers, not seasonally adjusted:

Year	CPI	Adjustment to 2020$
2008	219.65	31.2%
2016	247.71	16.4%
2018	263.26	9.5%
2019	270.35	6.6%
2020	276.59	4.2%
2021	288.26	0.0%

[2] Reflects percentage of total square footage by retail category by retail center type, estimated based on ULI's Dollars & Cents 2008.
[3] Reflects motor vehicle parts only; excludes taxable sales per square foot for dealerships.
[4] Sales per square foot for Food and Beverage stores estimated based on the averages from BizMiner, RetailSales, eMarketer, and annual 10-K reports, escalated to 2021$.
[5] Estimated using ULI's Dollars & Cents, 2008, escalated to 2021$.
[6] Included to account for non-taxable retail space occupants, such as services.
[7] Based on BOE Publication 61, March 2018.

PC ATTACHMENT 3

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SUPERMARKET RETAIL POTENTIAL
SIERRA VISTA SPECIFIC PLAN (SVSP) PARCEL WB-42 & WB-41

SWC WESTBROOK BLVD/PLEASANT GROVE BLVD (WB-42)
VERSUS
SEC SANTUCCI BLVD/PLEASANT GROVE BLVD (WB-41)
ROSEVILLE, CALIFORNIA

SUPERMARKET RETAIL POTENTIAL
SIERRA VISTA SPECIFIC PLAN (SVSP) PARCEL WB-42 & WB-41

SWC WESTBROOK BLVD/PLEASANT GROVE BLVD (WB-42)
VERSUS
SEC SANTUCCI BLVD/PLEASANT GROVE BLVD (WB-41)
ROSEVILLE, CALIFORNIA

PREPARED FOR:

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INTALYTICS
MAY 2021

Intalytics
INTELLIGENT ANALYTICS

BACKGROUND:

Westpark Communities engaged Intalytics to prepare an analysis of the market viability two commercial properties located within the Westbrook portion of the Sierra Vista Specific Plan (SVSP). The subject properties are WB-41, an approximately 10-acre site located at the southeast corner of Pleasant Grove Blvd. and Santucci Blvd., and WB-42 an approximately 14.5-acre site located at the southwest corner of Pleasant Grove Blvd. and Westbrook Blvd. The scope of this analysis is to evaluate both properties as grocery anchored retail centers, considering the impact of development of competitive sites, namely the approximately 8-acre site located at the northeast corner of Pleasant Grove Blvd. and Fiddyment Road, and the relative timing of development given certain market conditions and entry of new stores. Our supermarket deployment experience for major California chains including Ralphs, Safeway, Raley's, Save Mart, PaqInc (Stockton), Stater Bros, and others, justifies Intalytics ability to quantify the major strategic and geographical differences at both locations.

SITES

WB-41 is an approximately 10-acre parcel zoned for Community Commercial, which allows a variety of uses including grocery stores. The site is on the western boundary of the city limits and is bounded on the north by Pleasant Grove Blvd and future multi-family zoned properties, on the east by the Heritage at Solaire community for residents 55 years and older, on the south by single family homes and on the west by Santucci Blvd and agricultural lands. Santucci Blvd is expected to be a major north-south arterial, however, we were not able to determine a timeline for its completion from the south and could not identify any plans for an extension of the roadway to the north. A portion of the area to the west has been approved by Placer County for urban development and a future private university. This area is known as the Regional University Specific Plan. The other portion to the west is identified in the County's General Plan as a special planning area known as Curry Creek. In our visit to the site we noticed that much of the Curry Creek area has recently been planted as orchards of nut trees. We understand the remaining portions of Curry Creek are being planned for a utility scale solar

energy project. Given these observations we conclude that development within Curry Creek is many years, and likely decades from occurring.

WB-42 is an approximately 14.5-acre parcel zoned as Community Commercial and like WB-41 allows for various retail uses including a grocery store. The site is bounded on the north by Pleasant Grove Blvd and the residential master planned community of Westpark, on the east by Westbrook Boulevard and single family homes, and on the south and west by the Heritage at Solaire community for people 55 years and older. The larger area to the south of this site is the majority of the SVSP including the communities of Solaire, Sierra Vista and Sierra West. Westbrook Blvd, a major north-south arterial from Baseline Rd (a major commuting corridor) to Blue Oaks Blvd, a major arterial in the City of Roseville providing access to CA Highway 65. Westbrook Blvd is expected to be extended south to Baseline Road by 2023.

GENERAL GROCER SITE CRITERIA

Decades of experience working internally, and consulting for with major grocery chains has taught Intalytics there are numerous factors including, but not limited, to site characteristics, competition and total food-at-home grocery potential, that all weigh in when modeling supermarket forecasts. Analysts can easily generate sales forecast without having to know and understand the mechanics of a real estate deal or construction costs, which is left to those respective experts. The final sales forecasts only serve as one tool to help orchestrate the deployment of a store. A site might have excellent site characteristics to go along with their central 'ground zero' location but rents and construction costs remain the other variables that combine establish the viability of a new grocery store at a specific site. Out-year sales projections count, but more importantly, they also act to discern and help point out which site is more positive in revenue than others tested. **In this case, WB-42 is superior to that of WB-41 as illustrated by our sales projections.**

COMPETITION

Seven grocery operators, including two superstores, WinCo and Walmart, currently serve portions of the defined trade area and collectively capture an estimated 80.8% share of market from within the defined trade area. The respective superstores at Map Keys 5 and 6, are proximate to Highway 65 and unlike the other five conventional grocery stores, have a much wider reach and more regional influence. Of the conventional operators, Safeway (features a fuel center), Nugget and Raley's predominately serve trade area residents, while Save Mart and Bel Air at Map Keys 3 and 4 are more distant and garner minimal market share from within the defined trading area.

The supermarket gravity model calculated 'leakage' sales at 19.1% from within the trade area. Leakage sales are those trade area grocery expenditures that are not otherwise captured by the competition cited in this report, but rather at club membership operators like Costco and Sam's Club as well as from more distant specialty stores including Trader Joe's at Roseville Square and are not likely to relinquish their shopper base originating from within the trade area. Accordingly, this leakage portion of supermarket potential is deemed a constant throughout our analysis. Note that leakage sales can range from as low as 10% to as high as 30% in dense urban areas.

ANALYSIS:

To estimate and compare the market opportunities for the two properties, sales forecasts were prepared for a number of like scenarios at Sites WB-42 and WB-41 assuming comparable store opening dates in 2023. Supermarket gravity models, a universal tool employed by supermarkets nationwide to evaluate the feasibility of selected formats in all US marketing areas, was utilized for this comparison.

Per the recently completed Westpark Communities Study #520-003, a variety of supermarket operators were evaluated under a combination of competitor scenarios for both WB-42 and WB-41. Refer to the attached Trade Area and Competition Map for operator locations.

Specifically, Intalytics evaluated the long range (thru 2028) sales potential for three different California supermarket operators; Sprouts, Nugget and Walmart Neighborhood , deployed at both WB-42 and WB-41 to better understand the difference in their viability as supermarket locations from which to serve the Westpark and SVSP neighborhoods. We evaluated each site with and without a store on the other site. We also ran the same models assuming that Safeway elects to build a store on the site at Fiddyment Road and Pleasant Grove Blvd (Site 60 on the Trade Area and Competition Map). Each scenario was run looking at gross sales per week after 1 year of operation, 3 years of operation and then at 5 years.

Intalytics also compared each location against one another (summarized on the following table) assuming comparable 40,000 square foot grocers opening simultaneously at either site to determine if there is a difference in sales potential between WB-41 and WB-42. For the purposes of this survey, we assumed store opening dates in 2023, and thus first (2024), third (2026) and fifth (2028) full year sales estimates were prepared to compare their viability against one another. In this scenario, WB-42 (central location) is 20% more effective than WB-41 (perimeter location).

The primary trading area delineated for these two locations is illustrated on the attached Trade Area and Competition map and includes all the urbanized and future growth areas situated west of Fiddyment Road, the trade area's eastern boundary limit. Existing and future (Raley's O-N-E at Map Key 50) supermarket locations were considered in each of these sales forecast scenarios. Moreover, Intalytics assumed that both Westbrook and Santucci Boulevard are completed from Baseline Road to Pleasant Grove Boulevard will have been completed by 2023.

In our evaluation of the each of the sites without a competing store on the other location, WB-42 outperformed WB-41 with nearly 15% greater sales per week in each year evaluated. By 2028 (Year 5), WB-42 reaches the gross sales per week target of over $500,000 per week, a level that WB-41 never reaches. Therefore, WB-41 would not be considered a viable site by any of the local and regional grocery stores.

A comparison of each site with a competing store on the other was preformed, however it is a theoretical exercise, and it is most unlikely that two stores would not be developed in such close proximity to one another. If a grocer deployed a store on WB-42 first, the likely next store along Pleasant Grove Blvd would be further west and close to the 2-mile ring from WB-42.

Considering this, WB-42 again outperforms WB-41 by a margin of about 18% greater sales. In this evaluation, neither store reaches the target gross sales per week and a decision to locate a store on one of these sites would have to be based on other business strategies beyond gross sales. We found that WB-42 had at least 15% greater weekly sales than would the same operator at WB-41. These findings reflect the limited trade area for WB-41 (180 degrees), its location on the edge of the trade area, and poor access with no known plans for roadway extension to major commuter roads. Long term for WB-41, grocers will see better located sites within the trade area, any of which will make development of WB-41 as an anchored neighborhood center unlikely. The attributes of WB-41 are not conducive to its viability as a major grocery retail location.

SAFEWAY MARKET AT PLEASANT GROVE BOULEVARD AND FIDDYMENT ROAD

With the understanding that Safeway controls its future site at Map Key 60, (the northeast corner of the above noted intersection) Intalytics modeled a variety of scenarios which include the following:

- Specialty market at WB-42 with possible Safeway, and no market at WB-41
- Specialty market at WB-41 with possible Safeway, and no market at WB-42, and
- Specialty markets at both WB-42 and WB-41, with possible Safeway at Map Key 60

The second Summary Table attached clearly demonstrates that in either "with Safeway" scenario, WB-42 still remains 24% greater in sales over another market deployed at WB-41. Accordingly, it will be obvious to any major supermarket chain assessing both respective

locations, that WB-42 has far more greater potential than the more westerly WB-41. The WB-41 location is not feasible for a supermarket deployment in this decade.

CONCLUSION:

Intalytics has evaluated Westpark Communities' neighborhood serving retail parcels WB-41 and WB-42 in the Westbrook portion of the SVSP and their ability to meet the metrics used by the major grocery retailers in this part of California. Our projected sales volume greatly favored WB-42 over the more perimeter WB-41 for the following reasons:

- WB-42 is more centrally located within the SVSP and thus strategically situated to service the entire Westpark community through 2028. This is compared to WB41 at Santucci Boulevard, which is relegated to a half, or a 180-degree trade area draw as it is well removed from the major intersection of Pleasant Grove and Westbrook Boulevards now serving this entire defined region.

- WB-42 is located on two major commute corridors, Pleasant Grove Blvd and Westbrook Blvd. Pleasant Grove Blvd provides access to the east to CA Highway 65 with access to Interstate 80. Westbrook Blvd, by 2023, will be connected to the south to Baseline Road a major east-west commute corridor to CA Highway 99, Interstate 5 and to the downtown Sacramento area. To the north, Westbrook Blvd currently connects to Blue Oaks Blvd, another option to those seeking access to CA Highway 65.

- WB-41 has no major direct north/south delivery arterial that traverses the entire trade area, unlike Westbrook Boulevard. It is unknown when Santucci Blvd will be connected to the south. There are no available plans by Placer County or the City of Roseville showing a planned extension of the roadway to the north.

- Once a supermarket chain elects to deploy a store at WB-42, the chances for any neighborhood center at WB-41 is, in our opinion, is not feasible as shown in the forecast model.

- Under any scenario studied, WB-41 does not reach the metric of $500,000 in gross sales per week.

Accordingly, it is our opinion that any future viability of WB-41 to support any retail operations would require the development of both the Regional University Specific Plan, Curry Creek and the extension of Santucci Blvd to intersect with a major arterial to the north.

MARKET PLACE AS IS

PROPOSED SALES SURVEY
ROSEVILLE, CA (WESTPARK COMMUNITY)

APRIL 20, 2021

STORE NAME	STORE NO.	SALES VOLUME	STORE SIZE	SALES/ S.F.	PEXP	T.A. VOLUME	CURVE	IMAGE
RALEY'S	1	580000	52200	11.11	40	232000	70	87
SAFEWAY	2	730000	55300	13.20	40	292000	70	104
SAVEMART	3	390000	53000	7.36	5	19500	75	75
BEL AIR	4	500000	50000	10.00	5	25000	75	94
WINCO ROSEVL	5	1500000	95000	15.79	15	225000	60	115
WALMART SUPR	6	1050000	60000	17.50	15	157500	60	119
NUGGET	7	570000	40000	14.25	30	171000	70	105
AVERAGE		760000	57929	13.12				100

TOTAL POPULATION 25391
TOTAL POTENTIAL $1386349

AVERAGE PCW $54.60
AVERAGE LEAKAGE 19.07%

SECTOR REPORT

SECTOR NUMBER	---POPULATION LEVELS--- CURRENT	1ST YR	5TH YR	CURRENT PCW	CURRENT POTENTIAL	--CURRENT LEAKAGE-- PERCENT	DOLLARS
1	3080	3980	4130	54.60	168168	19.14	32195
2	450	3360	7280	54.60	24570	19.16	4708
3	985	2975	4020	54.60	53781	19.04	10239
4	4621	4821	5021	54.60	252307	19.20	48446
5	2580	2715	2800	54.60	140868	19.04	26821
6	2710	2820	2910	54.60	147966	18.98	28080
7	3574	3580	3590	54.60	195140	19.01	37100
8	850	875	920	54.60	46410	18.99	8815
9	1100	1120	1130	54.60	60060	19.02	11424
10	5290	6752	7370	54.60	288834	19.02	54939
11	150	1575	3495	54.60	8190	19.19	1572
12	1	300	1200	54.60	55	19.15	10
TOTALS	25391	34873	43866		$1386349		$264349
AVERAGES				$54.60		19.07%	

TOTAL MARKET SHARE

PROPOSED SALES SURVEY
ROSEVILLE, CA (WESTPARK COMMUNITY)

APRIL 20, 2021

STORE NAME	STORE NO.	ACTUAL VOLUME	ACTUAL M.S.	EST. VOLUME	EST. M.S.
RALEY'S	1	580000	16.7	580000	16.7
SAFEWAY	2	730000	21.1	730000	21.1
SAVEMART	3	390000	1.4	390000	1.4
BEL AIR	4	500000	1.8	500000	1.8
WINCO ROSEVL	5	1500000	16.2	1500000	16.2
WALMART SUPR	6	1050000	11.4	1050000	11.4
NUGGET	7	570000	12.3	570000	12.3
LEAKAGE		ACTUAL -	19.1	ESTIMATED -	19.1

SUPERMARKET RETAIL POTENTIAL
SIERRA VISTA SPECIFIC PLAN (SVSP) PARCEL WB-42 & WB-41

SWC WESTBROOK BLVD/PLEASANT GROVE BLVD (WB-42)
VERSUS
SEC SANTUCCI BLVD/PLEASANT GROVE BLVD (WB-41)
ROSEVILLE, CALIFORNIA

PROPOSAL		EXISTING	
PROPOSED SIZE:	40,000 GSF AT EACH SITE	STORES AFFECTING TRADE AREA:	7 GROCERY STORES
OPPORTUNITY:	IN-FILL/HIGH GROWTH	AVERAGE SALES SQUARE FOOT:	$13.12
		AVERAGE PCW:	$54.60
TIMING:	2023		
		TOTAL POTENTIAL:	$1,386,349 WEEKLY
PROPOSED OPERATOR:	CONVENTIONAL/SPECIALTY		
		AVERAGE LEAKAGE:	19.1%
FORMAT:	CONVENTIONAL/ SPECIALTY	TOTAL POPULATION:	25,391 (2021)
		POPULATION TREND:	11% ANNUAL COMPOUNDED RATE PER ABSORPTION DATA
PRICING STRUCTURE:	CONVENTIONAL/ SPECIALTY	DEMOGRAPHICS:	STRONG AVERAGE HOUSEHOLD INCOME AND EDUCATION
		FUTURE COMPETITION CONSIDERED :	**RALEY'S O-N-E AT MK 50**

SITE CHARACTERISTIC SUMMARY
WB-42 SWC WESTBROOK BLVD/PLEASANT GROVE BLVD
ROSEVILLE, CALIFORNIA

	Exlnt	Above Avg	Avg	Below Avg	Poor
STREET NETWORK	X				
INGRESS/EGRESS	X				
SITE LOCATION RELATIVE TO OTHER SHOPPING NODES	NA				
TRAFFIC FLOW (FUTURE)*	X				
LOCATION RELATIVE TO POPULATION	X				
PARKING (AVAILABILITY/ARRANGEMENT)	X				
VISIBILITY OF SITE: NORTH	X				
SOUTH	X				
EAST	X				
WEST	X				

SITE CHARACTERISTIC SUMMARY
WB-41 SEC SANTUCCI BOULEVARD/PLEASANT GROVE BOULEVARD
ROSEVILLE, CALIFORNIA

	Exlnt	Above Avg	Avg	Below Avg	Poor
STREET NETWORK			X		
INGRESS/EGRESS	X				
SITE LOCATION RELATIVE TO OTHER SHOPPING NODES	NA				
TRAFFIC FLOW (FUTURE)*			X		
LOCATION RELATIVE TO POPULATION				X	
PARKING (AVAILABILITY/ARRANGEMENT)	X				
VISIBILITY OF SITE: NORTH	X				
SOUTH	X				
EAST	X				
WEST	X				

>SALES SUMMARY<

SPECIALTY MARKET AT WB-42 (SITE 100) WITHOUT ANY GROCER
AT WB-41 AT 40,000 GROSS SQUARE FEET

	2024	(GROSS $PSF)	2026	(GROSS $PSF)	2028	(GROSS $PSF)
WEEKLY SALES:	$370,300	($9.26)	$468,500	($11.71)	$533,900	($13.35)
ANNUAL SALES:	$19,255,600		$24,362,000		$27,762,800	

SPECIALTY MARKET AT WB-41 (SITE 200) WITHOUT ANY GROCER
AT WB-42 AT 40,000 GROSS SQUARE FEET

	2024	(GROSS $PSF)	2026	(GROSS $PSF)	2028	(GROSS $PSF)
WEEKLY SALES:	$321,300	($8.03)	$408,200	($10.21)	$466,200	($11.66)
ANNUAL SALES:	$16,707,600		$21,226,400		$24,242,400	

SPECIALTY STORE AT WB-42 (SITE 100) WITH SPECIALTY STORE
AT WB-41 AT 40,000 GROSS SQUARE FEET

	2024	(GROSS $PSF)	2026	(GROSS $PSF)	2028	(GROSS $PSF)
WEEKLY SALES:	$303,800	($7.60)	$382,800	($9.57)	$435,400	($10.89)
ANNUAL SALES:	$15,797,600		$19,905,600		$22,640,800	

SPECIALTY STORE AT WB-41 (SITE 200) WITH SPECIALTY STORE
AT WB-42 AT 40,000 GROSS SQUARE FEET

	2024	(GROSS $PSF)	2026	(GROSS $PSF)	2028	(GROSS $PSF)
WEEKLY SALES:	$250,300	($6.26)	$317,000	($7.93)	$361,400	($9.04)
ANNUAL SALES:	$13,015,600		$16,484,000		$18,792,800	

ALL SALES IN 2021 DOLLARS

PROJECTED MARKET PLACE

SPECIALTY MARKET AT WB-4 2 WITHOUT GROCER AT WB-41 AT 40,000 GROSS SQUARE FT
SWC WESTBROOK BOULEVARD/PLEASANT GROVE BOULEVARD
ROSEVILLE, CA (WESTPARK COMMUNITY)

APRIL 20, 2021

STORE NAME	STORE NO.	SALES VOLUME	STORE SIZE	SALES/ S.F.	PEXP	T.A. VOLUME	T.A. CHANGE	CURVE	IMAGE
RALEY'S	1		52200		40	129802	-102198	75	87
SAFEWAY	2		55300		40	173735	-118265	70	104
SAVEMART	3		53000		5	11898	-7602	75	75
BEL AIR	4		50000		5	15168	-9832	75	94
WINCO ROSEVL	5		95000		15	167663	-57 337	60	115
WALMART SUPR	6		60000		15	110477	-47023	60	119
NUGGET	7		40000		30	90105	-80895	80	105
RALEYS O-N-E	50		40000		60	176210	176210	78	100
>SPECIALTY	100		40000		85	246943	246943	74	120
AVERAGE		448776	53944	8.32			0		102

TOTAL POPULATION 25391
TOTAL POTENTIAL $1386349

AVERAGE PCW $54.60
AVERAGE LEAKAGE 19.07%

SALES FORECAST

SPECIALTY MARKET AT WB-42 WITHOUT GROCER AT WB-41 AT 40,000 GROSS SQUARE FT
SWC WESTBROOK BOULEVARD/PLEASANT GROVE BOULEVARD
ROSEVILLE, CA (WESTPARK COMMUNITY)

SECTOR	DISTANCE (MILES)	MATURE M.S.	EST. PCW	FIRST YEAR END EST. POP.	FIRST YEAR END EST. SALES	FIFTH YEAR END EST. POP.	FIFTH YEAR END EST. SALES
1	0.04	25.1	54.60	3980	49136	4130	56653
2	0.32	26.3	54.60	3360	43454	7280	104613
3	0.60	17.4	54.60	2975	25441	4020	38197
4	0.32	24.6	54.60	4821	58222	5021	67374
5	0.37	18.6	54.60	2715	24848	2800	28473
6	0.53	15.2	54.60	2820	21042	2910	24127
7	0.42	16.7	54.60	3580	29387	3590	32744
8	0.55	14.6	54.60	875	6263	920	7316
9	0.60	14.3	54.60	1120	7882	1130	8836
10	1.11	10.0	54.60	6752	33109	7370	40155
11	0.90	16.6	54.60	1575	12883	3495	31763
12	0.76	20.7	54.60	300	3057	1200	13586
TOTAL TRADE AREA		17.8%	$54.60	34873	$314724	43866	$453837
BEYOND TRADE AREA (15 PERCENT)					55540		80089
GRAND TOTAL					$370264		$533926

PROJECTED MARKET PLACE

SPECIALTY MARKET AT WB-41 (SITE 200) WITHOUT GROCER AT WB-42 AT 40,000 GSF
SEC SANTUCCI BOULEVARD AND PLEASANT GROVE BOULEVARD
ROSEVILL, CA

APRIL 20/ 2021

STORE NAME	STORE NO.	SALES VOLUME	STORE SIZE	SALES/ S.F.	PEXP	T.A. VOLUME	T.A. CHANGE	CURVE	IMAGE
RALEY'S	1		52200		40	133796	-98204	75	87
SAFEWAY	2		55300		40	178821	-11 3179	70	104
SAVEMART	3		53000		5	12329	-7171	75	75
BEL AIR	4		50000		5	15712	-92 88	75	94
WINCO ROSEVL	5		95000		15	172598	-5 2402	60	115
WALMART SUPR	6		60000		15	113748	-43752	60	119
NUGGET	7		40000		30	88460	-82540	80	105
RALEYS O-N-E	50		40000		60	181193	181193	78	100
>SPECIALTY	200		40000		90	225343	225343	74	120
AVERAGE		455397	53944	8.44			0		102

TOTAL POPULATION 25391
TOTAL POTENTIAL $1386349

AVERAGE PCW $54.60
AVERAGE LEAKAGE 19.07%

SALES FORECAST

SPECIALTY MARKET AT WB-41 (SITE 200) WITHOUT GROCER AT WB-42 AT 40,000 GSF
SEC SANTUCCI BOULEVARD AND PLEASANT GROVE BOULEVARD
ROSEVILL, CA

SECTOR	DISTANCE (MILES)	MATURE M.S.	EST. PCW	FIRST YEAR END EST. POP.	FIRST YEAR END EST. SALES	FIFTH YEAR END EST. POP.	FIFTH YEAR END EST. SALES
1	0.29	24.6	54.60	3980	48088	4130	55445
2	0.43	25.6	54.60	3360	42329	7280	101902
3	0.81	15.0	54.60	2975	21914	4020	32902
4	0.31	24.6	54.60	4821	58239	5021	67395
5	0.62	16.1	54.60	2715	21469	2800	24602
6	0.79	12.7	54.60	2820	17584	2910	20162
7	0.67	14.2	54.60	3580	25047	3590	27908
8	0.78	12.3	54.60	875	5304	920	6196
9	0.80	12.3	54.60	1120	6783	1130	7604
10	1.27	8.3	54.60	6752	27529	7370	33388
11	0.94	15.6	54.60	1575	12071	3495	29763
12	0.88	18.8	54.60	300	2776	1200	12336
TOTAL TRADE AREA		16.3%	$54.60	34873	$289133	43866	$419603
BEYOND TRADE AREA (10 PERCENT)					32126		46623
GRAND TOTAL					$321259		$466226

PROJECTED MARKET PLACE

SPECIALTY STORE AT WB-42 (SITE 100) WITH SPECIALTY UNIT AT WB-4 1 (SITE 200) AT 40,000 GROSS SQUARE FEET
ROSEVILLE, CA

APRIL 20, 2021

STORE NAME	STORE NO.	SALES VOLUME	STORE SIZE	SALES/ S.F.	PEXP	T.A. VOLUME	T.A. CHANGE	CURVE	IMAGE
RALEY'S	1		52200		40	109389	-122611	75	87
SAFEWAY	2		55300		40	147496	-144504	70	104
SAVEMART	3		53000		5	10144	-9356	75	75
BEL AIR	4		50000		5	12877	-12123	75	94
WINCO ROSEVL	5		95000		15	141762	-83238	60	115
WALMART SUPR	6		60000		15	93588	-63912	60	119
NUGGET	7		40000		30	77130	-93870	80	105
RALEYS O-N-E	50		40000		60	149194	149194	78	100
>SPECIALTY	100		40000		85	203886	203886	74	120
>SPECIALTY	200		40000		90	176535	176535	74	120
AVERAGE		361340	52550	6.88			0		104

TOTAL POPULATION 25391
TOTAL POTENTIAL $1386349

AVERAGE PCW $54.60
AVERAGE LEAKAGE 19.07%

SALES FORECAST

SPECIALTY STORE AT WB-42 (SITE 100) WITH SPECIALTY UNIT AT WB-41 (SITE 200)
AT 40,000 GROSS SQUARE FEET
ROSEVILLE, CA

SECTOR	DISTANCE (MILES)	MATURE M.S.	EST. PCW	FIRST YEAR END EST. POP.	FIRST YEAR END EST. SALES	FIFTH YEAR END EST. POP.	FIFTH YEAR END EST. SALES
1	0.04	19.4	54.60	3980	37848	4130	43638
2	0.32	20.1	54.60	3360	33206	7280	79941
3	0.60	14.9	54.60	2975	21711	4020	32598
4	0.32	18.9	54.60	4821	44803	5021	51846
5	0.37	15.7	54.60	2715	20957	2800	24015
6	0.53	13.3	54.60	2820	18369	2910	21061
7	0.42	14.3	54.60	3580	25242	3590	28125
8	0.55	12.8	54.60	875	5483	920	6406
9	0.60	12.5	54.60	1120	6899	1130	7734
10	1.11	9.1	54.60	6752	30265	7370	36705
11	0.90	14.1	54.60	1575	10905	3495	26888
12	0.76	17.0	54.60	300	2513	1200	11169
TOTAL TRADE AREA		14.7%	$54.60	34873	$258201	43866	$370126
BEYOND TRADE AREA (15 PERCENT)					45565		65316
GRAND TOTAL					$303766		$435442

>SALES SUMMARY<

SPECIALTY MARKET AT WB-42 (SITE 100) AT 40,000 GROSS SQUARE FEET
WITH SAFEWAY AT MAP KEY 60 AND NO MARKET AT WB-41 (SITE 200)
40,000

	2024	(GROSS $PSF)	2026	(GROSS $PSF)	2028	(GROSS $PSF)
WEEKLY SALES:	$317,700	($7.94)	$401,700	($10.04)	$456,700	($11.42)
ANNUAL SALES:	$16,520,400		$20,888,400		$23,748,400	

SPECIALTY MARKET AT WB-41 (SITE 200) AT 40,000 GROSS SQUARE FEET
WITHSAFEWAY AT MAP KEY 60 AND NO MARKET AT WB-42 (SITE 100)
40,000

	2024	(GROSS $PSF)	2026	(GROSS $PSF)	2028	(GROSS $PSF)
WEEKLY SALES:	$254,000	($6.35)	$322,000	($8.05)	$367,600	($9.19)
ANNUAL SALES:	$13,208,000		$16,744,000		$19,115,200	

SPECIALTY MARKET AT WB-42 (SITE 100) AT 40,000 GROSS SQUARE FEET
WITH WB-41 (SITE 200) & SAFEWAY AT MAP KEY 60
40,000

	2024	(GROSS $PSF)	2026	(GROSS $PSF)	2028	(GROSS $PSF)
WEEKLY SALES:	$244,700	($6.12)	$308,200	($7.71)	$350,400	($8.76)
ANNUAL SALES:	$12,724,400		$16,026,400		$18,220,800	

SPECIALTY MARKET AT WB-41 (SITE 200) AT 40,000 GROSS SQUARE FEET
WITH WB-42 (SITE 100) & SAFEWAY AT MAP KEY 60
40,000

	2024	(GROSS $PSF)	2026	(GROSS $PSF)	2028	(GROSS $PSF)
WEEKLY SALES:	$195,900	($4.90)	$248,000	($6.20)	$282,700	($7.07)
ANNUAL SALES:	$10,186,800		$12,896,000		$14,700,400	

SALES IN 2021 DOLLARS

PROJECTED MARKET PLACE

SPECIALTY MARKET AT WB-42 (SITE 100) WITH SAFEWAY AT MAP KEY 60
AND NO MARKET AT WB-41 (SITE 200) AT 40 , 000 GROSS SQUARE FEET
ROSEVILLE, CA

APRIL 20, 2021

STORE NAME	STORE NO.	SALES VOLUME	STORE SIZE	SALES/ S.F.	PEXP	T.A. VOLUME	T.A. CHANGE	CURVE	IMAGE
RALEY'S	1		52200		40	103504	-128496	75	87
SAFEWAY	2		55300		40	140280	-151720	70	104
SAVEMART	3		53000		5	9377	-10123	75	75
BEL AIR	4		50000		5	11925	-13075	75	94
WINCO ROSEVL	5		95000		15	134770	-90230	60	115
WALMART SUPR	6		60000		15	88898	-68602	60	119
NUGGET	7		40000		30	73022	-97978	80	105
RALEYS O-N-E	50		40000		60	142490	142490	78	100
>SAFEWAY	60		55000		90	217526	217526	70	115
>SPECIALTY	100		40000		80	200208	200208	74	120
AVERAGE		349946	54050	6.47			0		103

TOTAL POPULATION 25391
TOTAL POTENTIAL $1386349

AVERAGE PCW $54.60
AVERAGE LEAKAGE 19.07 %

SALES FORECAST

SPECIALTY MARKET AT WB-42 (SITE 100) WITH SAFEWAY AT MAP KEY 60
AND NO MARKET AT WB-41 (SITE 200) AT 40,000 GROSS SQUARE FEET
ROSEVILLE, CA

SECTOR	DISTANCE (MILES)	MATURE M.S.	EST. PCW	FIRST YEAR END EST. POP.	FIRST YEAR END EST. SALES	FIFTH YEAR END EST. POP.	FIFTH YEAR END EST. SALES
1	0.04	19.7	54.60	3980	38601	4130	44506
2	0.32	20.4	54.60	3360	33617	7280	80929
3	0.60	13.4	54.60	2975	19579	4020	29396
4	0.32	20.0	54.60	4821	47291	5021	54725
5	0.37	14.4	54.60	2715	19271	2800	22082
6	0.53	11.9	54.60	2820	16525	2910	18947
7	0.42	13.3	54.60	3580	23409	3590	26083
8	0.55	12.0	54.60	875	5175	920	6045
9	0.60	12.1	54.60	1120	6654	1130	7459
10	1.11	9.2	54.60	6752	30368	7370	36830
11	0.90	14.6	54.60	1575	11309	3495	27884
12	0.76	16.0	54.60	300	2361	1200	10491
TOTAL TRADE AREA		14.4%	$54.60	34873	$254160	43866	$365377
BEYOND TRADE AREA (20 PERCENT)					63540		91344
GRAND TOTAL					$317700		$456721

PROJECTED MARKET PLACE

SPECIALTY MARKET AT WB-41 (SITE 200) AT 40,000 SQUARE FEET WITH SAFEWAY AT MAP KEY 60 AND NO MARKET AT WB-42
ROSEVILLE, CA

APRIL 20, 2021

STORE NAME	STORE NO.	SALES VOLUME	STORE SIZE	SALES/ S.F.	PEXP	T.A. VOLUME	T.A. CHANGE	CURVE	IMAGE
RALEY'S	1		52200		40	106331	-125669	75	87
SAFEWAY	2		55300		40	144054	-147946	70	104
SAVEMART	3		53000		5	9670	-98 30	75	75
BEL AIR	4		50000		5	12292	-12708	75	94
WINCO ROSEVL	5		95000		15	138373	-86627	60	115
WALMART SUPR	6		60000		15	91295	-66205	60	119
NUGGET	7		40000		30	71569	-994 31	80	105
RALEYS O-N-E	50		40000		60	146219	146219	78	100
>SAFEWAY	60		55000		50	223265	223265	70	115
>SPECIALTY	200		40000		90	178933	178933	74	120
AVERAGE		372393	54050	6.89			0		103

TOTAL POPULATION 25391
TOTAL POTENTIAL $1386349

AVERAGE PCW $54.60
AVERAGE LEAKAGE 19.07%

SALES FORECAST

SPECIALTY MARKET AT WB-41 (SITE 200) AT 40,000 SQUARE FEET WITH SAFEWAY AT MAP KEY 60 AND NO MARKET AT WB-42
ROSEVILLE, CA

SECTOR	DISTANCE (MILES)	MATURE M.S.	EST. PCW	FIRST EST. POP.	YEAR END EST. SALES	FIFTH EST. POP.	YEAR END EST. SALES
1	0.29	19.3	54.60	3980	37650	4130	43410
2	0.43	19.7	54.60	3360	32487	7280	78210
3	0.81	11.2	54.60	2975	16345	4020	24541
4	0.31	19.8	54.60	4821	46849	5021	54214
5	0.62	12.2	54.60	2715	16296	2800	18674
6	0.79	9.7	54.60	2820	13433	2910	15401
7	0.67	11.1	54.60	3580	19514	3590	21743
8	0.78	9.9	54.60	875	4269	920	4988
9	0.80	10.1	54.60	1120	5573	1130	6248
10	1.27	7.2	54.60	6752	23945	7370	29040
11	0.94	13.2	54.60	1575	10199	3495	25147
12	0.88	14.0	54.60	300	2066	1200	9182
TOTAL TRADE AREA		12.9%	$54.60	34873	$228626	43866	$330798
BEYOND TRADE AREA (10 PERCENT)					25403		36755
GRAND TOTAL					$254029		$367553

PROJECTED MARKET PLACE

SPECIALTY STORES BOTH AT WB-42 AND WB-41 AT 40,000 GROSS SQUARE FEET
WITH SAFEWAY AT MAP KEY 60
ROSEVILLE, CA (WESTPARK COMMUNITY)

APRIL 20, 2021

STORE NAME	STORE NO.	SALES VOLUME	STORE SIZE	SALES/ S.F.	PEXP	T.A. VOLUME	T.A. CHANGE	CURVE	IMAGE
RALEY[1]S	1		52200		40	91741	-140259	75	87
SAFEWAY	2		55300		40	125197	-166803	70	104
SAVEMART	3		53000		5	8402	-11098	75	75
BEL AIR	4		50000		5	10644	-14356	75	94
WINCO ROSEVL	5		95000		15	119837	-10516 3	60	115
WALMART SUPR	6		60000		15	79185	-78315	60	119
NUGGET	7		40000		30	65660	-105340	80	105
RALEYS O-N-E	50		40000		60	126853	126853	78	100
>SAFEWAY	60		55000		50	191434	191434	70	115
>SPECIALTY	100		40000		85	164623	164623	74	120
>SPECIALTY	200		40000		90	138424	138424	74	120
AVERAGE		310065	52773	5.88			0		105

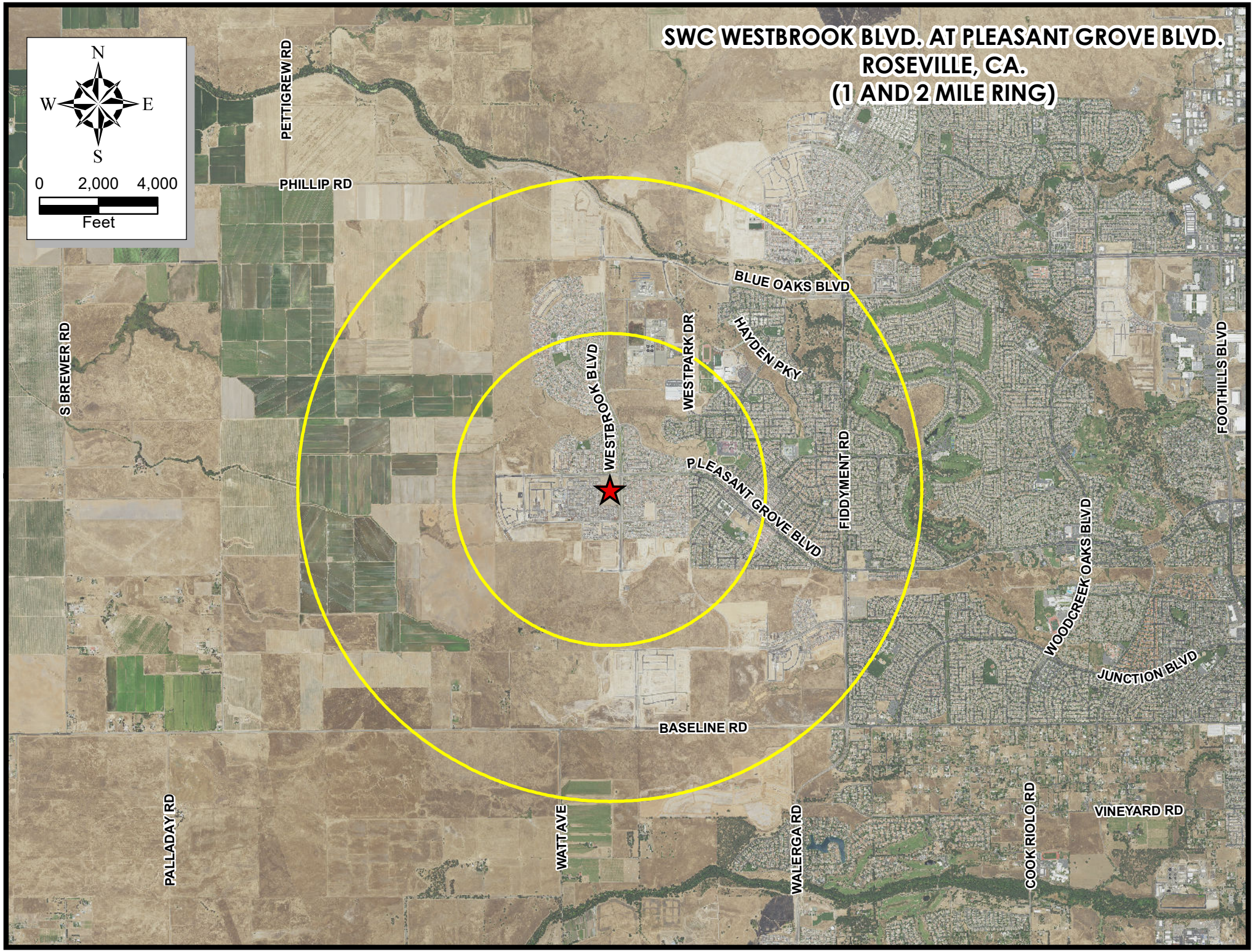
TOTAL POPULATION 25391
TOTAL POTENTIAL $1386349

AVERAGE PCW $54.60
AVERAGE LEAKAGE 19.07%

SALES FORECAST

SPECIALTY STORES BOTH AT WB-42 AND WB-41 AT 40,000 GROSS SQUARE FEET
WITH SAFEWAY AT MAP KEY 60
ROSEVILLE, CA (WESTPARK COMMUNITY)

SECTOR	DISTANCE (MILES)	MATURE M.S.	EST. PCW	FIRST EST. POP.	YEAR END EST. SALES	FIFTH EST. POP.	YEAR END EST. SALES
1	0.04	16.0	54.60	3980	31346	4130	36142
2	0.32	16.3	54.60	3360	26974	7280	64937
3	0.60	11.2	54.60	2975	16434	4020	24674
4	0.32	15.7	54.60	4821	37293	5021	43155
5	0.37	12.3	54.60	2715	16449	2800	18849
6	0.53	10.2	54.60	2820	14185	2910	16264
7	0.42	11.4	54.60	3580	20089	3590	22383
8	0.55	10.3	54.60	875	4417	920	5161
9	0.60	10.2	54.60	1120	5632	1130	6313
10	1.11	7.4	54.60	6752	24388	7370	29578
11	0.90	11.5	54.60	1575	8928	3495	22013
12	0.76	12.8	54.60	300	1891	1200	8404
TOTAL TRADE AREA		11.9%	$54.60	34873	$208026	43866	$297873
BEYOND TRADE AREA (15 PERCENT)					36710		52566
GRAND TOTAL					$244736		$350439


SWC WESTBROOK BLVD. AT PLEASANT GROVE BLVD.
ROSEVILLE, CA.
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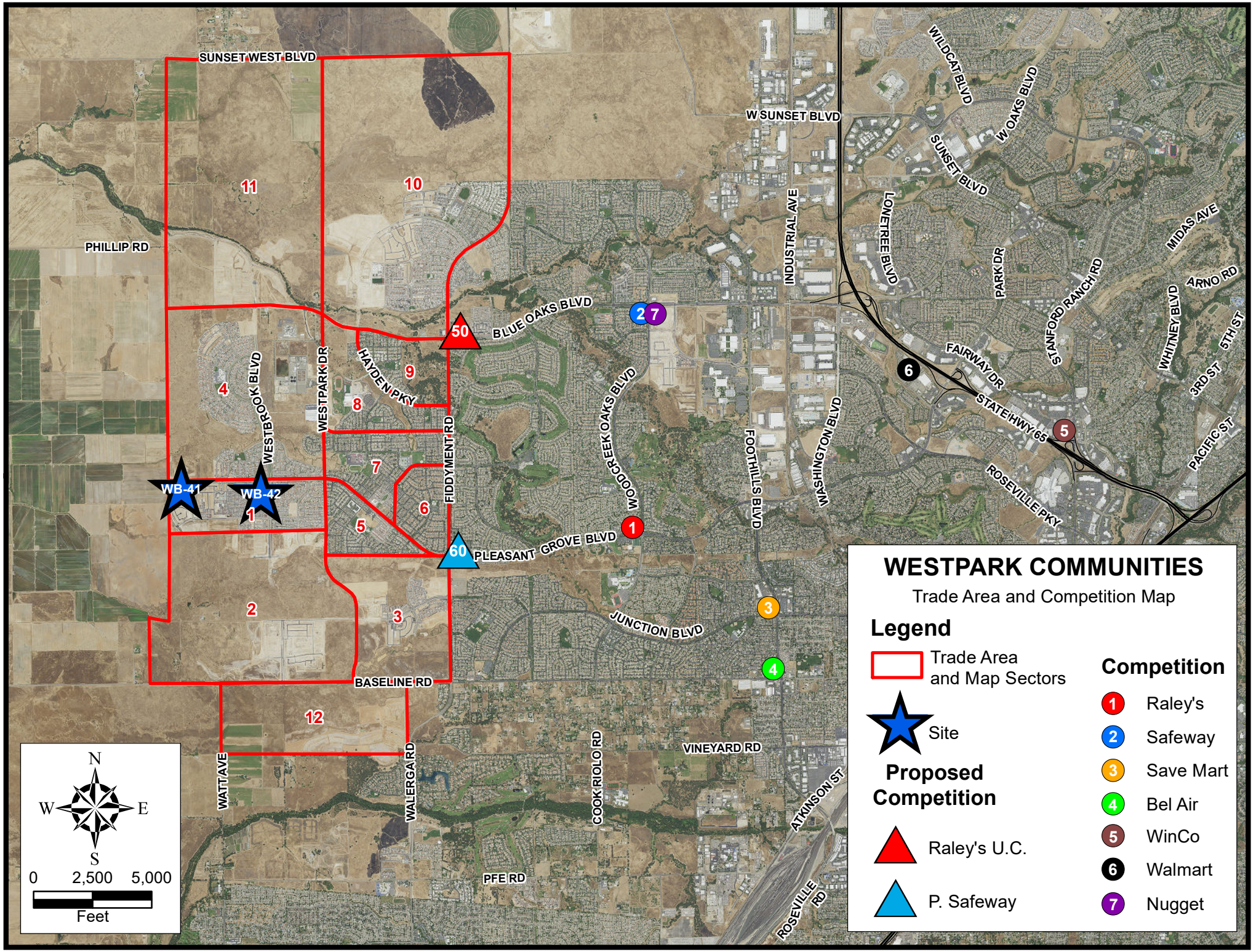
BLUE OAKS BLVD
WESTPARK DR
HAYDEN PKY
WESTBROOK BLVD
PLEASANT GROVE BLVD
FIDDYMENT RD
FOOTHILLS BLVD
WOODCREEK OAKS BLVD
JUNCTION BLVD
BASELINE RD
PALLADAY RD
WATT AVE
WALERGA RD
COOK RIOLO RD
VINEYARD RD



WESTPARK COMMUNITIES

Trade Area and Competition Map

Legend

Trade Area and Map Sectors

Site

Proposed Competition

Raley's U.C.

P. Safeway

Competition

1 Raley's

2 Safeway

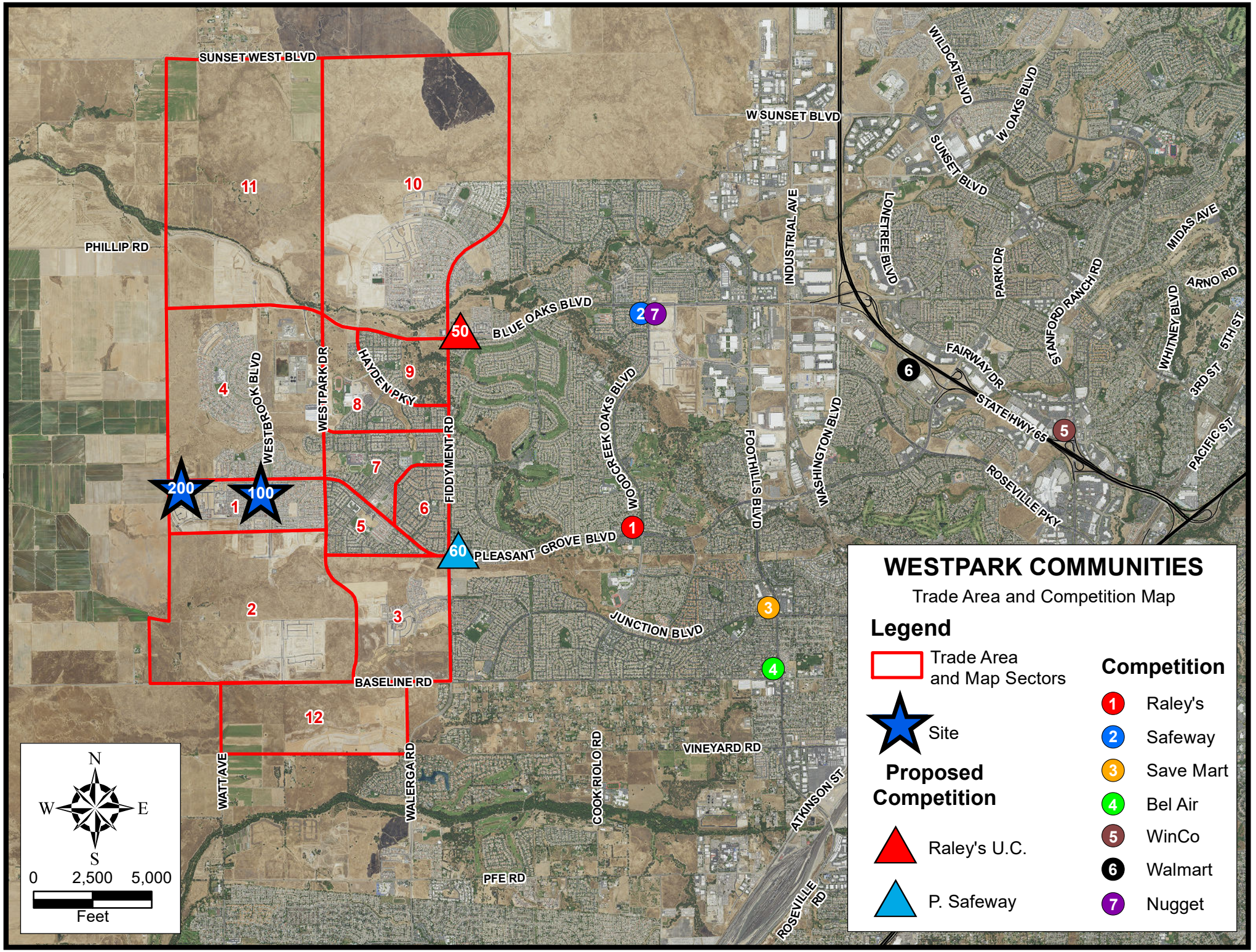
3 Save Mart

4 Bel Air

5 WinCo

6 Walmart

7 Nugget



WESTPARK COMMUNITIES

Trade Area and Competition Map

Legend

Trade Area and Map Sectors

Site

Proposed Competition

Raley's U.C.

P. Safeway

Competition

1. Raley's
2. Safeway
3. Save Mart
4. Bel Air
5. WinCo
6. Walmart
7. Nugget



SUBJECT SITE MAP KEY 100



PERIMITER SITE 200



MAP KEY 1



MAP KEY 2



MAP KEY 3



MAP KEY 4



MAP KEY 5



MAP KEY 6



MAP KEY 7



MAP KEY 50 (2021)



MAP SECTOR 11 UNDERWAY



MAP SECTOR 1 DEVELOPMENT

PC ATTACHMENT 4

RETAIL MARKET ANALYSIS AND HIGHEST & BEST USE STUDY

Prepared for

WESTPARK SV 400 LLC

JULY 2021

MXD DEVELOPMENT STRATEGISTS

MARKET- DRIVEN DEVELOPMENT STRATEGIES™

Preface

This report was commissioned by Westpark SV 400 LLC in June 2021. The Retail Market Analysis and Highest & Best Use Study was performed between June and July 2021.

The purpose of this assignment was to perform a retail assessment of site WB-41, a 10-acre site located in the City of Roseville at the corner of Pleasant Grove Blvd and Santucci Blvd. The emphasis of analysis was to assess the Retail Demand and Market Opportunity for this site and to understand viability, including if and when, how much, and what type of retail uses would be warranted.

The second key objective following the retail market analysis was a highest & best use study of the site based on an objective assessment of site and market factors. The assessment considered a range of potential land uses including residential, office, and hotel. A recommendation of the most optimal land use was provided to conclude the report.

The figures presented in the report are based on an evaluation of the current general level of the economy in the local market, and neither take into account, nor make provisions for the effect of any sharp rise or decline in local or general economic conditions.

MXD Development Strategists, Ltd. do not warrant that any estimates contained within the study will be achieved, but that they have been prepared conscientiously on the basis of information obtained during the course of this market analysis. Also, any tenant references made in this report are for illustrative purposes only.

Reference material used for this report was derived from the project team, as well as from the public and private sectors and government publications. This information was supplemented by our experience in the planning and development of real estate projects throughout North America.

As is customary in an assignment of this type, neither our name nor the material submitted may be included in a prospectus, or part of any printed material, or used in offerings or representations in connection with the sale of securities or participation interest to the public, without the expressed permission of MXD Development Strategists, Ltd.

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2.0	EXISTING CONDITIONS & POLICY ANALYSIS	7
3.0	RETAIL MARKET OVERVIEW	23
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MXD DEVELOPMENT STRATEGISTS

1

Executive Summary

Executive Summary

A Market Analysis was performed to assess the feasibility of WB-41 as a potential "Community Commercial" retail site, as it is currently zoned.

WB-41 is located at the southwest corner of Pleasant Grove Blvd and Santucci Blvd, in proximity to new and planned residential development. Approved future growth includes the Regional University Specific Plan. However, the Regional University is unlikely to begin development over the next decade and could take upwards of twenty years according to City Planners and local Developer insight. These lands will be used for agriculture over the foreseeable future.

The long-term nature of these future markets undermines the viability of WB-41 as a retail node, reducing it to a peripheral location with only a 180-degree trade area which is generally avoided by retailers. Viability would only marginally increase as the Regional University Specific Plan area is built out.

Roseville is an attractive location for retailers. The affluent, family-oriented demographic profile combined with rapid population and employment growth provides a compelling case for retail development in the city.

Roseville's current overall retail inventory is performing well, with low vacancy and healthy rental rates. However, there are notable headwinds specifically for "Community Commercial" type shopping center formats, with vacancy rates over 9% and flat rental growth.

The 10-acre WB-41 site would typically accommodate over 100,000 SF of retail uses. Retail development of this scale requires a Supermarket anchor store in order to successfully lease space to inline tenants willing to pay high rents to feed off of traffic generated by the grocery anchor store.

Since a Supermarket would typically anchor such a 100,000 SF Community Commercial center, retail feasibility was regarded through the lens of a typical due diligence site selection exercise used by Supermarket chains.

A Retail Gravity Model, commonly used by Grocery Stores to test new potential sites, was created to forecast sales at WB-41 for a potential 40,000 SF Grocery Store anchor. This forecast indicated that WB-41 would not likely ever exceed the minimum threshold sales volume that a Grocery Store requires.

Even as new residential development is completed to the east of WB-41, the critical mass of new emerging competition in the area would act to truncate WB-41's potential trade area.

Additional analysis of the WB-41 site characteristics revealed other challenges for any form of retail development on WB-41. These potential concepts include a potential pharmacy-anchored or food & beverage-anchored project. Most notably the WB-41 site:

- fronts onto low traffic volumes (both current and projected);
- is relatively inaccessible compared to competing sites; and
- lacks complementary development in the vicinity such as employment or a major destination.

The potential development of WB-41 Community Retail is challenged by the rapid rise of online commerce which is now significantly impacting bricks and mortar store sales. Overall the full build-out of Sierra Vista, West Roseville and Creekview residential will likely support only three to four more Grocery Store anchors, and these stores have a wide selection of more strategic locations to consider.

The Market Analysis and Retail Gravity Model also indicated that there are a variety of competing sites that have much stronger site strengths to capture retail spending including:

- Baseline Road
- Fiddyment Rd & Pleasant Grove Blvd
- WB-42 at Pleasant Grove Blvd & Westbrook Blvd.

Executive Summary

Executive Summary contd.

Although outside of the current City of Roseville boundary, the Regional University Specific Plan has a large retail site directly adjacent to WB-41 that is more strategic for retail development as it will be built in conjunction with future housing and educational facilities in that plan area. It will also only be constructed once Santucci Blvd and Pleasant Grove Blvd are extended.

Alternative uses at the site were evaluated from a site and market perspective. Office and Hotel uses did not appear suitable for WB-41 based on site factors. Residential appears to be the highest and best use of the site, supported by both site and market factors.

2

Existing Conditions & Policy Analysis

MXD DEVELOPMENT STRATEGISTS

Demographics and Population Projections

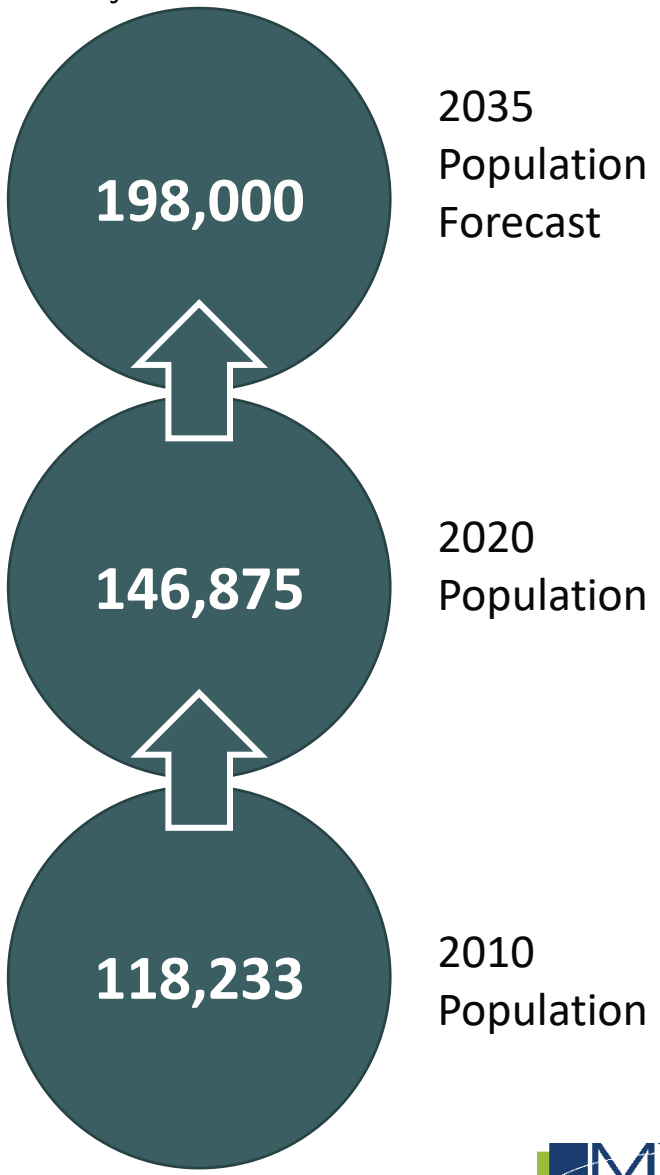
The City of Roseville has a current population of 146,875 residents. The city has experienced significant population growth over the past decade, with an approximate 22% increase between 2010 and 2020. According to the Roseville General Plan (adopted August 2020), it is anticipated that the city will reach a population of 198,000 residents by 2035. This would be an additional 50,000 new residents over the next fifteen years and would fall in line with historic growth rates.

The number of dwelling units is expected to reach 75,000 by 2035, an increase of 20,000, with an average of 2.63 residents per dwelling unit. The number of future dwellings is based off 2.1 persons per multi-family unit and 2.9 persons per single-family units. Roseville has a median age of 37.5 which is slightly older than that of the Sacramento region.

Median household income in Roseville is $91,306, significantly higher than the Sacramento region ($76,706). Higher household incomes generally produce higher retail spending profiles.

The top economic sectors for employment in the city are public administration, health care, construction, education services, finance & insurance, computer/electronic products, and professional, scientific & technical services. The top three employers in the city are all within the health sector, being Sutter Health, Kaiser Permanente, and Adventist Health. Major employment areas are focused along the I-80 and Highway 65.

Figure 2.1: Roseville Population Projections



Existing Conditions & Policy Analysis

Site Context

The site under study is considered site WB-41 by the City of Roseville. It is located along the western boundary of Roseville, at the southeast corner of Pleasant Grove Blvd and Santucci Blvd. The site is a 10.1-acre parcel that is currently zoned "Community Commercial".

Surrounding uses include the following:

- *South* – Single-family residential
- *East* – Heritage Solaire, a gated active adult (55+) community built by Lennar.
- *North* – Future multi-family residential
- *West* – Agricultural lands (Placer County)

The site is located within the Sierra Vista Specific Plan. The Specific Plan is the guiding planning document for the site and will be further discussed in this section. Sierra Vista is a major growth area for the City of Roseville and has experienced significant construction in recent years.

Areas to the west of the site in Placer County have been planned for long-term development under the approved Regional University Specific Plan and the future Curry Creek plan area (under the County's General Plan). The general pattern of land development in this area is considered suburban greenfield. It is characterized by new residential developments in low to medium density configurations with typical suburban street patterns of collector and arterial streets. Residential is supported by small commercial nodes, parks, schools, etc.

Figure 2.2: Site Location in Roseville



MXD DEVELOPMENT STRATEGISTS

Existing Conditions & Policy Analysis

Current Zoning

Site WB-41 is currently zoned "Community Commercial" by the City of Roseville. There are several community commercial designations in the city zoning by-law, however WB-41 is considered "commercial" rather than "commercial mixed use" or "commercial/business professional".

This designation allows for the following as per the Sierra Vista Specific Plan:

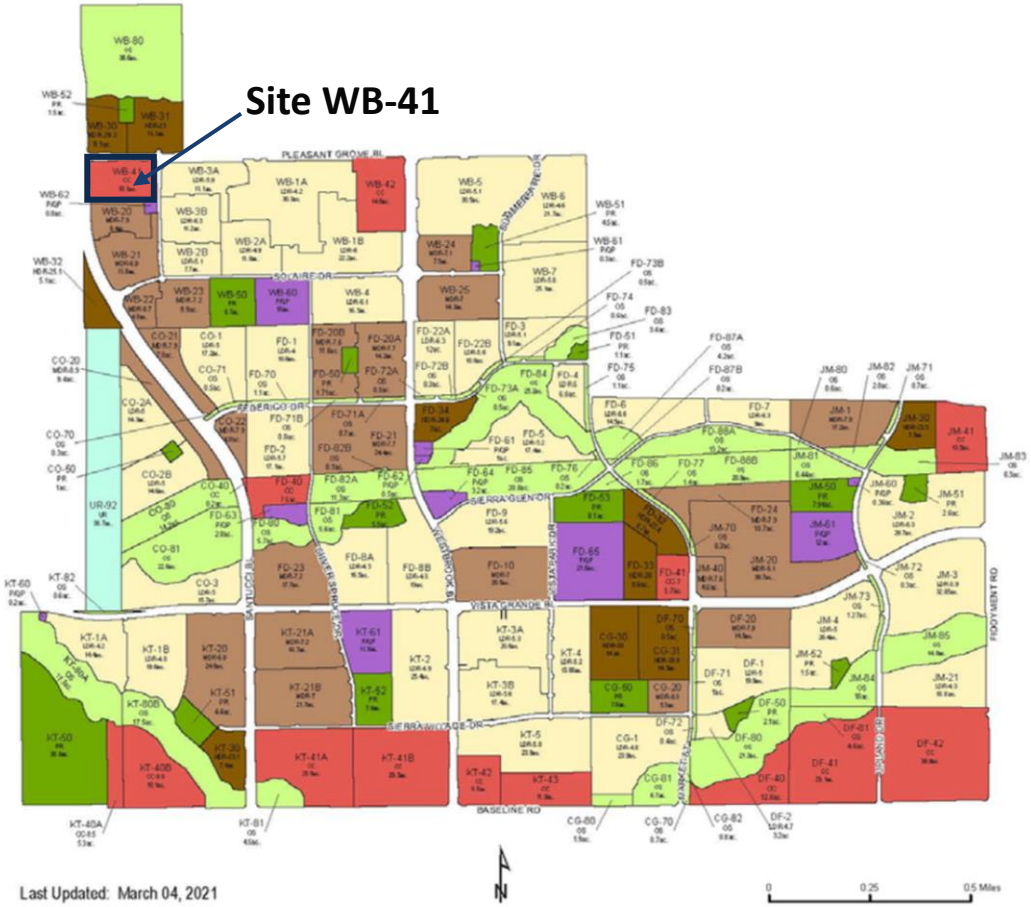
Community Commercial (CC)

Typical FAR – up to 0.4

The Community Commercial (CC) land use designation provides for a broad range of retail goods and services, which can accommodate developments including conventional neighborhood shopping centers (typically anchored by a grocer) and larger-scale commercial centers (sometimes referred to as 'Power Centers').

For Sierra Vista, CC sites are generally sited along the Baseline Road corridor or at major intersections where sites have superior visibility and access to vehicular traffic. At full buildout, these parcels will collectively support approximately 3.1 million sq. ft. (assuming a typical FAR outlined above) of commercial development with a mixture of retail, office, restaurant, entertainment, and/or hotel uses.

Figure 2.3: Site Zoning



Source: City of Roseville

Existing Conditions & Policy Analysis

Transportation and Connectivity

Site WB-41 is located at the current termination point of Pleasant Grove Blvd. Pleasant Grove Blvd is expected to be extended into Placer County; however, the timing is considered long-term. Santucci Blvd does not extend north of the site, and only extends several blocks to the south, currently terminating at Solaire Drive. Santucci Blvd is to be constructed as six lanes from Baseline Road to Blue Oaks Blvd according to the *Roadway Network Assumptions* of the 2035 travel demand model within Placer County's transportation documents. At completion, Santucci Blvd will connect with the future Placer Parkway, however there is no set alignment, funding, or timeline and could be more than 20 years out.

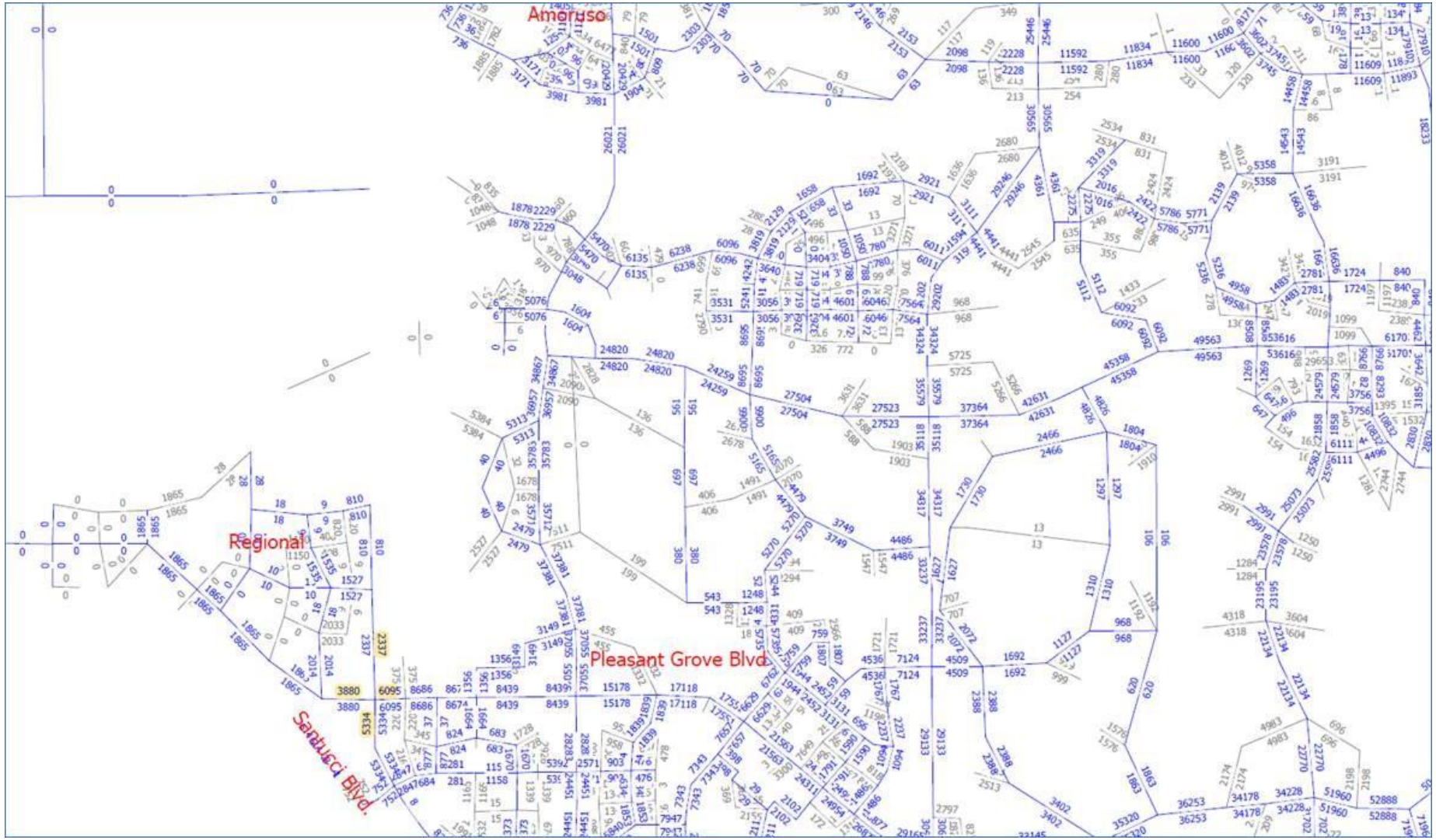
Limited transportation connectivity in both east/west and north/south directions at site WB-41 is a major challenge for community commercial development. Retail developments require significant vehicular traffic from residential and employment areas for viability. Based on current plans, this current roadway network surrounding the site is expected to remain over the next decade.

Transportation experts Fehr & Peers conducted a transportation analysis of future traffic counts using assumptions of future development patterns and potential timing of new transportation projects. Figure 2.4 displays projected traffic counts at the WB-41 site in 2035. In this model, Santucci Blvd only extends several blocks north of Pleasant Grove Blvd. East/west traffic along Pleasant Grove Blvd is projected at 6,095 vehicles per day. North/south traffic along Santucci Blvd is projected at 5,334 vehicles per day. Traffic counts are still considered the primary site selection factor for end-user retail tenants when selecting a leased retail space. 10,000 to 15,000 vehicles per day is the typical minimum for retail site selection for community-scaled retail.

An unadjusted traffic model for 2035 was also run by Fehr & Peers. This model considers that Santucci Blvd connects to Placer Parkway and Baseline Road. Traffic counts increase significantly in this model – 14,097 vehicles per day along Pleasant Grove Blvd and 28,158 vehicles per day along Santucci Blvd. This scenario is unlikely to occur by 2035 due to realistic development patterns and funding for transportation infrastructure improvements.

Existing Conditions & Policy Analysis

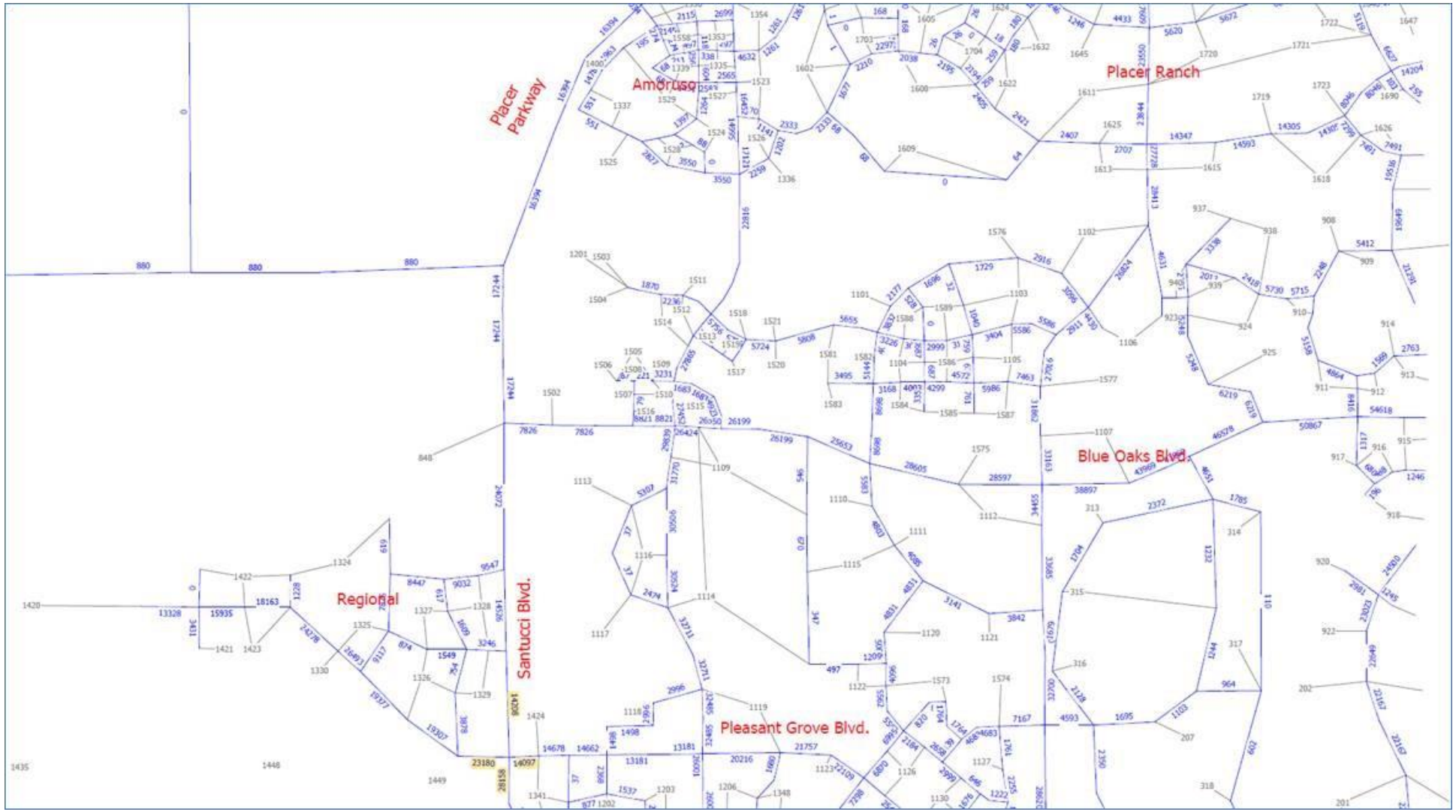
Figure 2.4: Adjusted 2035 Traffic Model for City of Roseville



Source: Fehr & Peers

Existing Conditions & Policy Analysis

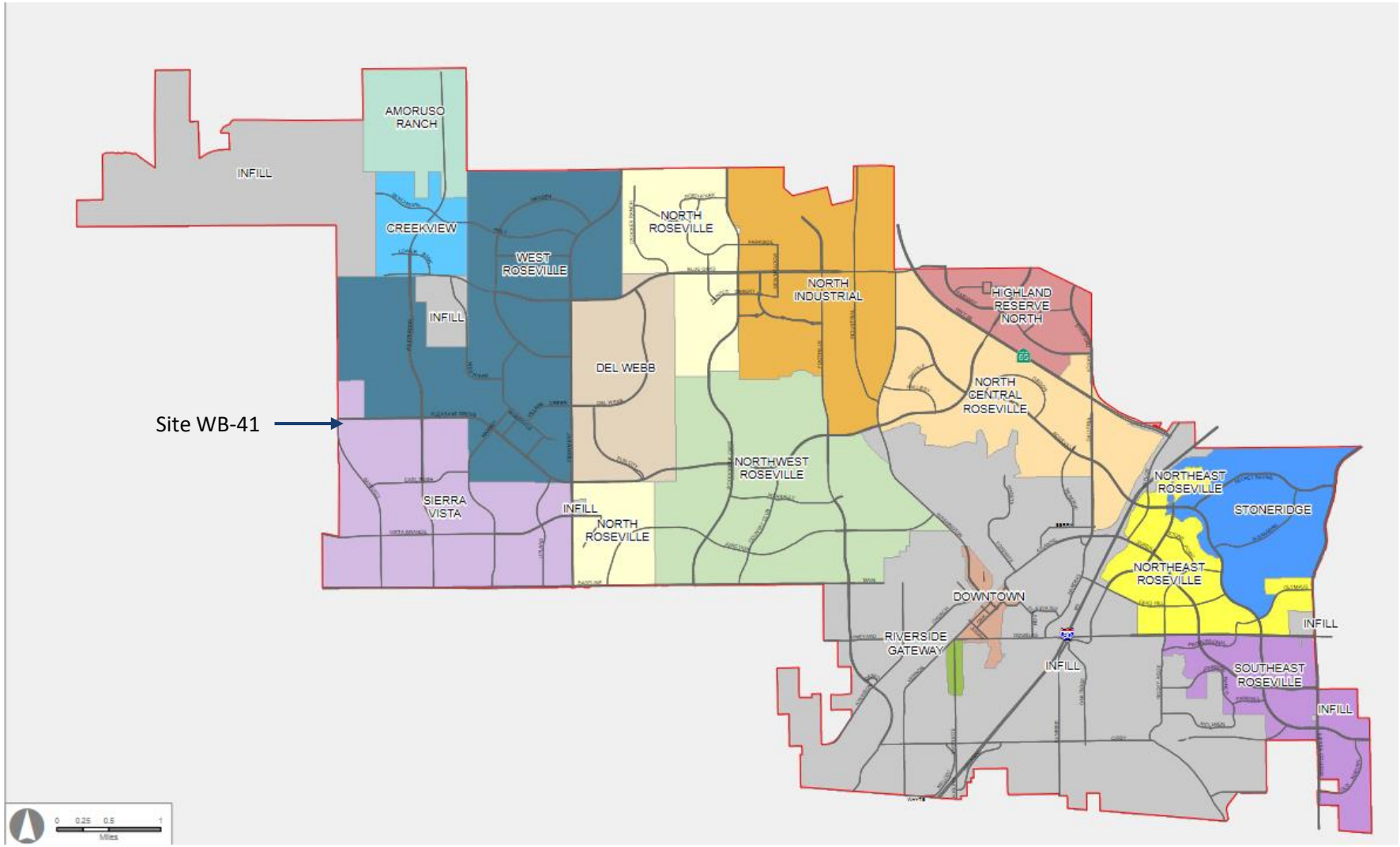
Figure 2.5: Unadjusted 2035 Traffic Model for City of Roseville



Source: Fehr & Peers

Existing Conditions & Policy Analysis

Figure 2.6: City of Roseville Specific Plan Areas



Source: City of Roseville

Specific Plans

There are three City specific plans that have direct influence on Site WB-41 and will be discussed on the following pages. They are:

- Sierra Vista Specific Plan
- West Roseville Specific Plan
- Creekview Specific Plan

There is also two planning areas west of Site WB-41 in Placer County:

- Curry Creek Planning Area
- Regional University Specific Plan

Existing Conditions & Policy Analysis

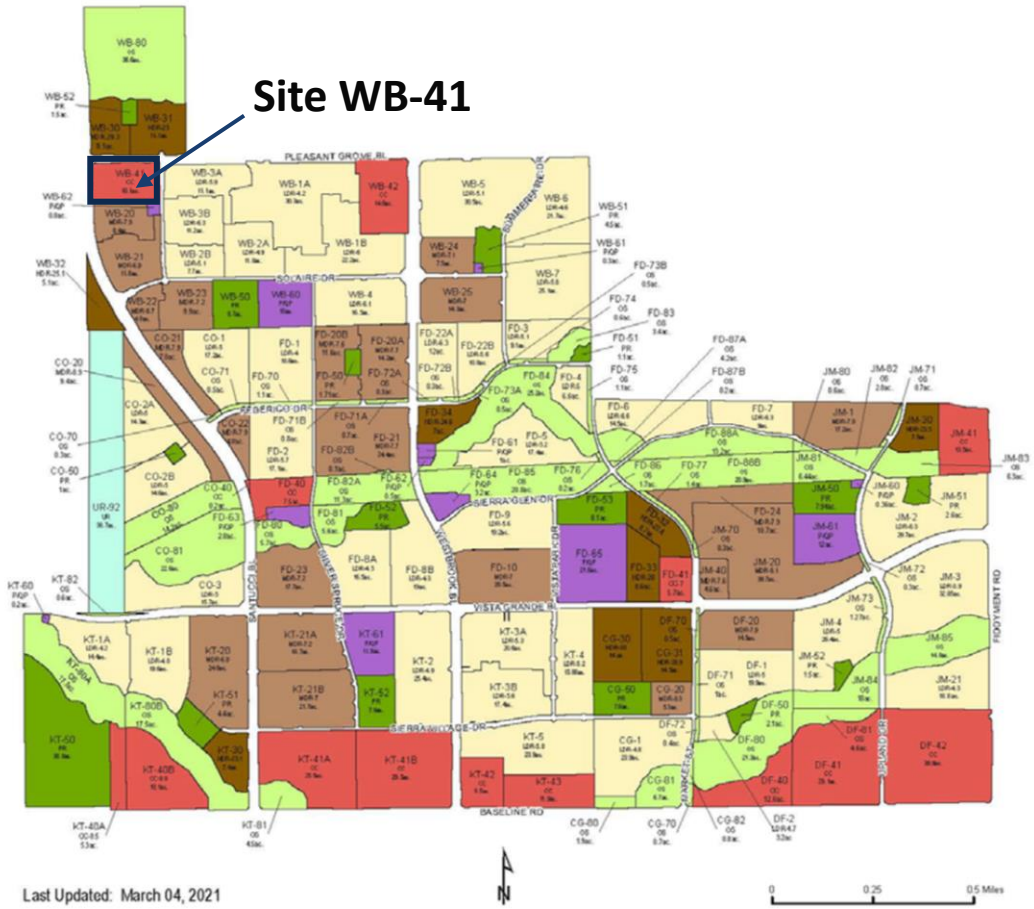
Sierra Vista Specific Plan

Site WB-41 is located in the Sierra Vista Specific Plan (SVSP). The SVSP is bounded by Baseline Road to the south, Fiddyment Road to the east, the West Roseville Specific Plan area to the north, and the Curry Creek Planning area to the west. The Specific Plan was adopted in 2010. At build-out it is planned to have 8,658 residential units and approximately 232 acres of commercial. This translates to accommodate over 22,000 residents and approximately 4.1 million square feet of retail and office uses that provide over 9,000 jobs.

Commercial is primarily located along Baseline Road in what is planned as the Baseline Road Commercial and Employment Corridor. This will be the primary corridor for big box and destination retail shopping for residents living on the west side of Roseville. Site WB-41 is in the Western Edge corridor as designated by the SVSP. There are several other community commercial designated land parcels in the SVSP that are spread amongst residential neighborhoods, including three Community Commercial sites along the approximate 2.5 mile run of Pleasant Grove Blvd from Fiddyment Rd and Santucci Blvd..

The SVSP is currently the primary area of Roseville for new residential construction with significant development occurring along Pleasant Grove Blvd, Westbrook Blvd, Vista Grande Blvd and Baseline Road. Once Westbrook Blvd is completed and connects to Baseline Road, it will become a major north/south thoroughfare for vehicle traffic in the SVSP and reduce traffic pressure on Fiddyment Road.

Figure 2.7: Sierra Vista Specific Plan (2021)



Source: City of Roseville

Planned Commercial & Employment

232 Acres

MXD DEVELOPMENT STRATEGISTS

Existing Conditions & Policy Analysis

West Roseville Specific Plan

The West Roseville Specific Plan (WRSP) is located directly north and northeast of site WB-41. The plan was adopted in 2004. All lands located north of Pleasant Grove Blvd between Santucci Blvd and Fiddyment Road, as well as a portion south of Pleasant Grove Blvd are located in the WRSP.

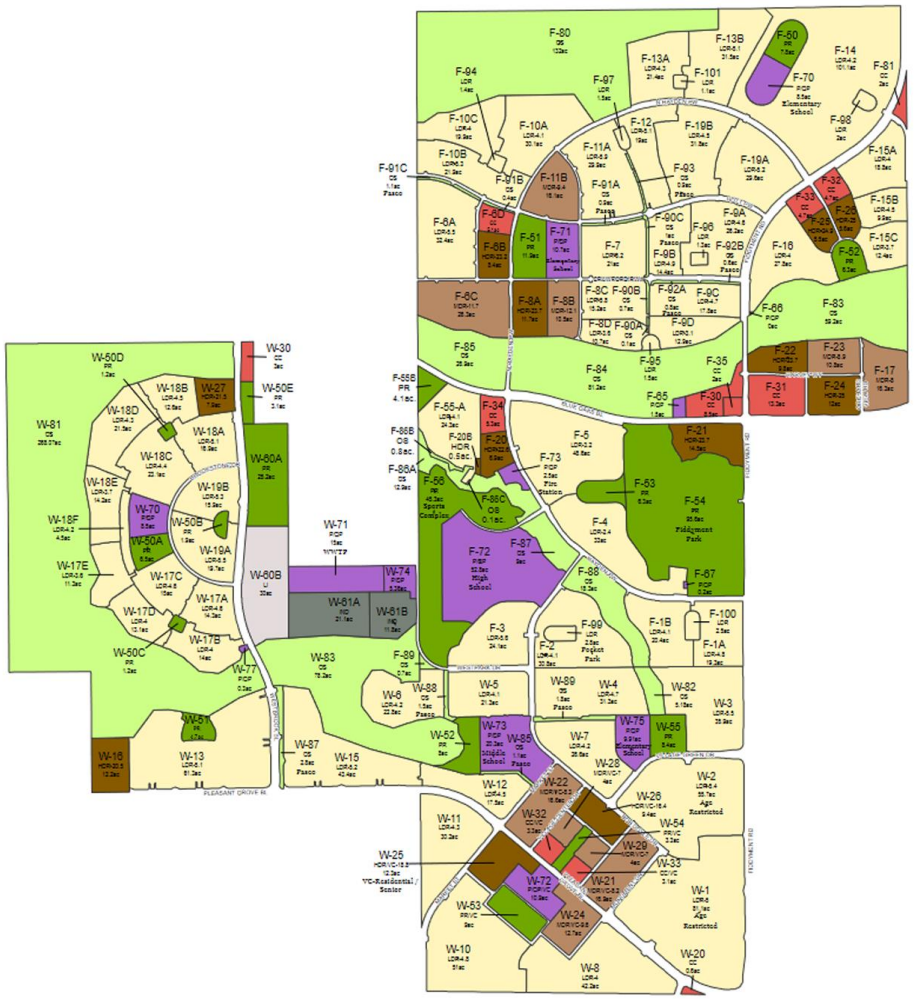
The WRSP is planned for a mix of low, medium, and high-density residential uses, along with commercial, office and light industrial employment uses. The plan area build-out is anticipate to have 10,596 dwelling units accommodating 26,222 residents. 55.48 acres are planned for Community Commercial. This is significantly less than the Sierra Vista Specific Plan, however, is expected to meet the community's day to day shopping needs.

The WRSP is further along in build-out than the Sierra Vista Specific Plan, with many residential neighborhoods at or near completion.

Planned Commercial & Employment

55.5 Acres

Figure 2.8: West Roseville Specific Plan (2021)



Source: City of Roseville

Existing Conditions & Policy Analysis

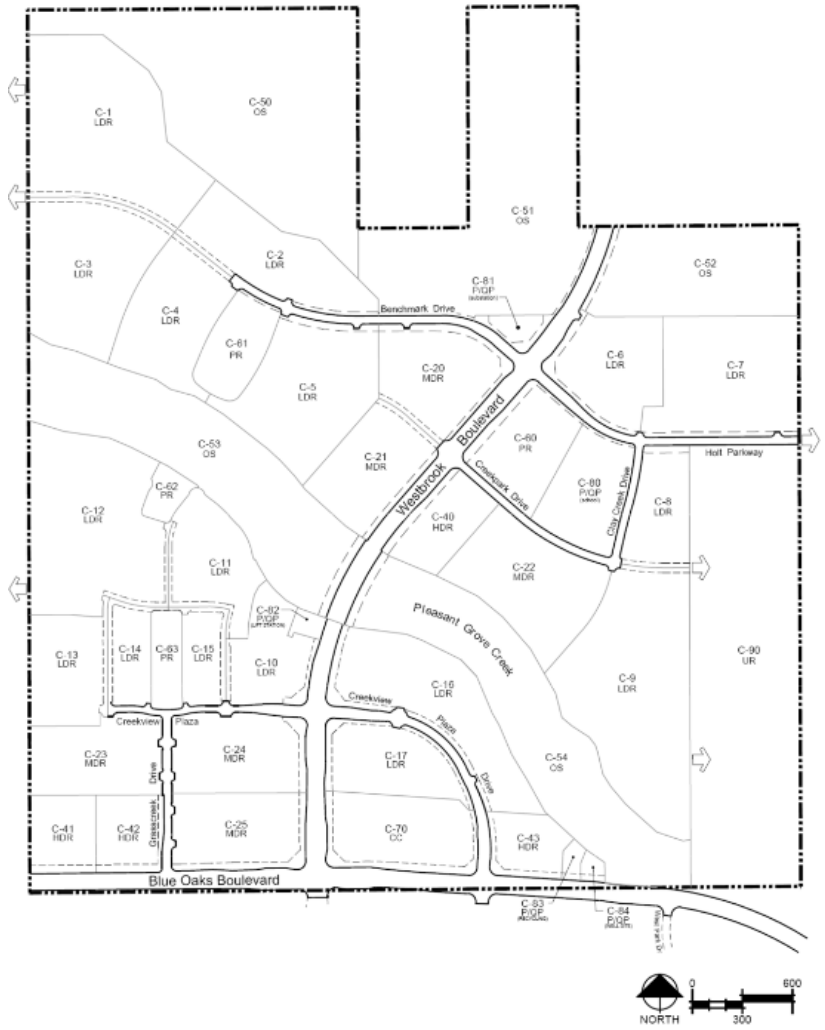
Creekview Specific Plan

The Creekview Specific Plan (CSP) is a smaller Specific Plan that is located directly north of the West Roseville Specific Plan. The CSP is centered along Westbrook Blvd and will be a mix of low, medium, and high-density residential uses, along with commercial and office uses. The plan area has an expected buildout of 2,011 dwelling units that will accommodate 5,108 residents.

There is plans for 9.22 total acres of Community Commercial that may have up to 100,000 square feet of retail and office uses.

Construction has begun along Blue Oaks Blvd with the Winding Creek residential development, built by Anthem United.

Figure 2.9: Creekview Specific Plan (2021)



Source: City of Roseville

Planned Commercial & Employment

9.2 Acres

MXD DEVELOPMENT STRATEGISTS

Existing Conditions & Policy Analysis

Regional University Specific Plan (Placer County)

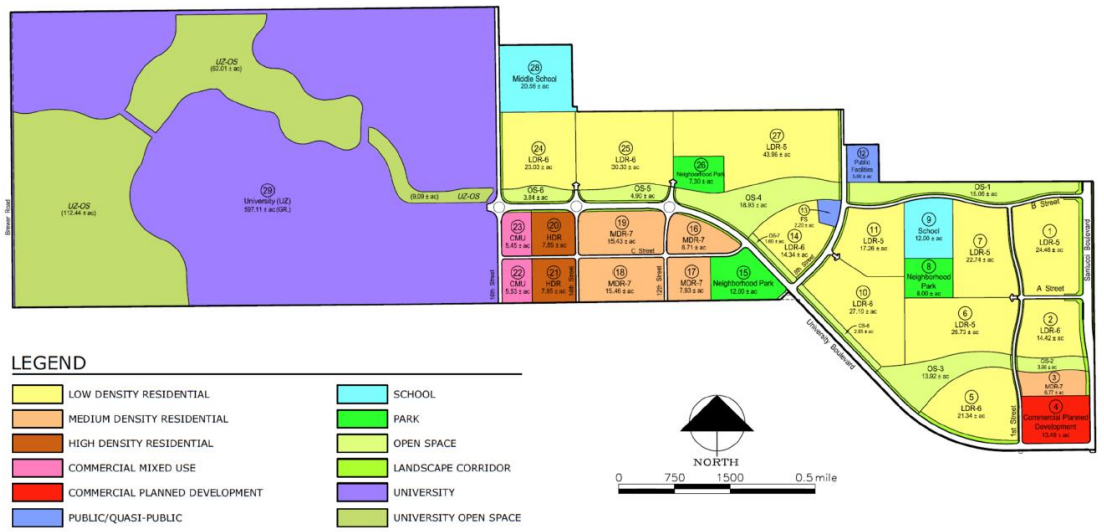
The Regional University Specific Plan was adopted in 2008 and last amended in 2019. This specific plan is part of the Curry Creek Special Planning Area in Placer County. It is a 1,159-acre plan anchored by a university campus and mixed-use community. The specific plan area is directly west of Site WB-41 and the eastern edge of the specific plan fronts along Santucci Blvd.

The university is planned to accommodate up to 6,000 students and 800 staff, as well as an adjacent private high school of up to 1,200 students. The mixed-use community is expected to contain a diverse range of uses including residential, commercial, employment, open space, and recreational. The university is expected to take up 600 acres of land, leaving 562 acres for community development.

24.5 acres are planned for commercial and commercial mixed-use development. This translates to upwards of 250,000 square feet of potential retail uses. The primary commercial node is at the southeast corner of the planning area, at University Blvd and Santucci Blvd. This would make the site "kitty corner" to site WB-41.

There are currently no plans for development in this specific plan area and a university has yet to be secured as the anchor tenant.

Figure 2.10: Regional University Specific Plan



Source: Placer County

Planned Commercial & Employment

24.5 Acres

MXD DEVELOPMENT STRATEGISTS

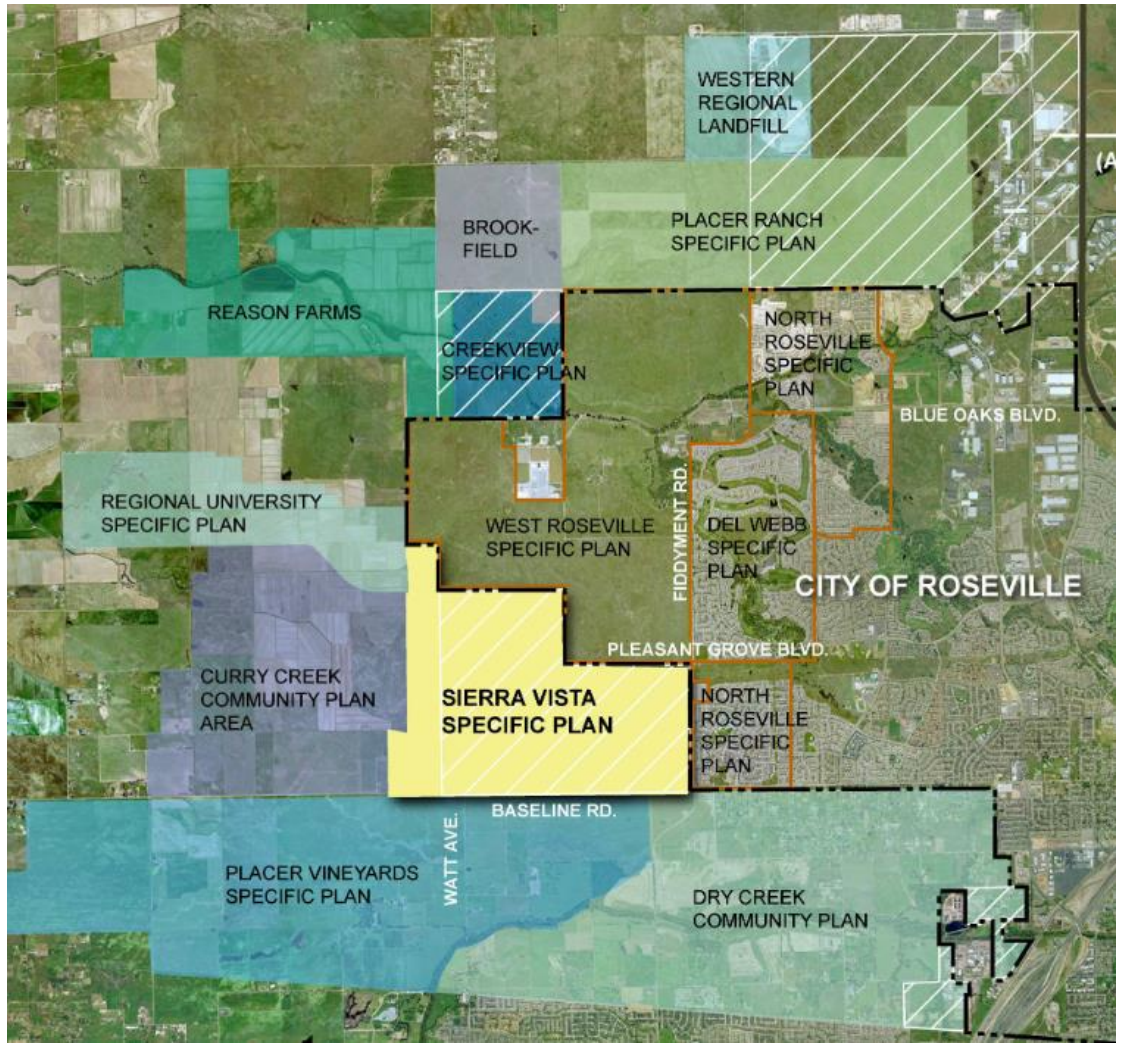
Existing Conditions & Policy Analysis

Curry Creek Community Plan (Placer County)

The Curry Creek Community Plan is approximately 4,189 acres in size, located in unincorporated Placer County. It is directly west of the Sierra Vista Specific Plan as displayed in Figure 2.11. The plan is also adjacent to Site WB-41.

The Placer County General Plan has designated the Curry Creek area as agricultural and there is no specific plan for Curry Creek at this time. Recnetly, orchards of nut trees have recently been planted in areas close to Santucci Blvd. Based on this information and lack of specific plan in place, development in Curry Creek is likely decades away.

Figure 2.11: Curry Creek Community Plan Location



Source: City of Roseville

Planned Commercial & Employment

N/A

MXD DEVELOPMENT STRATEGISTS

Planned Community Commercial

There is a significant amount of planned Community Commercial in the three specific plan areas that are relevant to site WB-41 (not including Placer County). The commercial site in the Del Webb Specific Plan is included due to it being an undeveloped site owned by Safeway adjacent to the Sierra Vista Specific Plan area. Development Status is based on a desktop review of current development permits with the City of Roseville, and CoStar data. Potential commercial square footage is calculated using a standard retail 0.2 floor area ratio. This is consistent with recent retail developments in the area. Zoning allows up to 0.4 FAR. There would be 2.5 million square feet of retail if all sites were built-out (at 0.2 FAR), with significantly more development, if constructed at a higher density. With a projected 53,000 residents at build-out, this would be 47 SF per capita, significantly more than the 20 SF per capita that has become the new industry standard in a shifting retail landscape according to industry experts such as ULI and ICSC. With the shifts to online sales and reductions in retail tenant sizes MXD estimates a maximum required new retail floorspace of 1.32 million SF.

Table 2.1: Zoned Community Commercial

Ref #	Parcel Name	Location	Size in Acres	Designation	Development Status	Potential Commercial Square Footage
1	WB-41	Sierra Vista Specific Plan	10.11	Commercial	Vacant	88,078
2	WB-42	Sierra Vista Specific Plan	14.55	Commercial	Vacant	126,760
3	JM-41	Sierra Vista Specific Plan	13.5	Commercial/Business Professional	Vacant	117,612
4	FD-40	Sierra Vista Specific Plan	7.55	Commercial	Vacant	65,776
5	FD-41	Sierra Vista Specific Plan	5.71	Commercial Mixed Use	Vacant	24,873
6	DF-40	Sierra Vista Specific Plan	12.64	Commercial	Vacant	110,120
7	DF-41	Sierra Vista Specific Plan	29.14	Commercial	Vacant	253,868
8	DF-42	Sierra Vista Specific Plan	39.90	Commercial	Vacant	347,609
9	KT-42	Sierra Vista Specific Plan	8.45	Commercial	Proposed	73,616
10	KT-43	Sierra Vista Specific Plan	11.91	Commercial/Business Professional	Vacant	103,760
11	KT-40-A	Sierra Vista Specific Plan	5.39	Commercial Mixed Use	Vacant	23,479
12	KT-40-B	Sierra Vista Specific Plan	18.10	Commercial Mixed Use	Vacant	78,844
13	KT-41-A	Sierra Vista Specific Plan	29.52	Commercial	Vacant	257,178
14	KT-41-B	Sierra Vista Specific Plan	29.52	Commercial	Vacant	257,178
15	W-32	West Roseville Specific Plan	3.29	VC-Commercial	Built (non-retail)	-
16	W-33	West Roseville Specific Plan	3.09	VC-Commercial	Built	26,920
17	W-30	West Roseville Specific Plan	2.99	Commercial	Vacant	26,049
18	F-30	West Roseville Specific Plan	8.46	Commercial	Partially Built	73,704
19	F-31	West Roseville Specific Plan	13.35	Commercial	Under Construction	116,305
20	F-32	West Roseville Specific Plan	4.67	Commercial	Vacant	40,685
21	F-33	West Roseville Specific Plan	4.68	Commercial	Vacant	40,772
22	F-34	West Roseville Specific Plan	5.29	Commercial	Vacant	46,086
23	F-6D	West Roseville Specific Plan	5.05	Commercial	Vacant	43,996
24	F-81	West Roseville Specific Plan	1.97	Commercial	Vacant	17,163
25	C-70	Creekview Specific Plan	9.22	Commercial	Vacant	80,325
26	21	Del Webb Specific Plan	12.72	Commercial	Vacant	110,817

Source: City of Roseville

2.5 Million (47 SF per capita)

Approximate retail square footage at full build-out (at 0.2 FAR)

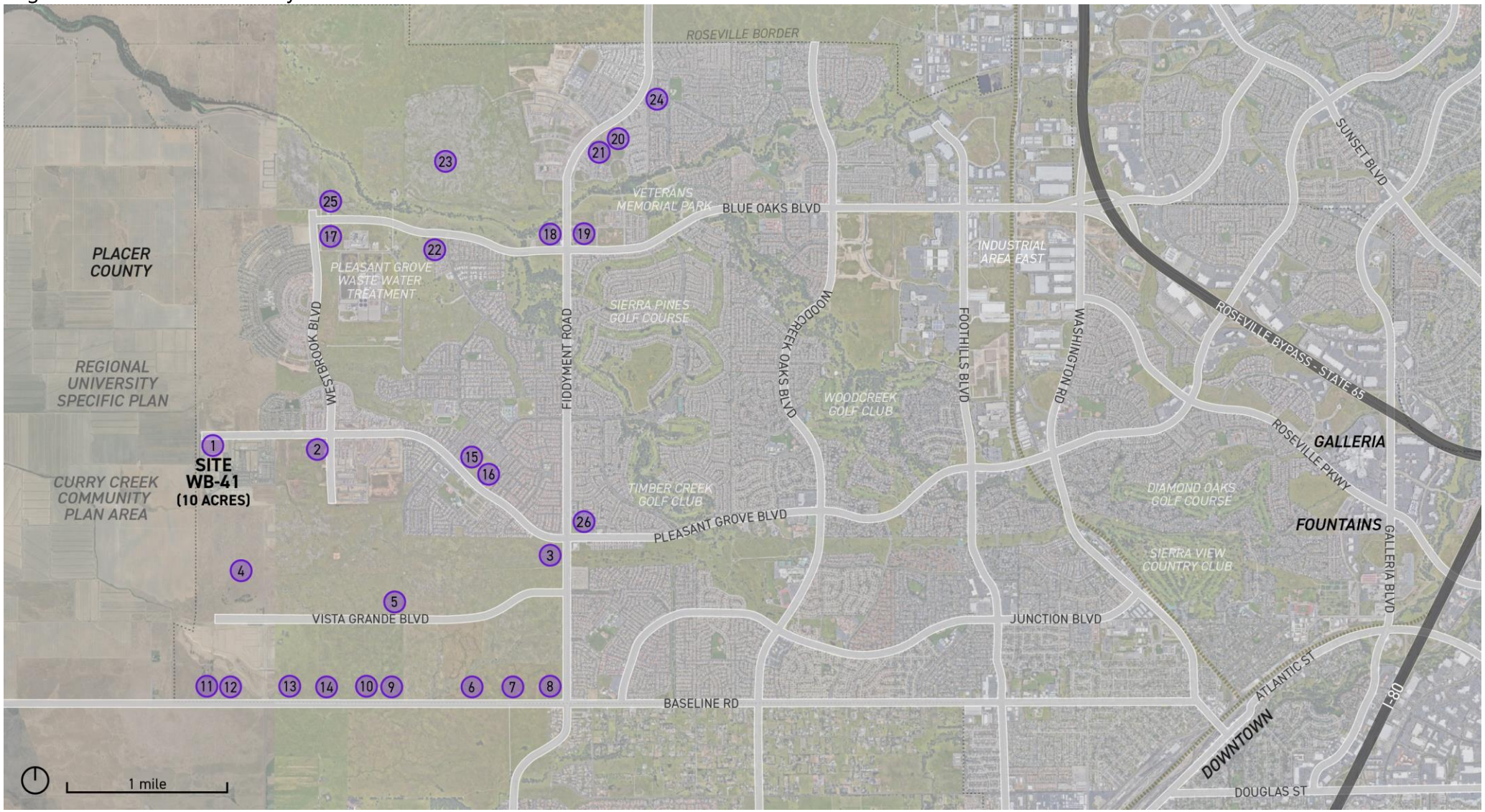
5.2 Million (98 SF per capita)

Approximate retail square footage at full build-out (at 0.4 FAR)

MXD DEVELOPMENT STRATEGISTS

Existing Conditions & Policy Analysis

Figure 2.12: Planned Community Commercial



Source: City of Roseville

SWOT Analysis

Strengths

- Located in fast growing Sierra Vista Specific Plan area.
- Limited retail offerings in proximity.
- Strong demographics and retail spending profile in local trade area.
- Flat rectangular site is ideal for development.
- Easy vehicle and pedestrian access to the site off of Pleasant Grove Blvd, Daylight Dr, and Santucci Blvd.

Weaknesses

- Located on very edge of Roseville boundary.
- No urban development to the west expected in near to medium term.
- 180 degree site.
- Santucci Blvd may not be fully built for 15+ years.
- Very low traffic counts.
- Significant amount of optimally located Community Commercial sites that are currently vacant and ripe for development.
- Site is located between two trade areas, not conducive for community-scale retail.

Opportunities

- Potential opportunities for a limited amount of personal services such as daycare, health care, medical, etc. that are less reliant on traffic counts.

Threats

- New neighborhood retail centers are built in Sierra Vista and West Roseville Specific Plan areas that have better locations than site WB-41.
- Baseline Marketplace and Placer Vineyards developments create destination retail appeal for shoppers.
- Demand for new retail stays relatively flat due to changing consumer patterns and rise of e-commerce.
- Completion of Santucci Blvd and Regional University Specific Plan take longer than expected.

MXD DEVELOPMENT STRATEGISTS

3

Retail Market Overview

MXD DEVELOPMENT STRATEGISTS

Macro Market Study – Growth of E-commerce

Introduction

E-commerce continues to evolve since its emergence nearly 30 years ago, completely transforming the retail sector and reduced market-share for many brick-and-mortar retailers. Impacts of e-commerce have been significant, with many retailers scaling back the number of physical locations and/or decreasing their typical store size.

However, recent studies show that many people still prefer to shop in-person for a hands-on, social experience. For today's retailers to be successful, they must adopt new methods that adapt to the growing e-commerce sector while also creating a unique and attractive in-person shopping experience.

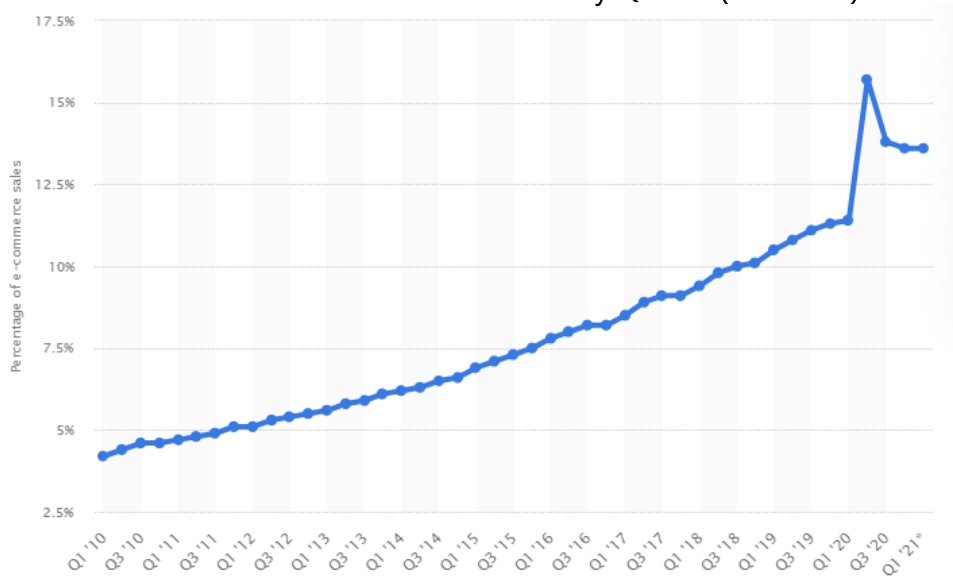
CV-19 and Increased Growth

E-commerce's share of U.S. retail trade revenue grew steadily from 5% in 2010 to 14% in 2019. The CV-19 pandemic accelerated this trend with e-commerce market share growing to 17% of total retail trade revenue, essentially fast-tracking e-commerce growth by five years as shown in Figure 3.1.

This market share has since receded to 15.5% as restrictions eased up in 2021, but it is generally accepted in the industry that the profound transformation will only continue to impact brick-and-mortar retailing. A recent study by CBRE projects that e-commerce will comprise 35% of retail revenues by 2030 and 40% by 2040. As a consequence, brick-and-mortar retailing is likely to decline in aggregate sales volume on inflation-adjusted terms.

E-commerce has accelerated the supply chain of online storefronts, as demonstrated by the convenience of Amazon's one-day Prime delivery service. In response, an increasing number of stores are adopting innovative strategies to remain competitive such as omnichannel shopping in which then integration of online, telephone, and in-person channels backed by a complete logistics channel is used to create a streamlined consumer experience. E-commerce enables businesses to skip many facets of the traditional supply chain model by integrating them all into online software, reducing costs and time (Figure 3.2).

Figure 3.1: E-commerce share of US retail revenues by Quarter (2010-2021)



Source: Statistica

MXD DEVELOPMENT STRATEGISTS

Macro Market Study – Growth of Ecommerce

Figure 3.2: Traditional Vs. Ecommerce Supply Chain Logistics



Source: Supply Chain 247

E-commerce and Commercial Real Estate & Development

The acceleration of e-commerce has eroded brick-and-mortar retail sales in exchange for growing industrial sector demand. 2020 became an strong year for industrial absorption, especially for newer logistics product, while retail suffered sweeping vacancies across the country.

As physical retailers begin to adopt e-commerce, the space and locational needs of these retailers will shift as well. Larger anchor tenants are converting to smaller stores and reducing the number of stores in operation while increasing their focus on online fulfillment.

Smaller independent retailers selling discretionary goods (non-essential items) are particularly challenged by the growing allure of online marketplaces. Leasing activity for such specialty retailers is significantly lower than it was a decade ago.

The transition to online retail has been documented extensively prior to the pandemic by the International Council of Shopping Centers (ICSC). Service establishments comprise 53% of all retailers in the U.S. and is growing faster as shopping becomes less of a social activity.

Services like food and beverage, laundry, entertainment, repair and maintenance, are growing in market share as these types of businesses are more resilient to e-commerce penetration. Restaurant sales volume has expanded rapidly driven by shifts in demographics and consumer preferences. Similarly, the number of gyms and fitness centers has increased by 39% over the past 10 years.

Looking to the future, experts view that a balance between in-store locations online fulfillment to create a true omnichannel experience for the consumer will provide most tenants with success. There will continue to be a role for brick-and-mortar stores moving forward, but the role of these physical storefronts will change. Retailers will continue to keep a presence in the bricks and mortar world to give their customers the ability to feel products, to support brand creation and representation, to include human engagement in the shopping experience, and to allow for efficient return and delivery service.

It remains profitable to retain a physical store network. For example, primarily online retail brands such as Bonobo report higher online sales in markets where they have a physical presence. But this function requires fewer stores and less space than previously required, particularly from a back-of-house inventory perspective. Ultimately, in the future tenants will be more cautious on physical store expansion plans moving forward, and will gravitate to smaller footprints and fewer but strategically-located geographic locations.

Macro Market Study – E-commerce & Grocery

E-Commerce and Grocery

Significant growth in e-commerce is also posing implications for grocery stores and food delivery systems, primarily for the sake of convenience to the shopper. More grocers are offering online-shopping and fulfillment options to customers, which allow for groceries to be picked, paid and prepared for pick-up or delivery. This process is currently inefficient and costly for grocers as it requires stocking and packaging to be completed twice for a purchase. To become more efficient, micro-fulfillment centers (MFCs) are in the concept stages to automate the packing and sorting process.

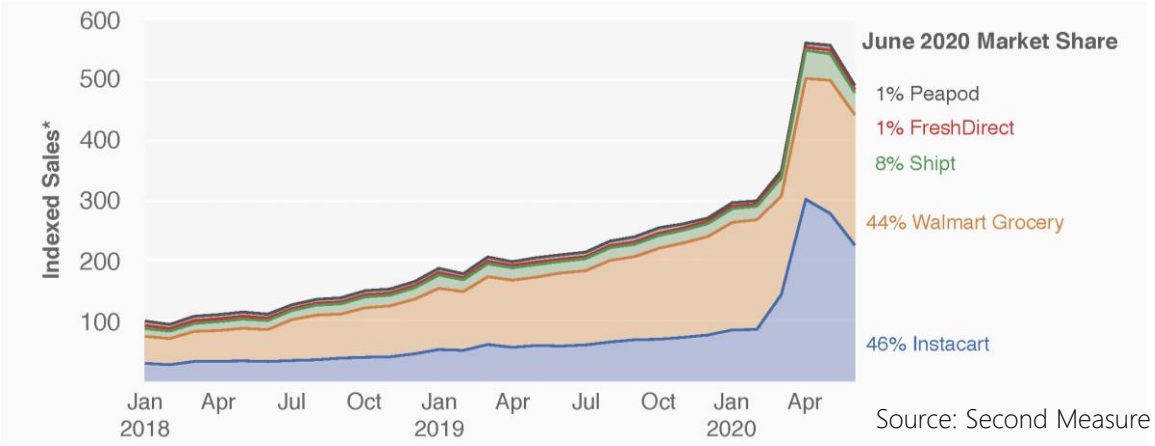
Historically, grocery stores have been resilient to e-commerce adoption due to many unique barriers such as multi-temperature products, oddly-sized and shaped products, thin margins, and the vast number of Stock Keeping Units (SKUs). This has kept e-commerce penetration to approximately 3-4%. The pandemic has accelerated the growth of e-commerce in grocery to 10% of food purchases and is expected to rise to 15% by 2024, essentially the current overall share of e-commerce in the entire retail sector.

There are also new e-commerce companies that are revolutionizing the grocery and food delivery service themselves such as Uber Eats, Instacart, and Shipt. Uber Eats recently expanded their delivery services to offer direct grocery and convenience store items to their customers by acting as a third-party service to grocers and stores. In addition several new enterprises offer solutions for grocers to begin their own delivery service. In addition, companies like HelloFresh and Chefs Plate offer semi-custom meal-kit delivery services that aim to save customers even more time in cooking at a premium.

Although the trends point toward further grocery adoption of e-commerce, the experience of in-store grocery shopping cannot be fully replaced by current technology. This is a major factor of the recent success found in boutique and quality-driven grocers such as Whole Foods Markets and Trader Joes. The recent acquisition of Whole Foods by Amazon points to a significant emerging force in the sector.

Increasing e-commerce penetration will inevitably alter the way grocers plan and choose sites for new locations. As the grocery fulfillment process becomes more automated and efficient, grocery stores may require new hybrid store formats. These locations can act as omnichannel locations where customers shop both online and in-person, and also where groceries are distributed from. The real estate needs of grocers will transform accordingly.

Figure 3.3: US Grocery Delivery Market Share by Company (2018-2020)



Source: Second Measure

MXD DEVELOPMENT STRATEGISTS

Retail Market Summary – Metro Sacramento

Metro Market Overview

Metro Sacramento's retail market responded well to the CV-19 pandemic with purchasing power remaining strong and sales volumes increasing since December 2020. Major deliveries to the market in 2021 have slightly inflated vacancy rates although absorption remains healthy. There is an overall positive outlook for the market as consumer patterns return across the region.

Vacancy and Absorption

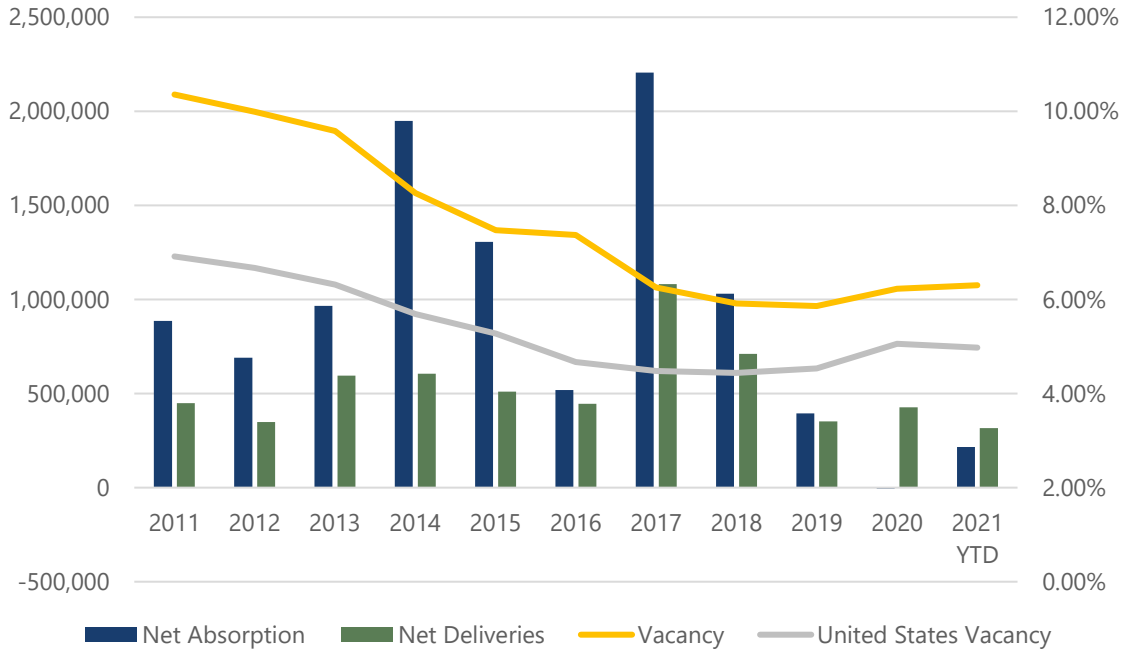
Metro Sacramento's average vacancy rate is currently 6.4%, only 0.3% higher than the market's 3-year average of 6.1%. This is partly due to California's stimulus programs that assisted businesses during the pandemic. Historically, vacancy rates have dropped from over 10% in 2011, displaying increases in demand for retail space up until 2018. Malls, Strip Centers, and Neighborhood Centers have had the highest vacancy rates over the years, with Malls still increasing in vacancy. General Retail and Power Center retail have the highest demand.

Annual net absorption has been positive over the past decade, particularly in 2017 when over two million SF of retail was absorbed into the market. Absorption has decreased annually since the 2017 high, with 2019 only garnering 400,000 SF of absorption. While 2020 featured negative absorption, 2021 has shown an improvement over the first six months. 116,000 SF has been absorbed over the last 12 months, led by South Sacramento and the Roseville submarkets.

Leasing

Leasing activity recorded below 2 million SF for the first time since 2008 due to the pandemic, although slowing demand is a trend the market has demonstrated since 2017. Large deals include the 51,000 SF move-in from Rancho San Miguel Markets, and an 86,400 SF lease from Target. Discount retailers have been the trend for move-ins, with the likes of Falling Prices, That's Cheap, and Dollar Tree all leasing properties across the metro.

Figure 3.4: Sacramento Net Absorption, Deliveries & Vacancy (2011-2021 YTD)



Source: CoStar

Retail Market Summary – Metro Sacramento

Rent

Rental rates in Metro Sacramento are in line with the U.S. average. The average asking rent is currently $21.46 PSF, approximately 15% higher than Stockton and 30% lower than East Bay. Malls command the highest rents among other retail classes at $28.50 PSF, even considering growing vacancies. Strip Center and General Retail have the lowest asking rents at roughly $19.50 PSF.

All retail classes have experienced declines in rent growth since 2018, although Strip Centers and General Retail are expected to experience positive growth through 2021. The highest asking rents can be found in the Davis and Folsom submarkets, which are approximately 25% higher than the metro average. Rent growth over the past 12 months is at 0.7%, a number forecasted to increase as restrictions are lifted.

Construction / Deliveries

Metro Sacramento's retail development pipeline is currently at one of its lowest levels historically, following a trend of short supply since 2010. Deliveries were the highest in 2017 to 2018, adding approximately 1.8 million SF to the market.

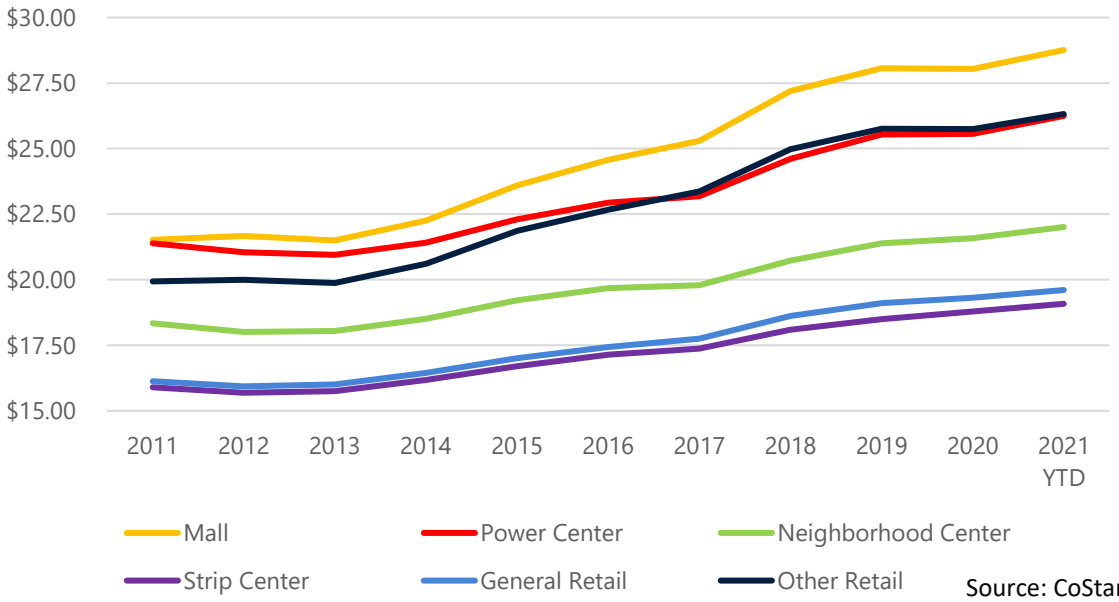
A notable project is the Campus Oaks Town Center located at Blue Oaks and Woodcreek Oaks in Roseville, a 118,000 SF neighborhood center that is receiving strong tenant interest. Tenants include Nuggets Markets, Panda Express, Supercuts and 24-Hour Fitness. Sienna Ridge, another large neighbourhood center project located in El Dorado Hills, added 71,000 SF in 2020.

Roseville/Rocklin is currently the submarket that has the largest under construction inventory. The submarket has approximately 69,000 SF of space in the pipeline and 60% of it is pre-leased. Overall, the metro market has 229,000 SF under construction spread across 34 buildings, 62% of which is pre-leased.

Sales

Sales activity has increased since 2020 due to vaccine rollout and the opening of California. Sales volume is expected to reach $559 million, which is shy of the 2015-19 average annual volume of $799 million. Cap rates have stabilized in the mid 6% area since 2015.

Figure 3.5: Sacramento Retail Lease Rates by Asset Type (2011-2020 YTD)



Source: CoStar

Retail Assessment – Metro & Submarket Conditions

Metro Retail Market Typology Conditions

Metro Sacramento is a relatively healthy retail market, with vacancy at 6.4% and rental rates moderately higher than the national average. Over the past decade the metro has absorbed an average of 912,000 SF of retail space per year. This amount represents 0.83% growth in inventory per year. Conversely, population growth has averaged 1.13%/year over the past decade. As a result, vacancy rates have dropped from 10.8% in 2010 to 6.4% today despite the impact of the pandemic.

Vacancy rates vary considerably by shopping center type throughout the metro. Most notably, Neighborhood Centers and Strip Centers (the two formats most suited to the WB-41 site) have vacancy rates at 8% or higher. Typically, retail vacancy rates should decline to below 7% to attract significant speculative retail development.

Overall, the Metro Sacramento appears poised to support new retail development over the next decade as population growth continues. However, retail is forecast to continue to grow at a moderate pace and below that of overall population increase.

Table 3.1: Metro Retail Market Conditions, Current and Historic

	Current Market Conditions										Historic Market Conditions (2010)						
Metro Sacramento	**Inventory SF**	**Vacancy SF**	**Vacancy %**	**Occupied SF**	**% of Metro Occupied Inventory**	**Average Net Absorption (SF/Yr)**	**Average Annual Rent Change**	**YTD Inventory Growth SF**	**Asking Base Rents**	**Cap Rate**	**Inventory SF**	**Vacancy SF**	**Vacancy %**	**Occupied SF**	**% of Metro Occupied Inventory**	**Asking Rents**	**Cap Rate**
Malls	6,960,404	894,375	12.8%	6,066,029	100.0%	36,831	2.29%	3,300	$28.34	6.3%	6,064,736	403,846	6.7%	5,660,890	100.0%	$22.60	7.4%
Power Center	11,186,740	794,750	7.1%	10,391,990	100.0%	185,791	1.23%	166,583	$25.55	6.6%	9,406,076	1,057,784	11.2%	8,348,292	100.0%	$22.60	7.6%
Neighborhood Center	39,493,459	3,177,218	8.0%	36,316,241	100.0%	344,278	1.11%	49,700	$21.67	6.6%	37,729,325	5,200,146	13.8%	32,529,179	100.0%	$19.41	7.7%
Strip Center	9,446,097	771,515	8.2%	8,674,582	100.0%	73,624	1.23%	35,727	$18.92	6.4%	9,275,430	1,410,711	15.2%	7,864,719	100.0%	$16.74	7.7%
General Retail	40,891,283	1,203,294	2.9%	39,687,989	100.0%	263,174	1.38%	182,349	$19.39	6.4%	39,832,611	3,039,535	7.6%	36,793,076	100.0%	$16.90	7.7%
Other Retail	1,532,900	177,372	11.6%	1,355,528	100.0%	7,814	2.20%	5,100	$25.91	6.3%	1,383,491	113,919	8.2%	1,269,572	100.0%	$20.85	7.3%
Metro Total	**109,510,883**	**7,018,524**	**6.4%**	**102,492,359**	**100.0%**	**911,512**	**1.36%**	**442,759**	**$21.40**	**6.5%**	**103,691,669**	**11,225,941**	**10.8%**	**92,465,728**	**100.0%**	**$18.69**	**7.7%**

Source: CoStar

Retail Market Summary – Roseville/Rocklin

Roseville/Rocklin Submarket Overview

Roseville/Rocklin is a wealthy submarket of Sacramento that translates into strong buying power and a substantial retail market size. The submarket is healthier on average than the metro with lower vacancy rates, positive annual demand, and a consistent supply cycle.

Vacancy and Absorption

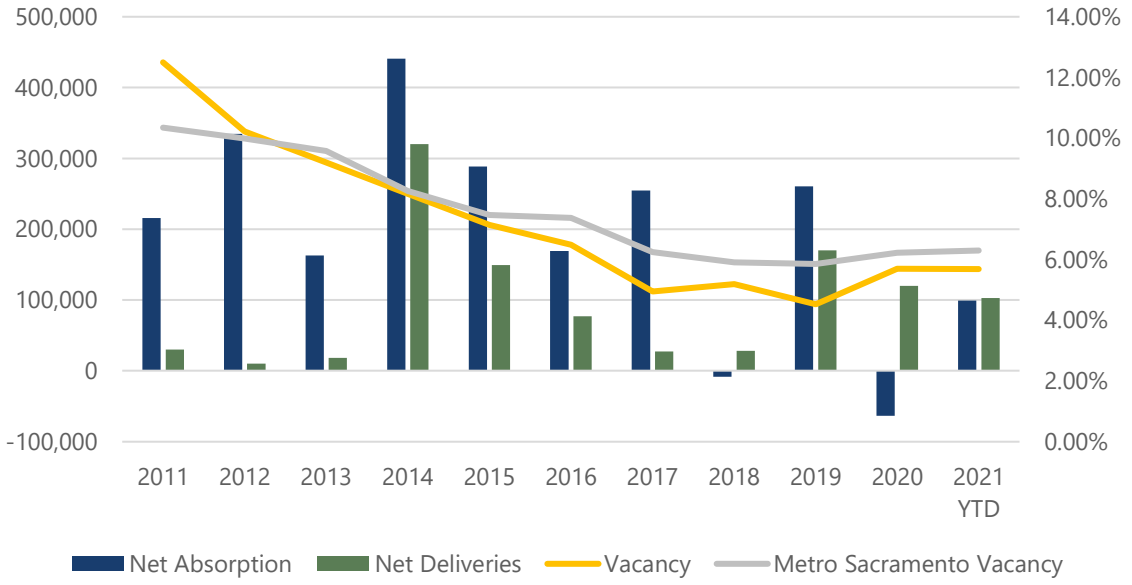
Total vacancy across the submarket typically falls approximately a percentile below the Sacramento average and is currently at 5.4%. Vacancies have been steadily dropping since 2011 and have only risen recently due to the pandemic. They are expected to level out into 2021 as markets stabilize. The 5-year average vacancy rate is a healthy 5.3%.

Demand has been strong with net positive absorption across past decade aside from 2018 and 2020. 2014, 2015, and 2019 were particularly robust years for absorption, reaching above 200,000 SF annually. The submarket had a higher net absorption over the past 12 months compared to Sacramento, with a total of 133,000 SF absorbed, demonstrating Roseville/Rocklin's attractiveness for retail in the metro.

Leasing

The types of tenants in Roseville/Rocklin reflect the high wages and buying power of the community. Major big box tenants like Target, Bed Bath & Beyond, and Nordstrom Rack and upscale grocers such as Whole Foods are located in the submarket. Several notable deals have been signed over the past year, including a 16,600 SF property move-in by Goldfield Trading Post, a music venue, at 238 Vernon St. Most lease signings were under 10,000 SF, which is historically typical of the Roseville/Rocklin submarket.

Figure 3.6: Roseville/Rocklin Net Absorption, Deliveries & Vacancy (2011-2020 YTD)



Source: CoStar

Retail Market Summary – Roseville/Rocklin

Rent

Rent growth has slowed since 2018, although still on par with the metro at 0.5%. Annual gains over the past three years averaged 2.9%. The average asking rent is $24.74 PSF and is one of the highest across Sacramento submarkets. The total asset value of the submarket is $3.8 billion, or 15.8% of the metro's total asset value.

High rents are attributed to the area's concentration of malls and power centers, which account for roughly one third of the total product. Rents are trailing by 5% of the asking rate in 2008. General Retail and Strip Center product are among the fastest growing rents in the submarket. Malls command an average $34.00 PSF, substantially higher than Power Center asking rates of $26.50 PSF. This is likely influenced by the Westfield Galleria at Roseville and its destination appeal.

Construction / Deliveries

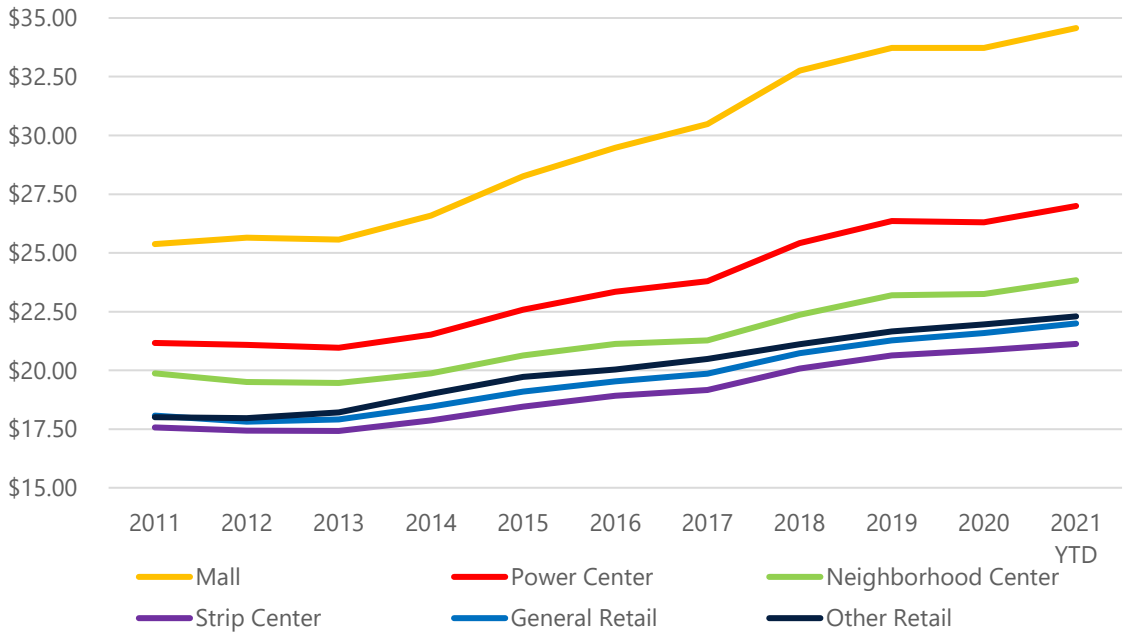
Several deliveries have been completed in 2021, including the 43,000 SF Campus Oaks Town Center. Nugget Markets, Panda Express, Starbucks and a community center are among the tenants of the power center. 2015, 2019, and 2020 were significant years for net deliveries in the submarket, each adding over 100,000 SF of retail space.

Construction activity has decreased since the pandemic and is forecasted to be limited in the near term. Overall, 216,000 SF has been delivered over the past 12 months and approximately 68,500 SF is under construction. Proposed developments are primarily concentrated along I-80 and the Route 65 corridor.

Sales

Sales activity has been limited since 2019 as investors are cautious due to the pandemic. Average transactional price is near $300 PSF. Cap rates are lower than the metro average at 5.8%. A notable transaction is Living Spaces' $28.8 million purchase of a 109,000 SF building at 1851 Freedom Way.

Figure 3.7: Roseville/Rocklin Retail Lease Rates by Asset Type (2011-2020 YTD)



Source: CoStar

Retail Assessment – Metro & Submarket Conditions

Roseville-Rocklin Retail Submarket Typology Conditions

The Roseville-Rocklin submarket is one of the strongest in Metro Sacramento, driven by strong demographics and rapid population growth. Roseville-Rocklin exhibits lower vacancy rates than the wider Metro (5.4% versus 6.4%) and higher average rental rates ($24.78 versus $21.40). The submarket contains 15.4 million SF of inventory (14% of Metro total) yet has absorbed an average of 195,000 SF/year since 2010 or over 21% of Metro absorption.

It is important to note that the low overall retail vacancy in this submarket is driven by the very low vacancy rate for Malls (3.4%), Power Centers (3.7%) and General Retail (1.6%). Roseville-Rocklin does exhibit signs of over-development of Neighborhood Centers and Strip Centers, where vacancies exceed 9% vacant, asking rents are low and have increased marginally in the range of 0.33%/year since 2010.

In summary, Roseville-Rocklin appears poised to continue its growth as a retail powerhouse in the Metro area. However, it is anticipated that the current over-supply of Neighborhood Centers and Strip Centers will result in consolidation of these formats over the next decade, with new development occurring in only the most strategic locations central to new residential subdivisions.

Table 3.2: Roseville-Rocklin Retail Market Conditions, Current and Historic

	Current Market Conditions										Historic Market Conditions (2010)						
Roseville-Rocklin Submarket	**Inventory SF**	**Vacancy SF**	**Vacancy %**	**Occupied SF**	**% of Metro Occupied Inventory**	**Average Net Absorption (SF/Yr)**	**Average Annual Rent Change**	**YTD Inventory Growth SF**	**Asking Base Rents**	**Cap Rate**	**Inventory SF**	**Vacancy SF**	**Vacancy %**	**Occupied SF**	**% of Metro Occupied Inventory**	**Asking Rents**	**Cap Rate**
Malls	1,712,319	57,766	3.4%	1,654,553	27.3%	(646)	1.64%	0	$34.22	6.1%	1,702,619	40,964	2.4%	1,661,655	29.4%	$29.07	7.1%
Power Center	3,552,373	130,293	3.7%	3,422,080	32.9%	58,110	0.59%	6,000	$26.37	6.4%	3,216,259	433,391	13.5%	2,782,868	33.3%	$24.87	7.4%
Neighborhood Center	5,064,820	459,834	9.1%	4,604,986	12.7%	52,379	0.34%	47,500	$23.56	6.2%	4,963,218	934,404	18.8%	4,028,814	12.4%	$22.77	7.4%
Strip Center	1,096,861	105,085	9.6%	991,776	11.4%	19,228	0.32%	0	$20.98	6.2%	1,059,964	279,696	26.4%	780,268	9.9%	$20.32	7.6%
General Retail	3,812,847	60,856	1.6%	3,751,991	9.5%	54,827	0.51%	46,400	$21.74	6.4%	3,384,570	235,681	7.0%	3,148,889	8.6%	$20.66	7.7%
Other Retail	137,337	15,141	11.0%	122,196		11,109		5,100	$22.24	5.8%	-			-			
Local Submarkets	**15,376,557**	**828,975**	**5.4%**	**14,547,582**	**14.2%**	**195,008**	**0.58%**	**105,000**	**$24.78**	**6.3%**	**14,326,630**	**1,924,136**	**13.4%**	**12,402,494**	**13.4%**	**$23.40**	**7.4%**

Source: CoStar

Retail Market Summary – Roseville

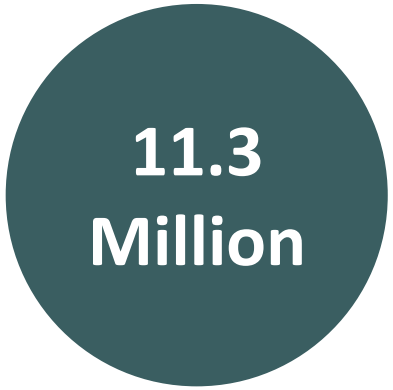
Roseville

Roseville currently has strong retail performance than its submarket. There is 11.3 million square feet of retail inventory, a substantial amount for a city of its population size. This translates to 77 square feet of retail per capita which is well above the U.S. average of 24.5 square feet per capita (Source: Lincoln Institute of Land Policy). Retail is concentrated near the I-80 including the Galleria, the Fountains at Roseville Creekside Town Center, Stanford Crossing, and Downtown Roseville.

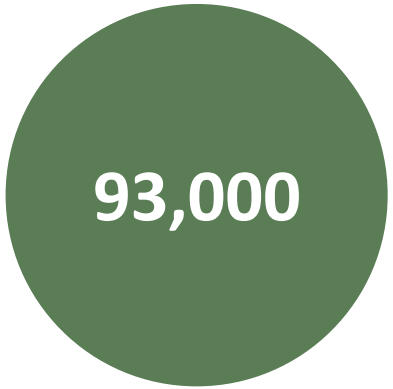
Vacancy as of June 2021 is at 4.6% with average retail rents of $25.87. The significant amount of new residential development that has been constructed on the west side of the city has increased retail spending and driven demand for new retail, especially for day-to-day goods such as grocery, pharmacy, and food & beverage. There has been limited new retail construction on the west side of the city to match the anticipated demand of new residents, especially in the West Roseville and Sierra Vista Specific Plan areas.

Discussions with local experts note that there has been little interest from larger California or Bay Area developers to develop retail in the Roseville market. All recent and upcoming developments are expected to be constructed by local developers.

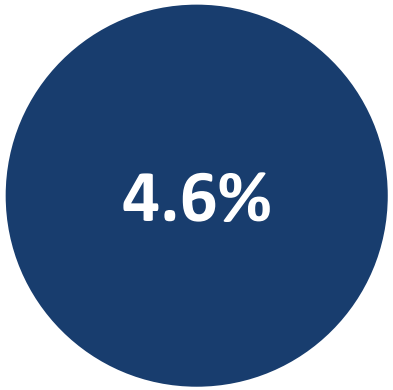
Increased e-commerce spending over the past decade coupled with the CV-19 pandemic have also made retail developers more hesitant to build speculative retail, with current preferences to build in established trade areas that have little risk. These trends have likely played a factor into retail development on the west side of the city.



Total Retail Inventory (SF)



Retail Under Construction (SF)



Retail Vacancy



Average Retail Rent

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Retail Market Summary – 10-Minute Drive Distance

10-Minute Drive Time Retail Market Overview

Although there has been a significant amount of residential development on the west side of the city, there has been limited new retail development in recent years.

Retail product in the area is over a decade old and is comprised primarily of neighbourhood centers, standalone buildings, and a strip center. There is approximately 611,000 SF of total inventory spread across 11 sites in a 10-minute drive time from site WB-41. A map of competitive retail sites is displayed further in this section.

Vacancy and Absorption

The local market has nearly double the vacancy compared to the Roseville/Rocklin submarket at 9.9%. Vacancy dropped historically to a low of 2.3% prior to rising again in 2018 and further throughout the pandemic. The 10-year high of 11.5% vacancy occurred in 2011. Vacancy is more volatile in this trade area due to a smaller inventory. Most vacant spaces are below 10,000 SF in size. Vacancy rates are forecasted to decrease as retail sales grow and retailers look to expand operations out of the pandemic.

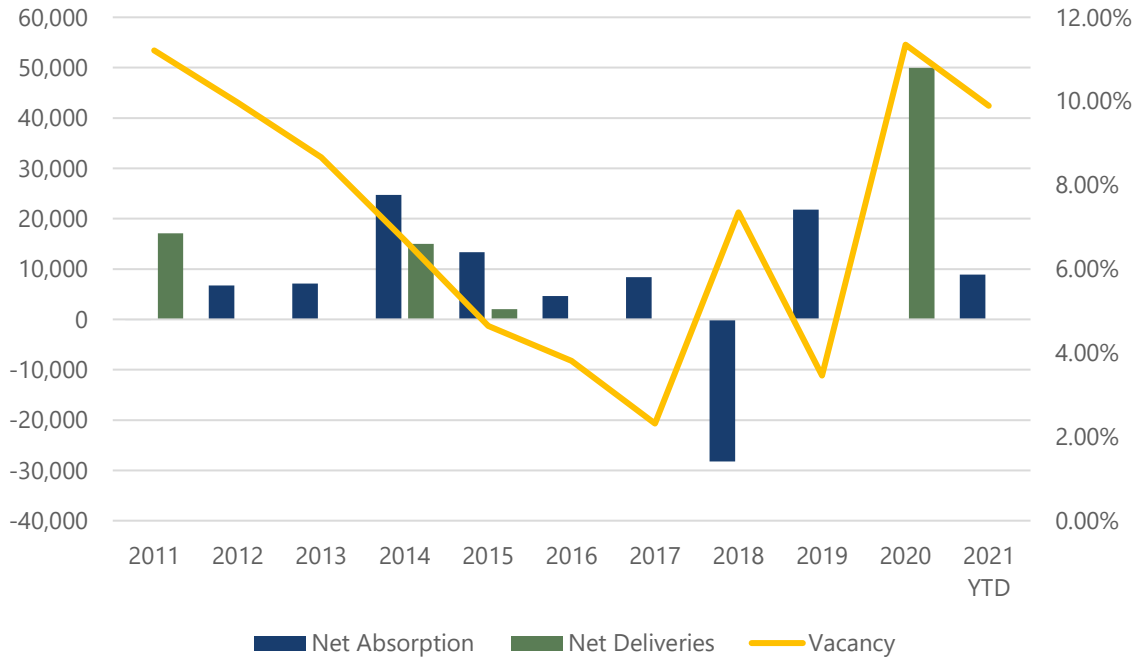
Absorption has been limited in the past decade, with only two years experiencing more than 20,000 SF of retail absorption. The past 12 months saw 16,600 SF of space absorbed into the trade area which falls in line with typical metrics.

The completion of the Plaza at Blue Oaks is expected to increase deliveries and absorption in the trade area.

Leasing

Annual leasing activity has historically maintained below the 20,000 SF mark until recently where larger deals upwards of 25,000 SF were signed. A total of 11,500 SF has been leased in the last year, which is approximately 2.5% of the area's total inventory.

Figure 3.8: 10-Min Drive Area Net Absorption, Deliveries & Vacancy (2011-2020 YTD)



Source: CoStar

Retail Market Summary – 10-Minute Drive Distance

Rent

The 10-minute drive time area commands a slightly lower rent than the Roseville/Rocklin submarket at $22.80 PSF, due to the absence of Mall and Power Center product which garner higher rents. Rents have averaged 3% annual growth since 2014.

Construction / Deliveries

The construction pipeline has been very limited over the past decade, with a very active few years from 2011 to 2013, lightly in 2015, and 50,000 SF in 2020. Net deliveries over the past decade totals 84,070 SF, which is approximately 14% of the area's total inventory.

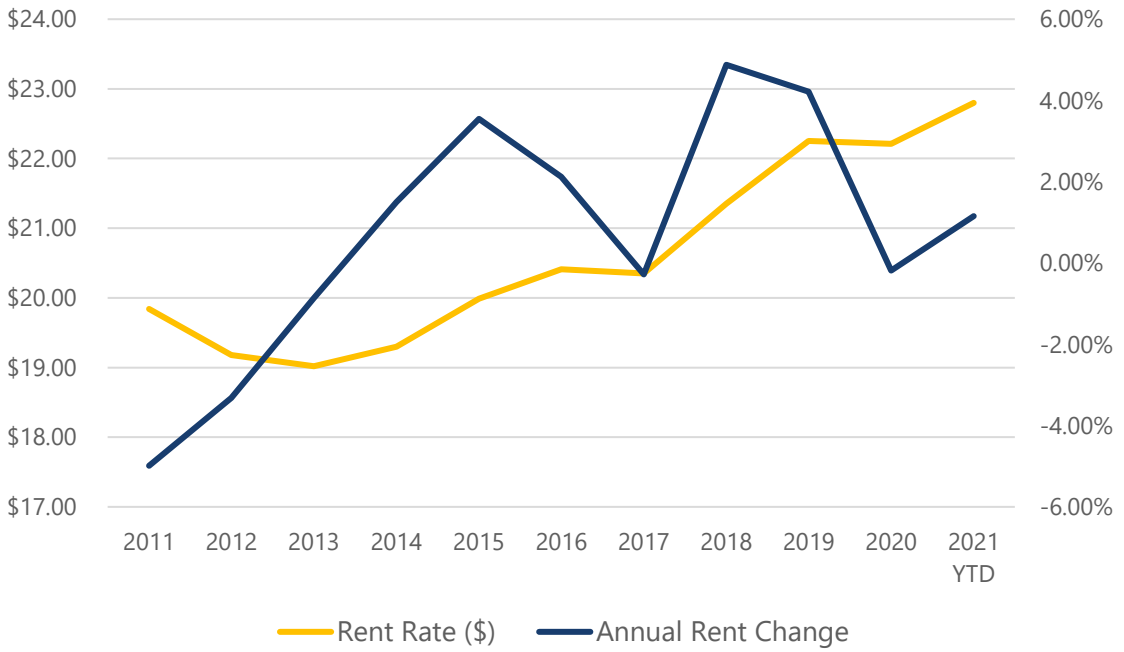
There is 24,700 SF of space currently under construction at the Westpark Village Center at the intersection of Pleasant Grove Blvd and Village Plaza Drive. The neighborhood center will offer 7 spaces ranging from 1,000 to 3,000 SF in size and be anchored by restaurants and coffee shops. This development will add retail options to an underserved Westpark community.

The Plaza at Blue Oaks is the most significant retail project under construction at nearly 50,000 SF. It will be anchored by a Raley's grocery and is expected to have national inline tenants. This retail center is at an important intersection and will draw from a significant established population base.

Sales

Given the relatively small number of properties in the area, sales activity over the past decade reached a high of $15 million in 2020. Cap rates dropped from 7.5% to 6.2% over the past 10 years as net operating income increased from rising rental rates.

Figure 3.9: 10-Minute Drive Area Rent Rate vs. Annual Rent Change (2011-2020 YTD)



Source: CoStar

Competitive Retail

There are a total of 9 retail areas that are in competition with the site by terms of a 10-minute drive distance. Most of the concentration by size is at the east along Foothills Rd and total for 522,848 SF of retail space, or 96% of the area inventory.

The closest retail site is currently at 1771 Pleasant Grove Rd and is a CVS Pharmacy occupying a single-tenant building. In terms of direct competition, the site will be near the upcoming Plaza at Blue Oaks, located at 5351 Fiddyment Rd, and the under construction Westpark Village just north of Pleasant Grove Blvd at Village Plaza Dr.

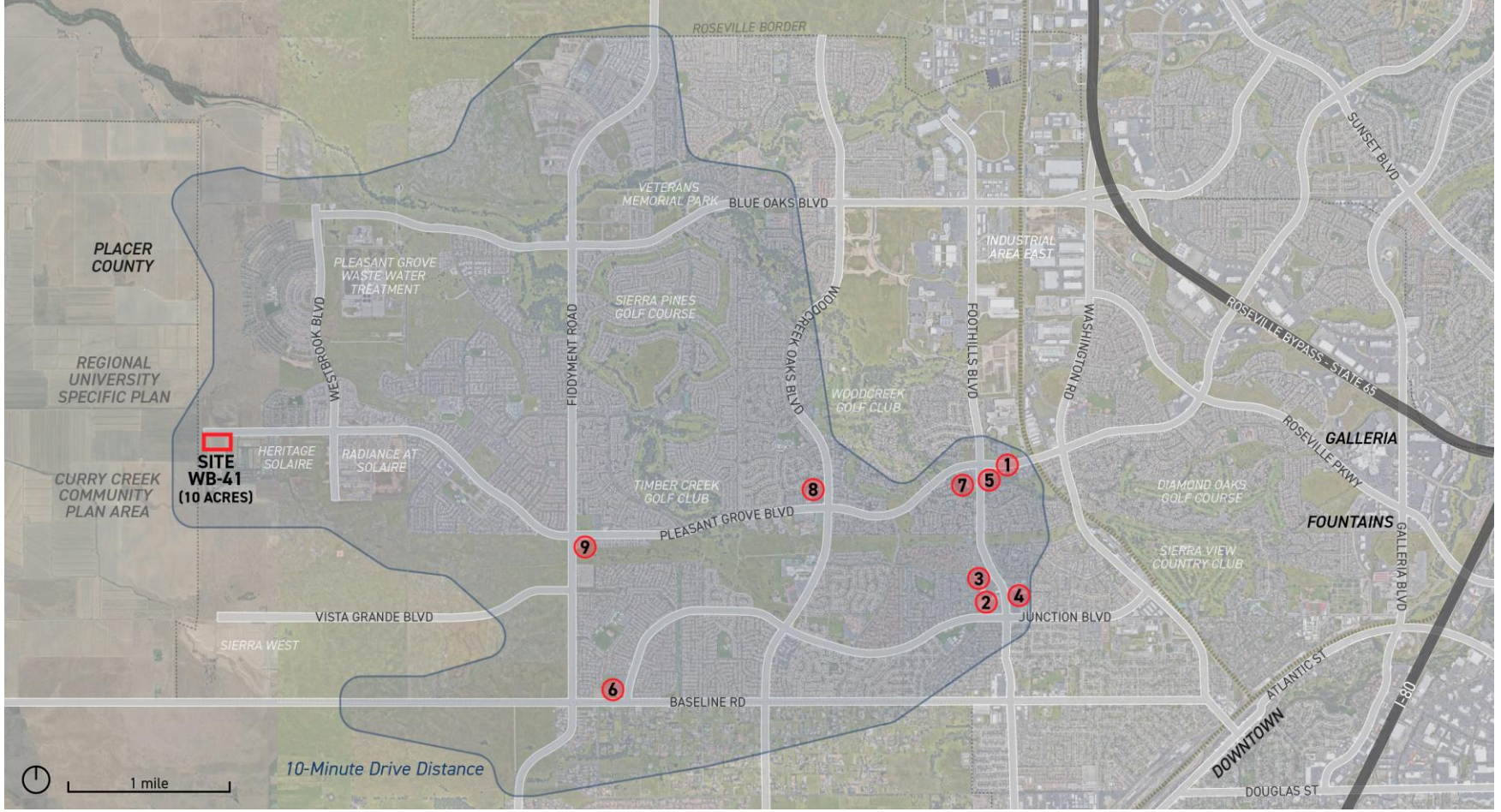


Table 3.3: Competitive Retail within a 10-Minute Drive Distance

Source: Google Earth, CoStar

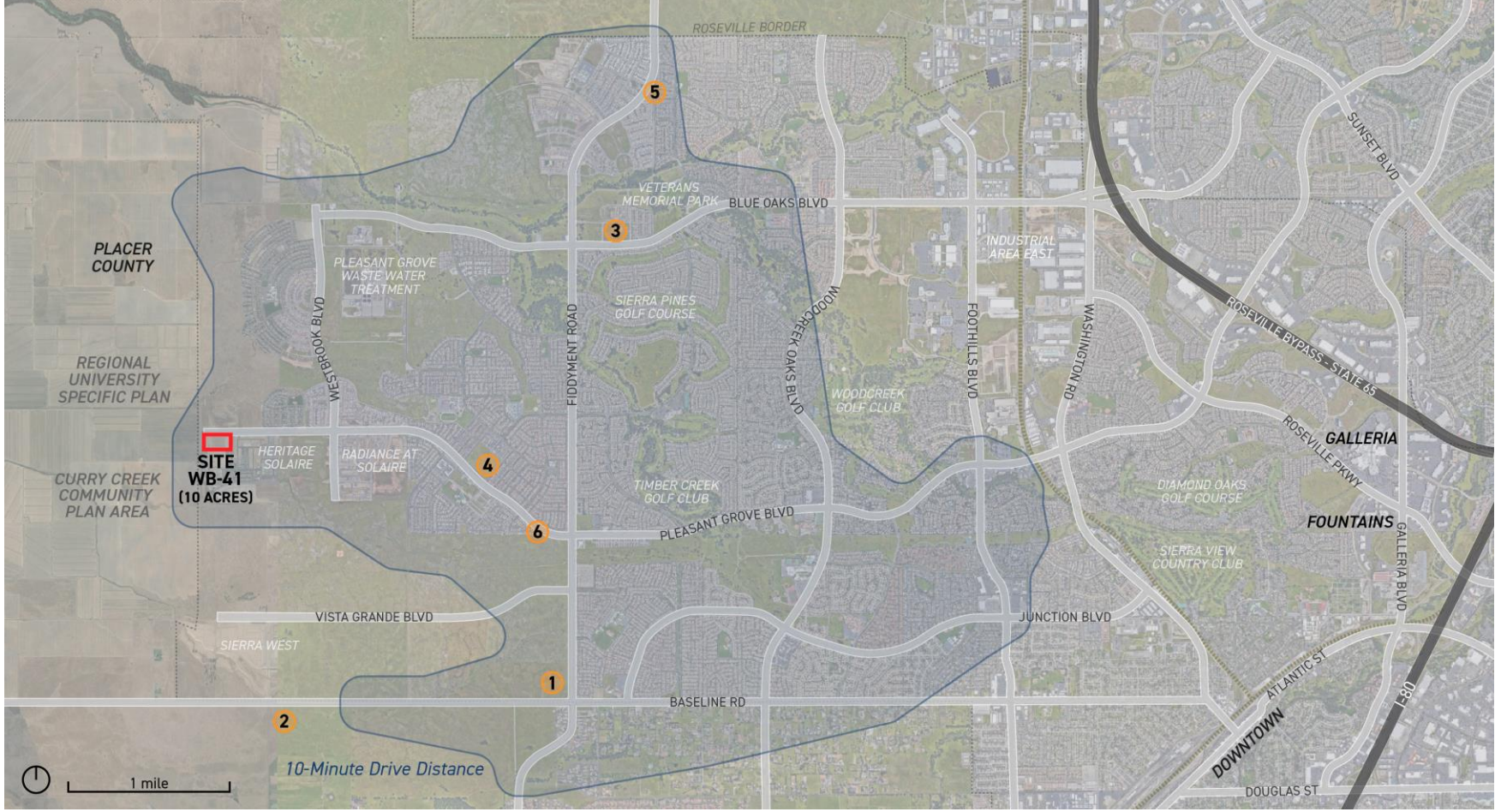
#	Name	Address	Size (SF)	Type	Asking Rent (PSF)	Year	Anchor Tenant(s)	Buildings
1	Arbor View Village	1241-1253 Pleasant Grove Blvd, 7441 Foothills Blvd	60,014	Neighborhood Center	$21-25	2005	Medical Offices and Individual Retailers	6
2	Foothill Junction Shopping Center	5003-5181 Foothills Blvd	111,050	Neighborhood Center	$20	1999	Fast Food, California Family Fitness, Woodcreek Kindercare	9
3	Foothill Village Oaks	5100-5180 Foothills Blvd	83,438	Neighborhood Center	$21	2005	Kiddie Academy of Roseville, A&W, Dollar Tree, AutoZone	5
4	Foothills Junction	5010-5098 Foothills Blvd	109,903	Neighborhood Center	$18-22	1996	CVS Pharmacy, Save Mart Supermarket, UPS, Taco Bell	8
5	Pleasant Grove Pavilions	1259 Pleasant Grove Blvd, 7451 Foothills Blvd	23,632	Strip Center	$18-22	2006	Medical Offices and Individual Retailers	2
6	Playcare Learning Center Plaza	4070-4100 Baseline Rd	6,770	Strip Center	$17-21	2021	Rose Café & Bagel and Individual Retailers	2
7	Woodcreek Plaza	1261-1271 Pleasant Grove Blvd, 7452 & 7480 Foothills Blvd	52,950	Neighborhood Center	$19-21	2002	Childtime Learning Center, Arco, Individual Retailers	8
8	Woodcreek Village Shopping Center	4001-4051 Woodcreek Oaks Blvd	81,861	Neighborhood Center	$20-24	2002	Wells Fargo, Starbucks, Coldwell Banker, Raley's	5
9	1771 Pleasant Grove Rd	1771 Pleasant Grove Rd	17,120	General Retail		2011	CVS Pharmacy	1

Under Construction & Proposed Retail

There are 4 notable under construction and proposed retail projects around the site, two of which under construction. Westpark Village is only a few minutes' drive from the site and will feature an assortment of food & beverage and independent retailers.

The Plaza at Blue Oaks located at is slated for completion in 2022 and will be anchored by a Raley's grocery and have other brands like Subway, Chipotle, and Papa Murphy's.

Although in proposal stage, Baseline Marketplace and Placer Vineyards will add almost a combined 1 million SF of retail to the local market, including big box stores, grocers, and small retailers.



Source: Google Earth, CoStar, CBRE

Table 3.4: Under Construction & Proposed Retail Projects within a 10-Minute Drive

#	Name	Address	Size (SF)	Type	Asking Rent (PSF)	Stage	Year	Anchor Tenant(s)	Building(s)
1	Baseline Marketplace	Baseline Rd & Fiddyment	744,000	Neighborhood Center	N/A	Entitled	N/A	Grocery, Department Store, Large	35
2	Placer Vineyards	Baseline Rd & Watt Ave	250,000	Neighborhood Center	N/A	Entitled	N/A	Grocery, Restaurants, Gas Stations	5
3	The Plaza at Blue Oaks	5351 Fiddyment Rd	49,950	Power Center	$14-17	Under Const.	2022	Raley's, Potentially: Subway, Chipotle, Papa Murphy's	1
4	Westpark Village Center	2300 Pleasant Grove Blvd	24,700	Neighborhood Center	$15-20	Under Const.	2021	MoJoe's, 747 Kitchen, Independent Retail & Offices	4
5	WRSP Fiddyment Plaza	4701 Fiddyment Rd	8,802	Strip Center	N/A	Proposed	N/A	Mixed-Use: Gas Station, Restaurant, Retail, Convenien	2
6	WRSP W-20 Coffee Shack	1875 Pleasant Grove Rd	910	Pad Retail	N/A	Proposed	N/A	Coffee Shop with Drive-Thru	1

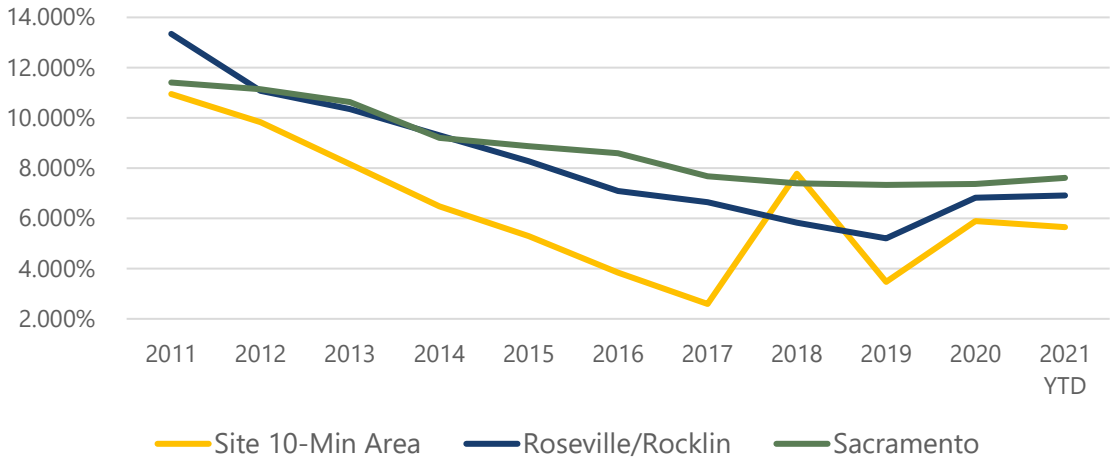
Market Comparison

Vacancy rates are the most variable in the Site 10-Min Drive Area due to a relatively small retail inventory, although currently are of the highest in comparison to Roseville/Rocklin and Sacramento, both of which between 5-6%.

Availability rates for the three markets have maintained close distance to one another over the past decade, now hovering between 5-8%. Availability rates have more than halved over the last 10 years due to positive net annual absorption across the metro market.

Of the 10-Minute Drive Area, Roseville/Rocklin, and Sacramento, The Roseville/Rocklin submarket commands the highest lease rates by far, due to the prestigious Galleria and other malls and power centres. Sacramento has the lowest lease rates on average.

Figure 3.11: Availability Rate Comparison (2011-2020 YTD)



Source: CoStar

Figure 3.10: Vacancy Rate Comparison (2011-2020 YTD)

Source: CoStar

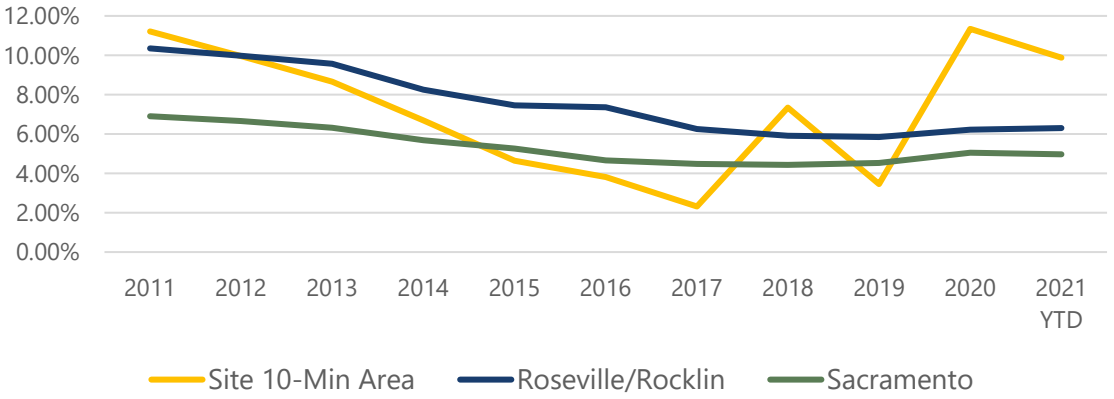
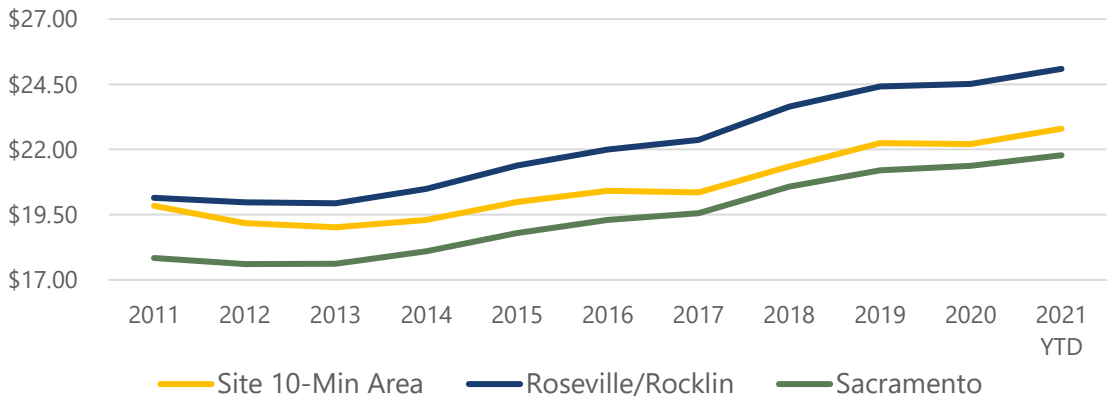


Figure 3.12: Lease Rate Comparison (2011-2020 YTD)

Source: CoStar



Implications for WB-41 Site

- Vacancy in Metro Sacramento market is at a steady 6% and the retail market has not been impacted significantly by the pandemic compared to some other metro areas.
- Retail absorption has slowed in recent years as developers have built smaller retail centers. Malls and Power Centers capture the highest lease rates in Sacramento and particularly in Roseville/Rocklin.
- Community-scale retail formats in Roseville have experienced higher vacancies and lower rental growth than malls and power centers.
- The high household income and buying power of Roseville/Rocklin combined with the under-construction housing in the area will support additional retail development in the area. However, this activity is likely to be drawn to a number of competing sites that are more strategically located.
- There is a limited amount of competitive retail currently in the 10-minute drive time from site WB-41, however there are many zoned Community Commercial sites that may be developed first and capture significant market share and pent-up demand.


Blue Oaks Blvd & Woodcreek Oaks Blvd


2300 Pleasant Grove Blvd

4

Retail Anchor Tenant Opportunity Assessment

Retail Assessment – Metro & Submarket Conditions

Retail Gravity Model Analysis

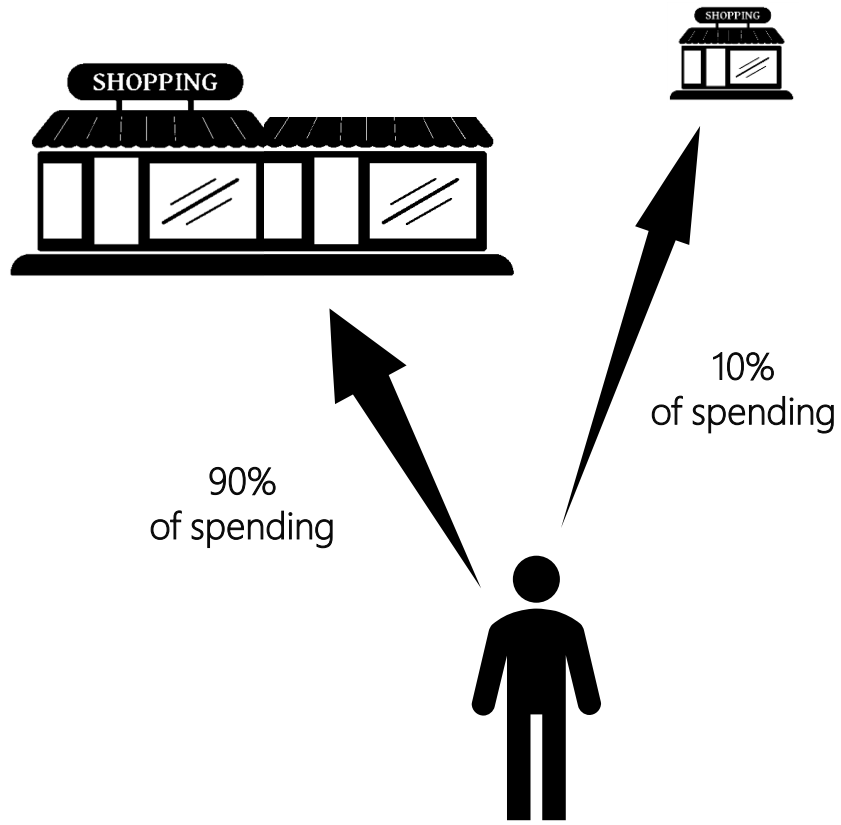
The 10-acre WB-41 site is of sufficient size to support a Community-scale shopping center of 100,000 to 150,000 SF. Such developments typically require an anchor tenant such as a supermarket in order to attract inline tenant interest and construction financing. Anchor tenants do not pay high rents for suburban locations but are essential to attract the inline tenants which pay a rental premium to capitalize off anchor traffic.

Given the importance of a supermarket tenant in ensuring project feasibility, it is essential to evaluate the WB-41 site from an anchor tenant perspective. Supermarkets and drug store chains use an advanced analytical technique known as the Gravity Model to project sales at potential new locations.

Gravity model forecasts are based on established shopping travel patterns documented by operating retail anchor stores. An individual's annual patronage at one supermarket over another is largely a function of the travel time to the store from their home and the store size. Shoppers are drawn to supermarkets that are easier to drive to and that are larger so offer a wider variety of products (Figure 4.1). People are generally more sensitive to travel time for Convenience goods such as supermarket and drug stores than they are for Comparison shopping goods such as home electronics, clothing, home furnishings, etc. This sensitivity can be used to successfully forecast sales at potential new locations.

While individual shoppers can often diverge from expected travel behavior, aggregate markets such as neighborhoods typically demonstrate highly predictable shopping travel patterns. A Retail Gravity Model is used to formalize this predictability to estimate retail sales at new anchor store locations. The model works by comparing the location and size of all competing centres in a particular market (the "supply") as well as each neighborhood's location and retail spending potential (the "demand"). The Gravity Model forecasts total sales at a potential location as well as providing supporting evidence such as where the supermarket is expected to realize high market share.

Figure 4.1: Key Factors in Deciding Where to Shop



A shopper is more likely to shop at a retail center which is larger and closer than one that is smaller and more remote.

Retail Assessment

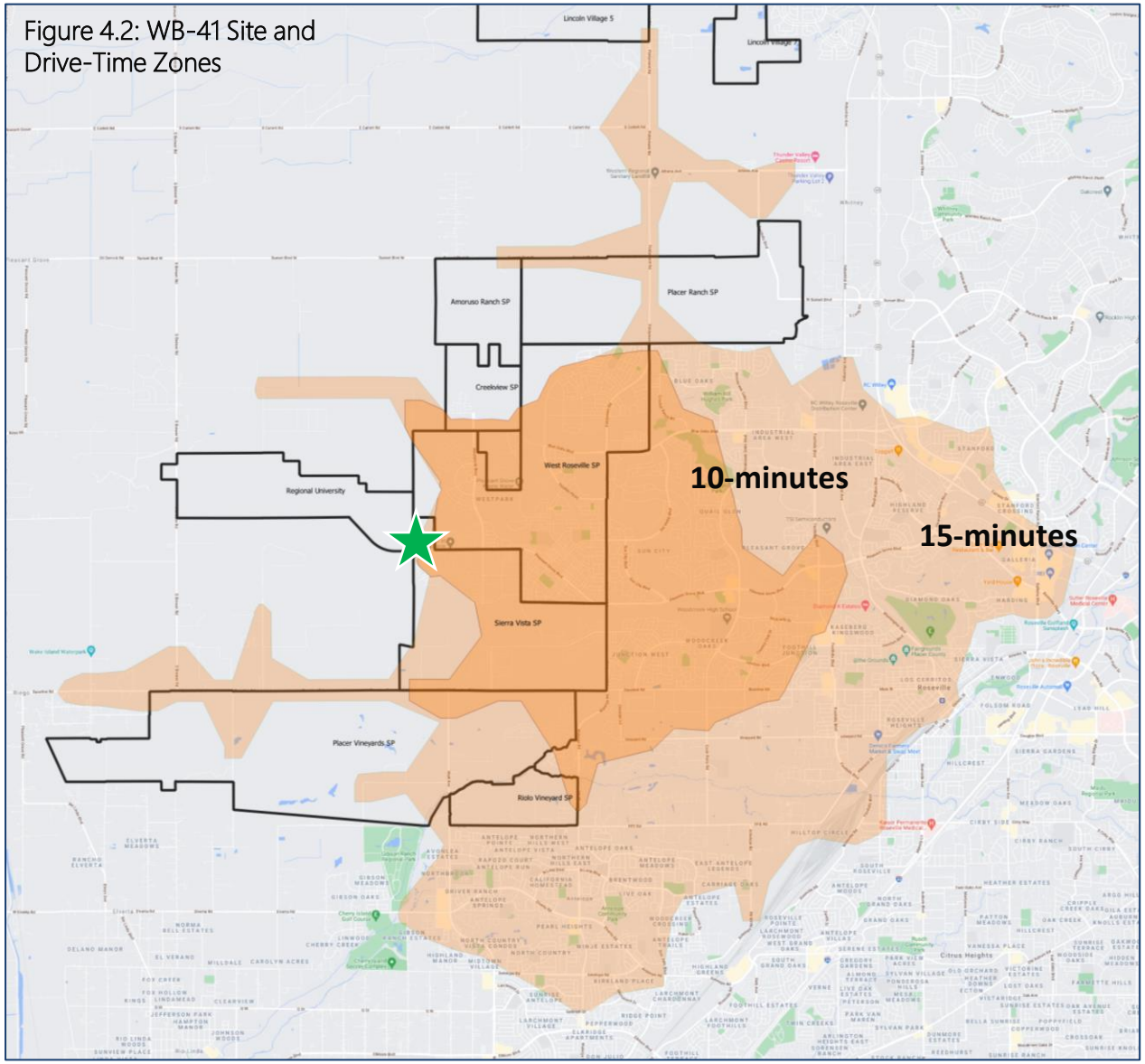
The WB-41 site is approximately 10 acres and so could accommodate over 100,000 SF of retail space in a conventional community shopping center format. Such a development would require an anchor tenant to be feasible. As such, the Retail Gravity Model analysis focused specifically on the viability of an anchor-sized 40,000 SF Supermarket at the WB-41 site.

A drugstore such as CVS or Walgreens could potentially anchor the WB-41 development. However, these operators seek out the same site criteria as a Supermarket, and so the analysis serves as a benchmark for the overall viability of any type of Convenience Retail at the site.

Suburban residents typically drive less than 15 minutes to shop at a Supermarket, with the majority driving less than 10 minutes. The Retail Gravity Model was input with the current and future population located within a 15-minute drive of the WB-41 site as well as their spending profile on Supermarket items. Recognizing that new road infrastructure will improve drive-time access to WB-41 the Gravity Model was run on radius distance from each neighborhood to the site rather than the drive-time to account for the impact of future road network development.

The planned new subdivisions were also input to the model along with mix of dwelling units and associated population estimates. The Supermarket spending profile for these future residents is currently unknown. As such, the average annual Food-at-Home spend per resident within a 10-minute drive time of $2,807 was used as the basis for these new residents (Source: CoStar, Environics). All dollar values in this analysis are held constant.

Figure 4.2: WB-41 Site and Drive-Time Zones



MXD DEVELOPMENT STRATEGISTS

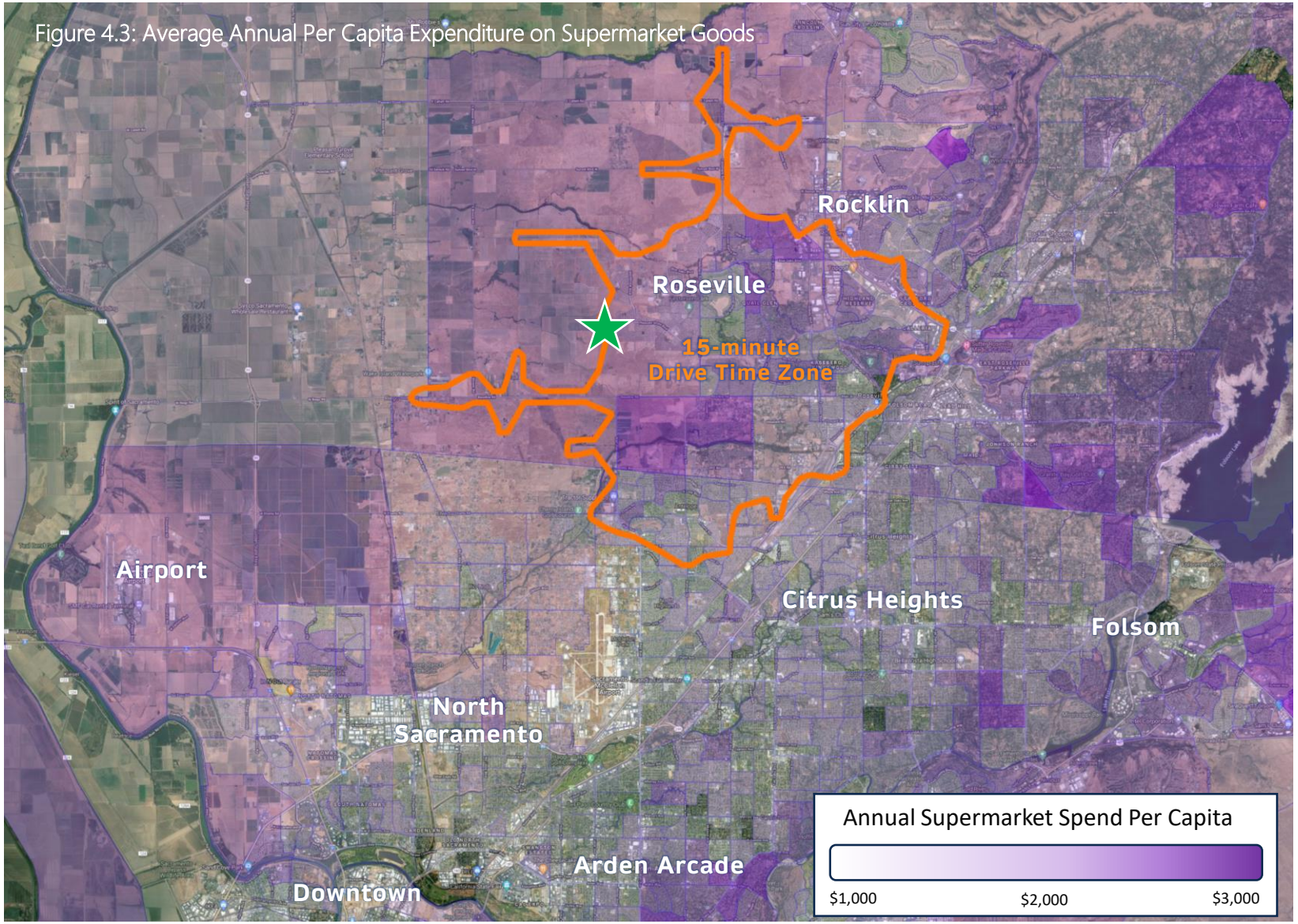
Retail Assessment

As Figure 4.3 illustrates, Supermarket spending is particularly high within the 15-minute drive time zone. Supermarket spending is highly correlated with household income, and to a lesser extent with rates of home ownership (renters tend to dine out more frequently), and age profile (older residents tend to consume less groceries than younger residents).

Roseville's higher income and younger family-oriented profile results in very high spending on Supermarket merchandise. This retail category is highly correlated with other "Convenience" retail categories such as Drug Store, Personal Services, and Fast Food, and so is indicative of overall support for a Convenience Retail Hub.

It is anticipated that the 15-minute Drive Time Zone will continue to be a high Supermarket expenditure area over the forecast horizon as new subdivisions are built out.

Figure 4.3: Average Annual Per Capita Expenditure on Supermarket Goods



Retail Assessment

As a foundation to the Gravity Model analysis, the total number of additional Supermarkets supportable in West Roseville, Creekview and Sierra Vista at build-out was calculated. Based on the anticipated population and build-out, and assuming the new population will continue to demonstrate the same high level of Supermarket expenditure as current residents, then a total of 262,128 SF of new Supermarket floorspace could be introduced locally.

However, this initial estimate must take into account the new Raley's currently under construction at Blue Oaks Plaza as well as the estimated net outflow of Supermarket expenditure from the local Trade Area (most notably to Whole Foods, Costco, Trader Joes and Super Wal-mart). Furthermore, based on the shift to online grocery described previously, an estimated 20% of expenditure on Supermarket-type merchandise is expected to shift from brick-and-mortar operations to online operations.

Taking these factors into account, it is estimated that **West Roseville, Creekview and Sierra Vista could ultimately accommodate an additional 135,383 SF of Supermarket floorspace by build-out, or three to four individual locations (excluding the new Raley's at Blue Oaks Plaza).**

In order to project sales at a WB-41 Supermarket, four sites were identified from the 25 properties zoned "Community Commercial" that could support a Supermarket-sized operation and which offered relatively strategic site factors as well as sufficient distance from competitors to warrant a new location. These were input to create the future competitive environment. While the precise location and composition of future Trade Area competition is unknown, the key objective is simply to estimate the general performance of a WB-41 Supermarket based on the anticipated level of competition at build-out, however that competition will ultimately manifest.

Table 4.1:
Supermarket Demand Calculation
for West Roseville, Creekview & Sierra Vista at Build-out

Supermarket Demand Forecast	
Population at Build-out	53,000
Trade Area Supermarket Expenditure Per Capita ($2021)	$2,807
Trade Area Total Supermarket Expenditure ($2021)	$148,771,000
Supermarket Average Sales Per SF ($2021)	$567.55/SF
Trade Area Supportable Supermarket SF	262,128 SF
Less Trade Area Net Outflow	15%
Less Outflow to E-commerce	20%
Adjusted Trade Area Supportable Supermarket SF	170,383 SF
Less Raley's at Blue Oaks Plaza (Under Construction)	35,000 SF
Incremental New Supportable Supermarket Floorspace	135,383 SF
Estimated Number of New Supermarket Locations	3 to 4

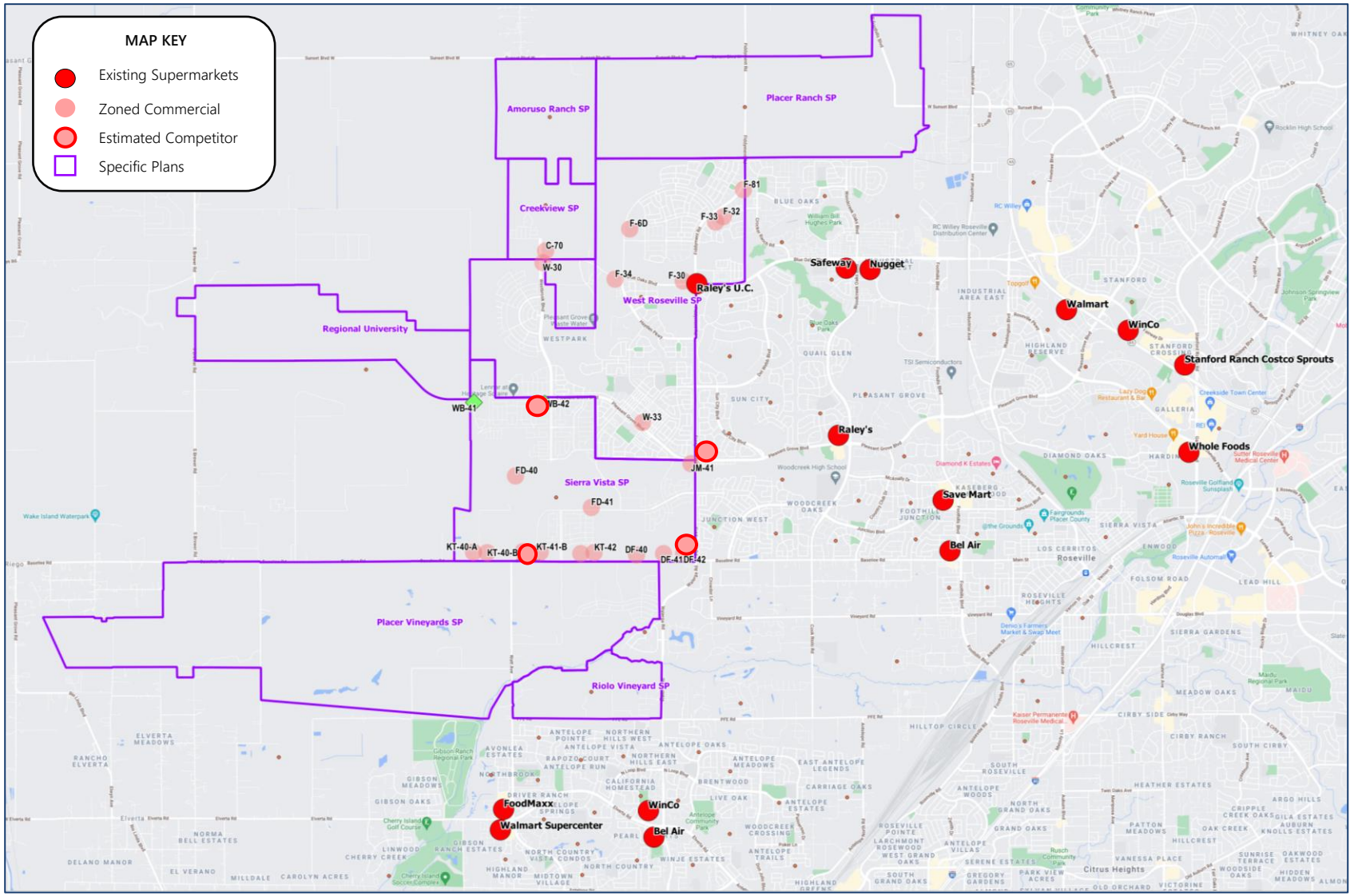
Retail Assessment

Current Supermarket competition was documented in terms of chain, size and location. These form key inputs into the Gravity Model. As Figure 4.4 illustrates, the bulk of competition is located to the east of newer residential development. This suggests a current under retailed condition in the emerging communities of West Roseville and Sierra Vista.

A total of 26 sites are zoned "Community Commercial" of which 13 are large enough to accommodate an anchor-sized grocery store of 20,000 SF+. Yet only four of these sites can ultimately support a Supermarket given the market dynamics described previously. The four prime competitive Supermarket sites were identified and input to the model.

The Gravity Model analysis was run for two periods: 2024 and a "Build-out" year when all planned residential and commercial development is complete. While the timing of the latter is unknown, the buildout year can be used to identify if WB-41 does at some point become viable site for a Convenience Retail Hub, regardless of when precisely build-out is achieved.

Figure 4.4: Competitive Supply and Planned Residential



Retail Assessment

Sales Forecasts

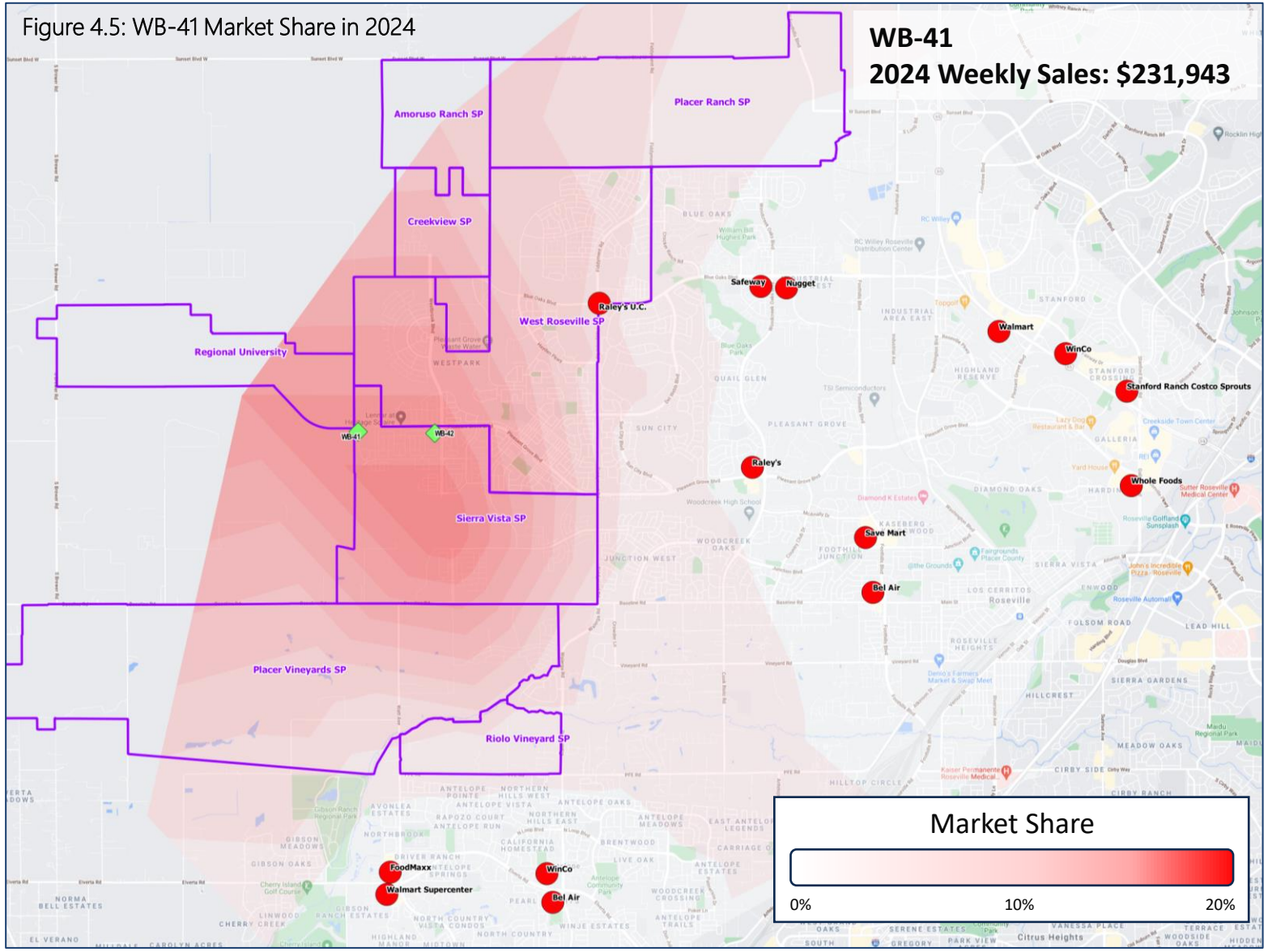
The Retail Gravity Model was run for the WB-41 site for both 2024 and Buildout Year. Figure 4.5 illustrates the output of the model for 2024. The assumed market conditions are that no other competitor is introduced to the area in the interim period, including any development at the WB-42 site.

The darker red areas indicate where a grocer at WB-41 would capture up to 20% market share simply because the store would be the most convenient Supermarket location for residents of the immediate vicinity. However, most of this high market share area is currently undeveloped.

Weekly sales for a Supermarket at WB-41 are estimated to be $232,000 in 2024. Typically, Supermarket chains target locations which will generate weekly sales of $555,000 for a mid-size store (the median weekly sales for a U.S. supermarket).

Given these target thresholds, it is unlikely that WB-41 would attract Supermarket interest in the near term based its 2024 sales performance forecast.

Figure 4.5: WB-41 Market Share in 2024



Retail Assessment

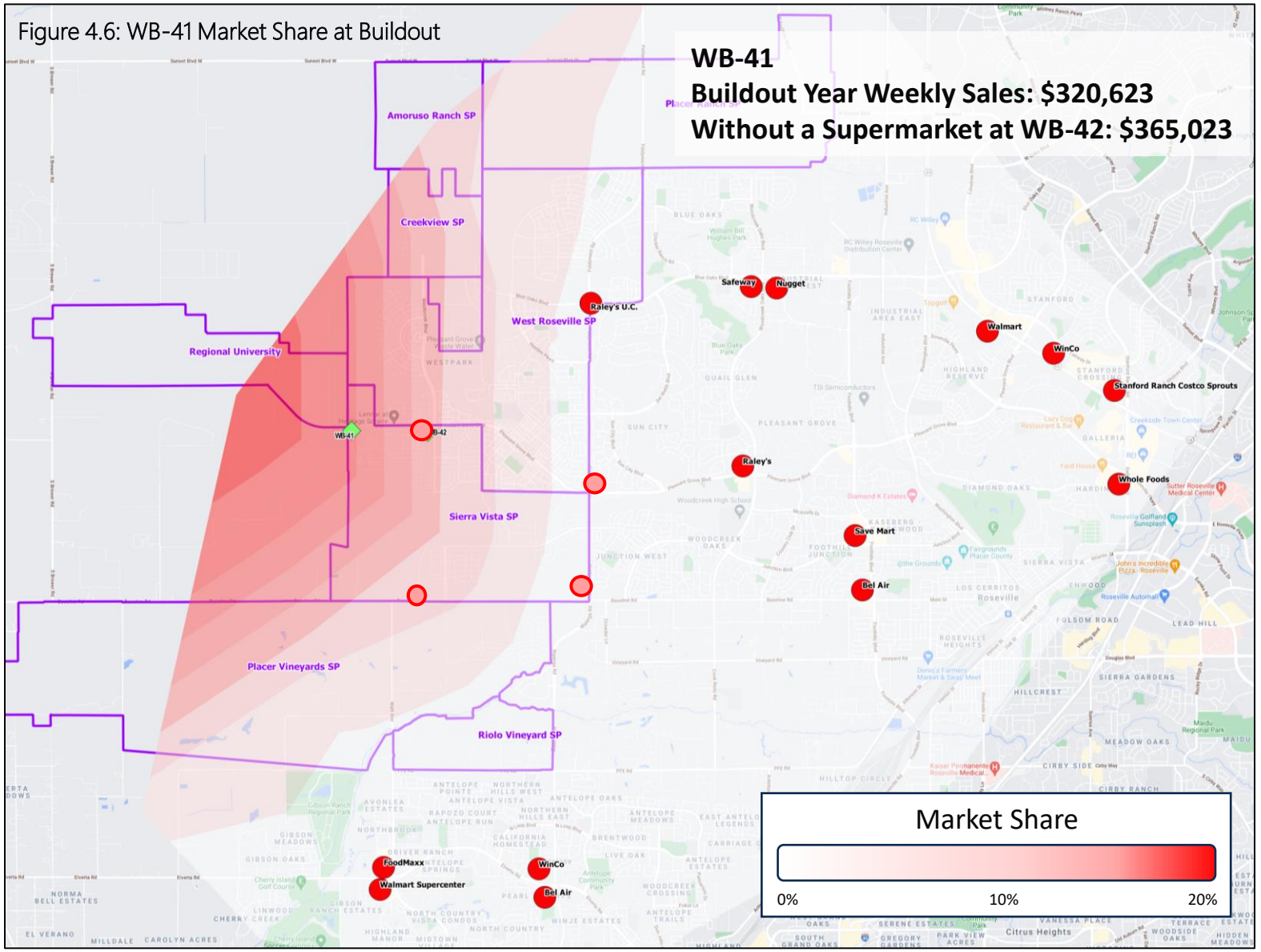
Figure 4.6 illustrates the estimated market share for WB-41 in the Buildout Year, which is the year when all the planned residential and commercial development in the area is completed. The specific buildout year is unknown, but the intent is to identify if there is any point in time where WB-41 achieves viability as a Supermarket location.

The four sites that are the strongest candidates as likely future Supermarket sites were identified. Supermarket sizes for each future competing site were estimated based on the site capacity for overall retail development, the typical ratio of Supermarket anchor to non-anchor floorspace as well as typical Supermarket sizes found in the Sacramento area.

As illustrated in Figure 4.6, WB-41's market share is likely to be decrease considerably as new competition is developed in the vicinity. However, due to introduction of thousands of new homes in the area, the market will be significantly larger from which to draw from.

Weekly sales at WB-41 are estimated to be $321,000 in the Buildout Year (constant $2021). If WB-42 did not attract a Supermarket, WB-41's Supermarket sales would increase to $365,000. This sales volume estimate remains significantly lower than the $550,000 targeted by supermarket chains.

Figure 4.6: WB-41 Market Share at Buildout



MXD DEVELOPMENT STRATEGISTS

Retail Opportunity Assessment

WB-41 Retail Opportunity Summary

The Retail Gravity Model identified that WB-41 is unlikely to ever attract the interest of a Supermarket anchor based on future supply and demand conditions. In addition to the Gravity Model analysis, the WB-41 site was evaluated for its retail development potential based on a consideration of site factors and market factors relevant to retail feasibility, particular for Convenience retail anchors such as Supermarkets.

Site factors rank poorly, particularly on key feasibility drivers of visibility to high volumes of traffic and accessibility to the local market. Such site factors are essential to attracting an anchor store to the site.

Market factors for the Roseville-Rocklin submarket are considered above average but do indicate near-term headwinds for retail development. Asking rents and their anemic year-over-year growth do not compare favorably to increased construction costs of recent years. Continued population and employment growth should support additional retail development over the longer term but only in the most strategic locations within the city.

The WB-41 site scores an overall rating of 5.08/10 for Retail which is considered "Unsuitable" given the number of interceptory competitors both current and future located within a 10-minute drive of the site.

SITE FACTOR	Site Rating 1 = Low 10 = High	Factor Weighting (1 to 10)
Visibility to Local Traffic	2	10
Accessibility to Local Market	2	10
Trade Area Expenditure Profile	10	8
Future Population Growth	6	8
Local Population Density	4	6
Local Employment Density	1	3
Complementary Development within Vicinity	2	5
Site Size, Shape, Topography, Drainage and Soils	7	3
Future Infrastructure Development	6	3
TOTAL SCORE (Out of 10)		**4.36**

+

MARKET FACTOR	Roseville Submarket 2021	Rating 1 = Low 10 = High
Vacancy Rate	5.40%	7
Vacancy Rate Change (YOY)	-0.30%	7
Asking Rent	$24.74	6
Asking Rent Change (YOY)	0.85%	4
Cap Rate	6.30%	4
Cap Rate Change (YOY)	0.00%	8
Net Annual Absorption (% of Total Supply)	0.28%	3
Under Construction Units (% of Total Supply)	0.44%	4
Projected Annual Population Growth	2.01%	7
Projected Annual Employment Growth (to 2030)	3.27%	8
TOTAL SCORE (Out of 10)		**5.80**

=

RETAIL

Final Average Score:

5.08

UNSUITABLE

MXD DEVELOPMENT STRATEGISTS

Evaluation of Alternative Sites

Evaluation of Alternative Sites

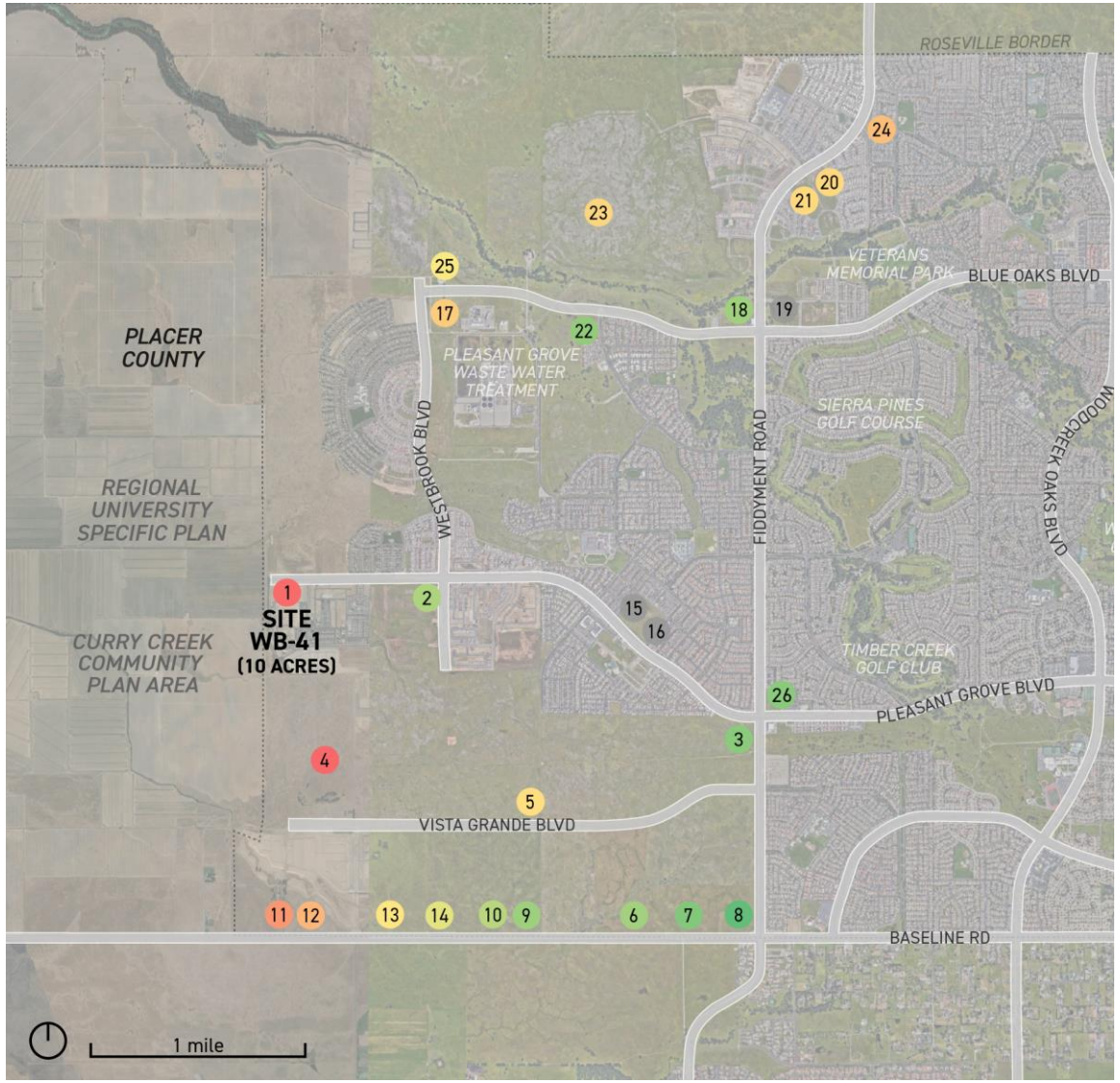
MXD reviewed all sites zoned Community Commercial in the Sierra Vista, West Roseville and Creekside Specific Plan areas using the same site factors used to study the WB-41 site for retail feasibility. The evaluation seeks to emulate how potential retail anchors would approach site selection for a new operation in the West Roseville area.

Each site was rated individually on its merits to attract and implement a successful retail development. MXD considers sites that have a final score of 7/10 or higher the most optimal for near to medium term retail development. Eight sites scored higher than 7. Sites that scored between 5 to 6 are considered marginal for retail development. This may be due to a certain criteria that they did not meet that greatly reduced their score. Ten sites scored between this range.

Sites scoring below 5/10 are considered not feasible for retail development over the next decade. These sites may have limited access and visibility, are not near any complementary uses that would drive foot traffic or have odd shapes and sizes to the site. These sites *may* have greater retail viability in the long-term if certain conditions change as the built environment changes around them.

The sites with the highest scores are DF-42 and DF-41 (Baseline Marketplace), and JM-41 (Fiddyment Rd. and Pleasant Grove Blvd.). These sites are anticipated to generate the greatest anchor store interest. WB-41 scores on the lower end of the range.

Figure 4.8: Evaluation of Alternative Sites



Evaluation of Alternative Sites

Table 4.1: Evaluation of Alternative Sites

					Retail Leasability Criteria						
Ref #	Parcel Name	Location	Size in Acres	Development Status	Access	Visibility	Future Population Growth	Proximity to Civic & Employment Uses	Vehicle Counts (expected by 2035)	Size / Shape of Site	
1	WB-41	Sierra Vista Specific Plan	10.11	Vacant	1	1	3	1	1	5	32%
2	WB-42	Sierra Vista Specific Plan	14.55	Vacant	4	4	4	1	4	5	74%
3	JM-41	Sierra Vista Specific Plan	13.5	Vacant	4	4	5	2	4	5	80%
4	FD-40	Sierra Vista Specific Plan	7.55	Vacant	1	1	3	1	1	4	31%
5	FD-41	Sierra Vista Specific Plan	5.71	Vacant	2	2	5	2	3	4	57%
6	DF-40	Sierra Vista Specific Plan	12.64	Vacant	4	3	5	3	4	3	76%
7	DF-41	Sierra Vista Specific Plan	29.14	Vacant	4	4	5	3	4	4	81%
8	DF-42	Sierra Vista Specific Plan	39.90	Vacant	4	5	5	3	4	5	87%
9	KT-42	Sierra Vista Specific Plan	8.45	Proposed	3	4	5	3	4	4	77%
10	KT-43	Sierra Vista Specific Plan	11.91	Vacant	3	3	5	3	4	4	72%
11	KT-40-A	Sierra Vista Specific Plan	5.39	Vacant	2	1	3	2	3	1	41%
12	KT-40-B	Sierra Vista Specific Plan	18.10	Vacant	2	2	3	2	3	3	48%
13	KT-41-A	Sierra Vista Specific Plan	29.52	Vacant	3	2	3	3	4	3	58%
14	KT-41-B	Sierra Vista Specific Plan	29.52	Vacant	3	2	4	3	4	5	64%
15	W-32	West Roseville Specific Plan	3.29	Built (non-retail)							
16	W-33	West Roseville Specific Plan	3.09	Built							
17	W-30	West Roseville Specific Plan	2.99	Vacant	2	4	3	2	2	1	53%
18	F-30	West Roseville Specific Plan	8.46	Partially Built	5	4	3	2	4	4	76%
19	F-31	West Roseville Specific Plan	13.35	Under Construction							
20	F-32	West Roseville Specific Plan	4.67	Vacant	3	3	3	1	3	3	55%
21	F-33	West Roseville Specific Plan	4.68	Vacant	3	3	3	1	3	3	55%
22	F-34	West Roseville Specific Plan	5.29	Vacant	4	4	4	3	4	5	79%
23	F-6D	West Roseville Specific Plan	5.05	Vacant	3	2	4	2	2	4	55%
24	F-81	West Roseville Specific Plan	1.97	Vacant	3	3	2	1	3	1	49%
25	C-70	Creekview Specific Plan	9.22	Vacant	3	3	4	1	3	4	60%
26	21	Del Webb Specific Plan	12.72	Vacant	4	4	5	2	4	5	80%

5

Evaluation of Alternative Potential Uses

Office Opportunity Assessment

Metro Sacramento Market Overview

Sacramento's office market, as with all office markets, was significantly impacted by the pandemic. Vacancies have risen substantially since mid-2020, now at a high of 16.5% as many companies shift to remote work models.

However, the longer-term prospects for office development in the Sacramento area appear positive for several key reasons:

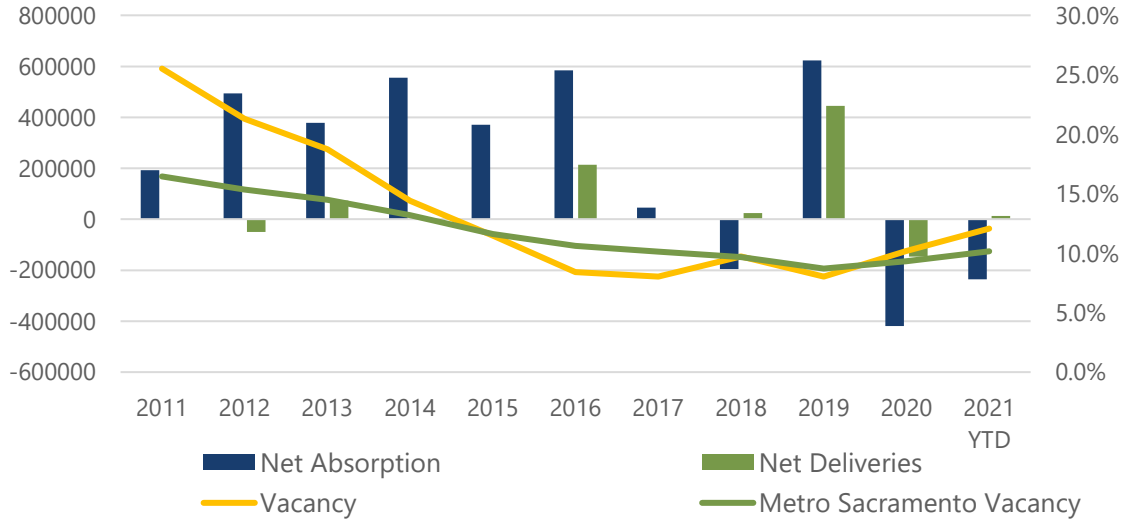
- Sacramento's affordability relative to other California's major cities makes the city an attractive destination for remote work employees and hub-and-spoke offices looking to reduce costs.
- Tech employment has grown greatly with 17.6% job expansion in 2020. Several large brands have moved offices to the Sacramento metro , including Zennify, EA Sports, and Amazon. Employers are drawn to the metro for the large and increasing talent pool supplied by the numerous universities and colleges located here.
- There is currently no product in the construction pipeline and the last delivery was made in Q3 of 2020.
- There are signs of recovery in the market as the vaccine rollout and leasing activity has picked up substantially since 2020. Suburban Class A rents have increased by 5.8% YOY as downtown office tenants have sought to move outward.

Roseville/Rocklin Submarket

Roseville/Rocklin is one of Sacramento's largest office markets. Like the greater metro area, the local submarket has experienced a surge in vacancies through 2020 and 2021. The vacancy rate is at a high of 12.1% as the market gained 461,000 SF in availability over the past 12 months. New construction has been minimal.

Roseville/Rocklin is also one of Sacramento's wealthiest submarkets with many of the metro's large tech and professional service employers located here. But the trend of downsizing office space continues with Hewlett Packard Enterprise, one of the areas largest occupants, lowers their footprint.

Figure 5.1: Roseville/Rocklin Net Absorption, Deliveries, & Vacancy Rate (2011-2021 YTD)



Source: CoStar

MXD DEVELOPMENT STRATEGISTS

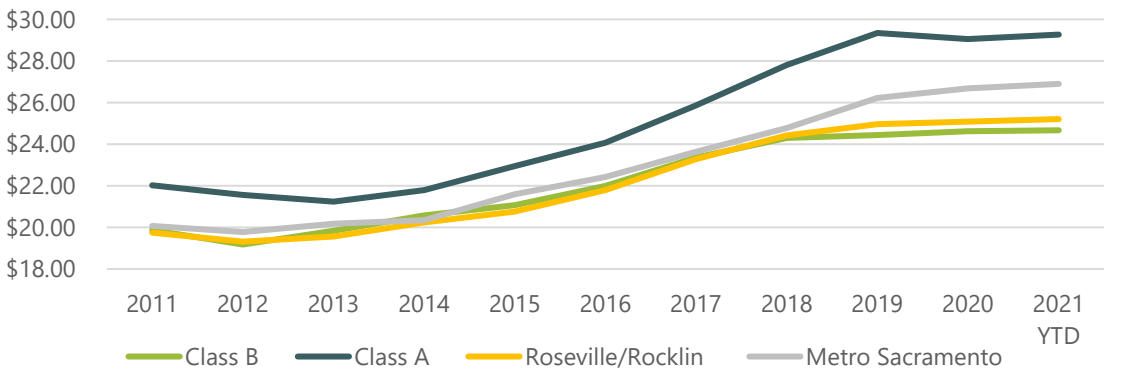
Office Opportunity Assessment

The submarket has a large proportion of high-end class A product at approximately 4 million SF or 30% of inventory. The area benefits from a large talent base of STEM employees and proximity of other life sciences and tech companies like HPE and Penumbra.

Rents have declined substantially over the past few quarters, totaling a negative 1.1% over the year with average lease rates dropping to $25.20 PSF, a $1.69 PSF discount to metro Sacramento. Higher-end product commands a higher rent at $29.26, although also reports the highest vacancy rate at 14.6%.

A number of departures and sublease openings have put net absorption to fall deeper in the red. Sutter Health recently vacated a 93,000 SF space at 9100 Foothills Blvd and is also looking to sublease other metro spaces, including 312,400 SF at 9100 Foothills Blvd.

Figure 5.2: Roseville/Rocklin Asking Rents (2011-2021 YTD)



Source: CoStar

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Implications for WB-41 Site

- While Roseville-Rocklin is a strong submarket with an appealing tech-oriented workforce, office development is likely to be muted over the next several years as excess inventory is gradually absorbed.
- Rental rates will likely to consolidate at current levels given the high vacancy and lack of new supply in the pipeline.







MXD DEVELOPMENT STRATEGISTS

Office Opportunity Assessment

WB-41 Office Opportunity Summary

An evaluation of the WB-41 site for its potential as an office development was undertaken which included an evaluation of site factors and market factors relevant to office development feasibility.

Overall WB-41 appears poorly suited to office development. The site scores an overall rating of 4.38/10 for site factors, which are challenged by the lack of existing office employment in the area, the relative inaccessibility to the regional workforce and the lack of amenities in the local area. Market factors score moderately. While the Roseville-Rocklin Class A office garners relatively high rental rates, it is currently challenged by high vacancy rates, slow absorption and commensurately flat rental rate trends. The long-term prospects for office development in Roseville are strong given the forecast increase in population and employment; however, it is unlikely this development will be drawn to WD-41 given its poor site characteristics for office development.

SITE FACTOR	Site Rating 1 = Low 10 = High	Factor Weighting (1 to 10)
Travel time for Executives	6	10
Amenities within Immediate Vicinity	1	8
Area Quality/Prestigious Tenants	5	8
Travel time for Workforce	5	8
Access to Highway Infrastructure	2	7
Transit Accessibility	3	6
Future Public Expenditure in Vicinity	6	4
Recent Public Expenditure in Vicinity	6	3
Site Size, Shape, Topography, Drainage and Soils	10	3
Access to Higher Education Facilities	2	1
TOTAL SCORE (Out of 10)		**4.38**

+

MARKET FACTOR	Roseville Submarket 2021	Rating 1 = Low 10 = High
Vacancy Rate	11.90%	3
Vacancy Rate Change (YOY)	-2.70%	6
Asking Rent (All Classes)	$25.01	4
Asking Rent Change (YOY)	-0.24%	3
Cap Rate	7.10%	4
Cap Rate Change (YOY)	0.00%	5
Net Annual Absorption (% of Total Supply)	0.07%	3
Under Construction Units (% of Total Supply)	1.70%	7
Projected Annual Population Growth	2.01%	8
Projected Annual Employment Growth (to 2030)	3.27%	9
TOTAL SCORE (Out of 10)		**5.20**

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OFFICE

Final Average Score:

4.79

UNSUITABLE

MXD DEVELOPMENT STRATEGISTS

Hotel Opportunity Assessment

Metro Sacramento Market Overview

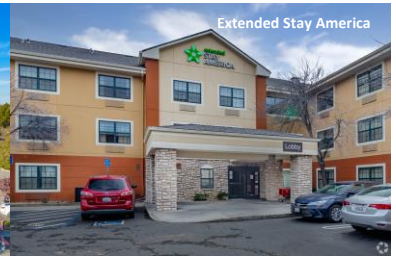
There are a total of 382 hotel properties and an approximate total of 30,000 rooms across the Sacramento metro. The recent pandemic severely impacted the hotel industry globally, and Sacramento was not immune. Occupancy rates fell to a low of 34.5% in April 2020. With the lifting of restrictions and vaccine rollout, travel is returning to the metro. Current monthly occupancy levels are at 65.3%, almost double of the same month last year but well below the historical average of 73.6%.

The 12-month Average Daily Rate (ADR) is $105.65 and is skewed toward upscale and upper midscale hotels, which occupy a majority of the market's available rooms. Luxury and upper upscale hotels command the highest ADR at $193.87.

Revenue per available room, or RevPAR, is down by 24% on a year-over-year basis at $59.15, although better than the 37.5% decrease felt nationally. There are currently 1,300 rooms in construction, which is significant considering the relatively small size of the market. Cap rates have been declining over the past few years, reaching 7.2%. The total asset value of the market is $4.7 billion.







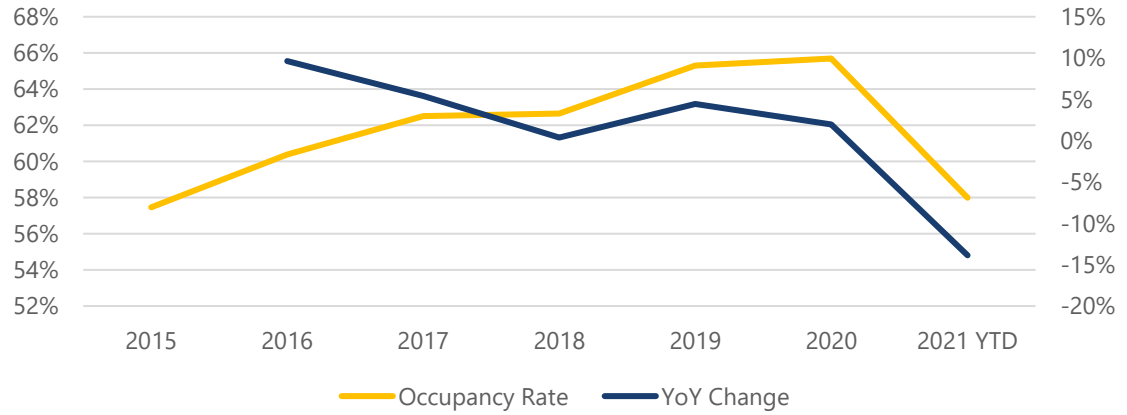
Roseville/Rocklin Submarket Overview

The pandemic affected the local hotel submarket greatly, with occupancies dipping to a low of 31.7% in April 2020. Levels have since risen to 61.6%, although still well below the historic average of over 71%.

ADR average $129.06 over the past year in the local submarket. RevPAR has continued to exceed the metro average and is reported to be $68.90 for the past 12 months. Pre-pandemic occupancy levels hovered in the high 60s, and ADRs as high as $142.

A new La Quinta Inns & Suites in Lincoln is in the development pipeline.

Figure 5.3: Roseville/Rocklin Annual Occupancy Rate & YoY Change (2015-2021 YTD)



Hotel Opportunity Assessment

WB-41 Hotel Opportunity Summary

Hotel development at the WB-41 site is likely unfeasible given the property's site factors. Suburban hotels typically require excellent highway frontage and accessibility. With the rapid growth in online booking and GPS, both these factors are waning in significance but still important considerations. Suburban hotels also require proximity to business activity or recreational amenities to support new development, which are lacking at WB-41.

The Sacramento hotel market conditions were examined for 2019 due to the extreme impact of Covid-19 on market conditions for 2020-2021. Occupancy rates of 65.3% are below the typical threshold of 70% to warrant significant new hotel development in a market, although occupancy was trending positively along with Average Daily Rates (ADR) and Revenue per Available Room (RevPAR). The recovery in the hotel market is likely to be strong based on the California Regional Lodging Forecast but it will be several years before significant new hotel development will be supportable in the Sacramento area.

SITE FACTOR	Site Rating 1 = Low 10 = High	Factor Weighting (1 to 10)
Regional Accessibility (Car and Transit)	2	10
Visibility from Regional Thoroughfares	1	9
Local Employment Density	1	8
Tourist Destinations in Local Area	1	7
Retail/F&B within 5-minute Drive	3	7
Natural Setting/Views/Waterfront	5	6
Gateway Location for Metro Area	1	5
Recreation Facilities in Local Area	4	3
Proximity to Airport	3	2
Travel Time for Workforce	2	1
TOTAL SCORE (Out of 10)		**2.07**

+

MARKET FACTOR	Roseville Submarket 2019	Rating 1 = Low 10 = High
Occupancy	65.3%	3
Occupancy Change (YOY)	4.1%	7
Average Daily Rate (ADR)	$138.46	5
ADR Trend	5.7%	5
Revenue Per Available Room (RevPAR)	$90.44	5
RevPAR Trend	6.4%	5
Cap Rate	7.8%	6
Cap Rate Trend	-0.1%	7
Projected Annual Tourism Growth (to 2024)	11.0%	8
TOTAL SCORE (Out of 10)		**5.67**

=

HOTEL

Final Average Score:

3.87

UNSUITABLE

MXD DEVELOPMENT STRATEGISTS

Residential Opportunity Assessment

Metro Sacramento Residential Market Overview

Metro Sacramento remains a healthy residential market despite the recent pandemic. The market has benefited from remote work and emigration from the Bay Area and other urban centres. Strong employment growth in high-income sectors such as government, finance and professional services is driving demand for Class A multifamily product and for-sale single detached housing.

Multifamily vacancy across the metro is currently at 2.4% and continues to drop as absorption exceeds deliveries. The average asking rent has grown significantly to $1,690 per month, yet still well below the Bay Area's $2,500 per month average.

A total of 1,788 units were completed in 2020, expanding inventory by 1.2% primarily in Central Sacramento and Natomas. The construction pipeline is busy with 4,616 units under construction. Cap rates have sustained an average of 5.4%, one of the lowest rates of any California metro. These low rates indicate continued investor interest in the multifamily sector over the forecast horizon.

Roseville-Rocklin Multifamily Submarket Overview

Roseville/Rocklin is one of Sacramento's most affluent submarkets. The majority of multifamily inventory is Class A product built in the last decade. The unit mix is skewed towards 2- and 3-bedroom units which are attractive to young families and downsizers.

The concentration of destination retail such as Galleria and Fountains, along with major tech employers like Kaiser Permanente and Penumbra are other factors that support residential growth.



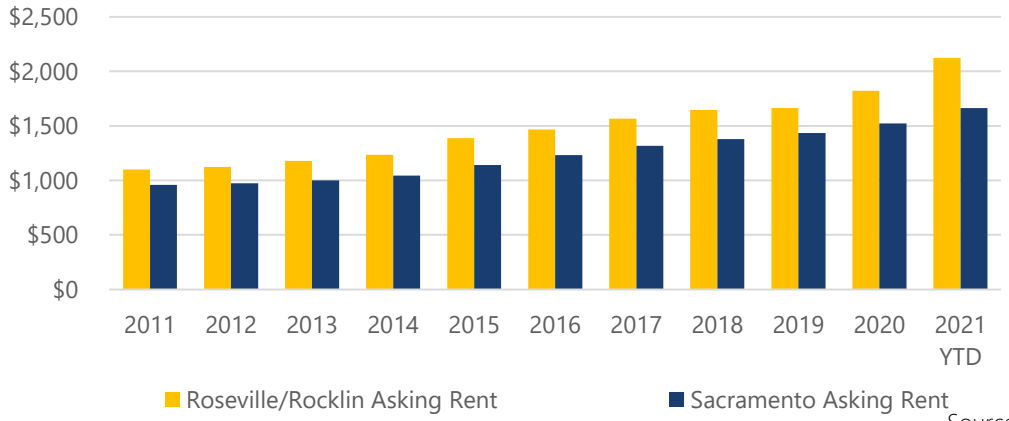




Rents are of metro's highest at an average of $2,034 per month and have increased by 18% since over the previous 12 months. This increase is partly due vacancy rates of 2.9%, an all-time submarket low.

New multifamily product in the submarket commands a large rental premium: units built in the last 10 years ask for roughly $2,600 a month. There have been notable deliveries in the past decade, including the Campus Oaks Apartments.

Figure 5.4: Roseville/Rocklin Asking Rents (2011-2021 YTD)



Source: CoStar

MXD DEVELOPMENT STRATEGISTS

Residential Opportunity Assessment

Roseville For-Sale Residential

Roseville's single-family housing market has expanded due to continued demand and a significant number of deliveries in West Roseville. Roseville's lifestyle is attractive for high-income earners, retirees, and growing families. This provides a wide demographic for various forms of housing. The city is home to great shopping and services, jobs, and highly-rated school districts, all top criteria for families looking to purchase a home.

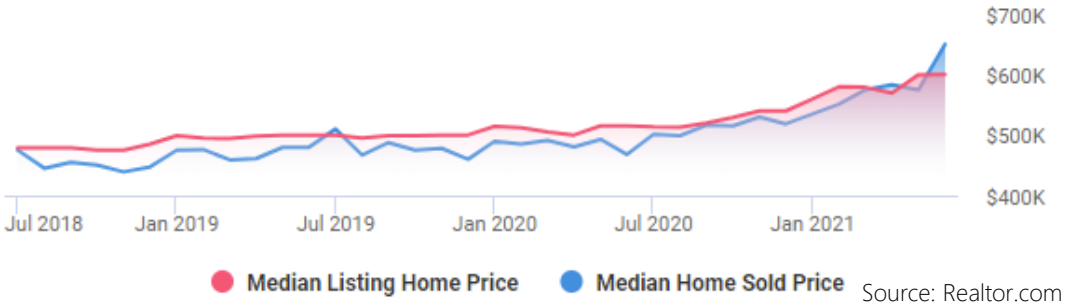
The median price of a single-family home has increased by 27% over the past 12 months to $635,000, or $315 PSF. Median prices are higher than the metro average due to the proportion of large and high-value product. Homes are selling quickly, and inventory is currently selling on average 4.2% above asking price.

The pandemic has also accelerated demand for homes in the suburbs which has been beneficial to Roseville due to its location. Buyers are looking for homes that offer larger spaces and work-from-home capabilities. This has pushed prices up to record highs. Many homes are receiving multiple offers and well-maintained homes in strong locations can receive 10% to 15% over asking price.

Median Home Price: $635,000

YoY Growth: 27%

Figure 5.5: Roseville Listing Home Price vs. Median Sold Price (2018-2021 YTD)



Source: Realtor.com

Roseville Residential Development Activity

Continued demand for homes in Roseville has allowed for a significant amount of new home development in the West Roseville and Sierra Vista Specific Plan areas. According to city data, West Roseville currently has 1,228 approved units, while Sierra Vista has 2,028 approved units. A review of available listings demonstrates that for-sale product in West Roseville and Sierra Vista is focused almost exclusively on single-family residential. There are plans for future high density residential in Sierra Vista, including sites WB-30 and WB-31 which are located directly north of the site under study. This product is expected to include affordable housing and multi-family rental and is unlikely to have for-sale high-end multi-family product.

Residential Opportunity Assessment

WB-41 Residential Opportunity Summary

The WB-41 site was evaluated for its potential as a residential development. This evaluation was based on a consideration of site factors and market factors relevant to residential feasibility along with planning guidelines of the Sierra Vista Plan.

Overall WB-41 appears well-suited to residential development. The site scores an overall rating of 7.38/10 which is considered **"Excellent"** as few sites in any market exceed 7.5 using this methodology. Market factors score particularly highly given the buoyancy of the Roseville-Rocklin residential market described previously. Site factors are considered "Good", supported by the area's general attractiveness as a place to live, although it is somewhat challenged by the lack of employment or amenities in the immediate site vicinity.

SITE FACTOR	Site Rating 1 = Low 10 = High	Factor Weighting (1 to 10)
Reputation & Prestige of Area	10	10
Quality of School District	10	9
Access to Retail Amenities	4	8
Access to Recreation Amenities	8	7
Proximity to Major Thoroughfares	3	6
Proximity to Employment	2	6
Sense of Privacy, Security & Tranquility	10	6
Transit Accessibility	3	4
Visibility to Traffic (for Marketing)	3	3
Access to Education Facilities	6	3
Site Ingress & Egress	10	2
Proximity to Medical Facilities	5	2
Access to Cultural Amenities	3	1
TOTAL SCORE (Out of 10)		**6.57**

+

MARKET FACTOR	Roseville Submarket 2021	Rating 1 = Low 10 = High
Single Family Median Price	$635,000	9
Single Family Price Increase (YOY)	27.0%	10
Vacancy Rate	2.9%	10
Vacancy Rate Change (YOY)	-0.80%	8
Asking Rent	$2,040	10
Asking Rent Change (YOY)	18.0%	10
Cap Rate	4.5%	10
Cap Rate Change (YOY)	0.0%	8
Net Annual Absorption (% of Total Supply)	0.83%	4
Under Construction Units (% of Total Supply)	2.45%	5
Projected Annual Population Growth	2.01%	8
Projected Annual Employment Growth (to 2030)	3.27%	9
TOTAL SCORE (Out of 10)		**8.20**

=

RESIDENTIAL

Final Average Score:

7.38

SUITABLE

MXD DEVELOPMENT STRATEGISTS

Alternative Land Use Summary

Alternative Land Use Summary

The WB-41 site was evaluated for its suitability for the development of Retail, Office, Hotel and Residential. Key site and market factors driving development feasibility were evaluated to arrive at a ranking of each potential land use under consideration (Figure 5.5).

Suitable Development: Residential

Residential scored an average of 7.38 out of 10. This score is quite high as few sites evaluated using this methodology exceed 7.5. Strong site fundamentals such as reputation, nearby schools, neighbourhood safety and feeling, among others are factors which support the potential development's success. On the market side, explosive demand, strained availability, and rising values and rents, as well as declining cap rates make this an attractive investment.

Unsuitable Development Types

While the site is currently zoned for Neighborhood Retail and Community Retail, this type of development is not considered feasible for the site. The site's biggest challenge is that it is a peripheral "180-degree" site where only half of WB-41's vicinity will be developed over the forecast horizon.

Sales projections made using the Huff Retail Gravity Model are low scoring at less than 60% of the minimum threshold sales volumes needed to attract anchor tenant interest. Without anchor tenant interest, it is unlikely that sufficient high rent-paying inline tenants could be attracted to the site, or that construction financing could be secured.

Figure 5.5: Alternative Land Use Evaluation Summary

Land Use	Site	Market	Average
Residential	6.57	8.20	7.38
Retail	4.36	5.80	5.08
Office	4.38	5.20	4.79
Hotel	2.07	5.67	3.87

Were Regional University and or Curry Creek to be developed, and parcel WB-42 remained undeveloped, market support may be sufficient to support a retail development on WB-41. However, Regional University includes a competitive retail parcel opposite the WB-41 and Curry Creek would likely include additional retail opportunities. As Figure 4-6 on page 47 shows at buildout WB-41's trade area shifts west likely resulting in the Regional University site, or a site in Curry Creek being developed ahead of WB-41. If WB-42 develops ahead of development of Regional University, in our opinion WB-41 will never be a viable retail site.

Neither Office or Hotel are suited to the WB-41 site. Both sectors are historically strong performers in the local Roseville area, although they are anticipated to experience headwinds over the next several years as the pandemic exacerbated a pre-existing oversupply condition.

There might be sufficient demand for a smaller Medical Office at the WB-41 site which is able to attract traffic to this relatively remote site; however, this would only require a small fraction of the 10-acre site.

FEHR PEERS

Technical Memorandum

Date: July 14, 2021

To: Jeff Jones – Westpark Communities

From: John Gard – Fehr & Peers

Subject: Sierra Vista Specific Plan Parcel WB-41 Retail Feasibility Traffic Analysis

RS21-4058

This technical memorandum evaluates anticipated traffic levels along the frontage of Parcel WB-41 in the Sierra Vista Specific Plan (SVSP) for a future year scenario consisting of differing levels of land absorption in North and West Roseville than what is currently assumed in the City of Roseville 2035 travel demand model. Those traffic forecasts will help inform whether this parcel can realistically be expected to develop with retail land uses.

Project Location and Size

Parcel WB-41 is located in the southeast quadrant of the planned Santucci Boulevard/Pleasant Grove Boulevard intersection. The *Sierra Vista Specific Plan* (2010) shows this parcel as 10.1 acres and consisting of community commercial zoning. The document indicates that community commercial parcels may have floor-to-area ratios (FAR) of up to 0.4. However, experience suggests a more typical FAR is 0.25, which would correspond to approximately 110,000 square feet of retail space.

Land Use Assumptions in North & West Roseville

The City of Roseville 2035 travel demand model was used as the basis for developing cumulative traffic forecasts for the City's updated General Plan (adopted in August 2020). **Table 1** displays the assumed land use growth from the model for six distinct specific plans, projects, and planning areas in North and West Roseville and adjacent unincorporated Placer County.

As shown, over 21,000 new dwelling units and 13 million square feet of retail, office, industrial, medical-office, and high-tech industrial space is assumed to be developed in these plans over the next 15 years.

Table 1 – Land Use Growth (2020 to 2035) in City of Roseville Travel Demand Model

Land Use Category	Specific Plan / Area						
	Amoruso Ranch Specific Plan	**Creekview Specific Plan**	**Regional University**	**Placer Ranch Specific Plan**	**Sunset Industrial Area Remainder**	**Sierra Vista Specific Plan**	**Total**
Single-Family Residential	2,044 du's	1,464 du's	718 du's	3,096 du's	158 du's	6,131 du's	13,611 du's
Multi-Family Residential	982 du's	547 du's	945 du's	2,011 du's	0 du's	2,577 du's	7,062 du's
Age-Restricted Residential	0 du's	0 du's	0 du's	720 du's	0 du's	0 du's	720 du's
Retail	442 ksf	162 ksf	133 ksf	1,734 ksf	219 ksf	2,171 ksf	4,861 ksf
Office	34 ksf	0 ksf	0 ksf	1,042 ksf	678 ksf	571 ksf	2,325 ksf
Industrial	0 ksf	0 ksf	0 ksf	1,692 ksf	2819 ksf	0 ksf	4,511 ksf
Medical Office	0 ksf	0 ksf	0 ksf	0 ksf	204 ksf	0 ksf	204 ksf
High Tech Industrial	0 ksf	0 ksf	0 ksf	1,104 ksf	0 ksf	0 ksf	1,140 ksf
K-12 Schools	650 students	600 students	600 students	1800 students	150 students	4,350 students	8150 students
University	0 students	0 students	6,000 students	46,800 students [1]	0 students	0 students	52,800 students
Parks	20 acres	16 acres	35 acres	51 acres	0 acres	106 acres	228 acres
PQPL	15 ksf	0 ksf	48 ksf	59 ksf	5 ksf	0 ksf	127 ksf

Note: [1] # of students factored up to match expected trip generation.
- du = dwelling units, ksf = thousand square feet
Source: City of Roseville 2035 travel demand model.

Westpark Communities developed a revised set of land use assumptions (i.e., "Westpark Land Use and Roadway Network" scenario) for these six plans/projects, which are shown in **Table 2**. As shown, land uses within the Amoruso and Creekview Specific Plans were left unchanged, while assumed development in Regional University, Placer Ranch, and the Sunset Industrial Remainder area were decreased substantially. Within the Sierra Vista Specific Plan, the amount of assumed retail was decreased substantially, but no other changes were made.

According to Table 2, the Westpark Land Use and Roadway Network scenario would yield over 17,500 new dwelling units and five million square feet of new retail, office, industrial, medical-office, and high-tech industrial space in these plans. This represents a substantial level of new development when viewed over a 15 to 20 year timeframe.

Table 2 – Land Use Growth Under Westpark Land Use and Roadway Network							
	Specific Plan / Area						
Land Use Category	Amoruso Ranch Specific Plan	Creekview Specific Plan	Regional University	Placer Ranch Specific Plan	Sunset Industrial Area Remainder	Sierra Vista Specific Plan	Total
Single-Family Residential	2,044 du's	1,464 du's	718 du's	2,000 du's	0 du's	6,131 du's	12,357 du's
Multi-Family Residential	982 du's	547 du's	0 du's	500 du's	0 du's	2,577 du's	4,606 du's
Age-Restricted Residential	0 du's	0 du's	0 du's	720 du's	0 du's	0 du's	720 du's
Retail	442 ksf	162 ksf	0 ksf	308 ksf	110 ksf	1,086 ksf	2,108 ksf
Office	34 ksf	0 ksf	0 ksf	185 ksf	339 ksf	571 ksf	1,129 ksf
Industrial	0 ksf	0 ksf	0 ksf	300 ksf	1410 ksf	0 ksf	1,710 ksf
Medical Office	0 ksf	0 ksf	0 ksf	0 ksf	102 ksf	0 ksf	102 ksf
High Tech Industrial	0 ksf	0 ksf	0 ksf	196 ksf	0 ksf	0 ksf	196 ksf
K-12 Schools	650 students	600 students	0 students	900 students	0 students	4,350 students	5,600 students
University	0 students	0 students	0 students	0 students	0 students	0 students	0 students
Parks	20 acres	16 acres	0 acres	51 acres	0 acres	106 acres	193 acres
PQPL	15 ksf	0 ksf	0 ksf	10 ksf	3 ksf	0 ksf	28 ksf

Note: [1] Values shown in red represent a reduction in land use relative to Table 1.
- du = dwelling units, ksf = thousand square feet
Source: Westpark Communities, 2021.

Roadway Network Assumptions in North & West Roseville

Appendix A contains a map showing the cumulative number of planned lanes in the City of Roseville based on the adopted General Plan. As shown, Santucci Boulevard would extend as six lanes from Baseline Road to Blue Oaks Boulevard. Although not shown in the figure, Placer Parkway (four-lane expressway) is assumed in the travel demand model to continue in a northeast direction from Santucci Boulevard through the Amoruso Ranch and Placer Ranch Specific Plans, terminating at State Route 65.

The Westpark Land Use and Roadway Network scenario would not construct Placer Parkway from west of Fiddyment Road to Santucci Boulevard. Additionally, Blue Oaks Boulevard would not extend westerly from Westbrook Boulevard to Santucci Boulevard (as Santucci Boulevard/Placer Parkway would not be constructed). **Figure 1** shows this modified circulation network.

Traffic Forecasts

The City's model was modified to reflect the Westpark Land Use and Roadway Network scenario and then run. Appendix A shows average daily traffic volume model plots from the unadjusted model and with the Westpark Land Use and Roadway Network scenario.

Table 3 compares the cumulative volume of traffic passing through the Santucci Boulevard/Pleasant Grove Boulevard intersection under the City's unadjusted cumulative model and under the Westpark Land Use and Roadway Network scenario.

Table 3 – Cumulative Traffic Volume Passing Through the Santucci Boulevard/Pleasant Grove Boulevard Intersection

Intersection	*Unadjusted City of Roseville Traffic Model*	*Westpark Land Use and Roadway Network scenario*
Santucci Boulevard/Pleasant Grove Boulevard	3,530 vehicles	720 vehicles (- 80%)

Substantially less traffic (i.e., 80 percent less) would be present along Santucci Boulevard and Pleasant Grove Boulevard under the Westpark Land Use and Roadway Network scenario. This is due to the reduction in land uses in North and West Roseville and the removal of roadways that likely will not be funded and may not be needed without the added development.

Retail Site Feasibility Evaluation

This section is comprised of three subsections that answer the following questions:

1. Under the Westpark Land Use and Roadway Network scenario, are there sufficient volumes of adjacent street traffic from which to draw pass-by[1] trips if retail were developed on Parcel 41?

2. Are there other retail centers within the City of Roseville of whose size and level of adjacent street traffic is comparable to what is forecast for Parcel 41?

3. Is the geographic location of Parcel 41 favorable or unfavorable as a retail destination when viewed under the Westpark Land Use and Roadway Network scenario?

Pass-by Traffic Considerations

Data from the *Trip Generation Handbook* (Institute of Transportation Engineers, 2017) indicates the following with regard to travel characteristics at retail centers:

- Appendix A presents pass-by trip data for 25 retail centers ranging from 50,000 to 150,000 square feet. These sites had an average pass-by rate of 37 percent during the weekday PM peak period.
- Appendix A shows that for 12 retail center data points with at least 25 percent pass-by trips, the average volume of adjacent street traffic was 2,000 vehicles during the PM peak period.

Table 4 shows the number of new and pass-by trips that Parcel 41 would generate during the weekday PM peak hour based on trip rates published in the *Trip Generation Manual* (Institute of Transportation Engineers, 2017) and the above information.

[1] A pass-by trip is defined as trip already on the adjacent street that enters a retail center en route to a different primary destination. Pass-by trips do not add to the roadway network; however, businesses rely on existing traffic levels to support their activity. Grocery stores, restaurants, coffee shops, and gas stations are examples of land uses that attract pass-by trips.

Table 4 – Parcel 41 Trip Generation During Weekday PM Peak Hour			
Trip Type	*Inbound Trips*	*Outbound Trips*	*Total Trips*
New Trips (63%)	184	183	367
Pass-by Trips (37%)	108	108	216
Total Trips	292	291	583
Source: Fehr & Peers, 2021 based on *Trip Generation Manual* (ITE, 2017).			

Table 5 then shows the proportion of adjacent street travelers that would need to become pass-by trips into Parcel 41 (to achieve the expected pass-by percentages) under the unadjusted City of Roseville travel demand model and under the Westpark Land Use and Roadway Network scenario.

Table 5 – Parcel 41 Weekday PM Peak Hour Pass-by Traffic Considerations		
Metric	*Unadjusted City of Roseville Traffic Model*	*Westpark Land Use and Roadway Network scenario*
Adjacent Street Traffic	3,530 vehicles	720 vehicles
Inbound Pass-by Trips	108 vehicles	108 vehicles
Level of Pass-by Activity Required [1]	3 out of every 100 motorists	15 out of every 100 motorists
Note: [1] Calculated by dividing number of inbound pass-by trips by adjacent street traffic volume. Source: Fehr & Peers, 2021		

For the expected 37 percent pass-by proportion to be realized, this would require 15 percent of existing motorists along the project frontage to perform a pass-by trip into the site. This is very much at the high end of this type of travel behavior, as evidenced by the fact that retail sites (with similar pass-by rates) surveyed in the ITE document had an average of 2,000 adjacent street PM peak hour vehicles from which to draw pass-by trips.

Comparison to Similarly Sized Retail Centers in Roseville

According to the City's 2020 base year travel demand model, there are 17 traffic analysis zones (TAZs) within the City that contain retail ranging in size from 80,000 to 140,000 square feet (i.e., within 30,000 square feet of Parcel 41). Appendix A lists each of these TAZs along with their location. As shown, nearly all TAZs are situated along heavily traveled arterial streets. Many of the sites are located along arterials such as Roseville

Parkway, Blue Oaks Boulevard, Foothills Boulevard, Eureka Road, and Pleasant Grove Boulevard, each of which carries in excess of 40,000 vehicles per day. Hence, most of these centers have ample existing adjacent traffic from which pass-by trips can come. This is in contrast to Parcel 41, which would have a little more than 11,000 daily vehicles along its frontages under the Westpark Land Use and Roadway Network scenario. Thus, there does not exist a retail center in Roseville of comparable size to what Parcel 41 would yield that also has similar levels of traffic to what would be on streets adjacent to Parcel 41 under the Westpark Land Use and Roadway Network scenario.

Parcel 41 Proximity to Nearby Residential

The presence of larger retail sites to the east and south of the project, combined with the majority of Sierra Vista Specific Plan dwelling units being located closer to those parcels, suggests that Parcel 41 may not attract retail trips to the same degree the other sites would.

In conclusion, this analysis has found that under the Westpark Land Use and Roadway Network scenario, Parcel 41 is unlikely to develop as a retail center because it would not have adequate adjacent street traffic flows from which to draw pass-by traffic. Its viability as a retail center is further diminished by its physical location relative to anticipated residential development in West Roseville and competing retail sites.

We hope this information is helpful. Please call or email me with any questions or comments.

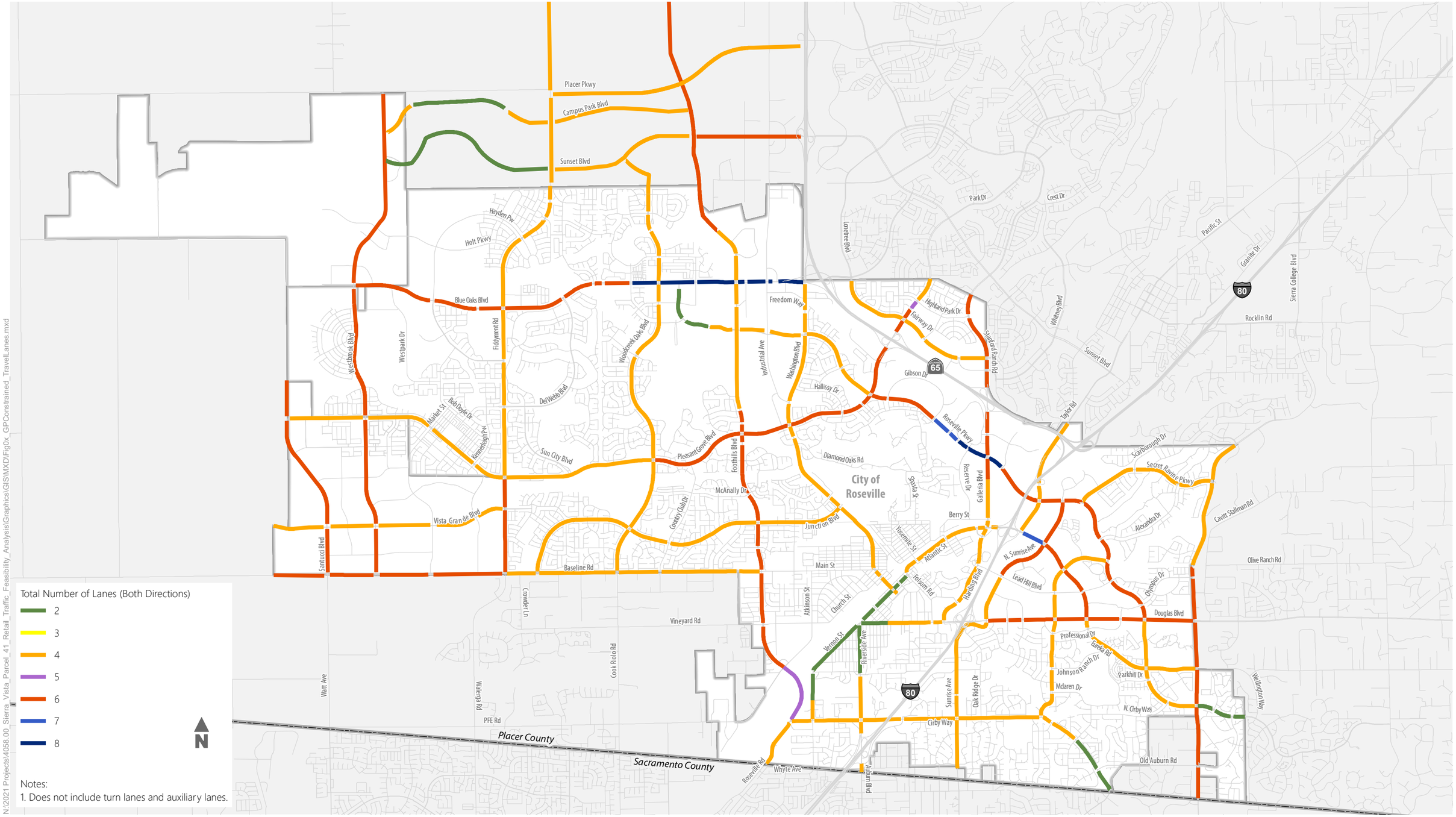


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Figure 1

Westpark Modified Roadway Network Scenario

Appendix A – Model Plots, ITE Data, and City of Roseville General Plan Lane Configuration Map

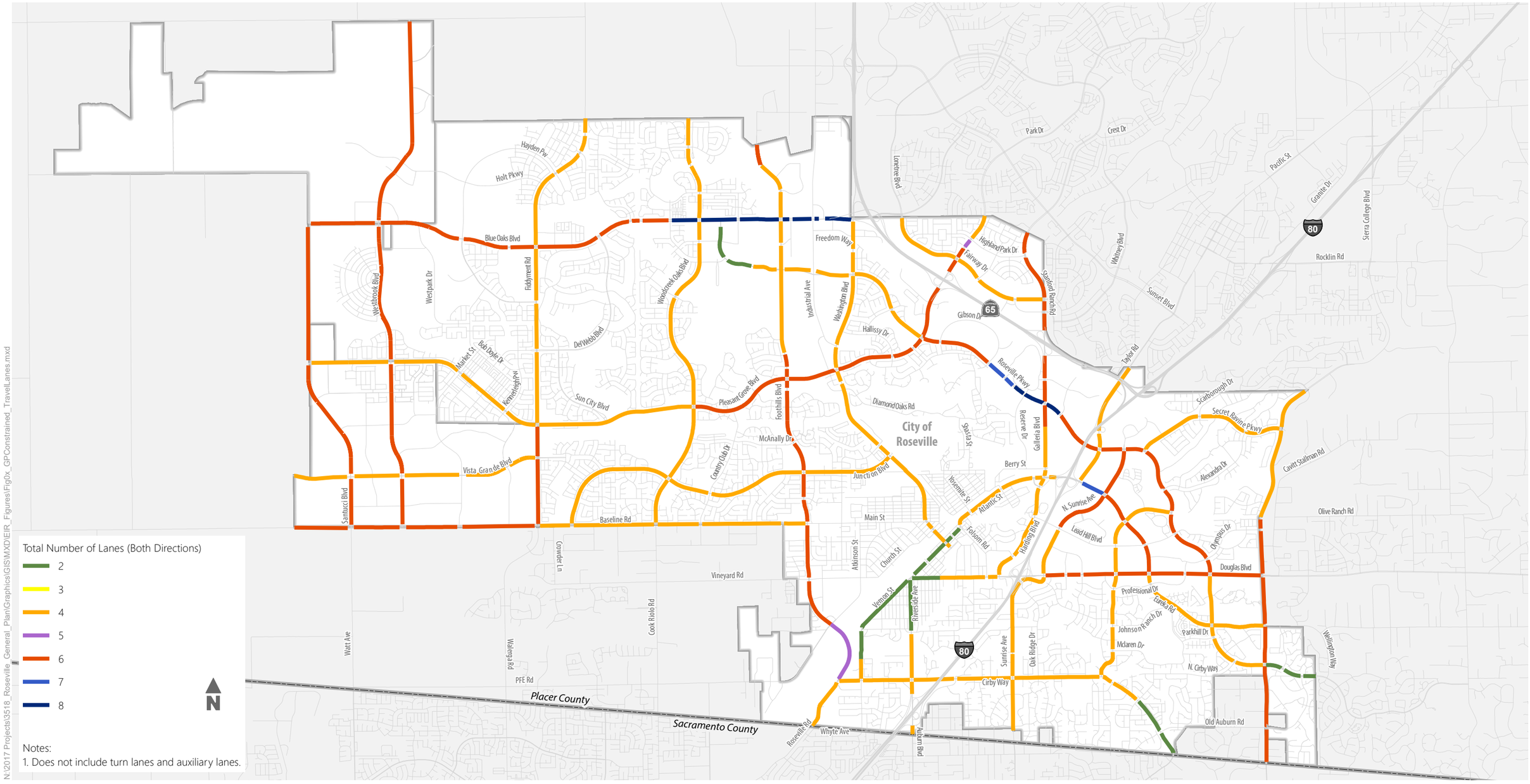
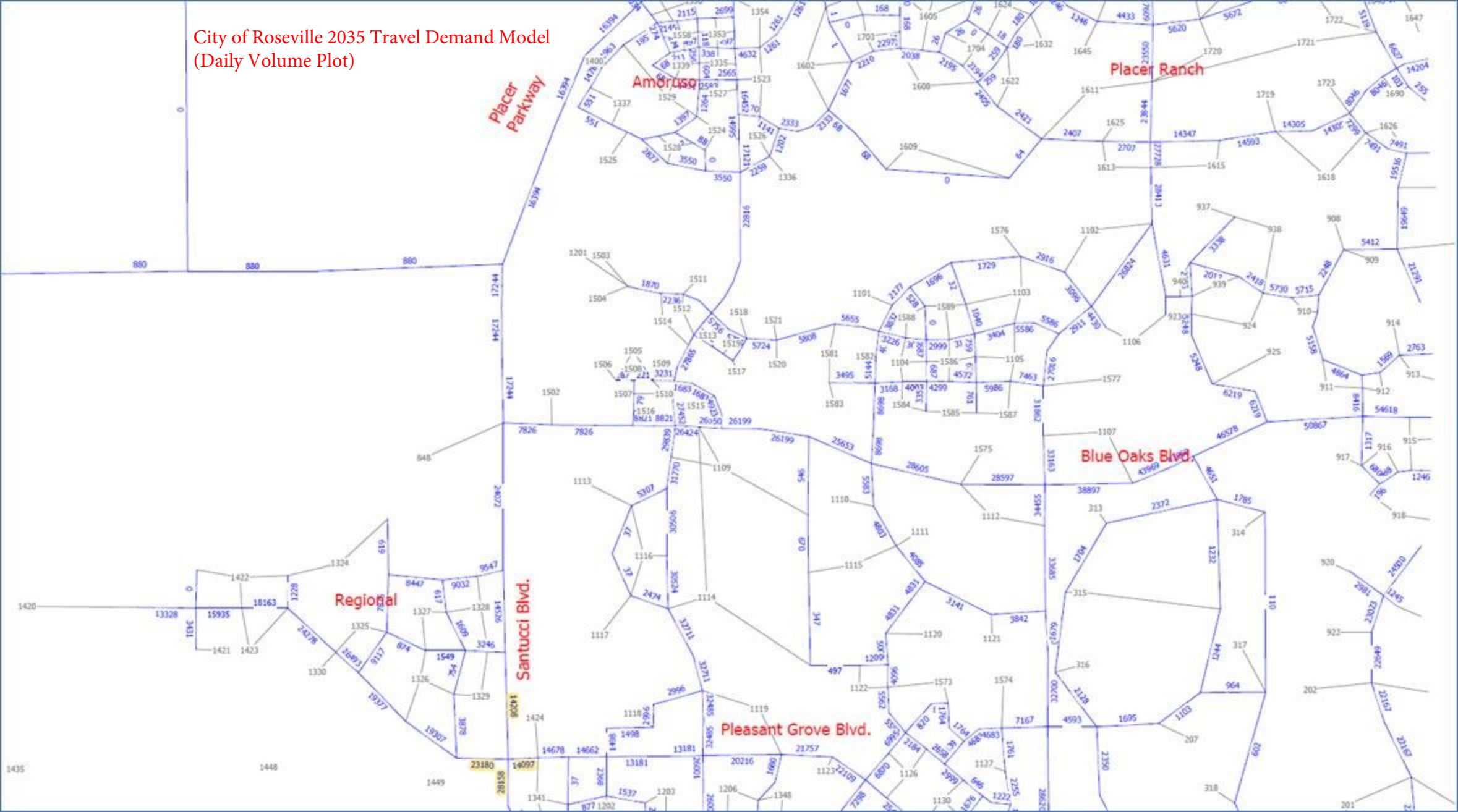


Figure 4.3-4

General Plan Number of Travel Lanes


City of Roseville 2035 Travel Demand Model
(Daily Volume Plot)
Placer Parkway
Amoruso
Placer Ranch
Blue Oaks Blvd.
Santucci Blvd.
Regional
Pleasant Grove Blvd.

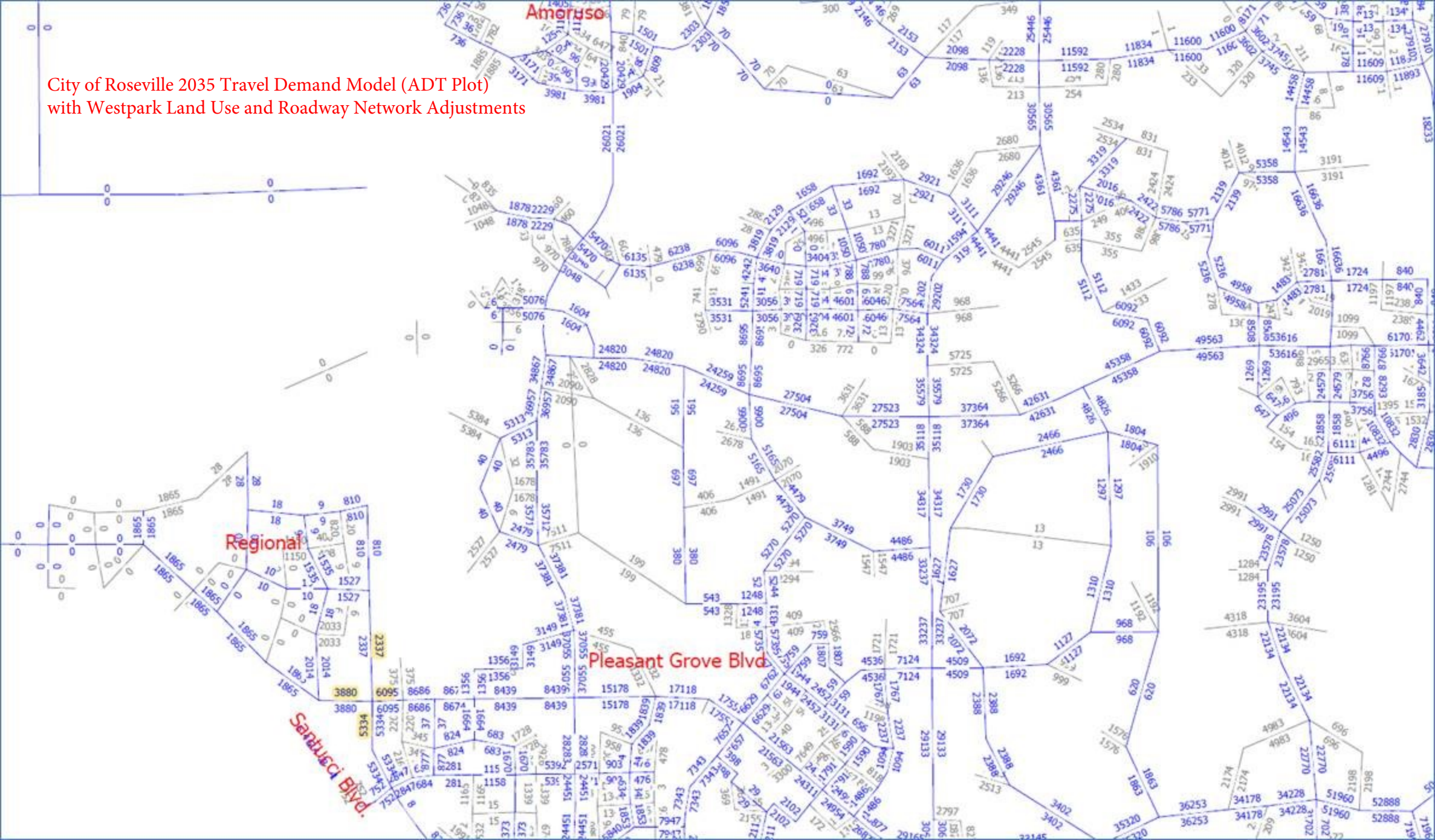

City of Roseville 2035 Travel Demand Model (ADT Plot)
with Westpark Land Use and Roadway Network Adjustments
Amoruso
Regional
Pleasant Grove Blvd
Santucci Blvd.

Figure E.7 Shopping Center (820)

Average Pass-By Trip Percentage vs: **1000 Sq. Feet Gross Leasable Area**
On a: **Weekday, P.M. Peak Period**
Number of Studies: 100
Average 1000 Sq. Feet GLA: 329

Data Plot

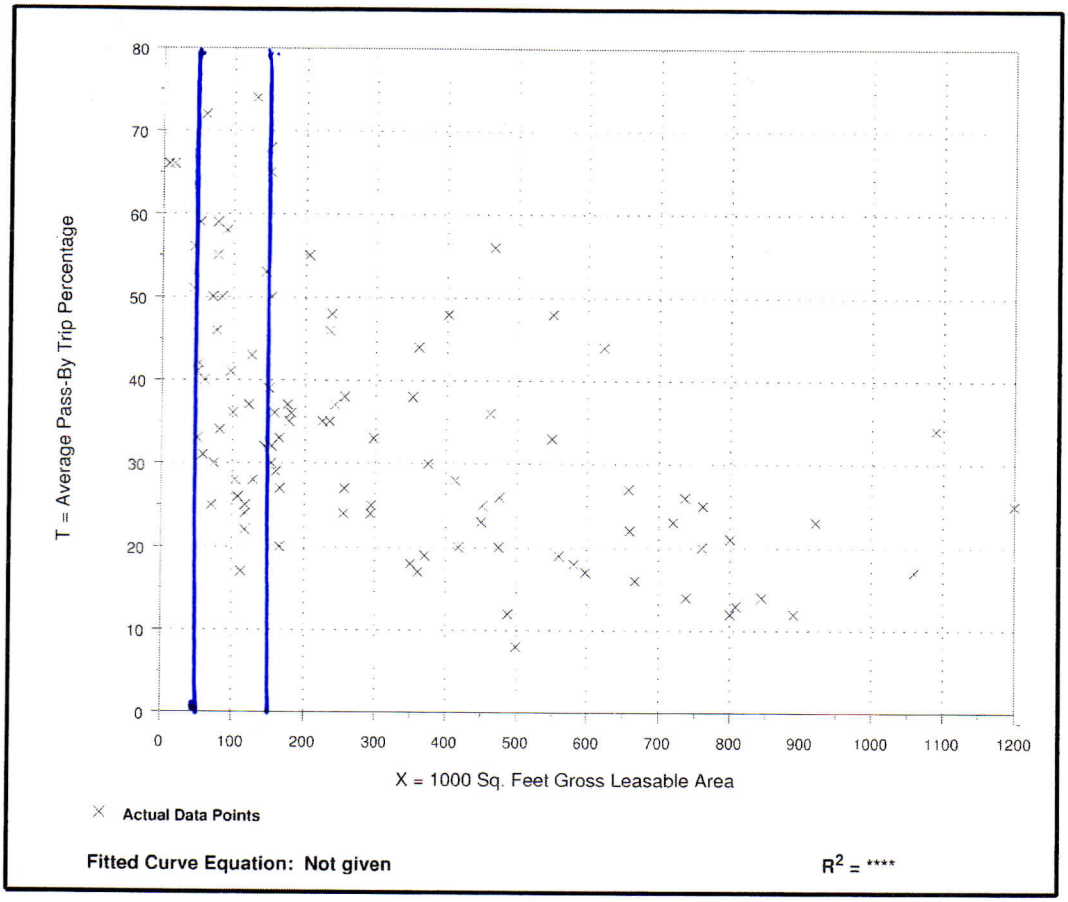
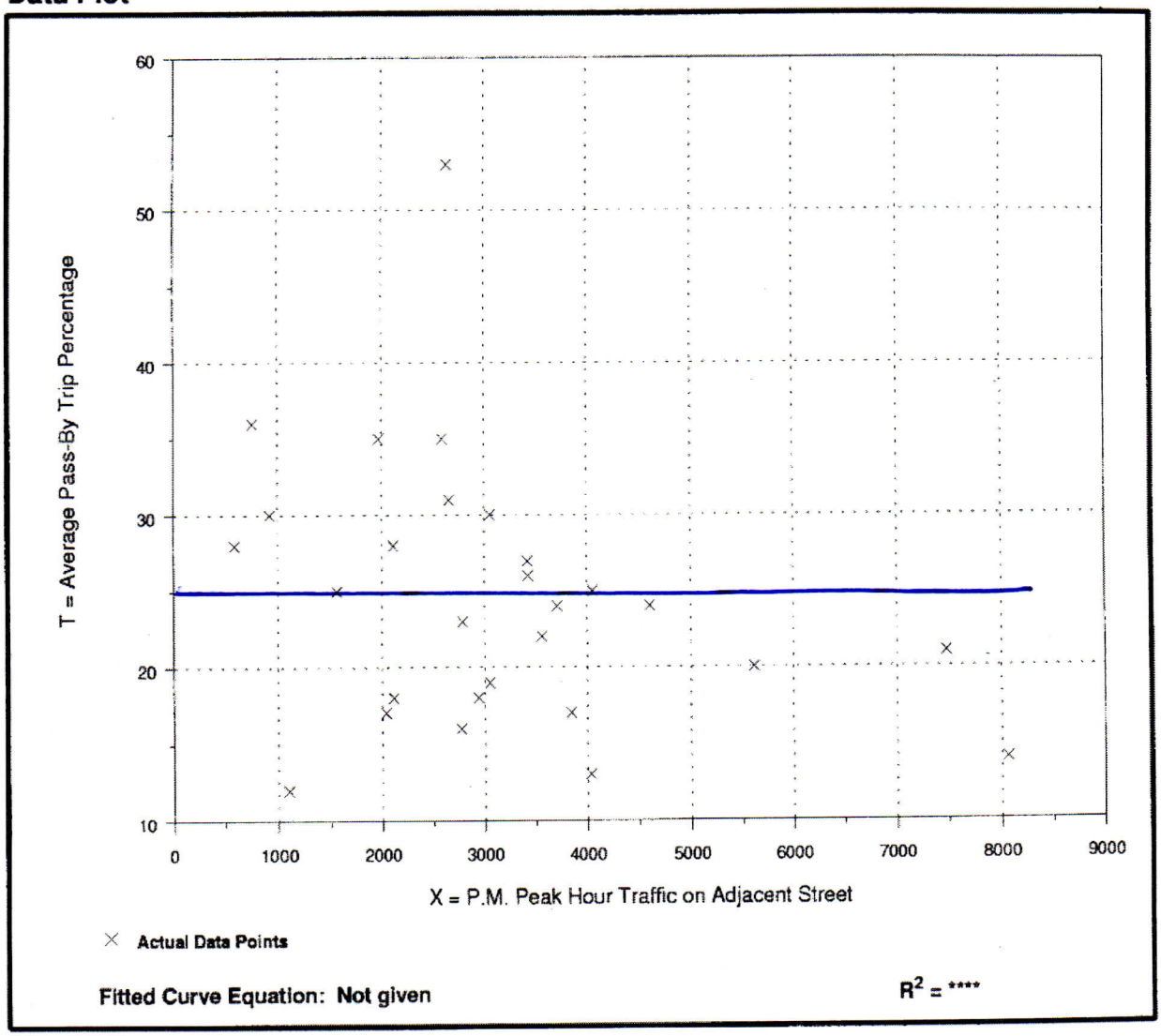


Figure E.8 Shopping Center (820)

Average Pass-By Trip Percentage vs:	**PM Peak Hour Traffic on Adjacent Street**
On a:	**Weekday, PM Peak Period**
Number of Studies:	28
Average PM Peak Hr. Traf. On Adj. Street:	3,122

Data Plot



SUMMARY OF TAZs WITHIN ROSEVILLE THAT HAVE BETWEEN 80 and 140 KSF OF RETAIL

TAZ	JURISD	SUBAREA	RET (KSF)	Location
11	ROSEVILLE	Downtown	101	Adjacent to Washington Blvd and Main St, and Sierra Blvd.
27	ROSEVILLE	Downtown	102	Along Vernon and Lincoln St in Downtown
32	ROSEVILLE	Riverside Gateway	121	Along Riverside Ave north of Cirby Way
67	ROSEVILLE	Infill	105	Along Riverside Ave north of Cirby Way
96	ROSEVILLE	Infill	91	Located at Sunrise and Cirby
102	ROSEVILLE	Infill	122	Along Orlando Way - Highway Commercial and Entertainment Uses
135	ROSEVILLE	Infill	117	Along Douglas Blvd. east of I-80
144	ROSEVILLE	Infill	119	Along Taylor Road. Primarily auto repair and related uses
154	ROSEVILLE	Northwest	128	Located at Foothills and Baseline
175	ROSEVILLE	Northwest	93	Located at Foothills and Junction
201	ROSEVILLE	Northwest	89	Located at Woodcreek Oaks and Pleasant Grove Blvd.
210	ROSEVILLE	North Cen	89	Located at Blue Oaks Blvd and Washington Blvd.
216	ROSEVILLE	North Cen	128	Located along Pleasant Grove Blvd.
239	ROSEVILLE	Highlands	134	Located at Fairway Dr. and Pleasant Grove Blvd.
253	ROSEVILLE	Northeast	105	Located at Eureka Road and N. Sunrise Ave.
885	ROSEVILLE	Stoneridg	120	Located along East Roseville Parkway
915	ROSEVILLE	North Ros	81	Located at Blue Oaks Blvd and Woodcreek Oaks Blvd.

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Amoruso Ranch
North Roseville
Creekview
Infill
Infill
West Roseville
Del Webb
North Industrial
Highland Reserve North
North Central Roseville
Northwest Roseville
Sierra Vista
North Roseville
Downtown
Riverside Gateway
Northeast Roseville
Infill
Stoneridge
Southeast Roseville
65
80

Amoruso Ranch
Creekview
Del Webb
Downtown
Highland Reserve North
Infill
North Central Roseville
North Industrial
North Roseville
Northeast Roseville
Northwest Roseville
Riverside Gateway
Sierra Vista
Southeast Roseville
Stoneridge
West Roseville
XXX TAZ Number

N

Figure 3

City of Roseville Traffic Analysis Zones (TAZ) and Subareas

Exhibit E-1: RS/DS Development Standards

	Single Family with Attached Sidewalk[4]	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 1st story wall 15 ft. to 2na story wall*	*10 ft. to 1st story wall 15 ft. to 2na 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 3rd 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.

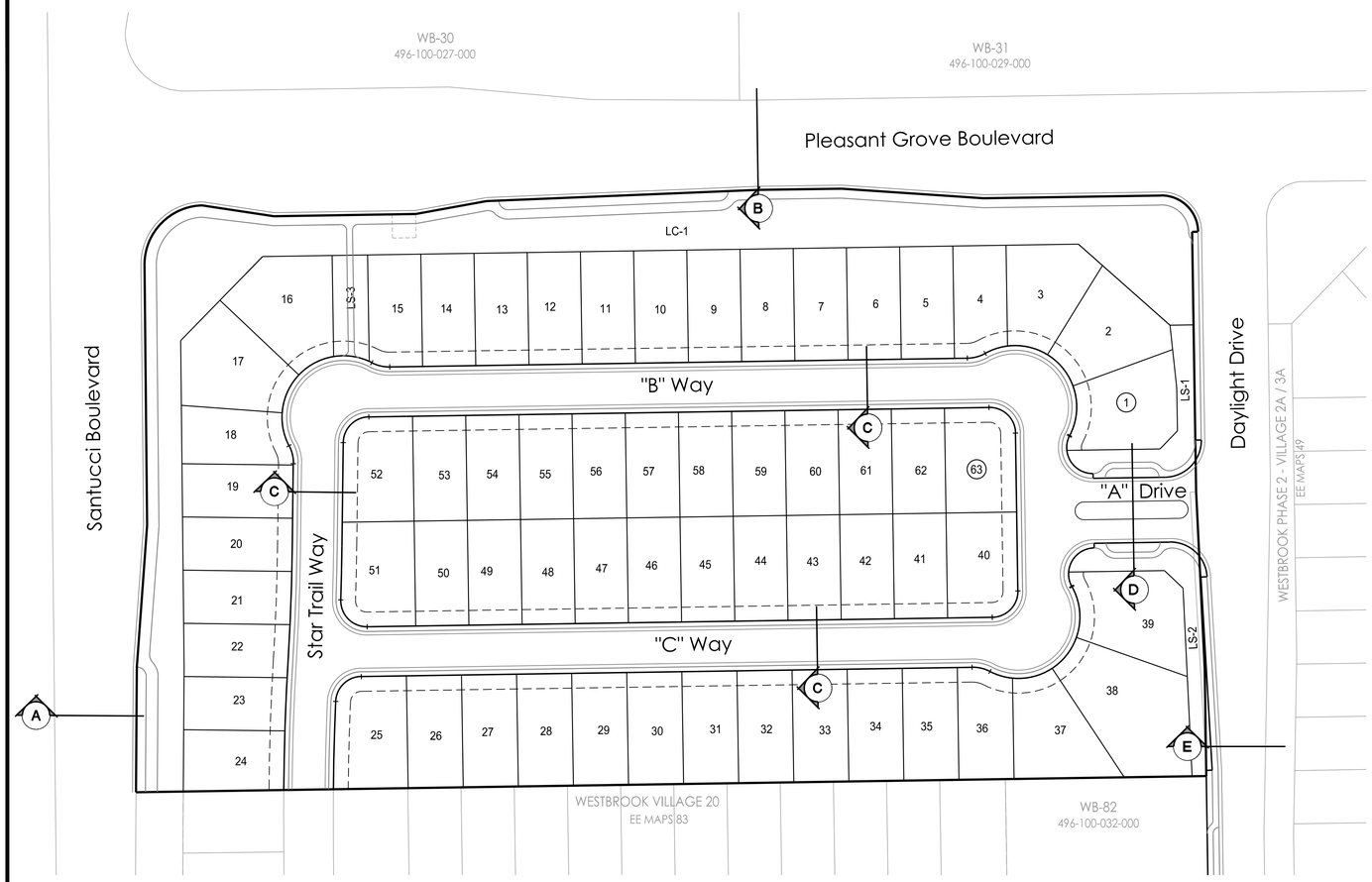
[2] Sidewalk separarted from back of curb by 5-foot planter strip.

[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.

PC EXHIBIT F



TENTATIVE MAP INFORMATION

APPLICANT:	Westpark SV 400, LLC 1420 Rocky Ridge Drive, Suite 265 Roseville, CA 95661
ENGINEER:	MacKay & Somps Civil Engineers, Inc. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678 916-773-1189
SITE ADDRESS:	3301 Pleasant Grove Boulevard Roseville, CA 95661
ASSESSOR'S PARCEL NUMBER:	496-100-030
SITE AREA	10.11 ± AC.
GENERAL PLAN LAND USE:	
Existing:	CC
Proposed:	MDR
ZONING:	
Existing:	CC
Proposed:	RS/DS
NUMBER OF LOTS/PARCELS:	67 TOTAL LOTS 63 MDR Lots 1 ROW/Landscape Corridor Lot 3 Landscape Lots
SERVICE PROVIDERS:	
Parks & Recreation:	City of Roseville
Police & Fire Protection:	City of Roseville
Sanitary Sewer:	City of Roseville
Domestic & Recycled Water:	City of Roseville
Electricity:	City of Roseville
Telephone:	AT&T & Consolidated Communications
Gas:	PG&E
Cable:	Comcast/Consolidated Communications

PARCEL SUMMARY TABLE

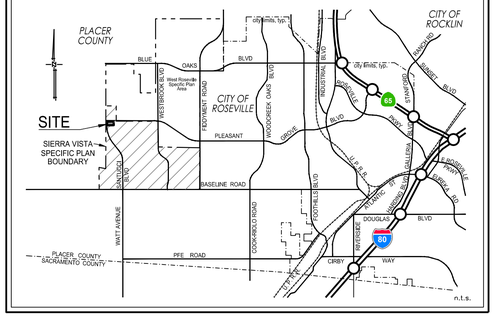
Parcel Summary

Parcel	Acres	Units	Lot Size (typ)
Parcel WB-41	8.50 ac.	63 du	45' x 85'
subtotal	*8.50 ac.*	*63 du*	
ROW and Landscape Lots			
LC-1	1.35 ac.		
Landscape Lots	0.27 ac.		
subtotal	*1.62 ac.*		
TOTAL	**10.12 ac.**	**63 du**	

Landscape Lot Summary

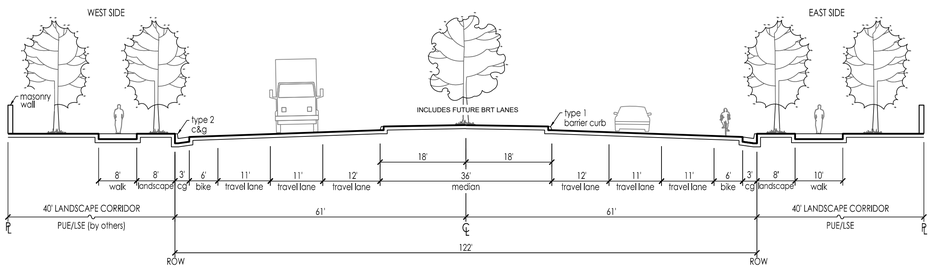
Parcel	Sq. Ft. (ac.)
LS-1	4,125.0 sf
LS-2	4,967.0 sf
LS-3	2,589.0 sf
TOTAL	**11,681.0 sf (0.27 ac.)**

VICINITY MAP

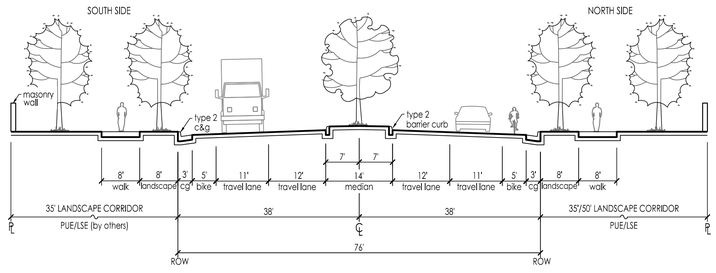


TENTATIVE MAP NOTES

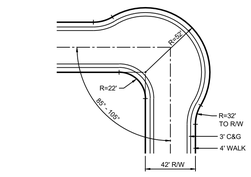
1. PROPERTY DESCRIPTION: Lot 4 in Book DD of Maps at Page 79, Placer County Records.
2. Lot dimensions and acreages are approximate and are subject to change.
3. Lot lines and lot areas may be adjusted at the time of Final Map(s) preparation provided no additional lots are created, subject to approval by the City of Roseville.
4. The Final Mapping and subsequent development of parcels and streets may be phased. Project improvements are deferred to individual Small Lot Final Maps or project development plans.
5. Pursuant to Government Code Section 66463.1, the subdivider may file multiple Final Maps based upon this Tentative Subdivision Map. The filing of a Final Map on a portion of this Tentative Subdivision Map shall not invalidate any part of this Tentative Subdivision Map.
6. The Final Mapping and subsequent development of parcels and streets may be phased. Phasing is to be consistent with the performance criteria in the Development Agreement and applicable infrastructure phasing matrix.
7. Additional easements to accommodate new public utility improvements, access required for parcel development, rights to construct, or other similar mapping requirements needed to accomplish the final design may be added prior to each Small Lot Final Map based on this Tentative Subdivision Map.
8. Street sections are per the Sierra Vista Specific Plan (Chapter 6) and the Sierra Vista Design Guidelines (Appendix B), except as modified hereon.
9. A minimum 12.5' Public Utility Public Easement (PUE) will be located adjacent to all rights-of-way unless otherwise noted.
10. Landscape corridor widths may be reduced for ancillary right-turn lanes, auxiliary lanes, bus turn-outs, standard tapers, and the like per the provisions in the Sierra Vista Specific Plan.
11. Paseo lots are to be dedicated as street rights-of-way (ROW).
12. The following lots are to be offered to the City of Roseville with the corresponding phase at the time of each Final Map: ROW Lots LC-1 and Landscape Lots LS-1 through LS-3.
13. Landscape corridor lots, paseo lots, and landscape lots are not to be counted as "lots" towards any future boundary line adjustment.
14. Design and placement of entry signage and masonry walls to be consistent with previous phases of the Solaire project.
15. City gateway signage will be incorporated at the corner of Santucci Boulevard and Pleasant Grove Boulevard in conformance with the Sierra Vista Specific Plan Guidelines Figure B-2, Entry Feature Locations.



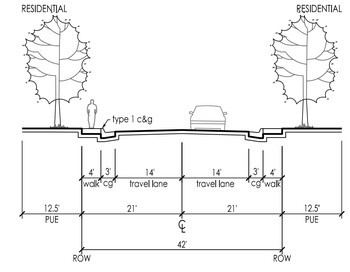
A SANTUCCI BOULEVARD
6-LANE ARTERIAL
n.t.s.



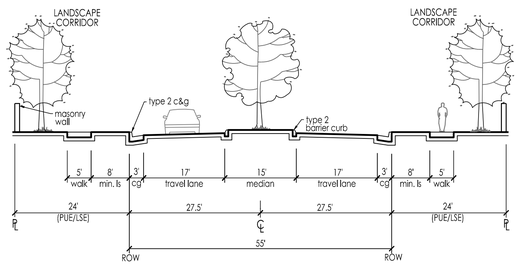
B EXISTING PLEASANT GROVE BOULEVARD
4-LANE ARTERIAL
n.t.s.



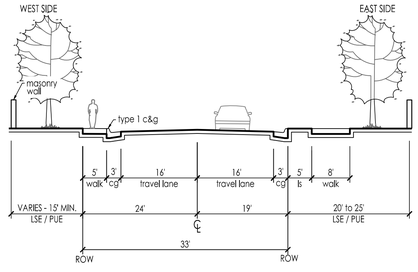
STANDARD ELBOW
(CITY OF ROSEVILLE STD. DWG ST-16)
n.t.s.



C MINOR RESIDENTIAL STREET
42' ROW
n.t.s.



D RESIDENTIAL ENTRY
WB-41
n.t.s.



E EXISTING DAYLIGHT DRIVE
PRIMARY RESIDENTIAL STREET
n.t.s.

N

0 30 60 120
SCALE: 1"=60'

COVER SHEET
TENTATIVE SUBDIVISION MAP

PARCEL WB-41

of the Sierra Vista Specifc Plan

Roseville, CA

July 16, 2021

WESTPARK communities | MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

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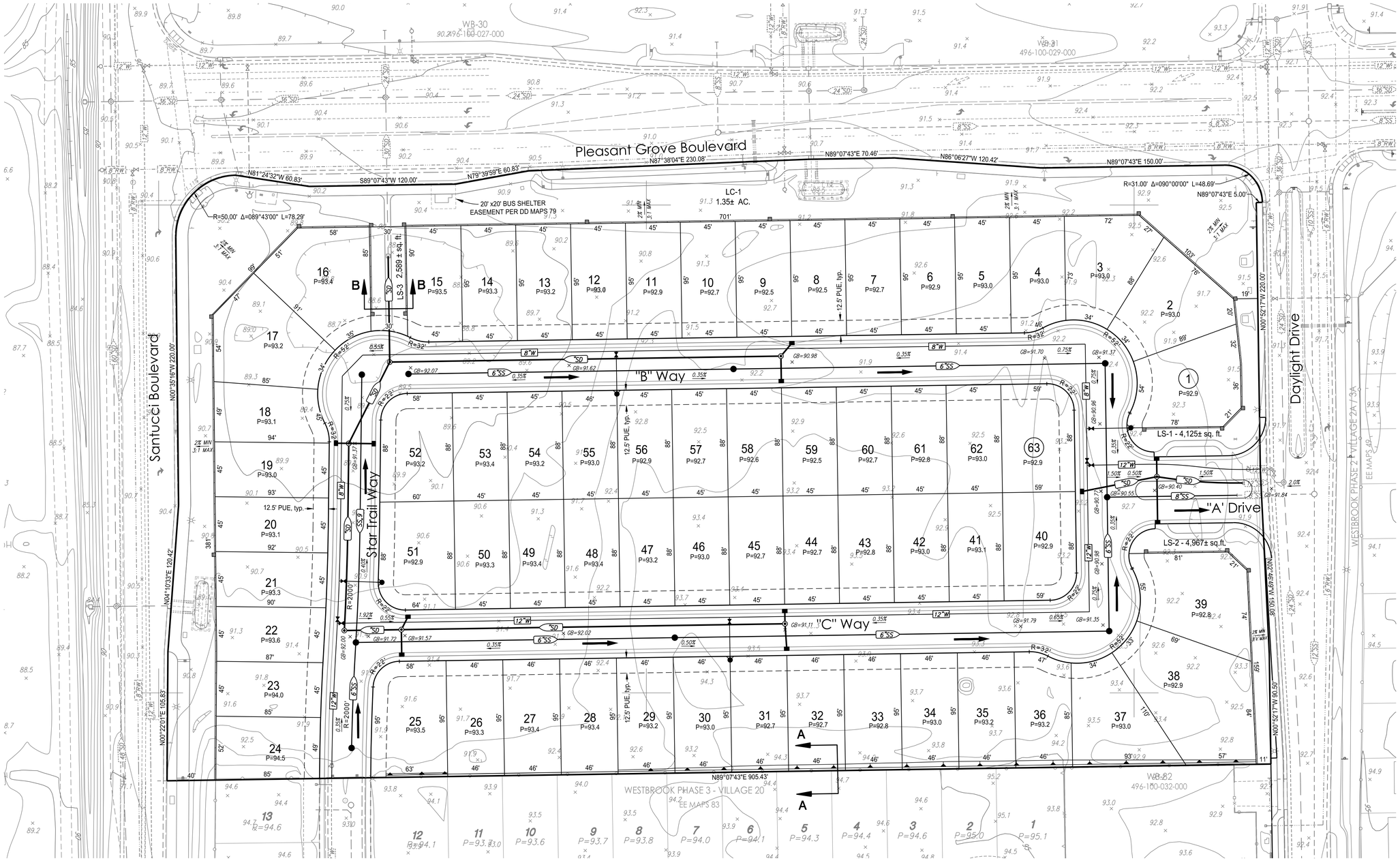
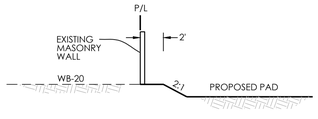
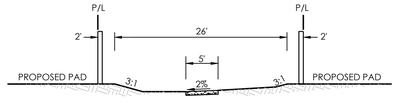


LEGEND

PROPOSED	DESCRIPTION	EXISTING
SS	SANITARY SEWER PIPE	EX. SS
	SANITARY SEWER MANHOLE	
12"W	WATER LINE	12" W
12"RW	RECYCLED WATER LINE	12" RW
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
SD	STORM DRAIN PIPE	EX. SD
	STORM DRAIN MANHOLE	
	DROP INLET	
	STORMWATER FACILITY	
P=XXX.X	PAD GRADE	P=XXX.X
	OVERLAND RELEASE FOR DRAINAGE	
	MASONRY WALL WITH PILASTERS	



SECTION A-A
PROPERTY LINE
N.T.S.



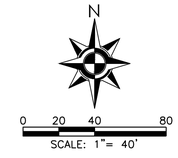
SECTION B-B
LS-3
N.T.S.

UTILITY NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
3. THE SIZE AND LOCATION OF PROPOSED WATER, RECYCLED WATER, SEWER, AND STORM DRAINAGE INFRASTRUCTURE IS SUBJECT TO CHANGE DURING FINAL DESIGN, SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ROSEVILLE WITH IMPROVEMENT PLANS.
4. ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNERS. IF A RIGHT OF ENTRY CANNOT BE OBTAINED, RETAINING WALLS ALONG PROPERTY LINES ARE TO BE CONSTRUCTED AS SHOWN HEREON.

ESTIMATED EARTHWORK SUMMARY

CUT:	12,000± c.y.
FILL:	12,000± c.y.
NET:	0± c.y.



CONCEPTUAL GRADING, DRAINAGE AND UTILITIES TENTATIVE SUBDIVISION MAP

PARCEL WB-41

of the Sierra Vista Specifc Plan

Roseville, CA

July 16, 2021

WESTPARK communities

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

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CC ATTACHMENT 3

Discussion Tables

Roseville Westbrook Rezone Fiscal Impact Analysis

The Economics of Land Use

Prepared for:
Westpark Communities

Prepared by:
Economic & Planning Systems, Inc. (EPS)

July 20, 2021

EPS #212068

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Oakland
Sacramento
Denver
Los Angeles

www.epsys.com

List of Tables

Table 1 Estimated Revenue and Expenditure Summary Comparison..... 1

Table 2 Estimated Revenue and Expenditure Summary Comparison..... 2

Table 1
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Revenue and Expenditure Summary Comparison

Item	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone	Difference Amount	Difference Percentage
Formula	*a*	*b*	*c = b - a*	*c / a*
GENERAL FUND				
Total Annual General Fund Revenues	**$338,700**	**$116,600**	**($222,100)**	**(65.6%)**
Total Annual General Fund Expenditures	**$47,700**	**$90,300**	**$42,600**	**89.3%**
Annual General Fund Surplus/(Deficit)	**$291,000**	**$26,300**	**($264,700)**	**(91.0%)**
CFD No. 3 Taxes	$13,500	$18,000	$4,500	33.3%
Subtotal Net Annual Surplus/(Deficit) Including CFD No. 3	**$304,500**	**$44,300**	**($260,200)**	**(85.5%)**

t1

Source: City of Roseville FY 2021-22 Adopted Budget; EPS.

Note: Values are rounded to the nearest $100.

Table 2
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Revenue and Expenditure Summary Comparison

Item	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone	Difference Amount	Difference Percentage
Formula	*a*	*b*	*c = b - a*	*c / a*
GENERAL FUND				
Annual Revenues [1]				
Taxes:				
Property Taxes	$45,500	$59,300	$13,800	30.3%
Property Tax In-Lieu of VLF	$13,200	$17,200	$4,000	30.3%
Real Property Transfer Tax	$1,100	$3,100	$2,000	181.8%
Sales Tax	$167,300	$17,700	($149,600)	(89.4%)
Sales Tax - Measure B	$100,300	$8,900	($91,400)	(91.1%)
Prop. 172 Sales Tax	$4,100	$400	($3,700)	(90.2%)
Hotel/Motel Tax	$1,500	$2,100	$600	40.0%
Business License Tax	$500	$700	$200	40.0%
Franchise Fees	$1,400	$2,000	$600	42.9%
Electric Franchise Fees	$3,800	$5,200	$1,400	36.8%
Total Annual General Fund Revenues	**$338,700**	**$116,600**	**($222,100)**	**(65.6%)**
Annual Expenditures [2]				
City Council	$0	$100	$100	0.0%
City Manager	$700	$900	$200	28.6%
Public Affairs & Communications	$300	$400	$100	33.3%
City Attorney	$900	$1,200	$300	33.3%
Finance	$1,200	$1,600	$400	33.3%
Human Resources	$800	$1,100	$300	37.5%
City Clerk	$400	$500	$100	25.0%
Police	$20,300	$28,200	$7,900	38.9%
Fire	$15,500	$21,500	$6,000	38.7%
Economic Development	$400	$500	$100	25.0%
Parks, Recreation & Libraries	$0	$24,500	$24,500	0.0%
Public Works	$3,500	$4,800	$1,300	37.1%
Development Services	$2,500	$3,400	$900	36.0%
General Fund Contingency - Materials, Services & Supplies	$1,200	$1,600	$400	33.3%
Total Annual General Fund Expenditures	**$47,700**	**$90,300**	**$42,600**	**89.3%**
Annual General Fund Surplus/(Deficit)	**$291,000**	**$26,300**	**($264,700)**	**(91.0%)**
CFD No. 3 [3]	$13,500	$18,000	$4,500	33.3%
Subtotal Net Annual Surplus/(Deficit) Including CFD No. 3	**$304,500**	**$44,300**	**($260,200)**	**(85.5%)**

summary

Source: City of Roseville FY 2021-22 Adopted Budget; EPS.

Note: Values are rounded to the nearest $100.

[1] See Table B-1 for details on revenue estimating procedures.
[2] See Table C-1 for details on expenditure estimating procedures.
[3] See Table B-6.

APPENDICES:

Appendix A: Land Use and Demographics

Appendix B: Revenue-Estimating Tables

Appendix C: Expenditure-Estimating Tables

Appendix D: Supporting Tables for Revenue Estimates

APPENDIX A:

Land Use and Demographics

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Table A-2 Land Use Development Plan at Buildout 4

Table A-3 Project Assumptions at Buildout 5

Table A-1
Roseville Westbrook Rezone Fiscal Impact Analysis
General Assumptions

Item		Assumption
General Assumptions		
Base Fiscal Year [1]		FY 2021-22
Dollars		(2021$)
General Demographic Characteristics		
City of Roseville		
Population [2]	Per Capita	146,875
Employees [3]		101,509
City of Roseville Persons Served [4]	Persons Served	**197,630**

gen assumps

Source: California Department of Finance (DOF); California Employment Development Department (EDD); US Census Bureau; EPS.

[1] Reflects the City of Roseville Fiscal Year 2021-22 Adopted Budget. Revenues and expenditures are in 2021 dollars. This analysis does not reflect changes in value resulting from inflation or appreciation.
[2] DOF Table E-1 City of Roseville population estimate as of 01/01/2021.
[3] Roseville FY 2021-22 Adopted Budget states EMSI estimates Roseville to have 92,281 jobs. EPS adjusted by an additional 10% to account for self-employed workers.
[4] Defined as total population plus half of total employees.

Table A-2
Roseville Westbrook Rezone Fiscal Impact Analysis
Land Use Development Plan at Buildout

Land Use	Scenario 1 - Existing Zoning Existing Land Uses Gross Acreage	Average Density	Units	Sq. Ft. (Rounded)	Scenario 2 - Proposed Rezone Proposed Land Uses Gross Acreage	Average Density	Units	Sq. Ft. (Rounded)
Residential		*DU/Ac.*				*DU/Ac.*		
Medium Density (MDR)	0.00	0.00	0	---	10.11	6.2	63	---
Service & Employment		*FAR*				*FAR*		
Community Commercial (CC)	10.11	0.25	---	110,000	0.00	0.25	---	0

lu plan

Source: Westpark Communities; EPS.

Table A-3
Roseville Westbrook Rezone Fiscal Impact Analysis
Project Assumptions at Buildout

	Assumptions				Scenario 1 - Existing Zoning Existing Land Uses				Scenario 2 - Proposed Rezone Proposed Land Uses			
Land Use	Est. Average Assessed Value	Vacancy Rate [1]	Persons per HH/Sq. Ft. per Employee [2]	Persons Served Factor	Units/Bldg. Sq. Ft.	Occupied Units/Bldg. Sq. Ft.	Population/ Employees	Persons Served	Units/Bldg. Sq. Ft.	Occupied Units/Bldg. Sq. Ft.	Population/ Employees	Persons Served
Formula		*A*	*B*	*C*	*D*	*E = D * (1 - A)*	*F*	*G = C * F*	*H*	*I = H * (1 - A)*	*J*	*K = C * J*
Residential												
Medium Density (MDR)	$625,000	4.0%	2.69	1.0	0	0	0	0	63	60	161	161
Service & Employment	*per sq. ft.*											
Community Commercial (CC)	$275	5.2%	450	0.5	110,000	104,300	232	116	0	0	0	0
Total							**232**	**116**			**161**	**161**

dev assumps

Source: Westpark Communities; CoStar; City of Roseville FY 2021-22 Adopted Budget; EPS.

[1] LDR and MDR vacancy rate based on California Department of Finance historical estimates for Roseville, CA.
Employmment vacancies based on City of Roseville FY 2021-22 Adopted Budget.
[2] Persons per household from the City of Roseville FY 2021-22 Adoped Budget.
Square feet per employee based on the Illustrated Book of Development Definitions.

APPENDIX B:

Revenue-Estimating Tables

Table B-1	Revenue-Estimating Procedures Based on City of Roseville FY 2021-22 Budget	6
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Table B-5A	Estimated Annual Taxable Sales, Hybrid Market Support Method	11
Table B-5B	Estimated Annual Taxable Sales Generated from On-Site Nonresidential	12
Table B-6	Summary of Estimated Special Tax/Assessment District Revenues	13

Table B-1
Roseville Westbrook Rezone Fiscal Impact Analysis
Revenue-Estimating Procedures Based on City of Roseville FY 2021-22 Budget (2021$)

General Fund Revenues	Estimating Procedure	Case Study Reference	FY 2021-22 Budgeted Revenues	Service Population	Revenue Multiplier
Taxes:					
Property Taxes	Case Study	Table B-3	$45,363,250	N/A	-
Secured Property Tax			$42,700,000		
Supplemental Property Tax			$850,000		
In Lieu of Property Tax			$301,650		
Unsecured Property Tax			$931,600		
Public Utility			$580,000		
Property Tax In-Lieu of VLF	Case Study	Table B-3	$11,768,000	N/A	-
Real Property Transfer Tax	Case Study	Table B-4	$800,000	N/A	-
Sales Tax	Case Study	Table B-5	$58,486,500	N/A	-
Sales Tax - Measure B	Case Study	Table B-5	$21,127,000	N/A	-
Prop. 172 Sales Tax	Case Study	Table B-5	$1,327,300	N/A	-
Motor Vehicle In-Lieu	[1]		$75,000	N/A	-
Secured Tax ABX1 26-AB1484	[1]		$736,590	N/A	-
Hotel/Motel Tax	Persons Served		$2,600,000	197,630	$13.16
Business License Tax	Persons Served		$850,000	197,630	$4.30
Miscellaneous Taxes	[2]		$0	N/A	-
Franchise Fees	Persons Served		$2,450,000	197,630	$12.40
Licenses	[2]		$125,000	N/A	-
Permits	[2]		$3,280,193	N/A	-
Building Permits			$2,700,000		
Encroachments			$25,000		
Fire			$270,405		
Other			$284,788		
Use of Money and Property	[1,2]		$1,402,995	N/A	-
Fees for Current Services	[2]		$10,523,481	N/A	-
Total			$12,973,481		
Franchise Fees			($2,450,000)		
Other Revenues	[2]		$1,623,171	N/A	-
Revenues & Grants from Other Agencies	[1,2]		$318,535	N/A	-
Electric Franchise Fees	Persons Served		$6,439,009	197,630	$32.58
Transfers In	[1]		$13,783,846	N/A	-
Indirect Cost	[1]		$0	N/A	-
Subtotal General Fund Revenues			**$183,079,870**		
Less Indirect Costs	[3]		$0	N/A	-
Less Offsetting Revenues	[3]		$21,654,399	N/A	-
Net General Fund Operating Revenues			**$161,425,471**		

rev pro

Source: City of Roseville FY 2021-22 Adopted Budget; EPS.

[1] Not expected to be affected by the Project and therefore no revenue multipliers are estimated in this analysis.
[2] This analysis assumes that all or part of these revenues are fully dedicated to specific General Fund departmental costs (Offsetting Revenues). Because these revenues are budget-neutral and are not discretionary, they are not included in estimating discretionary Project revenues.
[3] Represents internal revenues for services to special enterprise funds; as such they are not estimated in this analysis. Associated expenditures also are netted out of appropriate general fund depts. in Table C-1.
[3] Sum of offsetting revenues (footnote 1) dedicated to specific General Fund department functions. These revenues are budget neutral and are netted out of both total revenues and total costs. See Table C-1. Amounts exclude one-time grant revenues.

Table B-2
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Project Revenues at Buildout (2021$)

General Fund Revenues	Source	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone	Difference Amount	Difference Percentage
Formula		*a*	*b*	*c = b - a*	*c / a*
Taxes:					
Property Taxes	Table B-3	$45,500	$59,300	$13,800	30%
Property Tax In-Lieu of VLF	Table B-3	$13,200	$17,200	$4,000	30%
Real Property Transfer Tax	Table B-4	$1,100	$3,100	$2,000	182%
Sales Tax	Table B-5	$167,300	$17,700	($149,600)	(89%)
Sales Tax - Measure B	Table B-5	$100,300	$8,900	($91,400)	(91%)
Prop. 172 Sales Tax	Table B-5	$4,100	$400	($3,700)	(90%)
Hotel/Motel Tax	Persons Served	$1,500	$2,100	$600	40%
Business License Tax	Persons Served	$500	$700	$200	40%
Franchise Fees	Persons Served	$1,400	$2,000	$600	43%
Electric Franchise Fees	Persons Served	$3,800	$5,200	$1,400	37%
Subtotal General Fund Revenues		**$338,700**	**$116,600**	**($222,100)**	**(66%)**

revenues

Source: City of Roseville FY 2021-22 Adopted Budget; EPS.

Note: Values are rounded to the nearest $100.

Table B-3
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Property Tax Revenues (2021$)

Item	Assumptions	Formula	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone
1 Percent Property Tax				
Total Assessed Value of Project [1]		*a*	$30,250,000	$39,375,000
Property Tax Revenue (1% of Assessed Value)	1.00%	*b = a * 1.00%*	$302,500	$393,750
Estimated Property Tax Allocation [2]				
City of Roseville	15.05%	*c = b * 15.05%*	$45,541	$59,278
Other Agencies	84.95%	*d = b * 84.95%*	$256,959	$334,472
Property Tax In Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)				
Total Citywide Assessed Value [3]		*e*	$26,868,967,880	$26,868,967,880
Total Assessed Value of Project		*f = a*	$30,250,000	$39,375,000
Total Assessed Value		*g = e + f*	**$26,899,217,880**	**$26,908,342,880**
Percent Change in AV		*h = f / e*	0.11%	0.15%
Property Tax In Lieu of VLF [4]	$11,768,000	*i = h * $11,768,000*	$13,249	$17,245

prop tax

Source: City of Roseville FY 2021-22 Adopted Budget; Placer County Auditor-Controller; EPS.

[1] For assumptions and calculation of assessed value, refer to Table D-2.
[2] For assumptions and calculation of the estimated property tax allocation, refer to Table D-1.
[3] 2021-22 Placer County Assessment Roll Values for City of Roseville. Includes Citywide secured, unsecured, and homeowner exemption.
[4] Property tax in-lieu of VLF amount derived from the City of Roseville FY 2021-22 Adopted Budget. See Table B-1.

Table B-4
Roseville Westbrook Rezone Fiscal Impact Analysis
Real Property Transfer Tax at Buildout (2021$)

Description	Source/ Assumption	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone
Assumptions			
Rate per $1,000 of AV [1]	$0.55		
Turnover Rate			
Owner-Occupied Homes	14.3%		
Renter-Occupied Homes	6.7%		
Nonresidential Sq. Ft.	6.7%		
Assessed Value [2]			
Residential			
Medium Density (MDR)		$0	$39,375,000
Service & Employment			
Community Commercial (CC)		$30,250,000	$0
Total		**$30,250,000**	**$39,375,000**
Annual Transfer Tax Revenue			
Residential			
Medium Density (MDR)	14%	$0	$3,094
Service & Employment			
Community Commercial (CC)	7%	$1,109	$0
Total Annual Transfer Tax Revenue		**$1,109**	**$3,094**

transfer tax

Source: City of Roseville; EPS.

[1] Based on California Revenue and Taxation Code, §§ 11911-11929, which authorizes cities and counties to levy a real estate transfer tax at a rate of $0.55 per $1,000 value.
[2] Assessed Values (AV) derived in Table D-2 Note that assessed values are expressed in (2021$) and include no real AV growth.

Table B-5
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Taxable Sales and Use Tax Revenue (2021$)

Item	Assumptions	Formula	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone
Estimated Annual Taxable Sales (Rounded)				
Annual Taxable Sales from New Market Support	**Table B-5A**		$278,000	$1,770,000
Net Annual Taxable Sales from Onsite Commercial Use	**Table B-5B**		$19,789,000	$0
Total Annual Taxable Sales		a	**$20,067,000**	**$1,770,000**
Annual Sales Tax Revenue				
Bradley Burns Local Sales Tax Rate	1.0000%	*b = 1.0000% * a*	$200,670	$17,700
Sales Tax Sharing with Placer County [1]	16.0000%	*See Table B-5B*	$33,376	$0
Subtotal		*d = b - c*	**$167,294**	**$17,700**
Measure B Sales Tax	**0.50000%**	*f = 0.5000% * a*	**$100,335**	**$8,850**
City of Roseville Prop. 172 Public Sales Tax Revenue [2]	**0.02056%**	*e = 0.0206% * a*	**$4,126**	**$364**

sales tax

Source: California State Board of Equalization; City of Roseville EPS.

[1] Amount equal to 1 percent of the estimated on-site sales tax anticipated in the Specific Plan. Please see Table B-5B.
[2] State Board of Equalization collects one-half cent sales tax revenue under Proposition 172. Based on estimated citywide taxable sales, the City receives approximately 0.02056% of the annual taxable sales (City FY 2021-22 Adopted Budget).

Table B-5A
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Annual Taxable Sales, Hybrid Market Support Method (2021$)

Item Description	Assumption	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone
Annual Taxable Sales from New Occupied Households			
Residential Development		*Occupied Dwelling Units*	
Medium Density (MDR)		0	60
Taxable Retail Expenditures [1]			
Medium Density (MDR)	$34,700	$0	$2,082,000
Subtotal		**$0**	**$2,082,000**
Taxable Sales from New Households			
Estimated City Capture from New Residents [2]			
Taxable Sales Captured by the City	85%	**$0**	**$1,769,700**
Estimated Taxable Sales inside Project Area [3]	10%	$0	$0
Estimated Taxable Sales outside Project Area [3]	100%	$0	$1,769,700
Annual Taxable Sales from New Employees			
New Employees	Table A-3	232	0
Average Daily Taxable Sales per New Employee	$10.00		
Work Days per Year	240		
Total City Taxable Sales from New Employees		**$556,800**	**$0**
Adjusted City Taxable Sales from New Employees [4]	50%	**$278,400**	**$0**
Estimated Taxable Sales inside Project Area [3]	10%	$27,840	$0
Estimated Taxable Sales outside Project Area [3]	90%	$250,560	$0
Total Annual City Taxable Sales from Market Support		**$278,400**	**$1,769,700**
Taxable City Sales inside Project Area		$27,840	$0
Taxable City Sales outside Project Area		$250,560	$1,769,700

sales tax a

Source: BLS; Consumer Expenditure Survey; and EPS.

[1] See Table D-3. Rounded to the nearest $500.
[2] Total retail sales in the City exceeds resident's retail spending potential, indicating no sales leakage for Roseville, so this analysis marginal leakage for the Project households' retail spending.
[3] EPS estimate of resident/employee spending split between retail stores in the Project and stores outside the Project
[4] Discounted by 50% to avoid double-counting employees who are also residents and to account for taxable sales from new employees that occur outside the City.

Table B-5B
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Annual Taxable Sales Generated from On-Site Nonresidential (2021$)

On-Site Commercial Development	Assumption	Formula	Scenario 1 Existing Land Uses	Scenario 2 Proposed Land Uses
Community Commercial (CC)				
Taxable Sales per Sq. Ft. [1]	$200	*a*		
Occupied Building Sq. Ft.		*b*	104,300	0
Subtotal, Annual Taxable Sales		*c = a * b*	**$20,860,000**	**$0**
Annual Taxable Sales from On-Site Commercial Dev. [2]		*g = c + f*	**$20,860,000**	**$0**
Less On-Site Market Support [3]		*h*	$27,840	$0
Subtotal Annual Sales less Market Support		*i = g - h*	**$20,832,160**	**$0**
Less Shift of Sales from Existing Retail Stores to the Project [4]	5%	*j = g * 0.05*	$1,043,000	$0
Net Annual On-Site Taxable Sales		*k = i - j*	**$19,789,160**	**$0**
Amount Subject to Property Tax Sharing with County [5]	16%	*l = g 0.16*	$3,337,600	$0

sales tax b

Source: Urban Land Institute & ICSC, *Dollars & Cents of Shopping Centers/The SCORE 2008*; BOE; and EPS.

[1] For assumptions and calculation of estimated taxable sales please refer to Table D-4.
**Rounded to the nearest $5.*

[2] Refers to new sales in the Project from customers other than new Project residents and employees. This total gross amount is subject to sales tax sharing with Placer County per the approved tax sharing agreement.
[3] Derived in Table B-5A.
[4] Represents a discount factor to account for taxable sales transactions that may shift from existing City retail centers to those inside the Project based on a preliminary review of existing retail demand and supply. This assumption was developed in accordance with DPFG for the Amoruso Ranch Specific Plan Fiscal Analysis.
[5] Reflects the maximum potential sales tax sharing by the City to the County per the sales tax sharing agreement.

Table B-6
Roseville Westbrook Rezone Fiscal Impact Analysis
Summary of Estimated Special Tax/Assessment District Revenues

Land Use	CFD 3 Municipal Services FY 22/23 Rate	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone
PROGRAM			
Residential Land Uses			
Medium Density (MDR)		0	63
Nonresidential Land Uses			
Community Commercial (CC)		10.1	0.0
Residential Land Uses	*per unit*		
Medium Density (MDR)	$285.66	$0	$17,997
Nonresidential Land Uses	*per acre*		
Community Commercial (CC)	$1,331	$13,458	$0
Total Developable Land Uses		**$13,458**	**$17,997**
			cfd

Source: City of Roseville; and EPS.

APPENDIX C:

Expenditure-Estimating Tables

Table C-1 Expenditure-Estimating Procedures Based on City of Roseville FY 2021-22 Budget..... 14

Table C-2 Estimated Annual Project Expenditures..... 15

Table C-1
Roseville Westbrook Rezone Fiscal Impact Analysis
Expenditure-Estimating Procedures Based on City of Roseville FY 2021-22 Budget

Item	Estimating Procedure [4]	FY 2021-22 Budgeted Expenditures	Less Offsetting Revenue [1]	FY 2021-22 Net City Expenditures	Population or Persons Served	FY 2021-22 Average Cost	Adjustment Factor [2]	Population Net Average Cost
General Fund Expenditures [3]								
City Council	Persons Served	$95,220	$1,398	$93,822	197,630	$0.47	75%	$0.36
City Manager	Persons Served	$1,554,146	$22,812	$1,531,334	197,630	$7.75	75%	$5.81
Public Affairs & Communications	Persons Served	$718,273	$10,542	$707,731	197,630	$3.58	75%	$2.69
City Attorney	Persons Served	$1,989,415	$35,501	$1,953,914	197,630	$9.89	75%	$7.42
Finance	Persons Served	$3,654,854	$1,023,047	$2,631,807	197,630	$13.32	75%	$9.99
Human Resources	Persons Served	$1,781,305	$26,146	$1,755,159	197,630	$8.88	75%	$6.66
City Clerk	Persons Served	$1,446,793	$574,036	$872,757	197,630	$4.42	75%	$3.31
Police	Persons Served	$48,983,125	$2,809,657	$46,173,468	197,630	$233.64	75%	$175.23
Fire	Persons Served	$37,628,398	$2,426,832	$35,201,566	197,630	$178.12	75%	$133.59
Economic Development	Persons Served	$812,983	$13,183	$799,800	197,630	$4.05	75%	$3.04
Parks, Recreation & Libraries	Per Capita	$27,428,050	$5,050,948	$22,377,102	146,875	$152.35	100%	$152.35
Public Works	Persons Served	$8,438,406	$2,524,574	$5,913,832	197,630	$29.92	100%	$29.92
Development Services	Persons Served	$10,293,117	$6,080,334	$4,212,783	197,630	$21.32	100%	$21.32
Pay Down of Retirement Obligations	Not Evaluated	$6,145,136	$90,200	$6,054,936	N/A	N/A	N/A	N/A
General Fund Contingency - Materials, Services & Supplies	Persons Served	$2,050,000	$30,090	$2,019,910	197,630	$10.22	100%	$10.22
Annexation Payments	Not Evaluated	$8,850,000	$129,902	$8,720,098	N/A	N/A	N/A	N/A
Transfer to Post-Retirement Insurance/Accrual Fund	Not Evaluated	$5,393,271	$79,164	$5,314,107	N/A	N/A	N/A	N/A
Transfer to Golf Operations Funds	Not Evaluated	$786,918	$607,575	$179,343	N/A	N/A	N/A	N/A
Retiree Benefit Payments	Not Evaluated	$750,000	$11,009	$738,991	N/A	N/A	N/A	N/A
PERS Replacement Benefit	Not Evaluated	$368,800	$5,402	$363,398	N/A	N/A	N/A	N/A
County Property Tax Admin Fee	Not Evaluated	$723,000	$10,612	$712,388	N/A	N/A	N/A	N/A
Transfer to Parks, Recreation & Libraries Capital Fund	Not Evaluated	$1,108,000	$16,276	$1,091,724	N/A	N/A	N/A	N/A
Stormwater	Not Evaluated	$410,403	$6,023	$404,380	N/A	N/A	N/A	N/A
Transfer to Transit Fund	Not Evaluated	$94,785	$0	$94,785	N/A	N/A	N/A	N/A
Interfund Loan Interest Payment	Not Evaluated	$4,924	$72	$4,852	N/A	N/A	N/A	N/A
Passport Center Repayment to SIF	Not Evaluated	$270,000	$3,964	$266,036	N/A	N/A	N/A	N/A
Transfer for Debt Service	Not Evaluated	$802,584	$11,781	$790,803	N/A	N/A	N/A	N/A
Transfer to Emergency Stabilization Funds		$3,632,502	$53,319	$3,579,183				
Other non-departmental		$0	$0	$0				
Total Annual General Fund Expenditures [5]		**$176,214,408**	**$21,654,399**	**$154,560,009**		**$677.92**		**$561.90**

exp pro

Source: City of Roseville FY 2021-22 Adopted Budget; EPS.

[1] Represents departmental revenues identified for specific General Fund department functions in the City's fiscal budget.
[2] Adjustment factor recognizes some department costs are fixed.
[3] Any department with a negative net cost is estimated to have a zero net cost for fiscal impact analysis purposes.
[4] "Not Evaluated" items not expected to be affected by the Project and is not evaluated in this analysis.
[5] May not tie out with the budget because of rounding.

Table C-2
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Annual Project Expenditures (2021$)

Expenditures	Source	Scenario 1 Existing Zoning Amount (Rounded)	Scenario 1 Existing Zoning Percentage of Total	Scenario 2 Proposed Rezone Amount (Rounded)	Scenario 2 Proposed Rezone Percentage of Total	Difference Amount	Difference Percentage
Formula		*a*		*b*		*c = b - a*	*c / a*
General Fund							
City Council	Table C-1	$0	0.0%	$100	0.1%	$100	0.0%
City Manager	Table C-1	$700	1.5%	$900	1.0%	$200	28.6%
Public Affairs & Communications	Table C-1	$300	0.6%	$400	0.4%	$100	33.3%
City Attorney	Table C-1	$900	1.9%	$1,200	1.3%	$300	33.3%
Finance	Table C-1	$1,200	2.5%	$1,600	1.8%	$400	33.3%
Human Resources	Table C-1	$800	1.7%	$1,100	1.2%	$300	37.5%
City Clerk	Table C-1	$400	0.8%	$500	0.6%	$100	25.0%
Police	Table C-1	$20,300	42.6%	$28,200	31.2%	$7,900	38.9%
Fire	Table C-1	$15,500	32.5%	$21,500	23.8%	$6,000	38.7%
Economic Development	Table C-1	$400	0.8%	$500	0.6%	$100	25.0%
Parks, Recreation & Libraries	Table C-1	$0	0.0%	$24,500	27.1%	$24,500	0.0%
Public Works	Table C-1	$3,500	7.3%	$4,800	5.3%	$1,300	37.1%
Development Services	Table C-1	$2,500	5.2%	$3,400	3.8%	$900	36.0%
General Fund Contingency - Materials,	Table C-1	$1,200	2.5%	$1,600	1.8%	$400	33.3%
Total General Fund Expenditures		**$47,700**	**100.0%**	**$90,300**	**100.0%**	**$42,600**	**89.3%**

expenditures

Source: City of Roseville FY 2021-22 Adopted Budget; EPS.

Note: Values are rounded to the nearest $100.

APPENDIX D:

Supporting Tables for Revenue Estimates

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Table D-1
Roseville Westbrook Rezone Fiscal Impact Analysis
Preliminary Property Tax Allocations

Fund/ Agency	Pre-ERAF Distribution of Tax Increment [1] Tax Rate Areas 005-071	005-066	Pre-ERAF Average	% of Factor Shift to ERAF	Post ERAF Distribution Factors	Property Tax Allocation [2] City 45.2%	County 54.8%
Taxing Entities Subject to Tax Sharing							
City of Roseville	41.5534%	41.5534%	41.5534%	19.8505%	33.3048%	15.0548%	18.2500%
County General Fund	0.0000%	0.0000%	0.0000%	32.8998%	0.0000%	-	-
Subtotal	**41.5534%**	**41.5534%**	**41.5534%**		**33.3048%**	**15.0548%**	**18.2500%**
Other Taxing Entities							
Roseville Cemetery	0.9715%	0.9715%	0.9715%	10.8383%	0.8662%		
Placer County Resource Conserv	0.0720%	0.0720%	0.0720%	10.5921%	0.0644%		
Roseville City Elem M&O	23.4198%	23.4198%	23.4198%		23.4198%		
Roseville High M&O	21.9476%	21.9476%	21.9476%		21.9476%		
Sierra College M&O	7.8985%	7.8985%	7.8985%		7.8985%		
Superintendent of Schools	3.9018%	3.9018%	3.9018%		3.9018%		
Placer Co Water Agency M&O	0.2354%	0.2354%	0.2354%	38.5097%	0.1447%		
Subtotal	**58.4466%**	**58.4466%**	**58.4466%**		**58.2430%**		
Subtotal	**100.0000%**	**100.0000%**	**100.0000%**		**91.5479%**		
Educational Revenue Relief Fund (ERAF)					**8.4521%**		
Total Gross Property Tax	**100.0000%**	**100.0000%**	**100.0000%**		**100.0000%**		

tra alloc

Source: Placer County and EPS.

[1] Represents the percentage allocation of the 1% ad valorem property tax by Tax Rate Area (TRA).

[2] Tax increment split based on the revenue sharing agreement in place between the City and County ensuring the County the equivalent of 18.25% of the 1% ad valorem property tax across all Sierra Vista, Creekview, and Reason Farms developments (net of ERAF) as detailed in the Roseville - West Placer Annexations document submitted by the County Executive Officer to the County Board of Supervisors, dated September 12, 2011.

Table D-2
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Assessed Valuation at Buildout (2021$) [1]

Item	Assessed Value	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone	Difference Amount	Difference Percentage
PROGRAM					
Residential					
Medium Density (MDR)		0	63		
Service & Employment					
Community Commercial (CC)		110,000	0		
Formula		*A*	*B*	*C = B - A*	*C/A*
Residential					
Medium Density (MDR)	$625,000	$0	$39,375,000	$39,375,000	0.0%
Service & Employment	*per bldg. sq. ft.*				
Community Commercial (CC)	$275	$30,250,000	$0	($30,250,000)	(100.0%)
Total Assessed Value		**$30,250,000**	**$39,375,000**	**$9,125,000**	**30.2%**
				av base	

Source: Westbrook; EPS.

[1] Note that assessed values (AV)s are expressed in 2021$ and include no real AV growth.

Table D-3
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Project Household Incomes (2021$)

Residential Land Use Type	Occupied Number of Households [1] Scenario 1 Existing Land Uses	Occupied Number of Households [1] Scenario 2 Proposed Land Uses	Estimated Unit Value [2]	Estimated Annual Housing Costs [3]	Estimated Household Income (Rounded) [4]	Taxable Expenditures as a % of Income [5]	Average Annual Household Taxable Retail Exp. (Rounded) [6] Scenario 1 Existing Land Uses	Average Annual Household Taxable Retail Exp. (Rounded) [6] Scenario 2 Proposed Land Uses
Owner Occupied				*Annual Mortgage*				
Medium Density (MDR)	0	63	$625,000	$44,709	$149,000	23.3%	$34,700	$34,700
								hh income

Source: Bureau of Labor Statistics (BLS), Consumer Expenditure Survey; EPS.

[1] See Table A-3 for calculation of the number of occupied households.
[2] Residential unit value assumptions informed by new homes sales in Roseville, as reported by The Gregory Group Q1 2021. Data retrieved July 2021.
[3] Housing costs of owner-occupied units are based on a 5%, 30-year fixed-rate mortgage with a 20% down payment and 2% annual taxes and insurance.
[4] Assumes 30% of income is dedicated to housing costs (mortgage, taxes and insurance) or rent payments. Incomes rounded to the nearest $1,000.
[5] Taxable expenditures as a percentage of income derived from the BLS Consumer Expenditure Survey.
[6] Average retail expenditures per household used to estimate annual sales tax revenues, as shown in Table B-5A.

Table D-4
Roseville Westbrook Rezone Fiscal Impact Analysis
Total and Taxable Retail Sales per Square Feet (2021$)

Item	Original Data [see Note]	Escalated Data (2021$) [1]	Total Retail Sales per Square Foot: Total Retail Sales by Shopping Center Type: Neighborhood % [2]	Neighborhood No.	Community % [2]	Community No.	Regional % [2]	Regional No.
Total Retail Sales per Square Foot								
Motor Vehicle and Parts Dealers [3]	$250	$291	3%	$9	2%	$6	1%	$3
Home Furnishings and Appliance Stores	$525	$611	0%	$0	7%	$43	10%	$61
Bldg. Matrl. and Garden Equip. and Supplies	$356	$414	0%	$0	15%	$62	1%	$4
Food and Beverage Stores [4]	-	$602	55%	$331	24%	$145	3%	$18
Gasoline Stations [5]	$1,321	$1,734	1%	$17	2%	$35	1%	$17
Clothing and Clothing Accessories Stores	$370	$431	2%	$9	5%	$22	20%	$86
General Merchandise Stores	$360	$419	5%	$21	20%	$84	20%	$84
Food Services and Drinking Places	$492	$573	8%	$46	10%	$57	20%	$115
Other Retail	$209	$243	12%	$29	7%	$17	18%	$44
Nonretail [6]	NA	$0	14%	$0	8%	$0	6%	$0
Total			**100%**	**$460**	**100%**	**$470**	**100%**	**$430**
Taxable Retail Sales per Square Foot by Retail Center Type								
Percent Taxable by Shopping Center Type [7]				44%		54%		98%
Taxable Sales per Square Foot (Rounded)				**$200**		**$250**		**$420**

retail sales

Note: Original data is based on an average of multiple sources and is presented in 2016$ unless noted otherwise in footnotes.

Source: BizMiner 2016; ULI Dollars & Cents 2008; State of California Board of Equalization (BOE) Publication 61; Bureau of Labor Statistics, "CPI-All Urban Consumers (Current Series) - West Urban"; RetailSails http://retailsails.files.wordpress.com/2011/09/rs_spsf.pdf; eMarketer pulled February 2019; respective annual 10-K reports; EPS.

[1] Sales adjusted to year-end 2020 based on the Consumer Price Index, All items in West urban, all urban consumers, not seasonally adjusted:

Year	CPI	Adjustment to 2020$
2008	219.65	31.2%
2016	247.71	16.4%
2018	263.26	9.5%
2019	270.35	6.6%
2020	276.59	4.2%
2021	288.26	0.0%

[2] Reflects percentage of total square footage by retail category by retail center type, estimated based on ULI's Dollars & Cents 2008.
[3] Reflects motor vehicle parts only; excludes taxable sales per square foot for dealerships.
[4] Sales per square foot for Food and Beverage stores estimated based on the averages from BizMiner, RetailSales, eMarketer, and annual 10-K reports, escalated to 2021$.
[5] Estimated using ULI's Dollars & Cents, 2008, escalated to 2021$.
[6] Included to account for non-taxable retail space occupants, such as services.
[7] Based on BOE Publication 61, March 2018.

Shallow, Kinarik

From: Kat Fiorentino <kat@loansbykat.com>
Sent: Thursday, December 9, 2021 11:21 AM
To: Shallow, Kinarik
Cc: Alejandro & Susan Garcia; angela Oneill; angela Oneill; Cheryl Hammond; Dave & Muneca Sutherland; Derrick Leeks; Don & Fran Van Skike; Glenda Atwood; Hannah Siviglia; Jeremiah Herrera; Jill & Robert Maccione; June & Robert Maccione; Kathy Wilkey; Raquel Terrazas; Tommy & Julie Thomas; Zach Siviglia
Subject: PL21-0162
Attachments: 360 Diamond Oaks Rd Public Hearing Notice.pdf

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Greetings Kinarik,

I received my public hearing notice on the matter of 360 Diamond Oaks Road. I understand there is a Tree Permit to remove native oaks on this proposed development site. I am writing to petition for a copy of the Tree Permit, parcel map or other illustration showing which oak trees will be removed.
I am sure all the owners copied on this request would like to see the projected impact of the removal of these native oak trees allowing an opportunity to provide feedback. I am sure I am not the only one who has knowledge about endangered species using those oaks as a habitat.
I am primarily concerned with the 2 huge trees behind my property that serve as wildlife habitat for the Red-Tailed Hawks. I even thought I saw a Red-shouldered hawk but couldn't get a picture of it. I am concerned about the adverse impact of removing habitat for these endangered species of raptors. There are so many varieties of birds using these trees as a place to call home. I would appreciate it if the city could share with us their environmentally friendly position on which trees will be protected to avoid further loss of endangered species.

I understand we need to address the housing shortage. I also know the city of Roseville is an amazing, desirable place because we have wetlands, greenbelts and park initiatives to maintain space for the preservation of wildlife. Protecting open areas, so we can all enjoy our property, live in harmony with the neighborhood, neighbors and wildlife is fundamental to keeping Roseville Great!
This greenbelt at Sierra View has been home to so many migratory birds, endangered species and threatened wildlife for over 60 years. We are very concerned about removal of the Native oaks, some may even be over 100 years old.



Kat Fiorentino

Mortgage Broker, Financial Solutions Management
Branch Manager

Phone: 916-300-6125 Email: Kat@loansbykat.com *Website:*
https://LoansByKat.com/
Address: 408 Sunrise Ave #7, Roseville, CA 95661
NMLS 230274 DRE 01298989

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Shallow, Kinarik

From: Shallow, Kinarik
Sent: Thursday, December 9, 2021 12:01 PM
To: 'Kat Fiorentino'
Cc: Alejandro & Susan Garcia; angela Oneill; angela Oneill; Cheryl Hammond; Dave & Muneca Sutherland; Derrick Leeks; Don & Fran Van Skike; Glenda Atwood; Hannah Siviglia; Jeremiah Herrera; Jill & Robert Maccione; June & Robert Maccione; Kathy Wilkey; Raquel Terrazas; Tommy & Julie Thomas; Zach Siviglia
Subject: RE: PL21-0162
Attachments: PL21-0162, 360 Diamond Oaks, Item 6.1a Sierra View Subdivision, 02 Exhibit F Tree Removal Exhibit.pdf

Hi Kat,

Attached is the tree removal exhibit that identifies the trees to remain, to be removed, and/or encroached into. The complete set of project plans are located on the City's Projects of Interest website at www.roseville.ca.us/ProjectsofInterest under "Sierra View Subdivision". Consistent with CEQA, an Initial Study/Mitigated Negative Declaration was prepared for the project which included an evaluation on the project's impacts to biological resources including special-status and migratory bird species and removal of oak trees. Mitigation measures will be required of the project to ensure no special-status species or birds are harmed during tree removal or construction. These measures include the requirement of pre-construction nesting bird surveys done by a qualified biologist prior to the start of construction to determine whether there are any active nests. The CEQA document is located online at www.roseville.ca.us/environmentaldocuments under "Sierra View County Club & Sierra Vista Specific Plan Redesignation and Rezone Project, File # PL21-0161 and File # PL21-0162".

Thank you,
Kinnie

Kinarik Shallow
Associate Planner
Development Services Dept. – Planning Division
o: (916) 746-1309
f: (916) 774-5129
Working together to build a quality community.

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From: Kat Fiorentino <kat@loansbykat.com>
Sent: Thursday, December 9, 2021 11:21 AM
To: Shallow, Kinarik <KShallow@roseville.ca.us>
Cc: Alejandro & Susan Garcia <Scoopie@msn.com>; angela Oneill <Aoneill@hga.com>; angela Oneill <Angela_Oneill@icloud.com>; Cheryl Hammond <J.c.hamandegg@comcast.net>; Dave & Muneca Sutherland

<Daves@jps.net>; Derrick Leeks <Mr.leeks@icloud.com>; Don & Fran Van Skike <donald1578@sbcglobal.net>; Glenda Atwood <hayglenda@gmail.com>; Hannah Siviglia <hsiviglia@gmail.com>; Jeremiah Herrera <Jerherrera@gmail.com>; Jill & Robert Maccione <jmmaccione@gmail.com>; June & Robert Maccione <jmmaccione@hotmail.com>; Kathy Wilkey <Kwilkey1964@gmail.com>; Raquel Terrazas <Rterrazas9196@gmail.com>; Tommy & Julie Thomas <TnJ7@comcast.net>; Zach Siviglia <zhsiviblia@gmail.com>
Subject: PL21-0162

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Greetings Kinarik,

I received my public hearing notice on the matter of 360 Diamond Oaks Road. I understand there is a Tree Permit to remove native oaks on this proposed development site. I am writing to petition for a copy of the Tree Permit, parcel map or other illustration showing which oak trees will be removed.
I am sure all the owners copied on this request would like to see the projected impact of the removal of these native oak trees allowing an opportunity to provide feedback. I am sure I am not the only one who has knowledge about endangered species using those oaks as a habitat.
I am primarily concerned with the 2 huge trees behind my property that serve as wildlife habitat for the Red-Tailed Hawks. I even thought I saw a Red-shouldered hawk but couldn't get a picture of it. I am concerned about the adverse impact of removing habitat for these endangered species of raptors. There are so many varieties of birds using these trees as a place to call home. I would appreciate it if the city could share with us their environmentally friendly position on which trees will be protected to avoid further loss of endangered species.

I understand we need to address the housing shortage. I also know the city of Roseville is an amazing, desirable place because we have wetlands, greenbelts and park initiatives to maintain space for the preservation of wildlife. Protecting open areas, so we can all enjoy our property, live in harmony with the neighborhood, neighbors and wildlife is fundamental to keeping Roseville Great!
This greenbelt at Sierra View has been home to so many migratory birds, endangered species and threatened wildlife for over 60 years. We are very concerned about removal of the Native oaks, some may even be over 100 years old.



Kat Fiorentino
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Shallow, Kinarik

From: Kat Fiorentino <kat@loansbykat.com>
Sent: Friday, November 19, 2021 7:17 PM
To: Shallow, Kinarik
Cc: Alejandro & Susan Garcia; angela Oneill; Cheryl Hammond; Dave & Muneca Sutherland; Derrick Leeks; Don & Fran Van Skike; Glenda Atwood; Hannah Siviglia; Jeremiah Herrera; Jill & Robert Maccione; June & Robert Maccione; Kathy Wilkey; Raquel Terrazas; Tommy & Julie Thomas; Zach Siviglia
Subject: Sierra View Country Club Residential Development
Attachments: Parcel Map - New.jpg; Sierra View Res Dvlpmnt Letr of intent.pdf

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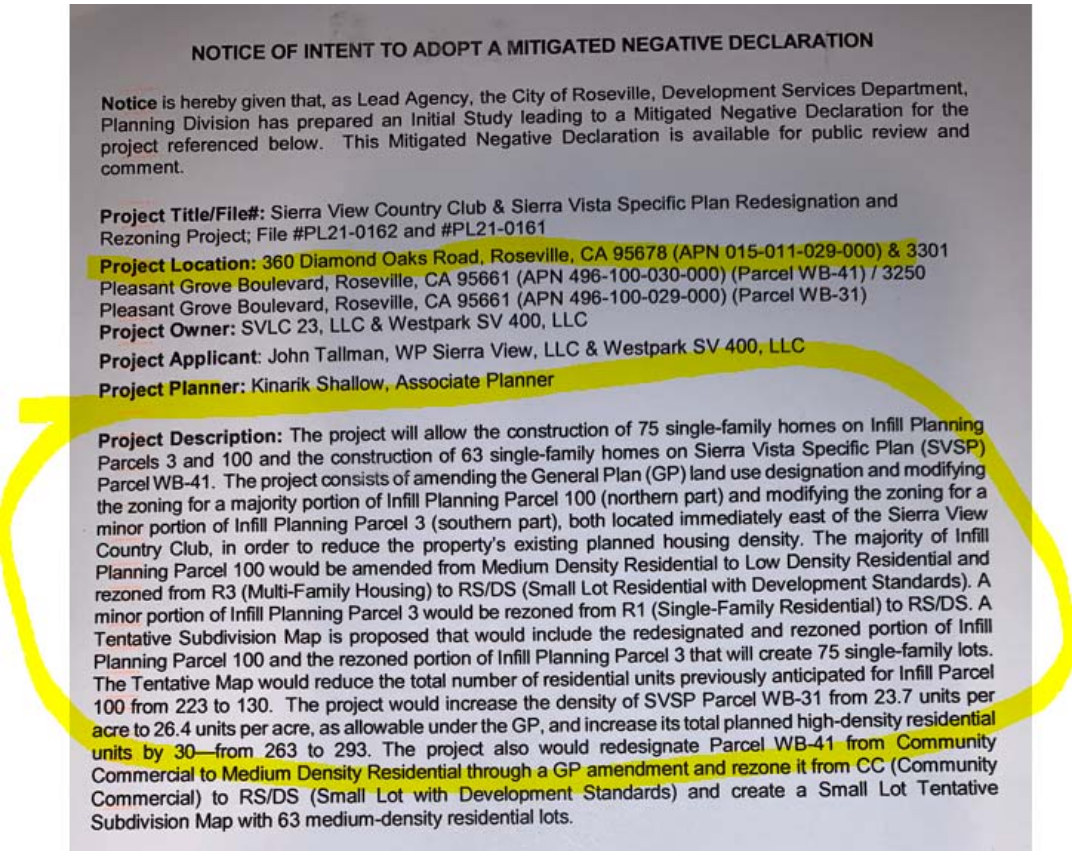
I received a postcard from the city of Roseville Planning division regarding The following project's notice of MND. The problem is that it seems to address multiple projects so it's a bit confusing. I am hoping you can clarify some questions for our neighborhood as I am sure I am not the only one who has questions about his notice.
We are concerned with identifying the project that borders our neighborhood, specifically Diamond Oaks Road and Shasta Street. It appears you have lumped 3 different development projects on this one postcard so again I am confused. Are we just the 75 units on infill Planning Parcel 3 and listed as APN 015-011-029-000 or are we some combination of the other identifies referenced below? Pleasant Grove does not connect to our Diamond Oaks Neighborhood, but I really can't identify exactly which Parcel and APN pertains to us on this Post Card.



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#: Sierra View Country Club & Sierra Vista Specific Plan Redesignation and Rezoning Project; File #PL21-0162 and #PL21-0161

Project Location: 360 Diamond Oaks Road, Roseville, CA 95678 (APN 015-011-029-000) & 3301 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-030-000) (Parcel WB-41) / 3250 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-029-000) (Parcel WB-31)

Project Owner: SVLC 23, LLC & Westpark SV 400, LLC

Project Applicant: John Tallman, WP Sierra View, LLC & Westpark SV 400, LLC

Project Planner: Kinarik Shallow, Associate Planner

Project Description: The project will allow the construction of 75 single-family homes on Infill Planning Parcels 3 and 100 and the construction of 63 single-family homes on Sierra Vista Specific Plan (SVSP) Parcel WB-41. The project consists of amending the General Plan (GP) land use designation and modifying the zoning for a majority portion of Infill Planning Parcel 100 (northern part) and modifying the zoning for a minor portion of Infill Planning Parcel 3 (southern part), both located immediately east of the Sierra View Country Club, in order to reduce the property's existing planned housing density. The majority of Infill Planning Parcel 100 would be amended from Medium Density Residential to Low Density Residential and rezoned from R3 (Multi-Family Housing) to RS/DS (Small Lot Residential with Development Standards). A minor portion of Infill Planning Parcel 3 would be rezoned from R1 (Single-Family Residential) to RS/DS. A Tentative Subdivision Map is proposed that would include the redesignated and rezoned portion of Infill Planning Parcel 100 and the rezoned portion of Infill Planning Parcel 3 that will create 75 single-family lots. The Tentative Map would reduce the total number of residential units previously anticipated for Infill Parcel 100 from 223 to 130. The project would increase the density of SVSP Parcel WB-31 from 23.7 units per acre to 26.4 units per acre, as allowable under the GP, and increase its total planned high-density residential units by 30—from 263 to 293. The project also would redesignate Parcel WB-41 from Community Commercial to Medium Density Residential through a GP amendment and rezone it from CC (Community Commercial) to RS/DS (Small Lot with Development Standards) and create a Small Lot Tentative Subdivision Map with 63 medium-density residential lots.

--



Kat Fiorentino

Mortgage Broker, Financial Solutions Management
Branch Manager

Phone: 916-300-6125 Email: Kat@loansbykat.com *Website:*
https://LoansByKat.com/
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Shallow, Kinarik

From: Shallow, Kinarik
Sent: Monday, November 22, 2021 9:10 AM
To: Kat Fiorentino
Cc: Bitter, Greg; Ogden, Derek; Alejandro & Susan Garcia; angela Oneill; Cheryl Hammond; Dave & Muneca Sutherland; Derrick Leeks; Don & Fran Van Skike; Glenda Atwood; Hannah Siviglia; Jeremiah Herrera; Jill & Robert Maccione; June & Robert Maccione; Kathy Wilkey; Raquel Terrazas; Tommy & Julie Thomas; Zach Siviglia
Subject: RE: Sierra View Country Club Residential Development
Attachments: PL21-0162 Sierra View Subdivision Map.pdf

Hi Kat,

Thanks for reaching out. We realize the project description in the MND notice may be confusing, but it is two projects that are linked to each other. Below are descriptions for each project. File #PL21-0162 pertains to the Sierra View Country Club property in your neighborhood, which has an address of 360 Diamond Oaks Rd. (APN# 015-011-029-000). There are currently 168 units allocated to that site, however the project is proposing to build only 75 units (attached is the proposed subdivision map). The remaining 93 units must be transferred elsewhere within the City, and are being transferred to SVSP Parcel WB-41 and WB-31, which is why they are referenced in the project description. I apologize for the confusion but hope this provides clarification. Feel free to contact me if you have any further questions.

File #PL21-0162 Request: This project will allow the construction of 75 single-family homes on Infill Planning Parcels 3 and 100, located to the east of the Sierra View Country Club. The entitlements include a General Plan Amendment to change the land use designation of Parcel 100 from Medium Density Residential (MDR) to Low Density Residential (LDR) and a Rezone from Multi-Family Housing (R3) to Small Lot Residential (RS). Infill Planning Parcel 3 will be rezoned from Single-Family Residential (R1) to RS. A Tentative Subdivision Map is requested to subdivide the parcels into 75 single-family lots. Lastly, a Tree Permit is requested to remove native oak trees on the site in order to facilitate development of the lots. The remaining 93 units allocated to Infill Parcel 100 will be transferred to Sierra Vista Specific Plan (SVSP) Parcels WB-41 (+63 units) and WB-31 (+30 units).

File #PL21-0161 Request: This project will allow the construction of 63 single-family homes on SVSP Parcel WB-41. The project entitlements include a General Plan Amendment and Specific Plan Amendment to change the land use designation of Parcel WB-41 from Community Commercial (CC) to MDR and a Rezone from CC to Small Lot Residential/Development Standards (RS/DS). The SVSP will also be amended to reflect the 30 additional units transferred to High Density Residential Parcel WB-31. A Second Amendment to the Westbrook Development Agreement will be made to reflect the proposed land use changes, unit transfers, and to include dedication of a portion of West Roseville Specific Plan Parcel W-60B to the City. Lastly, a Tentative Subdivision Map is included to subdivide Parcel WB-41 into 63 medium density residential lots.

Thank you,
Kinnie

Kinarik Shallow
Associate Planner
Development Services Dept. – Planning Division
o: (916) 746-1309
f: (916) 774-5129
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From: Kat Fiorentino <kat@loansbykat.com>
Sent: Friday, November 19, 2021 7:17 PM
To: Shallow, Kinarik <KShallow@roseville.ca.us>
Cc: Alejandro & Susan Garcia <Scoopie@msn.com>; angela Oneill <Aoneill@hga.com>; Cheryl Hammond <J.c.hamandegg@comcast.net>; Dave & Muneca Sutherland <Daves@jps.net>; Derrick Leeks <Mr.leeks@icloud.com>; Don & Fran Van Skike <donald1578@sbcglobal.net>; Glenda Atwood <hayglenda@gmail.com>; Hannah Siviglia <hsiviglia@gmail.com>; Jeremiah Herrera <Jerherrera@gmail.com>; Jill & Robert Maccione <jmmaccione@gmail.com>; June & Robert Maccione <jmmaccione@hotmail.com>; Kathy Wilkey <Kwilkey1964@gmail.com>; Raquel Terrazas <Rterrazas9196@gmail.com>; Tommy & Julie Thomas <TnJ7@comcast.net>; Zach Siviglia <zhsiviblia@gmail.com>
Subject: Sierra View Country Club Residential Development

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I received a postcard from the city of Roseville Planning division regarding The following project's notice of MND. The problem is that it seems to address multiple projects so it's a bit confusing. I am hoping you can clarify some questions for our neighborhood as I am sure I am not the only one who has questions about his notice.
We are concerned with identifying the project that borders our neighborhood, specifically Diamond Oaks Road and Shasta Street. It appears you have lumped 3 different development projects on this one postcard so again I am confused. Are we just the 75 units on infill Planning Parcel 3 and listed as APN 015-011-029-000 or are we some combination of the other identifies referenced below? Pleasant Grove does not connect to our Diamond Oaks Neighborhood, but I really can't identify exactly which Parcel and APN pertains to us on this Post Card.

Shallow, Kinarik

From: Derek Pell <derek.j.pell@gmail.com>
Sent: Tuesday, November 30, 2021 1:14 AM
To: Shallow, Kinarik
Subject: Sierra View Country Club & Sierra Vista Specific Plan Redesignation and Rezoning Project File #PL21-0162 and #PL21-0161

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Hello Kinnie,

I wanted to reach out with some concerns regarding the proposed rezoning for infill parcels 100 and 3. There was obviously a lot of work that went into the combined CEQA document and I understand there are a couple different sets of rules at play here that have to be navigated (SB 330 and CEQA). While on the surface, down-zoning one area of the city by 93 units and redistributing them elsewhere in the area seems rational, I am concerned that the analysis is missing the higher-level interactions.

For example, take VMT. For the SV parcels, VMT analysis is not required since the general plan assessed the impact of VMT for the parcel designated at MDR, and the proposed change from baseline creates fewer units and thus fewer VMT. For the SVSP parcel WB-41, VMT analysis showed a decrease based on a strict change from commercial to residential. The conclusion of page 5 of the Cumulative Considerations that the proposed project will reduce VMT impacts, however, intuitively doesn't seem right.

The city is taking housing (or really potential housing) from a centralized location, and pushing it to the far reaches of town. The SV parcels are just over a mile from commercial areas such as Old Town and Downtown, the Church St. Station, and around a mile and a half from The Fountains, where there are restaurants and shops. Having previously lived just over on Alta Vista Ave, I speak from experience when I say it is a centralized, bikeable, walkable area where VMT could well be below average for the city. Conversely, the parcels in the SVSP will likely be far away from most destinations when they are first constructed, meaning more people in more cars. Looking at the SVSP itself, WB-31 and WB-41 are going to be around a mile from other commercial areas and significantly farther from the main commercial zones along Baseline when SVSP is fully built out. It seems to me that both in the short term (before full SVSP buildout) and in the long-term, the combined effect of the rezoning will be that there will be fewer people close to amenities where it is possible to not drive, and more people in cars travelling longer distances to get the goods and services they need. In fact, re-zoning WB-41 to residential removes the north-west commercial area of the SVSP and, again, will push more people to get in their car and drive, rather than walking or biking down the street.

In conclusion, downzoning infill parcels 3 and 100 is a bad deal for future Roseville residents. It takes one of the city's last opportunities to create denser infill on a greenfield site close to jobs, shops, restaurants and healthcare, and wastes it on a single-family gated subdivision. In addition, pushing more housing out to the edge of the city is a surefire way to force more people into cars.

Thank you for your time,

Derek Pell
530 863 0662

1004 Shasta St.
Roseville, CA 95678
December 5, 2021

Kinark Shallow
Associate Planner
City of Roseville
khallow@roseville.ca.us

Re: Objection to Proposed Mitigated Negative Declaration
Sierra View Country Club & Sierra Visit Specific Plan Redesignation and Rezoning Project,
File #PL21-0162 and # PL21-0161

Dear Mr/Ms. Shallow:

We are owners of a property bordering the proposed project, reference above. We object to the proposed Mitigated Negative Declaration for the above-referenced project. It is deficient as follows:

1) With respect to Parcels 3 and 100, the proposed MND does not disclose, discuss, nor provide for mitigation of the destruction of nesting and breeding habitat of birds protected by the Migratory Birds Act, including mallards, Canada geese, great horned owls, red shouldered hawks, yellow-billed magpies, northern mockingbirds, and Steller's jays, among others. The Migratory Birds Act prohibits the destruction of the breeding habitats of birds protected thereunder.

2) The proposed MND does not disclose that Parcels 3 and 100 serve as forage for river otters, which are protected by the federal Endangered Species Act. There is no provision for mitigation of this loss.

3) The proposed MND does not provide for mitigation of the loss of habitat for the native bat population. Currently, Parcels 3 and 100 provide shelter and food for native bats that take advantage of the large oaks and the insect population breeding in the seasonal lakes and vernal pools.

4) The proposed MND does not disclose that on or about August 27, 2021, after the development of the Sierra View property was announced and public meetings held, Sierra View Country Club and/or its developer, WestPark, illegally took a backhoe onto Parcel 100 and dug into the area of and/or surrounding the tree-sheltered wetlands, seasonal lakes, seasonal streambeds, and vernal pools, with the intent of destroying them by draining them of all or part of their water supply. They then caused to be erected a low containment fence to prevent the land and water from reverting to its natural state. It is believed that Sierra View/WestPark also altered the sites of the natural seasonal lakes/stream beds/wetlands/vernal pools located behind the bordering homes on

Sierra Oaks Court and Walton Way and altered the drainage of the proposed entryway across from Spanger School. It is believed that neither Sierra View nor WestPark had obtained the required Lake and Stream Alteration permits from the California Department of Fish and Wildlife before digging, or if they did, that they did so without disclosing that the purpose of the alteration was to destroy the protected permanent and seasonal wetlands, stream beds, and lake beds, and vernal pools, as well as Migratory Bird breeding habitat on the property. It is believed that in so doing, Sierra View and WestPark intentionally destroyed perennial breeding habitat of mallard ducks and Canada geese, as well as the river otter forage, in violation of the Migratory Birds Act, CEQA, and other state and federal environmental laws and regulations. Although the MND does disclose that the wetlands and vernal pools on Parcels 3 and 100 will be destroyed, it does not disclose that Sierra View and WestPark took it upon themselves in August 2021 to destroy the existing streambed, seasonal lakes, wetlands, and vernal pools to make the mitigated development they proposed appear to have no significant impact. (Photographs of the backhoe and subsequent damage are available upon request).

4) The MND does not adequately address impact on Water Quality. First, the document basically says that because Placer County has not adopted a master plan, there is no mitigation of water quality required. It also states, essentially, that because the law requires mitigation, there can be no significant impact. This is an insufficient evaluation of the actual impact that the proposed development will have on Water Quality. It is believed that the drainage of the water from Parcels 3 and 100 are into salmon habitat. Currently, Parcels 3 and 100 serve a vital wetlands filtration function in buffering and filtering run-off of chemicals used to operate and maintain the golf course. Although the MND proposes mitigation through bioswales and retention pond, the proposed measures appear to be inadequate to replace the function of the current wetlands and to handle the run-off from the golf course and the increased pollution from the establishment of a residential development in its place of the former wetlands. Nor does it adequately address impact on down-stream salmon habitat. A more detailed environmental study is needed.

5) The Greenhouse Gas Emissions report is flawed in that it addresses only the effects of "construction"and "operations." It does not address the permanent loss of greenhouse gas filtration and conversion through the loss of canopy provided by the 158 to 168 trees that are proposed to be removed from Parcels 3 and 100. It is unclear that "operations" includes the greenhouse gas effects of furnaces, air conditioners, motor vehicles, and other internal combustion engines that come with the establishment of a residential neighborhood. There appears to be no calculation of the increase of greenhouse gases from the establishment of the residential neighborhood, nor the loss of greenhouse gas reduction capacity of the with the removal of 158 to 168 trees and other currently existing flora. A more detailed environmental study is needed.

6) Density. The MND states that medium density is appropriate for Parcel 100 because it was originally zoned in the 1950s to have greater density. But, at the time the area was so zoned, there was no development of R1 housing and a school completely occupying the eastern and

northern borders of the parcel. The only housing extant at the time the Parcel was zoned was the medium density housing located along the railroad tracks to the south of the parcel. Over the ensuing 70 years, the neighborhood bordering Parcel 100 was developed to be entirely single-family housing, except for the Sierra View property to the south, which more closely matches the 1920's bungalow housing to the south of that property. But, the entire eastern border, which comprises the bulk of the neighboring property, is R1 housing. Moreover, Parcel 3, to the north, is designated and proposed to be developed as R1. The more appropriate zoning for Parcel 100 would be as R1 density to match the surrounding subsequently established neighborhoods.

7) The MND proposed to adopt for Parcels 3 and 100 the EIR performed for the subdivision of which Parcel WB-41 is a part. That existing subdivision is more than 3 miles away and with substantially different environmental and surrounding neighborhood characteristics. Although the concept of moving density from one parcel to another may appeal, the EIR for the subdivision containing WB-41, that appears to have no streambed or wetlands, is not an adequate study of the environmental impacts of the proposed development of Parcels 3 and 100.

We believe that, pursuant to CEQA, a more detailed and independent study of the environmental impacts of the proposed development of Parcels 3 and 100 is necessary and additional mitigation measures beyond those proposed in the MND are required. Consequently, the currently proposed MND should not be approved, pending a more detailed study of multiple aspects of the proposed development.

Sincerely,

Robert Maccione

Jane Maccione

Shallow, Kinarik

From: Carol Garcia <cgarcia@thatsmybank.com>
Sent: Tuesday, December 14, 2021 1:36 PM
To: Bitter, Greg; Shallow, Kinarik
Subject: Sierra View Country Club Project

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Hi Greg and Kinarik,

Please see my comments below for the Planning Commission Meeting on Thursday evening in support of the Sierra View Country Club project that Westpark Communities is processing:

I reside in the Diamond Oaks neighborhood and have been a 30 year member of Sierra View Country Club. I am also a lifelong resident and former Mayor for the City of Roseville. I strongly support this project.

The state has increased its desire to impose land use control on local governments, and the Housing Crisis Act of 2019 ties the hands of local jurisdictions to reduce density, even in the face of community opposition. We are fortunate that Sierra View was able to find a partner in Westpark Communities who was willing to accept units from this project so that Sierra View could reduce the intensity of this project and the impact on the community. Without this partnership, we would be looking at as many as 168 homes, whereas tonight we are looking at a community of 75 homes that will blend in with the existing community.

I fully support the proposed project and encourage your vote of support tonight.

Carol Garcia
Former Mayor City of Roseville

Shallow, Kinarik

From: Michael Manfredi <mmanfredi@realtycompartners.com>
Sent: Wednesday, December 15, 2021 8:51 AM
To: Bitter, Greg; Shallow, Kinarik
Subject: Sierra View Agenda Item

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Greg and Kinarik,

I understand that the Planning Commission is meeting tomorrow evening to discuss the proposed Sierra View project. I will be unable to attend, but wanted to offer my opinion of this project.

I grew up in the neighborhood near Sierra View—on Carmel Avenue. My parents built the home and lived there for 60 years and were part of the initial "founders" of the Sierra View Country Club.
I recently moved back from the Bay Area to Placer County, and I am now a member of the Sierra View Country Club. I think this project would be a great enhancement to the neighborhood. Quite frankly, I am looking at moving back into this neighborhood if the project is approved by the Planning Commission and City Council. I think it is an outstanding plan. I hope the Planning Commission will vote in support of this project.

Thank you very much, Michael Manfredi

Michael Manfredi | *CFO*

999 Fifth Avenue, Suite 420 | San Rafael, CA 94901
Office: (415) 755-4512 ext. 203 | Mobile: (415) 595-7434

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Shallow, Kinarik

From: lesli goto <peletwentytwenty@gmail.com>
Sent: Thursday, December 16, 2021 8:07 AM
To: Bitter, Greg; Shallow, Kinarik
Subject: Support For Sierra View Project

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Hello,

I am a 44-year resident of Diamond Oaks and live on Diamond Oaks Road. I currently serve on the Placer Board of Education.

I have followed this project for the past year and have attended some of the community outreach meetings. This is an outstanding project, and I strongly support it.

I have known the principals at Westpark for many years, and they do an outstanding job for our community—and are especially good at doing outreach for their projects.

I strongly support the plans for Sierra View Country Club.

Thank you,

Susan Goto

230 Diamond Oaks Road

Roseville, CA 95678







CITY OF ROSEVILLE CALIFORNIA

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

MEMORANDUM

To: Planning Commission

From: Kinarik Shallow, Associate Planner

Date: December 8, 2021

Re: Response to Robert and Jane Maccione's Comments on the Initial Study/Mitigated Negative Declaration for the Sierra View Subdivision Project (File #PL21-0162)

During the 30-day public review period of the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the Sierra View Subdivision project, City staff received a letter dated December 5, 2021 from Robert and Jane Maccione, owners of 1004 Shasta Street. The letter is included as Attachment 1 to this memorandum. The letter states that they object to the proposed Mitigated Negative Declaration and that it is deficient. The letter claims that a more detailed and independent study of the environmental impacts of the proposed development of Parcels 3 and 100 is necessary and additional mitigation measures beyond those proposed in the MND are required. However, the letter does not provide any substantial evidence to support these claims. As clearly stated in CEQA Guidelines Section 15384, "argument, speculation, [and] unsubstantiated opinion or narrative" is not substantial evidence. The topics of concern include impacts to biological resources, water quality, greenhouse gas emissions, and density. These concerns are summarized and addressed below.

Biological Resources

The letter claims that the MND does not disclose, discuss, nor provide mitigation for: 1.) the destruction of nesting and breeding habitat of birds protected by the Migratory Birds Act; 2.) the loss of habitat for the native bat population, and 3.) the loss of forage for river otters.

Section IV (Biological Resources) of the Initial Study checklist discusses that special-status and migratory bird species have the potential to occur onsite and because the project requires the removal of several native oak trees, this has the potential to disrupt the nesting of special-status birds and migratory birds. Therefore, as disclosed and required in the IS/MND, a pre-construction nest survey is required to ensure that no special-status nesting birds or migratory birds are harmed during tree removal or construction of any kind (see Mitigation Measure BIO-2 of the Mitigation Monitoring and Reporting Program, which is included with the December 16, 2021 Planning Commission Staff Report ("Staff Report") as Exhibit K, Attachment 15).

The General Plan (GP) EIR discussed the potential for pallid bats and Townsend's big-eared bats to occur in the Planning Area. It was determined that the Planning Area is within the species' range, but no occurrences of the species have been recorded within the Planning Area; however, suitable habitat for the species is present and recorded occurrences of the species are generally present in the vicinity (see Table 4.8-3 of the GP EIR). The pre-construction survey would also ensure that roosting bats are not harmed by implementing the project. Though there would be some loss of unoccupied roosting habitat, the lost acreage is not significant.

As disclosed in the IS/MND, the GP EIR shows that the northern portion of the project site contains a narrow band of riparian woodland surrounding the intermittent tributary (GP EIR, p. 4.8-3). This riparian woodland has the potential to contain habitat, although, there is a low likelihood that it contains habitat

for any sensitive-status species (see Attachment 4 and Attachment 7 of Staff Report Exhibit H and I). The drainage is too minor of a tributary to provide forage for river otters, as their diet consists primarily of fish and other aquatic species that are not supported by the drainage due to its intermittent nature. In addition, river otters are not listed as endangered or threatened under the Endangered Species Act, and thus are not protected by that statute, as the letter suggests. Any construction that would occur on the bed and bank of a stream or other water body, including drainage canals, must comply with Section 1602 of the California Fish and Game Code, which will require the developer obtain a Lake and Streambed Alteration Agreement. There are no known other sensitive natural communities onsite. Any potential impacts to riparian habitat would be less than significant with implementation of MM BIO-3. MM BIO-3 would ensure that all conditions of approval and/or mitigation measures within these permits are followed.

Finally, the letter suggests that the Migratory Bird Treaty Act of 1918 (MTBA) and its implementing regulations have a broader reach than is actually the case. The MTBA does not protect *all* potential breeding habitat of the birds mentioned in the letter. Rather, the Act protects the birds themselves, along with their nests, eggs, and parts. The MTBA makes it unlawful to pursue, hunt, take, capture, or kill protected birds, their parts, their nests, or their eggs; to attempt to take, capture, or kill the protected birds, their parts, their nests, or their eggs; to possess, offer for sale, offer to barter, offer to purchase, or purchase the protected birds, their parts, their nests, or their eggs; to deliver for shipment, ship, import, or export the protected birds, their parts, their nests, or their eggs; or to deliver for transportation, transport, or cause to be transported the protected birds, their parts, their nests, or their eggs. Thus, to the extent that land surrounding a nest might contribute to breeding, the MTBA does not protect all such land.

Water Quality

The letter alleges that in August 2021, the Sierra View Country Club and/or Westpark illegally took a backhoe onto the site and dug into the area of and/or surrounding the tree-sheltered wetlands, seasonal lakes, seasonal streambeds, and vernal pool, with the intent of destroying them. However, staff is not aware of any of these activities occurring on site. The applicant has indicated that Youngdahl Consulting Group dug test pits on site around the time stated in the letter as part of their geotechnical engineering study. This was done lawfully and with all required permits. Regardless, the CEQA process is not the appropriate venue for a party to allege that a property owner has engaged in illegal site work. (See *Riverwatch v. County of San Diego* (1999) 76 Cal.App.4th 1428, 1453.)

In addition, the letter claims that the project's mitigation through bioswales and retention pond is inadequate to replace the function of the current wetlands and to handle run-off from the golf course and the increased pollution from the proposed residential development. Lastly, the letter states the IS/MND does not adequately address impacts on down-stream salmon habitat and a more detailed environmental study is needed.

The natural drainage shed of the subject property is generally from the south and east towards the northwest; therefore, the project site does not provide for any treatment or accommodation of golf course run-off. The IS/MND discloses that the site contains several aquatic resources, including a central drainage ditch that flows south to north into an intermittent tributary that flows east to west. There are also a number of seasonal wetland and vernal pool features scattered around the site and a narrow band of riparian woodland surrounding the intermittent tributary. An Aquatic Resources Delineation Report was prepared by Madrone Ecological Consulting, a qualified biologist, and is included as Attachment 7 of Staff Report Exhibit I. Section IV (Biological Resources) of the Initial Study identifies that the seasonal wetland swale and intermittent drainage/riparian wetland on site are considered federally regulated waters of the U.S., pursuant to 33 CFR Part 328, and thusly regulated under Section 404 of the Clean Water Act (see Attachment 8 of Staff Report Exhibit J). The remaining wetlands and the ditch are State-regulated waters. A discharge permit from the U.S. Army Corps of Engineers, pursuant to Section 404 of the Clean Water Act, will be required for any impacts to the seasonal wetland swale and intermittent drainage/riparian wetland that will contain conditions of approval and/or mitigation measures to ensure a net zero loss of wetland resources and a less-than-significant impact to any special-status species that

may occur on or near the affected wetland resources. Similar permitting will be required for any State-regulated aquatic resources that may be impacted. State-issued Waste Discharge Requirements, pursuant to Division 7, Chapter 4, Article 4 of the Water Code established by the Porter-Cologne Water Quality Control Act, will be required for all impacted wetland resources that are not regulated by the Clean Water Act (see GP EIR, p. 4.8-74). MM BIO-4 would ensure there would be no net loss of wetlands and that all conditions of approval and/or mitigation measures within these permits are followed.

Section X (Hydrology and Water Quality) of the Initial Study checklist evaluates whether the project would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. This section also evaluates whether the project would substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which result in flooding on- or off-site, or create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

The City's adopted CEQA Implementing Procedures indicate that compliance with the City's Design/Construction Standards (Resolution 07-107), Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20), and Stormwater Quality Design Manual (Resolution 16-152) will prevent significant impacts related to water quality or erosion. The standards require preparation of an erosion and sediment control plan for construction activities and include designs to control pollutants within post-construction urban water runoff. The developer is required to treat and detain all stormwater onsite using stormwater swales and other methods which slow flows and preserve infiltration.

The project will require approval of a grading permit and improvement plans from the City prior to the start of construction, which 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 that 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 for the project. 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. A preliminary storm drainage evaluation was prepared for the project by MacKay & Somps (see Attachment 11 of Staff Report Exhibit J). The evaluation includes specific detail on storm drain infrastructure and detention proposed as part of the project to ensure compliance with all applicable measures, permits, and programs by improving drainage and reducing impacts, including installing a network of drainage pipes, large box culverts, a detention basin, vegetated swales, disconnected impervious surfaces, and bioretention facilities.

All of these measures, permits, and programs, which are required for the project, are put in place to ensure that impacts to surface water quality are negligible or less than significant. Therefore, impacts to these resources would be less than significant and no mitigation is required.

Greenhouse Gas

The letter states there does not appear to be any calculation of the increase of greenhouse gases (GHGs) from the establishment of the residential neighborhood, nor the loss of GHG reduction capacity with the removal of the native oak trees and other currently existing flora.

Section VIII (Greenhouse Gases) of the Initial Study checklist discusses the project's potential impacts to GHG. The principal GHGs that enter the atmosphere because of human activities are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated gases. A technical memo was prepared by Raney Planning and Management, Inc. that presents the anticipated GHG emissions associated with construction and operation of the project, and compares these estimates to the applicable thresholds of

significance established by the Placer County Air Pollution Control District (PCAPCD) (see Attachment 10 of Staff Report Exhibit J). The PCAPCD thresholds were designed to analyze a project's compliance with applicable State laws including Assembly Bill 32 (AB 32) and Senate Bill 32 (SB 32). As noted in Appendix A, Implementation Measures (operation Air Quality and Greenhouse Gas Emissions), of the City's General Plan, the City of Roseville relies on PCAPCD thresholds for determining significance conclusions. PCAPCD recommends that lead agencies use the California Emissions Estimator Model (CalEEMod) to quantify operational emissions for criterial air pollutants, which evaluates operational emissions from area and mobile sources, energy use, solid waste, and water. The estimated operational GHG emissions in the first year of full buildout were found to be below the PCAPCD's operational screening threshold of significance. Thus, operations of the proposed project would not be considered to result in a cumulatively considerable contribution to global climate change.

Density

The letter states that Single-Family Residential (R1) zoning is more appropriate for the property for purposes of density in order to match the surrounding neighborhoods. However, the density of a property is determined based on the land use designation. The project is proposing to reduce density on the site by amending the current land use designation from Medium Density Residential (MDR) to Low Density Residential (LDR), which is consistent with the adjacent subdivisions to the north and east. The proposed RS zone is an implementing zone for the LDR land use. Per the Zoning Ordinance, the RS zone district is intended to allow either attached or detached single-family dwellings. The proposed tentative subdivision map is designed with larger lots to that will better accommodate a variety of single-story and two-story home plans consistent with the adjacent LDR subdivision.

Conclusion

As previously stated, Robert and Jane Maccione do not provide substantial evidence to support the claims in their letter. Staff is confident that the Initial Study adequately discloses, evaluates, and mitigates the Project's environmental impacts and a Mitigated Negative Declaration is the appropriate environmental determination for this project; the Initial Study provides substantial evidence to support this finding.

1004 Shasta St.
Roseville, CA 95678
December 5, 2021

Kinark Shallow
Associate Planner
City of Roseville
khallow@roseville.ca.us

Re: Objection to Proposed Mitigated Negative Declaration
Sierra View Country Club & Sierra Visit Specific Plan Redesignation and Rezoning Project,
File #PL21-0162 and # PL21-0161

Dear Mr/Ms. Shallow:

We are owners of a property bordering the proposed project, reference above. We object to the proposed Mitigated Negative Declaration for the above-referenced project. It is deficient as follows:

1) With respect to Parcels 3 and 100, the proposed MND does not disclose, discuss, nor provide for mitigation of the destruction of nesting and breeding habitat of birds protected by the Migratory Birds Act, including mallards, Canada geese, great horned owls, red shouldered hawks, yellow-billed magpies, northern mockingbirds, and Steller's jays, among others. The Migratory Birds Act prohibits the destruction of the breeding habitats of birds protected thereunder.

2) The proposed MND does not disclose that Parcels 3 and 100 serve as forage for river otters, which are protected by the federal Endangered Species Act. There is no provision for mitigation of this loss.

3) The proposed MND does not provide for mitigation of the loss of habitat for the native bat population. Currently, Parcels 3 and 100 provide shelter and food for native bats that take advantage of the large oaks and the insect population breeding in the seasonal lakes and vernal pools.

4) The proposed MND does not disclose that on or about August 27, 2021, after the development of the Sierra View property was announced and public meetings held, Sierra View Country Club and/or its developer, WestPark, illegally took a backhoe onto Parcel 100 and dug into the area of and/or surrounding the tree-sheltered wetlands, seasonal lakes, seasonal streambeds, and vernal pools, with the intent of destroying them by draining them of all or part of their water supply. They then caused to be erected a low containment fence to prevent the land and water from reverting to its natural state. It is believed that Sierra View/WestPark also altered the sites of the natural seasonal lakes/stream beds/wetlands/vernal pools located behind the bordering homes on

Sierra Oaks Court and Walton Way and altered the drainage of the proposed entryway across from Spanger School. It is believed that neither Sierra View nor WestPark had obtained the required Lake and Stream Alteration permits from the California Department of Fish and Wildlife before digging, or if they did, that they did so without disclosing that the purpose of the alteration was to destroy the protected permanent and seasonal wetlands, stream beds, and lake beds, and vernal pools, as well as Migratory Bird breeding habitat on the property. It is believed that in so doing, Sierra View and WestPark intentionally destroyed perennial breeding habitat of mallard ducks and Canada geese, as well as the river otter forage, in violation of the Migratory Birds Act, CEQA, and other state and federal environmental laws and regulations. Although the MND does disclose that the wetlands and vernal pools on Parcels 3 and 100 will be destroyed, it does not disclose that Sierra View and WestPark took it upon themselves in August 2021 to destroy the existing streambed, seasonal lakes, wetlands, and vernal pools to make the mitigated development they proposed appear to have no significant impact. (Photographs of the backhoe and subsequent damage are available upon request).

4) The MND does not adequately address impact on Water Quality. First, the document basically says that because Placer County has not adopted a master plan, there is no mitigation of water quality required. It also states, essentially, that because the law requires mitigation, there can be no significant impact. This is an insufficient evaluation of the actual impact that the proposed development will have on Water Quality. It is believed that the drainage of the water from Parcels 3 and 100 are into salmon habitat. Currently, Parcels 3 and 100 serve a vital wetlands filtration function in buffering and filtering run-off of chemicals used to operate and maintain the golf course. Although the MND proposes mitigation through bioswales and retention pond, the proposed measures appear to be inadequate to replace the function of the current wetlands and to handle the run-off from the golf course and the increased pollution from the establishment of a residential development in its place of the former wetlands. Nor does it adequately address impact on down-stream salmon habitat. A more detailed environmental study is needed.

5) The Greenhouse Gas Emissions report is flawed in that it addresses only the effects of "construction"and "operations." It does not address the permanent loss of greenhouse gas filtration and conversion through the loss of canopy provided by the 158 to 168 trees that are proposed to be removed from Parcels 3 and 100. It is unclear that "operations" includes the greenhouse gas effects of furnaces, air conditioners, motor vehicles, and other internal combustion engines that come with the establishment of a residential neighborhood. There appears to be no calculation of the increase of greenhouse gases from the establishment of the residential neighborhood, nor the loss of greenhouse gas reduction capacity of the with the removal of 158 to 168 trees and other currently existing flora. A more detailed environmental study is needed.

6) Density. The MND states that medium density is appropriate for Parcel 100 because it was originally zoned in the 1950s to have greater density. But, at the time the area was so zoned, there was no development of R1 housing and a school completely occupying the eastern and

northern borders of the parcel. The only housing extant at the time the Parcel was zoned was the medium density housing located along the railroad tracks to the south of the parcel. Over the ensuing 70 years, the neighborhood bordering Parcel 100 was developed to be entirely single-family housing, except for the Sierra View property to the south, which more closely matches the 1920's bungalow housing to the south of that property. But, the entire eastern border, which comprises the bulk of the neighboring property, is R1 housing. Moreover, Parcel 3, to the north, is designated and proposed to be developed as R1. The more appropriate zoning for Parcel 100 would be as R1 density to match the surrounding subsequently established neighborhoods.

7) The MND proposed to adopt for Parcels 3 and 100 the EIR performed for the subdivision of which Parcel WB-41 is a part. That existing subdivision is more than 3 miles away and with substantially different environmental and surrounding neighborhood characteristics. Although the concept of moving density from one parcel to another may appeal, the EIR for the subdivision containing WB-41, that appears to have no streambed or wetlands, is not an adequate study of the environmental impacts of the proposed development of Parcels 3 and 100.

We believe that, pursuant to CEQA, a more detailed and independent study of the environmental impacts of the proposed development of Parcels 3 and 100 is necessary and additional mitigation measures beyond those proposed in the MND are required. Consequently, the currently proposed MND should not be approved, pending a more detailed study of multiple aspects of the proposed development.

Sincerely,

Robert Maccione

Jane Maccione

RESOLUTION NO. 22-023

AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATIONS ON CERTAIN REAL PROPERTY IN THE CITY OF ROSEVILLE

WHEREAS, a proposal has been submitted to amend the General Plan 2035 – Land Use Map of the City of Roseville for that portion of certain real property within the City of Roseville known as Infill Planning Parcel 100 from Medium Density Residential (MDR) to Low Density Residential (LDR), as shown in Exhibit A, attached and incorporated herein by reference; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments to the General Plan on December 16, 2021; and

WHEREAS, on December 16, 2021, the Planning Commission considered and adopted the Sierra View Country Club and Sierra Vista Specific Plan Redesignation and Rezone Initial Study/Mitigated Negative Declaration (SCH #2021110118) and the associated Mitigation Monitoring and Reporting Program, and recommended that the City Council approve the proposed General Plan Amendment; and

WHEREAS, on January 19, 2022, the City Council held a public hearing at which time the proposed amendments were considered; and

WHEREAS, on January 19, 2022, the City Council considered the Sierra View Country Club and Sierra Vista Specific Plan Redesignation and Rezone Initial Study/Mitigated Negative Declaration (SCH #2021110118) and the associated Mitigation Monitoring and Reporting Program adopted by the Planning Commission on December 16, 2021; and

WHEREAS, the Council of the City of Roseville desires to approve said amendments to the Roseville General Plan as conducive to public interest, health, safety and welfare, and consistent with the land use practices of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the amendment changing the Land Use Map is hereby adopted as set forth in the attached Exhibit B.

BE IT FURTHER RESOLVED, that the Development Services Director is hereby directed to retain said General Plan Amendments on permanent public display in the Development Services Department of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this_____day of_____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

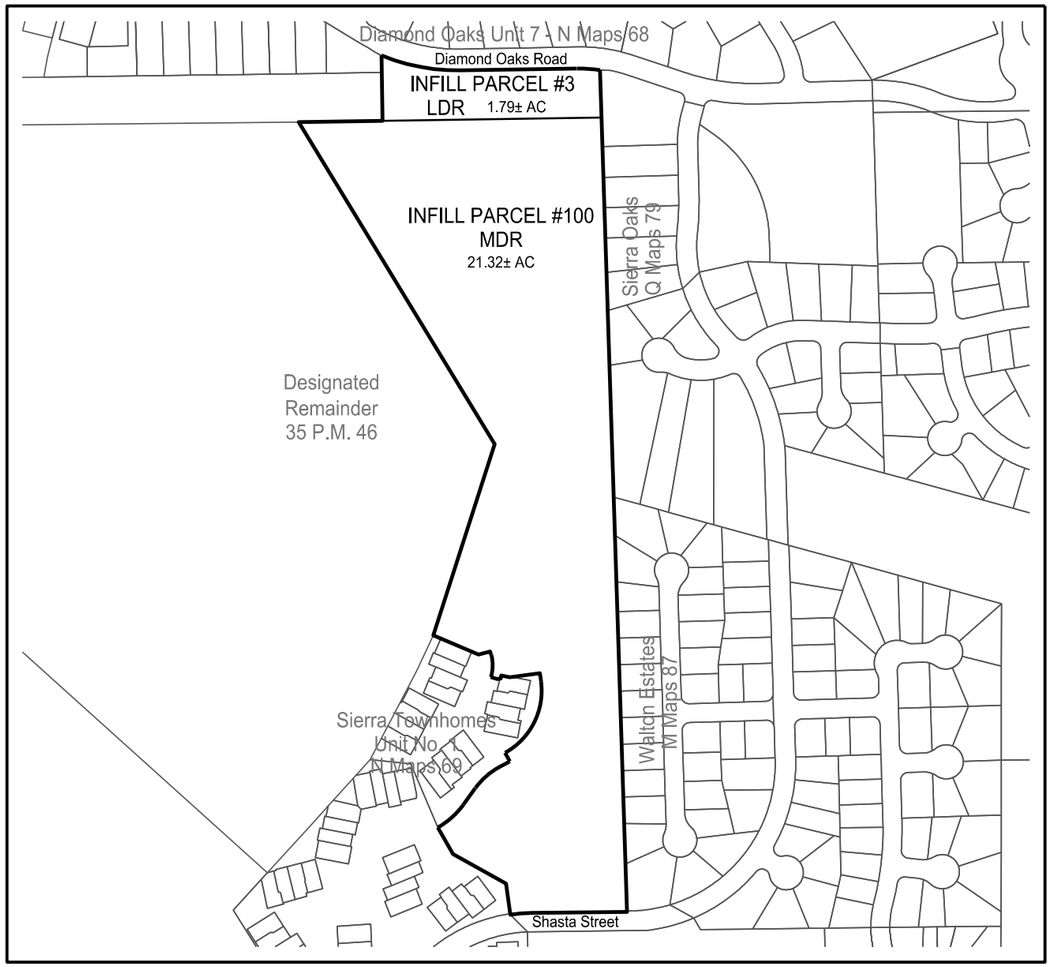
ABSENT COUNCILMEMBERS:

_____

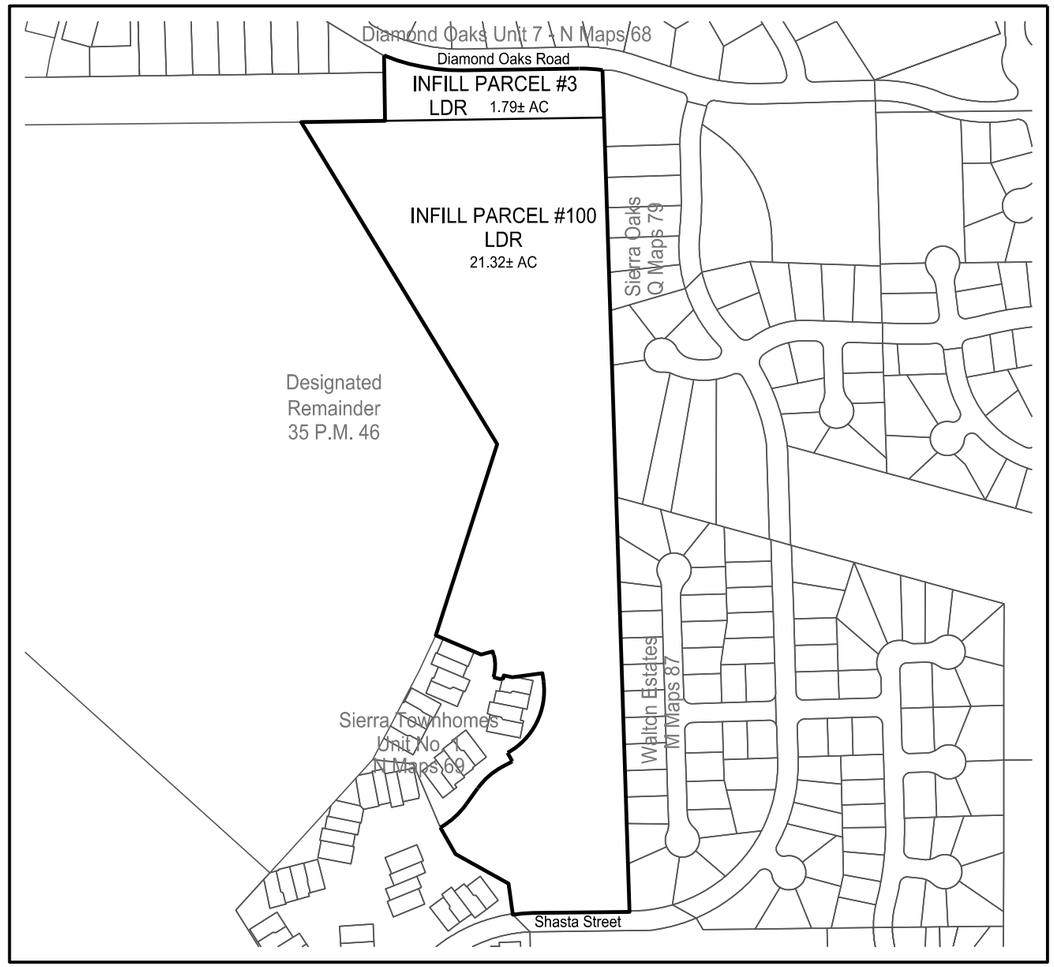
MAYOR

_____
City Clerk

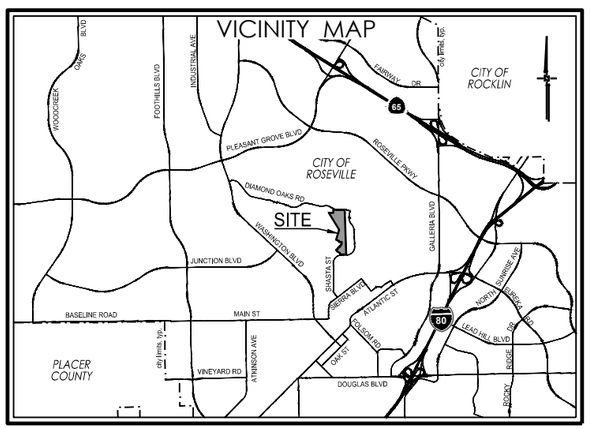
CC EXHIBIT A



EXISTING LAND USE



PROPOSED LAND USE



Existing Land Use		
Parcel	**Land Use**	**Acres**
Infill Parcel #3	LDR	1.79 ac.
Infill Parcel #100	MDR	21.31 ac.
TOTAL		**23.10 ac.**

Proposed Land Use		
Parcel	**Land Use**	**Acres**
Infill Parcel #3	LDR	1.79 ac.
Infill Parcel #100	LDR	21.31 ac.
TOTAL		**23.10 ac.**

WESTPARK communities

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

N

0 200 400 800

SCALE: 1"=400'

GENERAL PLAN AMENDMENT

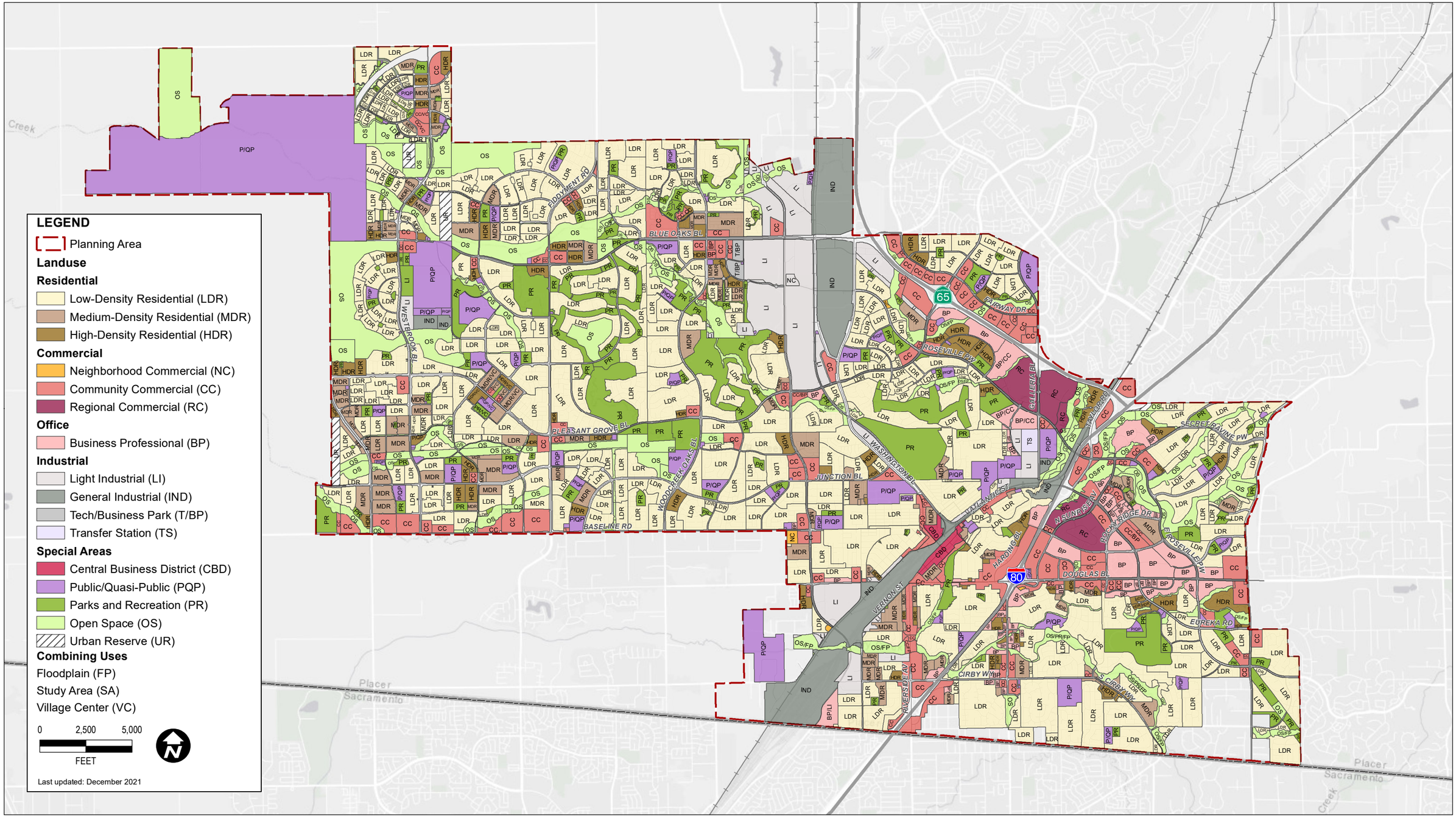
SIERRA VIEW

Roseville, CA

November 18, 2021

11-18-2021 10:53:17 bborgen P:\18512\PLN\Applications\TM\SV-GPA_EXH.dwg
There are no xreferences in this drawing.

CC EXHIBIT B



LEGEND
Planning Area
Landuse
Residential
Low-Density Residential (LDR)
Medium-Density Residential (MDR)
High-Density Residential (HDR)
Commercial
Neighborhood Commercial (NC)
Community Commercial (CC)
Regional Commercial (RC)
Office
Business Professional (BP)
Industrial
Light Industrial (LI)
General Industrial (IND)
Tech/Business Park (T/BP)
Transfer Station (TS)
Special Areas
Central Business District (CBD)
Public/Quasi-Public (PQP)
Parks and Recreation (PR)
Open Space (OS)
Urban Reserve (UR)
Combining Uses
Floodplain (FP)
Study Area (SA)
Village Center (VC)
0
2,500
5,000
FEET
Last updated: December 2021
Placer
Sacramento
Creek
BLUE OAKS BL
PLEASANT GROVE BL
BASELINE RD
JUNCTION BL
WESTBROOK BL
WOODCREEK OAKS BL
FIDDYMENT RD
ROSEVILLE PW
FAIRWAY DR
GALLERIA BL
SECRET RAVINE PW
N SUNRISE AV
ROCKY RIDGE DR
DOUGLAS BL
EUREKA RD
CIRBY WY
S CIRBY WY
VERNON ST
HARDING BL
LI WASHINGTON BL
65
80

ORDINANCE NO.

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AMENDING ZONING ORDINANCE NO. 5428 OF THE CITY OF ROSEVILLE
CHANGING THE ZONING OF CERTAIN REAL PROPERTY LOCATED
WITHIN THE CITY OF ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the rezone specified herein, and makes the following findings pursuant to Section 19.86.050 of the Zoning Ordinance:

1. The rezone is in conformance with the public interest, health, safety, or welfare of the City; and

2. The rezone is consistent with the objectives, policies, programs, and land use designations of the City of Roseville General Plan.

SECTION 2. That Section 19.06.020 of the Zoning Ordinance of the City of Roseville, Ordinance No. 5428, is amended to change the zoning of that portion of certain real property located on Parcel 3 and Parcel 100 of the Infill Planning Area in the City of Roseville, as shown and so designated in Exhibit C, attached and incorporated herein by reference, is hereby rezoned from Single-Family Residential (R1) and Multi-Family Housing (R3) to Small Lot Residential (RS).

SECTION 3. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 4. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this_____day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

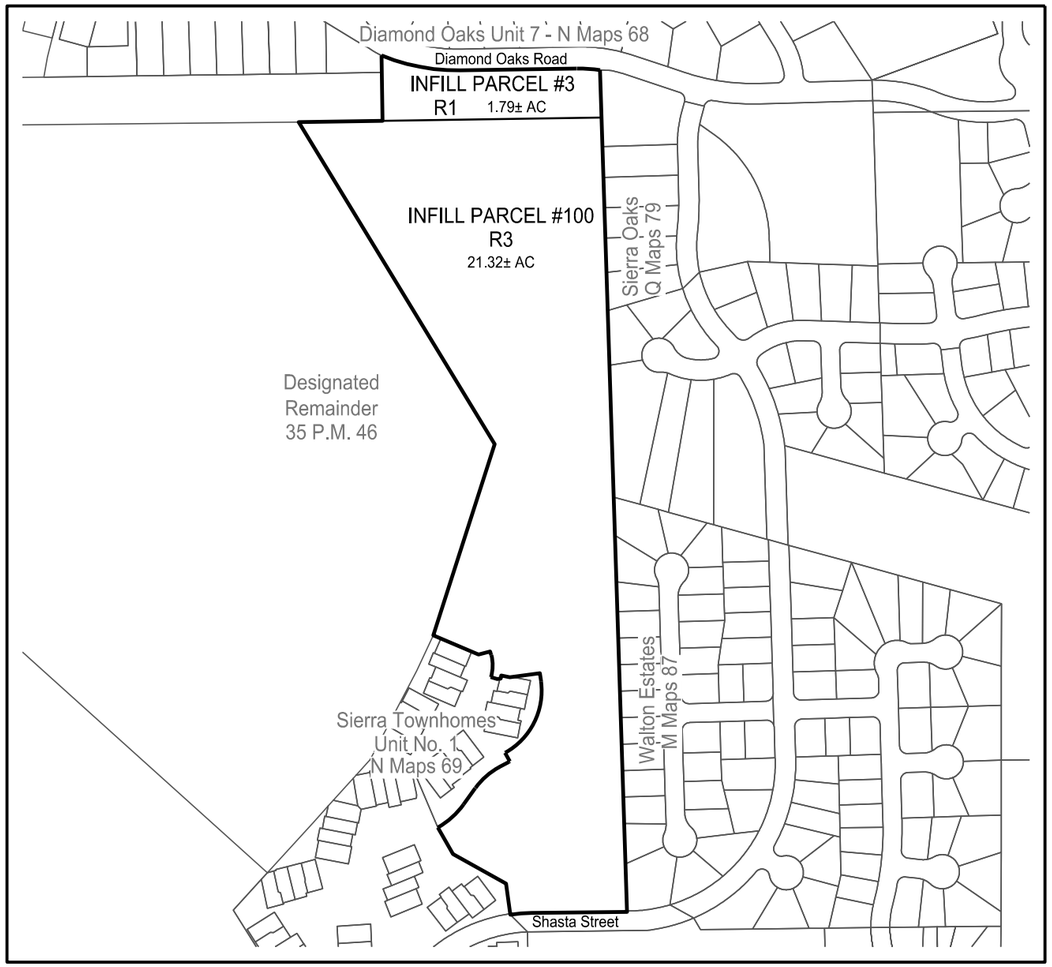
ABSENT COUNCILMEMBERS:

_____
MAYOR

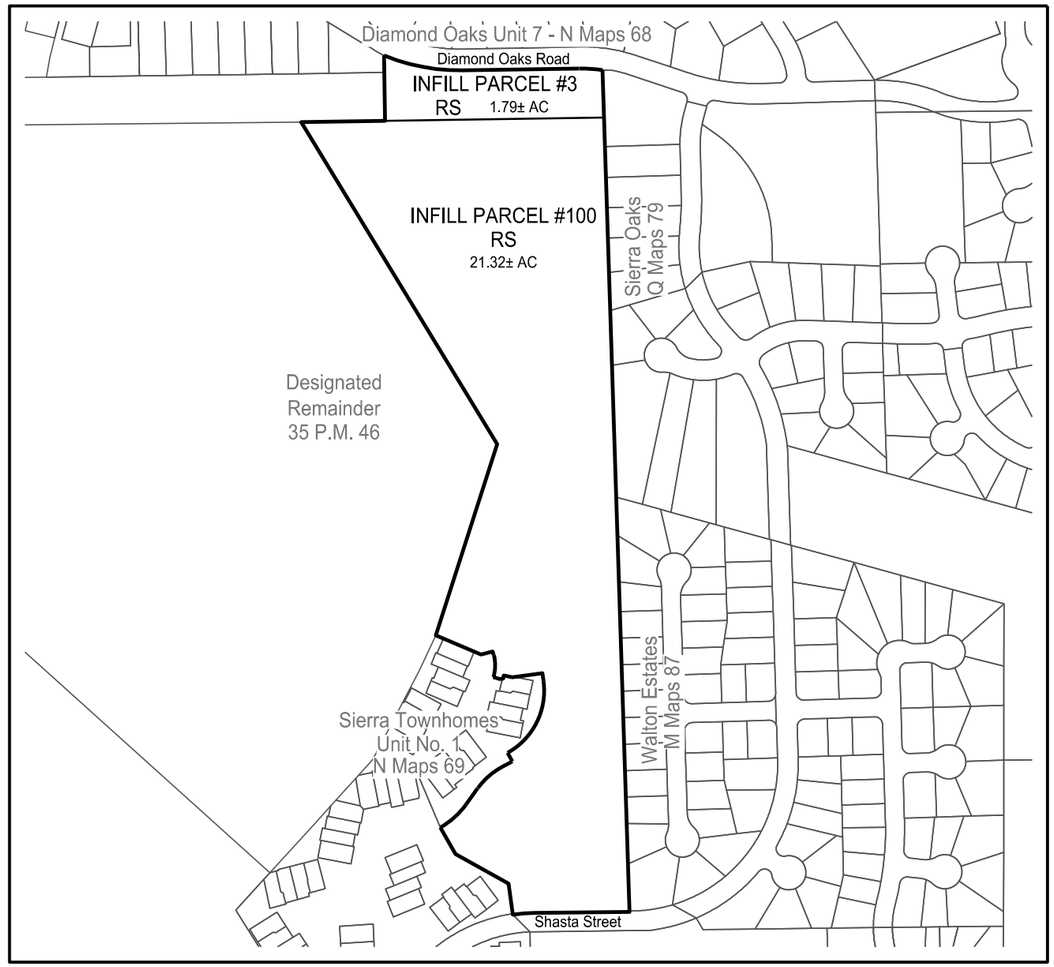
ATTEST:

_____
City Clerk

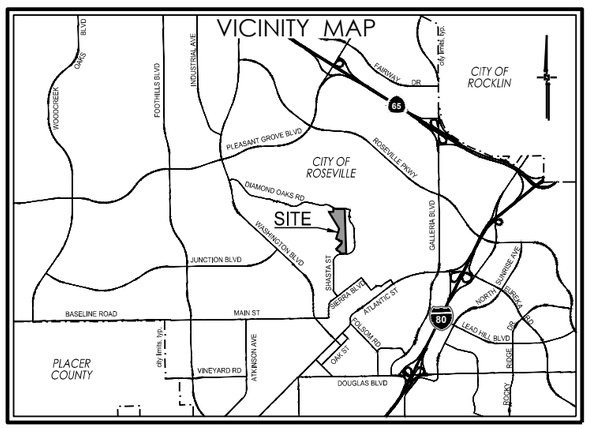
CC EXHIBIT C



EXISTING ZONING



PROPOSED ZONING



Existing Zoning		
Parcel	**Zoning**	**Acres**
Infill Parcel #3	R1	1.79 ac.
Infill Parcel #100	R3	21.31 ac.
TOTAL		**23.10 ac.**

Proposed Zoning		
Parcel	**Zoning**	**Acres**
Infill Parcel #3	RS	1.79 ac.
Infill Parcel #100	RS	21.31 ac.
TOTAL		**23.10 ac.**

WESTPARK communities

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

N

0 200 400 800

SCALE: 1"=400'

REZONE EXHIBIT

SIERRA VIEW

Roseville, CA

November 18, 2021

11-18-2021 10:57:11 bborgen P:\18512\PLN\Applications\TM\SV-REZONE_EXH.dwg
There are no xreferences in this drawing.

RESOLUTION NO. 22-024

AMENDING THE GENERAL PLAN

WHEREAS, a proposal has been submitted to amend the General Plan 2035 – Land Use Map of the City of Roseville for that portion of certain real property within the City of Roseville known as Sierra Vista Specific Plan Parcel WB-41 from Community Commerical (CC) to Medium Density Residential (MDR), as shown in Exhibit D, attached and incorporated herein by reference; and

WHEREAS, on December 16, 2021, the Planning Commission held a public hearing on the proposed amendments to the General Plan and recommended that the City Council approve the proposed General Plan Amendment; and

WHEREAS, on January 19, 2022, the City Council held a public hearing at which time the proposed amendments were considered; and

WHEREAS, on January 19, 2022, the City Council considered the 6th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR) (SCH #2008032115, certified May 5, 2010); and

WHEREAS, the Council of the City of Roseville desires to approve said amendments to the Roseville General Plan as conducive to public interest, health, safety and welfare, and consistent with the land use practices of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the amendment changing the Land Use Map is hereby adopted as set forth in the attached Exhibit E.

BE IT FURTHER RESOLVED, that the Development Services Director is hereby directed to retain said General Plan Amendments on permanent public display in the Development Services Department of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of_____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

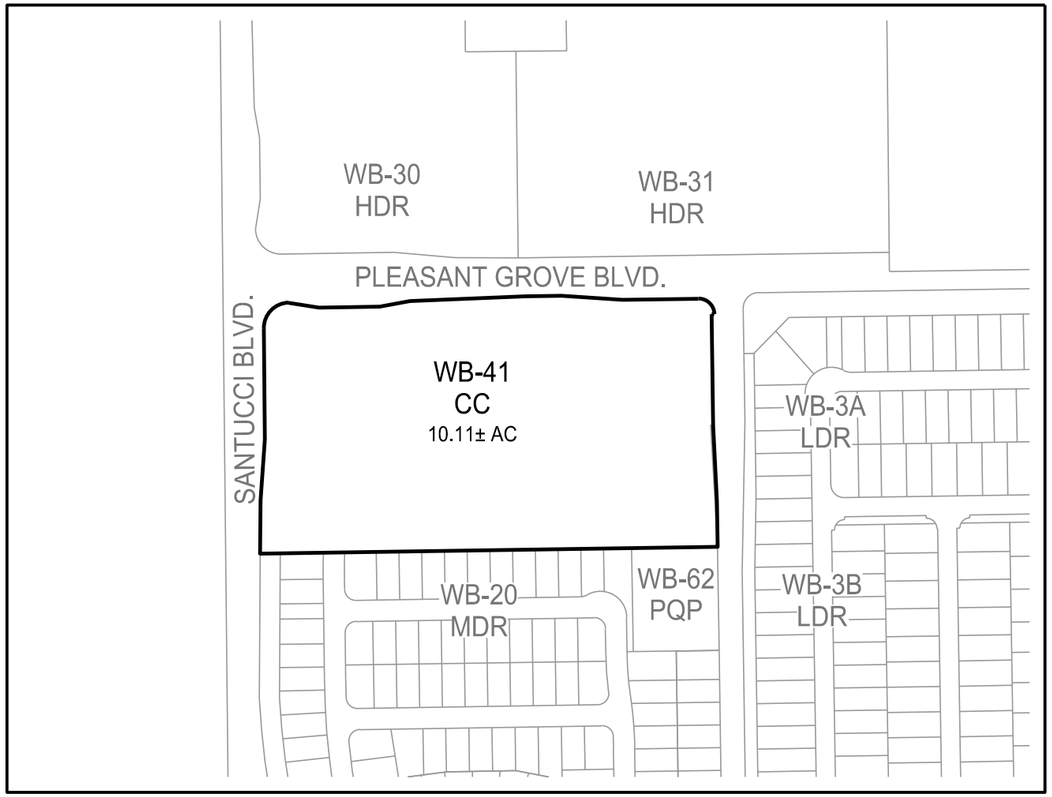
NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

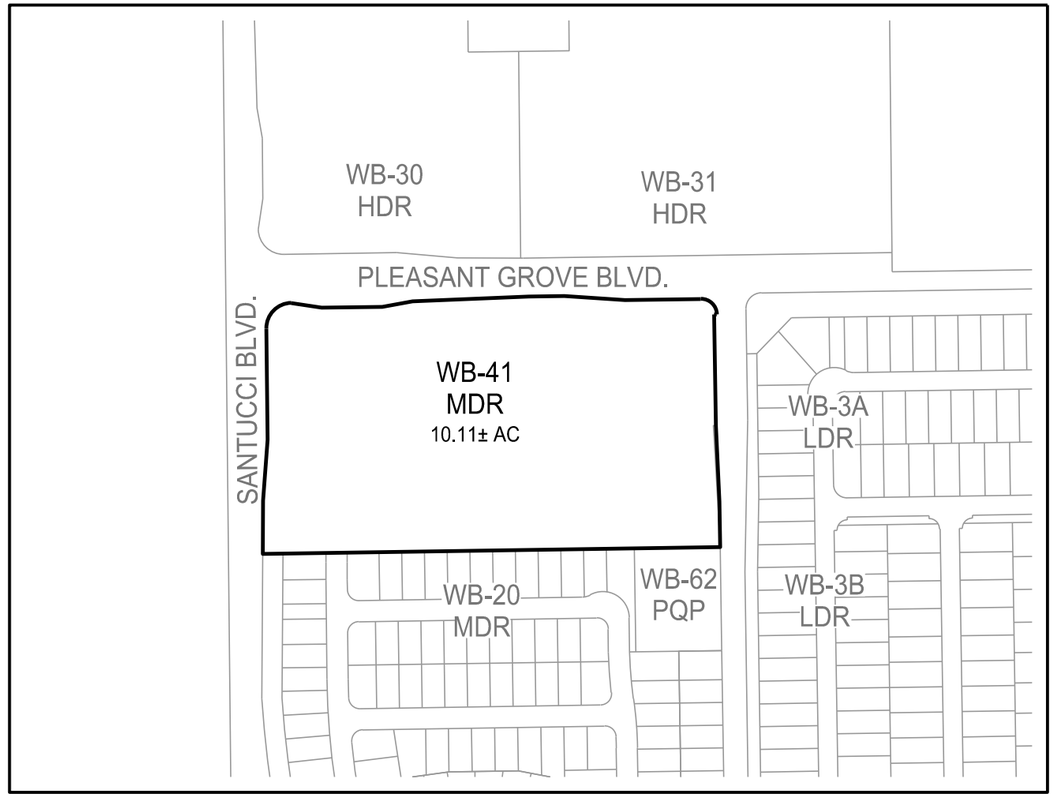
_____
MAYOR

_____
City Clerk

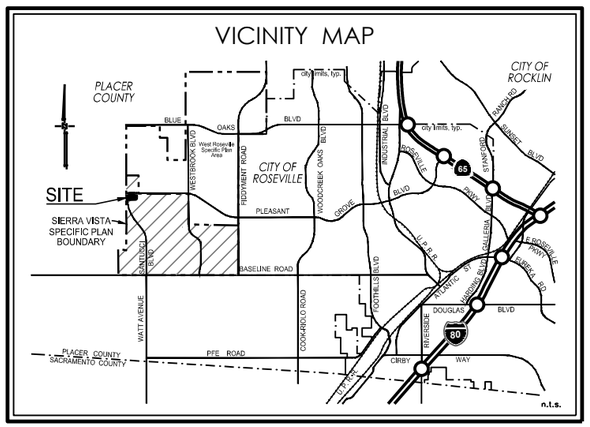
CC EXHIBIT D



EXISTING LAND USE



PROPOSED LAND USE



Existing Land Use		Proposed Land Use	
Parcel Land Use	**Acres**	**Parcel Land Use**	**Acres**
WB-41 CC (Community Commercial)	10.11 ac.	WB-41 MDR (Medium Density Residential)	10.11 ac.
TOTAL	**10.11 ac.**	**TOTAL**	**10.11 ac.**

WESTPARK communities

MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

N

0 300 600

SCALE: 1"=300'

GENERAL PLAN AMENDMENT &
SPECIFIC PLAN AMENDMENT EXHIBIT

PARCEL WB-41

of the Sierra Vista Specific Plan

Roseville, CA

July 15, 2021

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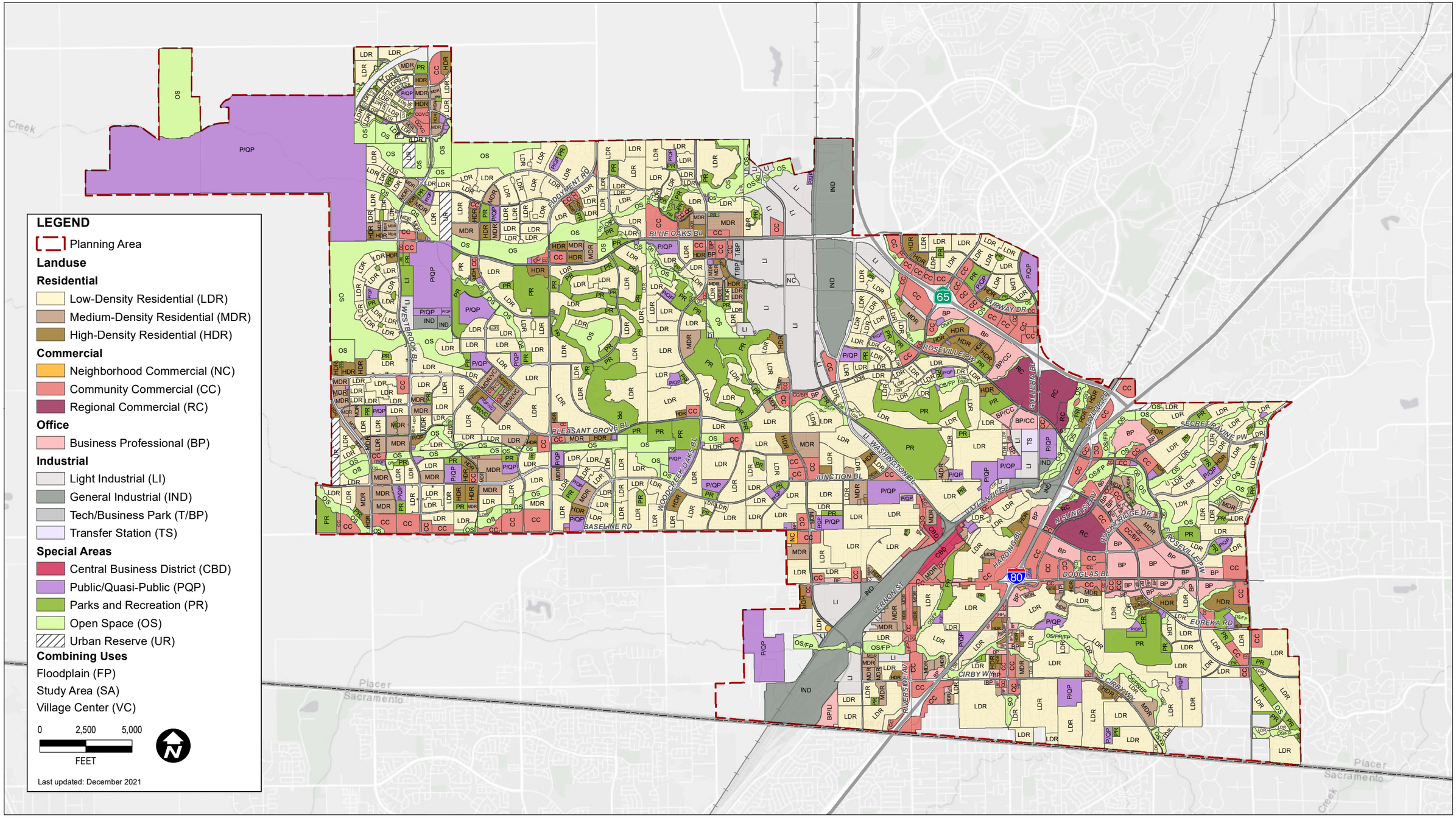
CC EXHIBIT E



LEGEND
Planning Area
Landuse
Residential
Low-Density Residential (LDR)
Medium-Density Residential (MDR)
High-Density Residential (HDR)
Commercial
Neighborhood Commercial (NC)
Community Commercial (CC)
Regional Commercial (RC)
Office
Business Professional (BP)
Industrial
Light Industrial (LI)
General Industrial (IND)
Tech/Business Park (T/BP)
Transfer Station (TS)
Special Areas
Central Business District (CBD)
Public/Quasi-Public (PQP)
Parks and Recreation (PR)
Open Space (OS)
Urban Reserve (UR)
Combining Uses
Floodplain (FP)
Study Area (SA)
Village Center (VC)
0
2,500
5,000
FEET
Last updated: December 2021
Placer
Sacramento
Creek
BLUE OAKS BL
PLEASANT GROVE BL
JUNCTION BL
BASELINE RD
WESTBROOK BL
FIDDYMENT RD
WOODCREEK OAKS BL
WASHINGTON BL
ROSEVILLE PW
FAIRWAY DR
GALLERIA BL
SECRET RAVINE PW
N SUNRISE AV
ROCKY RIDGE DR
DOUGLAS BL
EUREKA RD
HARDING BL
VERNON ST
CIRBY WY
S CIRBY WY
RIVERSIDE AV
65
80

RESOLUTION NO. 22-025

AMENDING THE SIERRA VISTA SPECIFIC PLAN

WHEREAS, a proposal has been submitted to amend the land use designation of Parcel WB-41 in the Sierra Vista Specific Plan from Community Commercial (CC) to Medium Density Residential (MDR), as shown in Exhibit F, attached and incorporated herein by reference; and

WHEREAS, the proposed land use amendment requires a Specific Plan Amendment to change the text and land use map within the Sierra Vista Specific Plan, as shown in Exhibit G, attached and incorporated herein by reference; and

WHEREAS, on December 16, 2021, the Planning Commission held a public hearing on the proposed amendments to the Sierra Vista Specific Plan and recommended that the City Council approve the proposed Specific Plan Amendment; and

WHEREAS, the Specific Plan Amendment as proposed and revised is consistent with the adopted City of Roseville General Plan; and

WHEREAS, on January 19, 2022, the City Council held a public hearing at which time the proposed amendments were considered; and

WHEREAS, on January 19, 2022, the City Council considered the 6th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR) (SCH #2008032115, certified May 5, 2010); and

WHEREAS, the Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the Specific Plan Amendment, and makes the following findings:

The Specific Plan Amendment is consistent with the objectives, policies, general land uses and programs specified in the City of Roseville General Plan and the Sierra Vista Specific Plan;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the proposed changes to the Sierra Vista Specific Plan are adopted as set forth in the attached Exhibits F and G.

PASSED AND ADOPTED by the Council of the City of Roseville this_____day of _____, 20___, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

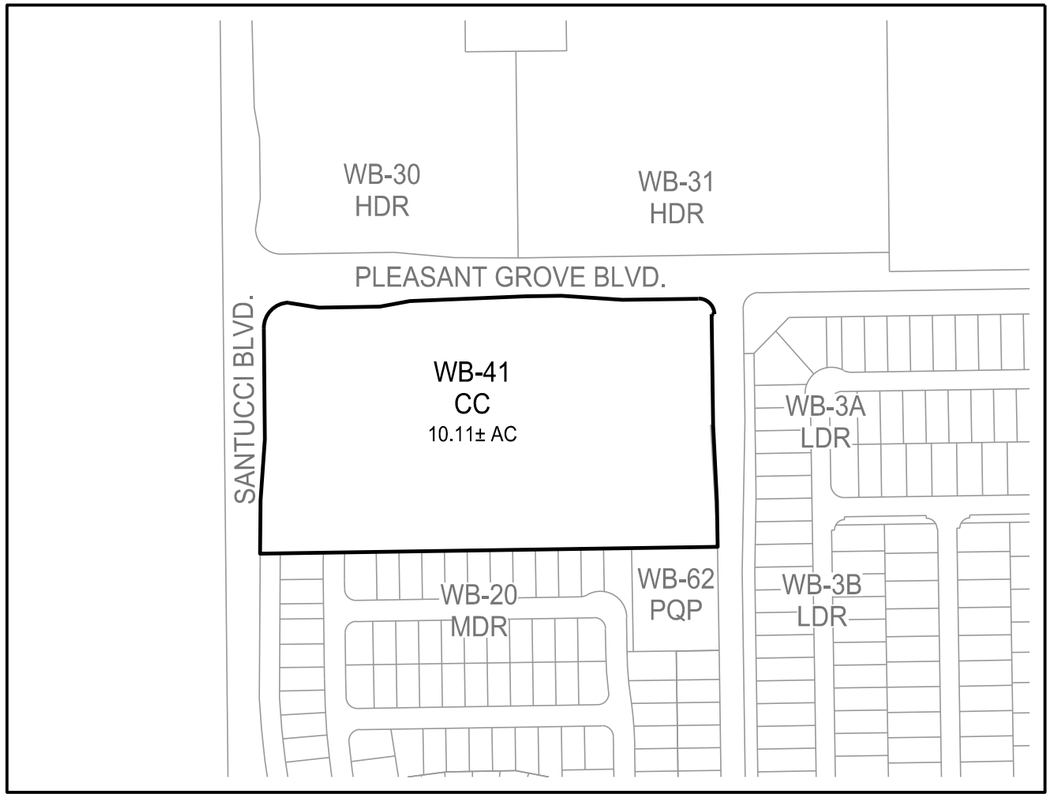
_____
MAYOR

ATTEST:

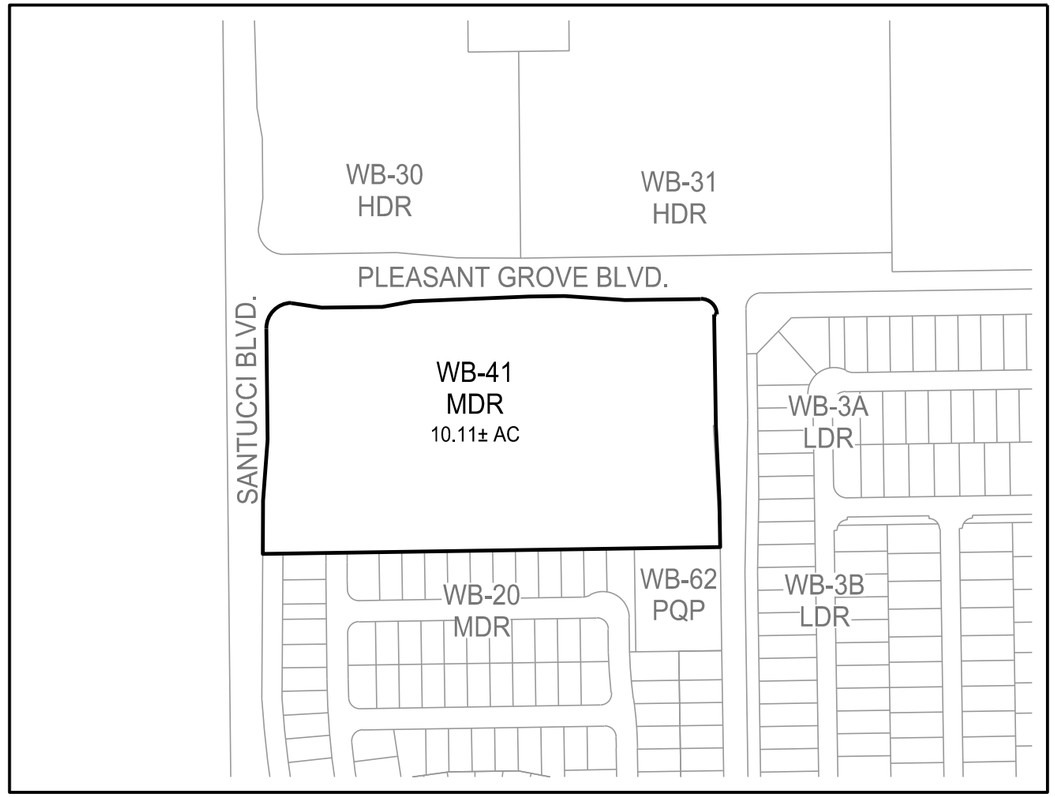
_____

City Clerk

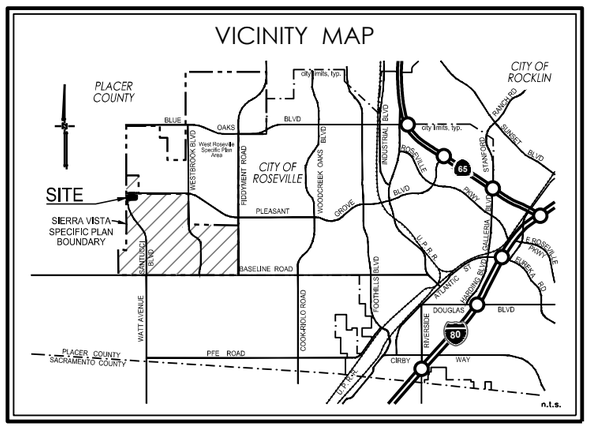
CC EXHIBIT F



EXISTING LAND USE



PROPOSED LAND USE



Existing Land Use		Proposed Land Use	
Parcel Land Use	**Acres**	**Parcel Land Use**	**Acres**
WB-41 CC (Community Commercial)	10.11 ac.	WB-41 MDR (Medium Density Residential)	10.11 ac.
TOTAL	**10.11 ac.**	**TOTAL**	**10.11 ac.**

WESTPARK communities

MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

N

0 300 600

SCALE: 1"=300'

GENERAL PLAN AMENDMENT &
SPECIFIC PLAN AMENDMENT EXHIBIT

PARCEL WB-41

of the Sierra Vista Specific Plan

Roseville, CA

July 15, 2021

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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	595.6	28.7%	3,049	34.8%
LDR	LDR – Age Restricted		RS/DS	94.3	4.6%	493	5.6%
MDR	Medium Density Residential		RS/DS	351.1	16.9%	2,614	29.8%
HDR	High Density Residential		R3	92.0	4.4%	2,367	27.1%
Sub-totals				**1,133**	**54.7%**	**8,523**	**97.2%**
Commercial and Employment							
CC	Community Commercial (Commercial Mixed Use)		CMU/SA	29.1	1.4%	249	2.8%
CC/BP	Community Commercial/ Business Professional (Mixed Use)		CC/SA	25.4	1.2%	--	--
CC	Community Commercial		CC & GC	167.2	8.1%	--	--
Sub-totals				**221.7**	**10.7%**	**249**	**2.8%**
Open Space/Public							
P/QP	Public/Quasi-Public		P/QP	64.7	3.1%	--	--
PR	Parks & Recreation		PR	104.6	5.0%	--	--
OS	Open Space		OS	302.0	14.6%	--	--
OS	Paseo (60'-wide)		OS	13.4	0.6%	--	--
UR	Urban Reserve		UR	38.7	1.9%	--	--
Sub-totals				**523.4**	**25.3%**	**--**	**--**
Right of Way/ Landscape Corridor				193.82	9.2%	--	--
TOTAL				**2072.2 ac**	**100%**	**8,772 du**	**100%**

Note: See Table 7-4 for net Paseo total acres

Last Updated December 2021

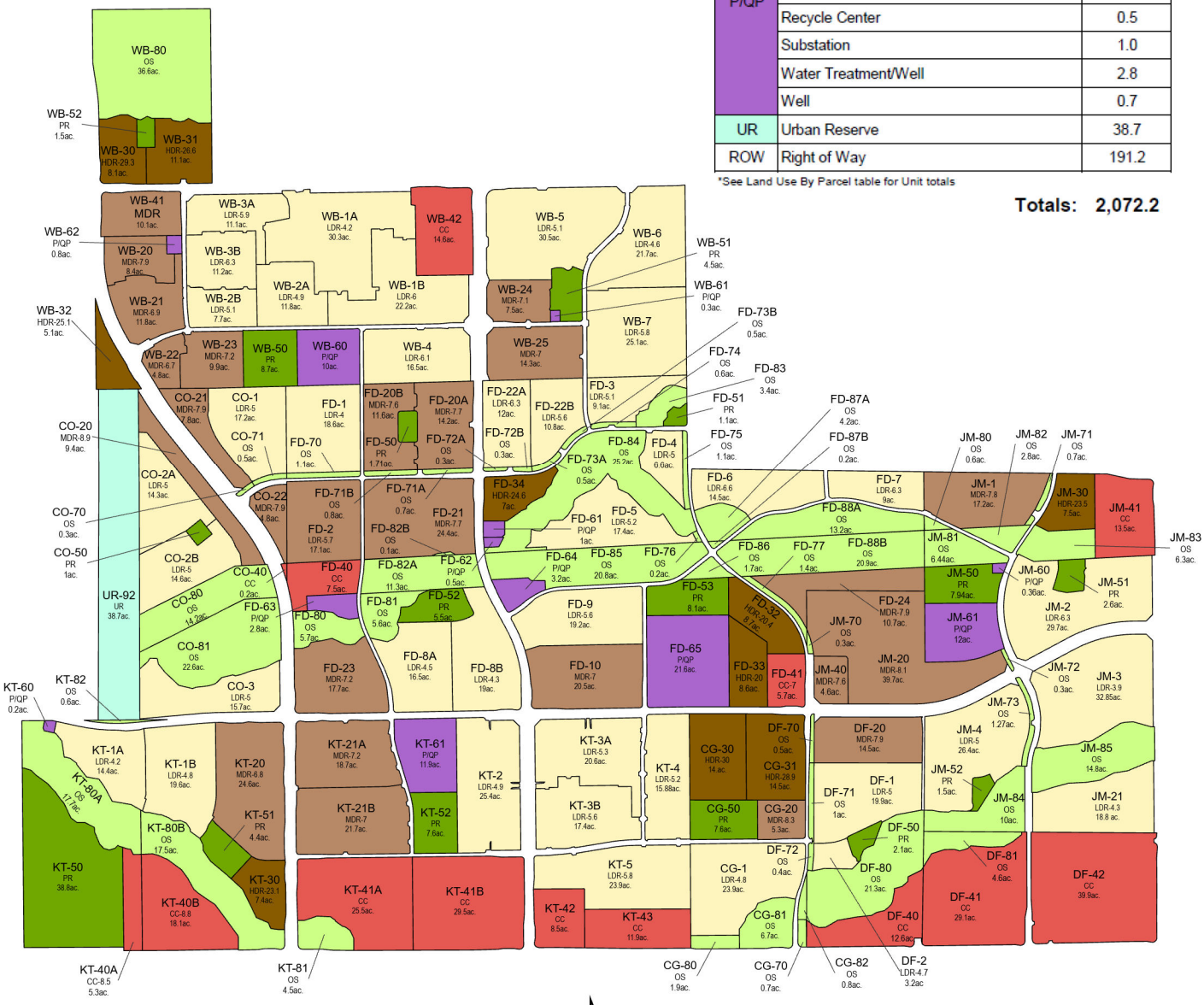
SIERRA VISTA LAND USE PLAN

Figure 4-1

	Land Use Designation	Acres
LDR	Residential	595.6
	Residential - Age Restricted	94.3
MDR	Residential	353.7
HDR	Residential	92.1
CC	Business Professional and Commercial	25.4
	Commercial	167.2
	Commercial Mixed Use	29.1
OS	Open Space	301.8
	Open Space/Paseo	13.7
PR	Park	104.3
P/QP	Elementary School	34.1
	Fire Station	3.2
	Lift Station	1.2
	Middle School	21.6
	Recycle Center	0.5
	Substation	1.0
	Water Treatment/Well	2.8
	Well	0.7
UR	Urban Reserve	38.7
ROW	Right of Way	191.2

*See Land Use By Parcel table for Unit totals

Totals: 2,072.2



Last Updated: November 24, 2021

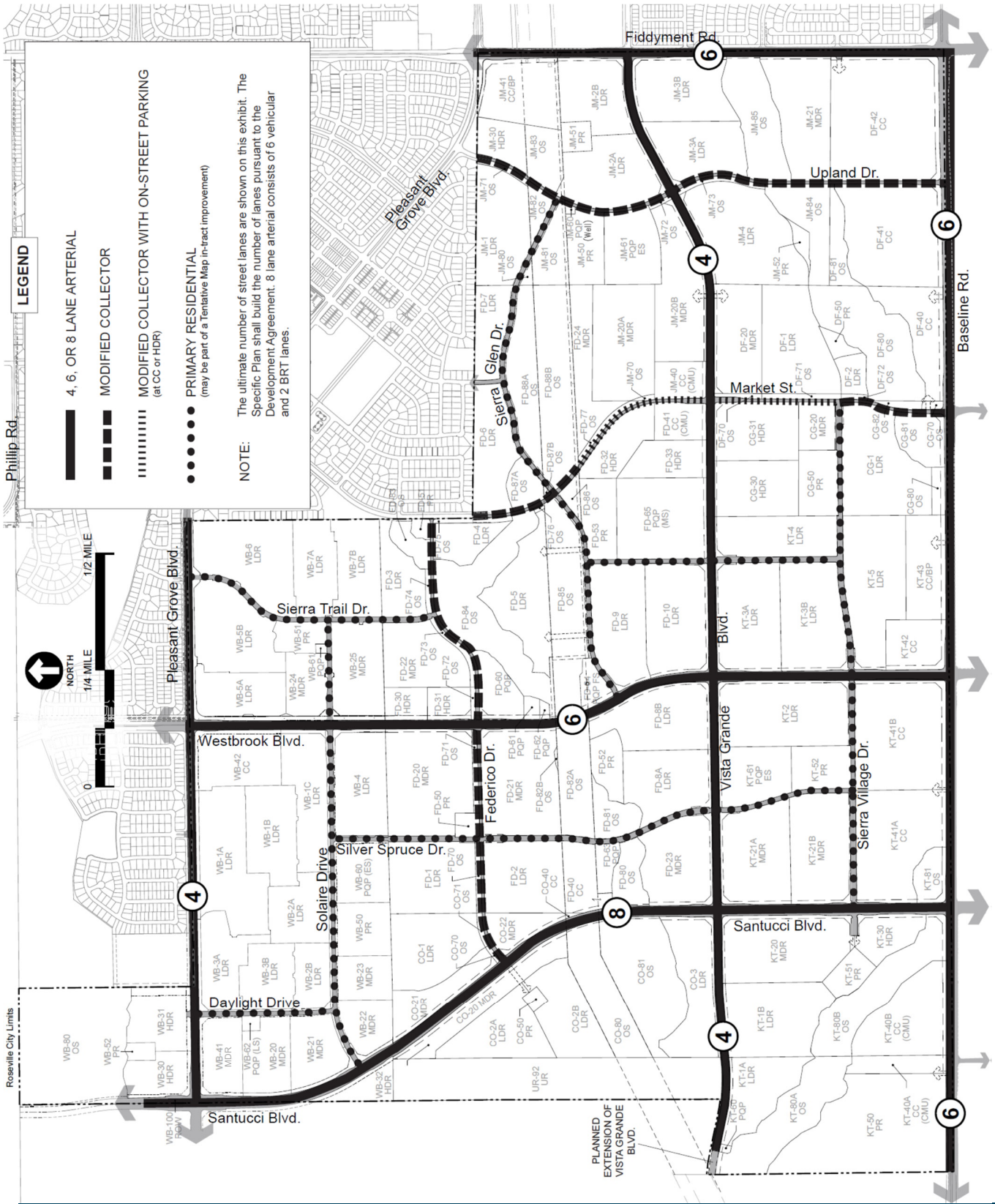


Figure 6-1: Roadway System

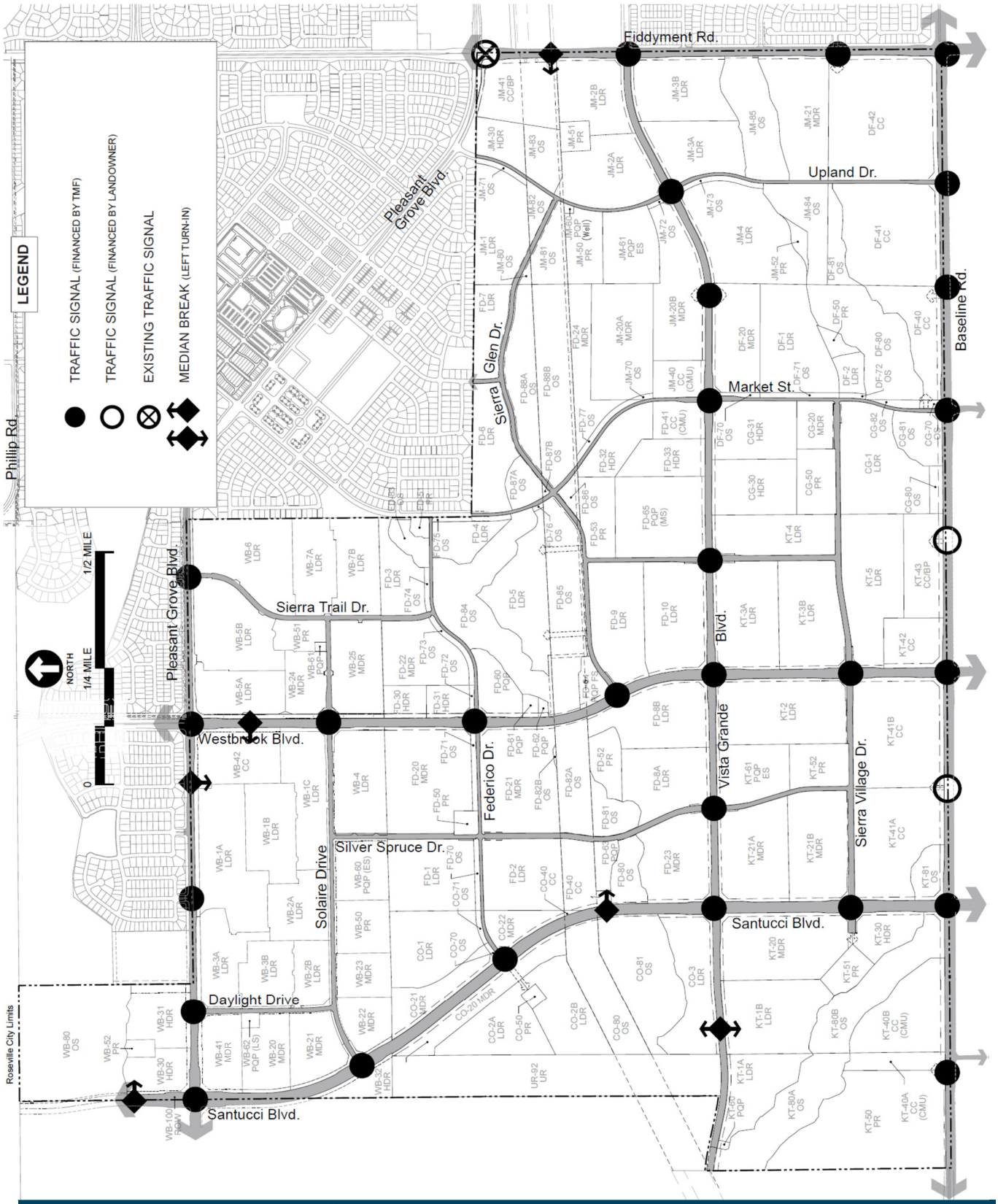


Figure 6-6: Arterial Roadway Traffic Signals and Median Breaks

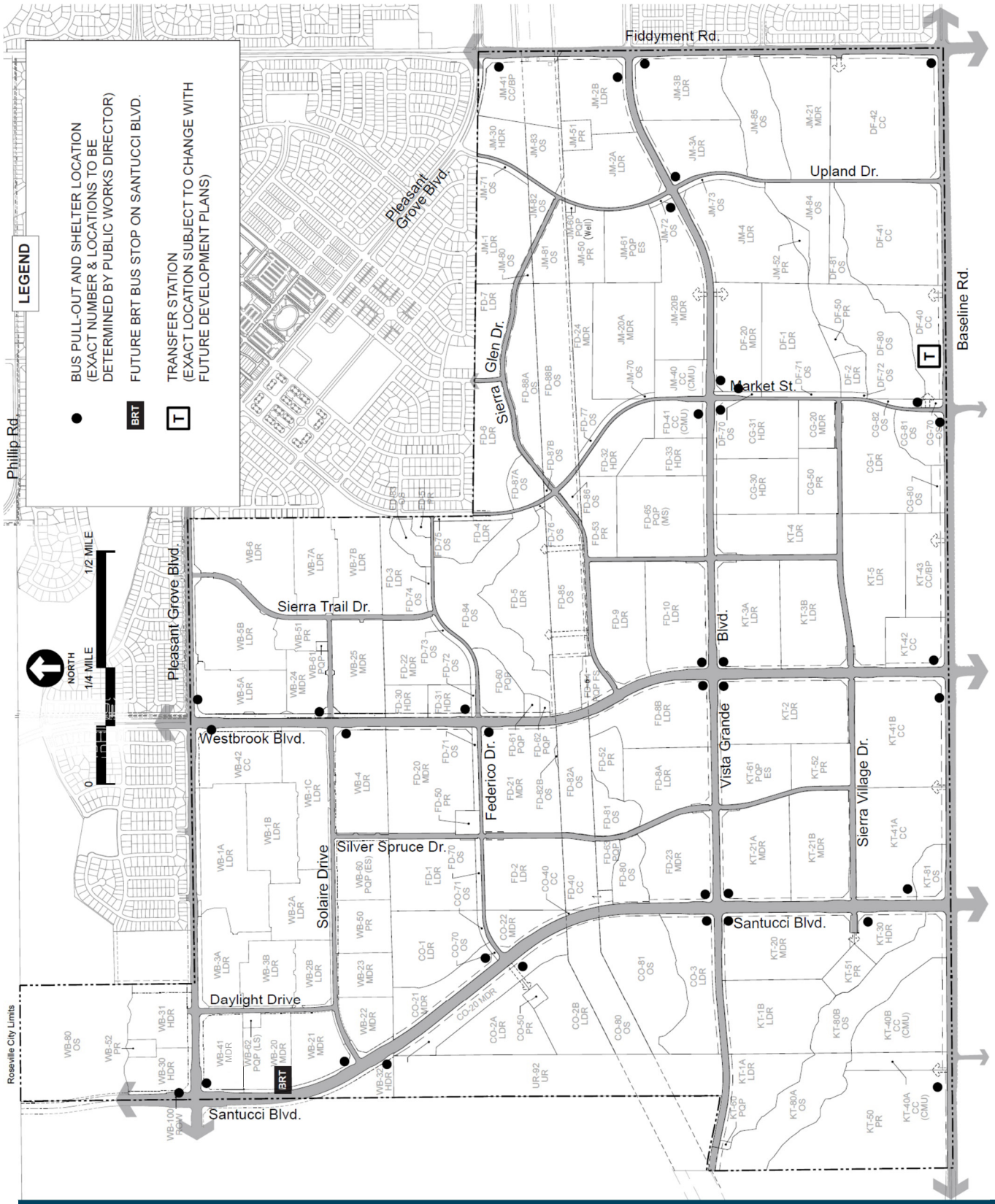


Figure 6-24: Bus Pull-Out and Shelter Locations

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
UR-92	Urban Reserve	UR	38.72		
	Sub-totals (Urban Reserve)		**38.72**	**0**	
WB-1A	LDR (Residential – Age-Restricted)	RS/DS	30.30	126	4.2
WB-1B	LDR (Residential – Age-Restricted)	RS/DS	22.20	133	6.0
WB-2A	LDR (Residential – Age-Restricted)	RS/DS	11.81	58	4.9
WB-2B	LDR (Residential – Age-Restricted)	RS/DS	7.67	39	5.1
WB-3A	LDR (Residential – Age-Restricted)	RS/DS	11.10	66	5.9
WB-3B	LDR (Residential – Age-Restricted)	RS/DS	11.23	71	6.3
WB-4	LDR (Residential)	RS/DS	16.50	100	6.1
WB-5	LDR (Residential)	RS/DS	30.50	157	5.1
WB-6	LDR (Residential)	RS/DS	21.70	103	4.7
WB-7	LDR (Residential)	RS/DS	25.14	145	5.8
WB-20	MDR (Residential)	RS/DS	8.88	66	7.9
WB-21	MDR (Residential)	RS/DS	11.80	81	6.9
WB-22	MDR (Residential)	RS/DS	4.80	32	6.7
WB-23	MDR (Residential)	RS/DS	9.88	71	7.3
WB-24	MDR (Residential)	RS/DS	7.50	53	7.1
WB-25	MDR (Residential)	RS/DS	14.30	100	7.0
WB-30	HDR (Residential)	R3	8.06	237	29.4
WB-31	HDR (Residential)	R3	11.10	293	26.4
WB-32	HDR (Residential)	R3	5.11	128	25.0
WB-41	MDR (Residential)	RS/DS	8.5	63	7.4
WB-42	CC (Commercial)	CC	14.55		
WB-50	PR (Park)	PR	8.74		
WB-51	PR (Park)	PR	4.47		
WB-52	PR (Park)	PR	1.50		
WB-60	Public/Quasi-Public (Elementary School)	P/QP	10.00		
WB-61	Public/Quasi-Public (Well)	P/QP	0.31		
WB-62	Public/Quasi-Public (Lift Station)	P/QP	0.80		
WB-80	OS (Open Space)	OS	36.58		
	Sub-totals (Westbrook)		**365.64**	**2,029**	
ROW	Right of Way/Landscape Corridors		193.82		
	Sub-totals (ROW)		**193.85**	**0**	
	Total		**2,072.16**	**8,772**	

Table Updated December 2021
(GIS acreages revised January 2021)

6.5 Park and Ride Facilities

Park and ride lots provide parking for commuters to leave their vehicles to meet carpools, vanpools or access transit. In the SVSP, a total of 2 park and ride lots are dispersed throughout the Plan Area near major roadway intersections on the Baseline Road, Fiddyment Road, and Santucci Blvd. corridors. The park and ride locations shown on SVSP Parcels DF-40 and KT-41A shall provide for 50 park and ride spaces each. Sites designated to provide park and ride facilities are identified on Figure 6-25.

Park and Ride spaces are in addition to the minimum required parking spaces for each project. These spaces will be installed with project development and maintained by the project developer, with all designated spaces signed in accordance with City standards. Park and Ride lots are intended to be made available to commuters during normal commute hours on a daily basis. Additional details regarding the obligations for the construction of park and ride lots, including related facilities, is included in the project development agreements.

6.6 Transportation Systems Management

Transportation System Management (TSM) measures are designed to reduce the number and length of home-to-work commute trips through actions such as ridesharing, flexible work hours, and support of public transportation. Any project site, common work location, or employer with 50 or more employees is required to comply with the City of Roseville TSM Ordinance and shall incorporate TSM measures to the degree required by the Ordinance.

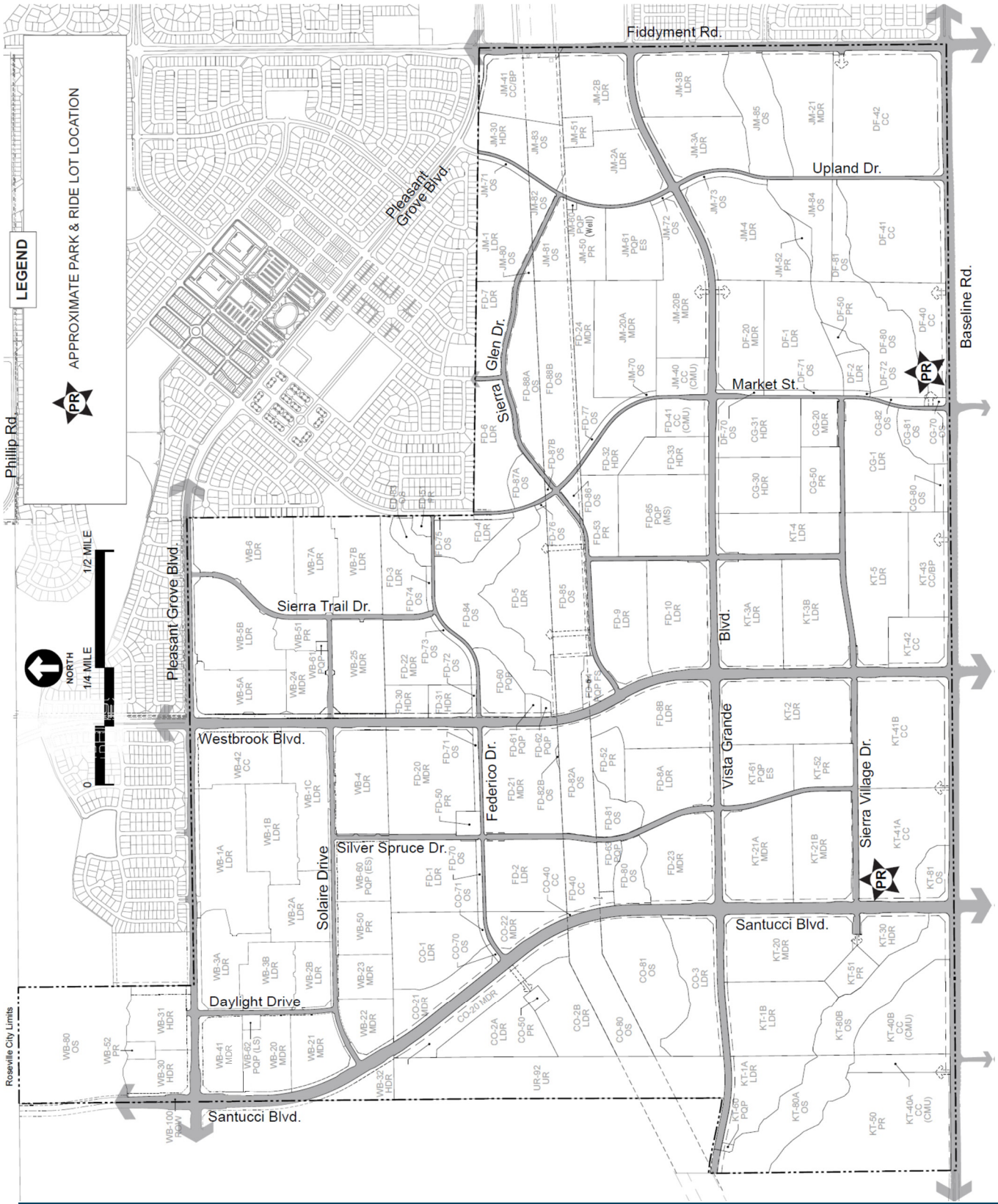


Figure 6-25: Park & Ride Facilities

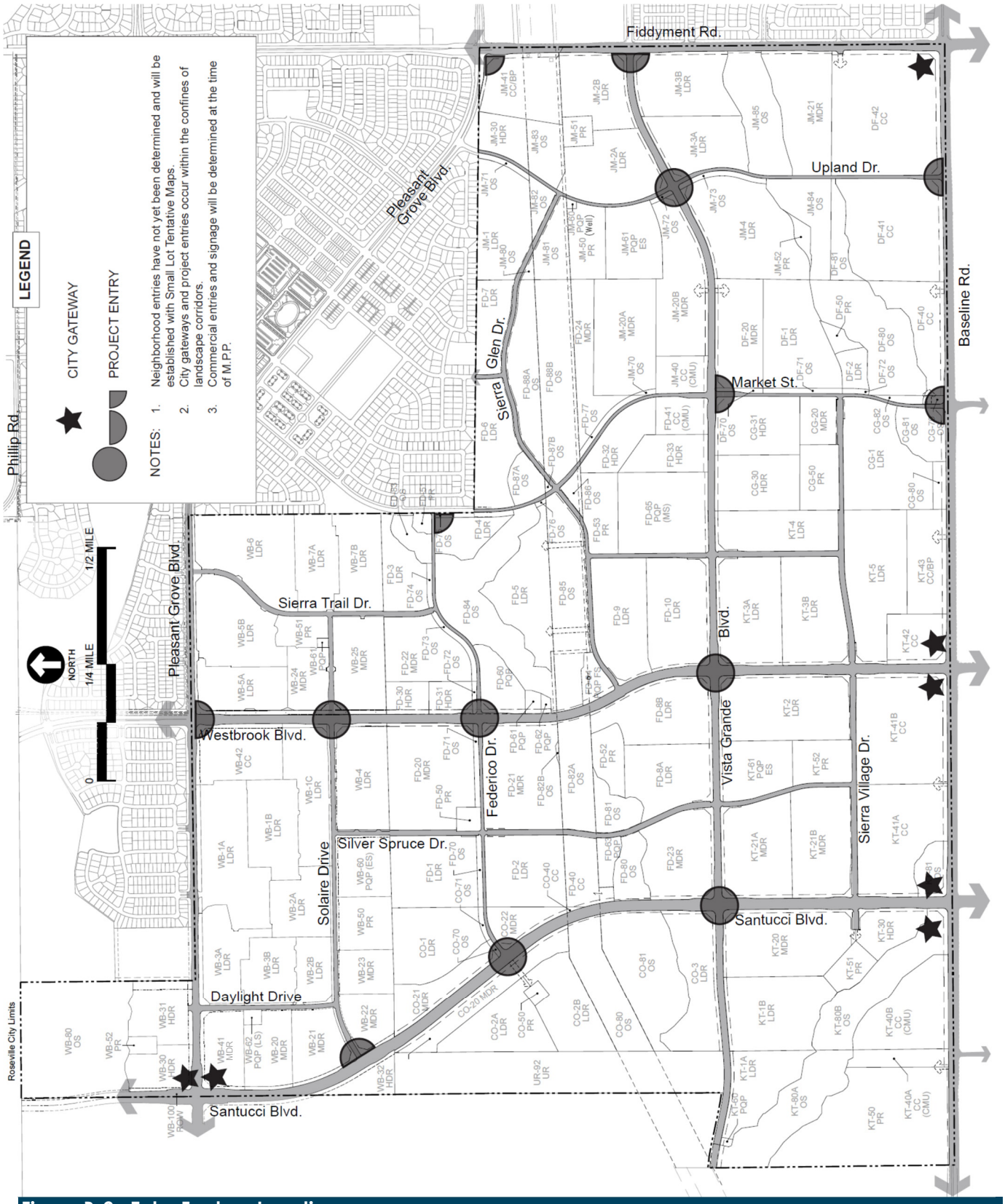


Figure B-2: Entry Feature Locations

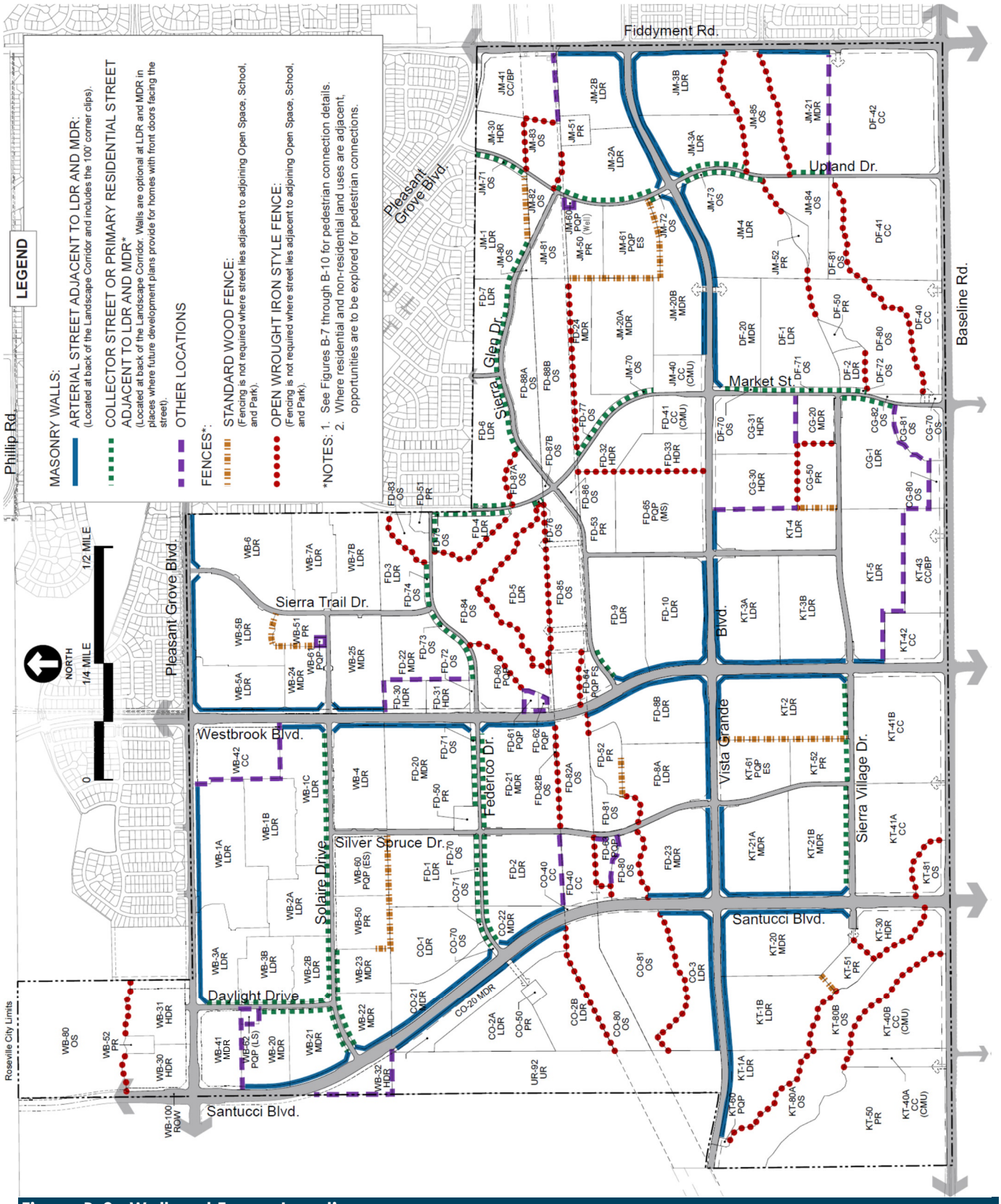
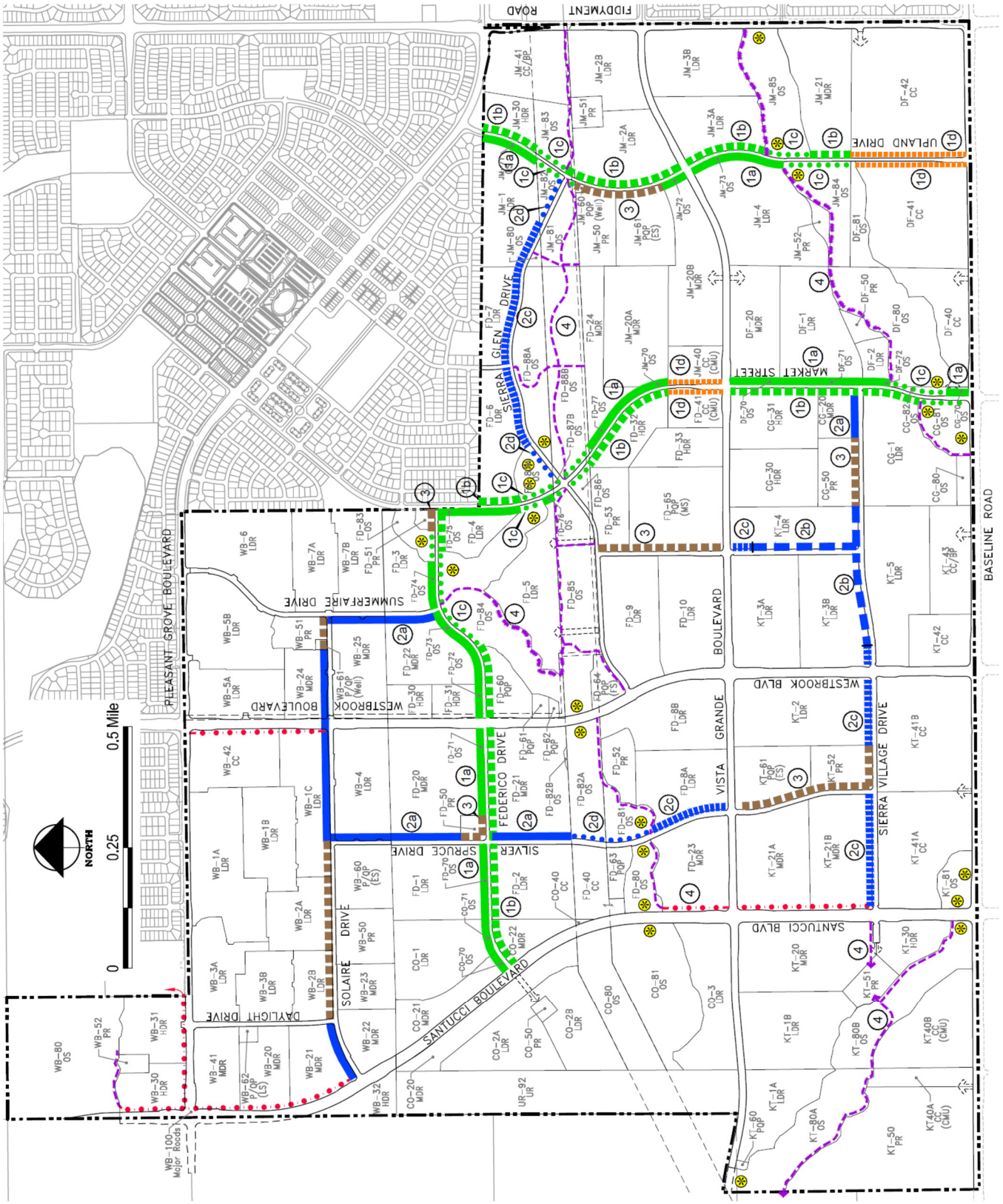


Figure B-3: Wall and Fence Locations



Note: Bikeway alignments in open space areas are conceptual and may be refined as detention facilities are designed.

Figure B-5: Paseo Plan

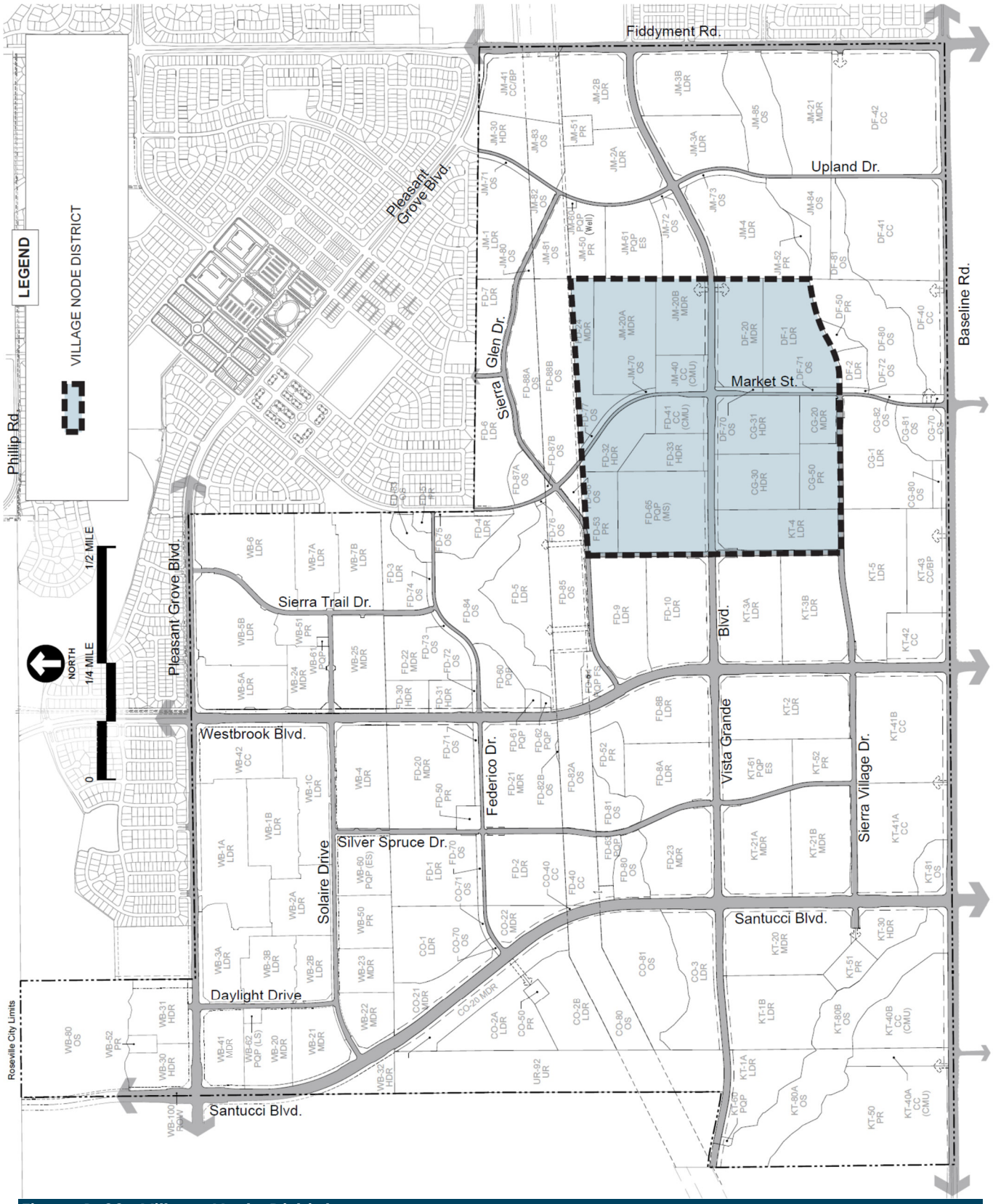


Figure B-22: Village Node District

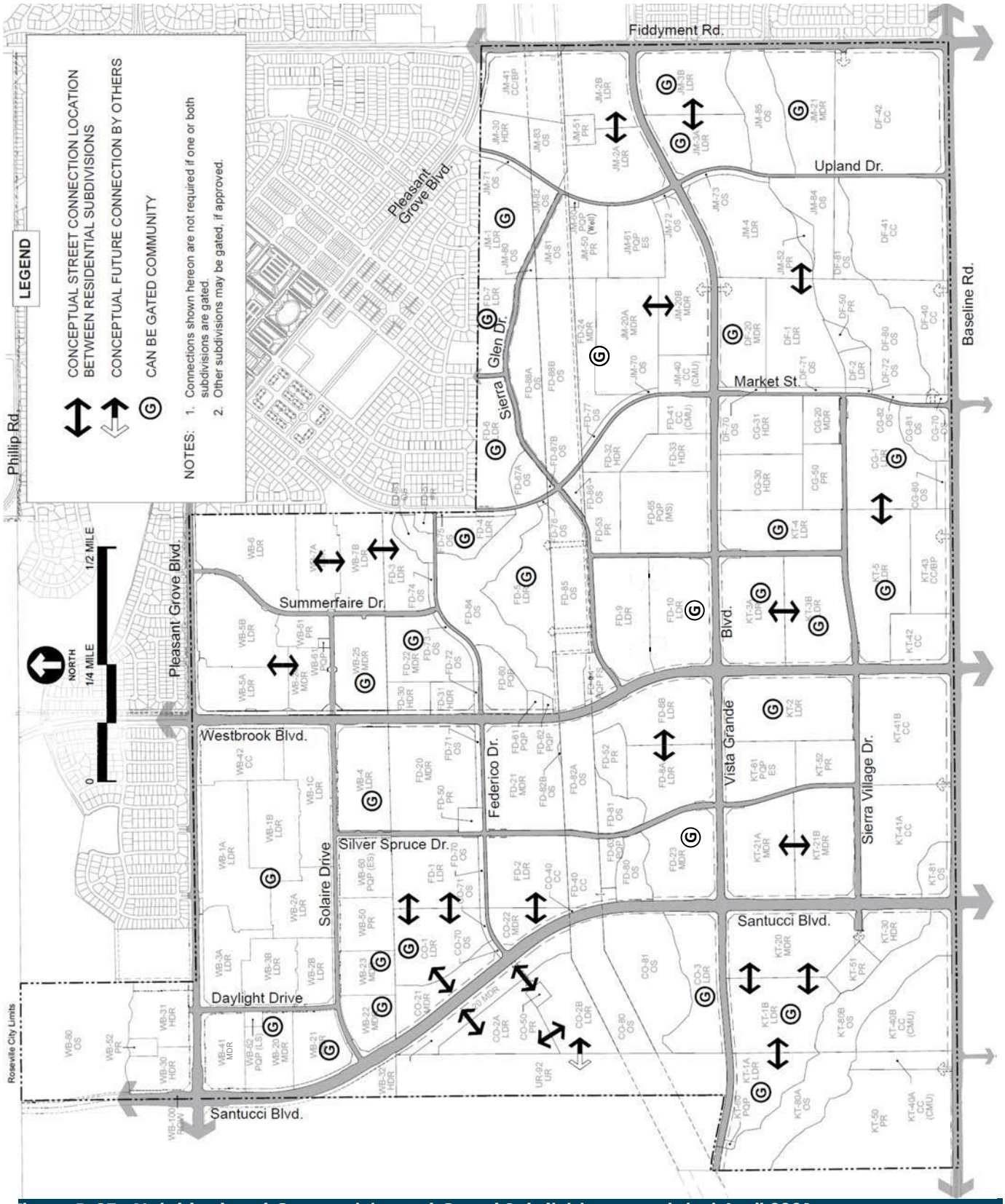


Figure B-25: Neighborhood Connectivity and Gated Subdivisions - updated April 2021

B.12 Commercial Center for Parcels WB-41

Overview

Parcel WB-41 is a neighborhood-serving retail center that supports planned transit systems and facilitates pedestrian walkability. At 10 acres, development of approximately 175,000 sq. ft. of commercial and/or office space can be supported. This site is adjacent to a planned Bus Rapid Transit (BRT) route along Santucci Blvd. and as such, the site design concept accommodates a transit hub that supports both regional and local transit systems. In addition, the layout of retail buildings allows a point of connection to the adjacent residential neighborhoods, intended to facilitate pedestrian walkability to both this retail center and transit hub. The mix of uses and layout of buildings will be determined as subsequent entitlements are processed with the City per the guidelines below.

Guidelines

The design concept in Figure B-30 should be used to help direct the final layout of the commercial site. Design consideration should be given to the site's visibility at a major street intersection and western entry into the City. The concepts and guidelines in this illustrative are intended to augment the City's adopted Community Design Guidelines for commercial centers.

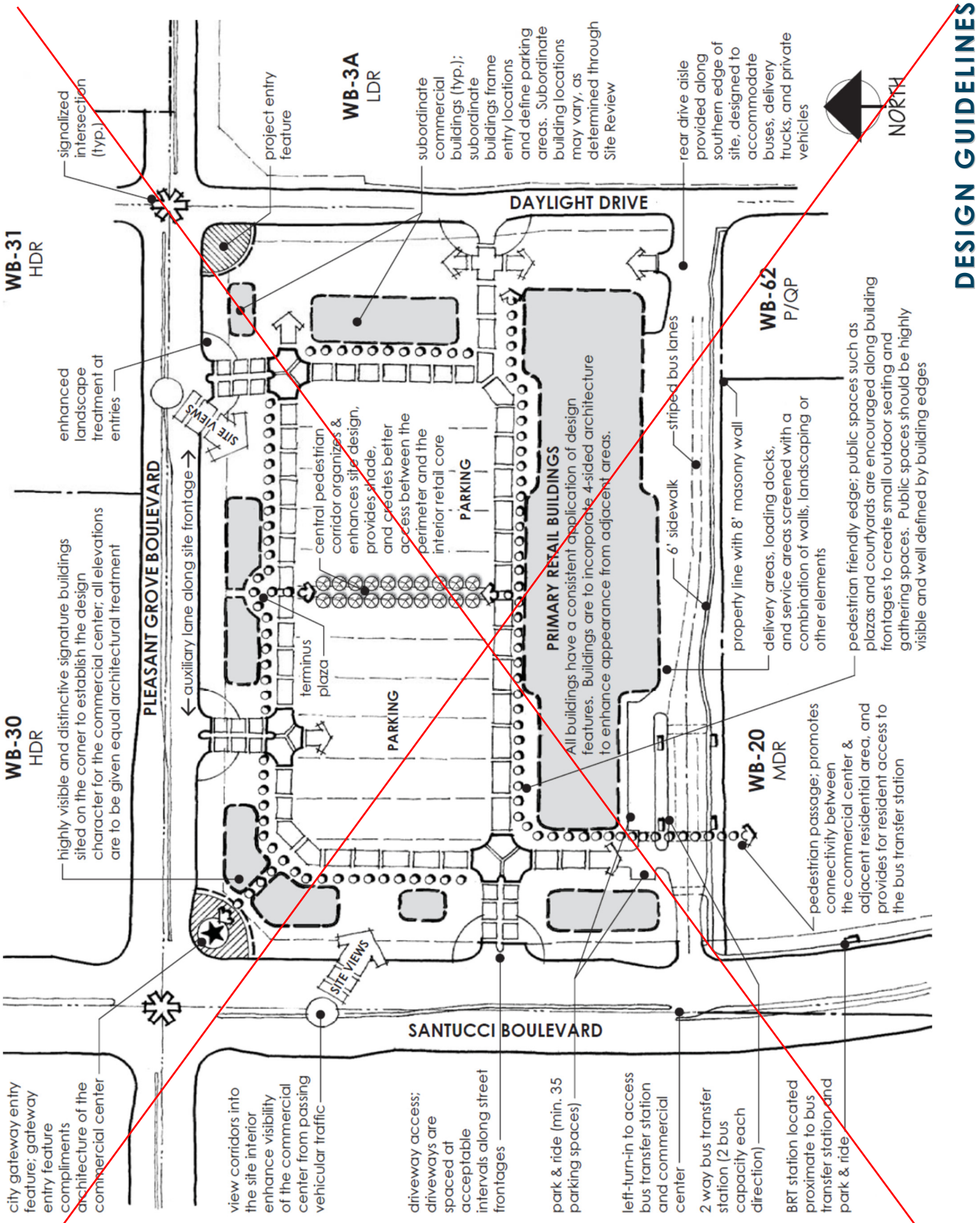


Figure B-30: Concept Plan for Parcel WB-41

ORDINANCE NO.

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AMENDING ZONING ORDINANCE NO. 5428 OF THE CITY OF ROSEVILLE
CHANGING THE ZONING OF CERTAIN REAL PROPERTY LOCATED
WITHIN THE CITY OF ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the rezone specified herein, and makes the following findings pursuant to Section 19.86.050 of the Zoning Ordinance:

1. The rezone is in conformance with the public interest, health, safety, or welfare of the City; and

2. The rezone is consistent with the objectives, policies, programs, and land use designations of the City of Roseville General Plan and the Sierra Vista Specific Plan.

SECTION 2. That Section 19.06.020 of the Zoning Ordinance of the City of Roseville, Ordinance No. 5428, is amended to change the zoning of that portion of certain real property located on Parcel WB-41 of the Sierra Vista Specific Plan in the City of Roseville, as shown and so designated in Exhibit H, attached and incorporated herein by reference, is hereby rezoned from Community Commercial (CC) to Small Lot Residential/Development Standards (RS/DS).

SECTION 3. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 4. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication byposting.

PASSED AND ADOPTED by the Council of the City of Roseville this_____day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

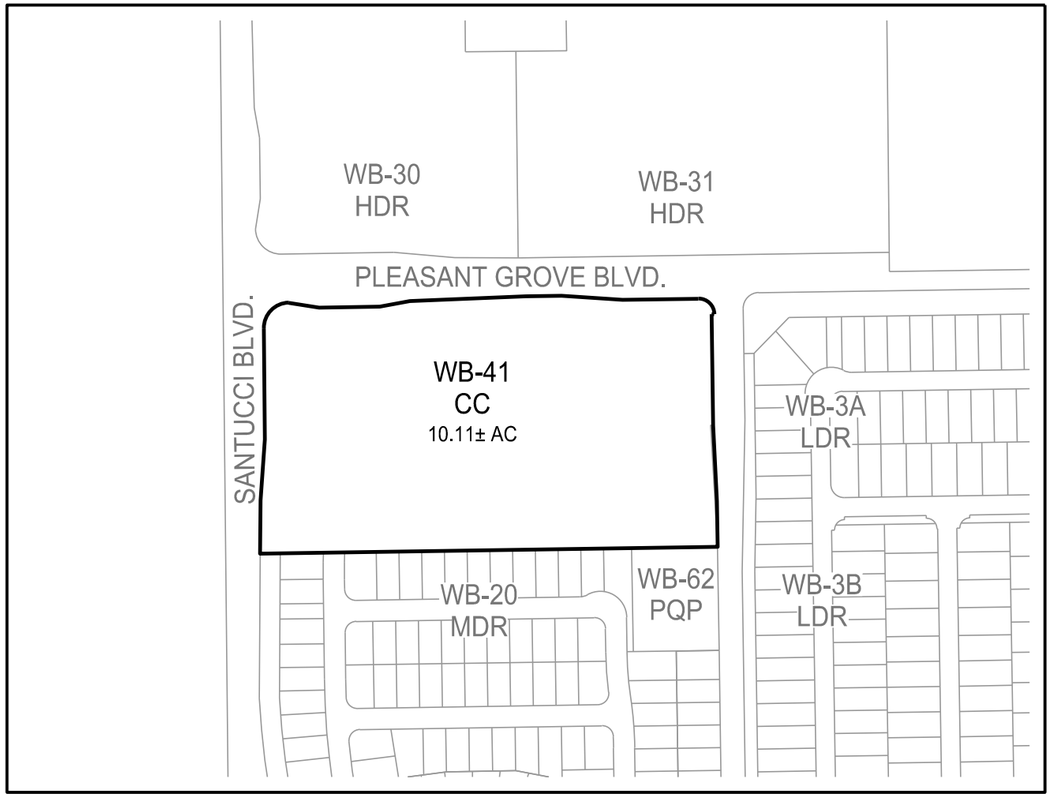
ABSENT COUNCILMEMBERS:

_____
MAYOR

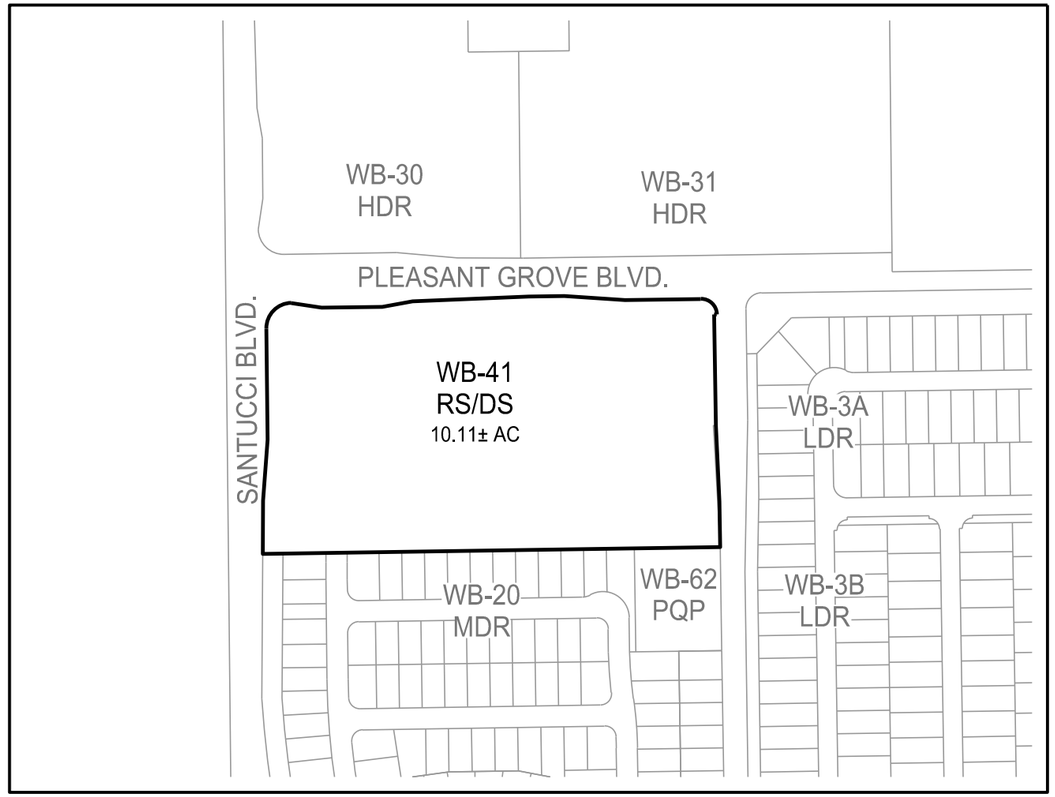
ATTEST:

_____
City Clerk

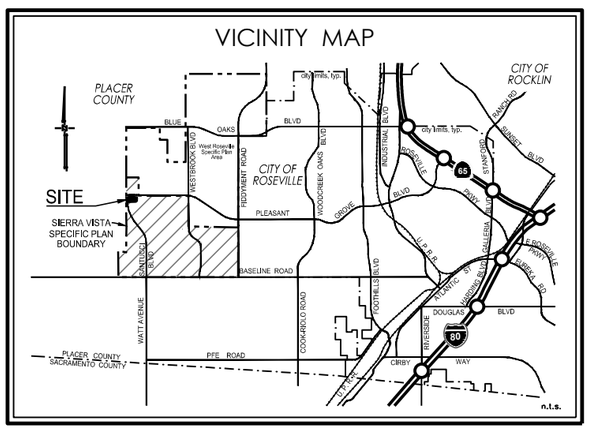
CC EXHIBIT H



EXISTING ZONING



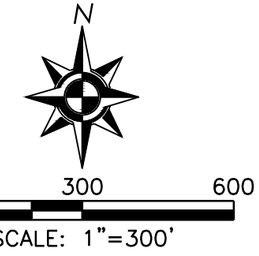
PROPOSED ZONING



Existing Zoning		Proposed Zoning	
Parcel Land Use	**Acres**	**Parcel Land Use**	**Acres**
WB-41 CC (Community Commercial)	10.11 ac.	WB-41 RS/DS	10.11 ac.
TOTAL	**10.11 ac.**	**TOTAL**	**10.11 ac.**

WESTPARK communities

MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS



REZONE EXHIBIT

PARCEL WB-41

of the Sierra Vista Specific Plan

Roseville, CA

July 15, 2021

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ORDINANCE NO.

ADOPTING A SECOND AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND WESTPARK S.V. 400, LLC, RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. In accordance with Chapter 19.84 of Title 19 of the Roseville Municipal Code (the Zoning Ordinance) of the City of Roseville, the City Council has received the recommendation of the Planning Commission that the City of Roseville enter into a Second Amendment of the Development Agreement by and between the City of Roseville and Westpark S.V. 400, LLC, pertaining to property located within the Sierra Vista Specific Plan area.

SECTION 2. Prior to considering the proposed Second Amendment to Development Agreement, the City Council considered the 6th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR) (SCH #2008032115, certified May 5, 2010), pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.*

SECTION 3. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the Second Amendment to Development Agreement, and makes the following findings:

1. The Second Amendment to the Development Agreement is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan and the Sierra Vista Specific Plan;

2. The Second Amendment to the Development Agreement is consistent with the City of Roseville Zoning Ordinance;

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

4. The Second Amendment to the Development Agreement will not adversely affect the orderly development of the property or the preservation of property values; and

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

SECTION 4. The Second Amendment to Development Agreement, by and between the City of Roseville and Westpark S.V. 400, LLC, a copy of which is on file in the City Clerk's Department and incorporated herein by reference, is hereby approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

SECTION 5. The City Clerk is directed to record the executed Development Agreement Amendment within ten (10) days of the execution of the agreement by the City Manager with the County Recorder's Office of the County of Placer.

SECTION 6. This ordinance shall be effective at the expiration of thirty (30) days from the date of its adoption.

SECTION 7. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____ 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

SECOND AMENDMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND WESTPARK S.V. 400, LLC, RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN

This Second Amendment of Development Agreement is entered into this _____ day of _____, 2022, by and between the CITY OF ROSEVILLE, a municipal corporation ("City"), WESTPARK S.V. 400, LLC, a California limited liability company ("Westpark"), and PINE ISLAND APARTMENTS, LLC, an Indiana limited liability company ("Pine Island")(collectively, "Landowner"), pursuant to the authority of Sections 65864 through 65869.5 of the California Government Code.

RECITALS

A. Westpark and City entered into a Development Agreement (the "Development Agreement") which was approved by the City Council of City on June 20, 2012, and recorded on July 25, 2012, in the Official Records of Placer County as Document No. 2012-0066790-00. City and Westpark entered into the Development Agreement relative to development within a portion of the Sierra Vista Specific Plan ("Specific Plan", "SVSP", or "Plan Area"), as described in Exhibit "A" and shown in Exhibit "B" to the Development Agreement (the "Property"), and attached thereto.

B. On May 4, 2016, City approved the First Amendment to the Development Agreement (the "First Amendment") relative to development within a portion of the SVSP, as more precisely defined in Exhibits "A" and "B" attached to the First Amendment, which was recorded on May 11, 2016, as Document No. 2016-0035988-00, in the Official Records of Placer County.

C. Westpark assigned its interest for a portion of the Property to Pine Island pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of November 10, 2021, and recorded November 10, 2021, as Document No. 2021-0139629-00, in the Official Records of Placer County.

D. This Second Amendment to the Development Agreement (the "Second Amendment") affects a certain portion of the Property commonly known as SVSP Parcels WB-31 and WB-41 (the "Second Amendment Property"), as described in Exhibit "A" and as shown in Exhibit "B" attached to this Second Amendment. This Second Amendment does not affect or apply in any manner with respect to the remainder of the Property described in the Development Agreement.

E. Concurrent with its consideration of this Second Amendment, City is processing General Plan Amendment (Resolution No. _____), Specific Plan Amendment (Resolution No. _____), a Rezone (Ordinance No. _____), and a Tentative Subdivision Map (TSM_____) for Parcel WB-41 for purposes of adjusting land uses and densities on the Second Amendment Property. City and Landowner enter into this Second Amendment in order to provide consistency with and to vest these land use approvals.

F. The Second Amendment is authorized by Section 1.4 of the Development Agreement.

NOW, THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT. The following sections and exhibits of the Development Agreement are hereby amended as follows:

a. REVISED SECTION 2.2. The summary table of Section 2.2 of the Development Agreement ("Vested Entitlements") is revised as follows:

"Low Density Residential	505 units on 93.8 Net Acres;
Low Density Residential/Age Restricted	493 units on 94.3 Net Acres;
Medium Density Residential	466 units on 67.3 Net Acres;
High Density Residential	658 units on 24.3 Gross Acres;
Community Commercial	14.5 Gross Acres;
Community Commercial/Commercial Mixed Use	0 Gross Acres;
Park	14.7 Gross Acres;
Open Space	36.6 Gross Acres;
Schools	10.0 Gross Acres;
Water Treatment/Well Site	0.3 Gross Acres;
Lift Station	0.8 Gross Acres;
Right of Way/Landscape Corridors	45.3 Gross Acres."

b. DELETED SECTION 3.5.19. Section 3.5.19 of the Development Agreement is deleted in its entirety.

c. REVISED SECTION 3.12.4. Section 3.12.4 of the Development Agreement is revised in its entirety to read as follows:

"3.12.4 City-Wide Park Fee. Pursuant to Section 3.17.1.2(i) below, the City-Wide Park Fee set forth in this Section 3.12.4 shall be paid by Landowner through bond proceeds from future Community Facilities District bond sale(s)

rather than paid at building permit, for Phase E of the Property only. The City-Wide Park Fee shall fund the construction of City-Wide park facilities within the Specific Plan. As funded by future bond proceeds from Phase E of the Property only, the City-Wide Park Fee, as described in Section 3.12.5 below, including a $595 per unit credit, shall be $1,538 per Low Density Residential unit, $1,070 per Low Density Residential-Active Adult unit, $1,314 per Medium Density Residential unit, and $1,090 per High Density Residential unit (but excluding carriage units, which shall not pay City-Wide Park Fees), subject to annual adjustment, on July 1, based on the percentage change in the CCI. City-Wide park fees paid by Landowner through CFD bond proceeds from Phase E only shall be applied to the construction of improvements to SVSP Parcel KT-50. City-Wide park fees paid by Landowner upon issuance of building permits for Medium Density Residential units on Parcel WB-41 and for thirty (30) High Density Residential units on Parcel WB-31 may be applied by the City to the construction of improvements to any City-Wide park in the City."

d. REVISED SECTION 3.12.5. Section 3.12.5 of the Development Agreement is revised in its entirety to read as follows:

"3.12.5 City-Wide Park In-Lieu Fee. In accordance with the park financing plan for the Property, Landowner shall pay a city-wide park in-lieu fee (the "City-Wide Park In-Lieu Fee"), upon issuance of each residential building permit within the Project, to fund improvements to SVSP Parcel KT-50 or other city-wide parks within the City. Such City-Wide Park In-Lieu Fee shall be $1,206 per Low Density Residential unit, $838 per Low Density Residential-Active Adult unit, $1,030 per Medium Density Residential unit, and $854 per High Density Residential unit (but excluding carriage units, which shall not pay City-Wide Park In-Lieu fees), subject to annual adjustment, on July 1, based on the percentage change in the CCI. No City-Wide Park In-Lieu fees shall be collected from the Medium Density Residential units on Parcel WB-41 or thirty (30) High Density Residential units on Parcel WB-31."

e. REVISED SECTION 3.12.6. Section 3.12.6 of the Development Agreement is revised in its entirety to read as follows:

"3.12.6 Open Space In-Lieu Fee. Landowner is dedicating 36.6 acres of open space, as provided in Section 3.12.11 below, to be credited by City at a 1:5 ratio towards Landowner's open space dedication requirement for the Project, leaving an open space dedication obligation of 8.2 acres for the Project. Based on a current appraisal valuation of $135,000 per acre, Landowner, in accordance with the park financing plan for the Property, shall pay an open space in-lieu fee (the "Open Space In-Lieu Fee"), upon issuance of each residential building permit within the Project, of $128 per Low Density Residential unit, $65 per Low Density

Residential-Active Adult unit, $109 per Medium Density Residential unit, and $90 per High Density Residential unit (but excluding carriage units, which shall not pay Open Space In-Lieu fees), subject to annual adjustment, on July 1, based on the percentage change in the CCI. No Open Space In-Lieu fee shall be collected from the Medium Density Residential units on Parcel WB-41 or thirty (30) High Density Residential units on Parcel WB-31."

f. NEW SECTION 3.14.10. Section 3.14.10 is added to read as follows:

"3.14.10. Additional Related Developer Dedication of Property to City. Developer shall cause a related entity, West Roseville, LLC, or any successors or assigns, to dedicate to the City a five (5) acre portion of Parcel W-60b in the West Roseville Specific Plan, immediately adjacent to the southern boundary of the City-owned Parcel W-60a in the West Roseville Specific Plan, on the later of thirty (30) days past the effective date of this Second Amendment, without any legal challenge having been filed against the City's approval of the Second Amendment, or (b) the City's written request to West Roseville, LLC, for the dedication of such five-acre parcel. It is the parties' intent that such dedication occur before June 30, 2022. The City's Guidelines for Conversion of Non-Residential Land Uses policy document provides that any change in non-residential land use to residential land use shall provide a specific public benefit. The dedication of this additional five (5) acres to City adjacent to the planned City sports field complex on Parcel W-60a will allow the City to expand the proposed facilities at the future sports field complex, and City hereby acknowledges that such dedication provides a specific public benefit in full satisfaction of that requirement set forth in City's Guidelines for Conversion of Non-Residential Land Uses policy document, as it relates to Parcel WB-41."

g. REVISED EXHIBITS. The following exhibits attached to the Development Agreement are proposed to be deleted and replaced by new exhibits attached to this Second Amendment as follows:

Exhibit E	-----	Land Use Plan
Exhibit AA	-----	DUE Allocation to Specific Plan Parcels for WRSP Reimbursements

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this Second Amendment of the Development Agreement is consistent with the General Plan and the Sierra Vista Specific Plan.

3. AMENDMENT. This Second Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. As amended hereby, the Development Agreement remains in full force and effect.

4. FORM OF AGREEMENT. This Second Amendment is executed in two duplicate originals, each of which is deemed to be an original.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of the Second Amendment in duplicate by its City Manager as attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the _____ day of _____, 2022.

CITY OF ROSEVILLE,
a municipal corporation

By:_____
Dominick Casey
City Manager

ATTEST:

By: _____
Sonia Orozco
City Clerk

APPROVED AS TO FORM:

By: _____
Michelle Sheidenberger
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
Mike Isom
Development Services Director

LANDOWNER:

WESTPARK S.V. 400, LLC,
a California limited liability company

By: _____
Jeff Jones
Manager

PINE ISLAND APARTMENTS, LLC,
an Indiana limited liability company

By: _____
Scott I. Canel
Manager

ACKNOWLEDGMENT

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

State of California
County of Placer)

On January 03, 2022 before me, C. Graeff, Notary Public,
(insert name and title of the officer)

personally appeared Jeff Jones
, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

C. GRAEFF
COMM. # 2267432
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
MY COMM. EXP. NOV. 18, 2022

Signature C Graeff (Seal)

ACKNOWLEDGMENT

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

State of ~~California~~ Illinois
County of Lake)

On December 23, 2021 before me, Lori Ogarek, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

OFFICIAL SEAL
LORI OGAREK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/02/23

Signature Lori Ogarek (Seal)

EXHIBIT "A"

WESTBROOK PARCELS WB-31 AND WB-41

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF PLACER, CITY OF ROSEVILLE, DESCRIBED AS FOLLOWS:

PARCEL WB-31

LOT 3, AS SHOWN AND DESIGNATED ON THE MAP ENTITLED "WESTBROOK PHASES 2 & 3", FILED FOR RECORD DECEMBER 8, 2016 IN BOOK DD OF MAPS AT PAGE 79, PLACER COUNTY RECORDS, AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED MARCH 21, 2017, AS INSTRUMENT NO. 2017-0020719, OFFICIAL RECORDS.

PARCEL WB-41

LOT 4, AS SHOWN AND DESIGNATED ON THE MAP ENTITLED "WESTBROOK PHASES 2 & 3", FILED FOR RECORD DECEMBER 8, 2016 IN BOOK DD OF MAPS AT PAGE 79, PLACER COUNTY RECORDS, AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED MARCH 21, 2017, AS INSTRUMENT NO. 2017-0020719, OFFICIAL RECORDS.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.

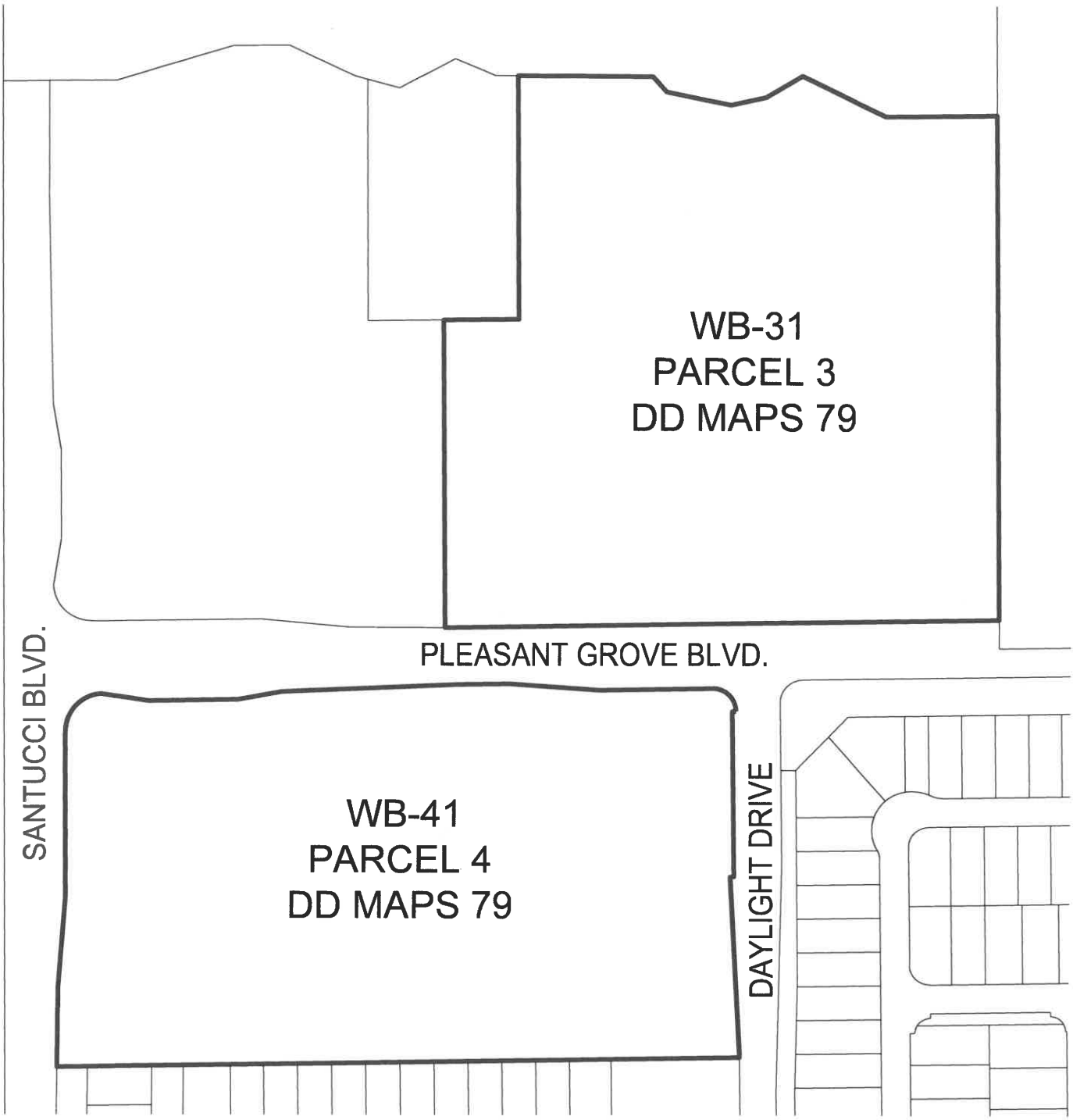
Paul Ferguson

Paul Ferguson, Jr., PLS 9265
License Expiration Date: March 31, 2022

Date: 10/19/2021



Description prepared by:
MACKAY & SOMPS CIVIL ENGINEERS, INC
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678
P:\18437_Overall\PLN\Exh-P\DA\DA-WB41\EXHIBIT A WESTBROOK PARCEL WB-31 AND WB-41.docx



N

0 100 200 400

SCALE: 1"=200'

EXHIBIT "B"
PROPERTY MAP
WESTBROOK

PARCELS WB-31 AND WB-41

CITY OF ROSEVILLE

COUNTY OF PLACER STATE OF CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

BWB	1"= 200'	10/19/2021	18437.WB41
DRAWN BY	SCALE	DATE	JOB NO.

Exhibit E

Land Use Plan

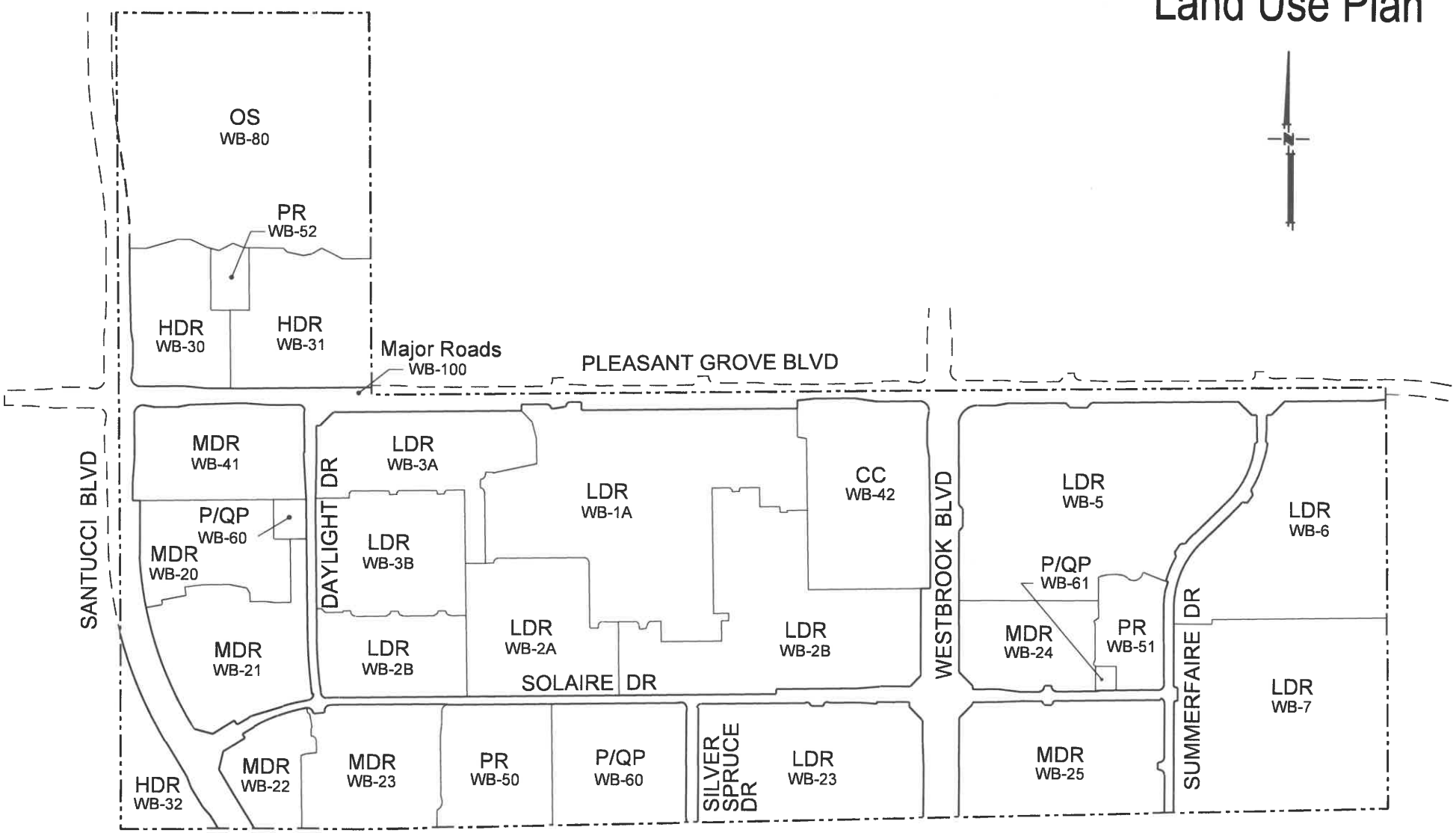


Exhibit E

Westbrook Addition

		Specific Plan (amended)											
PARCEL	SPECIFIC PLAN LAND USE	ACRES	UNITS	DENSITY	WATER EDUs	% of WB WATER EDUs	SEWER EDUs	% of WB SEWER EDUs	RECYCLED WATER EDUs	% of WB R.W. EDUs	TRAFFIC EDUs	% of WB TRAFFIC EDUs
WB-1A	LDR	31.7	126	4.0	126	7.96%	126	6.37%	126	7.96%	126	6.02%
WB-1B	LDR	22.6	133	5.9	133	8.41%	133	6.73%	133	8.41%	133	6.35%
WB-2A	LDR	11.8	58	4.9	58	3.67%	58	2.93%	58	3.67%	58	2.77%
WB-2B	LDR	7.7	39	5.1	39	2.47%	39	1.97%	39	2.47%	39	1.86%
WB-3A	LDR	11.1	66	5.9	66	4.17%	66	3.34%	66	4.17%	66	3.15%
WB-3B	LDR	10.9	71	6.5	71	4.49%	71	3.59%	71	4.49%	71	3.39%
WB-4	LDR	16.5	100	6.1	100	6.32%	100	5.06%	100	6.32%	100	4.78%
WB-5	LDR	29.9	157	5.3	157	9.92%	157	7.94%	157	9.92%	157	7.50%
WB-6	LDR	21.7	103	4.7	103	6.51%	103	5.21%	103	6.51%	103	4.92%
WB-7	LDR	25.1	145	5.8	145	9.17%	145	7.33%	145	9.17%	145	6.92%
Low Density Residential		**189.0**	**998**	**5.3**	**998**	**63%**	**998**	**50%**	**998**	**63%**	**998**	**48%**
WB-20	MDR	8.3	66	8.0	47	2.97%	66	3.34%	47	2.97%	66	3.15%
WB-21	MDR	11.2	81	7.2	58	3.67%	81	4.10%	58	3.67%	81	3.87%
WB-22	MDR	4.6	32	7.0	22	1.39%	32	1.62%	22	1.39%	32	1.53%
WB-23	MDR	9.6	71	7.4	50	3.16%	71	3.59%	50	3.16%	71	3.39%
WB-24	MDR	7.5	53	7.1	37	2.34%	53	2.68%	37	2.34%	53	2.53%
WB-25	MDR	14.3	100	7.0	71	4.49%	100	5.06%	71	4.49%	100	4.78%
WB-41	MDR	10.0	63	6.3	45	2.84%	63	3.19%	45	2.84%	63	3.01%
Medium Density Residential		**65.5**	**466.0**	**7.1**	**330**	**21%**	**466**	**24%**	**330**	**21%**	**466**	**22%**
WB-30	HDR	8.1	237	29.3	69	4.36%	162	8.19%	69	4.36%	146	6.97%
WB-31	HDR	11.1	293	26.4	86	5.44%	200	10.12%	86	5.44%	181	8.64%
WB-32	HDR	5.1	128	25.1	37	2.34%	87	4.40%	37	2.34%	79	3.77%
WB-33	HDR	0.0			0	0.00%	0	0.00%	0	0.00%	0	0.00%
High Density Residential		**24.3**	**658**	**30.0**	**192**	**12%**	**449**	**23%**	**192**	**12%**	**406**	**19%**
WB-40	CC (CMU)	0.0			0	0.00%	0	0.00%	0	0.00%	0	0.00%
WB-42	CC	14.5			62	3.92%	64	3.24%	62	3.92%	224	10.70%
WB-43	CC	0.0			0	0.00%	0	0.00%	0	0.00%	0	0.00%
Community Commercial		**14.5**			**62**	**4%**	**64**	**3%**	**62**	**4%**	**224**	**11%**
TOTAL		293	2,122	7.2	1,582	100%	1,977	100%	1,582	100%	2,094	100%

Note:

[1] LDR & MDR based on net acres
[2] HDR based on gross acres
[3] One Water EDU = 600 gpd (Based on Table 2-1 of the Westbrook Potable Water Master Plan, March 2011). LDR = 600 gpd/DU, MDR = 430 gpd/DU, HDR = 177 gpd/DU, and CC = 2,598 gpd/acre
[4] One Sewer EDU = 190 gpd (Based on Table 1 of the Westbrook Sanitary Sewer Master Plan, 24 Aug 2011). LDR = 190 gpd/DU, MDR = 190 gpd/DU, HDR = 130 gpd/DU, and CC = 850 gpd/acre
[5] One Water EDU = 600 gpd (Based on Table 2-1 of the Westbrook Potable Water Master Plan, March 2011). LDR = 600 gpd/DU, MDR = 430 gpd/DU, HDR = 177 gpd/DU, and CC = 2,598 gpd/acre
[6] Trip factor from City Traffic Mitigation Fee Study

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

SIERRA VIEW COUNTRY CLUB & SIERRA VISTA SPECIFIC PLAN REDESIGNATION AND REZONING PROJECT

COMBINED CEQA DOCUMENT

MITIGATED NEGATIVE DECLARATION / INITIAL STUDY
&
6TH ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2008032115, ADOPTED ON MAY 5, 2010)

Project Titles/File Numbers:	Sierra View (SV) & Sierra Vista Specific Plan (SVSP) Redesignation and Rezoning Project / File No. PL21-0162 & File No. PL21-0161
Project Locations:	360 Diamond Oaks Road, Roseville, CA 95678 (APN 015-011-029-000) & 3301 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-030-000) (Parcel WB-41) / 3250 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-029-000) (Parcel WB-31)
Project Applicants:	WP Sierra View, LLC & Westpark SV 400, LLC Contact: John Tallman
Property Owners:	SVLC 23, LLC & Westpark SV 400, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309
Date:	November 5, 2021

INTRODUCTION

The City of Roseville (City) has prepared this environmental analysis document in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.), as well as in accordance with recent housing legislation known as Senate Bill 330 (the Housing Crisis Act of 2019 or S.B. 330). The proposed project is called Sierra View (SV) and Sierra Vista Specific Plan (SVSP) Redesignation and Rezoning Project (SV and SVSP Redesignation and Rezoning Project).

CEQA generally requires that all state and local government agencies consider the environmental consequences of proposed projects over which they have discretionary authority before taking action to approve such proposed projects. As explained below, however, S.B. 330 complicates CEQA for any proposed project that would result

in a reduction in the anticipated housing density in a particular area within a city. No such project can go forward unless the approving city correspondingly increases anticipated housing density somewhere else within its jurisdiction. Under S.B. 330, proposed development projects that would traditionally have been treated separately, with separate CEQA documents, can become joined together for purposes of ensuring the avoidance of any net loss of anticipated housing density within a city. This need to connect otherwise distinct projects exists even if the related projects occur in different areas within a city and involve different planning backgrounds and different operative planning document. Thus, a project that might require a site-specific mitigated negative declaration (MND) might be joined with a project that might be eligible for an addendum to a prior environmental impact report (EIR), or vice versa.

As described below, this "combined environmental document" SV and SVSP Redesignation and Rezoning Project has been prepared with all of these complicated considerations in mind. This document treats what in the past would have been two separate but related projects as a single combined project in order to comply with both CEQA and S.B. 330. Therefore, this CEQA document includes (i) an initial study (IS) supporting a proposed MND for a proposal to reduce permitting density in one area of the City, (ii) a modified IS checklist supporting an addendum to a previously certified final environmental impact report (EIR) to increase housing density in another area of the City, and (iii) a joint cumulative impact analysis that addresses the combined effects of developing both sites as proposed. This combined document thus addresses the impacts associated with development at two different sites located in different planning areas with different background environmental documents. Development approvals for each site also require different actions by City decisionmakers.

The development approvals for the two sites are related, and therefore have been combined, due to relatively recent changes in state law that preclude the City from reducing anticipated housing density in one portion of its jurisdiction without making up for the resulting reduction by increasing anticipated housing density in another area. The goal is to avoid any net reduction in anticipated housing units. As enacted in the 2019 legislative session, Senate Bill 330 (the Housing Crisis Act of 2019 or S.B. 330) created Government Code section 65300. Subdivision (b)(1)(A) of that statute generally prevents a city from changing the residential general plan, specific plan, and zoning designation to "a less intensive use" or to reduce the intensity of the designation below what was allowed on January 1, 2018. An exception to this prohibition exists, however, where the city "concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is *no net loss in residential capacity*" (Government Code § 65300 (h)(2)(i)(1), italics added). Here, as discussed below, the Applicants are proposing a reduction in residential capacity on one site (SV) but proposing modification in the designations on two other sites (SVSP) in order to make up for the lost residential capacity at the first site. Because the Legislature, through S.B. 330, has required these consecutive actions, the City has chosen to address the two closely related proposals in a single combined CEQA document, as described above.

Brief Proposed Project Description

The proposed SV and SVSP Redesignation and Rezoning Project consists of two primary actions: (i) amending the City of Roseville General Plan (GP) designation and modifying the zoning for portions of two infill planning parcels (a single assessor's parcel) adjacent to and east of the SV Country Club to reduce the existing planned residential density by 93 units (aka, the SV project); and (ii) reallocating those 93 residential units to the SVSP area by amending the GP designation and modifying the zoning for one parcel within the SVSP area (Parcel WB-41) and increasing the density on a second parcel (Parcel WB-31) to allow for more units per acre, with corresponding amendments to the specific plan (aka, the SVSP project). The purpose and goal of the SV project is to respond to community requests that future development on the SV project site more closely align with the existing community immediately to the east to promote community cohesion and continuity. The purpose and goal of the SVSP project is to ensure adherence to the statutory requirements of S.B. 330. The two actions proposed together as the SV and SVSP Redesignation and Rezoning Project are described briefly below.

Proposed Sierra View Project

The Applicant proposes to amend the GP designation and to modify the zoning for portions of two parcels located adjacent to and east of the SV Country Club in order to reduce the existing planned residential density. The affected parcels are located within the City's Infill Area and are known as Infill Parcel 100 and Infill Parcel 3. These parcels are contiguous, with Infill Parcel 3 located north of Infill Parcel 100. The majority portion of Infill Parcel 100 would be redesignated from Medium Density Residential to Low Density Residential and rezoned from R3 (Multi-Family Housing) to RS/DS (Small Lot Residential with Development Standards). A small, southern portion of Infill Parcel 3 would be rezoned from R1 (Single-Family Residential) to RS/DS. A Tentative Map is proposed that would include the redesignated and rezoned portions of the parcels. The Map would reduce the total number of residential units allocated for the original Infill Parcel 100 from 223 to 130, which will consist of the existing 55 medium density units plus the proposed 75 low density units.

Approvals and entitlements for the SV project from the City include:

- Adoption of the MND
- Approval of Mitigation Monitoring and Reporting Program
- GP Amendment for majority portion of Infill Parcel 100 from Medium Density Residential to Low Density Residential
- Rezoning a portion of Infill Planning Parcel 100 from R3 to RS/DS and a portion of Infill Planning Parcel 3 from R1 to RS/DS
- Tentative Subdivision Map including 75 single-family residential lots
- Tree Permit

Proposed Sierra Vista Specific Plan Project

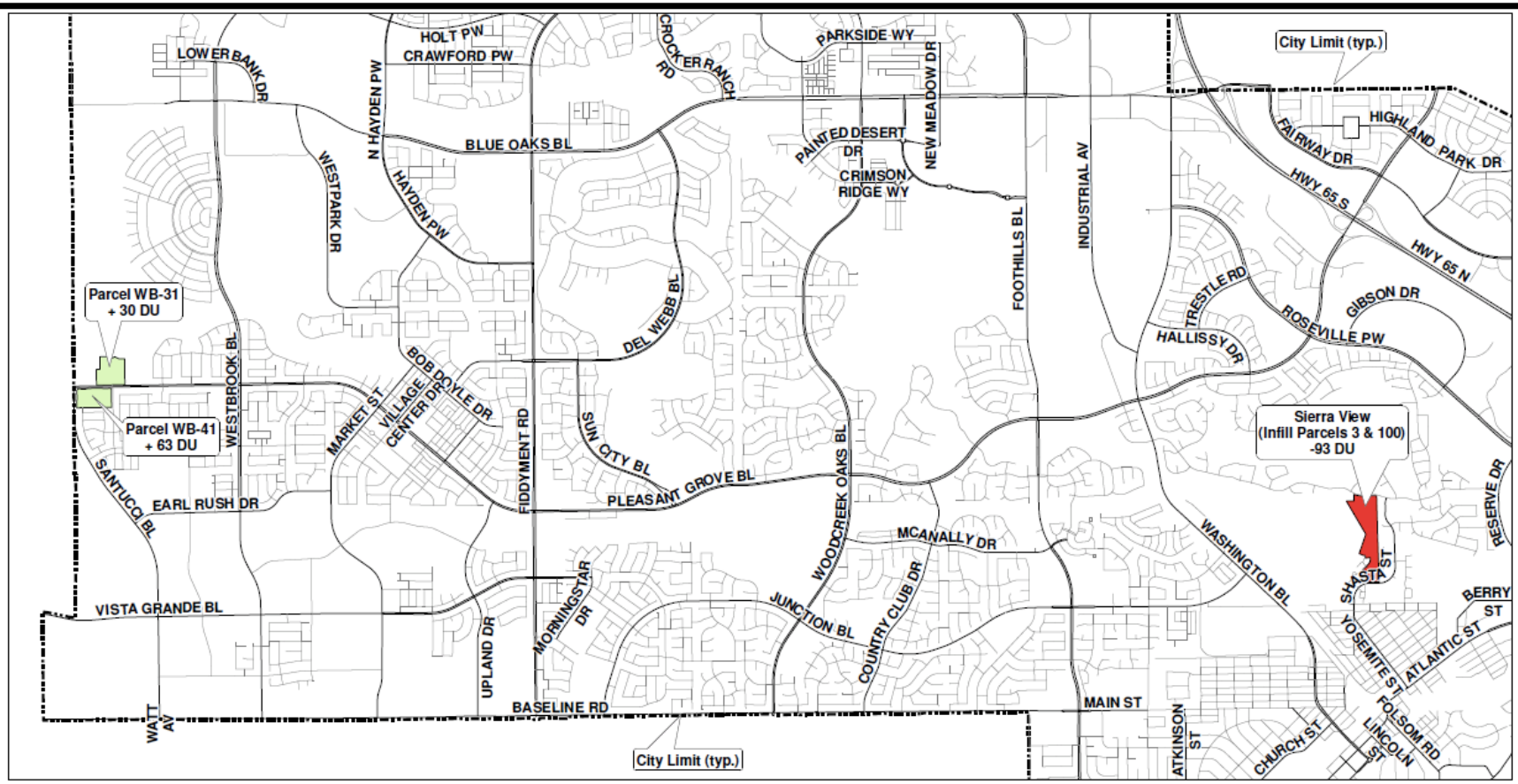
The above proposed changes would result in the reduction of 93 units of previously approved residential capacity on the SV project site. In order to comply with S.B. 330, these 93 units must be reallocated elsewhere in the City. The Applicant proposes to reallocate these units within the SVSP area on Parcels WB-31 and WB-41. SVSP Parcel WB-31 is already designated and zoned for residential with a density of 23.7 units per acre. Under the proposed project, Parcel WB-31 would have its density increased to 26.4 units per acre, as allowable under the GP, to accommodate 30 of the 93 reallocation units. SVSP Parcel WB-41 would be redesignated through a GP amendment from Community Commercial to Medium Density Residential and rezoned from CC (Community Commercial) to RS/DS (Small Lot with Development Standards) to accommodate the remaining 63 of the 93 reallocation units. Both actions would require an amendment to the specific plan.

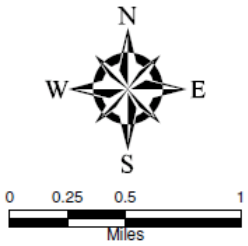
Approvals and entitlements for the SVSP project from the City include:

- Consideration of the Addendum together with the Final EIR for the Sierra Vista Specific Plan
- GP Amendment for SVSP Parcel WB-41 from Community Commercial to Medium Density Residential
- Rezoning for SVSP Parcel WB-41 from CC to RS/DS
- Amendments to SVSP:
    - Revise text regarding Parcel WB-31 to include the 30 reallocated units
    - Change Parcel WB-41 from Community Commercial to Medium Density Residential and revise the SVSP Land Use Map
    - Revise text regarding Parcel WB-41 to include the zoning change and the 63 reallocated units
    - Delete Section B.12 of the SVSP
    - Revise Sections 6.4 and 6.5 and associated figures
- Amendment to the Westbrook Development Agreement
- Small Lot Tentative Subdivision Map for SVSP Parcel WB-41 including 63 medium-density residential lots.

The figure below depicts the locations of the actions described above and the residential unit distribution. Additional project description information is included in the subsequent CEQA analyses.

Proposed Project Locations and Residential Unit Distribution





Parcel	Exisitng DU	Proposed DU	Difference
Sierra View (Infill Parcels 3 & 100)	168	75	-93
WB-31	263	293	30
WB-41	0	63	63
TOTAL	**431**	**431**	0

DWELLING UNIT TRANSFER EXHIBIT

City of Roseville, California

MacKay & Somps
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville CA. 95678
Date: 10/26/2021

Document Description and Contents

As explained earlier, these two proposed actions are presented in a combined CEQA document because they are related. However, each action requires a different type of CEQA analysis based on its site location and the previous planning conducted for that site, and each requires different City approvals and entitlements. The redesignation/rezoning of the SV project site is analyzed pursuant to CEQA Guidelines Sections 15060 et seq. and 15070 et. seq., as an IS with accompanying environmental checklist and MND because the site is not subject to a specific plan with an accompanying specific plan EIR that could be relied upon for project-level CEQA analysis. As a result, the SV project will require site-specific mitigation measures not previously contemplated in any other planning or environmental documents.

A different approach is appropriate for the proposed modifications to the SVSP, for which a detailed programmatic EIR and a subsequent project-level MND were prepared. The redesignation/rezoning of the SVSP project site is analyzed pursuant to CEQA Guidelines Sections 15162 and 15164 as an addendum to the SVSP EIR, inclusive of the subsequent 2012 MND, with accompanying environmental checklist, because none of the conditions calling for the preparation of a subsequent EIR or other subsequent CEQA document are present. Both actions are then considered cumulatively to provide an analysis of their combined and collective impacts. Because the proposed SV and SVSP Redesignation and Rezoning Project involves different sites in two separate planning areas several miles apart with differing programmatic planning, the City contemplated analyzing these actions in wholly separate CEQA documents. However, that approach seemed confusing given their related nature in light of the requirements of S.B. 330. Equally if not more confusing would be to analyze them in a fully integrated CEQA document because, as previously explained, they require different actions with different approvals in separated planning areas controlled by different underlying planning and CEQA efforts. This type of integrated analysis would require separate but parallel checklists and individual analysis for each site, which, from a practical perspective, would make the document unnecessarily challenging to understand and overly cumbersome and potentially unclear (see Public Resources Code § 21003(b); CEQA Guidelines §§ 15003(g), 15006 (o)–(q)). Also, this style of analysis does not properly account for prior planning efforts and commensurate CEQA tools that agencies are encouraged to use (see, e.g., CEQA Guidelines § 15164(a)).

This situation is a novel one for the City. The City is not aware of any jurisdiction that has yet attempted to balance the requirements of CEQA and the mandates of S.B. 330, though there may be such jurisdictions. Without guidance from the State on how to best jointly navigate these statutes, the City opted to prepare this combined CEQA document that contains an MND/IS for the first action, an Addendum to an EIR for the second action, and a joint cumulative analysis addressing the combined effects of the overall SV and SVSP Redesignation and Rezoning Project. With this approach, the City can accurately present the actions together and also present reader-friendly environmental analysis for two very different sites and areas using the appropriate tools under CEQA. This approach also allows the City to maintain its regular approval and entitlement processes.

This combined CEQA document contains, in the following order:

1. This introduction;
2. The MND for SV project with its accompanying IS and environmental checklist;
3. The Addendum for the SVSP project with its accompanying environmental checklist;
4. Cumulative considerations associated with implementation of both actions; and
5. Attachments for both the MND and Addendum.

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

MITIGATED NEGATIVE DECLARATION

Project Title/File Number:	Sierra View (SV) Redesignation and Rezoning Project / File No. PL21-0162
Project Location:	360 Diamond Oaks Road, Roseville, CA 95678 (APN 015-011-029-000)
Project Description:	The SV project consists of amending the General Plan designation and modifying the zoning for a portion of Infill Planning Parcel 100 (northern part) from Medium Density Residential to Low Density Residential and from R3 to RS/DS and modifying the zoning for a portion of Infill Planning Parcel 3 (southern part) from R1 to RS/DS. Other approvals and entitlements from the City include a Tentative Subdivision Map for the site that includes 75 residential units, reducing the number of units approved for the site from 223 to 130, and a tree permit.
Project Applicant:	WP Sierra View, LLC Contact: John Tallman
Property Owner:	SVLC 23, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309

DECLARATION

The Planning Manager has determined that the above proposed Sierra View Redesignation and Rezoning project (SV 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 SV 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 SV project will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
C. The SV project will not have impacts, which are individually limited, but cumulatively considerable.
D. The SV 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 SV 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.

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

INITIAL STUDY

Project Title/File Number:	Sierra View Redesignation and Rezoning Project / File No. PL21-0162
Project Location:	360 Diamond Oaks Road, Roseville, CA 95678 (APN 015-011-029)
Project Description:	The SV project consists of amending the General Plan designation and modifying the zoning for a portion of Infill Planning Parcel 100 (northern part) from Medium Density Residential to Low Density Residential and from R3 to RS/DS and modifying the zoning for a portion of Infill Planning Parcel 3 (southern part) from R1 to RS/DS. Other approvals and entitlements from the City include a Tentative Subdivision Map for 75 residential units that reduces the number of residential units approved for the project site from 223 to 130 and a tree permit.
Project Applicant:	WP Sierra View, LLC Contact: John Tallman
Property Owner:	SVLC 23, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309__

This Initial Study (IS) has been prepared to identify and assess the anticipated environmental impacts of the above-described project application. The document relies on site-specific studies prepared to address in detail the effects or impacts associated with the proposed Sierra View Redesignation and Rezoning project (SV project), which is considered in conjunction with the Sierra Vista Specific Plan Redesignation and Rezoning project (SVSP project) as explained in the introduction to this combined CEQA document. 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.

The IS is a public document used by the City's decision-making bodies 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 SV project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the SV 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 SV 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 lead agency recognizes that the SV 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 (see Public Resources Code Section 21080 (c), (d).) As demonstrated in this IS, the SV project may have a significant impact on the environment and therefore will require mitigation measures to reduce those impacts to less-than-significant levels. As a result, a mitigated negative declaration has been prepared.

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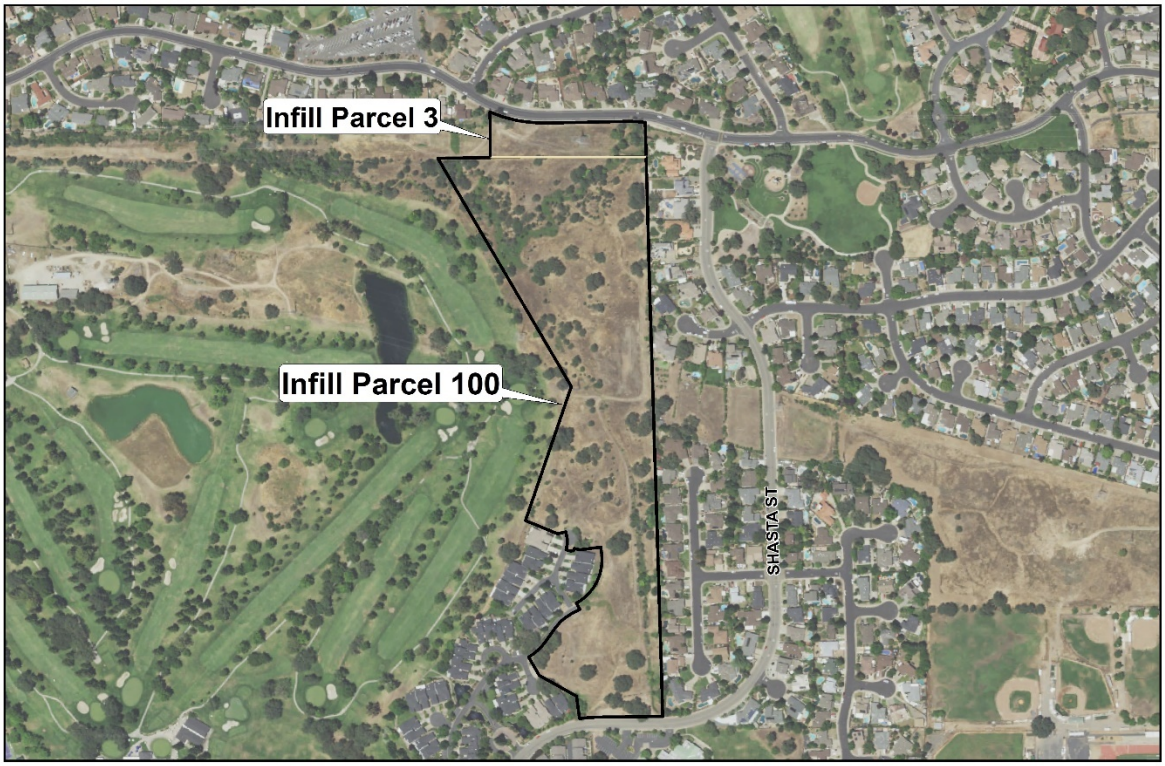
PROJECT DESCRIPTION

As described in the introduction to this combined CEQA document, the SV project is one of two related actions that occur simultaneously in order to comply with the 2019 California Housing Crisis Act (Senate Bill [S.B.] 330), and specifically with Government Code Section 65300. These actions would occur in different areas of the City with different applicable planning documents and require different types of CEQA analysis. To avoid confusion and ensure the most appropriate analysis is conducted, these actions are considered individually using different CEQA tools but in a combined larger document that also considers their combined impacts cumulatively.

SV Project Location

This SV project is located in the City of Roseville (City) Planning Area known as the Infill Area, situated toward the south of the City.[1] The affected property consists of approximately 23.10 acres that includes the majority of Infill Planning Parcel 100 and a small, southern portion of Infill Planning Parcel 3. Both parcels are located adjacent to and east of the Sierra View (SV) Country Club and just north of Shasta Street and south of Diamond Oaks Road. The site address is 360 Diamond Oaks Road, Roseville, CA 95678 and the Assessor's Parcel Number is 015-011-029-000. See **Figure 1** below and **Attachment 1** for additional locational maps. See also the figure in the introductory portion of this combined CEQA document.

Figure 1: SV Project Site Location



[1] See Infill Land Use Plan: https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Specific%20Plans%20&%20Planning%20Areas/Infill%20Plan%20Area/Land%20Use%20Tables%20and%20Map.pdf. See also City Land Use Element, pp. II-4 to II-5, II-9: https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/General%20Plan/Final%20General%20Plan%202020/02%20Land%20Use_Final%20ver.%202021-04.pdf.

Background and Environmental Setting

Infill Planning Parcel 100 is designated in the City of Roseville General Plan (GP) for Medium Density Residential (MDR) and zoned for Multi-Family Housing (R3). Infill Planning Parcel 3 is designated in the GP for Low Density Residential (LDR) and zoned for Single-Family Residential (R1). The southwest portion of Infill Planning Parcel 100 is developed with multi-family townhomes and the remainder is undeveloped. The majority of Infill Planning Parcel 3 is developed with single-family homes save for the small portion included as part of the SV project. The area surrounding the parcels is fully developed and the Infill area in which the parcels exist is almost fully developed.

Table 1: Surrounding Land Uses

Location	Zoning	General Plan Land Use	Actual Use of Property
Site: *Infill Planning Parcel 100*	Multi-Family Housing (R3)	Medium Density Residential (MDR)	Southwest portion developed with multi-family townhomes; remainder undeveloped
Site: *Infill Planning Parcel 3*	Single-Family Residential (R1)	Low Density Residential (LDR)	Majority developed with single-family homes
North	R1	Low Density Residential (LDR)	Developed with single-family homes
South	R1	Low Density Residential (LDR)	Developed with single-family homes
Southeast	Public/Quasi-Public (P/QP)	Public/Quasi-Public (P/QP)	Developed with public school; separated by Shasta Street
East	R1	Low Density Residential (LDR)	Developed with single-family homes
West	R1	Parks/Recreation (P/R)	Developed with golf course (SV Country Club)

The SV project site as described above is undeveloped and ungraded, with some dirt roadways used for fire control and maintenance access. The site ranges from approximately 160 to 175 feet above mean sea level (AMSL) with rolling terrain that slopes toward the north and south. Powerlines cross the northern portion of the site and the central portion of the site in an east/west direction. For resource-specific existing conditions, refer to the environmental checklist below.

Proposed SV Project

The SV project consists of amending the GP designation and modifying the zoning for a majority portion of Infill Planning Parcel 100 (northern part) and modifying the zoning for a minor portion of Infill Planning Parcel 3 (southern part), both located immediately east of the SV Country Club, in order to reduce the property's existing planned housing density. The majority of Infill Planning Parcel 100 would be redesignated from Medium Density Residential to Low Density Residential and rezoned from R3 (Multi-Family Housing) to RS/DS (Small Lot Residential with Development Standards). A minor portion of Infill Planning Parcel 3 would be rezoned from R1 (Single-Family Residential) to RS/DS. A Tentative Subdivision Map is proposed that would include the redesignated and rezoned portion of Infill Planning Parcel 100 and the rezoned portion of Infill Planning Parcel 3. The Tentative Map would reduce the total number of residential units previously anticipated for the SV project site from 223 to 130. These 130 units consist of the existing 55 medium density units plus the currently proposed 75 low density units. These changes are proposed in response to community requests that future development on the SV project site more closely align with the existing community immediately to the east.

The future development on this site will include internal roadways and other infrastructure and utilities, such as sanitary sewer pipes, water lines, storm drains and pipes, stormwater facilities, and retaining walls. The

development will be gated with an entrance onto Diamond Oaks Road and pedestrian and emergency vehicle only access onto Shasta Street. The corridors under the existing two powerlines crossing the property will remain open, totaling 4 acres of open space. The resulting net housing density will be 4 units per acre. Modified RS/DS development standards would apply. All of the proposed residential units at the SV project site will pay City neighborhood and City-wide park fees. It is anticipated that grading for development will require approximately 23,000 cubic yards of cut and 65,000 cubic yards of fill. As part of the SV project, approximately 158 to 168 trees would be removed from the site. For more technical detail, see **Attachment 1** for the proposed Tentative Subdivision Map and exhibits showing the proposed roadways and utilities, as well as the GP amendment and rezone.

This action will require the following approvals and entitlements from the City:

- Adoption of the MND;
- Approval of a Mitigation Monitoring and Reporting Program;
- GP Amendment for majority portion of Infill Planning Parcel 100 from Medium Density Residential to Low Density Residential;
- Rezoning a portion of Infill Planning Parcel 100 from R3 to RS/DS and a portion of Infill Planning Parcel 3 from R1 to RS/DS;
- Tentative Subdivision Map including 75 single-family residential lots; and
- Tree Permit.

CITY OF ROSEVILLE MITIGATION ORDINANCES, GUIDELINES, AND STANDARDS

Because the SV project is not consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, the City is not be able to rely on the specific process set forth in CEQA Guidelines Section 15183(f) for relying on previously adopted development policies or standards as mitigation for the environmental effects as a means of excluding particular categories of environmental impacts from CEQA analysis. Even so, however, many such policies and standards apply to the SV project, and compliance with them will have the consequence of reducing the severity of, or avoiding, environmental impacts. On January 20, 2021, the City adopted the most recent version of its CEQA Implementing Procedures (Implementing Procedures), along with Findings of Fact describing the effectiveness of particular policies and standards in reducing or avoiding environmental effects (Findings of the Implementing Procedures). The regulations and ordinances identified below apply to the SV project and have the tendency to reduce or avoid some of its environmental effects.

- Noise Regulation (Roseville Municipal Code [RMC] Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- City of Roseville Improvement Standards (Resolution 02-37 and as further amended)
- City of Roseville Design and Construction Standards (Resolution 01-208 and as further amended)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Internal Guidance for Management of Tribal Cultural Resources and Consultation (Tribal Consultation Policy) (Resolution 20-294)
- Subdivision Ordinance (RMC Title 18)
- Community Design Guidelines
- Specific Plan Design Guidelines: None applicable
- City of Roseville 2035 General Plan

- City of Roseville CEQA Implementing Procedures for Preparation, Processing, and Review of Environmental Documents (updated on January 20, 2021) (Implementing Procedures)

ENVIRONMENTAL DOCUMENTS RELIED UPON

- 2035 General Plan Update EIR, certified August 5, 2020 (SCH# 2019080418)

The *2035 General Plan Update EIR* (GP EIR) updated all Citywide analyses, including for vehicle miles traveled, greenhouse gas emissions, water supply, water treatment, wastewater treatment, and waste disposal. When applicable, the topical sections within the Initial Study summarize the findings within the GP EIR. The GP EIR is available for review at the Civic Center, 311 Vernon Street, Roseville, CA or online at https://www.roseville.ca.us/government/departments/development_services/planning/general_plan_development_guidelines.

EXPLANATION OF INITIAL STUDY CHECKLIST

The CEQA Guidelines recommend that lead agencies use an Initial Study (IS) Checklist to determine the potential impacts of a proposed project on the physical environment. The IS Checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the SV project. This section of the IS 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 SV 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 SV 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 SV 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 SV project is located in a residential area in the southern portion of the City. The site is undeveloped and contains several native oak trees with grasses and small annual plants. The site is surrounded by residential and recreational uses. All of the area surrounding the site has been developed with primarily low density residential to the northwest, north, northeast, and east. Just south of the site is developed with medium-density residential with more low density residential below the medium density. The southeast is developed with more low density residential and an elementary school. The west is developed with a golf course. There are limited direct public views of the site from Diamond Oaks Road and also from the eastern parts the adjacent golf course. The site is currently zoned for medium density residential.

Except as provided in Public Resources Code Section 21099, would the SV 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) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?		**X**		
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			**X**	

Thresholds of Significance and Regulatory Setting:

The significance of an environmental impact cannot always be determined through the use of a specific, quantifiable threshold. CEQA Guidelines Section 15064(b) affirms this by the statement “an ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting.” This is particularly true of aesthetic impacts. As an example, a proposed residential development in a heavily developed

area would have markedly different visual effects than the same development near an abundance of undeveloped open space. For the purpose of this study, the significance thresholds are based on the questions set forth 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), and the adopted Community Design Guidelines (CDG) (Resolution 95-347) for common design elements and expectations for development within the City 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 (see GP EIR, p. 4.14-5, 4.14-18). Therefore, there would be no impact to these resources. No mitigation is required.

c) The SV project site is located in an urbanized area that is almost fully developed within the City's Infill Area. The CDG includes provisions related to architectural design, site design and landscape design, to enhance the visual character of the urban environment. The CDG recommends preserving, to the extent feasible, visual resources such as native oak trees and creek or wetland resources. The site contains more than 300 native oak trees and the SV project will require the removal of at least 158 trees but perhaps up to 168 (see Section IV. Biological Resources for more detail). Thus, the SV project requires a Tree Permit. Consistent with the City's Tree Preservation ordinance (RMC Ch. 19.66), the Tree Permit will contain conditions of approval that include protective measures for the trees that will remain onsite, and other measures such as payment of in-lieu fees to compensate for native oak tree encroachment and removal (see also MM BIO-4). The site also contains wetland resources. Some of these wetland resources would be removed or affected by the SV project. However, impacts would be mitigated to a less-than-significant level (see Section IV. Biological Resources, MM BIO-3). The SV project has been reviewed by City staff and was found to be consistent with the goals and policies of the CDG and applicable zoning regulations related to the proposed zone change. As such, impacts related to this criterion would be less than significant with mitigation presented in Section IV. Biological Resources.

d) The SV project would eventually involve new nighttime lighting, such as street lights, for the security and safety of future residents. However, the SV project site is located within an urbanized, fully developed, infill setting with many existing light sources. In addition, lighting must comply with City standards contained in the CDG that limit the height of lighting sources, require cut-off lenses and glare shields to minimize light and glare impacts, etc. Further, no proposed elements of the future site development would include highly reflective surfaces. Therefore, there would be a less-than-significant impact associated with light and glare. No mitigation is required.

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 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 (GP EIR, p. 4.1-5). None of the land within the City is considered forest land by the Board of Forestry and Fire Protection.

Would the SV 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? (V.1b-DEIR volume)				**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 based on the questions set forth in CEQA Guidelines Appendix G, as shown in a–e of the checklist above. Agricultural and forestry resources are regulated pursuant to the above-referenced programs and agencies.

Discussion of Checklist Answers:

a–e) The SV 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. Therefore, the SV project would have no impact on agricultural and forestry resources. No mitigation is required.

III. Air Quality

The City, along with the south Placer County area, is located in the Sacramento Valley Air Basin (SVAB). The SVAB is within the Sacramento Valley Air Basin Federal Ozone Non-Attainment Area. Under the Clean Air Act, Placer County has been designated a "serious non-attainment" area for the federal 8-hour ozone standard, "non-attainment" for the state ozone standard, and a "non-attainment" area for the federal and state PM_{10} standard (particulate matter less than 10 microns in diameter) (GP EIR, p. 4.4-8). Within Placer County, the Placer County Air Pollution Control District (PCAPCD) is responsible for ensuring that emission standards are not violated.

Would the SV 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) 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?			**X**	
c) Expose sensitive receptors to substantial pollutant concentrations?			**X**	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			**X**	

Thresholds of Significance and Regulatory Setting:

To determine if a project would conflict with an applicable air quality plan, result in cumulatively considerable net increases of criteria pollutants, or expose sensitive receptors to substantial pollutant concentrations (see checklist items a–c), the City looks to 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. If a threshold is violated, then a significant impact may occur. The PCAPCD-recommended significance threshold for reactive organic gases (ROG) and nitrogen oxides (NO_x) is 82 pounds daily during construction and 55 pounds (lbs) 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 by PCAPCD or adopted by the City 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. PCAPCD's *CEQA Air Quality Handbook* recommends that the same thresholds used for project analysis be used for the cumulative impact analysis. Neither PCAPCD nor the City has adopted quantified significance thresholds for exposure to objectionable odors or other emissions. Significance is determined by multiple factors, including screening distances from odor sources (as found in the PCAPCD CEQA Handbook), the direction and frequency of prevailing winds, the time of day when emissions are detectable/present, and the nature and intensity of the emission source.

Discussion of Checklist Answers:

a–c) Analyses are not included for sulfur dioxide, lead, and other constituents because there are no mass emission thresholds; these are concentration-based limits in the Federal and State Ambient Air Quality Standards that 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 the pollutant 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 GP EIR analysis of Citywide traffic indicated that more than 70 percent of 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. Therefore, no carbon monoxide "hot spots" would result from the SV project (see GP EIR, p. 4.4-49). The discussion below focuses on emissions of ROG, NO_x, or PM.

For SV project operation, PCAPCD recommends that lead agencies use the California Emissions Estimator Model (CalEEMod) to quantify operational emissions for criterial air pollutants (NOX, ROG, and PM) for certain projects. The results are then compared to the significance thresholds detailed above. However, PCAPCD published screening criteria establishing that residential projects with less than 617 single family units will not result in operational NOX emissions that exceed 55 lbs/day, and thus modeling is not required. Because NOX emissions are substantially higher than ROG and PM_{10}, it can be assumed that projects not exceeding the operational NOX threshold will not exceed the operational ROG and PM_{10} thresholds. Because operation of the proposed development at the SV project site would not exceed applicable thresholds, it would likewise not conflict with an applicable air quality plan, result in cumulatively considerable net increases of criteria pollutants, and expose sensitive receptors to substantial pollutant concentrations. The SV project includes the eventual development of 75 residential units, which is well below the PCAPCD threshold for impacts or modeling of potential impacts. It can accordingly be assumed that SV project operation would not result in the exceedance of any applicable thresholds of significance. As a result, there would be no conflict with an applicable air quality plan, no cumulatively considerable net increases of criteria pollutants, and no sensitive receptors exposed to substantial pollutant concentrations. Therefore, any potential impacts resulting from SV project operation would be less than significant. No mitigation is required.

For project construction, activities such as grading, excavation, building, operating construction equipment, etc., can result in temporary, short-term emissions. Pollutant emissions would vary daily depending on the level of activity, specific operations, and prevailing weather. Earth-moving, such as excavation and grading would likely result in the highest daily fugitive dust generation. Operation of diesel and gasoline powered construction equipment, such as trucks, tractors, excavators, backhoes, etc., that runs on would generate criteria pollutant emissions. Because the area is in non-attainment for ozone and PM, emissions during construction are a potential concern. However, these emissions are temporary and short-term. Also, the site developer would be required to comply with all PCAPCD rules and regulations for construction, including but not limited to Rule 202 for visible emissions, Rule 217 for volatile organic compounds, and Rule 228 for fugitive dust (GP EIR, pp. 4.4-17 to 4.4-18). In addition, the project developer would be required to comply with City-adopted construction standards that apply to all projects within City limits. The City's Department of Public Works Construction Standards (Section 111) are intended to minimize fugitive dust and PM_{10} emission during construction activities.[2] Compliance with all of these rules and standards would be noted on City-approved construction plans and ensure that no thresholds of significance were exceeded. As a result, there would be no conflict with an applicable air quality plan, no cumulatively considerable net increases of criteria pollutants, and no sensitive receptors exposed

[2] See City Department of Public Works Construction Standards (Section 111): https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Engineering/Design%20and%20Construction%20Standards/2020%20CS%20Sections/CS-SECTION%20111%20-%20Jan.2020.pdf.

to substantial pollutant concentrations. Therefore, any potential impacts resulting from project construction would be less than significant. No mitigation is required.

d) Residential development is not typically associated with the creation of objectionable odors (GP EIR, pp. 4.4-50 to 4.4-51). The proposed change in designation and zoning does not affect the type of land use on the SV project site—it remains residential—and in fact reduces the environmental severity of the previously anticipated use by reducing the number of planned units. Eventual project construction would result in some odors related to the operation of diesel-powered construction equipment, but those odors would be short-term, intermittent, temporary, localized, emitted during the daytime only, and are not considered objectionable (GP EIR, p. 4.4-52). The City is not aware of any other project-related emissions that could adversely affect a significant number of people. Therefore, any potential impacts resulting from odors or other emissions would be less than significant. No mitigation is required.

IV. Biological Resources

The SV project site is currently undeveloped and consists primarily of nonnative annual grasses with oak woodlands and 324 native oaks trees (see **Attachment 2**, Arborist Report (June 18, 2020) by California Tree and Landscape Consulting, Inc.; see also **Attachment 3**, Tree Removal Information for Tree Permit for Sierra View (August 3, 2020) by MacKay & Somps). Vegetation is sparse in the southern portion of the site and denser in the northern portion with more grass species represented; however, no special-status plant species are known to exist onsite (see **Attachment 4**, Special-Status Plant Survey Report for Sierra View (August 2020) by Madrone Ecological Consulting).

Also not detected onsite were the special-status species Valley Elderberry Longhorn Beetle (*Desmocerus californicus dimorphus*) and vernal pool branchiopods (fairy shrimp [*Branchinecta lynchi*] or tadpole shrimp [*Lepidurus packardi*]) (see **Attachment 5**, Valley Elderberry Longhorn Beetle Habitat Survey for Sierra View (August 18, 2020) by Madrone Ecological Consulting; **Attachment 6**, Dry-Season & Wet-Season Branchiopod Survey (August 19, 2020) by Madrone Ecological Consulting). Likewise, no special-status fish species occur onsite because no waterways exist onsite that could support their existence. However, some special-status species have potential to occur on the SV project site with varying degrees of likelihood.

As assessed by a qualified biologist at Madrone Ecological Consulting, several special-status insect, amphibian, and reptile species have the potential to occur in the region; but these species are not likely to occur on the SV project site given their historical lack of presence within City boundaries or because suitable habitat does not occur on site. Species that may occur in the region, but for which the site lacks suitable habitat, include:, California tiger salamander (*Ambystoma californiense*), foothill yellow-legged frog (*Rana boylii*), and giant gartersnake (*Thamnophis gigas*) (GP EIR, pp. 4.8-24 to 4.8-27). The western pond turtle (*Actinemys marmorata*) has a moderate likelihood of occurring onsite (GP EIR, p. 4.8-26). While the western spadefoot (*Spea hammondii*) could occur within the large vernal pool onsite, it is highly unlikely to be present given that, if they were, qualified biologists at Madrone Ecological Consulting would have detected tadpoles in their surveys during the wet season (see Attachment 6).

Several special-status bird species are known to regularly occur within City boundaries and the immediate area and potential for their nesting and foraging habitat exists onsite, including: Cooper's hawk (*Accipiter cooperii*), Western burrowing owl (*Athene cunicularia*), Ferruginous hawk (*Buteo regalis*), Swainson's hawk (*Buteo swainsoni*), northern harrier (*Circus hudsonius*), white-tailed kite (*Elanus leucurus*), , loggerhead shrike (*Lanius ludovicianus*), Long-billed curlew (foraging only, *Numenius americanus*), and bank swallow (foraging only *Riparia riparia*) and purple martin (foraging only, *Progne subis*) (GP EIR, pp. 4.8-27, 4.8-29 to 4.8-32). Other special-status bird species are known to occur within City boundaries or in the adjacent areas, but not with any regularity. These species include: tricolored blackbird (*Agelaius tricolor*), grasshopper sparrow (*Ammodramus savannarum*), short-eared owl (*Asio flammeus*), , and song sparrow (*Melospiza melodia*) (GP EIR, pp. 4.8-27 to 4.8-28, 4.8-31). A few special-status bird species are highly unlikely to occur on the SV project site given the lack of suitable habitat and historical lack of occurrence in the City and region. These species include: golden

eagle (*Aquila chrysaetos*), bald eagle (*Haliaeetus leucocephalus*), California black rail (*Laterallus jamaicensis coturniculus*), western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), and American peregrine falcon Falco (*Peregrinus anatum*) (GP EIR, pp. 4.8-28, 4.8-30 to 4.8-32).

A few special-status mammal species could occur onsite because the potential for suitable habitat exists. But historical records show these species occurring only outside City boundaries and not within adjacent areas. These species include: pallid bat (*Antrozous pallidus*), , Yuma myotis (*Myotis yumanensis*), and American badger (*Taxidea taxus*). (GP EIR, pp. 4.8-31 to 4.8-32).

The SV project site contains several aquatic resources, including a central drainage ditch that flows south the north into an intermittent tributary that flows east to west. There are also a number of seasonal wetland and vernal pool features scattered around the site (see **Attachment 7**, Aquatic Resources Delineation Report for Sierra View (July 31, 2020) by Madrone Ecological Consulting) and a narrow band of riparian woodland surrounding the intermittent tributary (GP EIR, p. 4.8-3).

Would the SV 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 Wildlife 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, 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 state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		**X**		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			**X**	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		**X**		

f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				**X**

Thresholds of Significance and Regulatory Setting:

There is no ironclad definition of significance as it relates to biological resources. Thus, the significance of impacts to biological resources is defined by the use of expert judgment supported by facts, and relies on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to biological resources (as cited and described in the Discussion of Checklist Answers section). Thresholds for assessing the significance of environmental impacts are based on the questions set forth the CEQA Guidelines checklist (see items a–f, above). Under CEQA, a "substantial adverse effect" is synonymous with "significant effect" and is defined by CEQA Guidelines Section 15382 as "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the SV project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance" (see also *Preserve Poway v. City of Poway* (2016) 245 Cal.App.4th 560, 574; *County of Amador v. El Dorado County Water Agency* (1999) 76 Cal.App.4th 931, 945; and Public Resources Code, Sections 21060.5, 21080 (c)(2), 21083(b)). A modest, isolated environmental impact would be considered incremental and not significant.

Consistent with CEQA Guidelines Section 15065(a)(1), a project may have a significant effect on the environment if:

> The project has the potential to … 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 U.S. Fish and Wildlife Service (USFWS), National Oceanic and Atmospheric Administration–Fisheries (also known as the National Marine Fisheries Service), U.S. Army Corps of Engineers, Central Valley Regional Water Quality Control Board, and California Department of Fish and Wildlife (CDFW). 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 that are "fully protected" under various provisions of the California Fish and Game Code (i.e., Sections 3511, 3513, 4700, and 5050), those granted "special animal" status for tracking and monitoring purposes, and those plant species considered to be rare, threatened, or endangered in California by the California Native Plant Society (CNPS). The primary regulatory protections for special status species are within the Federal Endangered Species Act, California Endangered Species Act, California Fish and Game Code, and the Federal Migratory Bird Treaty Act.

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

of the State Clean Water Act. In addition to the Clean Water Act, several other regulations protect wetlands, including the State's Porter-Cologne Water Quality Control Act and the City's GP, pursuant to the GP Open Space and Conservation Element. Federal, State and City regulations/policies all seek to achieve no net loss of wetland acreage, values, or function.

Aside from wetlands, checklist item b also addresses other "sensitive natural communities" and riparian habitat, which includes any habitats protected by local or regional plans, policies, or regulations, or by CDFW or USFWS. The City GP Open Space and Conservation Element includes policies for the protection of riparian areas and floodplain areas; these are Vegetation and Wildlife Section Policies 2 and 3. Policy 4 also directs preservation of additional area around stream corridors and floodplains if there are sensitive woodland, grassland, or other habitats that could be made part of a contiguous open space area. Other than wetlands, which were already discussed, USFWS and CDFW 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 that will result from a project. The City's Tree Preservation ordinance (RMC Ch.19.66) requires protection of native oak trees, and compensation for oak tree removal. The Implementing Procedures indicate that compliance with the City's 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.

Discussion of Checklist Answers:

a) As discussed above, a moderate potential exists for Western Pond Turtles to occur on-site, with little to no potential for other non-avian special-status species to occur. Mitigation Measure (MM) BIO-1 would ensure that Western Pond Turtles, if present, are protected during construction.

> **MM BIO 1**: Conduct Pond Turtle Pre-Construction Survey: A western pond turtle survey shall be conducted in all areas within 150 feet of the intermittent drainage in within 48 hours prior to construction in that area. If no western pond turtles or nests are found, no further mitigation is necessary. If a western pond turtle is observed within the proposed impact area, a qualified biologist shall relocate the individual to suitable habitat outside of the proposed impact area prior to construction. If a western pond turtle nest is observed within the proposed impact area, the nest shall be fenced off and avoided until the eggs hatch. The exclusion fencing shall be placed no less than 25 feet from the nest. A qualified biologist shall monitor the nest daily during construction to ensure that hatchlings do not disperse into the construction area. Relocation of hatchlings will occur as stipulated above, if necessary.

Special-status and migratory bird species have the potential to occur onsite as outlined above. The SV project will require the removal of several native oak trees (discussed below), and this has the potential to disrupt the nesting of special-status birds and migratory birds. A pre-construction nest survey required under MM BIO-2 would ensure that no special-status nesting birds or migratory birds are harmed during tree removal or construction of any kind.

> **MM BIO-2**: Protect Special Status Birds, Including Migratory Birds. For all construction-related activities that take place within the nesting season, between February 15 through August 31st, a preconstruction nesting-bird survey for special-status specie birds and migratory birds shall be conducted by a qualified biologist no more than two weeks prior to project initiation within the area of construction and a 300-foot buffer. If active nests are found, a no-disturbance buffer zone shall be established, the size of which will be determined in consultation with the City. Within this buffer zone, no construction shall take place until August 31st or the biologist determines that the nest is no longer active.

With implementation of mitigation prescribed in the GP EIR, and MMs BIO-1 and BIO-2, potential impacts to candidate, sensitive, or special-status species would be less than significant.

b) The GP EIR shows that the northern portion of the project site contains a narrow band of riparian woodland surrounding the intermittent tributary (GP EIR, p. 4.8-3). This riparian woodland has the potential to contain habitat, although, as discussed just above, there is a low likelihood that it contains habitat for any sensitive-status species (see Attachment 1 and Attachment 7). Any construction that would occur on the bed and bank of a stream or other water body, including drainage canals, must comply with Section 1602 of the California Fish and Game Code, which will require the developer obtain a Lake and Streambed Alteration Agreement. There are no known other sensitive natural communities onsite. Any potential impacts to riparian habitat would be less than significant with implementation of MM BIO-3. MM BIO-3 would ensure that all conditions of approval and/or mitigation measures within these permits are followed.

> **MM BIO-3**: Obtain a Lake and Streambed Alteration Agreement. For any construction that will occur on the bed and bank of a stream or other water body, including drainage canals, a Lake and Streambed Alteration Agreement shall be obtained that complies with Section 1602 of the California Fish and Game Code. The Lake and Streambed Alteration Agreement will contain conditions of approval and/or mitigation measures to avoid, minimize, or compensate for adverse effects to riparian habitat within the bed and bank of a stream or other water body that must be implemented as a condition of the agreement that ensures no net loss of riparian acreage. Obtaining this Agreement and adhering to its requirements ensures that performance standards sufficient to meet CEQA mitigation standards are satisfied.

With implementation of MM BIO-3, impacts to riparian habitat or other sensitive natural communities would be less than significant.

c) The project site contains 0.199 acre of seasonal wetlands, 0.024 acre of seasonal wetland swale, and 0.648 acre of vernal pools, 0.223 acre of drainage ditch, and 0.959 acre of intermittent drainage/riparian wetland (see **Attachment 7**). Of these, the 0.024 acre of seasonal wetland swale and 0.959 acre of intermittent drainage/riparian wetland are considered federally regulated waters of the U.S., pursuant to 33 CFR Part 328, and thusly regulated under Section 404 of the Clean Water Act (see **Attachment 8**, Jurisdictional Determination for Sierra View (June 4, 2021) by U.S. Army Corps of Engineers).[3] The remaining wetlands and the ditch are State-regulated waters. At least some, but perhaps all, of these aquatic features would be removed and/or disturbed by construction activities. However, a discharge permit from the U.S. Army Corps of Engineers, pursuant to Section 404 of the Clean Water Act, will be required for any impacts to the 0.024 acre of seasonal wetland swale and 0.959 acre of intermittent drainage/riparian wetland that will contain conditions of approval and/or mitigation measures to ensure a net zero loss of wetland resources and a less-than-significant impact to any special-status species that may occur on or near the affected wetland resources. Similar permitting will be required any State-regulated aquatic resources that may be impacted. State-issued Waste Discharge Requirements, pursuant to Division 7, Chapter 4, Article 4 of the Water Code established by the Porter-Cologne Water Quality Control Act, will be required for all impacted wetland resources that are not regulated by the Clean Water Act (see GP EIR, p. 4.8-74). MM BIO-4 would ensure that all conditions of approval and/or mitigation measures within these permits are followed.

> **MM BIO-4**: No Net Loss of Wetlands by Obtaining Requisite Federal and State Permits. For all wetlands and other Waters of the U.S. or State that are removed or disturbed by project construction, all requisite federal and State permits shall be obtained, including, at least, a discharge permit from the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act, and possibly State-issued Waste Discharge Requirements pursuant to Division 7, Chapter 4, Article 4 of the Water Code established by the Porter-Cologne Water Quality Control Act. These federal and State permits will contain conditions of approval and/or mitigation measures that will ensure a net zero loss of wetlands and other waters. Obtaining these permits

[3] Please note there is an error in the U.S. Army Corps of Engineers verification letter and the Applicant is currently working with Corps of Engineers staff to correct the acreage figures.

and adhering to their requirements ensures that performance standards sufficient to meet CEQA mitigation standards are satisfied.

With implementation of MM BIO-4, impacts to wetlands would be less than significant.

d) The City includes an interconnected network of open space corridors and preserves located throughout the City, to ensure that the movement of wildlife is not substantially impeded as the City develops (see GP EIR, pp. 4.8-76 to 4.8-77). Development of the SV project site will not negatively impact these existing and planned open space corridors. Nor is the SV project site located in an area that has been designated by the City, USFWS, or CDFW as vital or important for the movement of wildlife or the use of native wildlife nursery sites (see GP EIR, p. 4.8-77). Therefore, any potential impact to migratory species or migratory corridors would be less than significant. No mitigation is required.

e) As previously stated, the SV project will involve the removal of numerous native oak trees. Of the 324 native oaks onsite, at least 158 will be removed for project construction (see Attachment 3). Up to ten more also may be removed based on arborist recommendations to remove trees with extensive defects, compromised health, and/or structural instability (see Attachment 2). As defined by the City's Zoning Ordinance (Chapter 19.66, Tree Preservation), native oak trees greater than six (6) inch diameter at breast height are defined as protected (see GP EIR, pp. 4.8-79 to 4.8-80). A Tree Permit is required for the removal of any protected tree, and for any regulated activity within the protected zone of a protected tree where the encroachment exceeds 20 percent. All of the up to 168 trees planned for removal are considered protected by the City Code. The arborist report included as Attachment 2 contains recommendations for tree protection measures for the trees that will remain onsite. The Tree Permit would contain conditions of approval to follow the recommendations of the Arborist Report and mitigation measures that include payment of in-lieu mitigation fees to compensate for oak tree encroachment and removal and/or onsite replacement plantings consisting of both native and nonnative tree species. Any deviation from the approved permit would require a Tree Permit Modification, which must be approved by the City. MM BIO-5 would ensure that all mitigatory and compensatory conditions within the Tree Permit are followed.

MM BIO-5: Obtain Tree Permit and Adhere to Permit Conditions. For all native oaks trees protected by the City Code that shall be removed or encroached upon as a result of the project, a Tree Permit shall be obtained that includes payment of in-lieu mitigation fees to compensate for oak tree encroachment and removal and/or onsite replacement plantings consisting of both native and nonnative tree species as well as protection measures for the trees that will remain onsite. Obtaining a Tree Permit and adhering to its requirements ensures that CEQA performance standards are satisfied.

With implementation of MM BIO-5, conflicts with the local tree preservation policy would be eliminated and this impact would be less than significant.

f) There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans within the City and no other applicable and approved local, regional, or state habitat conservation plans (see GP EIR, p. 4.8-80). Therefore, there would be no conflict with such plans and no impact. No mitigation is required.

V. Cultural Resources

As described within the Open Space and Conservation Element of the GP, the Roseville region was within the territory of the Native American group called 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. See also GP EIR (pp. 4.9-1 to 4.9-6). Based on a recent cultural resources inventory and evaluation, the SV project site does not contain any known historical or

archaeological resources that are eligible for formal identification or protection by applicable federal or State statutes (see **Attachment 9**, Cultural Resources Inventory and Evaluation Report for Sierra View (June 2021) by ECORP Consulting, Inc.).

Would the SV 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 a historical resource pursuant to in Section 15064.5?		**X**		
b) Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?		**X**		
c) Disturb any human remains, including those interred outside of formal cemeteries?		**X**		

Thresholds of Significance and Regulatory Setting:

The significance of impacts to cultural resources is based directly on questions found in the CEQA Guidelines checklist (see items a–e listed above), as well as legal principles governing impacts to unique archaeological resources, as set forth in Public Resources Code Section 21083.2, and impacts to historical resources, as set forth in CEQA Guidelines Section 15064.5. The Archaeological, Historic, and Cultural Resources section of the GP 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 (NHPA) 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 Public Resources Code (which regulates the treatment of human remains) and Section 21073 et seq. of the 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 historical resources and unique archaeological 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 (Public Resources Code 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) (Public Resources Code Section 21084.1); a resource included in a local register of historical resources (Public Resources Code Section 15064.5(a)(2)); or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (CEQA Guidelines 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 historical or unique archeological resources are known to exist on site; however, the possibility exists of uncovering subsurface resources during project construction (Attachment 9). The possibility also exists for uncovering subsurface cultural resources, including human remains and paleontological or tribal cultural resources (see Section VII. Geology and Soils and Section XVIII. Tribal Cultural Resources). MM CUL-1 would

ensure that all subsurface cultural resource discoveries would be properly handled and managed in accordance with applicable State and federal law. For more detailed procedures related to the discovery and treatment of tribal cultural resources, and other tribal related measures, refer to MMs TCR-1 to TCR-3.

MM CUL-1: Inadvertent Discovery. If subsurface deposits believed to be cultural (historical, archeological, paleontological, or tribal) or human in origin are discovered during construction, all work must halt within a 50-foot radius of the discovery. A qualified professional archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for pre-contact and historic archaeologist shall be retained to evaluate the significance of the find (i.e., whether the subsurface deposits could qualify as an historical resource, a unique archaeological resource, or a tribal cultural resource) and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications and mitigation requirements shall apply, depending on the nature of the find:

1. If the professional archaeologist determines that the find does not represent an historical resource, a unique archaeological resources, or a tribal cultural resource, work may resume immediately, and no agency notifications are required.

2. If the professional archaeologist determines that the find represents a potential historical resource, unique archaeological resource, or tribal cultural resource, the archaeologist shall immediately notify the City and the applicable landowner and/or Applicant. The City shall work with the archaeologist and, if necessary, with other experts or expert agencies (e.g., the State Historic Preservation Officeror, in the case of a potential tribal cultural resource, the relevant Native American organization) to determine whether, based on statutory criteria, the find qualifies as an historical resource, a unique archaeological resource, or a tribal cultural resource. If a determination is made in the affirmative, appropriate mitigation or treatment measures shall be taken, consistent with those set forth in Public Resources Code Section 21083.2, subdivisions (b) through (e), and CEQA Guidelines Sections 15126.4, subdivision (b)(3). Preservation in place is the preferred manner of mitigating impacts to archaeological sites, but data recovery may be permitted where preservation would be inconsistent with project design, logistics, and cost considerations. Work may not resume within the no-work radius until the City determines that the site either: 1) is not an historical resources, a unique archaeological resources, or a tribal cultural; or 2) that the mitigation or treatment measures have been completed to the City's satisfaction.

3. If the find includes human remains, or remains that are potentially human, the City and/or the landowner or Applicant shall ensure that reasonable protection measures are taken to protect the discovery from disturbance (A.B. 2641 [Stats. 2006, ch. 863]). The archaeologist shall notify the Placer County Coroner (per Section 7050.5 of the Health and Safety Code). The provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the Public Resources Code, and A.B. 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner is required by statute to notify the California Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the Project (Public Resources Code Section 5097.98). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Public Resources Code Section 5097.94). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Public Resources Code Section 5097.98). This reburial will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (A.B. 2641). Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

With implementation of MM CUL-1, potential impacts to unknown subsurface unique archaeological resources, historical resources, tribal cultural resources, and human remains would be less than significant.

VI. Energy

Roseville Electric provides electrical power in the City, and Pacific Gas and Electric (PG&E) provides natural gas. The City purchases wholesale electrical power from both the Western Area Power Administration (WAPA), which is generated by the federal government's Central Valley Project, which produces 100 percent hydroelectric energy sources from a system of dams, reservoirs, and power plants within central and northern California (see GP EIR, pp. 2-36 tp 2-37). In addition, up to 50 percent of the City's power is generated at the City-owned Roseville Energy Park (REP) (see GP EIR, p. 2-36). The REP is a 160-megawatt natural-gas-fired power plant that uses a combined cycle gas turbine technology. The City also owns the 48 megawatt combustion-turbine Roseville Power Plant 2 (REP 2), which is used during peak energy use. The City's electric power mix varies from year-to-year, but is approximately 40 percent eligible renewable resources, 13 percent large hydroelectric, 22 percent natural gas, and 24 percent unspecified (see GP EIR, p. 4.15-1 to 4.15-2).

Would the SV project:

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

Thresholds of Significance and Regulatory Setting:

Established in 2002, California's Renewable Portfolio Standard (RPS) currently requires that 33 percent of electricity retail sales be served by renewable energy resources by 2020, and 60 percent by 2030. Pursuant to Senate Bill 100 (2018), the State of California is required to generate 100 percent of electricity from carbon free sources by 2045. The City published a Renewables Portfolio Standard Procurement Plan in June 2018, and continues to comply with the RPS reporting and requirements and standards. There are no numeric significance thresholds to define "wasteful, inefficient, or unnecessary" energy consumption, and therefore significance is based on the questions found in the CEQA Guidelines checklist (see items a and b, above), and by the use of expert judgment supported by facts, relying on the policies, codes, and regulations adopted by the City and by regulatory agencies with regulatory authority related to energy. The analysis considers compliance with regulations and standards, project design as it relates to energy use (including transportation energy), whether the SV project will result in a substantial unplanned demand on the City's energy resources, and whether the SV project will impede the ability of the City to meet the RPS standards.

Discussion of Checklist Answers:

a, b) The SV project would consume energy both during construction and operation. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. However, the energy consumed during construction would be temporary, and would not represent a significant demand on available resources (see GP EIR, p. 4.15-10). Further, there are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy-efficient or that would be wasteful.

The completed SV project would consume energy related to building operation, exterior lighting, landscape irrigation and maintenance, and vehicle trips to and from the SV project site. In accordance with California Energy Code Title 24, the SV project would be required to meet the Building Energy Efficiency Standards. These include, to name a few, standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances. The SV project would also be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand of the SV project.

The GP EIR included an assessment of energy impacts for the entire City planning area. The analysis included consideration of transportation energy, and evaluated walkability, alternative transportation modes, and the degree to which the mix and location of uses would reduce vehicle miles traveled in the plan area. The EIR also included a citywide assessment of energy demand based on the existing and proposed land uses within the City, including the Infill Area where the SV project would be located (see GP EIR, pp. 4.15-12 to 4.15-16). Impacts related to operational energy consumption were found to be less than significant (see GP EIR, p. 4.15-18). Because the SV project, in conjunction with the SVSP project, would not increase the number of residential units that were originally approved for the SV project site in the GP, the SV project would use similar energy as that assumed in the GP. As a result, the SV project is consistent with the current citywide assessment of energy demand, and will not result in substantial unplanned, inefficient, wasteful, or unnecessary consumption of energy. Further, full buildout of the GP, inclusive of the SV project site, would not conflict with any State or local plans for renewable energy and energy efficiency (see GP EIR, p. 4.15-19). Therefore, impacts to energy are less than significant. No mitigation is required.

VII. Geology and Soils

As described in the Safety Element of the GP, 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 a magnitude of approximately 4.0 on the Richter Scale. Due to the geographic location and soil characteristics within the City, the GP indicates that soil liquefaction, landslides, and subsidence are not a significant risk in the area. See also the GP EIR (pp. 4.7-1 to 4.7-14). According to the Natural Resources Conservation Service (NRCS) Soil Survey Database (2020), two types of soil occur on the SV project site: Cometa-Fiddyment complex, present on 1 to 5 percent slopes; and Cometa-Ramona sandy loams, present on 1 to 5 percent slopes (see Attachment 7). According to a 2019 review of geologic maps, literature review, and records search performed at the University of California, Berkeley Museum of Paleontology (UCMP), the SV project site is located in an area known to include rock formations that are of high paleontological sensitivity (GP EIR, pp. 4.7-4 to 4.7-5).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			**X**	
ii. Strong seismic ground			**X**	

	shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides?				
b)	Result in substantial soil erosion or the loss of topsoil?			**X**	
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			**X**	
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			**X**	
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				**X**
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		**X**		

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

a) The SV 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 that have had movement within the last 10,000 years (within the Holocene or Historic time periods);[4] and there are no major active faults in Placer County. The California Geological Survey has prepared a map of the state that 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 SV project area would be well-built to withstand ground shaking from possible earthquakes in the region. Therefore, impacts associated with seismic activity would be less than significant. No mitigation is required.

iv) Landslides typically occur where soils on steep slopes (15 percent or more) become saturated or where natural or manmade conditions have taken away supporting structures and vegetation (see GP EIR, p. 4.7-10). The existing and proposed slopes of the SV project site are not steep enough to present a hazard during development or upon completion of the SV project. In addition, measures would be incorporated during construction to shore up minor slopes and prevent potential earth movement. Therefore, impacts associated with landslides would be less than significant. No mitigation is required.

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 SV project will be limited to the SV project site. Grading activities require a grading permit from the Engineering Division. The grading permit is reviewed for compliance with the City's Construction Standards, including the provision of proper drainage (Section 101), appropriate dust control (Section 111), and erosion control measures (Section 111). 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 SV project would be less than significant. No mitigation is required.

c, d) The soils on the site include Cometa-Fiddyment complex and Cometa-Ramona sandy loams (see Attachment 7). These soil types are not listed as geologically unstable or sensitive in the Natural Resources Conservation Service Soil Survey for Placer County Web Soil Survey.[5] Nor are the soil types listed as expansive in Table 18-1-B of the Uniform Building Code. Therefore, impacts associated with soils would be less than significant. No mitigation is required.

e) Future development on the SV project site would not include septic tanks or any onsite wastewater treatment. The SV project will eventually be hooked up to City sewer facilities. Therefore, there would be no impact. No mitigation is required.

f) No paleontological resources are known to exist on the SV project site per the cultural resources inventory and evaluation conducted for the SV project (see Attachment 9). However, the possibility exists for uncovering subsurface paleontological resources during construction. MM GEO-1, included below, would ensure that all subsurface paleontological discoveries would be properly handled and managed.

> **MM GEO-1**: If paleontological resources are discovered during the course of construction, work shall be halted immediately within 50 meters (165 feet) of the discovery, the City of Roseville shall be notified, and a qualified paleontologist shall be retained to determine the significance of the discovery. If the paleontological resource is considered significant, it should be excavated by a qualified paleontologist and given to a local agency, State University, or other institution with expertise in paleontology, where the resource could be curated and displayed for public education purposes.

[4] See U.S. Geological Survey: http://earthquake.usgs.gov/learn/glossary/?term=active%20fault.
[5] See Natural Resources Conservation Service Web Soil Survey: http://websoilsurvey.nrcs.usda.gov/app/.

With implementation of MM GEO-1, potential impacts to unknown subsurface paleontological resources and human remains would be eliminated and this impact would be less than significant.

VIII. Greenhouse Gases

Greenhouse gases (GHGs) trap heat in the earth's atmosphere. The principal GHGs that enter the atmosphere because of human activities are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated gases. As explained by the U.S. Environmental Protection Agency,[6] 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 GP policies to reduce emissions, changes to City operations, and climate action initiatives. For an inventory of State and Placer County GHGs, refer to the GP EIR (pp. 4.5-3 to 4.5-5).

Would the SV 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:

A.B. 32 (the California Global Warming Solutions Act), signed by Governor Schwarzenegger of California in September 2006, 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 A.B. 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, and has been updated twice.

Senate Bill 32 (S.B. 32) was signed by the Governor on September 8, 2016, to establish a reduction target of 40 percent below 1990 levels by 2030 (see GP EIR, pp. 4.5-7 to 4.5-8). CARB's updated its Scoping Plan in 2017 in order to change the target year from 2020 to 2030, based on the targets established in S.B. 32 (see GP EIR, p. 4.5-7). Critically, the 2017 Scoping Plan also sets the path toward compliance with the 2050 target embodied within Executive Order S-3-05 as well (see GP EIR, p. 4.5-8). According to the 2017 Scoping Plan the statewide 2030 reduction target is 260 million metric tons. The Scoping Plan recommends an efficiency target approach for local governments for 2030 and 2050 target years.

PCAPCD recommends that thresholds of significance for GHG be related to statewide reduction goals and has adopted thresholds that take into account the 2030 reduction target. The thresholds include a de minimis and a bright-line maximum threshold, as well as residential and non-residential efficiency thresholds. In adopting its General Plan 2035, the City included an appendix that contained "implementation measures" consistent with recommended mitigation measures from the EIR for the General Plan. On the question of how to assess the

[6] See EPA Climate Change Overview: https://www.epa.gov/climate-change.

significance of proposed projects' operational GHG-related impacts, the appendix provides that the City should assess whether such projects' GHG emissions exceed "PCAPCD-recommended thresholds of significance" (see GP, Appendix A, p. A-21[7]). The analysis here takes that approach.

Discussion of Checklist Answers:

a, b) Operational GHGs are primarily emitted as a result of vehicle operation associated with trips to and from a project, and energy consumption from operation of the buildings. GHGs from vehicles are assessed based on the vehicle miles traveled (VMT) resulting from a project, on a Citywide basis. At full build out, it is anticipated that the SV project would emit approximately 906.65 metric tons of carbon dioxide equivalent per year (MTCO2e/yr), consisting primarily of mobile emissions (see **Attachment 10**, Greenhouse Gas Emissions Calculations for Sierra View (October 13, 2021) by Raney Planning & Management, Inc.). These projected emissions fall below the PCAPCD-recommended threshold of significance for project-level operational GHG emissions of 1,100 MTCO2e/yr. Therefore, the SV project would not generate operational GHG emissions that would have a significant impact on the environment, and this impact is less than significant. No mitigation is required. Construction-related GHG emissions occur at one point in time and are therefore not typically expected to significantly contribute to climate change. Climate change is a cumulative effect that occurs over time, as emissions increase on a year-to-year basis due to increases in developed area and other factors; construction emissions are a one-time emission source, which end once the SV project is built. Furthermore, the site developer would be required to comply with all PCAPCD rules and regulations for construction, which would reduce exhaust emissions thereby reducing construction-related GHG emissions (see Section III. Air Quality; see also GP EIR, p. 4.5-29). Although the SV project is subject to these rules and regulations, this is not because the SV project would otherwise cause significant construction-related impacts from GHG emissions. The SV project would not exceed the applicable PCAPCD threshold of significance. The PCAPCD's bright-line threshold for project construction emissions is 10,000 MTCO2e/yr; the SV project is estimated to produce 719.07 MTCO2e/yr over the approximately two-year construction period—well below the threshold (see Attachment 10). Therefore, the SV project would not generate construction-related GHG emissions considered to have a significant impact on the environment, and this impact is less than significant. No mitigation is required.

IX. Hazards and Hazardous Materials

The SV project site is undeveloped and does not contain any existing buildings that might contain lead-based paint or other older hazardous building materials. The site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (aka, the Cortese List).[8]

Would the SV 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			**X**	

[7] See https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/General%20Plan/Final%20General%20Plan%202020/A_Implementation%20Measures_Final.pdf.
[8] See California Department of Toxic Substance Control Cortese List: https://dtsc.ca.gov/dtscs-cortese-list/.

into the environment?				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ miles 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) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				**X**
g) 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 questions found in the CEQA Guidelines checklist (see items a–g listed above). A material is defined as hazardous if it appears on a list of hazardous materials prepared by a federal, state or local regulatory agency, or if it has characteristics defined as hazardous by such an agency. The determination of significance based on the above criteria depends on the probable frequency and severity of consequences to people who might be exposed to the health hazard, and the degree to which project design or existing regulations would reduce the frequency of or severity of exposure. As an example, products commonly used for household cleaning are classified as hazardous when transported in large quantities, but one would not conclude that the presence of small quantities of household cleaners at a home would pose a risk to a school located within ¼-mile.

Many federal and State agencies regulate hazards and hazardous substances, including the U.S. Environmental Protection Agency (EPA), California Department of Toxic Substances Control, Central Valley Regional Water Quality Control Board, and the California Occupational Safety and Health Administration. The state has been granted primacy (primary responsibility for oversight) by the 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 SV project site is not within an airport land use plan or within two miles of a public or private use airport.

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 use of hazardous materials during construction, operation of the SV 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. See the GP EIR for more detail (pp. 4.10-2 to 4.10-2). 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 (see GP EIR, p. 4.10-20). No mitigation is required.

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 SV project will not result in the use of any acutely hazardous materials, substances, or waste, therefore there would be no release of these materials with ¼ mile of an existing or proposed school. This impact would be less than significant. No mitigation is required.

d) The SV project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (see GP EIR, pp. 4.10-2 to 4.10-5), Therefore, no impact will occur. No mitigation is required.

e) The SV project site is not within an airport land use plan or within two miles of a public or private use airport see GP EIR, p. 4.10-7). Therefore, there would be no impact. No mitigation is required.

f) This SV project site 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 SV project will cause a less-than-significant impact to the City's Emergency Response or Management Plans (see GP EIR, p. 4.10-26). Furthermore, the SV 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 include 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.

No mitigation is required.

g) The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in

a CAL FIRE responsibility area.[9] Fire suppression is entirely within local responsibility (see GP EIR, p. 4.10-7). Wildland is defined by CAL FIRE as "unincorporated areas covered wholly or in part by trees, brush, grass, or other flammable vegetation."[10] The SV project site is no located in a wildland area; it is located in an urban infill area and is not adjacent to any wildlands. Therefore, the SV project would not expose people to any risk from wildland fire and there would be no impact. No mitigation is required.

X. Hydrology and Water Quality

With respect to groundwater, the City is located in the North American subbasin, which underlies northern Sacramento, southern Sutter, and western Placer counties. The subbasin is bounded by the Bear River on the north, the Feather River and Sacramento Rivers on the west, the American River on the south, and a north/south line extending from the Bear River south to Folsom Lake that passes about 2 miles east of the City of Lincoln. The subbasin encompasses approximately 351,000 acres (see GP EIR, p. 4.13-8). For surface water, the City is located within the Pleasant Grove Creek Basin and the Dry Creek Basin (see GP EIR, p. 4.13-3). 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. See also the GP EIR (pp. 4.13-1 to 4.13-11). The SV project site contains a central manmade drainage ditch that flows south to north into an intermittent tributary that flows east to west, as well as a number of seasonal wetland and vernal pool features scattered around the site (see Attachment 7; see also **Attachment 10**, Preliminary Storm Drainage Evaluation for Sierra View (August 3, 2021) by MacKay & Somps[11]).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			**X**	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			**X**	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on- or off-site;			**X**	

[9] See CAL FIRE Fire Hazard Safety Zone Map: https://egis.fire.ca.gov/FHSZ/.
[10] See CAL FIRE 2018 Strategic Fire Plan for California: https://osfm.fire.ca.gov/media/5590/2018-strategic-fire-plan-approved-08_22_18.pdf, p. 34.
[11] The Preliminary Storm Drainage Report states that 76 residential units will be developed on the project site; however, only 75 are currently planned. MacKay and Somps based this number on an earlier version of the Tentative Map, and have since verified that their analysis and conclusions remain accurate.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; or			**X**	
iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff,			**X**	
d) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?			**X**	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				**X**

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a, c(i), e) The SV project will involve the disturbance of onsite 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 issue and others, the developer is required to apply for and receive approval from the City for 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 that 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

development such as the SV project. 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. See also the GP EIR (pp. 4.13-28 to 4.13-30, 4.13-33 to 35). See Attachment 10 for specific detail on storm drain infrastructure and detention proposed as part of the SV project to ensure compliance with all applicable measures, permits, and programs by improving drainage and reducing impacts, including installing a network of drainage pipes, large box culverts, a detention basin, vegetated swales, disconnected impervious surfaces, and bioretention facilities.

All of these measures, permits, and programs, which are required for the SV project, are put in place to ensure that impacts to surface water quality are negligible or less than significant, as would be the case here (see also Attachment 10, p. 13). As a result of these requirements, the SV project would not: violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; substantially alter the existing drainage pattern of the site in a manner that results in substantial erosion or siltation; or conflict with a surface water quality control plan. Also to note is that the West Placer Groundwater Sustainability Agency, which is the governing groundwater sustainability agency for the region, has not yet finalized and adopted a sustainable groundwater management plan; thus, there can be no conflict with such a sustainable groundwater management plan. Therefore, impacts to these resources would be less than significant. No mitigation is required.

b) The SV 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 City's Urban Water Master Plan and evaluated in the GP EIR. The SV project is consistent with the GP land use designation, in that it does not exceed the planned and approved full buildout of the City's Infill Area, and is thus consistent with the citywide evaluation of water supply (see GP EIR, p. 4.13-31). As a result, the SV project would not substantially decrease groundwater supplies. Furthermore, all permanent stormwater quality control measures must be designed to comply with the Stormwater Quality Design Manual, which requires the use of bioswales and other onsite detention and infiltration methods. These standards ensure that stormwater will continue to infiltrate into the groundwater aquifer and that potential water quality impacts from such groundwater recharge would be less than significant. Given the lack of significant impacts to groundwater, there would not be a conflict with a sustainable groundwater management plan. Therefore, impacts to these resources would be less than significant. No mitigation is required.

c(ii,iii), d) A portion of the SV project site is located in a 200-year flood hazard zone, which means that, statistically, a flood event would occur once every 200 years on these portions of the site (see GP EIR, p. 4.13-37). However, the SV project has been reviewed by City Engineering staff for conformance with City ordinances and standards. The SV project includes adequate and appropriate facilities to ensure no net increase in the amount or rate of stormwater runoff from the site, and which will adequately convey stormwater flows. See the discussion above on design and construction standards. See also the GP EIR (pp. 4.13-35 to 4.13-41). In fact, improvements made to the site as a result of eventual development would treat and mitigate flood waters in a manner that does not currently occur and better distribute flood water, along with water quality measures, throughout the entirety of the site (see Attachment 10, p. 13). Moreover, the entire City has 200-year flood protection currently in place. Therefore, impacts resulting from runoff would be less than significant. No mitigation is required.

d) The SV project has been reviewed by City Engineering staff for conformance with City ordinances and standards. Although a portion of the site is located in a 200-year flood hazard zone (see discussion above on checklist items c(ii,iii), d), the SV project is not located within either the Federal Emergency Management Agency floodplain or the City's Regulatory Floodplain (defined as the floodplain which will result from full buildout of the City) (see Attachment 10). Moreover, the entire City has 200-year flood protection currently in place. Therefore, the SV project will not impede or redirect flood flows. Nor will it be inundated. The SV project is located within an area of relative flat topography and is not near a waterbody or other feature that could cause a seiche or tsunami

(see GP EIR, p. 4.13-41). Therefore, there would be less-than-significant impacts with regard to these criteria. No mitigation is required.

XI. Land Use and Planning

The SV project site is currently undeveloped and designated/zoned for both Medium Density Residential/R3 (Multi-Family Housing) (Infill Planning Parcel 100) and Low Density Residential/R1 (Single-Family Residential (Infill Planning Parcel 100). The area surrounding the parcels is fully developed and designated/zoned according to Table 1 above.

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				**X**
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?		**X**		

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to land use is based directly on questions found in the CEQA Guidelines checklist (see items a and b listed above). Consistency with applicable City GP 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 area around the SV project site is fully developed as planned, for residential (mostly low density and some medium density), recreation (a golf course), and some public use (a public school). The SV project site, currently planned for medium density residential, is now proposed as low density residential. This change would not alter the underlying land use for the property, which would remain residential. Indeed, it would better align the SV project site with existing low density residential development to the north, northeast, and east of the site. The SV project would be required to adhere to all City Design Standards to ensure its design features comported with and complemented those of the surrounding developments (see GP EIR, p. 4.1-17). Therefore, the SV project will not physically divide an established community and there would be no impact. No mitigation is required.

b) The SV project would, if approved, formally change the land use designation and zoning for the SV project site; therefore, at that time, it would not conflict with any specific adopted land use plans or zoning designations. Furthermore, the underlying use of the SV project site as residential development will continue to comport with the underlying anticipated use that exists in current planning documents, albeit at a reduced degree of development (see GP, p. 4.1-24). The reduction in housing on the site would in turn reduce potential environmental impacts and therefore reduce the risk of policy violations. As well, the SV project will be required to adhere to all City Design/Construction Standards, which would ensure local regulations were honored. The SV project will, however, require the removal of several protected trees in conflict with the City's Tree Ordinance. However, this potentially significant impact is mitigated by application for and approval of a Tree Permit that will

contain conditions of approval and/or measures, as prescribed in MM BIO-4, to ensure tree removal results in a less-than-significant impact. After implementation of MM BIO-4, this impact would be less than significant.

XII. Mineral Resources

The Surface Mining and Reclamation Act (SMARA) of 1975 requires the State Geologist to classify land into Mineral Resource Zones (MRZs) 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). There are four broad MRZ categories (MRZ-1 through MRZ-4), and only MRZ-2 represents an area of known significant mineral resources. CDMG published Open File Report 95-10, which provides the mineral classification map for Placer County. There is only one small MRZ-2 designation area, located at the far eastern edge of the City. But largely, the City does not overlie any known deposits of economically valuable mineral resources (see GP EIR, p. 4.7-1)

Would the SV 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 questions found in the CEQA Guidelines checklist (see items a and b listed above). Mineral resources are regulated pursuant to the above-referenced programs and agencies.

Discussion of Checklist Answers:

a, b) The SV project site is not in the one small portion of the City known to include any mineral resources that would be of local, regional, or statewide importance. Therefore, the SV project would have impacts on mineral resources. No mitigation is required.

XIII. Noise

The area immediately surrounding the SV project site consists primarily of residences and a golf course, with a public school located southeast of the site and two local roadways leading to, or adjacent to, the site. The nearest arterial roadways are Washington Avenue and Atlantic Street, but both are separated from the SV project site by development. Thus, there are no potential sources of significant noise in the area. Ambient noise levels surrounding the SV project site are made up of typical residential noises, with fixed noise sources such as landscape activities (leaf blowers, mowers, etc.) (see GP EIR, p. 4.6-55) and transportation noises such as local traffic (see GP EIR, p. 4.6-50), as well as fixed noise sources associated with landscaping and maintaining golf course greens.

Would the SV project:

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

Thresholds of Significance and Regulatory Setting:

Standards for transportation noise and non-transportation noise affecting existing or proposed land uses are established within the GP Noise Element. The significance of other noise impacts is based directly on questions found in the CEQA Guidelines checklist (see items b and c listed above), as well as the GP Noise Element, the City's Noise Ordinance, and the professional judgment of City staff and consultants. The Findings of the Implementing Procedures indicate that compliance with the City Noise Regulation (RMC Ch. 9.24) will prevent significant non-transportation noise. 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.

Section 9.24.030(G) of the Noise Ordinance exempts noise from private construction (e.g., construction, alteration, or repair activities) between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sunday; however, all construction equipment must be fitted with factory installed muffling devices and all construction equipment shall be maintained in good working order. These exemptions are typical of City and County noise ordinances and reflect the recognition that construction-related noise is temporary in character, is generally acceptable when limited to daylight hours, and is part of what residents of urban areas expect as part of a typical urban noise environment (along with sirens, etc.).

The SV project site 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 SV project area.

Discussion of Checklist Answers:

a, b) The area immediately surrounding the SV project site includes noise-sensitive land uses, specifically residential and school facilities (see GP EIR, p. 4.6-5). Temporary, short-term construction noise would occur during project construction. However, Section 9.24.030(G) of the City's Noise Ordinance exempts noise from private construction that occurs between 7 a.m. and 7 p.m. on weekdays and 8 a.m. and 8 p.m. on weekends from City noise standards, provided that all construction equipment is fitted with factory installed muffling devices and maintained in good working order (see GP EIR, p. 4.6-48). Project construction would occur within these hours and construction equipment would be outfitted and maintained as prescribed in the Ordinance, pursuant to MM NOISE-1.

> **MM NOISE-1**: Limits Hours of Construction and Muffle/Maintain Construction Equipment. Project construction shall occur only between the hours of 7 a.m. and 7 p.m. on weekdays and 8 a.m. and 8 p.m. on weekends to limit construction noise. All construction equipment shall be fitted with factory installed muffling devices and maintained in good working order, pursuant to City Noise Ordinance Section 9.24.150(G).

With implementation of MM NOISE-1, potential impacts associated with construction noise would be less than significant.

Section 9.24.100 of the City's Noise Ordinance establishes operational sound level standards by which exposure of sensitive receptors to noise is regulated for area-wide sources, including fixed sources, such as those associated with residential development, and transportation sources, such as local traffic. Hourly sound levels are limited to 50 dB Leq in the daytime (7:00 a.m. to 10:00 p.m.) and 45 dB Leq at nighttime (10:00 p.m. to 7:00 a.m.) (see GP EIR, p. 4.6-38). Hourly sound levels are limited to 70 dB Lmax in the daytime (7:00 a.m. to 10:00 p.m.) and 65 dB Lmax at nighttime (10:00 p.m. to 7:00 a.m.). The permanent ambient noise levels associated with the proposed residential development would be similar to, if not the same as, surrounding residential development. Quiet urban daytime noise levels are expected to be approximately 50 dBA with nighttime levels around 40 dBA, with landscaping activities such as lawnmowing at a maximum of approximately 68 dBA (see GP EIR, p. 4.6-4). These levels do not exceed the City's standards. Further, the project developer, and future residents, would be required to comply with City Noise standards, and the City considers this to be adequate for preventing significant noise impacts, including those related to local traffic. Therefore, there would be a less-than-significant impact to a permanent increase in ambient noise as a result of project operation. No mitigation is required.

c) Surrounding uses may experience short-term increases in groundborne vibration and groundborne noise levels during construction. However, these increases would only occur for a short period of time and would only occur during daytime hours, per MM NOISE-1. While the noise generated may be a minor nuisance, the City Noise standards are designed to ensure that impacts are not unduly intrusive. There would be no excessive groundborne vibration or groundborne noise during project operation as these events are not associated with low density residential development (see GP EIR, p. 4.6-67). Therefore, with implementation of MM NOISE-1, potential impacts associated with groundborne vibration and groundborne noise would be less than significant.

d) The SV project site 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 SV project area. Therefore, there is no impact. No mitigation is required.

XIV. Population and Housing

The SV project site is located within the Infill Area and has a land use designation of Medium Density Residential. The GP Table II-4 identifies the total number of residential units and population anticipated as a result of buildout of the City. The GP had allocated a total 223 medium density residential units for the property (inclusive the adjacent development to the south with 55 existing medium density residential units).

Would the SV project:

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to population and housing is based directly on questions found in the CEQA Guidelines checklist (see items a and b listed above). The GP governs planned growth within the City.

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 SV project will induce growth, but planned growth. The SV project is consistent in its underlying land use with the GP and proposes less growth (fewer residential units) on the SV project site than is approved under the GP. Thus, any growth induced by the SV project was already identified and its effects disclosed and mitigated through the GP process. Therefore, the impact would be less than significant. No mitigation is required.

b) The SV project site is undeveloped and vacant. No housing exists on the SV project site, and thus no people or housing would be directly displaced by the SV project. The SV project would, however, reduce the number of residential units that were planned for the site, which would create a violation of the 2019 Housing Crisis Act (S.B. 330) absent an offsetting increase in residential capacity elsewhere within the City. However, these units are being reallocated to two other parcels within the City, as described and analyzed in the subsequent Addendum, for a net zero loss of planned housing units within the City. Therefore, the impact would be less than significant. No mitigation is required.

XV. Public Services

The Roseville Fire Department provides fire protection, fire suppression, emergency medical services, and hazardous materials management within the City. The SV project site is approximately 1.4 miles from its nearest fire station, Fire Station No. 1 at 401 Oak Street (see GP EIR, p. 4.11-2). The City Police Department, headquartered at 1051 Junction Boulevard, provides primary law and traffic enforcement services within the City limits (see GP EIR, p. 4.11-1). The SV project site is within the Roseville City School District and adjacent to Ferris Spanger Elementary School. Lastly, the SV project site is located nearby two community parks: Diamond Oaks Park and Woodbridge Park.

Would the SV 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 questions found in the CEQA Guidelines checklist (see items a–e listed above). The GP EIR addressed the level of public services which would need to be provided in order to serve planned growth in the community (see GP EIR, Section 4.11). In all proposed growth areas of the City, the City has adopted policies, Development Agreements, or other requirements or conditions that identify the physical facilities needed to serve growth, and the funding needed to provide for the construction and operation of those facilities and services. In addition, the SV project has been routed to the various public service agencies, both internal and external, to ensure that the SV 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. Additionally, the Applicant would be required to pay a fire service construction fee, which is used for purchasing capital facilities for the Fire Department; thus, any expansion of physical facilities required for firefighting would be a result of this program and not any one individual development. Therefore, existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure a less-than-significant impact to fire services and firefighting facilities (see GP EIR, pp. 4.11-23 to 4.11-25). No mitigation is required.

b) Funding for police services is provided through the collection of property taxes and sales taxes. Further, the SV project is required to pay the City's public facilities fee, which is used to construct or expand facilities, such as the police station, as needed to accommodate the GP policy regarding levels of service. Any expansion of physical facilities required for providing police services would be a result of City-wide decisions and not as a result of any one individual development. Therefore, existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure a less-than-significant impact to police services and law enforcement facilities (see GP EIR, pp. 4.11-22 to 4.11-23). No mitigation is required.

b) The SV project would be required to pay school impact fees at a rate determined by the local school district and state law. School fees are collected prior to the issuance of building permits, consistent with City requirements. The Infill Area is almost fully developed and school sites have already been established based on full buildout of the GP for that area. Thus, school facilities would not be impacted by the SV project in a manner that would result in substantial adverse physical impacts causing significant environmental impacts. Therefore, existing codes, regulations, and facilities plans are sufficient to ensure a less-than-significant impact to schools and school facilities (see GP EIR, pp. 4.11-25 to 4.11-27). No mitigation is required.

c) Pursuant to Conditions of Approval for the proposed development, future residents will be required to pay special taxes collected with the annual property tax bill for each residential parcel, associated with the Infill Community Facilities District No. 4, which provides funding for park services. The Infill Area is almost fully developed and parks have already been established and would not be impacted by the SV project in a manner that would result in substantial adverse physical impacts causing significant environmental impacts (see XVI. Recreation). Therefore, existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure a less-than-significant impact to parks and park facilities. No mitigation is required.

d) The City operates its own library system of three (3) libraries: the Maidu Library, the Downtown Library, and the Martha Riley Community Library. The SV project will pay, at the time of the issuance of a building permit, the City's public facilities fee, which provides funding for capital improvements related to City facilities. Any expansion of physical facilities required for providing library services would be a result of City-wide decisions and not as a result of any one individual development. In addition, the City charges fees to end-users for other services, such as garbage and greenwaste collection, in order to fund those services. Any expansion of facilities required for those services would likewise be a product of City-wide decisions and not as a result of any one individual development. Therefore, existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure a less-than-significant impact to other public facilities. No mitigation is required.

XVI. Recreation

The SV project site is undeveloped with no approved recreational facilities, but it is located adjacent and to the east of a private golf course (Sierra View) and south of another golf course (Diamond Oaks), albeit separated by low density housing. Also located nearby the site are two community parks (Diamond Oaks Park and Woodbridge Park) as well as recreational facilities located within nearby public schools (Ferris Spanger Elementary School and Roseville High School). Overall, the City possess an abundance of private and public recreational facilities, by design (see GP EIR, pp. 4.11-10 to 4.11-14).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			**X**	
b) 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 questions found in the CEQA Guidelines checklist (see items a–b listed above). The GP and other City planning mechanisms govern planned recreation within the City.

Discussion of Checklist Answers:

a) The SV project does not exceed the planned buildout of the GP and in fact reduces the number of residential units planned for the Infill Area. Notwithstanding, the GP EIR took into account the use of neighborhood and regional recreational facilities at full buildout in its analysis, and found the potential impact to be less than significant (GP EIR, p. 4.11-27). Also, proposed development will include a private home owners' association (HOA) owned and maintained park and open space for the enjoyment of its future residents, which would reduce any potential usage of other existing nearby recreational facilities (see Attachment 1). The SV project must comply all existing codes, regulations, funding agreements, and facilities plans that govern recreation, which would further ensure that no existing recreation facilities would incur significant physical deterioration as a result of the SV project. Therefore, there would be a less-than-significant impact to City recreation facilities. No mitigation is required.

b) The proposed development includes a private HOA owned and maintained park (see Attachment 1). The construction of this park would occur as one part of the overall development being proposed as part of the SV project; thus, it is analyzed throughout this document. Each impact conclusion reached, and mitigation measure proposed, applies to the construction of this park. There would be no unforeseen or new impacts related to the construction of this park, which will be part of the overall project analyzed in this IS. As demonstrated throughout this initial study, the SV project would have a less than significant effect on the environmental with some mitigation. Therefore, the construction of this community park also would have less-than-significant impacts with mitigation.

XVII. Transportation/Traffic

The SV project site is surrounded by two local roadway thoroughfares: Diamond Oaks Road to the north and Shasta Street to the east and south. The site is undeveloped and does not contain any internal roadways or formal pedestrian or bike paths.

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			**X**	
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			**X**	
c) Substantially increase hazards due to a design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?			**X**	
d) Result in inadequate emergency access?			**X**	

Thresholds of Significance and Regulatory Setting:

The City has adopted the following plans, ordinances, or policies applicable to checklist item a: Pedestrian Master Plan, Bicycle Master Plan, Short-Range Transit Plan, and GP Circulation Element. The SV project is evaluated for consistency with these plans and the policies contained within them. For checklist item b, the CEQA Guidelines Section 15064.3 establishes a detailed process for evaluating the significance of transportation impacts. In accordance with this section, the analysis must focus on the generation of VMTs; effects on automobile delay cannot be considered a significant impact. The City developed analysis guidance and thresholds as part of the 2035 GP Update project approved in July 2020. The detailed evaluation and justification is contained within the GP EIR (see GP EIR, pp. 4.3-21 to 4.3-30).

Future projects consistent with the GP will not require further VMT analysis, pursuant to the tiering provisions of CEQA. For projects which are inconsistent, CEQA Guidelines Section 15064.3(b) allows lead agencies discretion to determine, in the context of a particular project, whether to rely on a qualitative analysis or performance-based standards. CEQA Guidelines Section 15064.7(b) allows lead agencies the discretion to select their own thresholds and allow for differences in thresholds based on context.

Quantitative analysis would not be required if it can be demonstrated that a project would generate VMT which is equivalent to or less than what was assumed in the GP EIR. When quantitative analysis is required, the threshold of 12.8 VMT/capita may be used for projects not within the scope of the GP EIR, provided the cumulative context of the 2035 GP has not changed substantially. Since approval of the 2035 GP, the City has not annexed new land, substantially changed roadway network assumptions, or made any other changes to the 2035 assumptions, which would require an update to the City's VMT thresholds contained within the GP EIR. Therefore, the threshold of 12.8 VMT/capita remains appropriate.

For checklist item b, the analysis here is primarily qualitative because the nature of a project is such that it would not generate VMT that exceeds what was assumed in the GP EIR (see GP EIR, p. 4.3-29; see also **Attachment 12**, Transportation Impact Study for Sierra View (September 7, 2021) by Fehr & Peers, p. 7). Impacts associated with checklist items c and d are assessed based on the expert judgment of the City Engineer and City Fire Department, as based upon facts and consistency with the City's Design and Construction Standards.

Discussion of Checklist Answers:

a) The City has adopted a Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan. The SV project was reviewed for consistency with these documents. The SV project includes all minor residential streets with pedestrian sidewalks and connectivity to both Diamond Oaks Road and Shasta Street (see Attachment 1). This style of roadway development is consistent with the policies of the adopted, applicable documents listed above. Therefore, there would be no conflict and a less-than-significant impact (see GP EIR, pp. 4.3-40 to 4.3-43). No mitigation is required.

b) Pursuant to the GP EIR and the *January 2021 Amendments to the City of Roseville Design and Constructions Standards*, VMT analysis is not required for projects that fall within the scope of land uses analyzed in the GP EIR because it can be assumed that such projects would generate equivalent or less VMT than what was assumed in the GP EIR (see Attachment 12, p. 7). If a project falls within these parameters, then it is considered to not exceed the City's VMT threshold, resulting in a less-than-significant impact (see GP EIR, p. 4.3-29). The proposed development is a reduced version of the originally approved housing density that was analyzed in the GP EIR. As a result, it would not exceed VMT projections that were analyzed in the GP EIR. Therefore, no additional VMT analysis is required and there would be a less-than-significant impact. No mitigation is required.

c, d) The SV project's interior roadways would be constructed to comply with applicable City's Design Standards, Fire Codes and other emergency-related design standards, pursuant to standard conditions of approval. Indeed, the SV project has been reviewed by the City Engineering and City Fire Department staff and has been found to be consistent with these regulations. For more information on emergency project site access and roadway safety

features, refer to Attachment 12, pp. 6 to 7 and the Tentative Map in Attachment 1. Compliance with existing regulations ensures that impacts associated with transportation-related hazards and emergency access would be less than significant. No mitigation is required.

XVIII. Tribal Cultural Resources

As described within the Open Space and Conservation Element of the GP, the Roseville region was within the territory of the Nisenan (also Southern Maidu or Valley Maidu). See the GP EIR for additional tribal regional history (pp. 4.9-2 to 4.9-4). Two large permanent Nisenan habitation sites have been identified and protected within the City's open space (in Maidu Park). Numerous smaller tribal cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. A majority of documented sites containing tribal cultural resources within the City are located in areas designated for open space uses.

Would the SV 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), or		**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 unique archeological resources and historical 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 of 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) A cultural resources inventory and evaluation survey was conducted for the SV project site (see Attachment 9). That evaluation did not find any site, feature, place, cultural landscape that is listed or eligible for listing in the 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). However, the possibility exists of uncovering subsurface tribal resources during project construction (see Attachment 9) that might qualify for listing. MM CUL-1 would ensure that all subsurface tribal cultural discoveries would be properly handled and managed in accordance with applicable State law. With implementation of MM CUL-1, potential impacts to unknown subsurface tribal cultural resources that might qualify for listing would be eliminated and this impact would be less than significant.

b) Notice of the SV project was mailed to tribes that had requested such notice pursuant to A.B. 52. Notice was also provided pursuant to S.B. 18 for early consultation for the amendment of general plans (see **Attachment 13**, Tribal Consultation Letters). A request for consultation was received by one culturally affiliated tribe—the United Auburn Indian Community (UAIC)—on August 18, 2021, The City proceeded to consult with this Tribe. The Tribe indicated the possibility that tribal cultural resources may exist onsite that would be of significance to them and that may be unearthed during construction. After consultation discussions between the Tribe, the City, and the Applicant, the following mitigation measures were developed to address this potential impact taking into account tribal preferences and best practices.

Mitigation Measure TCR-1: Unpaid Tribal Observation
A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the Construction Manager shall notify the City of the proposed earthwork start-date, in order to provide the City representative sufficient time to contact the consulting tribe(s). A single tribal representative shall be invited to, at its discretion, voluntarily observe any or all ground-disturbing activities during construction. The tribe shall be provided 72 hours to accept or decline observation. The single tribal observer shall be required to comply with all job site safety requirements and shall sign a waiver of liability prior to entering the job site. Should the tribe choose not to observe any or all of the activity, the City shall deem the mitigation measure completed in good faith without tribal observation as long as the notification was made and documented.

Mitigation Measure TCR-2: Contractor Awareness Training
The Construction Manager shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources and tribal cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the City of any occurrences; and project-specific requirements; and enforcement of penalties and repercussions for non-compliance with the program.

The training shall be prepared by a qualified professional archaeologist and reviewed by City for approval, and may be provided in an audio-visual format, such as a DVD. The Construction Manager shall provide culturally affiliated tribes that consulted on the project the option of attending the initial training in person and/or providing additional materials germane to the unanticipated discovery of tribal cultural resources for incorporation into the training.

The training program shall be required for all construction supervisors, forepersons, and operators of ground-disturbing equipment and all personnel shall be required to sign a training roster and display a hardhat sticker that is visible to City inspectors. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the City as proof of compliance.

Mitigation Measure TCR-3: Post-Review Discovery Procedures
If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction

Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and (if present) tribal monitor, or, in the absence of either, contact the consulting tribe(s) and a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations in coordination with the consulting tribe(s) if the find is a tribal cultural resource.

All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional and consulting tribes and approved by the City, this may include modification of the no-work radius.

The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural or tribal resource or has the potential to be a cultural or tribal cultural resource. The consulting tribe shall also be given the opportunity to provide, within one business day of being notified, a determination as to whether or not the find represents a tribal cultural resource or has the potential to be a tribal cultural resource.

The type of discovery, as described below will determine the subsequent actions. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions.

Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted.

The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City:

- Response to False Alarms: If the professional archaeologist determines that the find is negative for any cultural indicators, and tribal representatives have not indicated the find is a tribal cultural resource, then work may resume immediately upon notice to proceed from the City's representative. No further notifications or archaeological consultation is necessary if it is determined that the discovery is not a cultural or tribal cultural resource of any kind. The professional archaeologist shall provide written documentation of this finding to the City, which shall include as an attachment any written documentation provided by tribal representatives or monitors.

- Response to Non-Tribal Discoveries: If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and a tribal representative shall have the opportunity to determine whether the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by a [tribe(s)], the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to

indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction.

- Response to Tribal Discoveries: If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the consulting tribe(s) and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction.

- Response to Human Remains: If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist and (if present) tribal monitor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code).

  If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

With implementation of MM TCR-1, MM TCR-2, and MM TCR-3, in conjunction with implementation of MM CUL-1, potential impacts to unknown subsurface tribal cultural resources that might be of significance to applicable tribes would be less than significant.

XIX. Utilities and Service Systems

Water and wastewater services for the SV project site are provided by the City, storm water would be transferred via pipe into the City's offsite storm drain system, and solid waste would be collected by the City's Refuse

Department (see GP EIR, pp. 4.12-1, 4.12-6, 4.12-10). The City also would provide electric service to the site, while natural gas would be provided by PG&E (see GP EIR, p. 4.12-11).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or which could cause significant environmental effects?			**X**	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			**X**	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			**X**	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			**X**	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			**X**	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to utilities and service systems is based directly on questions found in the CEQA Guidelines checklist (see items a–e listed above) and regulated by a variety of State and local rules.

Discussion of Checklist Answers:

a) The SV project includes construction of a variety of utilities infrastructure, including sewer pipes and manholes, water lines, fire hydrants, electricity and cable lines, storm drain pipes/culverts and a stormwater basin, etc. (see Attachment 1, p. 2), which would tie into the City's facilities or other providers' facilities. Construction of this onsite infrastructure would allow the SV project to be properly serviced but would not result in the relocation, construction, or expansion of any larger infrastructure facilities, such as a wastewater treatment plant, because the Infill Area where the SV project would be located is accounted for as existing development that is serviceable by existing facilities, versus new development in areas where specific plans have been or are

being prepared, which likely will trigger an expansion of facilities (see GP EIR, pp. 4.12-20 to 4.12-24). Onsite project utility infrastructure is designed to be consistent with the GP and to comply with all applicable regulations. As well, the Applicant or developer will be required to pay fees that fund the operation of the facilities and the construction of major infrastructure. Furthermore, construction of onsite infrastructure has been considered throughout this checklist as part of overall project development; thus, any associated potential environmental impacts are fully disclosed and mitigated, if necessary. Therefore, the SV project would be no significant environmental impacts associated with the relocation, construction, or expansion of infrastructure and infrastructure facilities, and this impact would be less than significant. No mitigation is required.

b) The *City of Roseville 2015 Urban Water Management Plan* (UWMP), adopted May 2016, estimates water demand and supply for the City through the year 2040, based on existing land use designations and population projections.[12] In addition, the GP EIR estimates water demand and supply for ultimate buildout (see GP EIR, pp. 4.12-25 to 4.12-26). The SV project is consistent with existing underlying land use designations in that is does not exceed buildout assumptions, and is therefore consistent with the assumptions of the UWMP and GP EIR, which found a less-than-significant impact regarding water supply (see GP EIR, p. 4.12-28). In fact, the SV project, in conjunction with SVSP project, will decrease overall City water use by approximately 2.0 acre feet per year less than the usage calculated for the previously approved land uses (see the Addendum for more detail). The UWMP indicates that existing water supply sources are sufficient to meet all near-term needs, estimating an annual water demand of 48,762 acre-feet per year (AFY) by the year 2035 and existing surface and recycled water supplies in the amount of 60,400 AFY in normal years (see GP EIR, p. 4.12-24). The UWMP establishes some water supply deficit during dry year scenarios, but establishes that mandatory water conservation measures and the use of groundwater to offset reductions in surface water supplies are sufficient to offset the deficit. Thus, the SV project would not require new or expanded water supply entitlements. Therefore, there would be a less-than-significant impact to water supply. No mitigation is required.

c) The SV 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 PGWWTP has the capacity to treat 9.5 million gallons per day (mgd) and is currently treating 7.1 mgd (see GP EIR, p. 4.12-29). The SV project is projected to result in approximately 14,630 gpd (or 0.015 mgd) of wastewater, so there are no concerns that the PGWWTP could serve the SV project (see **Attachment 14**, Sewer Capacity Evaluation for Sierra View (April 21, 2021) by Woodard & Curran, p. 1). Further, the SV project is consistent with existing underlying land use designations in that is does not exceed buildout assumptions, which is how infrastructure capacity is planned. Moreover, the SV project, in conjunction with SVSP project, will decrease overall City wastewater generation by approximately 0.07 million gallons per day than the generation calculated for the previously approved land uses (see the Addendum for more detail).Therefore, the volume of wastewater generated by the SV project could be accommodated by PGWWTP, and the SV project would not contribute to an exceedance of applicable wastewater treatment requirements (see GP EIR, p. 4.12-30). The impact would be less than significant. No mitigation is required.

d, e) The Western Placer Waste Management Authority is the regional agency handling recycling and waste disposal for the City 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 with a permitted capacity of 36.4 million cubic yards and a remaining capacity of 29.1 million cubic yards (see GP EIR, p. 4.12-31). Under current projected development conditions, the WRSL has a projected lifespan extending through 2058. Thus, there is sufficient capacity to serve the SV project. Though the SV 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 analyzed in the GP EIR and found to be less than significant on solid waste infrastructure (see GP EIR, p. 4.12-32). Moreover, all residences and

[12] See City Urban Water Management Plan: https://www.roseville.ca.us/government/departments/environmental_utilities/at_your_service/water_supply/urban_water_management_plan.

business in the City pay fees for solid waste collection, a portion of which is collected to fund eventual solid waste disposal expansion. Thus, the SV project will not result in any new impacts associated with major solid waste infrastructure. Environmental Utilities staff has reviewed the SV project for consistency with policies, codes, and regulations related to waste disposal and waste reduction regulations and policies and has found that project design is in compliance. Therefore, impacts associated with solid waste would be less than significant. No mitigation is required.

XX. Wildfire

The City is not located within or near a state responsibility area and also is not located within a Very High Fire Hazard Severity Zone.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response land or emergency evacuation?				**X**
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				**X**
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				**X**
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				**X**

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to wildfire is based directly on questions found in the CEQA Guidelines checklist (see items a–d listed above). 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 and designates state responsibility areas.

Discussion of Checklist Answers:

a–d) Checklist questions a–d above do not apply, because the SV project site is not in or near a state

responsibility area. fire suppression is entirely within local responsibility. Therefore, there is no impact.

XXI. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		**X**		
b) Have impacts that 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 the past projects, the effects of other current projects, and the effects of probable future projects.)			**X**	
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		**X**		

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to mandatory findings of significance is based directly on questions found in the CEQA Guidelines checklist (see items a–c listed above).

Discussion of Checklist Answers:

a–c) The SV project's general "potential to substantially degrade the quality of the environment" has been addressed throughout this IS. Impacts to biological resources are addressed above in the section devoted to that topic. Impacts associated with examples of the major periods of California history or prehistory are addressed in earlier sections addressing cultural resources and tribal cultural resources. The potential for environmental effects to cause substantial adverse effects on human beings is addressed in prior sections on air quality, hazards and hazardous materials, and water quality. The cumulative impacts to which the SV project will contribute in small part do not deviate beyond what was contemplated in the GP EIR (see GP EIR, Section 5.2) and do not exceed an thresholds of significant when considered in conjunction with the SVSP project (refer to the Cumulative Considerations section at the end of this combined CEQA document for more detail). With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this checklist, and assorted permitting conditions, the SV project would not

have a significant impact on the habitat of any plant or animal species, cultural resources, or human health. Based on the foregoing, the SV project would 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 the Sierra View Redesignation and Rezoning Project and determined that with mitigation the impacts are less than significant. As demonstrated in the initial study checklist prepared for this Mitigated Negative Declaration, there are no significant effects that cannot be reduced to less than significant effects through mitigation and therefore an EIR is not required. Therefore, on the basis of the foregoing initial study:

> [**X**] I find that the proposed SV 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

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

MND ATTACHMENTS

MND Attachment 1 – Sierra View Tentative Subdivision Map and Redesignation/Rezoning Exhibits

MND Attachment 2 – Arborist Report (June 18, 2020) by California Tree and Landscape Consulting, Inc.

MND Attachment 3 – Tree Removal Information for Tree Permit for Sierra View (August 3, 2020) by MacKay & Somps

MND Attachment 4 – Special-Status Plant Survey Report for Sierra View (August 2020) by Madrone Ecological Consulting

MND Attachment 5 – Valley Elderberry Longhorn Beetle Habitat Survey for Sierra View (August 18, 2020) by Madrone Ecological Consulting

MND Attachment 6 – Dry-Season & Wet-Season Branchiopod Survey (August 19, 2020) by Madrone Ecological Consulting

MND Attachment 7 – Aquatic Resources Delineation Report for Sierra View (July 31, 2020) by Madrone Ecological Consulting

MND Attachment 8 – Jurisdictional Determination for Sierra View (June 4, 2021) by U.S. Army Corps of Engineers

MND Attachment 9 – Cultural Resources Inventory and Evaluation Report for Sierra View (June 2021) by ECORP Consulting, Inc.

MND Attachment 10 – Greenhouse Gas Emissions Calculations for Sierra View (October 13, 2021) by Raney Planning & Management, Inc.

MND Attachment 11 – Preliminary Storm Drainage Evaluation for Sierra View (August 3, 2021) by MacKay & Somps

MND Attachment 12 – Transportation Impact Study for Sierra View (September 7, 2021) by Fehr & Peers

MND Attachment 13 – Tribal Consultation Letters

MND Attachment 14 – Sewer Capacity Evaluation for Sierra View (April 21, 2021) by Woodard & Curran

MND Attachment 15 – Mitigation Monitoring and Reporting Plan

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

6th ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2008032115, ADOPTED ON MAY 5, 2010)

Project Title/File Number:	Sierra Vista Specific Plan (SVSP) Redesignation and Rezoning Project / File No. PL21-0161
Project Location:	3301 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-030-000) (Parcel WB-41) / 3250 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-029-000) (Parcel WB-31)
Project Description:	The SVSP project consists of amending the General Plan designation and modifying the zoning for SVSP Parcel WB-41 from Community Commercial to Medium Density Residential and from CC to RS/DS and increasing the density of SVSP Parcel WB-31 from 23.7 units per acre to 26.4 units per acre to increase its total planned high-density residential units from 263 to 293. Other approvals and entitlements from the City include a Small Lot Tentative Subdivision Map for Parcel WB-41 with 63 medium-density residential lots and all related amendments to the SVSP.
Project Applicant:	Westpark SV 400, LLC Contact: John Tallman
Property Owner:	Westpark SV 400, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309

CEQA Guidelines sections 15162 through 15164 deal with what is often called “subsequent review” under the California Environmental Quality Act (CEQA). These sections are based on statutory language found in Public Resources Code section 21166. CEQA Guidelines section 15162 sets forth the conditions and facts that require a public agency, in considering a proposed project connected to a previously certified Final Environmental Impact Report (EIR), to prepare a so-called “subsequent EIR.” Section 15163, in turn, identifies conditions and facts in which a “supplement to an EIR” may suffice in lieu of a full subsequent EIR. Section 15164, in turn, sets forth the conditions and facts in which neither one of these two documents is necessary, so that an addendum to the previously certified Final EIR may suffice. In general, an addendum to a previously certified Final EIR may be prepared for a project where only minor technical changes or additions are necessary or where none of the conditions calling for the preparation of a subsequent EIR have occurred. Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the certified Final EIR for consideration by the hearing body.

Here, the relevant Final EIR was prepared and certified for the Sierra Vista Specific Plan (SVSP) in 2010. That document combined project-level review for most areas but only program-level review for areas within the so-called Urban Reserve (UR), inclusive of the two parcels on which the proposed SVSP Redesignation and Rezoning project (SVSP project) addressed in this document would be located. Subsequently, however, with

the adoption of a Mitigated Negative Declaration (MND) in 2012 (2012 MND), this entire UR area was given General Plan, Specific Plan, and zoning designations anticipating a mix of residential, retail, commercial, public space, and open space uses. Taken together, the programmatic analysis of the UR area in the 2010 Final SVSP EIR and the project-level analysis for the former UR area in the 2012 MND create the practical equivalent of a project-level EIR for the former UR area, matching the project-level analysis for the rest of the SVSP area found in the 2010 Final SVSP EIR.

In *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949, the California Supreme Court explained that "[o]nce a project has been subject to environmental review and received approval, [Public Resources Code] section 21166 and CEQA Guidelines section 15162 limit the circumstances under which a subsequent or supplemental EIR must be prepared. These limitations are designed to balance CEQA's central purpose of promoting consideration of the environmental consequences of public decisions with interests in finality and efficiency." The subsequent review provisions, accordingly, are "designed to ensure that an agency that proposes changes to a previously approved project "explore[s] environmental impacts *not* considered in the original environmental document" (*id*. at p. 951 [italics added]). "This assumes that at least some of the environmental impacts of the modified project were considered in the original environmental document, such that the original document retains some relevance to the ongoing decision-making process. A decision to proceed under CEQA's subsequent review provisions must thus necessarily rest on a determination—whether implicit or explicit—that the original environmental document retains some informational value" (*ibid*).

Consistent with these legal principles and CEQA Guidelines provisions governing subsequent review, the City of Roseville (City) prepared the analysis below in order to determine whether any of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred. For purposes of this analysis the prior EIR under consideration is the 2010 SVSP Final EIR as augmented by the project-level analysis for the former UR areas as set forth in the 2012 MND. For purposes of the subsequent review provisions of the CEQA Guidelines, these two documents are treated as the practical equivalent a single, complete, integrated project-level EIR for the former UR areas, in which the two subject parcels are located. After conducting its analysis in light of the Final EIR and 2012 MND, the City determined that an addendum to that previously certified Final EIR/MND is the appropriate environmental document for the SVSP project, as discussed and demonstrated below. This Addendum appropriately focuses only on those aspects of the SVSP project or its impacts that require additional discussion in light of the environmental analysis already found in the SVSP Final EIR.

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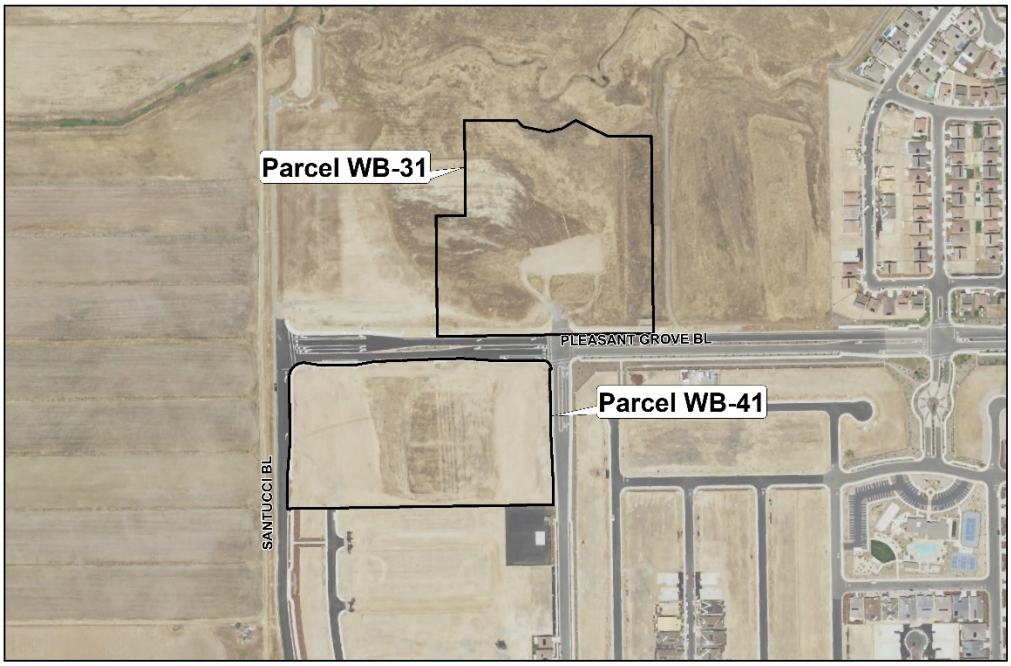
PROJECT DESCRIPTION

As described in the introduction to this combined CEQA document, the SVSP project is one of two related actions that will be considered, and possibly approved, simultaneously in order for the City to comply with the 2019 California Housing Crisis Act (Senate Bill [S.B.] 330), and specifically with Government Code Section 65300. The development associated with these actions would occur in different areas of the City with different applicable planning documents and require different types of CEQA analysis. To avoid confusion and ensure the most appropriate analysis is conducted, these actions are considered individually using different CEQA tools but in a combined larger document that also considers them cumulatively.

Project Location

The SVSP project is located in the northern part of the City of Roseville (City) Sierra Vista Specific Plan (SVSP) area, both north and south of Pleasant Grove Boulevard and east of Santucci Boulevard. The affected area consists of Parcels WB-31 and WB-41, which are approximately 11.20 acres and 10.11 acres in size, respectively.[1] The site address is 3301 Pleasant Grove Boulevard, Roseville, CA 95661 and the Assessor's Parcel Number for WB-41 is 496-100-030-000. See **Figure 1** below and **Attachment 1** for additional locational maps. See also the figure in the introductory portion of this combined CEQA document.

Figure 1: SVSP Project Location



Background and Environmental Setting

The SVSP was approved on May 5, 2010 (file #2007PL-044). An EIR was certified (SVSP EIR) and a Mitigation Monitoring Program (MMRP) was adopted along with the SVSP. At the time, Parcels WB-31 and WB-41 were not yet created and instead were included as part of a larger piece of land within the northwest portion of the plan area known and designated as the Urban Reserve (UR) area. While the majority of the Specific Plan area was analyzed on a project level within the SVSP EIR, the UR area was analyzed mostly at a programmatic level.

[1] See Sierra Vista Specific Plan, Chapter 4 Land Use: https://www.roseville.ca.us/government/departments/development_services/planning/specific_plans_planning_areas/sierra_vista_specific_plan.

Subsequently, on June 15, 2012, the UR area was redesignated and rezoned into a mix of residential, retail, commercial, public space, and open space land uses. This action, which included approval of GP and SVSP amendments, a rezone, and a tentative map (file #2011PL-043), created the two parcels that are the subjects of this document. Prior to taking these planning actions, the City adopted a Mitigated Negative Declaration (MND) that augmented the SVSP EIR and provided any missing project-level CEQA analysis for the UR area (2012 MND). Taken together, the SVSP EIR and the 2012 MND constitute the totality of the EIR upon which this Addendum is based.[2]

Parcel WB-31 is currently designated in the City of Roseville General Plan (GP) and the SVSP as High Density Residential (HDR) and zoned for (Multi-Family Housing) (R3) and allocated 263 units under the GP. Parcel WB-41 is designated in the GP and SVSP as Community Commercial (CC) and zoned for Community Commercial (CC). Both parcels are undeveloped. The immediate area surrounding the parcels is also relatively undeveloped; however, approximately 30% percent of the SVSP area has already been developed.

Table 1: Surrounding Land Uses

Location	Zoning	General Plan Land Use	Actual Use of Property
Site: *Parcel WB-31*	(Multi-Family Housing) R3	High Density Residential (HDR)	Undeveloped
North	Open Space (OS)	Open Space (OS)	Undeveloped (Parcel WB-80)
South	Community Commercial (CC) Small Lot Residential/Development Standards (RS/DS)	Community Commercial (CC) Low Density Residential (LDR) (Age Restricted)	Undeveloped (Parcel WB-41) Developed with single-family homes(Parcel WB-3A)
East	R3	High Density Residential (HDR)	Undeveloped (West Roseville Specific Plan Parcel W-16)
West	Parks and Recreation (PR) R3	Park (PR) High Density Residential (HDR)	Undeveloped (Parcel WB-52) Undeveloped (Parcel WB-30)
Site: *Parcel WB-41*	CC	Community Commercial (CC)	Undeveloped
North	R3	High Density Residential (HDR)	Undeveloped (Parcel WB-31)
South	RS/DS Public/Quasi-Public (P/QP)	Medium Density Residential (MDR) Public/Quasi-Public (Lift Station)	Developed with single-family homes(Parcel WB-20) Developed with a lift station (Parcel WB-62)
East	RS/DS	Low Density Residential (LDR) (Age Restricted)	Developed with single-family homes (Parcel WB-3A)
West	F-B-X 80 Ac. Min.	Agriculture/Timberland	Unincorporated Placer County Agricultural Uses

The SVSP project site as described above is undeveloped but has been previously graded during construction

[2] The SVSP Final EIR serves as the primary source of information from which this Addendum derives its analysis and conclusions, with reliance on the 2012 MND as necessary. The environmental impacts assessed in this document were considered in detail in the SVSP Final EIR and were addressed in numerous mitigation measures that apply to the proposed project. The SVSP FEIR, therefore, retains substantial relevancy and informational value to this action. (See *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 951).[3] Although the older checklist could be used for this Addendum because of the date of publication of the original EIR, the updated checklist is used instead as part of a good-faith effort to provide the most up-to-date information to decisionmakers and the public (Public Resources Code Section 21002.1(e); CEQA Guidelines Sections 15002(a)(1), 15003(c)).

operations related to adjacent and nearby development. It is dominated by relatively flat topography supporting annual grasslands. There are no structures on the properties. No native oak trees or other trees are present on the subject parcels as the area has been rough graded in the past and maintained.

Proposed SVSP Project

The SVSP project would increase the density of Parcel WB-31 from 23.7 units per acre to 26.4 units per acre, as allowable under the GP, and increase its total planned high-density residential units by 30—from 263 to 293. The SVSP project also would redesignate Parcel WB-41 from Community Commercial to Medium Density Residential through a GP amendment and rezone it from CC (Community Commercial) to RS/DS (Small Lot with Development Standards) and create a Small Lot Tentative Subdivision Map with 63 medium-density residential lots (see Attachment 1). The SVSP project includes an amendment to the SVSP to reflect these changes (see **Attachment 2**, Amended Sierra Vista Specific Plan). As stated in the introduction to this combined CEQA document, these new 93 residential units capture the 93-unit reduction that would result from the redesignation and rezone of the SV project site, described and analyzed in the MND portion of this combined document.

This action will require the following approvals and entitlements:

- Consideration of the Addendum together with the Final EIR for the SVSP (inclusive of the 2012 MND)
- GP Amendment for SVSP Parcel WB-41 from Community Commercial to Medium Density Residential
- Rezoning for SVSP Parcel WB-41 from CC to RS/DS
- Amendments to SVSP:
    - Revise text regarding Parcel WB-31 to include the 30 reallocated units
    - Change Parcel WB-41 from Community Commercial to Medium Density Residential and revise the SVSP Land Use Map
    - Revise text regarding Parcel WB-41 to include the zoning change and the 63 reallocated units
    - Delete Section B.12 of the SVSP
    - Revise Sections 6.4 and 6.5 and associated figures
- Amendment to the Westbrook Development Agreement
- Small Lot Tentative Subdivision Map for SVSP Parcel WB-41 including 63 medium-density residential lots.

PURPOSE AND SCOPE OF ADDENDUM

Basis for Addendum

This Addendum has been prepared pursuant to CEQA Guidelines Section 15164. As explained earlier, an addendum is an appropriate subsequent review document EIR when some changes to a project are necessary, but those changes do not create new or increased significant environmental impacts that warrant major revisions to the previously certified Final EIR (CEQA Guidelines Sections 15162(a), 15164(a); see *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 946; *Save Our Heritage Organization v. City of San Diego* (2018) 28 Cal.App.5th 656, 668). Also, an addendum is appropriate when circumstances surrounding a project have not substantially changed and when no new information of substantial importance has been uncovered that indicates the project would create new significant impacts or increase the severity of the previously identified significant impacts; see discussion immediately below (CEQA Guidelines Sections 15162(a), 15164(a)).

Notably, in assessing whether a proposed project change is eligible for an addendum, public agencies may account for mitigation measures to which an applicant has agreed (see, e.g., *River Valley Preservation Project v. Metropolitan Transit Development Bd.* (1995) 37 Cal.App.4th 154, 168 [“even a substantial increase in the severity of an environmental impact does not require … the preparation of an SEIR if mitigation measures are adopted which reduce the impact to a level of insignificance”]; *Citizens Against Airport Pollution v. City of San*

Jose (2014) 227 Cal.App.4th 788, 809-811 ["[t]o offset the loss of four acres of burrowing owl habitat, the eight[h] addendum includes a number of mitigation measures"]; and *Snarled Traffic Obstructs Progress v. City and County of San Francisco* (1999) 74 Cal.App.4th 793, 802 [discusses mitigation required in connection with addendum]). The addition of new mitigation measures triggers the need for a subsequent EIR or a supplement to an EIR only in two circumstances. Under the first, measures "previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure" (CEQA Guidelines Section 15162(a)(1)(3)(C)). Under the second circumstance, measures "considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure" (*id*. at Section 15162(a)(1)(3)(D)). Under both circumstances, an applicant's agreement to the mitigation measures in question preserves the project's eligibility for an addendum. Where there are new or revised regulatory standards, new technology and modern data, and/or updated best practices, mitigation measures may be updated in an addendum from those approved in the certified Final EIR and approved mitigation monitoring and reporting program (MMRP) without triggering the need for a subsequent EIR (see, e.g., *Mani Brothers Real Estate Group v. City of Los Angeles* (2007) 153 Cal.App.4th 1385, 1403 ["[m]itigation measures adopted when a project is approved may be changed or deleted if the agency states a legitimate reason for making the changes and the reason is supported by substantial evidence"]; *Napa Citizens for Honest Government v. Napa County Bd. of Supervisors* (2001) 91 Cal.App.4th 342, 359).

Substantial evidence presented in this Addendum demonstrates that the SVSP project, described above and analyzed below, does not create any new significant impacts or increase the severity of previously identified significant impacts in the SVSP EIR (inclusive of the 2012 MND). Nor are there any new circumstances or new information that would create such impacts or require more robust analysis (CEQA Guidelines Section 15162(a)). All of the impacts of the SVSP project were examined in the applicable prior CEQA documents. Therefore, an addendum is the appropriate CEQA document, and a subsequent or supplemental EIR is not warranted (CEQA Guidelines Section 15164(e)).

Significant and Unavoidable Impact Conclusions in the Previous EIR

The SVSP EIR identified the following impacts as significant and unavoidable at full buildout:

- Conversion of agricultural land to developed uses
- Inducement of substantial population growth
- Increased traffic on City of Roseville roadways
- Increased traffic on State Highways, including Interstate 80
- Increased traffic on Placer County roadways
- Increased emissions of fugitive dust and PM10 from grading and trenching activities (short term)
- Increased emissions of ozone precursors during construction (short-term)
- Increased emissions of air pollutants during operation
- Loss of oak trees of greater than 6 inches diameter breast height (dbh) (short-term)
- Removal of historically significant properties and/or loss of historic integrity of such resources
- Increased demand for solid waste services at the Western Regional Sanitary Landfill
- Increased demand for solid waste services at the Materials Recovery Facility (MRF)
- Construction debris demand for solid waste services
- Alteration of the visual character of the site and vicinity
- New sources of light and glare

The SVSP EIR also identified the following cumulative impacts as significant and unavoidable at full buildout:

- Agricultural land conversion
- Air pollutant emissions from construction

- Air pollutant emissions from operation
- Contribution to greenhouse gas emissions/global warming
- Onsite noise levels that exceed City standards
- Offsite noise levels that exceed City standards
- Traffic impacts to Roseville, Placer County, Sacramento County, Sutter County and State facilities
- Increased demand for water
- Increased demand for recycled water distribution system
- Increased generation of solid waste
- Change in visual character

City Council adopted a Statement of Overriding Considerations for these impacts when it certified the SVSP EIR.

ENVIRONMENTAL DOCUMENTS RELIED UPON

- Sierra Vista Specific Plan EIR, certified May 5, 2010 (SCH# 2008032115)

The SVSP EIR was certified by City Council on May 5, 2010. The analysis within this Addendum relies mostly on the SVSP EIR (inclusive of the Westbrook Specific Plan Amendment to Sierra Vista Specific Plan MND, listed below), with minor supplements or technical updates where appropriate, and attached hereto. As demonstrated in the environmental checklist below, the project's impacts remain the same as or lesser than the impacts described in the SVSP EIR because the project presents the same uses and use types envisioned and analyzed for the entirety of the SVSP area. In the case of the change from a community commercial designation to a residential designation, the footprint-related impacts would be no different. The 2010 SVSP EIR is available for review at the Civic Center, 311 Vernon Street, Roseville, CA or online at https://www.roseville.ca.us/government/departments/development_services/planning/specific_plans_planning_areas/sierra_vista_specific_plan.

- Westbrook Specific Plan Amendment to Sierra Vista Specific Plan MND, adopted June 15, 2012 (SCH# 2008032115)

The SVSP was amended in 2012 to redesignate and rezone the Urban Reserve (UR) area. As a result, this 2012 MND was prepared and adopted by City Council on June 15, 2012. The analysis within this Addendum relies mostly on the SVSP EIR but references this MND are included, where applicable. The MND is available for review at the Civic Center, 311 Vernon Street, Roseville, CA or online at https://www.roseville.ca.us/government/departments/development_services/planning/specific_plans_planning_areas/sierra_vista_specific_plan.

- 2035 General Plan Update EIR, certified August 5, 2020 (SCH# 2019080418)

The *2035 General Plan Update EIR* (GP EIR) updated all Citywide analyses, including for vehicle miles traveled, greenhouse gas emissions, water supply, water treatment, wastewater treatment, and waste disposal. When applicable, the topical sections within the checklist summarize the findings within the GP EIR. The GP EIR is available for review at the Civic Center, 311 Vernon Street, Roseville, CA or online at https://www.roseville.ca.us/government/departments/development_services/planning/general_plan_development_guidelines.

EXPLANATION OF ENVIRONMENTAL CHECKLIST

The purpose of this environmental checklist is to conduct subsequent environmental review for the proposed changes to the SVSP pursuant to CEQA Guidelines sections 15162, 15163, and 15164. This checklist evaluates the environmental resources in terms of any "changed condition" (i.e., changed circumstances, project changes,

or new information of substantial importance) that may result in a changed environmental result. A "no" answer in one of the checklist boxes does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

Checklist Evaluation Categories

Where Was Impact Analyzed in Prior EIR?
This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue listed under each topic.

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

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

Since certification of the previous EIR, there have been five amendments to the SVSP with five accompanying addenda to its EIR. Each amendment was found to be within the scope of the environmental impact conclusions presented in the SVSP EIR, and no mitigation measures required updating or revisions. Thus, although some circumstances have changed within the vicinity of the SVSP project site, those changes did not result in new significant environmental impacts that were not considered in the SVSP EIR. Nor did they substantially increase the severity of a previously identified impact. Further, no new projects or other development beyond those contemplated in the SVSP EIR or GP EIR have been approved or proposed within the vicinity of the SVSP project site that could impact or increase the project's environmental effects. As a result, all boxes in this column in the checklist below are marked "No."

Any New Information Requiring New Analysis or Verification?
Pursuant to Section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either "yes" or "no" will be answered to indicate whether there is new information showing that: (A) the SVSP project will have one or more significant effects not discussed in the prior environmental documents; (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the SVSP project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives that are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the SVSP project proponents decline to adopt the mitigation measure or alternative. If "no," then no additional environmental documentation (supplemental or subsequent EIR) is required.

Since certification of the prior EIR, the Appendix G Checklist in the CEQA Guidelines has been updated, effective early 2019.[3] This updated checklist material is not considered "new information" as defined in CEQA Guidelines Section 15162(a)(3), as it does not constitute any change in governing law or any new facts showing the existence of new significant effects or substantially more severe significant effects. Moreover, as demonstrated below, none of the updates to the Appendix G Checklist require new analysis related to impacts that were not known or that could not have been known at the time the SVSP EIR was prepared. Nor is the City aware of any new information of substantial importance that shows that mitigation measures or alternatives previously found to be infeasible would actually now be feasible and would substantially reduce one or more significant effects of the SVSP project or that mitigation measures or alternatives considerably different from those analyzed in the previously certified CEQA documents would substantially reduce one or more significant effects. Moreover, the City is not aware of any other new information not already included in this document that might bear relevance on the SVSP project's CEQA analysis. As a result, all boxes in this column in the checklist below are marked "No."

Any Mitigation Measures?
Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures (MMs) to address effects in the related impact category. In some cases, the MMs have already been implemented. A "Yes" response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time or whether it would apply to development on the SVSP project site. If "No" is indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

Discussion of Checklist Answers
A discussion is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue and how the SVSP project relates to the issue. The discussion also provides details on applicable mitigation measures from the prior EIR and their status, denoting the ones that require ongoing or future implementation and that would be required for development on the SVSP project site. Mitigation measures that are either not relevant to the SVSP project because they pertain to a different area or land use or have already been implemented are not discussed. Each discussion section also contains an ultimate conclusion, including whether the City can conclude that the SVSP project does not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the prior CEQA documents.

ENVIRONMENTAL CHECKLIST

I. Aesthetics

For the environmental setting, refer to Section 4.14.2 of the SVSP EIR. Except as provided in Public Resources Code Section 21099(d) (applicable only to specific types of infill projects within transit priority areas), would the SVSP project:

[3] Although the older checklist could be used for this Addendum because of the date of publication of the original EIR, the updated checklist is used instead as part of a good-faith effort to provide the most up-to-date information to decisionmakers and the public (Public Resources Code Section 21002.1(e); CEQA Guidelines Sections 15002(a)(1), 15003(c)).

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Have a substantial adverse effect on a scenic vista?	**SVSP EIR Impact 4.14-3**	**No**	**No**	**No**	**No**
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?	**Same**	**No**	**No**	**No**	**No**
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	**SVSP EIR Impact 4.14-1**	**No**	**No**	**No**	**No**
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	**SVSP EIR Impact 4.14-2**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

Aesthetic resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). All aesthetic impacts were identified as significant and unavoidable. There is no change in the SVSP project significant enough so as to alter the environmental impact conclusions for this issue. The proposed density and land use changes do not introduce development to properties not already planned for development. The proposed uses are substantially consistent with the buildout assumptions for the SVSP and would not increase the severity of already identified aesthetic significant impacts (see 2012 MND, p. 11). Indeed, impacts related to light and glare from the previously approved commercial development on Parel WB-41 onto adjacent open space (Impact 4.14-2) would be reduced by its conversion to residential use.

The SVSP project has been evaluated for compliance with the City's Community Design Guidelines (CDG) and the design guidelines established in the SVSP. As they relate to aesthetics, these standards ensure the high-quality design and architectural character of any buildings developed as well as minimum landscaping standards. As it relates to light and glare, mitigation would ensure that outdoor lighting would not significantly impact the adjacent open space area to the north. Also, lighting is conditioned to comply with the CDG to limit the height of light standards and also require cut-off lenses and glare shields to minimize light and glare impacts. Thus, the impacts of the SVSP project fall within the scope of the impacts already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: None.

Conclusion: As described above, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding aesthetic resources.

II. Agricultural & Forestry Resources

For the environmental setting, refer to Section 4.1.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
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? (V.1b-DEIR volume)	**SVSP EIR Impact 4.1-5**	**No**	**No**	**No**	**Yes**
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	**SVSP EIR Impact 4.1-3**	**No**	**No**	**No**	**Yes**
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	**N/A**	**No**	**No**	**No**	**No**

Code Section 51104(g))?					
d) Result in the loss of forest land or conversion of forest land to non-forest use?	**N/A**	**No**	**No**	**No**	**No**
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?	**N/A**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Agricultural resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND); there are no forest resources within the SVSP area. There is no element of the SVSP project that would change the environmental impact for this section—the SVSP project site will still be fully developed. The SVSP EIR concluded that development of the SVSP area would convert fallow grazing land to urbanized development. The SVSP project will result in the same impact, as it falls within the planned development footprint of the SVSP. The SVSP 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 that has been 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. Although in the past, portions on or near the SVSP project site were classified as "Farmland of Local Importance," that classification changed once the site was redesignated and rezoned in 2012 (see 2012 MND, p. 12). Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the SVSP project regarding agriculture and forestry resources.

- SVSP EIR MM 4.1-2. Agricultural Conversion Policies

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding agricultural and forestry resources.

III. Air Quality

For the environmental setting, refer to Section 4.4.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Conflict with or obstruct implementation of the applicable air quality plan?	**SVSP EIR Impacts 4.4-1 to 4.4-4, 4.4-5**	**No**	**No**	**No**	**Yes**
b) 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?	**Same**	**No**	**No**	**No**	**Yes**
c) Expose sensitive receptors to substantial pollutant concentrations?	**SVSP EIR Impact 4.4-4**	**No**	**No**	**No**	**Yes**
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	**SVSP EIR Impact 4.4-6**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Air quality was adequately addressed in the SVSP EIR (inclusive of the 2012 MND). For construction, the SVSP EIR concluded that standard dust control and other construction measures would be sufficient to avoid particulate matter and ozone precursor construction impacts, but that reactive organic gases would remain significant. However, all construction-related impacts could be mitigated to less than significant levels (see 2012 MND, p. 15). Construction activity associated with the SVSP project remain consistent with the scale of activity and resulting scope of impacts analyzed in the SVSP EIR (inclusive of the 2012 MND). For operation, the SVSP project changes the balance of land uses in the area from the approved changes made in 2012, but not in a manner that would increase emissions. Indeed, the proposed redesignation and rezoning of Parcel WB-41 from commercial to residential would substantially reduce the anticipated traffic trips generated by the development, as well as reduce projected vehicle miles travelled (VMT) (see XVII. Transportation/Traffic), which would in turn reduce operational air emissions for the SVSP area related to vehicle use. Any incremental increases in traffic or VMT associated with the increased density of Parcel WB-31 would be more than offset by the substantial reductions on WB-41. Furthermore, any impacts associated with odor would be reduced with the decrease in commercial development because commercial development has the potential to produce some objectionable odors whereas residential development rarely does (see GP EIR, p. 4.4-50). Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding air quality impacts.

- SVSP EIR MM 4.4-1. Dust and Construction Control Policies;
- SVSP EIR MM 4.5-1. Reduction of Operational Emissions

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding air quality.

IV. Biological Resources

For the environmental setting, refer to Section 4.8.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
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 Wildlife or U.S. Fish and Wildlife Service?	**SVSP EIR Impacts 4.8-2, 4.8-3 to 4.8-6, 4.8-11, 4.8-13 to 4.8-17**	**No**	**No**	**No**	**Yes**
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	**SVSP EIR Impacts 4.8-2, 4.8-4 to 4.8-7, 4.8-10, 4.8-11, 4.8-13 to 4.8-17**	**No**	**No**	**No**	**Yes**
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	**SVSP EIR Impacts 4.8-1 to 4.8-2, 4.8-11**	**No**	**No**	**No**	**Yes**
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	**SVSP EIR Impact 4.8-8**	**No**	**No**	**No**	**Yes**

established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?					
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	**SVSP EIR Impact 4.8-9**	**No**	**No**	**No**	**No**
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?	**SVSP EIR Impact 4.8-12**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Biological Resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). Mitigation measures were adopted to reduce impacts to wetlands, vernal pool species, Swainson's hawk, burrowing owl, and other protected raptors nesting and foraging habitat to less-than-significant levels. No wetlands or water features exist on the SVSP project site, although some exist on parcels near the site (see 2012 MND, p. 19). Further, the site is devoid of trees or other natural features. It is primarily populated by non-native annual grasses, and the ground has undergone significance disturbance, likely as a result of nearby roadway and parcel development. However, the site does retain some potential to host special-status species. There are no differences between the SVSP project and the approved SVSP that are significant enough to change the environmental impact conclusions for this section. The SVSP project site was already planned for full development, and that will not change (see 2012 MND, p. 19). Further, the subject property, as part of a larger development area, has received a Biological Opinion from the U.S. Fish and Wildlife Service and Section 404 permit from the U.S. Army Corps of Engineers, as well as Section 401 certification from the State. Moreover, the Applicant has purchased the required compensatory mitigation. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding biological resources impacts.

- SVSP EIR MM 4.8-3. Avoid Nesting Sites
- SVSP EIR MM 4.8-4. Onsite and Offsite Grassland Preservation
- SVSP EIR MM 4.8-5. Wildlife Movement Protection Policies
- SVSP EIR MM 4.8-7. Offsite Surveys
- SVSP EIR MM 4.14-3. Avoid Light Spillover in Open Space Areas

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding biological resources.

V. Cultural Resources

For the environmental setting, refer to Section 4.9.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in Section 15064.5?	**SVSP EIR Impacts 4.9-1 to 4.9-2, 4.9-4**	**No**	**No**	**No**	**Yes**
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	**SVSP EIR Impacts 4.9-1, 4.9-4**	**No**	**No**	**No**	**Yes**
c) Disturb any human remains, including those interred outside of formal cemeteries?	**Same**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

Cultural resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR found that no known cultural resources exist on the SVSP project site (see also 2012 MND, p. 22). The SVSP then discussed the potential for subsurface remains or deposits to be found during onsite or offsite construction, and included mitigation measures requiring a cessation of work should any item of cultural interest be found. The mitigation was found to render potential impacts less than significant. The SVSP project would result in the same impact, and the mitigation remains applicable to the SVSP project. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the SVSP project regarding cultural resources impacts.

- SVSP EIR MM 4.9-1. Cease Work and Consult with Qualified Archaeologist

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding cultural resources.

VI. Energy

For the environmental setting, refer to Section 4.12.5.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	**SVSP EIR Impacts 4.12.5-1 to 4.12.5-2**	**No**	**No**	**No**	**No**
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	**Same**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Energy was adequately addressed in the SVSP EIR (inclusive of the 2012 MND). Electricity in the area is provided by Roseville Electric and natural gas is provided by Pacific Gas & Electric (PG&E). The SVSP EIR concluded that development and implementation of the SVSP would add land uses that would increase the demand for electrical services. However, Roseville Electric determined there were no constraints to providing a reliable energy source to serve the development proposed in the SVSP area. Impacts 4.12-5.1 and 4.12-5-2 in the SVSP EIR evaluated the potential for development of the SVSP to increase demands for electricity and natural gas and found these impacts to be less than significant.

The SVSP project would consume energy both during construction and operation, but consumption would be within the scope originally considered in the SVSP EIR (inclusive of the 2012 MND) because both parcels are planned for full development and will remain planned for full development. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. However, the energy consumed during construction would be temporary, and would not represent a significant demand on available resources. There are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy efficient or which would be wasteful. The completed SVSP project would consume energy related to building operation, exterior lighting, landscape irrigation and maintenance, and vehicle trips to and from the use. In accordance with California Energy Code Title 24, the SVSP project would be required to meet the Building Energy Efficiency Standards. These include, to name a few, standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances. The SVSP project would also be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand of the SVSP project.

The SVSP was distributed to both PG&E and Roseville Electric for comments prior to its publication, and was found to conform to the standards of both providers; thus, energy supplies are available to serve the SVSP project. The SVSP project will not result in inefficient, wasteful, or unnecessary consumption of energy. Nor

would it conflict with or obstruct State or local plans for renewable energy or energy efficiency, especially in consideration of efficiency requirements in SVSP EIR MM 4.5-2 (discussed below). Moreover, the substantial reduction in operational traffic trips from the redesignation and rezoning of Parcel WB-41 from commercial to residential would in turn reduce the localized consumption of fossil fuels, which is the "largest energy consuming sector in California" (GP EIR, p. 4.15-12; see XVI. Transportation/Traffic for more detail).Thus, the impacts of the SVSP project fall within the scope of the impacts already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: No MMs are applicable to the SVSP project regarding impacts to energy resources because no significant impacts exist; however, the following MM is included as a means to further reduce energy usage.

- SVSP EIR MM 4.5-2. Additional Measures to Reduce GHG Emissions (Provisions relating to Energy and Water Efficiency)

Conclusion: As described above, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Additionally, implementation of SVSP EIR MM 4.5.2, Additional Measures to Reduce GHG Emissions (Provisions relating to Energy and Water Efficiency), would further reduce energy usage by the SVSP project. Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding energy.

VII. Geology and Soils

For the environmental setting, refer to Section 4.7.2 (and 4.9.2 for paleontological resources) of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	**SVSP EIR Impact 4.7-4**	**No**	**No**	**No**	**No**
ii. Strong seismic ground shaking?	**SVSP EIR Impact 4.7-4**	**No**	**No**	**No**	**No**

iii. Seismic-related ground failure, including liquefaction? iv. Landslides?					
b) Result in substantial soil erosion or the loss of topsoil?	**SVSP EIR Impacts 4.7-1, 4.7-3**	**No**	**No**	**No**	**No**
c) Be located on a geologic 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?	**SVSP EIR Impact 4.7-2**	**No**	**No**	**No**	**No**
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	**SVSP EIR Impact 4.7-2**	**No**	**No**	**No**	**No**
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?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	**SVSP EIR Impact 4.9-3**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

Geology and soils were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that there would be no impacts to or around the SVSP project site associated with seismic activity, landslides, or soils, and no impact related to septic tanks or alternative wastewater disposal systems, as neither are planned for the SVSP area (see 2012 MND, p. 24). The SVSP did find a potential impact related to the discovery of subsurface paleontological resources during onsite or offsite construction, and included a mitigation measure requiring a cessation of work and review should any such item be found. The mitigation was found to render potential impacts less than significant. These same conclusions would apply to the SVSP project, especially given that they are site-specific and not specific to any particular land use. Further, site development would require a grading permit that would be reviewed for compliance with the City standards to ensure erosion control measures were implemented (see 2012 MND, pp. 23 to 24). Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding impacts associated with geology and soils.

- SVSP EIR MM 4.9-3. Cease Work Until Review conducted by Qualified Paleontologist and Recommendations Implemented

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding geology and soils.

VIII. Greenhouse Gases

For the environmental setting, refer to Section 4.5.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	**SVSP EIR Impacts 4.5-1 to 4.5-2**	**No**	**No**	**No**	**Yes**
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	**SVSP EIR Impact 4.5-1**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

Greenhouse gas (GHG) emissions were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that buildout of the SVSP project area would cause significant and unavoidable impacts with respect to GHG emissions. Mitigation measures were adopted to reduce the SVSP project's GHG emissions and resultant impacts, but they still remain significant and unavoidable (see 2012 MND, p. 17). Construction activity associated with the SVSP project remains consistent with the scale of activity and resulting scope of impacts anticipated in the SVSP EIR (inclusive of the 2012 MND). For operational impacts, while the SVSP project proposes changes to the balance of land uses in the area from the approved changes made in 2012, it does not do so in a manner that would increase emissions. Indeed, the proposed redesignation and rezoning of Parcel WB-41 from commercial to residential would substantially reduce the anticipated traffic trips generated by the development, even including the additional density proposed for Infill Planning Parcel WB-31, as well as reduce projected vehicle miles travelled (VMT) (see XVII. Transportation/Traffic), which would in turn substantially reduce GHG emissions for the SVSP project site related to vehicle use (mobile emissions are the number one source of GHG emissions [see GP EIR, p. 4.5-20]). GHG emissions, from both the construction and operational phases, would result in impacts consistent with or lesser than those analyzed in the SVSP EIR. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding GHGs.

- SVSP EIR MM 4.4-1. Dust and Construction Control Policies
- SVSP EIR MM 4.5-1. Reduction of Operational Emissions
- SVSP EIR MM 4.5-2. Additional Measures to Reduce GHG Emissions

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding GHGs.

IX. Hazards and Hazardous Materials

For the environmental setting, refer to Section 4.10.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	**SVSP EIR Impact 4.10-1**	**No**	**No**	**No**	**No**
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?	**SVSP EIR Impacts 4.10-3 to 4.10-7**	**No**	**No**	**No**	**Yes**
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ miles of an existing or proposed school?	**SVSP EIR Impact 4.10-1**	**No**	**No**	**No**	**No**
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?	**SVSP EIR Impact 4.10-5**	**No**	**No**	**No**	**Yes**

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?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	**SVSP EIR Impact 4.10-2**	**No**	**No**	**No**	**No**
g) 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?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

Discussion of Checklist Answers:

Hazards or hazardous materials were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that all potentially significant impacts resulting from hazards or hazardous materials associated with the SVSP could be mitigated to less-than-significant levels. The same standard construction activities, which involve the use of hazardous materials such as fuels, oils, lubricants, glues, paints and paint thinners, soaps, bleach, and solvents, that were analyzed in the SVSP apply to the SVSP project. The same is true of the use of the same common household materials that were discussed as part of SVSP operation. Further, the SVSP project site is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The SVSP EIR analysis also found that there would be sufficient emergency services and facilities to serve the SVSP project area, and that the area was not located within an airport land use plan or other aviation hazard area. These conclusions still fit for the SVSP project, which occurs within the same development footprint.

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. Moreover, the SVSP project site is not near any wildlands; therefore, risks associates with wildland fires are not applicable (see Section XX. Wildfire). The SVSP project site is located in an area that has been used for agricultural purposes, which could have involved the use of pesticides and/or herbicides, but mitigation ensures any impacts resulting from these prior uses would remain less than significant (see 2012 MND, p. 25). The proposed uses are

substantially consistent with SVSP buildout assumptions. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the SVSP project regarding hazards and hazardous materials.

- SVSP EIR MM 4.10-1. Identify and Remediate Soil Contamination

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding hazards and hazardous material.

X. Hydrology and Water Quality

For the environmental setting, refer to Section 4.13.2 (and Section 4.12.1.2 for groundwater) of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	**SVSP EIR Impact 4.13-5**	**No**	**No**	**No**	**Yes**
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	**SVSP EIR Impacts 4.12.1-2, 4.12.1-6 to 4.12.1-7**	**No**	**No**	**No**	**No**
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on- or off-site;	**SVSP EIR Impact 4.13-4**	**No**	**No**	**No**	**Yes**
ii) Substantially increase the rate or amount of surface runoff in a	**SVSP EIR Impacts 4.13-2 to 4.13-3**	**No**	**No**	**No**	**Yes**

manner which would result in flooding on- or off-site; or					
iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff,	**SVSP EIR Impact 4.13-1**	**No**	**No**	**No**	**Yes**
d) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	**N/A**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Hydrology and water quality were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that all potentially significant impacts to hydrology and water quality associated with the SVSP could be mitigated to less-than-significant levels. A Drainage and Stormwater Master Plan was prepared and approved by the City as part of the SVSP EIR. As noted in the EIR, the Plan demonstrated that the increases in impervious surfaces being caused by buildout of the SVSP would be offset by proposed drainage facilities and stormwater improvements. Further, no development would occur within the 100-year floodplain area, and consistency with existing City regulations would ensure that all homes would be elevated at least two feet above the 100-year water surface elevation. With regard to stormwater quality, the SVSP EIR noted that there are existing programs, regulations, and permits in place to ensure that all development would not have significant effects related to water pollution from construction or operation, though a mitigation measure is included to require compliance with these regulations. The SVSP project would be subject to all adopted City standards and programs as well as applicable state standards that require the preparation of a Storm Water Pollution Prevention Plan (SWPPP) prior to grading activities (see 2012 MND, p. 28). The SVSP area is largely flat and is not near any large water bodies or dams/levees, so would not be subject to losses due to dam/levee failure, seiche, tsunami, or mudflow. The SVSP project falls within the development footprint of the SVSP, and, although some infrastructure modifications will need to be made to accommodate the change in land use on Parcel WB-41, the drainage modifications would not result in any changes to the scope or scale of impacts. Stormwater quality evaluations conducted for the SVSP project site support this assessment (see the Drainage and Stormwater Master Plan for Westbrook prepared for the 2010 Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan (File #2011PL-043) and the Stormwater Quality Management Plan prepared for the Sierra Vista Specific Plan; see also **Attachment 3**, Preliminary Stormwater Quality Evaluation for Parcel WB-41 (July 16, 2021) by MacKay & Somps and Sierra Vista Specific Plan Master Drainage Plan for the Stormwater Quality Management Plan (February 20, 2018) by Civil Engineering Solutions, Inc.). Also note that the West Placer Groundwater Sustainability Agency, which is the governing groundwater sustainability agency for the region, has not yet finalized and adopted a sustainable groundwater management plan; therefore, there can be no conflict with such a sustainable groundwater management plan, pursuant to checklist item e. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding hydrology and water quality.

- SVSP EIR WMM 4.12-1. Prepare Site Specific Drainage Study (See Attachment 3)
- SVSP EIR WMM 4.12-2. Pay fair share of Roseville Regional Stormwater Retention Facility improvements
- SVSP EIR MM 4.13-1. Implementation of Construction Activity Stormwater Protection Standards

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding hydrology and water quality.

XI. Land Use and Planning

For the environmental setting, refer to Section 4.1.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Physically divide an established community?	**SVSP EIR Impact 4.1-2**	**No**	**No**	**No**	**Yes**
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	**SVSP EIR Impact 4.1-1 and 4.1-4**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Land use and planning were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that there were some potential land use incompatibilities, but that these could be addressed by a mix of mitigation and compliance with the City Noise Ordinance and Grading Ordinance. Land use issues discussed and addressed included noise from McClellan overflights, agricultural uses in Placer County next to urban uses in the SVSP, construction noise, and commercial land use noise. The overflight noise is a potential nuisance discussion requiring disclosure to future purchasers within the SVSP project site area; however, SVSP is outside an airport land use compatibility planning area for any nearby airport. and noise impacts from aircraft overflights to a project and its future residents outside an airport land use compatibility planning area is not a CEQA issue (see GP EIR, p. 4.6-47; see also 2012 MND, p. 33). Nevertheless, noise volumes do not exceed standards. It was concluded that the SVSP would not physically divide an established community and that it did not conflict with any land use policies or regulations. The EIR concluded that all impacts of the SVSP related to land use and planning could be reduced to less-than-significant levels with mitigation.

The SVSP project involves the same use types within the same development footprint, and therefore the conclusions of SVSP EIR remain applicable to the SVSP project. The SVSP project site area has been planned for development, including adequate roads, pedestrian paths, and bicycle paths to provide connections within the community (see SVSP, Chapter 6 [Circulation Plan];[4] see also GP Circulation Element[5]). The SVSP project involves frontage improvements including new driveways, sidewalks, and pedestrian connections. As such, the SVSP project will not physically divide an established community. Indeed, the conversation of Parcel WB-41 from commercial to residential better aligns with the approved surrounding uses, which are primarily residential. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the SVSP project regarding impacts associated with land use; other mitigation in the SVSP required for land use impacts applies to future commercial development only and is therefore not applicable to the SVSP project.

- SVSP EIR WMM 4.1-2. Policies to Minimize Agricultural Impacts
- SVSP EIR MM 4.6-1. Construction Noise Reduction

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding land use and planning.

XII. Mineral Resources

For the environmental setting, refer to Section 4.7.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
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?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

[4] See SVSP Chapter 6 (Circulation Plan): https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Specific%20Plans%20&%20Planning%20Areas/Sierra%20Vista/06.%20Circulation.pdf.
[5] See GP Circulation Element: https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/General%20Plan/Final%20General%20Plan%202020/03%20Circulation_Final.pdf.

plan, or other land use plan?					

Discussion of Checklist Answers:

The SVSP EIR indicated that there were no significant mineral resources in the area. Therefore, this checklist section does not apply.

XIII. Noise

For the environmental setting, refer to Section 4.6.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	**SVSP EIR Impacts 4.6-1 to 4.6-10**	**No**	**No**	**No**	**Yes**
b) Result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	**SVSP EIR Impact 4.6-1**	**No**	**No**	**No**	**Yes**
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

Discussion of Checklist Answers:

Noise was adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR addressed construction noise, roadway noise, noise from non-residential land uses, and aircraft overflight noise. Overflight

noise has been addressed in the Land Use and Planning section of this Addendum. Construction noise in general was discussed, and addressed via mitigation. Noise was determined to be an issue for all of the major roadways in the SVSP area. Mitigation was found to reduce noise volumes to levels within GP standards for some impacts, and so these impacts were found to be less than significant. However, construction noise and the increase in traffic noise above existing conditions were found to be significant and unavoidable. Project construction and operation should not exceed noise levels anticipated in the SVSP to such a degree that impact conclusions reached in the SVSP EIR would change (see 2012 MND, p. 32). Indeed, with the reduction in traffic associated with WB-41, traffic-related noise should be substantially less than anticipated in the SVSP EIR (see XVII. Transportation/Traffic).

An environmental noise assessment was prepared by Bollard Acoustical Consultants, Inc. for the SVSP project to evaluate noise levels associated with traffic on the adjacent roadways (see **Attachment 5**, Noise Assessment for Parcel WB-41 (August 25, 2021) by Bollard Acoustical Consultants, Inc.). In this assessment, it was concluded that implementation of SVSP EIR mitigation measures would reduce noise volumes to levels within GP standards for the SVSP project. The SVSP project would be designed consistent with the mitigation measures to include six-foot masonry sound walls adjacent to the lots located along major roadways, among other measures, to ensure noise volumes stay within the GP thresholds. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding noise impacts.

- SVSP EIR WMM 4.5-2. Construction Noise Policies
- SVSP EIR WMM 4.5-8. Onsite Traffic Noise Attenuation (see Attachment 4)
- SVSP EIR MM 4.6-1. Construction Noise Reduction

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding noise.

XIV. Population and Housing

For the environmental setting, refer to Section 4.2.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	**SVSP EIR Impact 4.2-4**	**No**	**No**	**No**	**No**

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	**SVSP EIR Impact 4.2-3**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Population and housing were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR indicated that the plan would increase the number of housing units above those that had been anticipated in the then-current General Plan, and analyzed the effect on supporting services, infrastructure, and other issues related to environmental impacts. It was concluded that impacts would be significant and unavoidable. The SVSP project further increases number of housing units within the plan area, but not within the overall GP area as the SVSP project is a reallocation of approved units from another site within the City (SV and SVSP Redesignation and Rezoning Project). Notwithstanding, the impact conclusion in the SVSP EIR would not change—it is significant and unavoidable under the currently approved SVSP and will remain significant and unavoidable with the change proposed in this Addendum. The SVSP EIR also indicated that the plan would displace a small number of residences over a 20-year time frame, and therefore the impact would be less than significant. However, the SVSP project site contains zero residences, and therefore its development per the SVSP project would have an even lesser impact in this regard (see 2012 MND, p. 34). Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: None

Conclusion: As described above, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding population and housing.

XV. Public Services

For the environmental setting, refer to Sections 4.11.1-2 to 4.11.2-2, 4.11.3-2, 4.11.4-2, and 4.11.5-2 of the SVSP EIR. Would the SVSP 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	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Fire protection?	**SVSP EIR Impact 4.11.2**	**No**	**No**	**No**	**Yes**
b) Police protection?	**SVSP EIR Impact 4.11.1**	**No**	**No**	**No**	**No**

c) Schools?	**SVSP EIR Impact 4.11.3**	**No**	**No**	**No**	**Yes**
d) Parks?	**SVSP EIR Impact 4.11.5**	**No**	**No**	**No**	**No**
e) Other public facilities?	**SVSP EIR Impact 4.11.4**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Public Services were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that the SVSP would have a less-than-significant impact to fire and police protection services, parks, and other public services, such as libraries, without mitigation and a less-than-significant impacts to schools with mitigation. For fire protection services, 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. The site developer or Applicant is required to pay a fire service construction fee, which is used for purchasing capital facilities for the City Fire Department. Further, a new fire station is approved for construction within the SVSP and Fire Station #9 exists in the West Plan area (see 2012 MND, p. 35). For police protection services, sales taxes and property taxes resulting from development will add revenue to the General Fund, which provides funding for police services. Properties in the SVSP also pay into Community Facilities District No. 3 that provides services for fire and police. For parks, the developer will be required to pay fees into a Community Facilities District No. 2, which provides funding for park services. As well, future park and recreation sites and facilities have already been identified and approved as part of SVSP. For other public facilities, the SVSP area would be adequately served by existing libraries, and the City charges fees for end-users for other services, such as garbage and greenwaste collection, in order to fund those services.

None of the impacts to these services or facilities would change as a result of the SVSP project. The newly proposed residential units would be required to adhere to all existing codes, regulations and funding agreements to ensure impacts remain less than significant. Indeed, some impacts may decrease. For example, a decrease in commercial land uses may lead to a decrease in the need for police services as more law enforcement assistance is normally required at commercial properties versus residential.

For schools, the SVSP EIR concluded that three new elementary schools and one new intermediate school would be required in the plan area. The high school students generated from the SVSP were assumed in the nearby high schools located outside the SVSP. A portion of the SVSP is located within the Center Joint Unified School District and a portion is located within the Roseville City School District, although the current SVSP project site is entirely within the Center Joint Unified School District. The SVSP project involves an increase in residential units within the SVSP and, therefore, a potential slight increase in students. The SVSP project is estimated to generate an additional 24 students in grades K-6, 11 students in grades 7- 8, and 18 students in grades 9-12; thus 53 students more than assumed in 2012 (see SVSP, Section 7.3, p. 7-22). The project developer and the Center Joint Unified School District entered into the Landowner Development Agreement setting forth the mitigation fees to be paid by the SVSP project to provide full mitigation of the SVSP project's impacts to school facilities. Under state law, such payments are deemed to constitute "full and complete mitigation" of impacts to school facilities (Government Code Section 65995(h)); therefore, the increase in students associated with the SVSP project does not translate into a more severe environmental impact than what was anticipated in the SVSP EIR. In addition, the developer or Applicant is required to work with the School District to identify a Safe Routes to School program. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure impacts continue to be less than significant. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the SVSP project regarding impacts associated with public services.

- SVSP EIR WMM 4.11.3-2. School Transportation Policies

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding public services.

XVI. Recreation

For the environmental setting, refer to Section 4.11.5-2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	**SVSP EIR Impact 4.11.5**	**No**	**No**	**No**	**No**
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	**See Other Sections**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

Recreation was adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP indicates that the required parkland dedication was met by dedication of parkland throughout the plan area and through payment of park dedication in-lieu fees. As noted in the SVSP EIR, the payment of Citywide and neighborhood park fees will be required, and the payment of fees combined with the dedication of parkland will ensure that impacts to park services are less than significant. The SVSP project will increase total number of residential units anticipated for buildout of the SVSP area, but full buildout of this former UR area includes the construction of 15.5 acres of neighborhood parks and 36 acres of open space that will be used by the future residents on the SVSP project site (see 2012 MND, p. 37). The impact to parks was considered less than significant in the SVSP EIR and 2012 MND, and it will remain less than significant after the change proposed with the SVSP project because any increased usage of planned neighborhood parks would be incremental. The construction of these parks within the SVSP are analyzed as part of the overall plan throughout the SVSP EIR and assigned mitigation

measures as necessary. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: See other sections for MMs that would apply to park construction, such as MMs for biological and cultural resource impacts, etc.

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding recreation.

XVII. Transportation/Traffic

For the environmental setting, refer to Section 4.3.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	**SVSP EIR Impacts 4.3-1 to 4.3-25**	**No**	**No**	**No**	**Yes**
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	**SVSP EIR Impacts 4.3-1, 4.3-4 to 4.3-14, 4.3-16 to 4.3-24**	**No**	**No**	**No**	**Yes**
c) Substantially increase hazards due to a design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?	**Same as (a)**	**No**	**No**	**No**	**No**
d) Result in inadequate emergency access?	**SVSP EIR Impacts 4.10-2, 4.11-2**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Transportation and traffic were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR evaluated the traffic impacts to existing and future roadways from traffic being generated by the anticipated uses within the plan area. The EIR concluded that, with mitigation, impacts to City roadways would be less than significant. Impacts to several adjacent agency roadways were identified as a significant and unavoidable, and mitigation to lessen the impact was presented. Specific mitigation measures were assigned to the SVSP project

site and its surroundings in the 2012 MND, which reflected the potential impacts that might occur from traffic increases resulting from full buildout of the UR area (see 2012 MND, pp. 40 to 46). That mitigation would apply to the current SVSP project and is listed below. However, as explained below, the current SVSP project would produce less traffic that the project that was approved in 2010 and contemplated in the 2012 MND.

A transportation evaluation memorandum was prepared for the SVSP project by Fehr & Peers (see **Attachment 5**). Fehr & Peers concluded that the change in land use designation and zoning on Parcel WB-41 from commercial to residential would "generate fewer site trips, fewer trips entering/exiting the SVSP area, and less VMT."[6] Therefore, even with incremental increases in traffic trips associated with the increased density of Parcel WB-31, the SVSP project still would result in fewer trips, this lesser impacts to traffic and transportation systems, than those described in the SVSP EIR.

The SVSP project does not introduce any hazards resulting from circulation design, as it does not introduce hazards such as sharp curves or dangerous intersections. Nor does it present substantial safety risks associated with emergency access. The SVSP project has been reviewed by the City Engineering Division and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City projects require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that traffic safety-related impacts are less than significant. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to transportation/traffic. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding transportation and traffic impacts.

- SVSP EIR MM 4.3-1. Roseville Intersections: Pay Fair Share of Improvements in the CIP including Improvements to Intersections
- SVSP EIR MM 4.3-6. State Facilities Segments: Pay Fair Share Costs
- SVSP EIR MM 4.3-7. Sutter County Facilities: Pay Fair Share Costs

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding transportation and traffic.

[6] Note that VMT is included here for informational purposes only. An analysis of VMT is not required for this CEQA document because such analysis was not included in the underlying 2010 Final EIR upon which this Addendum is based was prepared. The provisions of CEQA that require VMT analysis, such as CEQA Guidelines Section 15064.3, were not in full effect until July 1, 2020, and only apply to documents released to the public after that date (see CEQA Guidelines Section 15064.3(c) [stating that its VMT provisions applied only prospectively, as provided in CEQA Guidelines Section 15007, which provides, among other things, that "[n]ew requirements in amendments will apply to steps in the CEQA process not yet undertaken by the date when agencies must comply with the amendments," and that "[i]f a document meets the content requirements in effect when the document is sent out for public review, the document shall not need to be revised to conform to any new content requirements"]). Here, the Final EIR for the SVSP, on which this Addendum relies, was prepared in 2010, more than a decade before the VMT requirement took effect (see also *Citizens for Positive Growth & Preservation v. City of Sacramento* (2019) 43 Cal.App.5th 609, 625-626 [court refuses to address legal challenge to EIR based on a failure to include VMT analysis because the EIR at issue was prepared prior to July 2020]). Moreover, the circumstances and evidence surrounding this project do not necessitate a VMT analysis. As stated by Fehr & Peers, the project would result in a dramatic decrease in traffic trips below what was considered in the SVSP EIR.

XVIII. Tribal Cultural Resources

For the environmental setting, refer to Section 4.9.2 of the SVSP EIR.

Would the SVSP 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	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
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), or	**SVSP EIR Impacts 4.9-1 to 4.9-2, 4.9-4**	**No**	**No**	**No**	**Yes**
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe	**Same**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

Tribal cultural resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR found that no known cultural resources exist on the SVSP project site, inclusive of tribal cultural resources (see V. Cultural Resources). The SVSP then discussed the potential for subsurface resources to be found during construction, and included mitigation requiring a cessation of work should any item of cultural interest, inclusive of tribal interests, be found. The mitigation was found to render potential impacts less than significant. The SVSP project would result in the same impact, and the mitigation remains applicable to the SVSP project. Moreover, notice of the SVSP project was mailed to tribes that had requested such notice pursuant to S.B. 18 for early consultation for the amendment of general plans, and in consideration of A.B. 52 (see **Attachment 6** for Tribal Consultation Letters). On September 8, 2021, the City received a response from a culturally affiliated tribe—the

United Auburn Indian Community (UAIC). The UAIC's Tribal Historic Preservation Department requested consultation and the inclusion of a mitigation measure for unanticipated discoveries. The City proceeded to consult with this Tribe and developed updated mitigation language that reflects new tribal preferences and best practices associated with the inadvertent discovery of tribal cultural resources. Although no resources are known to occur on the site, mitigation for unanticipated discoveries will ensure proper treatment should a resource be discovered. SVSP EIR MM 4.9-1, listed below, has been updated to reflect these tribal preferences and best practices associated with the inadvertent discovery of tribal cultural resources. The City did not receive additional responses from other tribes regarding the SVSP project site. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding cultural resources impacts.

- SVSP EIR MM 4.9-1. Cease Work and Consult with Qualified Archaeologist

  UPDATED TEXT:

Post-Review Discovery Procedures. If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and tribal monitor(if present), or, in the absence of either, contact consulting tribes and a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations, in coordination with the consulting tribe(s) if the find is a tribal cultural resource.

All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional archeologist, and consulting tribe(s), and approved by the City, this may include modification of the no-work radius.

The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural or tribal cultural resource or has the potential to be a cultural or tribal cultural resource. The consulting tribe shall also be given the opportunity to provide, within one business day of being notified, a determination as to whether or not the find represents a tribal cultural resource or has the potential to be a tribal cultural resource. The subsequent actions will be determined by the type of discovery, as described below. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions.

Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted.

The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City:

- Response to False Alarms: If the professional archaeologist determine that the find is negative for any cultural indicators and tribal representatives have not indicated the find is a tribal cultural resource, then work may resume immediately upon notice to proceed from the City's representative.. No further notifications or archaeological consultation is necessary if it is determined that the discovery is not a cultural or tribal cultural resource of any kind. The professional archaeologist shall provide written

documentation of this finding to the City, which shall include as an attachment any written documentation provided by tribal representatives or monitors.

- Response to Non-Tribal Discoveries: If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and a tribal representative shall have the opportunity to determine whether or not the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by a [tribe(s)], the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction.

- Response to Tribal Discoveries: If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the consulting tribe(s) and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction.

- Response to Human Remains: If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist and (if present) tribal monitor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the

landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code).

If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding tribal cultural resources.

XIX. Utilities and Service Systems

For the environmental setting, refer to Sections 4.12.1.2, 4.12.2.2, 4.12.3.2, 4.12.4.2, and 4.12.5.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or which could cause significant environmental effects?	**SVSP EIR Impacts 4.12.3-1 to 4.12.3-2, 4.12.5-1 to 4.12.5-2**	**No**	**No**	**No**	**Yes**
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	**SVSP EIR Impacts 4.12.1-1 to 4.12.1-2, 4.12.2-1**	**No**	**No**	**No**	**Yes**
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	**SVSP EIR Impact 4.12.1-3**	**No**	**No**	**No**	**Yes**

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	**SVSP EIR Impacts 4.12.4-1 to 4.12.4-4**	**No**	**No**	**No**	**Yes**
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	**SVSP EIR Impacts 4.12.1-1, 4.12.1-4**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

Utilities and services systems were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that most potentially significant impacts to utilities and services systems associated with the SVSP could be mitigated to less-than-significant levels. However, impacts associated with increased use of the landfill and its eventual expansion would remain significant and unavoidable even after mitigation because this expansion is outside the City's jurisdiction (2012 MND, p. 51). The SVSP EIR indicated that the Western Placer Waste Management Authority facilities would be used to dispose of solid waste, and that there was insufficient capacity to accept solid waste from the SVSP at full buildout. Solid waste generation is based on population, and the SVSP project would increase the estimated population for the plan area with the increase in residential units. However, the impact conclusion would not change—it is significant and unavoidable and will remain as such. Furthermore, the amount increase of solid waste would not be substantially more severe, but rather an incremental increase and would not increase the City population overall. Notwithstanding, since the time the SVSP EIR was adopted, the Western Placer Waste Management Authority's Western Regional Sanitary Landfill has expanded and currently has a remaining capacity of 29.1 million cubic yards and a projected closure date of 2058, whereas during preparation of the SVSP EIR, it had a remaining capacity of approximately 25.4 million cubic yards and a closure date of 2041 (SVSP EIR, p. 4.12.4-12). Therefore, this impact would be lesser under the SVSP project than was concluded under the SVSP.

The SVSP EIR addressed water demand for the plan area and determined there was adequate supply to meet the anticipated water demands from full buildout, excluding ultimate buildout of the UR area. Upon the redesignation/rezoning of the UR area, it was determined that existing City water supplies would need to be augmented and that the additional water would come from the City's current water entitlements for corporate business centers because no such centers were planned (see 2012 MND, p. 49). This arrangement left a remainder 46 acre feet of unused water supply for future use. Water use calculations have been updated for the SVSP project based on the proposed land use changes for the SVSP and in conjunction with the proposed land use changes for the SV project, and it is anticipated that the projected overall waters usage in the City will decrease by approximately 2.0 acre feet per year from the usage calculated for the previously approved land uses (see **Attachment 7**, Water and Sewer Demands (October 15, 2021) by MacKay & Somps). Furthermore, given the myriad of water conservation legislation that has been passed since 2012, which requires significant progressive reductions in personal water use over a series of years,[7] the SVSP project likely would use less water than currently anticipated. The City's Environmental Utilities Department staff reviewed the SVSP project and concluded that water uses by the SVSP project would fall below the water supply that is available for City use. Therefore, impact conclusions related to water supply remain the same.

[7] For example, A.B. 1660 (2018) and S.B. 606 (2018) caps indoor residential water use and requires water efficient controls on residential landscaping irrigation.

Development of the SVSP project area will require the construction of water lines and sewer lines and facilities, but these were previously identified through the infrastructure master plans developed for the SVSP (see 2012 MND, p. 50). The SVSP project site land use changes in 2012 required that the SVSP project at that time be required to fund its fair share payment toward construction of a new recycled water storage tank and an upgrade to the existing WRSP recycled water pump station, but no other major changes to infrastructural facilities was expected (see 2012 MND, p. 51). Additionally, based on the proposed land use changes for the SVSP project, and when considered in conjunction with the proposed land use changes for the SV project, it is anticipated that projected overall wastewater generation in the City will decrease by approximately 0.07 million gallons per day from what was assumed and previously analyzed in the SVSP EIR and 2012 MND (see Attachment 7). The SVSP EIR concluded that the Pleasant Grove Wastewater Treatment Plan was sized to accommodate flow from the plan area and that impacts would be less than significant. This conclusion remains applicable to the SVSP project (see 2012 MND, p. 51). The City's Environmental Utilities Department staff reviewed the SVSP project and determined that project changes fell within the scope of prior assessment in regard to these infrastructure facilities. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding impacts associated with utilities and service systems.

- SVSP EIR MM 4.11-5. Treatment Plant Capacity
- SVSP EIR WMM 4.11-7. Expand the WRSL Landfill (occurred)
- SVSP EIR WMM 4.11-11. Divert Construction Debris

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding utilities and service systems.

XX. Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Substantially impair an adopted emergency response land or emergency evacuation?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

uncontrolled spread of a wildfire?					
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

Discussion of Checklist Answers:

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 and designates state responsibility areas. The City is not located within or near a state responsibility area and also is not located within a Very High Fire Hazard Severity Zone. Therefore, this checklist section does not apply.

XXI. Mandatory Findings of Significance

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Have 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, substantially reduce the number or restrict the range of a rare or endangered plant or	**See above Sections IV. Biological Resources; V. Cultural Resources; VII. Geology and Soils; XVIII. Tribal Cultural Resources**	**No**	**No**	**No**	**Yes**

animal or eliminate important examples of the major periods of California history or prehistory?					
b) Have impacts that 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 the past projects, the effects of other current projects, and the effects of probable future projects.)	**See SVSP EIR Section 5.7.3**	**No**	**No**	**No**	**Yes**
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	**See above Sections III. Air Quality; VIII. Greenhouse Gases; XI. Hazards and Hazardous Materials; X. Hydrology and Water Quality; XIII. Noise**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in the SVSP and listed in this document, and permit conditions, the SVSP project will not exceed the scope of any impact contemplated SVSP EIR (inclusive of the 2012 MND) that is associated with habitat, species, historic/prehistoric resources, or adverse effects on human beings. Furthermore, cumulative impacts associated with the SVSP project would not exceed those contemplated in the SVSP EIR (inclusive of the 2012 MND) because no SVSP project-related individual impact exceeds the scope of that same impact in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: See above checklist sections for applicable mitigation measures.

Conclusion: With the implementation of the applicable mitigation measures listed in this Addendum checklist, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to the mandatory findings of significance.

ENVIRONMENTAL DETERMINATION

Based on analysis conducted in this Addendum, the previously certified EIR, and the 2012 MND, it is determined that implementation of SVSP project modifications, as described herein, would not result in any new or substantially more severe environmental impacts, either directly or as a result of new circumstances or information. The City may take the following actions in compliance with CEQA:

- Certify the Addendum
- Adopt the SVSP amendment
- Approve the General Plan and specific plan amendments and rezone

In reviewing the site specific information provided for the SVSP project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH # 2008032115, adopted May 5, 2010), inclusive of the WESTBROOK SPECIFIC PLAN AMENDMENT TO THE SIERRA VISTA SPECIFIC PLAN MITIGATED NEGATIVE DECLARATION (SCH # 2008032115, adopted June 15, 2012), the Lead Agency makes the following findings:

[**X**] No substantial changes are proposed in the SVSP project which would require major revisions of the previous EIR.

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

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

Addendum Prepared by:

Kinarik Shallow

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

ATTACHMENTS

Addendum Attachment 1 – Sierra Vista Specific Plan Tentative Map and Redesignation/Rezoning Exhibits for WB-41
Addendum Attachment 2 – Amended Sierra Vista Specific Plan
Addendum Attachment 3 – Preliminary Stormwater Quality Evaluation for Parcel WB-41 (July 16, 2021) by MacKay & Somps and Master Drainage Plan for the Stormwater Quality Management Plan for the Sierra Vista Specific Plan (February 20, 2018) by Civil Engineering Solutions, Inc.
Addendum Attachment 4 – Noise Assessment for Parcel WB-41 (August 25, 2021) by Bollard Acoustical Consultants, Inc.
Addendum Attachment 5 – Transportation Evaluation for Parcel WB-41 (August 25, 2021) by Fehr & Peers
Addendum Attachment 6 – Tribal Consultation Letters
Addendum Attachment 7 – Water and Sewer Demands (October 15, 2021) by MacKay & Somps
Addendum Attachment 8 – Applicable Mitigation Measures from the Sierra Vista Specific Plan EIR

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

SIERRA VIEW COUNTRY CLUB & SIERRA VISTA SPECIFIC PLAN REDESIGNATION AND REZONING PROJECT

COMBINED CEQA DOCUMENT

MITIGATED NEGATIVE DECLARATION / INITIAL STUDY
&
6TH ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2008032115, ADOPTED ON MAY 5, 2010)

Project Titles/File Numbers:	Sierra View (SV) & Sierra Vista Specific Plan (SVSP) Redesignation and Rezoning Project / File No. PL21-0162 & File No. PL21-0161
Project Locations:	360 Diamond Oaks Road, Roseville, CA 95678 (APN 015-011-029-000) & 3301 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-030-000) (Parcel WB-41) / 3250 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-029-000) (Parcel WB-31)
Project Applicants:	WP Sierra View, LLC & Westpark SV 400, LLC Contact: John Tallman
Property Owners:	SVLC 23, LLC & Westpark SV 400, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309

CUMULATIVE CONSIDERATIONS

The Proposed Project includes two actions, discussed in detail throughout this overall environmental document. Each action is analyzed separately and differently within this overall document using the appropriate CEQA analytical device for each action—a Mitigated Negative Declaration (MND) with an Initial Study checklist for the SV project and an Addendum with a modified checklist for the SVSP project. Each analysis, in its respective Mandatory Findings of Significance sections, includes a determination on impacts that might be cumulatively considerable. For the SV project, the MND determined that "cumulative impacts to which the SV project will contribute in small part do not deviate beyond what was contemplated in the GP EIR." For the SVSP project, the Addendum determined that "cumulative impacts associated with the SVSP project would not exceed those contemplated in the SVSP EIR (inclusive of the 2012 MND)." This section looks at the combined effects of the two projects in order to set forth the total combined level of environmental impact from both the SV project and the SVSP project. This section provides additional consideration of their combined cumulative impacts by looking

at the two actions together in the context of the approved full buildout of the General Plan (GP) area as contemplated in the certified 2020 GP EIR for the 2035 GP Update.

Methodology

The process of considering the total combined level of impact from the SV project and SVSP project was complicated by the fact that the separate analysis required consideration of two different baselines for the two different projects. For the SV project, the MND used existing conditions at the time environmental review commenced as the baseline for impact assessment (see *Communities for a Better Environment v. South Coast Air Quality Management District* (2010) 48 Cal.4th 310, 320-321). A different approach was used for the SVSP project, as the analysis was in the nature of "subsequent environmental review" under CEQA Guidelines section 15162 through 15164. Environmental analysis of this kind essentially asks whether the impacts of a proposed project will exceed those already anticipated in a previously certified EIR, even if those impacts have not yet occurred in the present physical environment. "When a lead agency is considering whether to prepare a subsequent EIR, the agency is specifically authorized to limit its consideration to effects not considered in connection with the earlier project" (*Martis Camp Community Association v. County of Placer* (2020) 53 Cal.App.5th 569, 608).

The separate approaches taken with the SV project and the SVSP project created so much complexity, and so many analytical challenges that the City concluded that it was not analytically feasible to maintain the separate and distinct approaches when considering the two individual projects together as a combined overall project. Furthermore, such an assessment would not address the relevant issue of whether these actions together exceed any impact conclusions contemplated in the GP EIR for full buildout of the GP area. Accordingly, to be legally conservative, the City decided to use an existing conditions baseline in assessing the combined overall project. Cumulative analyses, however, are not necessarily forward-looking, in that they account for, in addition to a proposed project, other past, present, and probable future projects (CEQA Guidelines §§ 15130(b)(1)(A), 15355(b).). Thus, a proper cumulative impact analysis necessarily involves consideration of a project "*under predicted future conditions*" (*Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* (2013) 57 Cal.4th 445, 450 [italics added].

This cumulative assessment looks at the combined cumulative effect of the SV project and the SVSP project by looking to the scope of analysis and conclusions reached in the GP EIR and any new information offered in their current CEQA analyses. This information will be used to determine whether the two proposed actions, taken together, would increase any impact conclusion as it was presented and certified in the GP EIR. Viewed on a Citywide basis, the combined project represents the same overall amount of housing units anticipated in the General Plan with a reduction in commercial development within the SVSP area. Thus, the overall amount of contemplated development would decrease compared with what would occur over time without the combined overall project. If the analysis determined that the combined overall project would not increase the anticipated cumulative effects of General Plan buildout, the analysis would determine that the combined overall project's contributions to cumulative effects associated with that buildout were not "cumulatively considerable" and thus were not significant in and of themselves (see CEQA Guidelines §§ 15064(h)(1), 15065(a)(3), and 15130(a)(3)).

Environmental Issue Areas Excluded from this Assessment

The following environmental issue areas are excluded from this analysis because any potential impacts would be site specific, localized, temporary in nature, or are generally not applicable. Refer to the MND and Addendum for more details.

- Aesthetics (site specific)
- Agricultural and Forestry Resources (not applicable)
- Biological Resources (site specific, localized, or not applicable)
- Cultural Resources (site specific, localized, or not applicable)

- Geology and Soils (not applicable)
- Hazards and Hazardous Materials (site specific or localized)
- Land Use and Planning (site specific or not applicable)
- Mineral Resources (not applicable)
- Noise (site specific or localized)
- Population and Housing (not applicable)
- Recreation (not applicable)
- Tribal Cultural Resources (site specific, localized, or not applicable)
- Wildfire (not applicable)

Cumulative Assessment and Conclusion

At full buildout, the GP Update EIR assumed an additional 20,000 to 25,000 housing units and 25 to 30 million square feet of non-residential building space, including commercial, would be constructed (GP EIR, p. 2-33). For analytical purposes, the GP EIR assumed at full buildout an approximate total of 75,200 housing units (GP EIR, p. 4.2-1) and 1,900 acres of Community Commercial development (SP EIR, p. 2-30). This development is and will be located within the 16 subareas analyzed in the EIR, inclusive of the Infill Planning Area, where the SV project is located, and the SVSP area, where the SVSP project is located. With the Proposed Project, the number of housing units remains the same, but the amount of Community Commercial development decreases by approximately 10.11 acres (i.e., SVSP Parcel WB-41, which would be converted from Community Commercial to Medium Density Residential). Thus, as stated above, the overall amount of contemplated development would decrease compared to what was approved with the 2035 GP and analyzed in the GP EIR.

This cumulative assessment looks to the following environmental issue areas with respect to impact conclusions reached in the certified GP EIR to determine if the proposed land use changes result in increases to any impact conclusion reached in the GP EIR.

Air Quality

Upon full buildout of the GP area, the GP EIR concluded that the following air quality impacts will occur:

- Impacts from construction- and operation-related air pollutant emissions will be significant and unavoidable (GP EIR, pp. 4.4-28, 4.4-36);
- Impacts to sensitive receptors as a result of exposure to substantial pollutant concentrations will be less than significant during construction but significant and unavoidable during operation (GP EIR, pp. 4.4-45, 4.4-46);
- Impacts from carbon monoxide hotspots will be less than significant (GP EIR, p. 4.4-49); and
- Impacts from other emissions such as odor will be significant and unavoidable (GP EIR, p. 4.4-53).

As concluded in the MND, all air quality impacts associated with the SV project would be less than significant. Air quality impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR and in fact would be reduced because the substantial reduction in operational traffic trips from the redesignation and rezoning of Parcel WB-41 from commercial to residential would in turn reduce mobile air pollutant emissions. Furthermore, impacts associated with odor would be reduced with the decrease in commercial development because commercial development has the potential to produce some objectionable odors whereas residential development rarely does (see GP EIR, p. 4.4-50). As a result, the combined SV and SVSP projects would not exceed any air quality impacts analyzed in the GP EIR; on the contrary, the Proposed Project would reduce these impacts.

Energy

Upon full buildout of the GP area, the GP EIR concluded that the following transportation and traffic impacts will occur:

- Impacts from the wasteful, inefficient, or unnecessary consumption of energy during construction and operation will be less than significant (GP EIR, pp. 4.15-18); and
- Impacts associated with conflicts with State or local energy efficiency plans will be less than significant (GP EIR, p. 4.15-19).

As concluded in the MND, all impacts to energy associated with the SV project would be less than significant. Energy impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR and in fact would be reduced because the substantial reduction in operational vehicle trips from the redesignation and rezoning of Parcel WB-41 from commercial to residential would in turn reduce the localized consumption of fossil fuels. Notably, the transportation sector is the "largest energy consuming sector in California" (GP EIR, p. 4.15-12). Furthermore, all housing units constructed as a result of the Proposed Project would be built on accordance with California Energy Code Title 24, to meet the Building Energy Efficiency Standards, including, but not limited to, standards for water and space heating and cooling equipment, insulation for doors, pipes, walls, and ceilings, and energy-saving appliances. The constructed units also would be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand. As a result, the combined SV and SVSP projects would not exceed any transportation and traffic impacts analyzed in the GP EIR; on the contrary, the Proposed Project would reduce these impacts.

Greenhouse Gases

Upon full buildout of the GP area, the GP EIR concluded that the following GHG emission impact will occur:

- Impacts associated with conflicts with applicable plans, policies or regulations for the reduction of GHG emissions will be significant and unavoidable (GP EIR, p. 4.5-27).

As concluded in the MND, all GHG emission impacts associated with the SV project would be less than significant (see MND Attachment 10). GHG emission impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR and in fact would be reduced because the substantial reduction in operational vehicle trips from the redesignation and rezoning of Parcel WB-41 from commercial to residential would in turn reduce mobile emissions, which are the number one source of GHG emissions (see GP EIR, p. 4.5-20). As a result, the combined SV and SVSP projects would not exceed any GHG emission impacts analyzed in the GP EIR; on the contrary, the Proposed Project would reduce these impacts.

Hydrology and Water Quality

Upon full buildout of the GP area, the GP EIR concluded that the following hydrology and water impacts will occur:

- Impacts from violations of water quality standards or waste discharge requirements or conflicts with a water quality control plan will be less than significant (GP EIR, p. 4.13-30);
- Impacts to groundwater recharge or groundwater supplies that might impede implementation of a sustainable groundwater management plan will be less than significant (GP EIR, pp. 4.13-32);
- Impacts to drainage patterns resulting in substantial erosion or siltation will be less than significant (GP EIR, pp. 4.13-35);
- Impacts to drainage patterns resulting in runoff exceeding capacity of existing system or increasing flooding sources of polluted runoff will be less than significant (GP EIR, pp. 4.13-41); and

- Impacts from the release of pollutants in flood hazard, tsunami, or seiche zones will be less than significant (GP EIR, pp. 4.13-42).

As concluded in the MND, all hydrology and water quality impacts associated with the SV project would be either less than significant or absent. In actuality, improvements made to the SV project site as a result of eventual development would treat and mitigate flood waters in a manner that does not currently occur and would better distribute flood water, along with water quality control features, throughout the entirety of the site (see MND Attachment 10). Hydrology and water quality impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR and, despite some infrastructure modifications, the scope and scale of potential impacts would remain the same (see Addendum Attachment 3). As a result, the combined SV and SVSP projects would not exceed any hydrology and water quality impacts analyzed in the GP EIR; on the contrary, the Proposed Project could reduce these impacts.

Public Services

Upon full buildout of the GP area, the GP EIR concluded that the following public service impacts will occur:

- Impacts from increased demand for police protection facilities will be less than significant (GP EIR, p. 4.11-23);
- Impacts from increased demand for fire protection services and facilities will be less than significant (GP EIR, p. 4.11-25);
- Impacts from increased demand for school services and facilities will be less than significant (GP EIR, p. 4.11-27); and
- Impacts from the need for new or expanded recreation facilities or accelerated use of existing facilities will be less than significant (GP EIR, p. 4.11-29).

As concluded in the MND, all public service impacts associated with the SV project would be less than significant due to a mixture of (i) requisite fees and taxes that would ensure that the SV project would contribute appropriately to the provision of City public services and (ii) adherence to City codes and regulations that ensure building safety. Public service impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR. The SVSP and SV projects will pay fees and taxes for public services and be subject to the same codes and regulations resulting in the combined projects not creating any new public service impacts that were not otherwise analyzed in the GP EIR.

Transportation/Traffic

Upon full buildout of the GP area, the GP EIR concluded that the following transportation and traffic impacts will occur:

- Impacts from vehicle-miles traveled (VMT) in exceedance of thresholds will be significant and unavoidable (GP EIR, pp. 4.3-36);
- Impacts to hazards due to design features, incompatible uses, or emergency access will be less than significant (GP EIR, pp. 4.3-40); and
- Impacts associated with conflicts with adopted transportation-related policies, plans, or programs will be less than significant (GP EIR, pp. 4.3-43).

As concluded in the MND, all transportation and traffic impacts associated with the SV project would be less than significant. Transportation and traffic impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR and in fact would be reduced because of the substantial reduction in operational vehicle trips from the redesignation and rezoning of Parcel WB-41 from commercial to residential (see Addendum Attachment 5). As a result, the combined SV and SVSP projects would not exceed any transportation and traffic impacts analyzed in the GP EIR; on the contrary, the Proposed Project would reduce these impacts.

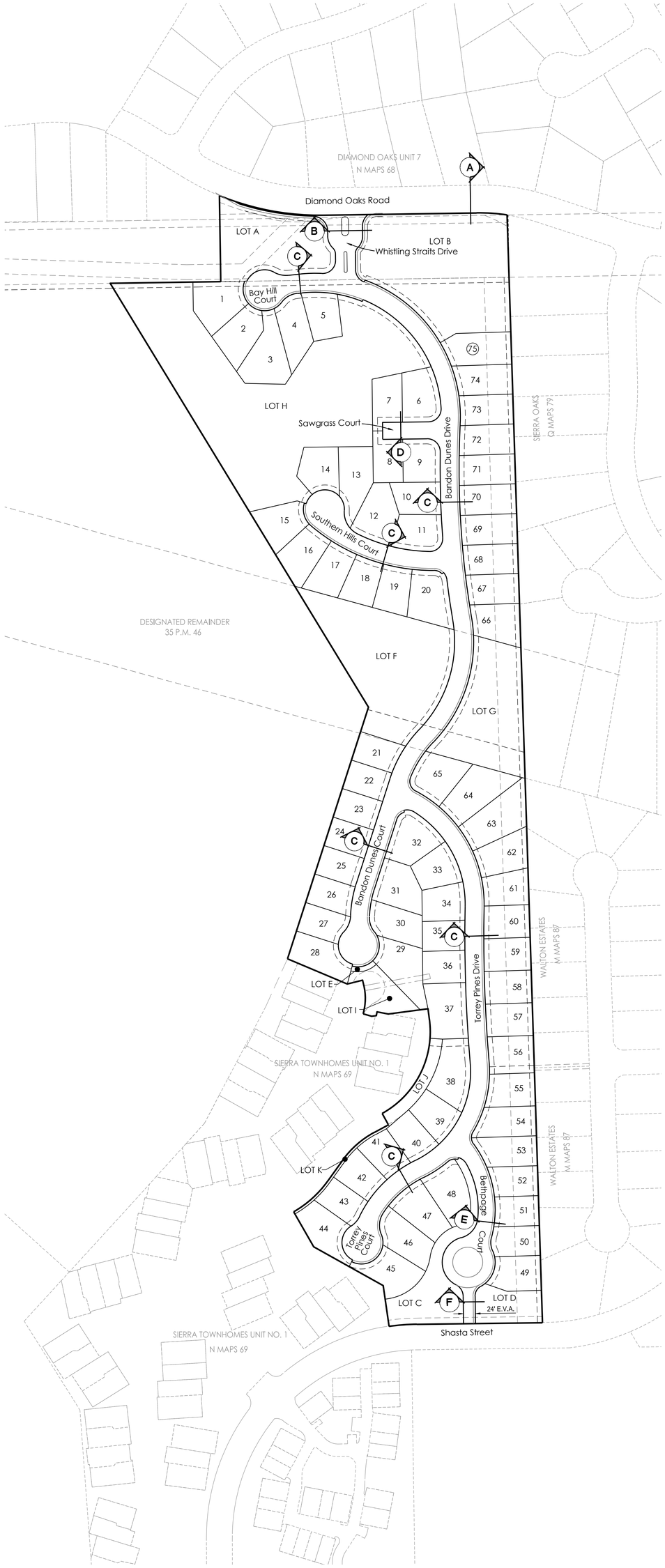
Utilities and Service Systems

Upon full buildout of the GP area, the GP EIR concluded that the following utilities and service system impacts will occur:

- Impacts resulting from the relocation of or the construction of new or expanded utilities and service systems facilities will significant and unavoidable (GP EIR, p. 4.12-24);
- Impacts to water supplies will be less than significant (GP EIR, p. 4.12-28);
- Impacts to wastewater treatment capacity will be less than significant (GP EIR, p. 4.12-30); and
- Impacts to solid waste generation and associated capacity statutes and regulations will be less than significant (GP EIR, p. 4.12-32).

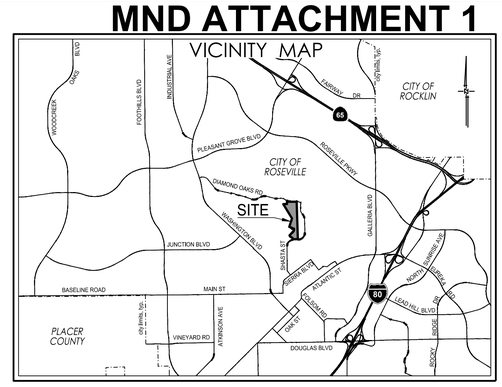
As concluded in the MND, all utilities and service system impacts associated with the SV project would be less than significant, with the SV project adhering to City codes and policies associated with infrastructure. As stated in the MND, onsite project utility infrastructure is designed to be consistent with the GP and to comply with all applicable regulations. Likewise with the SVSP project, the infrastructure required for this portion of the Proposed Project was previously identified via adopted master plans that were developed for the SVSP, with no major changes anticipated. Water use for the GP areas would not increase with implementation of the Proposed Project, and in fact will decrease City-wide use overall by approximately 2.0 acre feet per year less than the usage calculated for the previously approved land uses, based on revised calculations that look at the SV and SVSP projects together (see Addendum Attachment 7). Similarly, wastewater generation will decrease based on revised calculations that look at the SV and SVSP projects together by approximately 0.07 million gallons per day less than the generation calculated for the previously approved land uses (see Addendum Attachment 7). Solid waste generation would likely decrease under the Proposed Project because of the loss of commercial development. Because the housing units contemplated in the GP EIR would remain the same, accordingly the associated population increase projections would remain the same, and projected solid waste generation would remain the same, as such projections are based on population. As a result, the combined SV and SVSP projects would not exceed any utilities and service system impacts analyzed in the GP EIR; on the contrary, the Proposed Project would reduce these impacts.

CC EXHIBIT K
MND ATTACHMENT 1



TENTATIVE MAP INFORMATION

APPLICANT:	WP Sierra View, LLC 1420 Rocky Ridge Drive, Suite 265 Roseville, CA 95661
OWNER:	SVLC 23, LLC
ENGINEER:	MacKay & Somps Civil Engineers, Inc. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678 916-773-1189
SITE ADDRESS:	360 Diamond Oaks Road Roseville, CA 95678
ASSESSOR'S PARCEL NUMBER:	015-011-029
SITE AREA:	23.10 ± AC.
GENERAL PLAN LAND USE:	
Existing:	LDR & MDR
Proposed:	LDR
ZONING:	
Existing:	R1 & R3
Proposed:	RS/DS
NUMBER OF LOTS/PARCELS:	86 TOTAL LOTS 75 LDR Lots 4 Landscape / Detention Lots 5 Landscape Lots 1 Open Space Lot 1 Private Park Lot
SERVICE PROVIDERS:	
Parks & Recreation:	City of Roseville
Police & Fire Protection:	City of Roseville
Sanitary Sewer:	City of Roseville
Domestic & Recycled Water:	City of Roseville
Electricity:	City of Roseville
Telephone:	AT&T & Consolidated Communications
Gas:	PG&E
Cable:	Comcast/Consolidated Communications



TENTATIVE MAP NOTES

1. PROPERTY DESCRIPTION: The land described herein is situated in the state of California, County of Placer, City of Roseville, described as follows: Parcel 1 of Sierra View Parcel Map #2, Subdivision No. 000142, filed for record May 3, 2013, in Book 35 of Parcel Maps, at Page 46. Together with that portion of 'Resultant Parcel 2' of Lot Line Adjustment filed for record March 5, 2013, in Document No. 2013-0021343, Official Records, Placer County; more particularly described as follows:

   Beginning at a point being the Southeast corner of said 'Resultant Parcel 2' of Lot Line Adjustment filed for record March 5, 2013, in Document No. 2013-0021343, Official Records, Placer County and also being the Northeast corner of Parcel 1 of Sierra View Parcel Map #2, Subdivision No. 000142, filed for record May 3, 2013, in Book 35 of Parcel Maps, at Page 46; thence North 00°09'20" East 125.00 feet to the Southerly right of way of Diamond Oaks Road; thence along said right of way, the following four (4) courses:

   1) North 89°50'40" West 2.13 feet to a point of cusp with a non-tangent curve, concave South, having a radius of 373.00 feet, the initial radial of which bears North 09°32'51" East;

   2) Along said curve an arc distance of 61.14 feet through a central angle of 09°23'31", said curve being subtended by a chord bearing North 85°08' 54" West 61.07 feet, a radial to said point which bears North 00°09'20" East;

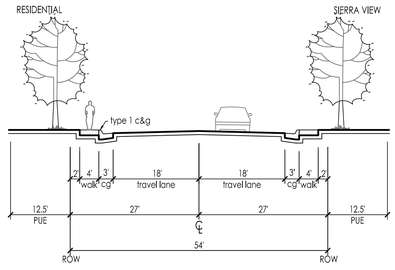
   3) North 89°50'40" West 307.36 feet to the beginning of a tangent curve, concave North, having a radius of 527.00 feet;

   4) Along said curve an arc distance of 213.35 feet, through a central angle of 23°11'42", said curve being subtended by a chord bearing North 78°14' 48" West 211.89 feet, a radial to said point which bears South 23°21'03" West,being the northeast corner of 'Resultant Parcel1' of Lot Line Adjustment filed for record March 5, 2013, in Document No. 2013-0021343, Official Records, Placer County;

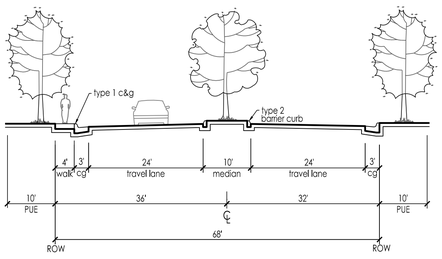
   thence along Easterly lot line of said 'Resultant Parcel 1' of Lot Line Adjustment filed for record March 5, 2013, in Document No. 2013-0021343, Official Records,Placer County South 00°09'20"West 47.60 feet to the Southeast corner of said 'Resultant Parcel 1'; thence South 00°09'20" West 125.07 feet to a point on the Northerly boundary line of Parcel 1 of Sierra View Parcel Map #2, Subdivision No. 000142, filed for record May 3, 2013, in Book 35 of Parcel Maps, at Page 46; thence along said Northerly boundary line South 89°51'05"East 577.92 feet back to the Point of Beginning.

   The above legal description is made pursuant to that certain 'Lot Line Adjustment and Certificate of Compliance' recorded March 6, 2014, Instrument No. 2014-0014272, Official Records, and being "Resultant Parcel 1" as described therein.

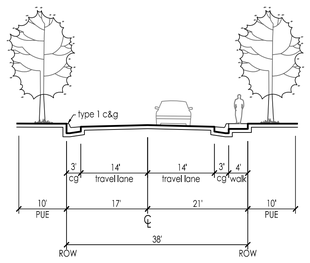
   Reserving therefrom, a 50' Private Access Easement for the benefit of the 'Remainder Parcel', as shown on said Parcel Map entitled 'Sierra View Parcel Map #2, Subdivision No. 000142', filed for record May 3, 2013, in Book 35 of Parcel Maps, at Page 46.
2. Lot dimensions and acreages are approximate and are subject to change.
3. Lot lines and lot areas may be adjusted at the time of Final Map(s) preparation provided no additional lots are created, subject to approval by the City of Roseville.
4. The Final Mapping and subsequent development of parcels and streets may be phased. Project improvements are deferred to individual Small Lot Final Maps or project development plans.
5. Pursuant to Government Code Section 66463.1, the subdivider may file multiple Final Maps based upon this Tentative Subdivision Map. The filing of a Final Map on a portion of this Tentative Subdivision Map shall not invalidate any part of this Tentative Subdivision Map.
6. The Final Mapping and subsequent development of parcels and streets may be phased. Phasing is to be consistent with the applicable infrastructure phasing matrix.
7. Additional easements to accommodate new public utility improvements, access required for parcel development, rights to construct, or other similar mapping requirements needed to accomplish the final design may be added prior to each Small Lot Final Map based on this Tentative Subdivision Map.
8. Pursuant to California Government Code Section 66499.20.2, the land shown hereon may be merged and resubdivided without reversion to acreage and may constitute abandonment of portions of the existing easements, subject to the approval of the City of Roseville, including the following:
   a. A 10' wide P.U.E. per 35 P.M. 46.
   b. A 50' private access easement per 35 P.M. 46.
   c. An access and utility easement per 937 O.R. 692.
   d. A 10' wide drainage easement per 2583 O.R. 163.
9. A minimum 10' Public Utility Public Easement (PUE) will be located adjacent to all rights-of-way unless otherwise noted.
10. The following lots are to be dedicated to the Sierra Townhomes HOA with the corresponding phase at the time of each Final Map: Lots I, J and K.
11. Landscape lots and open space lots are not to be counted as "lots" towards any future boundary line adjustment.
10. Sierra View will be a gated community, an HOA will be formed for the maintenance of the following lots Lots A, B, C, D, E, F, G and H and private roads within this project.
11. This project will contain private streets and drainage systems. Water and Sewer will be public service.



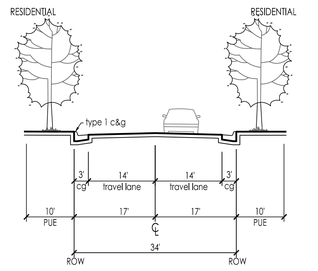
A DIAMOND OAKS ROAD
54' ROW
n.t.s.



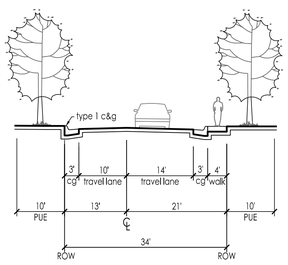
B RESIDENTIAL ENTRY
(MODIFIED CITY OF ROSEVILLE STD. DWG ST-25)
n.t.s.



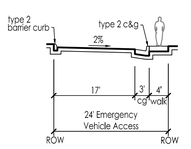
C MINOR RESIDENTIAL STREET
(MODIFIED CITY OF ROSEVILLE STD. DWG ST-2)
n.t.s.



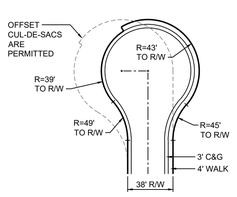
D SAWGRASS COURT
34' ROW
n.t.s.



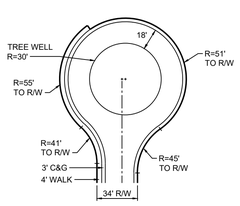
E MINOR RESIDENTIAL STREET
(NO PARKING WEST SIDE)
n.t.s.



F EMERGENCY VEHICLE ACCESS
n.t.s.



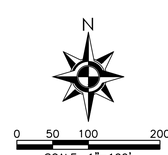
STANDARD CUL-DE-SAC
(CITY OF ROSEVILLE STD. DWG ST-14 & 15)
n.t.s.



MODIFIED CUL-DE-SAC
n.t.s.

PARCEL SUMMARY TABLE

Parcel	Acres	Units	Lot Size (typ)
Sierra View (LDR)	15.35 ac.	75 du	60' x 85'
Parks, Open Space & Landscape			
Lot A (Landscape)	0.66 ac.		
Lot B (Landscape/Detention)	1.42 ac.		
Lot C (Landscape/Detention)	0.38 ac.		
Lot D (Landscape/Detention)	0.22 ac.		
Lot E (Landscape)	0.01 ac.		
Lot F (Park)	1.19 ac.		
Lot G (Landscape/Detention)	0.77 ac.		
Lot H (Open Space)	2.79 ac.		
Lot I (Landscape)	0.17 ac.		
Lot J (Landscape)	0.11 ac.		
Lot K (Landscape)	0.03 ac.		
sub-total	7.75 ac.		
TOTAL	**23.10 ac.**	**75 du**	



COVER SHEET
TENTATIVE SUBDIVISION MAP

SIERRA VIEW

Roseville, CA

August 3, 2021

Sierra View · WESTPARK communities · MacKay & Somps ENGINEERS PLANNERS SURVEYORS

8-03-2021 10:37:57 bborgen P:\18512\PLN\Applications\TM\01-SV-SLTM-COVER.dwg
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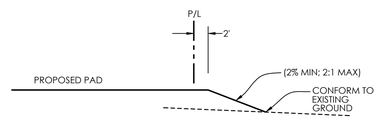
LEGEND

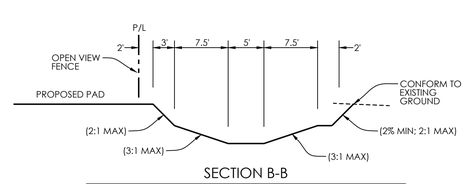
PROPOSED	DESCRIPTION	EXISTING
SS	SANITARY SEWER PIPE	EX. SS
	SANITARY SEWER MANHOLE	
12"W	WATER LINE	12"W
12"RW	RECYCLED WATER LINE	12"RW
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
SD	STORM DRAIN PIPE	EX. SD
	STORM DRAIN MANHOLE	
	DROP INLET	
	STORMWATER FACILITY	
P=XXX.X	PAD GRADE	P=XXX.X
	OVERLAND RELEASE FOR DRAINAGE	
	MASONRY RETAINING WALL	
	WOOD RETAINING WALL	
	ROCKERY RETANING WALL	
1	CLASS III (REAR DRAINING LOTS)	

UTILITY NOTES

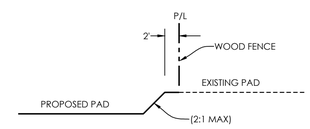
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
3. THE SIZE AND LOCATION OF PROPOSED WATER, RECYCLED WATER, SEWER, AND STORM DRAINAGE INFRASTRUCTURE IS SUBJECT TO CHANGE DURING FINAL DESIGN, SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ROSEVILLE WITH IMPROVEMENT PLANS.
4. ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNERS. IF A RIGHT OF ENTRY CANNOT BE OBTAINED, RETAINING WALLS ALONG PROPERTY LINES ARE TO BE CONSTRUCTED AS SHOWN HEREON.
5. UNLESS OTHERWISE NOTED, ALL LOTS ARE TO HAVE CLASS 1 LOT DRAINAGE AS SUCH, 2% SWALES, YARD DRAINS,AND UNDERGROUND PIPE SYSTEMS WITH BUBBLE UPS SHALL BE IMPLEMENTED IN LIEU OF 1% MINIMUM SWALES. AN OVERLAND RELEASE TO THE STREET RIGHT-OF-WAY SHALL BE INCLUDED AS PART OF THE FINISHED LOT GRADING DESIGN TO PRECLUDE ANY PONDING AGAINST FUTURE BUILDING FOUNDATION. POSITIVE DRAINAGE AWAY FROM THE BUILDING AT A SLOPE OF 5% MINIMUM SHALL BE PROVIDED, CONSISTENT WITH SECTION 2304.11 OF THE CALIFORNIA BLDG CODE.



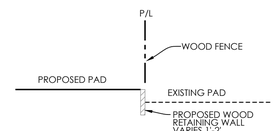
SECTION A-A
PROPERTY LINE
N.T.S.



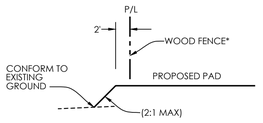
SECTION B-B
SWQ OUTFALL SWALE
N.T.S.



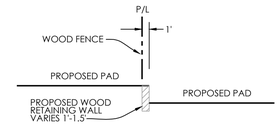
SECTION C-C
PROPERTY LINE
N.T.S.



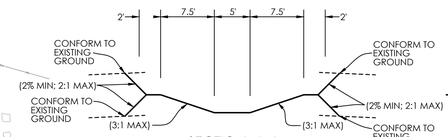
SECTION D-D
PROPERTY LINE
N.T.S.



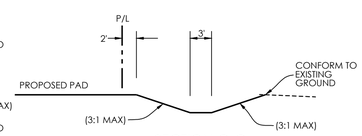
SECTION E-E
PROPERTY LINE
N.T.S.
*OPEN VIEW FENCE WHEN ADJACENT TO GOLF COURSE



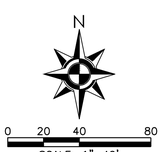
SECTION J-J
PROPERTY LINE
N.T.S.
NOTE: SIDEYARD SLOPES ARE PERMITTED IN LIEU OF RETAINING WALL



SECTION N-N
SWQ OUTFALL SWALE
N.T.S.



SECTION O-O
SWQ SWALE
N.T.S.



ESTIMATED EARTHWORK SUMMARY

CUT:	23,000 c.y.
FILL:	65,000 c.y.
NET:	42,000 c.y.

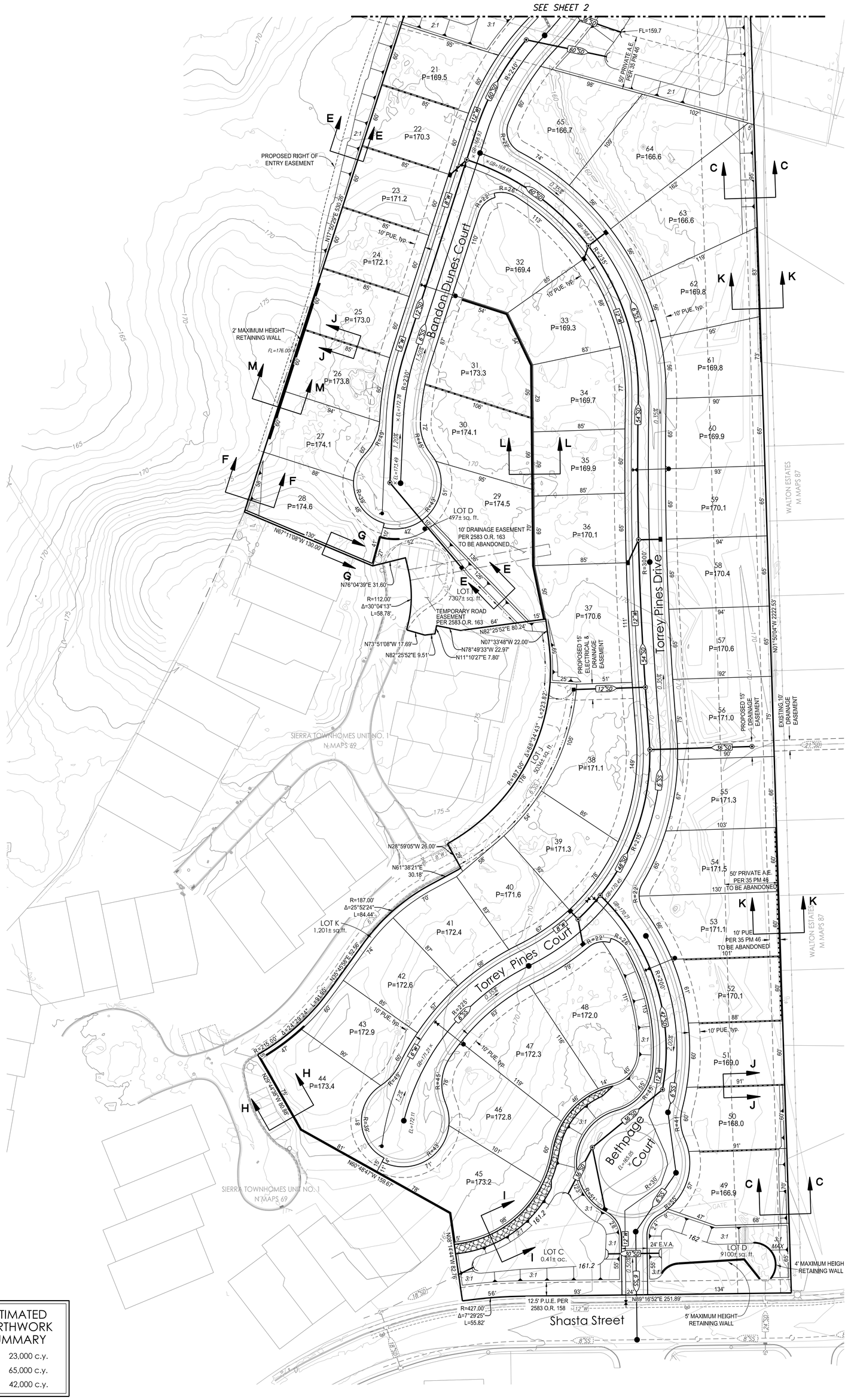
CONCEPTUAL GRADING, DRAINAGE AND UTILITIES TENTATIVE SUBDIVISION MAP

SIERRA VIEW

Roseville, CA

August 2, 2021

8-03-2021 11:52:04 bborgen P:\18512\PLN\Applications\TM\P-CS_SV.dwg [2] P:\18512\SRV\CS\Working\D-ADJ.dwg [3] P:\18512\PLN\Applications\TM\P-CS_SV_ANNO.dwg [4] P:\18512\PLN\Applications\TM\P-IP_SV.dwg [5] P:\18512\PLN\Applications\TM\P-OP_SV.dwg [6] P:\18512\SRV\Topo\Aerial\D-TP-FLD-SV-OG.dwg [7] P:\18512\PLN\Applications\TM\P-CS_SV.dwg [1] P:\18512\PLN\Applications\TM\OZ-SV-SLTM.dwg


SEE SHEET 2
Bandon Dunes Court
Torrey Pines Drive
Torrey Pines Court
Bethpage Court
Shasta Street
PROPOSED RIGHT OF ENTRY EASEMENT
2' MAXIMUM HEIGHT RETAINING WALL
FL=176.00'
10' DRAINAGE EASEMENT PER 2583 O.R. 163 TO BE ABANDONED
LOT D 497± sq. ft.
LOT E 7307± sq. ft.
LOT C 0.41± ac.
LOT J 5004± sq. ft.
LOT K 1,201± sq. ft.
TEMPORARY ROAD EASEMENT PER 2583 O.R. 163
PROPOSED 15' ELECTRICAL & DRAINAGE EASEMENT
EXISTING 10' DRAINAGE EASEMENT
50' PRIVATE A.E. PER 35 PM 46
50' PRIVATE A.E. PER 35 PM 46 TO BE ABANDONED
10' PUE PER 35 PM 46 TO BE ABANDONED
12.5' P.U.E. PER 2583 O.R. 158
24' E.V.A.
GATE
4' MAXIMUM HEIGHT RETAINING WALL
5' MAXIMUM HEIGHT RETAINING WALL
SIERRA TOWNHOMES UNIT NO. 1 M MAPS 69
WALTON ESTATES M MAPS 87
21 P=169.5
22 P=170.3
23 P=171.2
24 P=172.1
25 P=173.0
26 P=173.8
27 P=174.1
28 P=174.6
29 P=174.5
30 P=174.1
31 P=173.3
32 P=169.4
33 P=169.3
34 P=169.7
35 P=169.9
36 P=170.1
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39 P=171.3
40 P=171.6
41 P=172.4
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65 P=166.7
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N76°04'39"E 31.60'
R=112.00'
Δ=30°04'13"
L=58.78'
N73°51'08"W 17.69'
N82°25'52"E 9.51'
N82°25'52"E 80.24'
N07°33'48"W 22.00'
N78°49'33"W 22.97'
N11°10'27"E 7.80'
N67°11'08"W 130.00'
N17°30'05"E 330.26'
N28°59'05"W 26.00'
N61°38'21"E 30.18'
R=187.00'
Δ=25°52'24"
L=84.44'
N89°45'58"E 82.56'
R=275.00'
Δ=42°29'24"
L=90.90'
N29°44'36"W 80.85'
N60°48'41"W 159.67'
N89°14'44"W 92.76'
R=187.00'
Δ=58°34'43"
L=223.82'
R=427.00'
Δ=7°29'25"
L=55.82'
N89°16'52"E 251.89'
R=30.00'
N01°50'04"W 222.53'
R=187.00'
R=30.00'
R=45.00'
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R=69.00'
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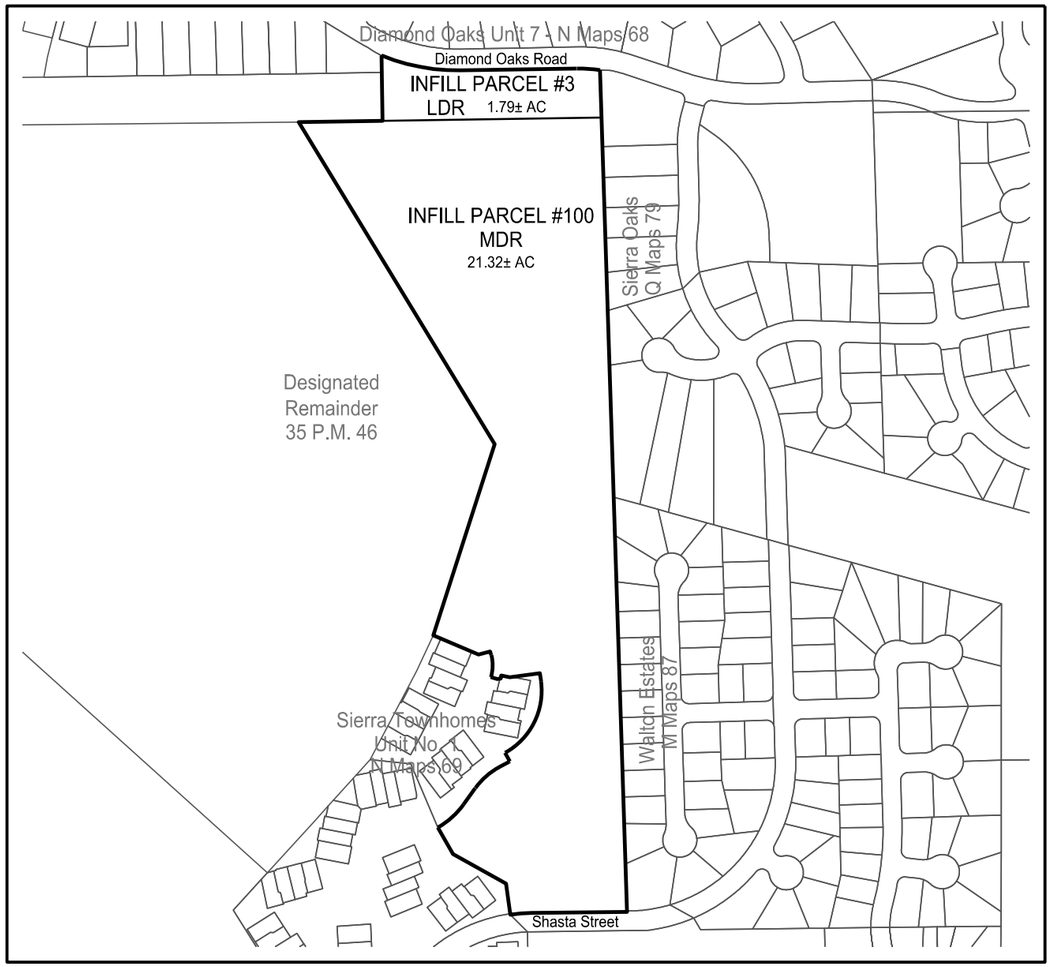

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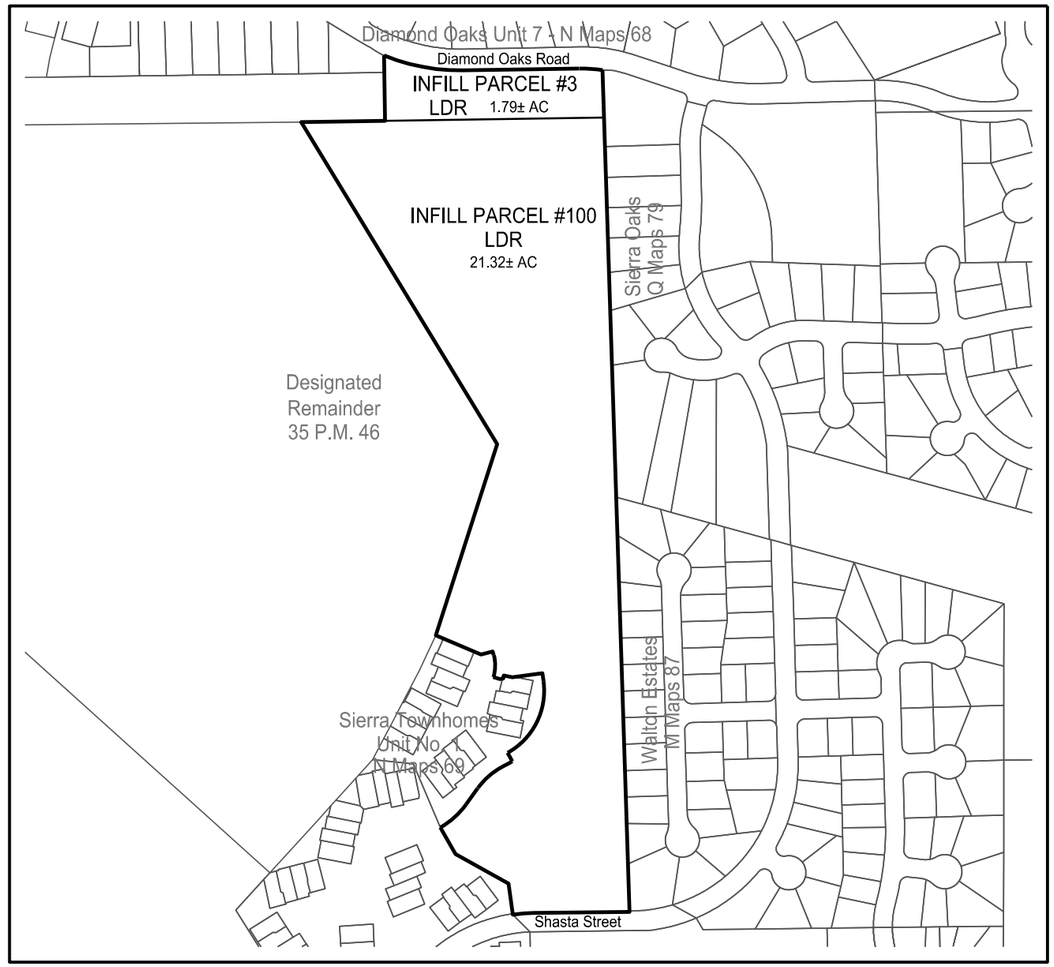
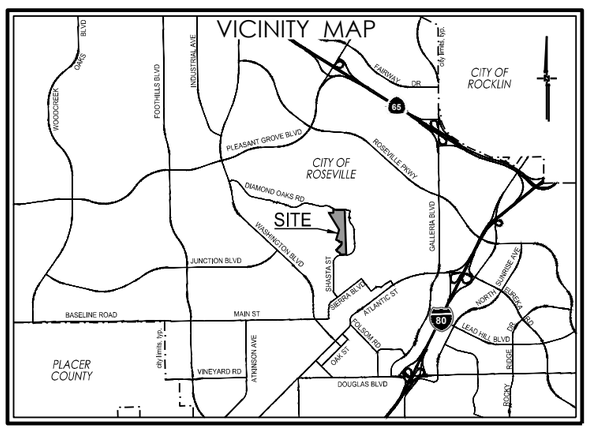


PROPOSED LAND USE



Existing Land Use		
Parcel	**Land Use**	**Acres**
Infill Parcel #3	LDR	1.79 ac.
Infill Parcel #100	MDR	21.31 ac.
TOTAL		**23.10 ac.**

Proposed Land Use		
Parcel	**Land Use**	**Acres**
Infill Parcel #3	LDR	1.79 ac.
Infill Parcel #100	LDR	21.31 ac.
TOTAL		**23.10 ac.**

WESTPARK communities

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

N

0 200 400 800

SCALE: 1"=400'

GENERAL PLAN AMENDMENT

SIERRA VIEW

Roseville, CA

August 3, 2021

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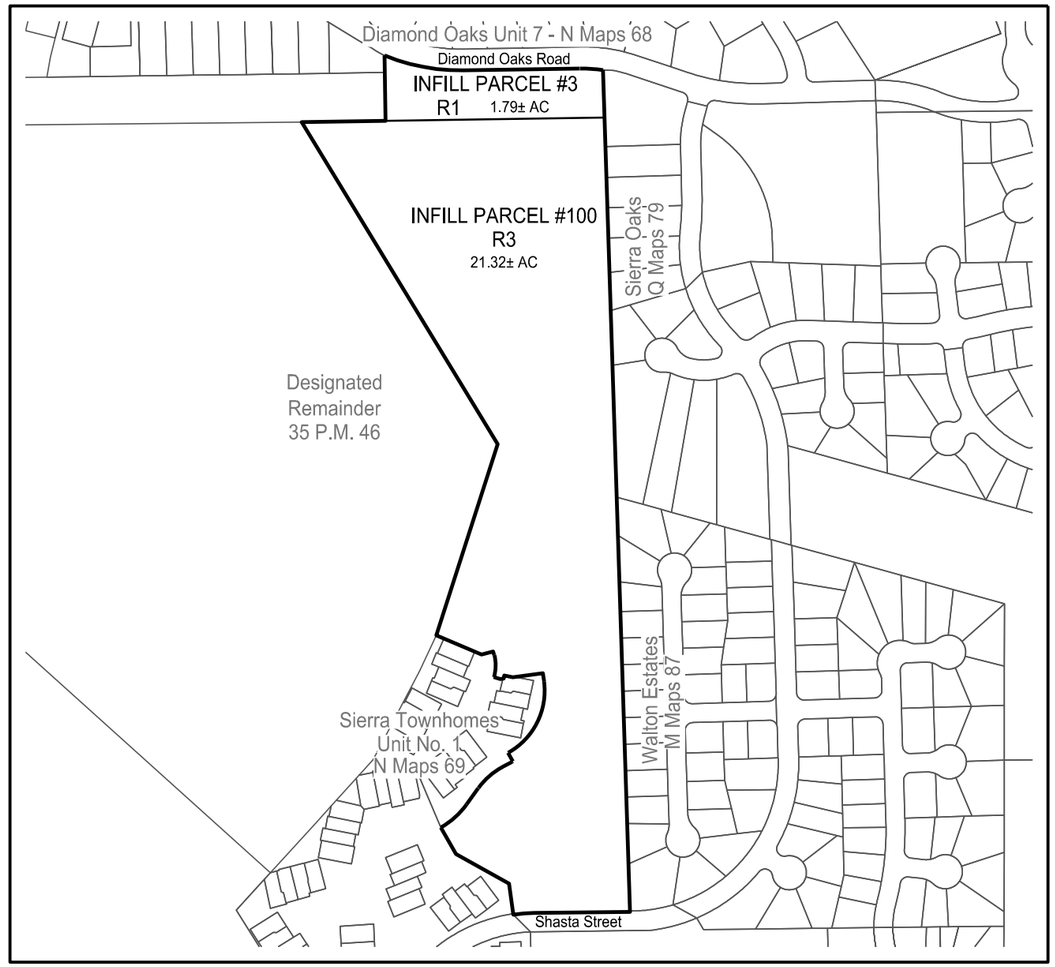
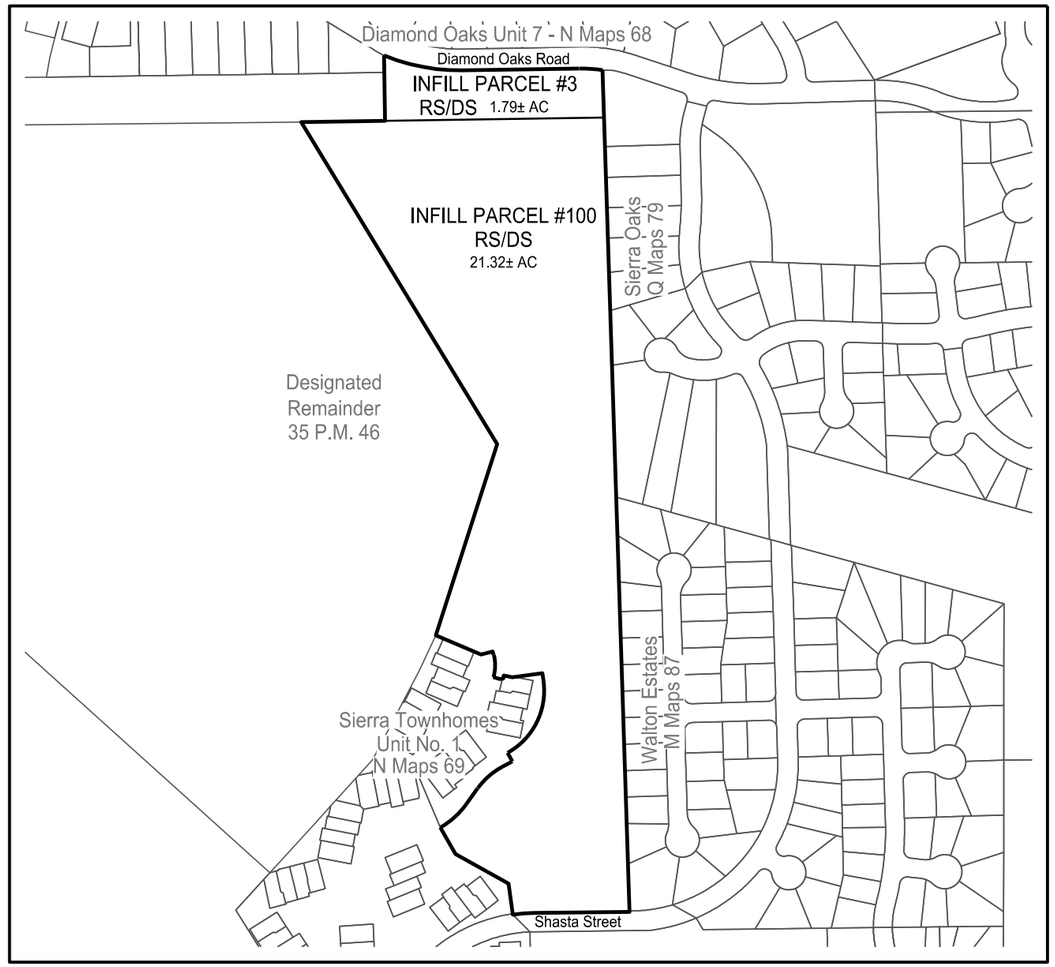
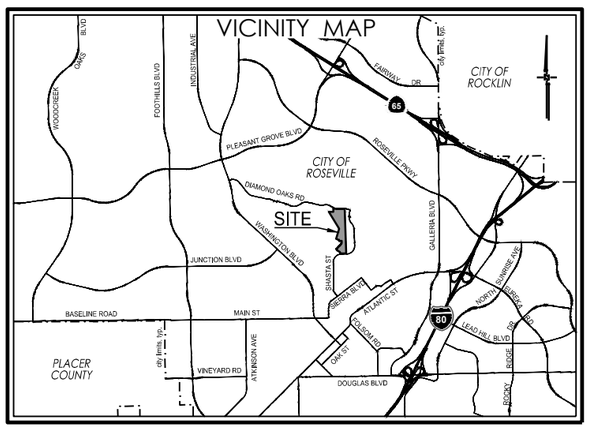


EXISTING ZONING



PROPOSED ZONING



Existing Zoning			Proposed Zoning		
Parcel	**Zoning**	**Acres**	**Parcel**	**Zoning**	**Acres**
Infill Parcel #3	R1	1.79 ac.	Infill Parcel #3	RS/DS	1.79 ac.
Infill Parcel #100	R3	21.31 ac.	Infill Parcel #100	RS/DS	21.31 ac.
TOTAL		**23.10 ac.**	**TOTAL**		**23.10 ac.**

WESTPARK communities

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

N

0 200 400 800

SCALE: 1"=400'

REZONE EXHIBIT

SIERRA VIEW

Roseville, CA

August 3, 2021

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There are no xreferences in this drawing.

California Tree and Landscape Consulting, Inc.

CalTLC
TENDER LOVING CARE FOR YOUR TREES

June 18, 2020

Ryan O'Keefe
WP Sierra View, LLC
1420 Rocky Ridge Drive, Suite 265
Roseville, California 95661

Phone: (916) 774-3400
Via Email: ryan@wpcommunities.com

PROPERTY TRANSITION ARBORIST REPORT

RE: Arborist Report and Tree Inventory for Sierra View Country Club
360 Diamond Oaks Road, [APN 015-011-029], City of Roseville, California

Executive Summary:

WP Sierra View, LLC contacted California Tree and Landscape Consulting, Inc. to document the trees on the property for a better understanding of the existing resource and any potential improvement obstacles that may arise. WP Sierra View, LLC requested an arborist report and tree inventory suitable for submittal to the City of Roseville. This is a Preliminary Arborist Report and Tree Inventory for the initial filing of plans to develop the property.

Richard Cory Kinley, ISA Certified Arborist WE-9717A, collected field data at various times from June 8-12, 2020, to provide species identification, measurements of DBH and canopy, field condition notes, recommended actions, ratings, and approximate locations for the trees. A total of 324 trees were evaluated on this property, of which all are protected trees according to the City of Roseville's Municipal Code.

The City of Roseville's 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.

The vegetation on site includes those protected trees included in the inventory, an assortment of volunteer ornamental trees found in the drainage swale and wet areas of the site, blackberries, poison oak, and annual grasses.

TABLE 1

Tree Species	Trees on this Site	Protected Trees on the Site	Proposed for Removal	Total Proposed for Retention
Blue Oak	300	300	9	291
Coast Live Oak	10	10	1	9
Interior Live Oak	13	13	0	13

Tree Species	Trees on this Site	Protected Trees on the Site	Proposed for Removal	Total Proposed for Retention
Valley Oak	1	1	0	1
TOTAL	**324**	**324**	**10**	**314**

ASSIGNMENT

Perform an examination of the site to document the presence and condition of trees protected by the City of Roseville. The study area for this effort includes the property as outlined on the exhibit provided for the purpose of preparing this inventory (the Tree Information Collected--Appendix 2--was prepared using the exhibit provided). Essentially, the project area includes the undeveloped property between existing residential homes and the Sierra View Country Club. (All trees protected by the City are included in the inventory.) Prepare a report of findings.

METHODS

Appendix 2 and Tables 1 and 2 in this report are the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Descriptions will further explain our findings.

Species of trees is listed by our local common name and botanical name by genus and species.

DBH (diameter breast high) is normally measured at 4'6" (54" above the average ground, height but if that varies then the location where it is measured is noted here. A steel diameter tape was used to measure the trees.

Canopy radius is measured in feet. It is the farthest extent of the crown composed of leaves and small twigs measured by a Stanley digital distance meter. This measurement often defines the Critical Root Zone (CRZ) or Protection Zone (PZ), which is a circular area around a tree with a radius equal to this measurement.

Actions listed are recommendations to improve health or structure of the tree. Trees in public spaces require maintenance. If a tree is to remain and be preserved, then the tree may need some form of work to reduce the likelihood of failure and increase the longevity of the tree. Preservation requirements and actions based on a proposed development plan are not included here.

Arborist Rating is subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead). The rating was done in the field at the time of the measuring and inspection.

Table A – Ratings Descriptions

No problem(s)	5	excellent
No apparent problem(s)	4	good
Minor problem(s)	3	fair
Major problem(s)	2	poor
Extreme problem(s)	1	hazardous, non-correctable
Dead	0	dead

Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Notes indicate the health, structure and environment of the tree and explain why the tree should be removed or preserved. Additional notes may indicate if problems are minor, extreme or correctible.

Remove is the recommendation that the tree be removed. The recommendation will normally be based either on poor structure or poor health and is indicated as follows:

Yes H – Tree is unhealthy
Yes S – Tree is structurally unsound

OBSERVATIONS AND CONCLUSIONS

The site is an undeveloped parcel surrounded by Sierra View Country Club and residential homes. The surrounding properties have been developed for many years.

RECOMMENDED REMOVALS

At this time, 10 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:

TABLE 2

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating
6531	231	Yes		Blue Oak	*Quercus douglasii*		16	48	24	1 Extreme Structure or Health Problems
6537	237	Yes		Blue Oak	*Quercus douglasii*		36	54	30	1 Extreme Structure or Health Problems

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating
6545	245	Yes		Blue Oak	*Quercus douglasii*		34	54	29	0 Dead
6605	442	Yes		Blue Oak	*Quercus douglasii*		29	54	18	1 Extreme Structure or Health Problems
6608	440	Yes		Blue Oak	*Quercus douglasii*		21	54	40	1 Extreme Structure or Health Problems
6620	393	Yes		Blue Oak	*Quercus douglasii*		11	54	10	1 Extreme Structure or Health Problems
6665	284	Yes		Blue Oak	*Quercus douglasii*	8,10,12,12	42	54	24	1 Extreme Structure or Health Problems
6670	296	Yes		Coast Live Oak	*Quercus agrifolia*		13	54	10	1 Extreme Structure or Health Problems
6757	368	Yes		Blue Oak	*Quercus douglasii*		10	48	21	1 Extreme Structure or Health Problems
6811	495	Yes		Blue Oak	*Quercus douglasii*		44	54	30	1 Extreme Structure or Health Problems

DISCUSSION

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience, and County ordinance requirements, so as to enhance tree longevity. This requires their root zones remain intact and viable, despite heavy equipment being on site, and the need to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil has serious consequences for tree health.

Following is a summary of Impacts to trees during construction and Tree Protection measures that should be incorporated into the site plans in order to protect the trees. Once the plans are approved, they become the document that all contractors will follow. ***The plans become the contract between the owner and the contractor, so that only items spelled out in the plans can be expected to be followed. Hence, all protection measures, such as fence locations, mulch requirements and root pruning specifications must be shown on the plans.***

RECOMMENDATIONS: SUMMARY OF TREE PROTECTION MEASURES

Hire a Project Arborist to help ensure protection measures are incorporated into the site plans and followed. The Project Arborist should, in cooperation with the Engineers and/or Architects:

- Identify the Root Protection Zones on the final construction drawings, prior to bidding the project.
- Show the placement of tree protection fences, as well as areas to be irrigated, fertilized and mulched on the final construction drawings.
- Clearly show trees for removal on the plans and mark them clearly on site. A Contractor who is a Certified Arborist should perform tree and stump removal. All stumps within the root zone of trees to be preserved shall

be ground out using a stump router or left in place. **No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment**.

- Prior to any grading, or other work on the site that will come within 50' of any tree to be preserved:
    1. Irrigate (if needed) and place a 3" layer of chip mulch over the protected root zone of all trees that will be impacted.
    2. Erect Tree Protection Fences. Place boards against trees located within 3' of construction zones, even if fenced off.
    3. Remove lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation, and oversee the pruning, performed by a contractor who is an ISA Certified Arborist.
- For grade cuts, expose roots by hand digging, potholing or using an air spade and then cut roots cleanly prior to further grading outside the tree protection zones.
- For fills, if a cut is required first, follow as for cuts.
- Where possible, specify geotextile fabric and/or thickened paving, re-enforced paving and structural soil in lieu of compacting, and avoid root cutting as much as possible, prior to placing fills on the soil surface. Any proposed retaining wall or fill soil shall be discussed with the engineer and arborist in order to reduce impacts to trees to be preserved.
- Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
- Design utility and irrigation trenches to minimize disturbance to tree roots. Where possible, dig trenches with hydro-vac equipment or air spade, placing pipes underneath the roots, or bore the deeper trenches underneath the roots.
- Include on the plans an Arborist inspection schedule to monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.

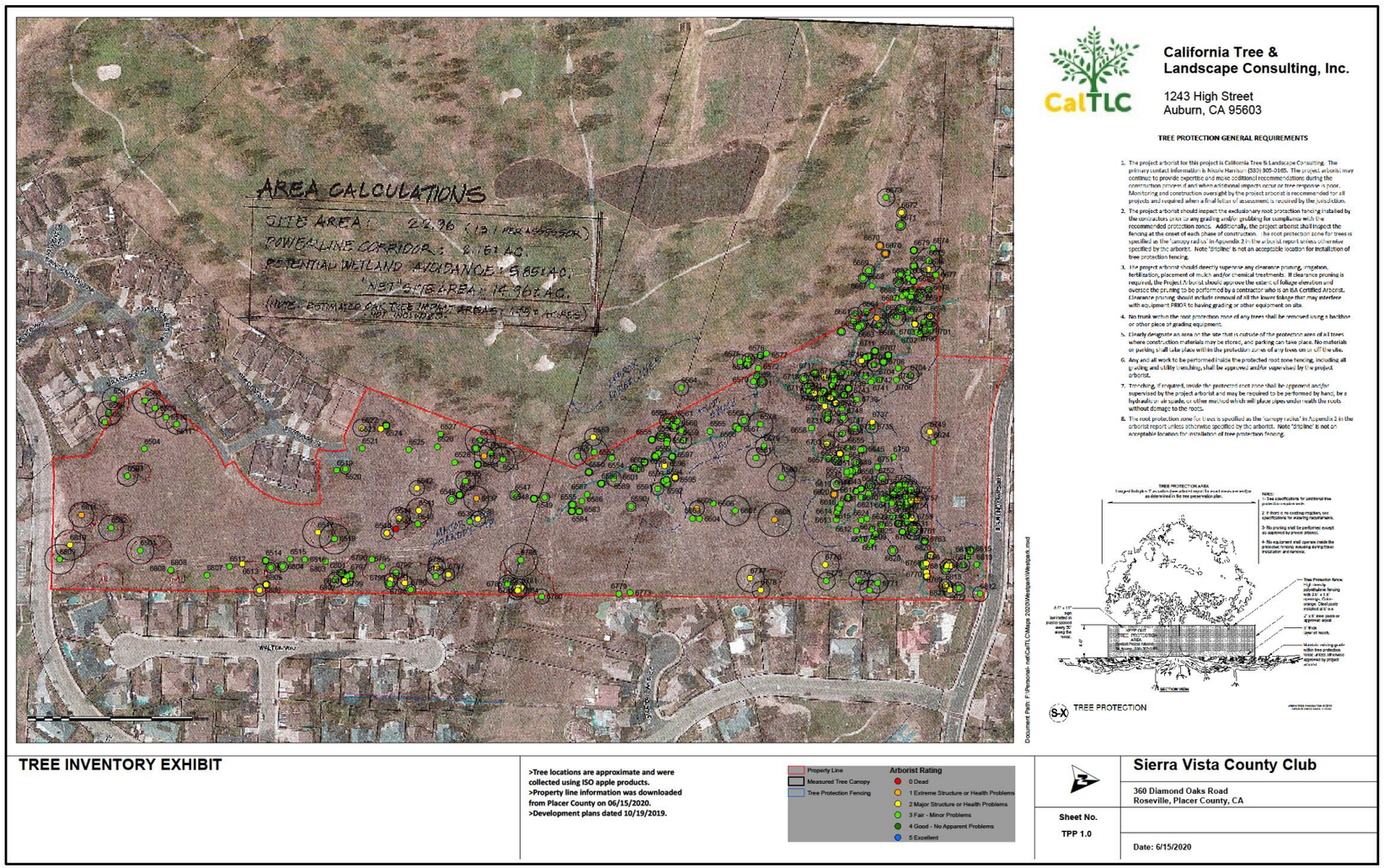
General Tree protection measures are included as Appendix 3. These measures need to be included on the Site, Grading, Utility and Landscape Plans. A final report of recommendations specific to the plan can be completed as part of, and in conjunction with, the actual plans. This will require the arborist working directly with the engineer and architect for the project. If the above recommendations are followed, the amount of time required by the arborist for the final report should be minimal.

Report Prepared by:

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

Enc.: Appendix 1 – Map of The Property Showing Tree Locations
Appendix 2 – Tree Information Collected
Appendix 3 – General Practices for Tree Protection

APPENDIX 1 – MAP OF THE PROPERTY SHOWING TREE LOCATIONS



APPENDIX 2 – TREE INFORMATION COLLECTED

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
1		Yes		Coast Live Oak	*Quercus agrifolia*		17	54	12	3 Fair - Minor Problems	Growing in middle of drainage ditch. No tag. Blackberries surrounding trunk. Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
424	424	Yes		Blue Oak	*Quercus douglasii*		11	54	10	3 Fair - Minor Problems	Could not tag/blackberries. Codominant at 10 feet. Growing into canopy south and north. Above average dead branches in lower canopy. Vigor fair. Density fair to poor.	None at this time.
6501	201	Yes		Blue Oak	*Quercus douglasii*		38	12	33	3 Fair - Minor Problems	Flare normal. Codominant at 36 inches. Canopy growing to ground 360°. Normal dead branches. Crown fair. Vigor fair.	None at this time.
6502	202	Yes		Blue Oak	*Quercus douglasii*		41	24	30	3 Fair - Minor Problems	Bark rot west side from base to 36 inches. Codominant at 5 feet with some inclusion. Canopy to ground east, south and west. Crown good. Vigor good.	None at this time.
6503	203	Yes		Blue Oak	*Quercus douglasii*		35	54	24	3 Fair - Minor Problems	Flare normal. Codominant at 7 feet. Canopy to ground 360° average dead branches. Vigor fair. Crown fair.	None at this time.
6504	204	Yes		Blue Oak	*Quercus douglasii*	3,4	7	54	4	3 Fair - Minor Problems	Buried flare. Codominant at base with some inclusion. Vigor fair. Crown fair.	None at this time.
6505	205	Yes		Blue Oak	*Quercus douglasii*		26	54	15	3 Fair - Minor Problems	Flare normal. 10-inch lateral at 4 feet. Canopy suppressed west. Vigor fair. Crown fair.	None at this time.
6506	206	Yes		Blue Oak	*Quercus douglasii*		36	54	30	3 Fair - Minor Problems	Flare normal. Codominant at base with some inclusion. 9-inch lateral at 5 feet south. Growing into canopies east and west. Vigor fair. Density fair.	None at this time.
6507	207	Yes		Blue Oak	*Quercus douglasii*		31	24	27	3 Fair - Minor Problems	Poor flare. Codominant at 36 inches with some inclusion. 4 stems with twisting growth and inclusion from 3-7 feet growing into canopy east. Vigor fair. Density fair.	None at this time.
6508	208	Yes		Blue Oak	*Quercus douglasii*		35	24	30	3 Fair - Minor Problems	Flare normal. Codominant at 6 feet. Canopy growing to the ground east. Growing into canopy north. Vigor fair. Density fair.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6509	209	Yes		Blue Oak	*Quercus douglasii*		35	12	24	3 Fair - Minor Problems	Flare normal. Codominant at base. Growing into canopy south. Suppressed by tree to the north. Average dead branches. Vigor fair. Density fair.	None at this time.
6510	210	Yes		Blue Oak	*Quercus douglasii*		28	54	27	3 Fair - Minor Problems	15-inch lateral east 7 feet. Canopy to ground east. Growing into canopy north. Vigor fair. Density fair.	None at this time.
6511	211	Yes		Blue Oak	*Quercus douglasii*		34	54	24	3 Fair - Minor Problems	Codominant at 8 feet. Canopy to ground east and north. Growing into canopy south. Vigor fair. Density fair.	None at this time.
6512	212	Yes		Coast Live Oak	*Quercus agrifolia*		8	48	6	3 Fair - Minor Problems	Growing on west Bank of drainage ditch. Riparian vegetation in dripline. Vigor fair. Density fair.	None at this time.
6513	213	Yes		Coast Live Oak	*Quercus agrifolia*		15	36	7	2 Major Structure or Health Problems	Growing on west bank of drainage ditch. Riparian vegetation in dripline. Low laterals and sprouts from base south and west. Decay and compartmentalization on center stem at 4 feet. Vigor fair. Density fair.	None at this time.
6514	214	Yes		Coast Live Oak	*Quercus agrifolia*		15	24	8	3 Fair - Minor Problems	Growing on west bank of drainage ditch. Blackberry and riparian vegetation in dripline. Codominant at 4 feet some inclusion. Vigor fair. Density fair.	None at this time.
6515	215	Yes		Blue Oak	*Quercus douglasii*		8	36	5	3 Fair - Minor Problems	Growing on west bank of drainage ditch. Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6516	216	Yes		Blue Oak	*Quercus douglasii*		6	54	4	3 Fair - Minor Problems	Growing on west bank of drainage ditch. Codominant at 5 feet. Vigor fair. Density fair.	None at this time.
6517	217	Yes		Blue Oak	*Quercus douglasii*		50	54	36	2 Major Structure or Health Problems	Decay wound down to cambium south side from 36 inches to 10 feet. 2 branch break wounds at 20 feet with decay. Codominant at 20 feet. Above average dead branches in canopy. Vigor fair to poor. Density fair.	None at this time.
6518	218	Yes		Blue Oak	*Quercus douglasii*		24	54	36	3 Fair - Minor Problems	2 feet of adjacent to trunk to south. Suppression from south. One-sided leaning canopy northeast. Above average dead branches. Vigor fair. Density fair.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6519	319	Yes		Blue Oak	*Quercus douglasii*		9	12	5	3 Fair - Minor Problems	Codominant at 24 inches. Adjacent to asphalt 10 feet north. Vigor fair. Density fair.	None at this time.
6520	220	Yes		Blue Oak	*Quercus douglasii*		11	6	12	3 Fair - Minor Problems	Growing adjacent to asphalt 5 feet west. Codominant at base. Growing into canopies south and north. Vigor fair. Density fair.	None at this time.
6521	221	Yes		Blue Oak	*Quercus douglasii*	2,3,3,3	11	54	4	3 Fair - Minor Problems	Codominant at base. Vigor fair. Density fair.	None at this time.
6522	222	Yes		Blue Oak	*Quercus douglasii*		44	24	21	2 Major Structure or Health Problems	No tag/lost tag. Large decay wound south side from 36 inches to 8 feet. Bark fungus damage north side from 3-8 feet. Vigor fair. Density fair.	None at this time.
6523	223	Yes		Blue Oak	*Quercus douglasii*	3,4	7	54	4	2 Major Structure or Health Problems	Poor location. Growing under canopy of 2 trees. Codominant at base. Vigor poor. Density poor.	None at this time.
6524	224	Yes		Blue Oak	*Quercus douglasii*		13	54	9	3 Fair - Minor Problems	No tag/lost tag. Codominant at 7 feet. Growing into canopy south. Vigor fair. Density fair.	None at this time.
6525	225	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems	Low laterals at 12 inches. Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6526	226	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6527	227	Yes		Blue Oak	*Quercus douglasii*		10	36	7	3 Fair - Minor Problems	Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6528	228	Yes		Blue Oak	*Quercus douglasii*		10	54	7	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6529	229	Yes		Blue Oak	*Quercus douglasii*		6	54	10	3 Fair - Minor Problems	No tag/lost tag. Suppressed north. One-sided leaning canopy south. Codominant at 4 feet. Vigor fair. Density fair to poor.	None at this time.
6530	230	Yes		Blue Oak	*Quercus douglasii*		49	54	36	3 Fair - Minor Problems	Covered in ivy up to 15 feet. Canopy suppressed north. Average dead branches. Decay branch wounds at 7 feet south and 10 feet south. Vigor fair.	None at this time.
6531	231	Yes		Blue Oak	*Quercus douglasii*		16	48	24	1 Extreme Structure or Health Problems	Suppressed. South leaning trunk broke off at 5 feet. Canopy resting on ground southeast.	***Recommend removal due to nature and extent of noted defects.***
6532	232	Yes		Blue Oak	*Quercus douglasii*		31	54	27	3 Fair - Minor Problems	Growing 5 feet adjacent to tree to northwest. One-sided leaning canopy southeast. Codominant at 18 feet. Vigor fair. Density fair.	None at this time.

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6533	243	Yes		Blue Oak	*Quercus douglasii*		39	54	30	3 Fair - Minor Problems	Growing 5 feet adjacent to tree southeast. Codominant at 22 feet. Average deadwood in canopy. Vigor fair. Density fair.	None at this time.
6534	234	Yes		Blue Oak	*Quercus douglasii*		12	54	9	3 Fair - Minor Problems	Buried flare. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6535	235	Yes		Blue Oak	*Quercus douglasii*		34	54	24	3 Fair - Minor Problems	Canopy growing to ground 360°. Codominant at 16 feet. Average dead branches. Vigor fair. Density fair.	None at this time.
6536	236	Yes		Blue Oak	*Quercus douglasii*		10	24	9	3 Fair - Minor Problems	Codominant at 36 inches some inclusion. Vigor fair. Density fair.	None at this time.
6537	237	Yes		Blue Oak	*Quercus douglasii*		36	54	30	1 Extreme Structure or Health Problems	Trunk is 85-90% hollow. 1-inch decay seam east side running from base to 8 feet. Inside seam practically no wood. Trunk and canopy lean west. Average deadwood.	***Recommend removal due to nature and extent of noted defects.***
6538		Yes		Blue Oak	*Quercus douglasii*		30	54	18	2 Major Structure or Health Problems	Decay wound south side from base to 24 inches. Decay effects 70% of cambium and hardwood. Codominant at 15 feet. Several branch failures. Decay wounds at trunk. Vigor fair.	None at this time.
6539	239	Yes		Blue Oak	*Quercus douglasii*	5,5	10	54	6	3 Fair - Minor Problems	2 stems at base. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6540	240	Yes		Blue Oak	*Quercus douglasii*		10	54	12	3 Fair - Minor Problems	Codominant at 6 feet. Birdhouse strapped to lateral at 6 feet east side. Vigor fair. Density fair.	None at this time.
6541	241	Yes		Blue Oak	*Quercus douglasii*		30	54	30	2 Major Structure or Health Problems	10° trunk lean west. One-sided leaning canopy west. Sunscald to cambium east side of trunk. 20-inch central leader breakoff at 18 feet. Vigor poor. Density poor.	None at this time.
6542		Yes		Blue Oak	*Quercus douglasii*		36	48	18	2 Major Structure or Health Problems	Trunk decay wound south side from base to 20 feet. 90% decay. Vigor poor. Density fair.	None at this time.
6543	243	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6544	244	Yes		Blue Oak	*Quercus douglasii*		29	54	27	2 Major Structure or Health Problems	One-sided canopy south by southwest. 18-inch stem broke in north side at 12 feet. Decay and wound. Codominant at 12 feet. Vigor fair. Density fair.	None at this time.

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6545	245	Yes		Blue Oak	*Quercus douglasii*		34	54	29	0 Dead	Dead tree top breakout. Laying east 5 feet adjacent to trunk.	***Recommend removal due to nature and extent of noted defects.***
6546	246	Yes		Blue Oak	*Quercus douglasii*		8	54	15	2 Major Structure or Health Problems	One-sided leaning canopy south. Shrunk bows severely at 6 feet. Suppressed by formerly standing tree west. Vigor fair to poor. Density fair to poor.	None at this time.
6547	247	Yes		Blue Oak	*Quercus douglasii*	7,8	15	24	12	3 Fair - Minor Problems	Codominant at 12 inches some inclusion. Vigor fair. Density fair.	None at this time.
6548	248	Yes		Blue Oak	*Quercus douglasii*		12	24	9	3 Fair - Minor Problems	Codominant at 4 feet. Growing into canopy north. Vigor fair. Density fair.	None at this time.
6549	249	Yes		Blue Oak	*Quercus douglasii*	10,11,11	32	48	12	3 Fair - Minor Problems	Codominant at base with significant inclusion Vigor fair. Density fair.	None at this time.
6550	250	Yes		Blue Oak	*Quercus douglasii*		7	54	9	3 Fair - Minor Problems	Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
6551	251	Yes		Blue Oak	*Quercus douglasii*		34	54	21	3 Fair - Minor Problems	Codominant at 12 feet with significant inclusion. 3 limb failure with decay west at 16 feet. Located under transmission power line. Vigor fair. Density fair.	None at this time.
6552	252	Yes		Blue Oak	*Quercus douglasii*		27	54	33	3 Fair - Minor Problems	Codominant at 12 feet. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6553	253	Yes		Blue Oak	*Quercus douglasii*		40	60	21	2 Major Structure or Health Problems	Canker east side from 1-6 feet. Large limb breakout scar with decay north side from 8-20 feet. Multiple limb breakout. Decay wound lower trunk. Growing into canopy east. Vigor fair to poor. Density fair to poor.	None at this time.
6554	264	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
6555	255	Yes		Blue Oak	*Quercus douglasii*		10	36	9	3 Fair - Minor Problems	Codominant at 36 inches some inclusion. Vigor fair. Density fair.	None at this time.
6556		Yes		Blue Oak	*Quercus douglasii*		13	12	12	3 Fair - Minor Problems	Codominant at 24 inches. Growing into canopy south and north. Above average dead branches in lower canopy. Vigor poor. Density poor.	None at this time.
6557	257	Yes		Blue Oak	*Quercus douglasii*		6	54	8	3 Fair - Minor Problems	Growing into canopy east. Vigor fair. Density fair.	None at this time.

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6558	258	Yes		Blue Oak	*Quercus douglasii*		6	54	7	3 Fair - Minor Problems	Growing into canopy west. Codominant at 10 feet. Vigor fair. Density fair.	None at this time.
6559	259	Yes		Interior Live Oak	*Quercus wislizeni*		17	12	21	3 Fair - Minor Problems	Codominant at 24 inches. Above average branches in lower canopy. Volunteers growing into canopy west. Vigor fair to poor. Density fair.	None at this time.
6560	260	Yes		Blue Oak	*Quercus douglasii*		15	24	12	3 Fair - Minor Problems	Codominant at 24 inches. 2 of the main stems south side are sharing included bark at 4 connections from 4-8 feet. Vigor fair. Density fair.	None at this time.
6561	261	Yes		Blue Oak	*Quercus douglasii*		14	36	18	3 Fair - Minor Problems	Codominant at 4 feet. Growing into canopy. Above average deadwood in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6562	262	Yes		Blue Oak	*Quercus douglasii*	5,6	11	54	12	3 Fair - Minor Problems	Codominant at 12 inches. Suppressed south. One-sided leaning canopy northwest. Vigor fair. Density fair.	None at this time.
6563	263	Yes		Blue Oak	*Quercus douglasii*	4,7,8,11	30	54	18	3 Fair - Minor Problems	Codominant at 12 inches with some inclusion. Growing into canopies south and north. Vigor fair. Density fair.	None at this time.
6564	264	Yes		Valley Oak	*Quercus lobata*		18	54	18	3 Fair - Minor Problems	Good structure. Codominant at 25 feet. Above average dead branches lower 1/3 canopy. Vigor fair. Density fair.	None at this time.
6565	265	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6566	266	Yes		Blue Oak	*Quercus douglasii*		10	54	10	3 Fair - Minor Problems	Growing into canopy north. Codominant at 5 feet. Vigor fair. Density fair.	None at this time.
6567	267	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Growing into canopies north and south. Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6568	268	Yes		Interior Live Oak	*Quercus wislizeni*		20	36	15	3 Fair - Minor Problems	Suppressed east. 5° trunk lean west. Codominant at 36 inches with some inclusion. Growing into canopy east. Vigor fair. Density fair.	None at this time.
6569	269	Yes		Blue Oak	*Quercus douglasii*	7,12	19	54	12	3 Fair - Minor Problems	Codominant at base and growing into canopy west. Vigor fair. Density fair.	None at this time.

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6570	270	Yes		Blue Oak	*Quercus douglasii*		12	54	16	3 Fair - Minor Problems	Growing into canopy east and north. Above average dead branches lower 1/3 canopy. Vigor fair. Density fair.	None at this time.
6571	271	Yes		Blue Oak	*Quercus douglasii*		9	54	6	3 Fair - Minor Problems	Lower 2/3 canopy suppressed all sides. Codominant at 4 feet. Above average dead branches lower 1/3 canopy. Vigor fair. Density fair to poor.	None at this time.
6572	272	Yes		Blue Oak	*Quercus douglasii*		9	54	6	3 Fair - Minor Problems	Suppressed west. Vines growing lower 2/3 canopy. Above average dead branches lower 1/3 canopy. Vigor fair. Density fair to poor.	None at this time.
6573	273	Yes		Blue Oak	*Quercus douglasii*		13	54	10	3 Fair - Minor Problems	Growing into canopies east, west and north. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6574	274	Yes		Blue Oak	*Quercus douglasii*		8	54	15	3 Fair - Minor Problems	Suppressed east. One-sided leaning canopy west. Growing into canopy south. Codominant at 15 feet. Vigor fair. Density fair.	None at this time.
6575	275	Yes		Coast Live Oak	*Quercus agrifolia*		11	36	18	3 Fair - Minor Problems	Good structure. 82-inch sprouts from base west side. Vigor fair. Density fair.	None at this time.
6576	276	Yes		Blue Oak	*Quercus douglasii*		10	54	8	3 Fair - Minor Problems	Covered in vines 2/3 trunk. Codominant at 4 feet. Growing into canopy north. Vigor fair. Density fair to poor.	None at this time.
6577	277	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	2/3 trunk covered in vines. Growing into canopy south. Vigor fair to poor. Density fair to poor.	None at this time.
6578		Yes		Blue Oak	*Quercus douglasii*		30	54	30	3 Fair - Minor Problems	Codominant at 6 feet. Branch breakout southeast. Decay in wound at 6 feet. Growing into canopy east. Vigor fair. Density fair.	None at this time.
6579		Yes		Blue Oak	*Quercus douglasii*		21	54	21	3 Fair - Minor Problems	Codominant at 7 feet. Growing into canopy southeast and northwest. Vigor fair. Density fair.	None at this time.
6580	377	Yes		Blue Oak	*Quercus douglasii*		41	54	33	3 Fair - Minor Problems	Canker at base east side. Average dead branches in lower canopy. Vigor fair. Density fair.	None at this time.
6581	376	Yes		Blue Oak	*Quercus douglasii*		36	54	24	3 Fair - Minor Problems	Codominant at 36 inches. Minor dead branches in lower canopy. Growing into canopy northwest. Vigor fair. Density fair.	None at this time.
6582	**Tag # Not Used**											

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6583	460	Yes		Blue Oak	*Quercus douglasii*	5,7	12	54	8	3 Fair - Minor Problems	Codominant at 24 inches. Growing into canopy southwest. Vigor fair. Density fair.	None at this time.
6584	462	Yes		Coast Live Oak	*Quercus agrifolia*	7,7,8	22	54	9	3 Fair - Minor Problems	Codominant at base with inclusion. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6585	461	Yes		Blue Oak	*Quercus douglasii*		7	54	10	3 Fair - Minor Problems	Growing into canopy east. Good structure. One-sided leaning canopy west.	None at this time.
6586	459	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6587		Yes		Blue Oak	*Quercus douglasii*		6	54	6	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6588	458	Yes		Coast Live Oak	*Quercus agrifolia*		10	54	9	3 Fair - Minor Problems	Codominant at 6 feet. Low laterals sprout at base west side. Vigor fair. Density fair.	None at this time.
6589	457	Yes		Blue Oak	*Quercus douglasii*		21	54	18	3 Fair - Minor Problems	Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6590	453	Yes		Blue Oak	*Quercus douglasii*		22	12	12	3 Fair - Minor Problems	Codominant at 24 inches. Vigor fair. Density fair.	None at this time.
6591	452	Yes		Blue Oak	*Quercus douglasii*		14	54	15	3 Fair - Minor Problems	Codominant at 7 feet. Growing into canopy north. Vigor fair. Density fair.	None at this time.
6592	451	Yes		Blue Oak	*Quercus douglasii*		7	54	10	3 Fair - Minor Problems	Trunk wound seam west side from 12-54 inches. Suppressed north. One-sided canopy south. Vigor fair. Density fair.	None at this time.
6593	450	Yes		Blue Oak	*Quercus douglasii*		6	54	9	3 Fair - Minor Problems	Suppressed east. One-sided canopy west. Good structure, vigor, and density.	None at this time.
6594		Yes		Blue Oak	*Quercus douglasii*		7	54	8	3 Fair - Minor Problems	Suppression west. One-sided canopy east. Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6595	449	Yes		Blue Oak	*Quercus douglasii*		10	24	9	2 Major Structure or Health Problems	Bark wound east side from base to 36 inches. Exposed cambium.	None at this time.
6596	448	Yes		Blue Oak	*Quercus douglasii*		41	54	21	2 Major Structure or Health Problems	2 large branch breakout scars on trunk south side at 10 feet. Decay in wound. Vigor fair to poor. Density fair to poor.	None at this time.
6597	447	Yes		Blue Oak	*Quercus douglasii*		11	54	9	3 Fair - Minor Problems	Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6598	455	Yes		Blue Oak	*Quercus douglasii*	4,4,6	14	54	8	3 Fair - Minor Problems	Growing into canopy.	None at this time.
6599	454	Yes		Blue Oak	*Quercus douglasii*	7,8	15	54	10	3 Fair - Minor Problems	Codominant at base. Growing into canopy north.	None at this time.

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6600		Yes		Blue Oak	*Quercus douglasii*	4,4,5	13	54	9	3 Fair - Minor Problems	3 stems growing into canopy south and north. Vigor fair. Density fair.	None at this time.
6601	453	Yes		Blue Oak	*Quercus douglasii*		9	54	6	3 Fair - Minor Problems	Codominant at 4 feet. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6602		Yes		Blue Oak	*Quercus douglasii*	5,5	10	54	9	3 Fair - Minor Problems	Codominant at base with minor inclusion. Growing into canopy east. Vigor fair. Density fair.	None at this time.
6603	444	Yes		Blue Oak	*Quercus douglasii*	10,11	21	54	7	3 Fair - Minor Problems		None at this time.
6604	443	Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Good structure. Suppressed west. One-sided canopy east. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6605	442	Yes		Blue Oak	*Quercus douglasii*		29	54	18	1 Extreme Structure or Health Problems	Codominant at 9 feet. One of two main leaders dead and broken off north side. One-sided canopy southeast. Vigor fair. Density fair to poor. Top of broken leader resting on trunk and ground.	***Recommend removal due to nature and extent of noted defects.***
6606	445	Yes		Blue Oak	*Quercus douglasii*		11	24	5	3 Fair - Minor Problems	Codominant at 24 inches. Vigor fair. Density fair.	None at this time.
6607	441	Yes		Blue Oak	*Quercus douglasii*		45	54	36	3 Fair - Minor Problems	Over-mature. Above average dead branches in canopy. Vigor fair. Density fair to poor.	None at this time.
6608	440	Yes		Blue Oak	*Quercus douglasii*		21	54	40	1 Extreme Structure or Health Problems	Tree failed at base and laying on ground west. Canopy to ground 360°. Vigor fair. Density fair to poor.	***Recommend removal due to nature and extent of noted defects.***
6609		Yes		Blue Oak	*Quercus douglasii*	4,4	8	54	3	3 Fair - Minor Problems	Codominant at base. Suppressed east, west and south. Vigor fair. Density fair.	None at this time.
6610		Yes		Blue Oak	*Quercus douglasii*		8	54	7	3 Fair - Minor Problems	Lower canopy suppressed. Minor dead branches lower 1/2 canopy. Vigor fair. Density fair.	None at this time.
6611	429	Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Good structure. Vigor fair. Density fair.	None at this time.
6612	429	Yes		Blue Oak	*Quercus douglasii*		7	54	7	3 Fair - Minor Problems	Codominant at 8 feet. Vigor fair. Density fair.	None at this time.

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6613	431	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Codominant at 5 feet. Vigor fair. Density fair.	None at this time.
6614		Yes		Blue Oak	*Quercus douglasii*		12	12	5	3 Fair - Minor Problems	Bark decay at base west side. Codominant at 12 inches east. Leader trunk wound at 36 inches. Vigor fair. Density fair.	None at this time.
6615	432	Yes		Blue Oak	*Quercus douglasii*		7	54	10	3 Fair - Minor Problems	Minor trunk lean southwest. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6616		Yes		Blue Oak	*Quercus douglasii*	4,5	9	54	4	3 Fair - Minor Problems	Codominant at base growing into canopies north and east. One-sided canopy west. Vigor fair. Density fair.	None at this time.
6617		Yes		Blue Oak	*Quercus douglasii*	3,4,4,4	15	54	9	3 Fair - Minor Problems	Codominant at 12 inches. Growing into canopies north and south. Vigor fair. Density fair.	None at this time.
6618	391	Yes		Blue Oak	*Quercus douglasii*		13	12	8	3 Fair - Minor Problems	Codominant at 24 inches. Vigor fair. Density fair.	None at this time.
6619	392	Yes		Blue Oak	*Quercus douglasii*		21	24	15	3 Fair - Minor Problems	Codominant at 36 inches. Above average dead branches lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6620	393	Yes		Blue Oak	*Quercus douglasii*		11	54	10	1 Extreme Structure or Health Problems	Bark decay southside from base to 7 feet exposed with cambium in Heartwood. Poor branching structure. Vigor poor. Density poor.	***Recommend removal due to nature and extent of noted defects.***
6621	390	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6622	389	Yes		Blue Oak	*Quercus douglasii*	6,8	14	54	6	3 Fair - Minor Problems	Codominant at 12 inches. Above average deadwood in the lower canopy. Vigor fair. Density fair to poor.	None at this time.
6623	395	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Codominant at 7 feet. Growing into canopy west Vigor fair. Density fair.	None at this time.
6624		Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
6625	396	Yes		Blue Oak	*Quercus douglasii*		9	54	6	3 Fair - Minor Problems	Trunk lean 10° south. Above average dead branches lower canopy. Vigor fair. Density fair to poor.	None at this time.
6626	397	Yes		Blue Oak	*Quercus douglasii*		9	54	7	3 Fair - Minor Problems	Good structure. Vigor fair. Density fair.	None at this time.

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6627		Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Trunk wound west side from base to 12 inches. Growing into canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6628	419	Yes		Blue Oak	*Quercus douglasii*		17	12	12	3 Fair - Minor Problems	Codominant at 24 inches. Average dead branches lower canopy. Vigor fair. Density fair.	None at this time.
6629		Yes		Blue Oak	*Quercus douglasii*		8	36	8	3 Fair - Minor Problems	Codominant at 15 feet. Suppressed/one-sided canopy east. Vigor fair. Density fair.	None at this time.
6630	420	Yes		Blue Oak	*Quercus douglasii*		8	48	9	3 Fair - Minor Problems	Codominant at 4 feet. Growing into canopy north and west. Above average dead branches in lower canopy. Nest top of crown. Vigor fair. Density fair to poor.	None at this time.
6631	400	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems	Codominant at 8 feet. Growing into canopies east and north. Above average dead branches lower canopy. Vigor fair. Density fair to poor.	None at this time.
6632		Yes		Blue Oak	*Quercus douglasii*		10	54	12	3 Fair - Minor Problems	Bark decay seam south side from 36 inches to 6 feet. Codominant at 6 feet. Growing in the canopies south and north. Average dead branches lower canopy. Vigor fair. Density fair.	None at this time.
6633		Yes		Blue Oak	*Quercus douglasii*		7	54	4	3 Fair - Minor Problems	Dead vertical stem at 24 inches north. Good structure. Vigor fair. Density fair to poor.	None at this time.
6634	399	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Suppressed west. One-sided canopy east. Good structure. Vigor fair. Density fair.	None at this time.
6635	398	Yes		Blue Oak	*Quercus douglasii*		16	48	10	3 Fair - Minor Problems	Bark canker at base west side. Codominant at 48 inches. Vigor fair. Density fair.	None at this time.
6636	422	Yes		Blue Oak	*Quercus douglasii*		9	54	7	3 Fair - Minor Problems		None at this time.
6637		Yes		Interior Live Oak	*Quercus wislizeni*		6	54	5	3 Fair - Minor Problems	Suppressed north, south and east. Above average dead branches in lower canopy. Codominant at 7 feet. Vigor fair to poor. Density fair to poor.	None at this time.
6638	425	Yes		Blue Oak	*Quercus douglasii*		10	54	18	3 Fair - Minor Problems	Suppressed north. One-sided leaning canopy south. Codominant at 7 feet. Above average dead branches. Vigor fair. Density fair to poor.	None at this time.
6639	426	Yes		Blue Oak	*Quercus douglasii*		10	54	15	3 Fair - Minor Problems	Codominant at 6 feet. Vines to 22 feet. Vigor fair. Density fair to poor.	None at this time.

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6640		Yes		Blue Oak	*Quercus douglasii*		6	24	4	3 Fair - Minor Problems	10° trunk lean north to 24 inches with correction. Average dead branches lower canopy. Vigor fair. Density fair.	None at this time.
6641	427	Yes		Blue Oak	*Quercus douglasii*	5,7	12	54	8	3 Fair - Minor Problems	Above Average deadwood in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6642	388	Yes		Blue Oak	*Quercus douglasii*		21	24	12	3 Fair - Minor Problems	Codominant at 24 inches. Above average dead branches in canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6643	391	Yes		Blue Oak	*Quercus douglasii*		15	24	9	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6644		Yes		Blue Oak	*Quercus douglasii*		9	24	8	3 Fair - Minor Problems	Codominant at 36 inches. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6645	380	Yes		Blue Oak	*Quercus douglasii*		8	54	10	3 Fair - Minor Problems	Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
6646	381	Yes		Blue Oak	*Quercus douglasii*		9	54	6	3 Fair - Minor Problems	Bark wound west at base to 12 inches with exposed cambium. Vigor fair. Density fair.	None at this time.
6647	382	Yes		Blue Oak	*Quercus douglasii*	8,10	18	54	12	3 Fair - Minor Problems	Vigor fair. Density fair.	None at this time.
6648	383	Yes		Blue Oak	*Quercus douglasii*		10	54	12	3 Fair - Minor Problems		None at this time.
6649	385	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Suppression east and west. Above average dead branches in canopy. Epicormic growth on trunk up to 20 feet. Vigor poor. Density poor.	None at this time.
6650	384	Yes		Blue Oak	*Quercus douglasii*		10	54	9	3 Fair - Minor Problems	Growing into canopies east and west. Above average dead branches and canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6651	387	Yes		Blue Oak	*Quercus douglasii*		10	54	7	3 Fair - Minor Problems	Codominant at 7 feet. Suppression northeast. One-sided canopy west. Above average dead branches. Vigor fair. Density fair.	None at this time.
6652		Yes		Blue Oak	*Quercus douglasii*		6	54	4	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6653	379	Yes		Blue Oak	*Quercus douglasii*		15	36	12	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6654	378	Yes		Blue Oak	*Quercus douglasii*		10	54	9	2 Major Structure or Health Problems	Bark fungus west side from base to 6 feet. Codominant at 8 feet. Vigor poor. Density poor.	None at this time.

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6655		Yes		Blue Oak	*Quercus douglasii*		6	54	4	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6656		Yes		Blue Oak	*Quercus douglasii*		8	24	5	3 Fair - Minor Problems	Codominant at 24 inches. Vigor fair. Density fair.	None at this time.
6657		Yes		Blue Oak	*Quercus douglasii*	4,5	9	54	4	3 Fair - Minor Problems	Codominant at base. Vigor fair. Density fair.	None at this time.
6658		Yes		Blue Oak	*Quercus douglasii*	4,4	8	54	4	3 Fair - Minor Problems	Codominant at base. Vigor fair. Density fair.	None at this time.
6659		Yes		Coast Live Oak	*Quercus agrifolia*	3,6,7	16	54	10	3 Fair - Minor Problems	Codominant at base with inclusion canopy to the ground 360°. Growing into canopy south.	None at this time.
6660	278	Yes		Blue Oak	*Quercus douglasii*		14	54	18	3 Fair - Minor Problems	Growing in the canopies north, south and west. Codominant at 12 feet. Above average dead branches in lower canopy. Vigor fair. Density fair.	None at this time.
6661	279	Yes		Blue Oak	*Quercus douglasii*		13	54	15	3 Fair - Minor Problems	Codominant at 5 feet. Suppressed east. One-sided canopy west. Growing into canopy north. Above average dead branches in canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6662	280	Yes		Blue Oak	*Quercus douglasii*		11	54	12	3 Fair - Minor Problems	Blackberries to 36 inches. Suppression east. Above average dead branches in lower canopy. Codominant at 4 feet. Vigor fair. Density fair to poor.	None at this time.
6663	281	Yes		Blue Oak	*Quercus douglasii*		13	24	12	3 Fair - Minor Problems	Codominant at 24 inches. Growing into canopies east and west. Suppressed south. Above average deadwood in lower canopy. Coast Live Oak growing up through 2 stems. Vigor fair. Density fair to poor.	None at this time.
6664	282	Yes		Blue Oak	*Quercus douglasii*		25	12	21	3 Fair - Minor Problems	Codominant at 12 inches. Above average dead branches. Vigor fair. Density fair to poor.	None at this time.
6665	284	Yes		Blue Oak	*Quercus douglasii*	8,10,12,12	42	54	24	1 Extreme Structure or Health Problems	Codominant at 12 inches. Peeling bark and epicormic growth. Severe dead branches in canopy. Vigor very poor. Density very poor.	***Recommend removal due to nature and extent of noted defects.***
6666	283	Yes		Blue Oak	*Quercus douglasii*	8,11	19	54	18	3 Fair - Minor Problems	Codominant at base. Suppressed east. One-sided canopy west. Above average dead branches in canopy. Vigor fair. Density fair to poor.	None at this time.

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6667	293	Yes		Blue Oak	*Quercus douglasii*		9	36	7	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6668	294	Yes		Blue Oak	*Quercus douglasii*		12	24	12	3 Fair - Minor Problems	Growing on west bank of drainage ditch. Codominant at 36 inches. Above average dead branches. Vigor fair. Density fair to poor.	None at this time.
6669	295	Yes		Blue Oak	*Quercus douglasii*		17	12	15	3 Fair - Minor Problems	Growing at the top of the west bank of drainage ditch. Codominant at 12 inches with 9 inches of inclusion. Vigor fair. Density fair.	None at this time.
6670	296	Yes		Coast Live Oak	*Quercus agrifolia*		13	54	10	1 Extreme Structure or Health Problems	Bark dead west from base to 5 feet. Codominant at 6 feet. Tip dieback central leader. Vigor poor. Density poor.	***Recommend removal due to nature and extent of noted defects.***
6671	297	Yes		Blue Oak	*Quercus douglasii*		13	36	12	3 Fair - Minor Problems	Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6672		Yes		Blue Oak	*Quercus douglasii*		15	12	12	2 Major Structure or Health Problems	Bark fungus from base to 36 inches. Peeling bark in canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6673	215	Yes		Blue Oak	*Quercus douglasii*		33	54	21	3 Fair - Minor Problems	Codominant at 12 feet. Broken out central leader. Vigor fair to poor. Density fair to poor.	None at this time.
6674	314	Yes		Blue Oak	*Quercus douglasii*	4,5	9	54	7	3 Fair - Minor Problems	Codominant at base. Suppression east. One-sided leaning canopy west. Vigor fair. Density fair to poor.	None at this time.
6675	311	Yes		Blue Oak	*Quercus douglasii*	20,30	50	54	30	3 Fair - Minor Problems	Codominant at 18 feet. There is a suppressed stem at the base of the main trunk that is arching to the south to the ground. Vigor fair. Density fair.	None at this time.
6676	310	Yes		Blue Oak	*Quercus douglasii*		14	54	18	2 Major Structure or Health Problems	Suppressed east. Twisting canopy to the north. One-sided. Vigor poor. Density poor.	None at this time.
6677	309	Yes		Blue Oak	*Quercus douglasii*		20	36	21	3 Fair - Minor Problems	Codominant at 4 feet. One-sided canopy south. Vigor fair. Density fair.	None at this time.
6678	308	Yes		Blue Oak	*Quercus douglasii*		28	54	36	3 Fair - Minor Problems	Growing on bank of drainage ditch full of riparian vegetation and blackberries. Codominant at 8 feet. Average deadwood in canopy. Vigor fair. Density fair.	None at this time.

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6679	313	Yes		Blue Oak	*Quercus douglasii*	9,11	20	54	9	3 Fair - Minor Problems	Codominant at base. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6680	307	Yes		Blue Oak	*Quercus douglasii*	9,10	19	54	10	3 Fair - Minor Problems	Codominant at 12 inches. Above average dead branches in lower canopy. Epicormic growth at top of canopy. Vigor fair. Density fair to poor.	None at this time.
6681	306	Yes		Blue Oak	*Quercus douglasii*	4,4,4,5	17	54	7	3 Fair - Minor Problems	Codominant at base. Suppressed south. Above average dead branches in lower canopy. Vigor fair. Density fair to poor.	None at this time.
6682	305	Yes		Blue Oak	*Quercus douglasii*		11	54	15	3 Fair - Minor Problems	Codominant at 6 feet. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6683	304	Yes		Blue Oak	*Quercus douglasii*		11	54	12	3 Fair - Minor Problems	Good structure. Lower canopy suppressed north. Epicormic growth on branches and trunks. Vigor fair. Density fair to poor.	None at this time.
6684	303	Yes		Blue Oak	*Quercus douglasii*		15	54	12	3 Fair - Minor Problems	Codominant at 5 feet. 16 inches of inclusion. Vigor fair. Density fair.	None at this time.
6685	197	Yes		Blue Oak	*Quercus douglasii*		11	12	9	3 Fair - Minor Problems	Suppression north. One-sided canopy south. Codominant at 24 inches. Vigor fair to poor. Density fair to poor.	None at this time.
6686		Yes		Blue Oak	*Quercus douglasii*		7	54	12	3 Fair - Minor Problems	Suppressed east. One-sided canopy west. Above average dead branches. Vigor fair. Density fair to poor.	None at this time.
6687	291	Yes		Blue Oak	*Quercus douglasii*	7,9	16	54	7	3 Fair - Minor Problems	Codominant at 12 inches. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6688	292	Yes		Blue Oak	*Quercus douglasii*		9	54	7	3 Fair - Minor Problems		None at this time.
6689	290	Yes		Blue Oak	*Quercus douglasii*		14	24	10	3 Fair - Minor Problems	Growing in the canopies east and west. Above average dead branches at the corner of growth on trunk and branches. Codominant at 24 inches. Vigor fair. Density fair to poor.	None at this time.
6690	289	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems		None at this time.
6691	288	Yes		Blue Oak	*Quercus douglasii*		12	54	16	3 Fair - Minor Problems	Suppressed north. Leaning west. One-sided canopy. Vigor fair. Density fair.	None at this time.

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6692	287	Yes		Blue Oak	*Quercus douglasii*		12	54	7	3 Fair - Minor Problems		None at this time.
6693	286	Yes		Blue Oak	*Quercus douglasii*		14	54	12	3 Fair - Minor Problems	Codominant at 4 feet. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6694	286	Yes		Blue Oak	*Quercus douglasii*		19	12	21	3 Fair - Minor Problems	Codominant at 12 inches for stems. Vigor fair. Density fair.	None at this time.
6695		Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Suppressed north. One-sided canopy south. Above average dead branches. Epicormic growth. Density fair. Vigor fair.	None at this time.
6696	321	Yes		Blue Oak	*Quercus douglasii*		10	54	8	2 Major Structure or Health Problems	Codominant at 4 feet. Dead 4-inch leader west. Above average dead branches upcoming growth. Vigor poor. Density poor.	None at this time.
6697	318	Yes		Blue Oak	*Quercus douglasii*		17	12	18	3 Fair - Minor Problems	Codominant at 12 inches. Two stems. Growing into canopy north. Above average dead branches in lower canopy. Vigor fair. Density fair to poor.	None at this time.
6698	316	Yes		Blue Oak	*Quercus douglasii*		8	54	9	2 Major Structure or Health Problems	Tree was topped. Epicormic sprouts make up top canopy. Vigor fair. Density fair to poor.	None at this time.
6699	317	Yes		Blue Oak	*Quercus douglasii*		14	54	18	3 Fair - Minor Problems	Tree canopy was directionally pruned south for powerlines. Vigor fair. Density fair.	None at this time.
6700	419	Yes		Blue Oak	*Quercus douglasii*		12	54	15	3 Fair - Minor Problems	Suppressed north. Growing into canopy south. Codominant at 10 feet. Vigor fair. Density fair.	None at this time.
6701	320	Yes		Blue Oak	*Quercus douglasii*		15	48	21	3 Fair - Minor Problems	Growing in the canopy west. One-sided canopy east. Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6702	322	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Growing into canopy north and south. Good structure. Vigor fair. Density fair.	None at this time.
6703		Yes		Blue Oak	*Quercus douglasii*	3,4	7	54	7	3 Fair - Minor Problems	Codominant at base to stems. Suppressed south. One-sided canopy north.	None at this time.
6704	323	Yes		Blue Oak	*Quercus douglasii*	16,17	33	54	21	3 Fair - Minor Problems	Codominant at 12 inches with 6 inches of inclusion. Live Oak volunteers in the dripline. Above average dead branches in lower canopy. Vigor fair. Density fair.	None at this time.
6705		Yes		Blue Oak	*Quercus douglasii*	3,4	7	54	5	3 Fair - Minor Problems	Codominant at 12 inches. Vigor fair. Density fair.	None at this time.

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6706	427	Yes		Blue Oak	*Quercus douglasii*	4,4	8	54	6	3 Fair - Minor Problems	Codominant at 12 inches. Vigor fair. Density fair.	None at this time.
6707	325	Yes		Blue Oak	*Quercus douglasii*		12	12	9	3 Fair - Minor Problems	Codominant at 12 inches for stems. Vigor fair. Density fair.	None at this time.
6708	326	Yes		Blue Oak	*Quercus douglasii*		13	12	10	3 Fair - Minor Problems	Codominant at 12 inches. Three stems.	None at this time.
6709	328	Yes		Blue Oak	*Quercus douglasii*		14	54	16	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6710	330	Yes		Blue Oak	*Quercus douglasii*		10	54	10	3 Fair - Minor Problems	Good structure. Lower canopy suppressed north and south. Above average dead branches. Vigor fair. Density fair to poor.	None at this time.
6711	329	Yes		Blue Oak	*Quercus douglasii*	6,9	15	54	9	3 Fair - Minor Problems	Suppressed southeast. One-sided leaning canopy northwest.	None at this time.
6712	331	Yes		Blue Oak	*Quercus douglasii*		13	54	10	3 Fair - Minor Problems	Growing into canopies east and west. Average dead branches in canopy. Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6713	342	Yes		Blue Oak	*Quercus douglasii*		15	54	15	2 Major Structure or Health Problems	Codominant at 12 feet. Above average dead branches. Tip dieback out of crown with epicormic growth in upper crown. Vigor fair. Density fair.	None at this time.
6714	338	Yes		Blue Oak	*Quercus douglasii*		17	12	21	3 Fair - Minor Problems	Codominant at 24 inches. Two stems. Tip dieback out of crown. Epicormic growth on leaders. Vigor poor. Density poor.	None at this time.
6715	339	Yes		Blue Oak	*Quercus douglasii*		17	54	18	3 Fair - Minor Problems	Codominant at 14 feet. Above average deadwood. Growing into canopy west. Epicormic growth.	None at this time.
6716		Yes		Blue Oak	*Quercus douglasii*		11	12	10	3 Fair - Minor Problems	Codominant at 24 inches. Three stems. Above average dead branches. Epicormic growth all stems. Vigor fair. Density fair.	None at this time.
6717	349	Yes		Blue Oak	*Quercus douglasii*		11	54	10	3 Fair - Minor Problems	Good structure. Vigor fair. Density fair.	None at this time.
6718		Yes		Blue Oak	*Quercus douglasii*		6	54	12	3 Fair - Minor Problems	Suppressed east. One-sided leaning canopy west. Vigor fair. Density fair.	None at this time.

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6719	347	Yes		Blue Oak	*Quercus douglasii*		10	54	15	3 Fair - Minor Problems	Codominant at 10 feet. Suppression south. One-sided leaning canopy northeast. Above average dead branches lower canopy/ Vigor fair. Density fair to poor.	None at this time.
6720	346	Yes		Blue Oak	*Quercus douglasii*		10	54	20	3 Fair - Minor Problems	One-sided leaning canopy south. Vigor fair. Density fair to poor.	None at this time.
6721	346	Yes		Blue Oak	*Quercus douglasii*		11	54	18	2 Major Structure or Health Problems	One-sided leaning canopy southeast. Above average dead branches. Epicormic growth on branches. Vigor poor. Density poor.	None at this time.
6722	150	Yes		Blue Oak	*Quercus douglasii*		7	54	12	2 Major Structure or Health Problems	One-sided leaning canopy west. Above average dead branches. Epicormic growth on stems. Vigor poor. Density poor.	None at this time.
6723	344	Yes		Blue Oak	*Quercus douglasii*		10	54	9	3 Fair - Minor Problems	Codominant at 12 feet. Lower canopy suppressed all sides. Vigor fair. Density fair to poor.	None at this time.
6724	343	Yes		Interior Live Oak	*Quercus wislizeni*	12,14	26	54	12	3 Fair - Minor Problems	Codominant at base with inclusion to stems with weak attachment. Lower canopy suppressed all sides. Above average dead branches lower canopy. Vigor fair. Density fair.	None at this time.
6725	342	Yes		Blue Oak	*Quercus douglasii*		7	54	10	2 Major Structure or Health Problems	Suppressed south. One-sided leaning canopy northwest. Above average dead branches. Vigor poor. Density poor.	None at this time.
6726	341	Yes		Blue Oak	*Quercus douglasii*		11	12	9	2 Major Structure or Health Problems	Codominant at 12 inches to stems. Lower canopy suppressed south and west. One-sided leaning canopy north. Above average dead branches.	None at this time.
6727	340	Yes		Blue Oak	*Quercus douglasii*	5,5	10	54	9	3 Fair - Minor Problems	Codominant at base to stems. Density fair. Vigor fair.	None at this time.
6728	156	Yes		Blue Oak	*Quercus douglasii*		9	54	12	3 Fair - Minor Problems	Codominant at 5 feet. One-sided canopy south. Vigor fair to poor. Density fair to poor.	None at this time.
6729	353	Yes		Blue Oak	*Quercus douglasii*		7	54	6	2 Major Structure or Health Problems		None at this time.
6730	352	Yes		Blue Oak	*Quercus douglasii*	5,10	15	54	12	3 Fair - Minor Problems	Codominant at base 6 inches of inclusion. Vigor fair. Density fair.	None at this time.
6731	354	Yes		Blue Oak	*Quercus douglasii*		11	54	9	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.

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6732	373	Yes		Blue Oak	*Quercus douglasii*		10	54	18	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6733		Yes		Interior Live Oak	*Quercus wislizeni*	2,3,5	10	54	7	2 Major Structure or Health Problems	Codominant at base with weak attachments. Suppressed north. Leaning canopy south. Vigor fair. Density fair.	None at this time.
6734	356	Yes		Blue Oak	*Quercus douglasii*		14	54	21	3 Fair - Minor Problems		None at this time.
6735	357	Yes		Blue Oak	*Quercus douglasii*		12	54	15	3 Fair - Minor Problems	Codominant at 12 feet. Vigor fair. Density fair.	None at this time.
6736	358	Yes		Blue Oak	*Quercus douglasii*		15	12	15	3 Fair - Minor Problems	Codominant at 12 inches to stems. Vigor fair. Density fair.	None at this time.
6737	359	Yes		Blue Oak	*Quercus douglasii*		6	54	6	2 Major Structure or Health Problems	Suppressed south. One side leaning canopy north. Codominant at 10 feet.	None at this time.
6738	335	Yes		Blue Oak	*Quercus douglasii*		18	12	18	3 Fair - Minor Problems	Codominant at 24 inches. Two stems. Vigor fair. Density fair.	None at this time.
6739	350	Yes		Blue Oak	*Quercus douglasii*		20	12	18	3 Fair - Minor Problems	Codominant at 36 inches. Three stems. Vigor fair. Density fair.	None at this time.
6740	324	Yes		Interior Live Oak	*Quercus wislizeni*		12	24	7	3 Fair - Minor Problems	Codominant at 36 inches. Three stems. Canopy to ground all sides. Vigor fair. Density fair.	None at this time.
6741	333	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Growing into canopy south. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6742	334	Yes		Blue Oak	*Quercus douglasii*		7	54	7	3 Fair - Minor Problems	Growing into canopy north. Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6743	135	Yes		Blue Oak	*Quercus douglasii*		12	12	9	3 Fair - Minor Problems	Codominant at 24 inches. Two stems. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6744		Yes		Blue Oak	*Quercus douglasii*		8	54	9	3 Fair - Minor Problems	Codominant at 5 feet. Growing into canopies east and west. Above average dead branches in lower canopy. Vigor fair. Density fair to poor.	None at this time.
6745	337	Yes		Blue Oak	*Quercus douglasii*		11	54	15	3 Fair - Minor Problems	Codominant at 10 feet. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6746		Yes		Blue Oak	*Quercus douglasii*		6	54	4	2 Major Structure or Health Problems	Suppressed east, north and west. Good structure. Epicormic growth on trunk. Above average dead branches. Vigor poor. Density poor.	None at this time.

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6747	355	Yes		Blue Oak	*Quercus douglasii*	7,10	17	54	12	3 Fair - Minor Problems	Codominant at base to stems growing into canopy west. Above average dead branches in lower canopy. Vigor fair. Density fair to poor.	None at this time.
6748	351	Yes		Blue Oak	*Quercus douglasii*		17	12	18	3 Fair - Minor Problems	Codominant at 24 inches. Two stems. Above average dead branches in canopy. Vigor fair. Density fair to poor.	None at this time.
6749	360	Yes		Blue Oak	*Quercus douglasii*		36	36	21	2 Major Structure or Health Problems	Codominant at 12 feet. Topped north side for powerlines. 18-inch limb failure at 12 feet east side with decay and wound. Vigor fair to poor. Density fair to poor.	None at this time.
6750	361	Yes		Blue Oak	*Quercus douglasii*		13	12	5	3 Fair - Minor Problems	Codominant at 12 inches. Five stems.	None at this time.
6751		Yes		Blue Oak	*Quercus douglasii*		6	54	3	3 Fair - Minor Problems	Good structure. Vigor fair. Density fair.	None at this time.
6752	362	Yes		Blue Oak	*Quercus douglasii*		16	54	15	3 Fair - Minor Problems	Vines throughout canopy up to 30 feet. Low vertical lateral at 12 inches west. Vigor fair. Density fair.	None at this time.
6753	364	Yes		Blue Oak	*Quercus douglasii*		12	54	10	3 Fair - Minor Problems	Codominant at 7 feet. Growing into canopy south and east. Above average dead branches lower canopy. Vigor fair. Density fair to poor.	None at this time.
6754		Yes		Blue Oak	*Quercus douglasii*		13	12	16	3 Fair - Minor Problems	Codominant at 24 inches to stems. Growing in the canopy south and east average dead branches. Vigor fair. Density fair.	None at this time.
6755	365	Yes		Blue Oak	*Quercus douglasii*		18	12	20	3 Fair - Minor Problems	Codominant at 24 inches. Growing into canopy east and west. Average dead branches in lower canopy. Vigor fair. Density fair.	None at this time.
6756	366	Yes		Blue Oak	*Quercus douglasii*		18	24	15	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6757	368	Yes		Blue Oak	*Quercus douglasii*		10	48	21	1 Extreme Structure or Health Problems	Suppressed above. Trunk growing 6 inches adjacent to trunk south. Bow in trunk at 4 feet 90° to the north. One-sided severe reaching canopy north. Vigor fair. Density fair to poor.	***Recommend removal due to nature and extent of noted defects.***
6758		Yes		Interior Live Oak	*Quercus wislizeni*		7	54	18	2 Major Structure or Health Problems	Suppressed above. Trunk growing 18 inches adjacent to trunk north. Severe leaning one-sided canopy south. Vigor fair to poor. Density fair to poor.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6759	367	Yes		Blue Oak	*Quercus douglasii*		12	12	16	2 Major Structure or Health Problems	Suppressed northwest. One-sided reaching canopy southeast. Riparian vegetation under canopy. Codominant at 24 inches. Two stems. Vigor fair. Density fair.	None at this time.
6760	369	Yes		Blue Oak	*Quercus douglasii*		13	54	15	3 Fair - Minor Problems	Blackberries up to 4 feet. Codominant at 9 feet. Vigor fair. Density fair.	None at this time.
6761	370	Yes		Blue Oak	*Quercus douglasii*		12	24	17	2 Major Structure or Health Problems	Suppressed above. Growing 12 inches adjacent to trunk. One-sided reaching canopy north. Vigor fair. Density fair.	None at this time.
6762	371	Yes		Blue Oak	*Quercus douglasii*		17	54	21	3 Fair - Minor Problems	Tag tied to low branch west side due to blackberries. Codominant at 12 feet.	None at this time.
6763	372	Yes		Blue Oak	*Quercus douglasii*		13	12	9	3 Fair - Minor Problems	Codominant at base with some inclusion. Two stems. Riparian vegetation and blackberries under canopy. Vigor fair. Density fair.	None at this time.
6764	423	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Codominant at 4 feet. Suppression northeast. Leaning canopy southwest. Vigor fair. Density fair.	None at this time.
6765		Yes		Blue Oak	*Quercus douglasii*		8	48	5	3 Fair - Minor Problems	Codominant at 4 feet. Above average dead branches lower canopy. Vigor fair. Density fair to poor.	None at this time.
6766		Yes		Blue Oak	*Quercus douglasii*		10	54	12	3 Fair - Minor Problems	Codominant at 12 feet. Vigor fair. Density fair.	None at this time.
6767	**Tag # Not Used**											
6768	416	Yes		Blue Oak	*Quercus douglasii*		7	54	7	2 Major Structure or Health Problems	Tag tied to fence south. Codominant at 7 feet. Topped for powerlines. Vigor fair. Density fair to poor.	None at this time.
6769	414	Yes		Blue Oak	*Quercus douglasii*		7	54	6	2 Major Structure or Health Problems	Codominant at 6 feet. Topped for powerlines. Vigor fair. Density fair.	None at this time.
6770	413	Yes		Blue Oak	*Quercus douglasii*		7	54	9	2 Major Structure or Health Problems	Codominant at 10 feet. Topped for powerlines. Vigor fair. Density fair.	None at this time.
6771	433	Yes		Blue Oak	*Quercus douglasii*		27	54	24	3 Fair - Minor Problems	Codominant at 7 feet. Growing into canopy east and south. Canopy to ground west. Vigor fair. Density fair.	None at this time.
6772	434	Yes		Blue Oak	*Quercus douglasii*		26	54	24	3 Fair - Minor Problems	Codominant at 15 feet. Growing into canopies south and northwest. East side can be pruned for powerlines. Vigor fair. Density fair.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6773		Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Codominant at 5 feet. Vigor fair. Density fair.	None at this time.
6774	435	Yes		Blue Oak	*Quercus douglasii*		27	54	24	3 Fair - Minor Problems	Codominant at 15 feet. Growing into canopy northeast. One-sided leaning canopy southwest. Canopy to ground west. Vigor fair. Density fair.	None at this time.
6775	436	Yes		Blue Oak	*Quercus douglasii*		27	54	21	3 Fair - Minor Problems	Codominant at 10 feet. Growing into canopy west. Canopy to ground south and northwest. Vigor fair. Density fair.	None at this time.
6776	337	Yes		Blue Oak	*Quercus douglasii*		36	54	33	2 Major Structure or Health Problems	Codominant at 12 feet. 18-inch limb failure south at 8 feet with decay and wound. Average deadwood in canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6777	439	Yes		Blue Oak	*Quercus douglasii*		36	54	33	2 Major Structure or Health Problems	Codominant at 15 feet. Broken branch at 7 feet southwest with decay and wound. 15-inch lateral at 5 feet south broken and growing on ground.	None at this time.
6778	438	Yes		Blue Oak	*Quercus douglasii*		28	54	21	2 Major Structure or Health Problems	Codominant at 5 feet. 16-inch central leader broken off with decay and wound. Powerlines east side. Vigor poor. Density poor.	None at this time.
6779		Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Growing adjacent to chain-link fence on east side. In contact with barbed-wire at 6 feet. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6780		Yes	Yes	Blue Oak	*Quercus douglasii*		25	54	18	3 Fair - Minor Problems	Off-site tree. Tag on post of chain-link fence 36 inches above the ground. Topped for powerlines. Codominant at 9 feet. Canopy 12 feet into site. Vigor fair to poor. Density fair to poor.	None at this time.
6781	464	Yes		Blue Oak	*Quercus douglasii*		24	54	21	2 Major Structure or Health Problems	Tree pruned for powerlines. One-sided leaning canopy east. Epicormic growth east side.	None at this time.
6782	465	Yes		Blue Oak	*Quercus douglasii*		15	54	22	2 Major Structure or Health Problems	Suppressed above east. Severe leaning one-sided canopy west. Average dead branches. Vigor fair. Density fair to poor.	None at this time.
6783	466	Yes		Blue Oak	*Quercus douglasii*		15	54	18	3 Fair - Minor Problems	Tree pruned east for powerlines. Epicormic growth along trunk east side to 25 feet. One-sided leaning canopy west.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6784	467	Yes		Blue Oak	*Quercus douglasii*		23	54	22	2 Major Structure or Health Problems	Suppressed north. One-sided leaning canopy south. Codominant at 8 feet.	None at this time.
6785	469	Yes		Blue Oak	*Quercus douglasii*		34	54	21	3 Fair - Minor Problems	Codominant at 6 feet. Growing into canopy north and west. Vigor fair. Density fair. Canopy growing to ground south and west.	None at this time.
6786	470	Yes		Blue Oak	*Quercus douglasii*		32	48	40	3 Fair - Minor Problems	Codominant at 6 feet. Low 10-inch lateral at 6 feet growing to ground south. Average dead branches. Vigor fair. Density fair.	None at this time.
6787	471	Yes		Blue Oak	*Quercus douglasii*		7	54	15	2 Major Structure or Health Problems	Codominant at 14 feet. Suppressed east. One-sided leaning canopy northwest.	None at this time.
6788	472	Yes		Blue Oak	*Quercus douglasii*		32	54	24	3 Fair - Minor Problems	Codominant at 18 feet. Canopy to ground southwest and northeast. Vigor fair. Density fair.	None at this time.
6789	473	Yes		Blue Oak	*Quercus douglasii*		23	54	21	2 Major Structure or Health Problems	Suppressed east. One-sided leaning canopy west. Codominant at 12 feet. Vigor fair. Density fair.	None at this time.
6790	474	Yes		Blue Oak	*Quercus douglasii*		8	54	12	3 Fair - Minor Problems	Suppressed south. One-sided leaning canopy north.	None at this time.
6791		Yes		Blue Oak	*Quercus douglasii*		7	54	18	2 Major Structure or Health Problems	Suppressed east. One-sided leaning canopy west.	None at this time.
6792	476	Yes		Blue Oak	*Quercus douglasii*		11	54	15	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6793	477	Yes		Blue Oak	*Quercus douglasii*		13	54	16	2 Major Structure or Health Problems	Suppressed east. One-sided leaning canopy west. Above average dead branches. Large Mulberry growing in understory. Vigor fair to poor. Density fair to poor.	None at this time.
6794	478	Yes		Blue Oak	*Quercus douglasii*		11	54	12	3 Fair - Minor Problems	Codominant at 10 feet. Large sprawling Mulberry growing in understory. Vigor fair. Density fair.	None at this time.
6795	479	Yes		Blue Oak	*Quercus douglasii*	4,6	10	54	5	3 Fair - Minor Problems	Codominant at base to stems. Vigor fair. Density fair.	None at this time.
6796	480	Yes		Blue Oak	*Quercus douglasii*	6,7	13	54	7	3 Fair - Minor Problems	Good structure Vigor fair. Density fair.	None at this time.
6797	481	Yes		Blue Oak	*Quercus douglasii*		8	54	10	3 Fair - Minor Problems	Good structure. Suppressed south. One-sided leaning canopy north.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6798	482	Yes		Blue Oak	*Quercus douglasii*		12	36	15	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6799	483	Yes		Blue Oak	*Quercus douglasii*		7	54	9	3 Fair - Minor Problems	Codominant at 15 feet. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6800	494	Yes		Blue Oak	*Quercus douglasii*		11	12	9	2 Major Structure or Health Problems	Codominant at 12 inches. Suppression north. One-sided leaning canopy south. Vigor fair. Density fair to poor.	None at this time.
6801	486	Yes		Blue Oak	*Quercus douglasii*		13	54	10	3 Fair - Minor Problems	Codominant at 6 feet. Growing into canopy east. Vigor fair. Density fair.	None at this time.
6802	485	Yes		Blue Oak	*Quercus douglasii*		14	12	18	3 Fair - Minor Problems	Codominant at 36 inches. Canopy to ground all sides. Vigor fair. Density fair.	None at this time.
6803		Yes		Blue Oak	*Quercus douglasii*		7	24	5	3 Fair - Minor Problems	Codominant at 24 inches. Vigor fair. Density fair.	None at this time.
6804	487	Yes		Coast Live Oak	*Quercus agrifolia*		13	54	12	3 Fair - Minor Problems	Growing in drainage ditch and surrounded by blackberries. Tag on branch at east bank of ditch. Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
6805		Yes		Blue Oak	*Quercus douglasii*		7	54	9	2 Major Structure or Health Problems	Suppressed east. Growing on east bank of drainage ditch. Codominant at 4 feet. One-sided leaning canopy west.	None at this time.
6806		Yes		Interior Live Oak	*Quercus wislizeni*		7	54	15	2 Major Structure or Health Problems	Suppressed east. Growing at base of chain-link fence. One-sided leaning canopy west. Codominant at 7 feet.	None at this time.
6807		Yes		Blue Oak	*Quercus douglasii*	2,4	6	54	4	3 Fair - Minor Problems	Codominant at base. Growing on east bank of drainage ditch and surrounded by blackberries. Vigor fair. Density fair.	None at this time.
6808		Yes		Blue Oak	*Quercus douglasii*	2,2,3	7	54	4	3 Fair - Minor Problems	Codominant at base. Vigor fair. Density fair.	None at this time.
6809	493	Yes		Blue Oak	*Quercus douglasii*		34	54	36	3 Fair - Minor Problems	Codominant at 8 feet. Average dead branches in lower canopy. Canopy overhangs Shasta Street 20 feet south. Vigor fair. Density fair.	None at this time.
6810	494	Yes		Blue Oak	*Quercus douglasii*		37	54	36	2 Major Structure or Health Problems	Large wound cavity north side from base to 4 feet. Decay and wound. 40% of hardwood decayed. Driving path in dripline all sides. Vigor fair to poor. Density fair to poor.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6811	495	Yes		Blue Oak	*Quercus douglasii*		44	54	30	1 Extreme Structure or Health Problems	Codominant at 36 inches. Old main leader failure breakoff south side decay in wound. Remaining two stems with included bark and severe separation. Vigor fair. Density fair to poor. Driving path under canopy south side. Tree should be removed.	***Recommend removal due to nature and extent of noted defects.***
6812	407	Yes		Blue Oak	*Quercus douglasii*	14,15	29	54	18	3 Fair - Minor Problems	Codominant at 6 feet. Topped for powerlines. Canopy on Diamond Oaks Road 5 feet. Growing into canopy west.	None at this time.
6813	401	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Suppressed east. One-sided leaning canopy west.	None at this time.
6814	403	Yes		Blue Oak	*Quercus douglasii*		8	54	5	3 Fair - Minor Problems	Growing into canopy west. Codominant at 5 feet. Vigor fair. Density fair.	None at this time.
6815	402	Yes		Blue Oak	*Quercus douglasii*	9,11	20	24	10	3 Fair - Minor Problems	Suppressed south. One-sided leaning canopy north. Codominant at base to stems. Vigor fair. Density fair.	None at this time.
6816	404	Yes		Blue Oak	*Quercus douglasii*		10	54	16	3 Fair - Minor Problems	Suppressed south. Growing into canopy south and east. Good structure. One-sided leaning canopy north. Vigor fair. Density fair.	None at this time.
6817	405	Yes		Interior Live Oak	*Quercus wislizeni*	5,10	15	54	15	2 Major Structure or Health Problems	Codominant at base. Suppressed above. One-sided leaning canopy northwest. Vigor fair. Density fair.	None at this time.
6818	411	Yes		Interior Live Oak	*Quercus wislizeni*		17	54	12	3 Fair - Minor Problems	Codominant at 8 feet. Canopy to ground all sides. Vigor fair. Density fair.	None at this time.
6819	412	Yes		Interior Live Oak	*Quercus wislizeni*		10	54	15	2 Major Structure or Health Problems	Suppressed east. Codominant at 7 feet. One-sided leaning canopy west. Above average dead branches lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6820	418	Yes		Blue Oak	*Quercus douglasii*		10	54	10	2 Major Structure or Health Problems	Topped for powerlines. Codominant at 8 feet. Vigor fair. Density fair to poor.	None at this time.
6821		Yes		Blue Oak	*Quercus douglasii*		7	54	15	3 Fair - Minor Problems	Suppressed west. One-sided leaning canopy east. Codominant at 20 feet. Vigor fair. Density fair.	None at this time.
6822	408	Yes		Interior Live Oak	*Quercus wislizeni*		11	54	18	2 Major Structure or Health Problems	Codominant at 6 feet. Severe one-sided leaning canopy east. Vigor fair. Density fair.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6823	409	Yes		Interior Live Oak	*Quercus wislizeni*		10	54	15	2 Major Structure or Health Problems	Severe leaning canopy east. Vigor fair. Density fair.	None at this time.
6824		Yes		Blue Oak	*Quercus douglasii*		8	48	4	3 Fair - Minor Problems	Adjacent to fence growing on north side in contact with barbed-wire. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.

TOTAL INVENTORIED TREES = 324 trees (4,955 aggregate diameter inches)
TOTAL RECOMMENDED REMOVALS = 10 trees (256 aggregate diameter inches)
TOTAL PROTECTED TREES = 324 Trees (4,955 aggregate diameter inches)

APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions:

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 10'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

> No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.[1]

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

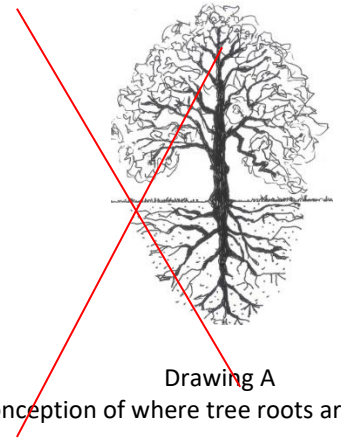
Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is

[1] International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

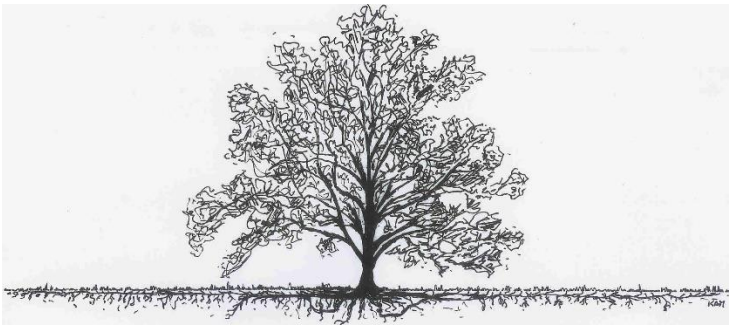
complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy (see Drawing A below). The correct root structure of a tree is in Drawing B. All plants' roots need both water and air for survival. Surface roots are a common phenomenon with trees grown in compacted soil. Poor canopy development or canopy decline in mature trees is often the result of inadequate root space and/or soil compaction.



Drawing A
Common misconception of where tree roots are assumed to be located



Drawing B
The reality of where roots are generally located

Structural Issues

Limited space for canopy development produces poor structure in trees. The largest tree in a given area, which is 'shading' the other trees is considered Dominant. The 'shaded' trees are considered Suppressed. The following picture illustrates this point. Suppressed trees are more likely to become a potential hazard due to their poor structure.

Dominant Tree

Growth is upright

Canopy is balanced by limbs and foliage equally



Suppressed Tree

Canopy weight all to one side

Limbs and foliage grow away from dominant tree

Co-dominant leaders are another common structural problem in trees.

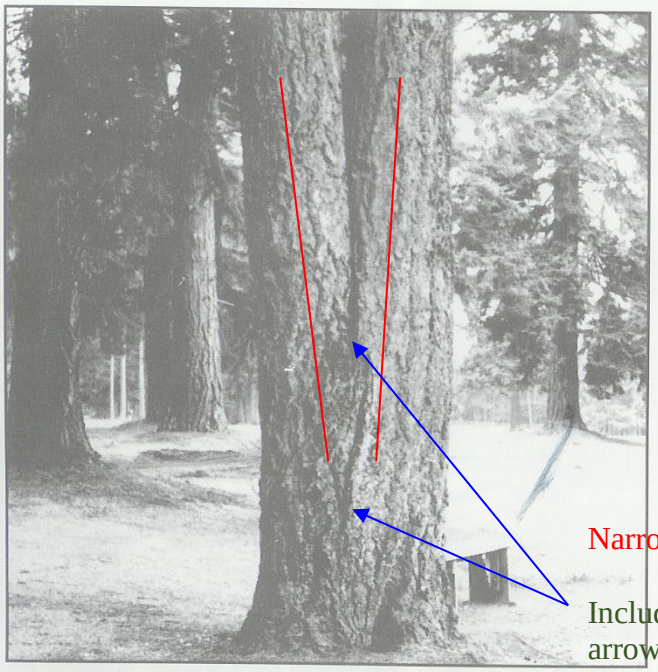


Figure 6. Codominant stems are inherently weak because the stems are of similar diameter.

The tree in this picture has a co-dominant leader at about 3' and included bark up to 7 or 8'. Included bark occurs when two or more limbs have a narrow angle of attachment resulting in bark between the stems – instead of cell to cell structure. This is considered a critical defect in trees and is the cause of many failures.

Narrow Angle

Included Bark between the arrows

Photo from Evaluation of Hazard Trees in Urban Areas by Nelda P. Matheny and James R. Clark, 1994 International Society of Arboriculture

Pruning Mature Trees for Risk Reduction

There are few good reasons to prune mature trees. Removal of deadwood, directional pruning, removal of decayed or damaged wood, and end-weight reduction as a method of mitigation for structural faults are the only reasons a mature tree should be pruned. Live wood over 3" should not be pruned unless absolutely necessary. Pruning cuts should be clean and correctly placed. Pruning should be done in accordance with the American National Standards Institute (ANSI) A300 standards. It is far better to use more small cuts than a few large cuts as small pruning wounds reduce risk while large wounds increase risk.

Pruning causes an open wound in the tree. Trees do not "heal" they compartmentalize. Any wound made today will always remain, but a healthy tree, in the absence of decay in the wound, will 'cover it' with callus tissue. Large, old pruning wounds with advanced decay are a likely failure point. Mature trees with large wounds are a high failure risk.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for overweight limbs (1) prune the limb to reduce the extension of the canopy, or (2) cable the limb to reduce movement. Cables do not hold weight they only stabilize the limb and require annual inspection.



Photo of another tree – not at this site.

Normal limb structure

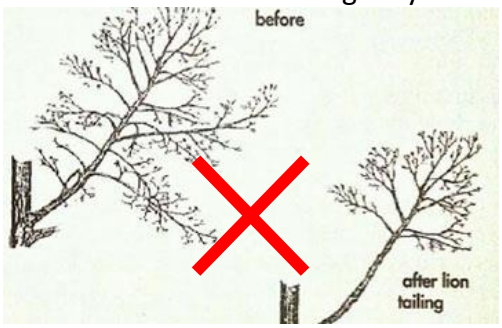
Over weight, reaching limb with main stem diameter small compared with amount of foliage present



Photo of another tree – not at this site

Lion's – Tailing is the pruning practice of removal of "an excessive number of inner and/or lower lateral branches from parent branches. Lion's tailing is not an acceptable pruning practice" ANSI A300 (part 1) 4.23. It increases the risk of failure.

Pruning – Cutting back trees changes their natural structure, while leaving trees in their natural form enhances longevity.





Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies. These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

Arborists. Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

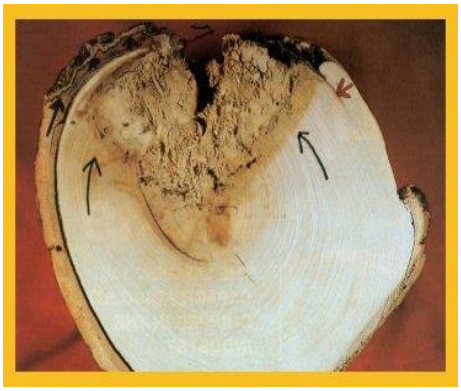
Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: https://www.asca-consultants.org/

Decay in Trees

Decay (in General): Fungi cause all decay of living trees. Decay is considered a disease because cell walls are altered, wood strength is affected, and living sapwood cells may be killed. Fungi decay wood by secreting enzymes. Different types of fungi cause different types of decay through the secretion of different chemical enzymes. Some decays, such as white rot, cause less wood strength loss than others because they first attack the lignin (causes cell walls to thicken and reduces susceptibility to decay and pest damage) secondarily the cellulose (another structural component in a cell walls). Others, such as soft rot, attack the cellulose chain and cause substantial losses in wood strength even in the initial stages of decay. Brown rot causes wood to become brittle and fractures easily with tension. Identification of internal decay in a tree is difficult because visible evidence may not be present.



According to Evaluation of Hazard Trees in Urban Areas (Matheny, 1994) decay is a critical factor in the stability of the tree. As decay progresses in the trunk, the stem becomes a hollow tube or cylinder rather than a solid rod. This change is not readily apparent to the casual observer. Trees require only a small amount of bark and wood to transport water, minerals and sugars. Interior heartwood can be eliminated (or degraded) to a great degree without compromising the transport process. Therefore, trees can contain significant amounts of decay without showing decline symptoms in the crown.



Compartmentalization of decay in trees is a biological process in which the cellular tissue around wounds is changed to inhibit fungal growth and provide a barrier against the spread of decay agents into the barrier zones is the formation of while a tree may be able to limit pruning cuts, in the event that there located vertically along the main additional cells. The weakest of the vertical wall. Accordingly, decay progression inward at large are more than one pruning cut trunk of the tree, the likelihood of decay progression and the associated structural loss of integrity of the internal wood is high.

Oak Tree Impacts

Our native oak trees are easily damaged or killed by having the soil within the Critical Root Zone (CRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

California Tree and Landscape Consulting, Inc.

April 27, 2021

Ryan O'Keefe
WP Sierra View, LLC
1420 Rocky Ridge Drive, Suite 265
Roseville, CA 95661

Via Email: ryan@wpcommunities.com

RE: Sierra View Golf Club Verification of Tree Failure #6517

Ryan,

I am writing to provide confirmation of a recent tree failure at the Sierra View Golf Club surplus property. The tree is located within the proposed development area of the property located at 360 Diamond Oaks Road, Roseville, California.

Unfortunately, the tree suffered a catastrophic failure of the lower trunk approximately 10' above grade and is a total loss. The remaining debris should be cleaned up and the lower trunk and stump removed.

The attached pictures depict the failure. The tree should be removed from any mitigation calculations associated with the development of the property.

Please feel free to contact me with any questions.

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

Enc: Photographs

Photographs





MND ATTACHMENT 3



TREE REMOVAL INFORMATION

• TREE # EXISTING OAK TREE - TO REMAIN

X TREE # PROPOSED FOR REMOVAL

X TREE # ARBORIST RECOMMENDED REMOVAL

• TREE # EXISTING OAK TREE TO REMAIN (IMPACTED)

Tag #	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured Canopy Radius	Disposition
1	Coast Live Oak	*Quercus agrifolia*		17	12	To remain.
424	Blue Oak	*Quercus douglasii*		11	10	Proposed Removal.
6501	Blue Oak	*Quercus douglasii*		38	33	Proposed Removal.
6502	Blue Oak	*Quercus douglasii*		41	30	To remain.
6503	Blue Oak	*Quercus douglasii*		35	24	Proposed Removal.
6504	Blue Oak	*Quercus douglasii*	3,4	7	4	Proposed Removal.
6505	Blue Oak	*Quercus douglasii*		26	15	To remain.
6506	Blue Oak	*Quercus douglasii*		36	30	To remain. (impacted)
6507	Blue Oak	*Quercus douglasii*		31	27	To remain. (impacted)
6508	Blue Oak	*Quercus douglasii*		35	30	Proposed Removal.
6509	Blue Oak	*Quercus douglasii*		35	24	Proposed Removal.
6510	Blue Oak	*Quercus douglasii*		28	27	Proposed Removal.
6511	Blue Oak	*Quercus douglasii*		34	24	Proposed Removal.
6512	Coast Live Oak	*Quercus agrifolia*		8	6	Proposed Removal.
6513	Coast Live Oak	*Quercus agrifolia*		15	7	Proposed Removal.
6514	Coast Live Oak	*Quercus agrifolia*		15	8	Proposed Removal.
6515	Blue Oak	*Quercus douglasii*		8	5	Proposed Removal.
6516	Blue Oak	*Quercus douglasii*		6	4	Proposed Removal.
6517	Blue Oak	*Quercus douglasii*		0	0	***Dead***
6518	Blue Oak	*Quercus douglasii*		24	36	Proposed Removal.
6519	Blue Oak	*Quercus douglasii*		9	5	Proposed Removal.
6520	Blue Oak	*Quercus douglasii*		11	12	Proposed Removal.
6521	Blue Oak	*Quercus douglasii*	2,3,3,3	11	4	Proposed Removal.
6522	Blue Oak	*Quercus douglasii*		44	21	Proposed Removal.
6523	Blue Oak	*Quercus douglasii*	3,4	7	4	Proposed Removal.
6524	Blue Oak	*Quercus douglasii*		13	9	Proposed Removal.
6525	Blue Oak	*Quercus douglasii*		8	6	Proposed Removal.
6526	Blue Oak	*Quercus douglasii*		8	6	Proposed Removal.
6527	Blue Oak	*Quercus douglasii*		10	7	Proposed Removal.
6528	Blue Oak	*Quercus douglasii*		10	7	Proposed Removal.
6529	Blue Oak	*Quercus douglasii*		6	10	Proposed Removal.
6530	Blue Oak	*Quercus douglasii*		49	36	Proposed Removal.
6531	Blue Oak	*Quercus douglasii*		16	24	***Recommend removal.***
6532	Blue Oak	*Quercus douglasii*		31	27	Proposed Removal.
6533	Blue Oak	*Quercus douglasii*		39	30	Proposed Removal.
6534	Blue Oak	*Quercus douglasii*		12	9	Proposed Removal.
6535	Blue Oak	*Quercus douglasii*		34	24	Proposed Removal.
6536	Blue Oak	*Quercus douglasii*		10	9	Proposed Removal.
6537	Blue Oak	*Quercus douglasii*		36	30	***Recommend removal.***
6538	Blue Oak	*Quercus douglasii*		30	18	Proposed Removal.
6539	Blue Oak	*Quercus douglasii*	5,5	10	6	Proposed Removal.
6540	Blue Oak	*Quercus douglasii*		10	12	Proposed Removal.
6541	Blue Oak	*Quercus douglasii*		30	30	Proposed Removal.
6542	Blue Oak	*Quercus douglasii*		36	18	Proposed Removal.
6543	Blue Oak	*Quercus douglasii*		7	6	Proposed Removal.
6544	Blue Oak	*Quercus douglasii*		29	27	Proposed Removal.
6545	Blue Oak	*Quercus douglasii*		34	29	***Recommend removal.***
6546	Blue Oak	*Quercus douglasii*		8	15	Proposed Removal.
6547	Blue Oak	*Quercus douglasii*	7,8	15	12	Proposed Removal.
6548	Blue Oak	*Quercus douglasii*		12	9	Proposed Removal.
6549	Blue Oak	*Quercus douglasii*	10,11,11	32	12	Proposed Removal.
6550	Blue Oak	*Quercus douglasii*		7	9	To remain. (impacted)
6551	Blue Oak	*Quercus douglasii*		34	21	To remain.
6552	Blue Oak	*Quercus douglasii*		27	33	To remain.
6553	Blue Oak	*Quercus douglasii*		40	21	To remain.
6554	Blue Oak	*Quercus douglasii*		7	5	To remain. (impacted)
6555	Blue Oak	*Quercus douglasii*		10	9	Proposed Removal.
6556	Blue Oak	*Quercus douglasii*		13	12	Proposed Removal.
6557	Blue Oak	*Quercus douglasii*		6	8	Proposed Removal.
6558	Blue Oak	*Quercus douglasii*		6	7	Proposed Removal.
6559	Interior Live Oak	*Quercus wislizeni*		17	21	Proposed Removal.
6560	Blue Oak	*Quercus douglasii*		15	12	Proposed Removal.
6561	Blue Oak	*Quercus douglasii*		14	18	Proposed Removal.
6562	Blue Oak	*Quercus douglasii*	5,6	11	12	Proposed Removal.
6563	Blue Oak	*Quercus douglasii*	4,7,8,11	30	18	Proposed Removal.
6564	Valley Oak	*Quercus lobata*		18	18	Proposed Removal.
6565	Blue Oak	*Quercus douglasii*		8	6	Proposed Removal.
6566	Blue Oak	*Quercus douglasii*		10	10	Proposed Removal.
6567	Blue Oak	*Quercus douglasii*		7	5	Proposed Removal.
6568	Interior Live Oak	*Quercus wislizeni*		20	15	Proposed Removal.
6569	Blue Oak	*Quercus douglasii*	7,12	19	12	To remain.
6570	Blue Oak	*Quercus douglasii*		12	16	To remain.
6571	Blue Oak	*Quercus douglasii*		9	6	To remain.
6572	Blue Oak	*Quercus douglasii*		9	6	To remain. (impacted)
6573	Blue Oak	*Quercus douglasii*		13	10	Proposed Removal.
6574	Blue Oak	*Quercus douglasii*		8	15	Proposed Removal.
6575	Coast Live Oak	*Quercus agrifolia*		11	18	Proposed Removal.
6576	Blue Oak	*Quercus douglasii*		10	8	To remain.
6577	Blue Oak	*Quercus douglasii*		7	5	To remain.
6578	Blue Oak	*Quercus douglasii*		30	30	Proposed Removal.
6579	Blue Oak	*Quercus douglasii*		21	21	Proposed Removal.
6580	Blue Oak	*Quercus douglasii*		41	33	Proposed Removal.
6581	Blue Oak	*Quercus douglasii*		36	24	Proposed Removal.
6583	Blue Oak	*Quercus douglasii*	5,7	12	8	To remain. (impacted)
6584	Coast Live Oak	*Quercus agrifolia*	7,7,8	22	9	Proposed Removal.
6585	Blue Oak	*Quercus douglasii*		7	10	To remain. (impacted)
6586	Blue Oak	*Quercus douglasii*		8	6	To remain.
6587	Blue Oak	*Quercus douglasii*		6	6	To remain.
6588	Coast Live Oak	*Quercus agrifolia*		10	9	To remain. (impacted)
6589	Blue Oak	*Quercus douglasii*		21	18	To remain. (impacted)
6590	Blue Oak	*Quercus douglasii*		22	12	To remain.
6591	Blue Oak	*Quercus douglasii*		14	15	Proposed Removal.
6592	Blue Oak	*Quercus douglasii*		7	10	Proposed Removal.
6593	Blue Oak	*Quercus douglasii*		6	9	Proposed Removal.
6594	Blue Oak	*Quercus douglasii*		7	8	Proposed Removal.
6595	Blue Oak	*Quercus douglasii*		10	9	Proposed Removal.
6596	Blue Oak	*Quercus douglasii*		41	21	Proposed Removal.
6597	Blue Oak	*Quercus douglasii*		11	9	Proposed Removal.
6598	Blue Oak	*Quercus douglasii*	4,4,6	14	8	Proposed Removal.
6599	Blue Oak	*Quercus douglasii*	7,8	15	10	To remain. (impacted)
6600	Blue Oak	*Quercus douglasii*	4,4,5	13	9	To remain. (impacted)
6601	Blue Oak	*Quercus douglasii*		9	6	To remain.
6602	Blue Oak	*Quercus douglasii*	5,5	10	9	To remain. (impacted)
6603	Blue Oak	*Quercus douglasii*	10,11	21	7	Proposed Removal.
6604	Blue Oak	*Quercus douglasii*		6	5	Proposed Removal.
6605	Blue Oak	*Quercus douglasii*		29	18	***Recommend removal.***
6606	Blue Oak	*Quercus douglasii*		11	5	Proposed Removal.
6607	Blue Oak	*Quercus douglasii*		45	36	Proposed Removal.
6608	Blue Oak	*Quercus douglasii*		21	40	***Recommend removal.***
6609	Blue Oak	*Quercus douglasii*	4,4	8	3	Proposed Removal.
6610	Blue Oak	*Quercus douglasii*		8	7	Proposed Removal.
6611	Blue Oak	*Quercus douglasii*		6	5	Proposed Removal.
6612	Blue Oak	*Quercus douglasii*		7	7	Proposed Removal.
6613	Blue Oak	*Quercus douglasii*		7	5	Proposed Removal.
6614	Blue Oak	*Quercus douglasii*		12	5	Proposed Removal.
6615	Blue Oak	*Quercus douglasii*		7	10	Proposed Removal.
6616	Blue Oak	*Quercus douglasii*	4,5	9	4	Proposed Removal.
6617	Blue Oak	*Quercus douglasii*	3,4,4,4	15	9	Proposed Removal.
6618	Blue Oak	*Quercus douglasii*		13	8	To remain. (impacted)
6619	Blue Oak	*Quercus douglasii*		21	15	Proposed Removal.
6620	Blue Oak	*Quercus douglasii*		11	10	***Recommend removal.***
6621	Blue Oak	*Quercus douglasii*		7	5	To remain. (impacted)
6622	Blue Oak	*Quercus douglasii*	6,8	14	6	To remain.
6623	Blue Oak	*Quercus douglasii*		7	6	To remain. (impacted)
6624	Blue Oak	*Quercus douglasii*		6	5	Proposed Removal.
6625	Blue Oak	*Quercus douglasii*		9	6	Proposed Removal.
6626	Blue Oak	*Quercus douglasii*		9	7	Proposed Removal.
6627	Blue Oak	*Quercus douglasii*		6	5	Proposed Removal.
6628	Blue Oak	*Quercus douglasii*		17	12	Proposed Removal.
6629	Blue Oak	*Quercus douglasii*		8	8	Proposed Removal.
6630	Blue Oak	*Quercus douglasii*		8	9	Proposed Removal.
6631	Blue Oak	*Quercus douglasii*		8	6	Proposed Removal.
6632	Blue Oak	*Quercus douglasii*		10	12	Proposed Removal.
6633	Blue Oak	*Quercus douglasii*		7	4	Proposed Removal.
6634	Blue Oak	*Quercus douglasii*		7	6	Proposed Removal.
6635	Blue Oak	*Quercus douglasii*		16	10	Proposed Removal.
6636	Blue Oak	*Quercus douglasii*		9	7	Proposed Removal.
6637	Interior Live Oak	*Quercus wislizeni*		6	5	Proposed Removal.
6638	Blue Oak	*Quercus douglasii*		10	18	Proposed Removal.
6639	Blue Oak	*Quercus douglasii*		10	15	Proposed Removal.
6640	Blue Oak	*Quercus douglasii*		6	4	To remain.
6641	Blue Oak	*Quercus douglasii*	5,7	12	8	To remain.
6642	Blue Oak	*Quercus douglasii*		21	12	To remain.
6643	Blue Oak	*Quercus douglasii*		15	9	To remain.
6644	Blue Oak	*Quercus douglasii*		9	8	To remain.
6645	Blue Oak	*Quercus douglasii*		8	10	To remain.
6646	Blue Oak	*Quercus douglasii*		9	6	To remain.
6647	Blue Oak	*Quercus douglasii*	8,10	18	12	To remain.
6648	Blue Oak	*Quercus douglasii*		10	12	To remain.
6649	Blue Oak	*Quercus douglasii*		7	5	To remain.
6650	Blue Oak	*Quercus douglasii*		10	9	To remain.
6651	Blue Oak	*Quercus douglasii*		10	7	To remain.
6652	Blue Oak	*Quercus douglasii*		6	4	To remain. (impacted)
6653	Blue Oak	*Quercus douglasii*		15	12	To remain.
6654	Blue Oak	*Quercus douglasii*		10	9	To remain.
6655	Blue Oak	*Quercus douglasii*		6	4	To remain.
6656	Blue Oak	*Quercus douglasii*		8	5	To remain.
6657	Blue Oak	*Quercus douglasii*	4,5	9	4	To remain.
6658	Blue Oak	*Quercus douglasii*	4,4	8	4	To remain.
6659	Coast Live Oak	*Quercus agrifolia*	3,6,7	16	10	Proposed Removal.
6660	Blue Oak	*Quercus douglasii*		14	18	To remain.
6661	Blue Oak	*Quercus douglasii*		13	15	To remain.
6662	Blue Oak	*Quercus douglasii*		11	12	To remain.
6663	Blue Oak	*Quercus douglasii*		13	12	To remain.
6664	Blue Oak	*Quercus douglasii*		25	21	To remain.
6665	Blue Oak	*Quercus douglasii*	8,10,12,12	42	24	***Recommend removal.***
6666	Blue Oak	*Quercus douglasii*	8,11	19	18	To remain.
6667	Blue Oak	*Quercus douglasii*		9	7	To remain.
6668	Blue Oak	*Quercus douglasii*		12	12	To remain.
6669	Blue Oak	*Quercus douglasii*		17	15	To remain.
6670	Coast Live Oak	*Quercus agrifolia*		13	10	***Recommend removal.***
6671	Blue Oak	*Quercus douglasii*		13	12	To remain.
6672	Blue Oak	*Quercus douglasii*		15	12	To remain.
6673	Blue Oak	*Quercus douglasii*		33	21	To remain.
6674	Blue Oak	*Quercus douglasii*	4,5	9	7	To remain.
6675	Blue Oak	*Quercus douglasii*	20,30	50	30	To remain.
6676	Blue Oak	*Quercus douglasii*		14	18	To remain.
6677	Blue Oak	*Quercus douglasii*		20	21	To remain.
6678	Blue Oak	*Quercus douglasii*		28	36	To remain.
6679	Blue Oak	*Quercus douglasii*	9,11	20	9	To remain.
6680	Blue Oak	*Quercus douglasii*	9,10	19	10	To remain.
6681	Blue Oak	*Quercus douglasii*	4,4,4,5	17	7	To remain.
6682	Blue Oak	*Quercus douglasii*		11	15	To remain.
6683	Blue Oak	*Quercus douglasii*		11	12	To remain.
6684	Blue Oak	*Quercus douglasii*		15	12	To remain.
6685	Blue Oak	*Quercus douglasii*		11	9	To remain.
6686	Blue Oak	*Quercus douglasii*		7	12	To remain.
6687	Blue Oak	*Quercus douglasii*	7,9	16	7	To remain.
6688	Blue Oak	*Quercus douglasii*		9	7	To remain.
6689	Blue Oak	*Quercus douglasii*		14	10	To remain.
6690	Blue Oak	*Quercus douglasii*		8	6	To remain.
6691	Blue Oak	*Quercus douglasii*		12	16	To remain.
6692	Blue Oak	*Quercus douglasii*		12	7	To remain.
6693	Blue Oak	*Quercus douglasii*		14	12	To remain.
6694	Blue Oak	*Quercus douglasii*		19	21	To remain.
6695	Blue Oak	*Quercus douglasii*		6	5	To remain.
6696	Blue Oak	*Quercus douglasii*		10	8	To remain.
6697	Blue Oak	*Quercus douglasii*		17	18	To remain.
6698	Blue Oak	*Quercus douglasii*		8	9	To remain.
6699	Blue Oak	*Quercus douglasii*		14	18	To remain.
6700	Blue Oak	*Quercus douglasii*		12	15	To remain.
6701	Blue Oak	*Quercus douglasii*		15	21	To remain. (impacted)
6702	Blue Oak	*Quercus douglasii*		7	6	Proposed Removal.
6703	Blue Oak	*Quercus douglasii*	3,4	7	7	Proposed Removal.
6704	Blue Oak	*Quercus douglasii*	16,17	33	21	Proposed Removal.
6705	Blue Oak	*Quercus douglasii*	3,4	7	5	Proposed Removal.
6706	Blue Oak	*Quercus douglasii*	4,4	8	6	Proposed Removal.
6707	Blue Oak	*Quercus douglasii*		12	9	Proposed Removal.
6708	Blue Oak	*Quercus douglasii*		13	10	Proposed Removal.
6709	Blue Oak	*Quercus douglasii*		14	16	Proposed Removal.
6710	Blue Oak	*Quercus douglasii*		10	10	Proposed Removal.
6711	Blue Oak	*Quercus douglasii*	6,9	15	9	To remain. (impacted)
6712	Blue Oak	*Quercus douglasii*		13	10	To remain. (impacted)
6713	Blue Oak	*Quercus douglasii*		15	15	To remain. (impacted)
6714	Blue Oak	*Quercus douglasii*		17	21	To remain. (impacted)
6715	Blue Oak	*Quercus douglasii*		17	18	To remain. (impacted)
6716	Blue Oak	*Quercus douglasii*		11	10	To remain.
6717	Blue Oak	*Quercus douglasii*		11	10	To remain.
6718	Blue Oak	*Quercus douglasii*		6	12	To remain.
6719	Blue Oak	*Quercus douglasii*		10	15	To remain.
6720	Blue Oak	*Quercus douglasii*		10	20	To remain.
6721	Blue Oak	*Quercus douglasii*		11	18	To remain.
6722	Blue Oak	*Quercus douglasii*		7	12	To remain.
6723	Blue Oak	*Quercus douglasii*		10	9	To remain.
6724	Interior Live Oak	*Quercus wislizeni*	12,14	26	12	To remain.
6725	Blue Oak	*Quercus douglasii*		7	10	To remain.
6726	Blue Oak	*Quercus douglasii*		11	9	To remain.
6727	Blue Oak	*Quercus douglasii*	5,5	10	9	To remain.
6728	Blue Oak	*Quercus douglasii*		9	12	To remain.
6729	Blue Oak	*Quercus douglasii*		7	6	To remain.
6730	Blue Oak	*Quercus douglasii*	5,10	15	12	To remain.
6731	Blue Oak	*Quercus douglasii*		11	9	To remain.
6732	Blue Oak	*Quercus douglasii*		10	18	To remain.
6733	Interior Live Oak	*Quercus wislizeni*	2,3,5	10	7	To remain.
6734	Blue Oak	*Quercus douglasii*		14	21	To remain.
6735	Blue Oak	*Quercus douglasii*		12	15	To remain.
6736	Blue Oak	*Quercus douglasii*		15	15	Proposed Removal.
6737	Blue Oak	*Quercus douglasii*		6	6	Proposed Removal.
6738	Blue Oak	*Quercus douglasii*		18	18	Proposed Removal.
6739	Blue Oak	*Quercus douglasii*		20	18	Proposed Removal.
6740	Interior Live Oak	*Quercus wislizeni*		12	7	Proposed Removal.
6741	Blue Oak	*Quercus douglasii*		7	5	Proposed Removal.
6742	Blue Oak	*Quercus douglasii*		7	7	Proposed Removal.
6743	Blue Oak	*Quercus douglasii*		12	9	To remain. (impacted)
6744	Blue Oak	*Quercus douglasii*		8	9	To remain.
6745	Blue Oak	*Quercus douglasii*		11	15	To remain.
6746	Blue Oak	*Quercus douglasii*		6	4	To remain.
6747	Blue Oak	*Quercus douglasii*	7,10	17	12	To remain.
6748	Blue Oak	*Quercus douglasii*		17	18	To remain. (impacted)
6749	Blue Oak	*Quercus douglasii*		36	21	Proposed Removal.
6750	Blue Oak	*Quercus douglasii*		13	5	Proposed Removal.
6751	Blue Oak	*Quercus douglasii*		6	3	To remain.
6752	Blue Oak	*Quercus douglasii*		16	15	To remain.
6753	Blue Oak	*Quercus douglasii*		12	10	Proposed Removal.
6754	Blue Oak	*Quercus douglasii*		13	16	Proposed Removal.
6755	Blue Oak	*Quercus douglasii*		18	20	Proposed Removal.
6756	Blue Oak	*Quercus douglasii*		18	15	Proposed Removal.
6757	Blue Oak	*Quercus douglasii*		10	21	***Recommend removal.***
6758	Interior Live Oak	*Quercus wislizeni*		7	18	To remain.
6759	Blue Oak	*Quercus douglasii*		12	16	To remain.
6760	Blue Oak	*Quercus douglasii*		13	15	Proposed Removal.
6761	Blue Oak	*Quercus douglasii*		12	17	Proposed Removal.
6762	Blue Oak	*Quercus douglasii*		17	21	Proposed Removal.
6763	Blue Oak	*Quercus douglasii*		13	9	To remain.
6764	Blue Oak	*Quercus douglasii*		7	6	Proposed Removal.
6765	Blue Oak	*Quercus douglasii*		8	5	Proposed Removal.
6766	Blue Oak	*Quercus douglasii*		10	12	To remain.
6768	Blue Oak	*Quercus douglasii*		7	7	To remain.
6769	Blue Oak	*Quercus douglasii*		7	6	To remain.
6770	Blue Oak	*Quercus douglasii*		7	9	To remain.
6771	Blue Oak	*Quercus douglasii*		27	24	Proposed Removal.
6772	Blue Oak	*Quercus douglasii*		26	24	To remain. (impacted)
6773	Blue Oak	*Quercus douglasii*		6	5	Proposed Removal.
6774	Blue Oak	*Quercus douglasii*		27	24	To remain. (impacted)
6775	Blue Oak	*Quercus douglasii*		27	21	Proposed Removal.
6776	Blue Oak	*Quercus douglasii*		36	33	Proposed Removal.
6777	Blue Oak	*Quercus douglasii*		36	33	Proposed Removal.
6778	Blue Oak	*Quercus douglasii*		28	21	To remain. (impacted)
6779	Blue Oak	*Quercus douglasii*		7	6	Proposed Removal.
6780	Blue Oak	*Quercus douglasii*		25	18	To remain.
6781	Blue Oak	*Quercus douglasii*		24	21	To remain. (impacted)
6782	Blue Oak	*Quercus douglasii*		15	22	To remain. (impacted)
6783	Blue Oak	*Quercus douglasii*		15	18	To remain. (impacted)
6784	Blue Oak	*Quercus douglasii*		23	22	To remain. (impacted)
6785	Blue Oak	*Quercus douglasii*		34	21	To remain.
6786	Blue Oak	*Quercus douglasii*		32	40	To remain. (impacted)
6787	Blue Oak	*Quercus douglasii*		7	15	Proposed Removal.
6788	Blue Oak	*Quercus douglasii*		32	24	Proposed Removal.
6789	Blue Oak	*Quercus douglasii*		23	21	Proposed Removal.
6790	Blue Oak	*Quercus douglasii*		8	12	Proposed Removal.
6791	Blue Oak	*Quercus douglasii*		7	18	Proposed Removal.
6792	Blue Oak	*Quercus douglasii*		11	15	Proposed Removal.
6793	Blue Oak	*Quercus douglasii*		13	16	Proposed Removal.
6794	Blue Oak	*Quercus douglasii*		11	12	Proposed Removal.
6795	Blue Oak	*Quercus douglasii*	4,6	10	5	Proposed Removal.
6796	Blue Oak	*Quercus douglasii*	6,7	13	7	Proposed Removal.
6797	Blue Oak	*Quercus douglasii*		8	10	Proposed Removal.
6798	Blue Oak	*Quercus douglasii*		12	15	Proposed Removal.
6799	Blue Oak	*Quercus douglasii*		7	9	Proposed Removal.
6800	Blue Oak	*Quercus douglasii*		11	9	Proposed Removal.
6801	Blue Oak	*Quercus douglasii*		13	10	Proposed Removal.
6802	Blue Oak	*Quercus douglasii*		14	18	Proposed Removal.
6803	Blue Oak	*Quercus douglasii*		7	5	Proposed Removal.
6804	Coast Live Oak	*Quercus agrifolia*		13	12	Proposed Removal.
6805	Blue Oak	*Quercus douglasii*		7	9	Proposed Removal.
6806	Interior Live Oak	*Quercus wislizeni*		7	15	To remain. (impacted)
6807	Blue Oak	*Quercus douglasii*	2,4	6	4	Proposed Removal.
6808	Blue Oak	*Quercus douglasii*	2,2,3	7	4	Proposed Removal.
6809	Blue Oak	*Quercus douglasii*		34	36	To remain. (impacted)
6810	Blue Oak	*Quercus douglasii*		37	36	Proposed Removal.
6811	Blue Oak	*Quercus douglasii*		44	30	***Recommend removal.***
6812	Blue Oak	*Quercus douglasii*	14,15	29	18	To remain.
6813	Blue Oak	*Quercus douglasii*		7	6	To remain.
6814	Blue Oak	*Quercus douglasii*		8	5	To remain.
6815	Blue Oak	*Quercus douglasii*	9,11	20	10	To remain.
6816	Blue Oak	*Quercus douglasii*		10	16	To remain.
6817	Interior Live Oak	*Quercus wislizeni*	5,10	15	15	To remain.
6818	Interior Live Oak	*Quercus wislizeni*		17	12	To remain.
6819	Interior Live Oak	*Quercus wislizeni*		10	15	To remain.
6820	Blue Oak	*Quercus douglasii*		10	10	To remain.
6821	Blue Oak	*Quercus douglasii*		7	15	To remain.
6822	Interior Live Oak	*Quercus wislizeni*		11	18	To remain.
6823	Interior Live Oak	*Quercus wislizeni*		10	15	To remain.
6824	Blue Oak	*Quercus douglasii*		8	4	Proposed Removal.

Tree Disposition Summary	Number of Trees	Aggregate(inches)
Total Inventoried Trees	323	4905
Trees to remain	125	1723
Arborist recommended tree removals	10	256
Proposed Impacted Trees (To Remain)	30	503
Proposed Tree Removals	158	2423
Total Tree Impacts (Partial and Total Impact)	**188**	**2926**

N

0 40 80 160

SCALE: 1"=80'

ATTACHMENT A
TREE PERMIT

SIERRA VIEW

Roseville, CA

August 3, 2021

Sheet 1 of 1



Special-Status Plant Survey Report

SVLC 23 Property

Placer County, California

August 2020

MADRONE ECOLOGICAL CONSULTING

Prepared for:
SVLC 23, LLC
c/o Sierra View Land Company
105 Alta Vista Drive
Roseville, CA 95678

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SLVC 23 Property

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Attachment B: Target Plant Species Reference Population Information
Attachment C: Plant Species Observed within the SVLC 23 Study Area

1.0 INTRODUCTION

This report presents the results of a special-status plant survey conducted for the approximately 23-acre SVLC 23 Property (Study Area). The Study Area is located north of Shasta Street and south of Diamond Oaks Road, just east of the Sierra View Country Club in the City of Roseville, Placer County, California. The Study Area falls within Section 26, 34, and 35, Township 11 North, Range 6 East (MDB&M) of the "Roseville, California" 7.5-Minute Series USGS Topographic Quadrangle (USGS 2018) (**Figure 1**).

2.0 METHODOLOGY

Madrone Ecological Consulting, LLC (Madrone) Senior Biologist Bonnie Peterson conducted special-status plant surveys of the Study Area on 15 and 16 April and 15 and 20 May 2020 in accordance with the U.S. Fish and Wildlife Service's *Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed and Candidate Plants* (USFWS 1996), California Department of Fish and Wildlife's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (CDFG 2009), and the *CNPS Botanical Survey Guidelines* (CNPS 2001).

A list of special-status plant species with potential to occur within the Study Area was developed by reviewing the following literature, and then refining the list based on habitats present within the Study Area:

- California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (CNPS 2020) query of CRPR Lists 1A, 1B, 2A, and 2B within the "Roseville, California" USGS topo quadrangle, and the eight surrounding quadrangles; and
- the California Natural Diversity Database occurrences of special-status plant species within 5 miles of the Study Area (CNDDB 2020) (**Figure 2**).

The target species for this survey were:

- Big-scale balsamroot (*Balsamorhiza macrolepis*)
- Dwarf downingia (*Downingia pusilla*)
- Boggs Lake hedge-hyssop (*Gratiola heterosepala*)
- Ahart's dwarf rush (*Juncus leiospermus var. ahartii*)
- Red Bluff dwarf rush (*Juncus leiospermus var. leiospermus*)
- Legenere (*Legenere limosa*)
- pincushion navarretia (*Navarretia myersii ssp. myersii*)
- Sacramento Orcutt grass (*Orcuttia viscida*)
- Sanford's arrowhead (*Sagittaria sanfordii*)

The Study Area does not contain suitable habitat for Hispid bird's-beak (*Chloropyron molle ssp. hispidum*).

Meandering pedestrian surveys were conducted throughout all portions of the Study Area, and focused surveys were conducted in suitable habitats for each species. The surveys were floristic in nature, which

means that all plant species observed on-site were identified to the taxonomic level necessary to determine rarity. Thus, if a special-status plant was present but not on the target list, it would have been detected and documented. Plant taxonomy was based on the nomenclature in the *Jepson eFlora* (Jepson Flora Project 2020). Vegetation communities were classified according to the *Manual of California Vegetation, Second Edition* (Sawyer et al. 2009). Qualifications for the botanist that conducted the surveys are included in **Attachment A**, a list of reference populations of target plants visited is included in **Attachment B**, and a comprehensive list of all plant species observed during surveys of the Study Area is included in **Attachment C**.

3.0 GENERAL SITE CONDITIONS AND HABITAT

The Study Area is primarily non-native annual grassland interspersed with oak woodlands, drainages, riparian and seasonal wetlands. The Study Area is bounded on the north by Diamond Oak Road and to the south by Shasta Street. The abutting area east of the Study Area is a residential development, and to the west is a community of townhomes and the Sierra View Country Club and Golf Course.

The Study Area ranges from approximately 160-175 feet above mean seal level (AMSL), with rolling terrain sloping towards the north and south. A transmission line corridor is located within the northern portion of the Study Area, and another bisects the center of the Study Area. An unnamed intermittent tributary to South Branch Pleasant Grove Creek flows to the northwest through the Study Area (SFEI 2020), and a drainage ditch from south to north towards the intermittent tributary.

The Study Area includes a central drainage ditch that flows from south to north through the site into an intermittent tributary to South Branch Pleasant Grove Creek in the northern portion of the site. The intermittent tributary flows from east to west through the Study Area. In addition, there are a number of seasonal wetland and vernal pool features scattered throughout. The Study Area is located in the Upper Coon-Upper Auburn Watershed (HUC 18020161) (USGS 2020). Mean annual precipitation for the Study Area is approximately 20.27 inches per year, and the site received approximately 55% of average rainfall in the 2019-2020 water year (NOAA 2020)

The principal vegetation community within the Study Area is non-native annual grassland. This vegetation community is fairly sparse in the southern portion of the site, with a mix of non-native annual grasses including soft brome (*Bromus hordeaceus*), ripgut brome (*B. diandrus*), perennial ryegrass (*Festuca perennis*), medusahead grass (*Elymus caput-medusa*), and wild oats (*Avena fatua*), and forbs such as Spanish lotus (*Acmispon americanus var. americanus*), Fitch's spikeweed (*Centromadia fitchii*), blue dicks (*Dichelostemma capitatum*), filaree (*Erodium botrys*), miniature lupine (*Lupines bicolor*), hairy hawkbit (*Leontodon saxatilis*), vetch (*Vicia* spp.), and English plantain (*Plantago lanceolata*). In the northern portion of the site, the annual grasslands are much denser in vegetation with a higher percentage of grass species and fewer forbs. Interspersed throughout the grassland are a number of mature oaks, primarily blue oaks (*Quercus douglasii*), with scattered Valley oak (*Quercus lobata*) and live oak (*Quercus wislizeni*). A number of native and non-native trees are located along a drainage ditch and intermittent tributary including Chinese tallowtree

(*Triadica sebifera*), southern catalpa (*Catalpa bignonioides*), honey locust (*Gleditsia triacanthos*), and willows (*Salix spp.*).

3.1 Terrestrial Plant Communities

3.1.1 Non-Native Annual Grasslands

The principal vegetation community within the Study Area is non-native annual grassland. This vegetation community is fairly sparse in the southern portion of the site, with a mix of non-native annual grasses including soft brome (*Bromus hordeaceus*), ripgut brome (*B. diandrus*), perennial ryegrass (*Festuca perennis*), medusahead grass (*Elymus caput-medusa*), and wild oats (*Avena fatua*), and forbs such as Spanish lotus (*Acmispon americanus var. americanus*), Fitch's spikeweed (*Centromadia fitchii*), blue dicks (*Dichelostemma capitatum*), filaree (*Erodium botrys*), miniature lupine (*Lupines bicolor*), hairy hawkbit (*Leontodon saxatilis*), vetch (*Vicia* spp.), and English plantain (*Plantago lanceolata*). In the northern portion of the site, the annual grasslands are much denser in vegetation with a higher percentage of grass species and fewer forbs.

3.1.2 Oak Woodland

Interspersed throughout the grassland are a number of mature oaks, primarily blue oaks (*Quercus douglasii*), with scattered Valley oak (*Quercus lobata*) and live oak (*Quercus wislizeni*). These oak woodlands are dominated by interior live oak (*Quercus wislizenii*), blue oak (*Q. douglasii*), and Valley oak (*Q. lobata*). Common shrubs in the riparian understory of the intermittent tributary include Himalayan blackberry (*Rubus armeniacus*), wild rose (*Rosa californica*), and narrow-leaf willow (*Salix exigua*).). Where present, the herbaceous understory is largely similar to the non-native annual grassland described above.

3.2 Aquatic Resources

The following aquatic resources are present on site as shown on **Figure 3**.

3.2.1 Seasonal Wetlands

The Study Area contains 11 seasonal wetlands concentrated along the southern and northern boundaries. Seasonal wetlands are shallow ephemeral wetlands area characterized by seasonal ponding, Seasonal wetlands within the Study Area are typically dominated by opportunistic facultative wet to facultative grasses and forbs such as Mediterranean barley (*Hordeum marinum*), Italian ryegrass, rabbitfoot grass (*Polypogon monspellensis*), Bermuda grass (*Cynodon dactylon*), hyssop loosestrife (*Lythrum hyssopifolium*), and curly dock (*Rumex crispus*).

3.2.2 Seasonal Wetland Swale

The seasonal wetland swale (SWS-1) within the study area flows from south the north and is dominated entirely by Italian ryegrass. This feature lacks evidence of flow or an ordinary highwater mark and did not

contain water during the 2019-2020 rainy season, but was saturated at the surface during the April survey. The seasonal wetland swale is connected to the intermittent tributary.

3.2.3 Vernal Pools

The Study Area contains three vernal pools towards the center of the property. Vernal pools are shallow ephemeral wetlands characterized by seasonal ponding, and hydrologically similar to seasonal wetlands; however, vernal pools are typically underlain by an imperious substrate resulting in unique flora. The vernal pools in the Study Area were given this designation based on a dominance of vernal pool plant species, including slender pool popcorn flower (*Plagiobothrys stipitatus var. micranthus*), dwarf woolyheads (*Psilocarphus brevissimus var. brevissimus*), great valley coyote-thistle (*Eryngium castrense*), creeping spikerush (*Eleocharis macrostachya*) and annual hairgrass (*Deschampsia danthonioides*) and a lower overall vegetative cover.

3.2.4 Drainage Ditch

An earthen drainage ditch conveys irrigation run-off from developments south and east of the Study Area, north to the intermittent drainage. This feature is characterized by steep slopes, and is well vegetated with dense wetland obligates including water plantain (*Alisma lanceolatum*), broad-leaved cattail (*Triadica sebifera*), dotted smartweed (*Persicaria punctata*) and tall nutsedge (*Cyperus eragrostis*) with scattered native and non-native trees including Chinese catalpa, chinese tallow, willows, and Callery pear (*Pyrus calleryan*).

3.2.5 Intermittent Drainage

An intermittent drainage and adjacent riparian wetland are located in the northern portion of the Study Area. This drainage flows from east to west through the Study Area and the two segments connected via a culvert under a dirt maintenance road. The City of Roseville storm drainage system outfalls into the northern portion of IDR-2 in the northeast corner of the Study Area south of Diamond Oaks Road. Portions of this intermittent drainage lack an ordinary high water mark, or clear drainage patterns, and is characterized as riparian wetland with a mix of Santa Barbara sedge (*Carex Barbara*), dallisgrass (*Paspalum dilitatum*), dotted smartweed, tall nutsedge, Italian rygrass, dense Himalayan blackberry thickets, wild rose, and willows.

3.3 Soils

According to the Natural Resources Conservation Service (NRCS) Soil Survey Database (NRCS 2020), two soil mapping units occurs within the Study Area (**Figure 4**): (141) Cometa-Fiddyment complex, 1 to 5% slopes and (142) Cometa-Ramona sandy loams, 1 to 5% slopes. While neither of these soil types are considered hydric, they contain minor hydric components in Alamo depressions and xerofluvent drainageways. Neither of these soil map units have been identified as containing special soils, such as serpentine or saline-alkali inclusions.

4.0 SURVEY RESULTS

4.1 Big-Scale Balsamroot

Big-scale balsamroot is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. It is a perennial herbaceous species that occurs in chaparral, cismontane woodland and valley and foothill grasslands between 295 and 4,600 feet (CNPS 2020). Big-scale balsamroot blooms from March through June and may be found on serpentine soils, though it is known to grow on other soil types as well (CNPS 2020).

The non-native annual grasslands and oak woodlands throughout the Study Area provide suitable habitat for this species. This species was not observed during the 2020 special-status plant survey of the Study Area.

4.2 Dwarf Downingia

Dwarf downingia (*Downingia pusilla*) is not federally or state listed, but it is classified as a CRPR List 2B.2 plant. Dwarf downingia grows in mesic valley and foothill grassland and in vernal pools between sea level and approximately 1,460 feet (CNPS 2020). This annual herb blooms from March to May (CNPS 2020).

Seasonal wetlands and vernal pools in the southwestern portion of the Study Area represent marginal habitat for this species. This species was not observed during the 2020 special-status plant survey of the Study Area.

4.3 Bogg's Lake Hedge-Hyssop

Bogg's Lake hedge-hyssop (*Gratiola heterosepala*) is not federally listed, but it is a California endangered species and a CRPR List 1B.2 plant. Bogg's Lake hedge-hyssop grows in vernal pools and around the perimeter of lakes and ponds between 30 and 7,800 feet (CNPS 2020). This small annual herb favors clay soils, and blooms from April to August (CNPS 2020).

Seasonal wetlands and vernal pools in the southwestern portion of the Study Area represents marginal habitat for this species. This species was not observed during the 2020 special-status plant survey of the Study Area.

4.4 Ahart's Dwarf Rush

Ahart's dwarf rush (*Juncus leiospermus* var. *ahartii*) is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. Ahart's dwarf rush grows along the edges of seasonal wet habitats such as vernal pools and swales within valley and foothill grasslands between elevations of approximately 100 feet and 750 feet (CNPS 2020). This annual herb blooms from March to May (CNPS 2020).

Seasonal wetlands and vernal pools within the Study Area represents marginally suitable habitat for this species. This species was not observed during the 2020 special-status plant survey of the Study Area.

4.5 Red Bluff Dwarf Rush

Red Bluff dwarf rush (*Juncus leiospermus var. leiospermus*) is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. Red Bluff dwarf rush occurs in vernally mesic areas in chaparral, cismontane woodland, meadows, seeps, valley and foothill grasslands, and vernal pools (CNPS 2002). This is an herbaceous annual that blooms from March through June and is known to occur at elevations ranging from 114 to 4001 feet above MSL (CNPS 2020).

Red Bluff dwarf rush is endemic to California; the current range of this species includes Butte, Placer, Shasta, and Tehama counties (CNPS 2020). However, one documented occurrence is located within the City of Roseville The population was mapped approximately 0.5 miles north of Scow Road Industrial Boulevard, Roseville and is presumed to be extant; however, according the notes on this occurrence "Witham considers this site to be erroneous" (CDFW 2020).

Seasonal wetlands and vernal pools within the Study Area represents marginally suitable habitat for this species. This species was not observed during the 2020 special-status plant survey of the Study Area.

4.6 Legenere

Legenere (*Legenere limosa*) is not federally or state listed, but it is classified as a CRPR List 1B.1 species. This annual herb is primarily associated with seasonal wetlands with a long hydroperiod, such as vernal pools and marsh and pond edges (CNPS 2020). Legenere occurs at elevations between sea level and 2,600 feet, and blooms from April to June (CNPS 2020).

Seasonal wetlands and vernal pools within the Study Area represents marginally suitable habitat for this species. This species was not observed during the 2020 special-status plant survey of the Study Area.

4.7 Pincushion Navarretia

Pincushion navarretia (*Navarretia myersii* ssp. *myersii*) is not federally or state listed, but it is classified as a CRPR List 1B.1 plant. This species is found in vernal pools and other mesic areas in annual grasslands on clay soils (CNPS 2020). Pincushion navarretia is found between approximately 65 and 1,100 feet and blooms in April and May (CNPS 2020).

Seasonal wetlands and vernal pools within the Study Area represent marginally suitable habitat for this species. This species was not observed during the 2020 special-status plant survey of the Study Area.

4.8 Sacramento Orcutt Grass

Sacramento Orcutt grass (*Orcuttia viscida*) is listed as endangered pursuant to both the federal and California Endangered Species Acts, and is classified as a CRPR List 1B.1 plant. Sacramento Orcutt grass is endemic to the southeastern Sacramento Valley (USFWS 2003), with all known occurrences restricted to Sacramento County. Sacramento Orcutt grass is an annual herb that occurs in vernal pools at elevations ranging from 100 to 330ft above sea level, and blooms from April through July (CNPS 2020).

Seasonal wetlands and vernal pools within the Study Area represents marginally suitable habitat for this species. This species was not observed during the 2020 special-status plant survey of the Study Area.

4.9 Sanford's Arrowhead

Sanford's arrowhead is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. It generally occurs in shallow freshwater habitats associated with drainages, canals, and larger ditches that sustain inundation and/or slow moving water into early summer. This perennial rhizomatous species blooms from May to October, and occurs from sea level to approximately 2,000 feet (CNPS 2020).

The intermittent drainage and drainage ditch within the Study Area provide suitable habitat for this species. This species was not observed during the 2020 special-status plant survey of the Study Area.

5.0 CONCLUSION

No special-status plant species were observed during the 2020 protocol-level special-status plant survey of the SCLV 23 Property.

6.0 REFERENCES

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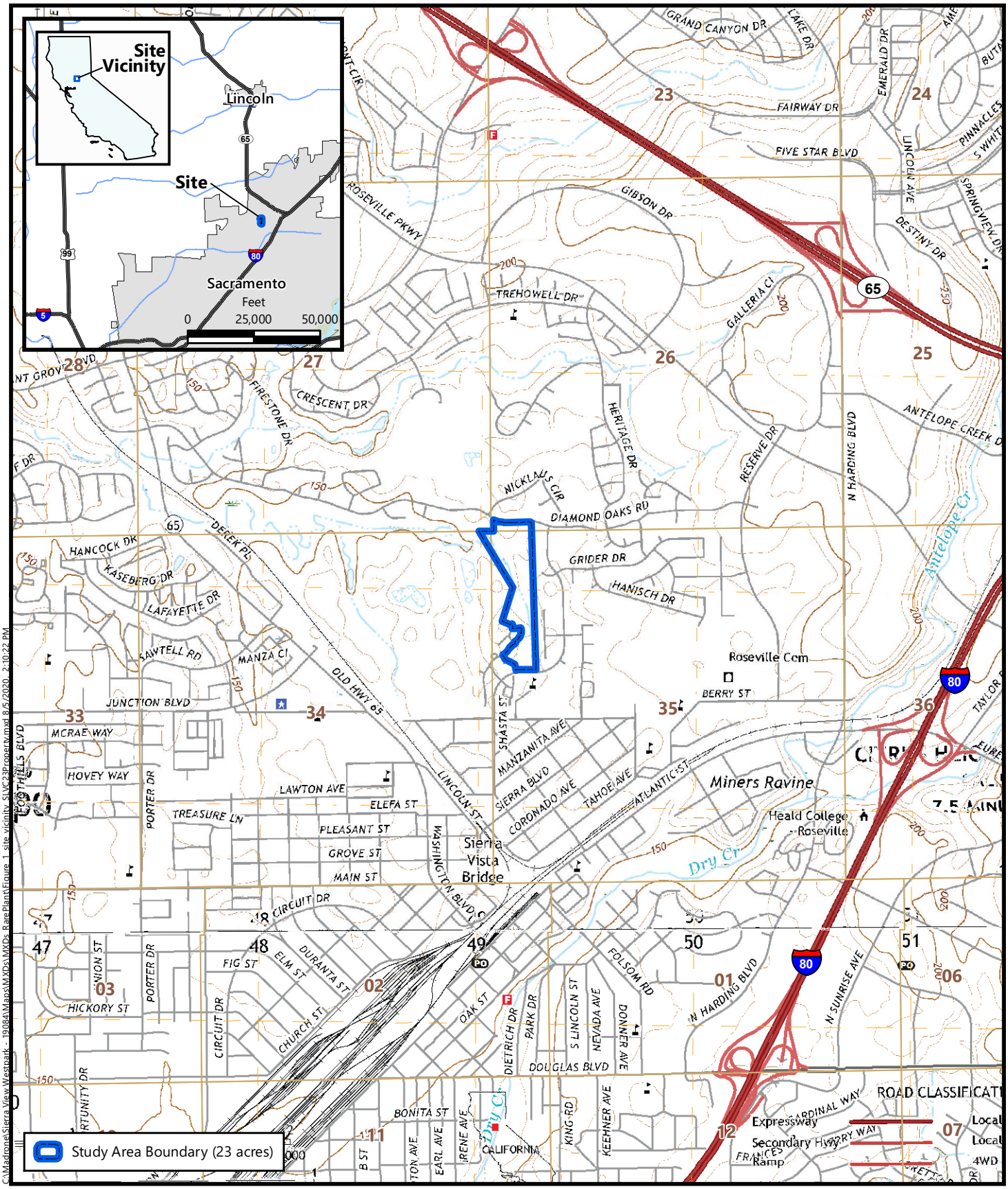
Figure 2. CNDDB Plant Occurences
Figure 3. Aquatic Resources
Figure 4. Natural Resources Conservation Service Soils



Source: United States Geologic Survey, 2018
"Roseville, California" 7.5-Minute Topographic Quadrangle
Sections 26, 34, and 35, Township 11 North, Range 6 East
Longitude -121.283085, Latitude 38.764232

Figure 1
Site and Vicinity

SLVC 23 Property
Roseville, Placer County, California

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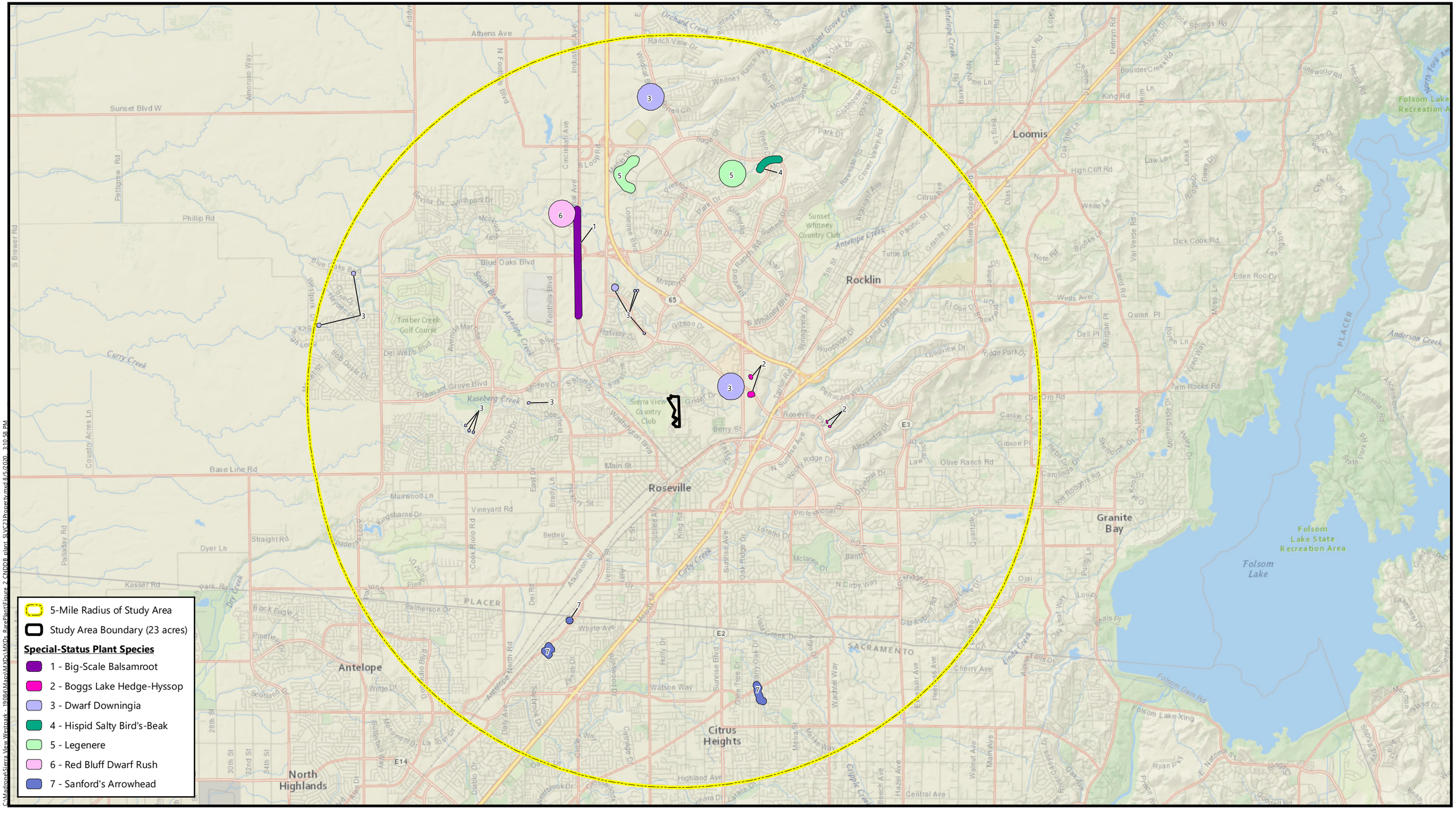

Source: *California Department of Fish and Wildlife*, August 2020.
Basemap Source: *National Geographic* and *ESRI*

Figure 2
California Natural Diversity Database Occurrences of Special-Status Plant Species
SLVC 23 Property
Placer County, California

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Figure 3
Aquatic Resources

Sierra View Westpark
Roseville, Placer County, California

Aerial Base: City of Roseville, 22 April 2019

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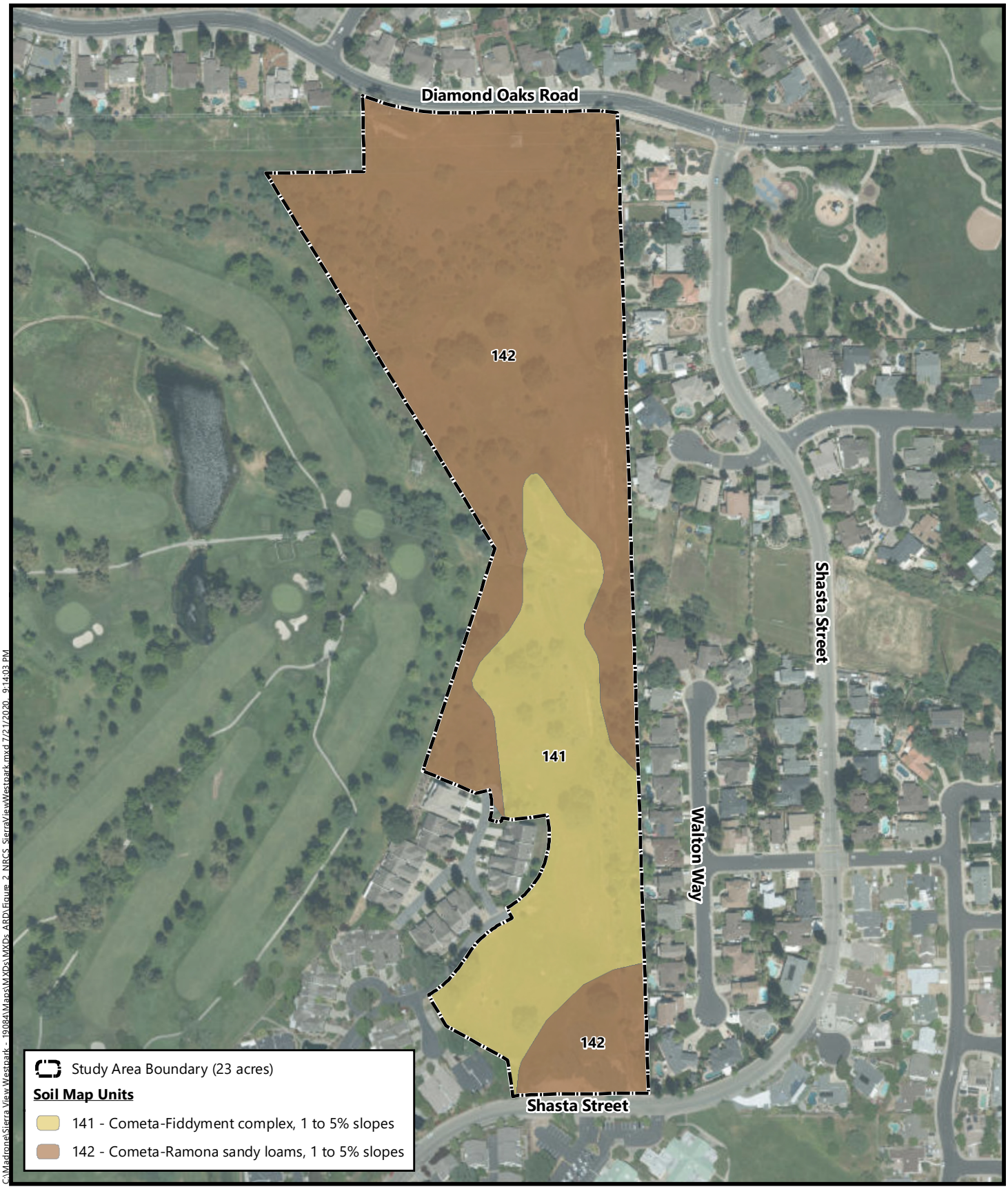

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Soil Survey Source: *USDA, Soil Conservation Service. Soil Survey Geographic (SSURGO) database for Placer County, California, Western Part*
Aerial Base: City of Roseville, 22 April 2019

Figure 4
Natural Resources Conservation Service Soils

Sierra View Westpark
Roseville, Placer County, California

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Attachments

Attachment A: Botanist Qualifications

Attachment B: Target Plant Species Reference Population Information

Attachment C: Plant Species Observed within the SVLC23 Study Area

Attachment A

Botanist Qualifications

BONNIE PETERSON

Ms. Peterson is a biologist and wetland/water quality regulatory specialist with experience obtaining required permits for a broad range of projects throughout California. She has managed regulatory compliance and implemented permitting strategies for compliance with the federal Clean Water Act Sections 401, 402 and 404; the Porter-Cologne Water Quality Control Act; the Dickey Water Pollution Act; Title 23 of the California Code of Regulations; California Fish and Game Code §1602; and state and federal Endangered Species Acts.

She conducts a range of activities to aid in planning and assure regulatory compliance in the field, including wetland delineations, environmental awareness training, and surveys and habitat assessments for valley elderberry longhorn beetle, burrowing owl, Swainson's hawk, giant garter snake, listed vernal pool branchiopods, and other special-status species; riparian and oak tree monitoring; vernal pool floristic monitoring, and rare plant surveys. She has monitored constructed and reference wetlands, monitored conservation areas and mitigation banks, prepared annual reports; prepared Mitigation Monitoring Plans and Open Space Monitoring Plans; and conducted biological assessments.

Ms. Peterson is a Certified Professional in Erosion and Sediment Control meeting requirements of a QSP/QSD. She directs staff in the preparation of Storm Water Pollution Prevention Plans and acts as a liaison between developers, contractors, city and county representatives, and various regional water quality control boards.

POSITION

Senior Biologist

AREAS OF EXPERTISE

- 404 Permitting
- 401 Certifications
- 1602 Agreements

EDUCATION

- B.S., Conservation Biology, California State University, Sacramento, 2003

RELEVANT TRAINING

- Current Treasure, Sac-Shasta Chapter of the Wildlife Society
- CDFW Scientific Collecting Permit with authorizations 1, 2, 3, 4, 5, 6, 7, & 9 (Permit SC-9589)
- CDFW Threatened & Rare Plant

SELECTED PROJECT EXPERIENCE

Electra-Pine Grove SCADA Switches
Regulatory Specialist, Amador and Calaveras County, California
Conducted site assessment and developed avoidance strategies for sensitive resources to allow work to occur without triggering a need for regulatory permits. Prepared BLM encroachment permit application. Conducted rare plant surveys and provided monitoring and environmental awareness training to construction crews.

Chuckwalla Valley State Prison, California Department of Corrections and Rehabilitation Biologist, Riverside County, California
Acted as a Project Biologist, Ms. Peterson conducted rare plant surveys, habitat assessments, and ordinary high water mark assessments for the Chuckawalla Valley State Prison facility repairs and produced biological survey reports to support the CEQA Notice of Exemption.

- Collection Permit
- CPESC, CPESC Inc, Envirocert International (Cert# 6193)
- QSP/QSD ,CASQA & California Construction General Permit Training Team (Cert# 00294)
- USFWS Threatened & Endangered Species Permit for federally listed Branchiopods
- Vernal Pool Taxonomy, CNPS Plant Sciences Training Program
- Basic Wetland Delineation Course, Wetland Training Institute
- California Rapid Assessment Method (CRAM)

Level II Infill Correctional Facilities Projects at the Mule Creek State Prison Infill Site Biologist, Amador County, California

Ms. Peterson conducted wetland habitat assessments and prepared technical reports to support project planning and construction. She assisted with implementation of an environmental awareness program, and oversight of the Mitigation Monitoring Plan Implementation.

Los Cerros

Project Manager, City of Rocklin, California

As a regulatory specialist and project manager, Ms. Peterson prepared and/or coordinated the preparation of the wetland delineation, cultural resources study, arborist survey, and rare plant survey for the 144-acre residential development. She prepared the state and federal permitting strategy and assisted with the development of a project description for submittal to the City of Rocklin.

Markleeville Creek Restoration

Wetland and Revegetation Specialist, Alpine County, California

Ms. Peterson was the lead wetland scientist and a re-vegetation designer for the Markleeville Creek floodplain restoration project, located at a former USDA Forest Service Guard Station in Alpine County, California. Relocation of the USFS facilities to another nearby upland location has provided an opportunity for ecological restoration, environmental education/interpretation, and public recreation and access improvements. Ms. Peterson conducted a wetland delineation, noxious weeds survey, supported visual renderings to depict future vegetation conditions, prepared revegetation plans, and is evaluating the potential environmental impacts for CEQA compliance and preparing permit applications.

Lakeview Farms 320-acre Mitigation Basin

Biologist, City of Lincoln, Placer County, California

Ms. Peterson prepared the Mitigation Monitoring Plan and Operations and Management Plan. The project included the development and entitlement of a dual-use basin; regional flood mitigation and restoration of 154 acres of wetland and pond habitat. She assisted within obtaining required environmental permits and provided preconstruction biological surveys and post-construction long term resource monitoring assistance. She conducted mitigation success monitoring in compliance with U.S. Army Corps approved Mitigation Monitoring Plan.

Bickford Ranch

Regulatory Specialist/Biologist, Placer County, California

Ms. Peterson conducted riparian, vegetation, and hydrology monitoring for the onsite mitigation areas, conducted monitoring for VELB, conducted preserve monitoring, and provided management recommendations. She prepared annual monitoring reports for submittal to the USACE and CDFW as required by project permits.

Gill Ranch Mitigation Bank

Biologist, Sacramento County, California

Ms. Peterson conducted branchiopod surveys, and dip net monitoring of historic (i.e., naturally occurring) and constructed/restored mitigation vernal pools as mitigation for vernal pool fairy shrimp, California fairy shrimp, and tadpole shrimp. She also monitored mitigation pools for appropriate hydrology, a vegetative establishment, as required by

the Mitigation and Monitoring Plan, reviewed associated reports, and delineated wetlands.

City of Roseville Open Space Monitoring
Biologist, Placer County, California
Ms. Peterson acted as the monitoring biologist for the City. She conducted surveys for federally listed Branchiopods over multiple years as a component of the perpetual monitoring of constructed and preserved vernal pools, as well as 5-year success criteria monitoring of constructed or restored wetlands for mitigation purposes for all of the City's Open Space Preserves. She conducted annual vernal pool floristic assessments and ground nesting bird surveys, recorded residual dry matter data (RDM), and surveyed for factors such as invasive / nonnative plant species, hydrologic integrity, fencing integrity, condition of signage, and evidence of unauthorized use. She has written annual reports addressing the above issues and recommending necessary maintenance and management actions.

Laguna Creek Mitigation Bank
Biologist, Sacramento County, California
Ms. Peterson located and surveyed all associated native and elderberry mitigation plantings for survival rate, size class, and overall health. All elderberry shrubs were monitored for the presence of VELB, and additional stem count data was taken. She collected and organized the data for and prepared the annual monitoring report.

Silverado Oaks Urban Reserve
Biologist, Placer County, California
As a project biologist, Ms. Peterson supervised the collection of data and report preparation for success criteria monitoring for VELB and associated native plantings and oversaw the long-term monitoring of the Open Space Preserve area as required by the Operations and Management Plan for the site.

Attachment B

Target Plant Species Reference Population Information

Target Plant Species Reference Population Information
for the SVLC 23 Property
Special-Status Plant Survey

Plant Species	Location of Reference Population	Date of Visit	Phenology of Reference Population/ Distinctive Characteristics
Downingia pusilla Dwarf downingia	WestPark Open Space Preserve (VP_554)	20 May 2020	Four plants in bloom. This population was also visited on 8 May 2020 and the pool was inundated at that time.
Legenere limosa Legenere	Private property in South Sacramento County	15 April 2020	Robust population of multiple plants being monitored for future seed collection. Wetland was inundated and plants were submerged but identifiable.
Sagittaria sanfordii Sanford's arrowhead	Population north of Tempo Community Park in Citrus Heights	10 June 2020	three plants with emergent leaves.

Attachment C

Plant Species Observed within the SVLC 23 Study Area

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Plant Species Observed within the SVLC 23 Property Project Area
15 and 16 April and 15 and 20 May 2020

Family / Species Name	Common name	Native / Non-Native
AGAVACEAE		
Chlorogalum angustifolium	Narrowleaf soap plant	Native
Chlorogalum pomeridianum var. pomeridianum	Wavyleaf soap plant	Native
APIACEAE		
Eryngium castrense	Great valley coyote-thistle	Native
Torilis arvensis	Tall sock-destroyer	Naturalized
APOCYNACEAE		
Asclepias fascicularis	Narrow-leaf milkweed	Native
ASTERACEAE		
Achyrachaena mollis	Blow wives	Native
Carduus pycnocephalus subsp. pycnocephalus	Italian thistle	Naturalized
Centaurea solstitialis	Yellow star-thistle	Naturalized
Centromadia fitchii	Fitch's spikeweed	Native
Erigeron canadensis	Horseweed	Native
Holocarpha virgata subsp. virgata	Slender tarweed	Native
Lactuca serriola	Prickly lettuce	Naturalized
Leontodon saxatilis subsp. saxatilis	Hairy hawkbit	Naturalized
Micropus californicus	Q-tips	Native
Pseudognaphalium luteoalbum	Pearly everlasting	Naturalized
Pseudognaphalium microcephalum	Wright's cudweed	Native
Psilocarphus brevissimus var. brevissimus	Dwarf woollyheads	Native
Sonchus asper subsp. asper	Prickly sow thistle	Naturalized
Tragopogon dubius	Yellow salsify	Naturalized
BIGNONIACEAE		
Catalpa bignonioides	Southern catalpa	Naturalized
BORAGINACEAE		
Plagiobothrys greenei	Greene's spiny-nut popcornflower	Native
Plagiobothrys stipitatus var. micranthus	Slender popcorn flower	Native
CYPERACEAE		
Carex barbarae	Santa barbara sedge	Native
Cyperus eragrostis	Tall nutsedge	Native

Plant Species Observed within the SVLC 23 Property Project Area
15 and 16 April and 15 and 20 May 2020

Family / Species Name	Common name	Native / Non-Native
Eleocharis macrostachya	Creeping spikerush	Native
Schoenoplectus acutus var. occidentalis	Common tule	Native
EUPHORBIACEAE		
Triadica sebifera	Chinese tallowtree	Naturalized
FABACEAE		
Acmispon americanus var. americanus	Spanish lotus	Native
Gleditsia triacanthos	Honey locust	Naturalized
Trifolium glomeratum	Clustered clover	Naturalized
Trifolium hirtum	Rose clover	Naturalized
Trifolium subterraneum	Subterranean clover	Naturalized
Vicia sativa subsp. sativa	Spring vetch	Naturalized
Vicia villosa subsp. villosa	Winter vetch	Naturalized
Quercus douglasii	Blue oak	Native
Quercus lobata	Valley oak	Native
Quercus wislizeni var. wislizeni	Interior live oak	Native
GERANIACEAE		
Erodium botrys	Filaree	Naturalized
HYPERICACEAE		
Hypericum perforatum subsp. perforatum	Klamathweed	Naturalized
JUNCACEAE		
Juncus bufonius	Toad rush	Native
LAMIACEAE		
Pogogyne zizyphoroides	Sacramento beardstyle	Native
LILIACEAE		
Calochortus luteus	Yellow mariposa lily	Native
LYTHRACEAE		
Lythrum hyssopifolia	Hyssop loosestrife	Naturalized
ONAGRACEAE		
Epilobium canum	California fuchsia, zauschneria	Native
Epilobium torreyi	Torrey's willow-herb	Native

Plant Species Observed within the SVLC 23 Property Project Area
15 and 16 April and 15 and 20 May 2020

Family / Species Name	Common name	Native / Non-Native
OROBANCHACEAE		
Castilleja campestris subsp. campestris	Yellow owl's clover	Native
PHRYMACEAE		
Mimulus guttatus	Seep-spring monkeyflower	Native
PLANTAGINACEAE		
Callitriche marginata	Winged water starwort	Native
Gratiola ebracteata	Bractless hedge-hyssop	Native
Plantago erecta	Dotseed plantain	Native
Plantago lanceolata	English plantain	Naturalized
POACEAE		
Aegilops triuncialis	Barbed goat grass	Naturalized
Agrostis stolonifera	Creeping bent	Naturalized
Avena fatua	Wild oat	Naturalized
Briza minor	Annual quaking grass	Naturalized
Bromus hordeaceus	Soft chess	Naturalized
Cynodon dactylon	Bermuda grass	Naturalized
Cynosurus echinatus	Bristly dogtail grass	Naturalized
Deschampsia danthonioides	Annual hair grass	Native
Elymus caput-medusae	Medusa head	Naturalized
Festuca perennis	Rye grass	Naturalized
Glyceria declinata	Low manna grass	Naturalized
Paspalum dilatatum	Dallis grass	Naturalized
POLEMONIACEAE		
Leptosiphon bicolor	Miniature lupine	Native
Navarretia intertexta	Needle leaf navarretia	Native
Persicaria punctata	Dotted smartweed	Native
Polygonum aviculare subsp. depressum	Prostrate knotweed	Naturalized
RANUNCULACEAE		
Delphinium sp.	Larkspur	Native
Ranunculus bonariensis var. trisepalus	Carter's buttercup	Native
ROSACEAE		
Prunus cerasifera	Cherry plum	Naturalized

Plant Species Observed within the SVLC 23 Property Project Area
15 and 16 April and 15 and 20 May 2020

Family / Species Name	Common name	Native / Non-Native
Pyrus calleryan	Callery PEAR	Naturalized
Rosa californica	California rose	Native
Rosa sp.	Cultivated rose	Naturalized
Rubus armeniacus	Himalayan blackberry	Naturalized
SALICACEAE		
Populus fremontii subsp. fremontii	Fremont cottonwood	Native
Salix exigua var. exigua	Sandbar willow	Native
Salix sp.	Willow	Naturalized
THEMIDACEAE		
Brodiaea elegans subsp. elegans	Harvest bordiaea	Native
Dichelostemma capitatum	Blue dicks	Native
Dichelostemma multiflorum	Wild hyacinth	Native
Triteleia hyacinthina	White brodiaea, fool's onion	Native
TYPHACEAE		
Typha latifolia	Broad-leaved cattail	Native
VITACEAE		
Vitis californica	California wild grape	Native

MADRONE ECOLOGICAL CONSULTING

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(916) 822-3230

18 August 2020

John Welch
SVLC 23, LLC
c/o Sierra View Land Company
105 Alta Vista Drive
Roseville, CA 95678

Subject: **SVLC 23 Valley Elderberry Longhorn Beetle Habitat Survey, Placer County, California**

Dear Mr. Welch:

At the request of SVLC 23, LLC., Madrone Ecological Consulting, LLC (Madrone) conducted a protocol-level survey for the federally threatened Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*, VELB) habitat within the SVLC 23 Property (Project Area). This letter report presents the methods and results of the survey.

The approximately 23-acre Study Area is comprised of APN 015-011-029-000, located north of Shasta Street and south of Diamond Oaks Road, just east of the Sierra View Country Club in the City of Roseville, Placer County, California. The Study Area falls within Sections 26, 34, and 35, Township 11 North, Range 6 East (MDB&M) of the "Roseville, California" 7.5-Minute Series USGS Topographic Quadrangle (USGS 2018[1]) (**Figure 1**).

Madrone senior biologist Bonnie Peterson surveyed the Project Area on 15 and 16 April and 15 and 20 May 2020. The survey was conducted according to the Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle (USFWS 2017[2]). No elderberry shrubs were observed within the Plan Area and no evidence of VELB was observed.

If you have any questions or require additional information, please contact me at (916) 822-3225 or svonderohe@madroneEco.com.

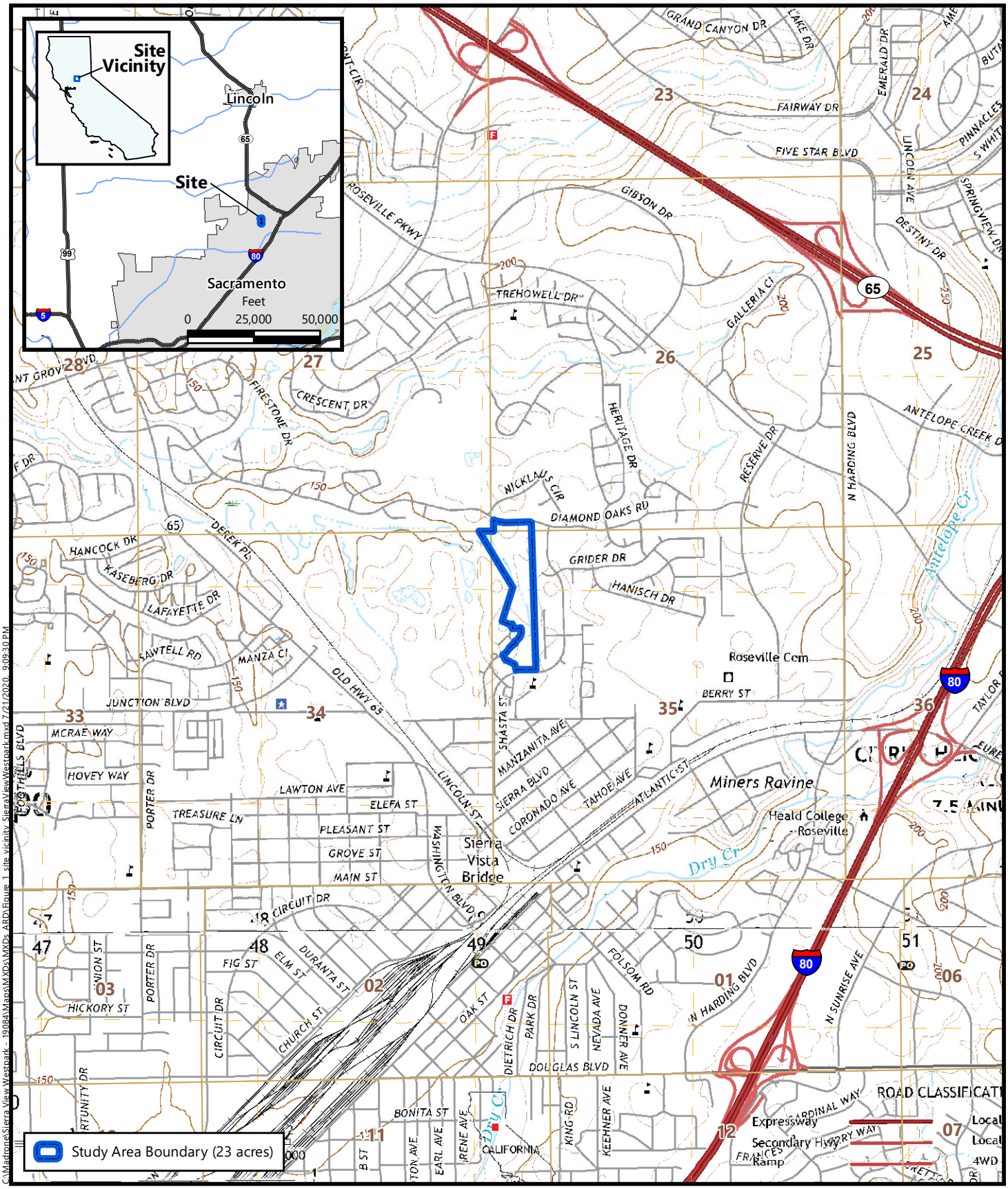
Sincerely,

Sarah VonderOhe

Sarah VonderOhe
Principal

[1] U.S. Geological Survey (USGS). 2018. "Roseville, California" 7.5-Minute Series Topographic Quadrangle Map. U. S. Geological Survey. Denver, Colorado.

[2] U.S. Department of the Interior, Fish and Wildlife Service (USFWS). 2017. Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle. Dated May 2017.



Source: United States Geologic Survey, 2018
"Roseville, California" 7.5-Minute Topographic Quadrangle
Sections 26, 34, and 35, Township 11 North, Range 6 East
Longitude -121.283085, Latitude 38.764232

Figure 1
Site and Vicinity

SVLC 23 Property
Roseville, Placer County, California

MADRONE ECOLOGICAL CONSULTING

CC EXHIBIT L

MND ATTACHMENT 6



2019-20 Dry-Season & Wet-Season Branchiopod Survey 90-Day Report

SVLC 23 Property

(2020-TA-0318)

Placer County, California
19 August 2020

MADRONE ECOLOGICAL CONSULTING

Prepared for:
SVLC 23, LLC
c/o Sierra View Land Company
105 Alta Vista Drive
Roseville, CA 95678

Recommended Citation:
Madrone Ecological Consulting, Inc. (Madrone). 2020. *2019-20 Dry-Season & Wet-Season Branchiopod Survey 90-Day Report, SVLC 23 Property (2020-TA-0318)*. Prepared for SVLC 23, LLC. Published on 19 August 2020.

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Figure 1. Site and Vicinity
Figure 2. Sampling Locations

Attachments

Attachment A. Dry-Season Lab Data Sheet
Attachment B. Wet-Season Data Sheets
Attachment C. Representative Photographs

1.0 OBJECTIVE

The purpose of this report is to summarize the results of protocol surveys for listed large vernal pool branchiopods conducted by Madrone Ecological Consulting (Madrone) within the SVLC 23 Property (formally Sierra View – Westpark) Project Area (Study Area) during the 2019-2020 dry-season and wet-season. Target species included the federally endangered conservancy fairy shrimp (*Branchinecta conservatio*) and vernal pool tadpole shrimp (*Lepidurus packardi*), as well as the federally threatened vernal pool fairy shrimp (*Branchinecta lynchi*). Dry-season and wet-season surveys were conducted under the authority of U.S. Fish and Wildlife Service (USFWS) Recovery Permits for Dustin Brown (TE85084C-0) and Bonnie Peterson (TE205600-1) of Section 10(a)(1)(A) of the ESA, 16 U.S. Code 1531 et seq. and in accordance with the 13 November 2017 Survey Guidelines for the Listed Large Branchiopods (Guidelines) (USFWS 2017). Authorization to conduct dry-season surveys was issued by the USFWS in an e-mail to Dustin Brown on 8 November 2019 and wet-season surveys was issued by the USFWS in an e-mail to Dustin Brown on 19 December 2019 (USFWS reference number 2020-TA-0318).

2.0 LOCATION

The approximately 23-acre Study Area is located north of Shasta Street and south of Diamond Oaks Road, just east of the Sierra View Country Club in the City of Roseville, Placer County, California. The Study Area falls within Section 35, Township 11 North, Range 6 East (MDB&M) of the "Roseville, California" 7.5-Minute Series USGS Topographic Quadrangle (USGS 1992) (**Figure 1**).

3.0 METHODS AND MATERIALS

3.1 Dry-Season Survey

All potential large vernal pool branchiopod habitat within the Study Area was sampled. Potential habitat for federally listed large branchiopods is defined as any seasonally inundated depression that, on average, ponds water at a sufficient depth and duration for a listed large branchiopod to complete its lifecycle. Habitats that swiftly flow water (e.g., creeks, streams, and ephemeral drainages) or habitats that are semi-to-permanently inundated and support perennial populations of predators (e.g., bullfrogs, fish, and crayfish) generally do not provide suitable habitat for listed large branchiopods (USFWS 2017). **Figure 2** is an exhibit of potential branchiopod habitat within the Study Area (City of Roseville 2019). All vernal pools, seasonal wetlands, and seasonal wetland swales were sampled during the dry-season survey totaling 19 features. The seasonal wetland swale (SWS-1) was sampled during the dry season survey. It was not sampled during the wet season survey because it did not pond and exhibited flowing water during rain events and was unsuitable habitat for vernal pool branchiopods.

Dry soil/substrate was collected from the top 1 to 3 centimeters with a hand spade from the lowest topographic areas within each sampled feature. Wherever possible, substrate samples were collected in chunks to avoid damaging branchiopod eggs. The number and volume of soil/substrate samples collected was proportionate

to the size of the sampled feature pursuant with the requirements summarized in Table 1 of the Guidelines (USFWS 2017). Soil/substrate samples were transferred to liter-sized plastic bags and marked with the project name, aquatic feature number, and collection date for transport to Madrone's laboratory. Madrone senior biologist Dustin Brown collected soil samples for 16 features on 12 November 2019. Three additional habitat features were identified during the wet season survey and soil for those three features (SW-13, 14, and 15) were collected by Bonnie Peterson upon drying. Dry-season samples were collected in accordance with the Guidelines (USFWS 2017) and the special terms and conditions of Mr. Brown's and Ms. Peterson's permits.

A brine solution was prepared in the lab by stirring non-iodized salt with lukewarm tap water in a large container. Soils/substrate samples collected from each aquatic feature were individually placed into the brine solution, and manually worked by hand to reduce soil structure. Floating organic material was decanted into either a 710-micron-diameter pore-size sieve stacked atop a 150- micron-diameter pore-size sieve. The soil material was processed through the top sieve by flushing it with lukewarm tap water while gently rubbing it with a soft-bristle brush. The organic material retained from the 150-micron-diameter pore-size sieve was then removed and thinly spread into plastic petri dishes.

All sieved fractions were microscopically inspected for the presence of large branchiopod eggs by Mr. Brown. Soil samples were prepared and inspected pursuant to the Guidelines (USFWS 2017) and the special terms and conditions of Mr. Brown's Take Permit (TE85084C-0) dated 5 March 2019.

If present, total egg abundance information for each sampled feature was reported in terms of: low abundance (estimate of 1-10 eggs/sampled feature); medium abundance (estimate of 11-50 eggs/sampled feature); and high abundance (estimate of more than 50 eggs/sampled feature).

Scanning electron micrographs of eggs (Gilchrist 1978, Hill and Shepard 1998, Mura 1991) are used to identify and compare any branchiopod eggs observed within the soil samples. Evidence of other aquatic invertebrates encountered was also noted on the lab data sheet. **Attachment A** contains the Dry-Season Lab Data Sheet, which lists sampled aquatic features.

3.2 Wet-Season Survey

Field surveys were conducted by Mr. Brown or Ms. Peterson every 14 days between 11 December 2019, and 28 April 2020, in accordance with the Guidelines (USFWS 2017). Sampling of inundated features occurred on 11 and 24 December 2019, 8 and 22 January, 5 and 19 February, 4 and 18 March, and 1 and 14 April 2020. All features representing appropriate federally-listed large vernal pool branchiopod habitat were dry by the final sampling date of 28 April 2019.

All potential large vernal pool branchiopod habitat was sampled with a 5-foot long dip net equipped with a 12-inch D-ring and 650 micron mesh. Sampling involved making a series of pulls by extending the net out and pulling it back in a sweeping motion. The net was examined for the presence of large vernal pool branchiopods and then cleaned of debris between pulls. The number of pulls made in each feature was commensurate to

feature size and ponding depth. In addition, all potential habitat was visually inspected for the presence of large vernal pool branchiopods throughout the sampling sessions. Air temperature, water temperature, and approximate maximum depth of ponding was measured and recorded during the sampling sessions. **Attachment B** contains the wet-season data sheets with the above described field data.

4.0 GENERAL SITE CONDITIONS AND HABITATS

The Study Area is bounded on the north by Diamond Oak Road and to the south by Shasta Street. The abutting area east of the Study Area is a residential development, and to the west is a community of townhomes and the Sierra View Country Club and Golf Course.

The Study Area ranges from approximately 160-175 feet above mean seal level (AMSL), with rolling terrain sloping towards the north and south. A transmission line corridor is located within the northern portion of the Study Area, and another bisects the center of the Study Area. An unnamed intermittent tributary to South Branch Pleasant Grove Creek flows to the northwest through the Study Area (SFEI 2020), and a drainage ditch from south to north towards the intermittent tributary.

The principal vegetation community within the Study Area is non-native annual grassland. This vegetation community is fairly sparse in the southern portion of the site, with a mix of non-native annual grasses including soft brome (*Bromus hordeaceus*), ripgut brome (*B. diandrus*), perennial ryegrass (*Festuca perennis*), medusahead grass (*Elymus caput-medusa*), and wild oats (*Avena fatua*), and forbs such as Spanish lotus (*Acmispon americanus var. americanus*), Fitch's spikeweed (*Centromadia fitchii*), blue dicks (*Dichelostemma capitatum*), filaree (*Erodium botrys*), miniature lupine (*Lupines bicolor*), hairy hawkbit (*Leontodon saxatilis*), vetch (*Vicia* spp.), and English plantain (*Plantago lanceolata*). In the northern portion of the site, the annual grasslands are much denser in vegetation with a higher percentage of grass species and fewer forbs.

Interspersed throughout the grassland are a number of mature oaks, primarily blue oaks (*Quercus douglasii*), with scattered Valley oak (*Quercus lobata*) and live oak (*Quercus wislizeni*). A number of native and non-native trees are located along a drainage ditch and intermittent tributary including Chinese tallowtree (*Triadica sebifera*), southern catalpa (*Catalpa bignonioides*), honey locust (*Gleditsia triacanthos*), and willows (*Salix spp.*). Common shrubs in the riparian understory of the intermittent tributary include Himalayan blackberry (*Rubus armeniacus*), wild rose (*Rosa californica*), and narrow-leaf willow (*Salix exigua*).

Aquatic resource features delineated within the Study Area consist of the south to north flowing drainage ditch, an intermittent drainage and associated riparian wetland, a seasonal wetland swale and a number of scattered vernal pools and seasonal wetlands. See **Figure 2** for the sampling locations.

5.0 FINDINGS

No listed or non-listed large vernal pool branchiopod eggs (cysts) were observed in any sample collected during the 2019 and 2020 dry-season sampling. No listed or non-listed large branchiopods were observed within the Study Area during the 2019-20 wet-season protocol surveys.

6.0 REFERENCES

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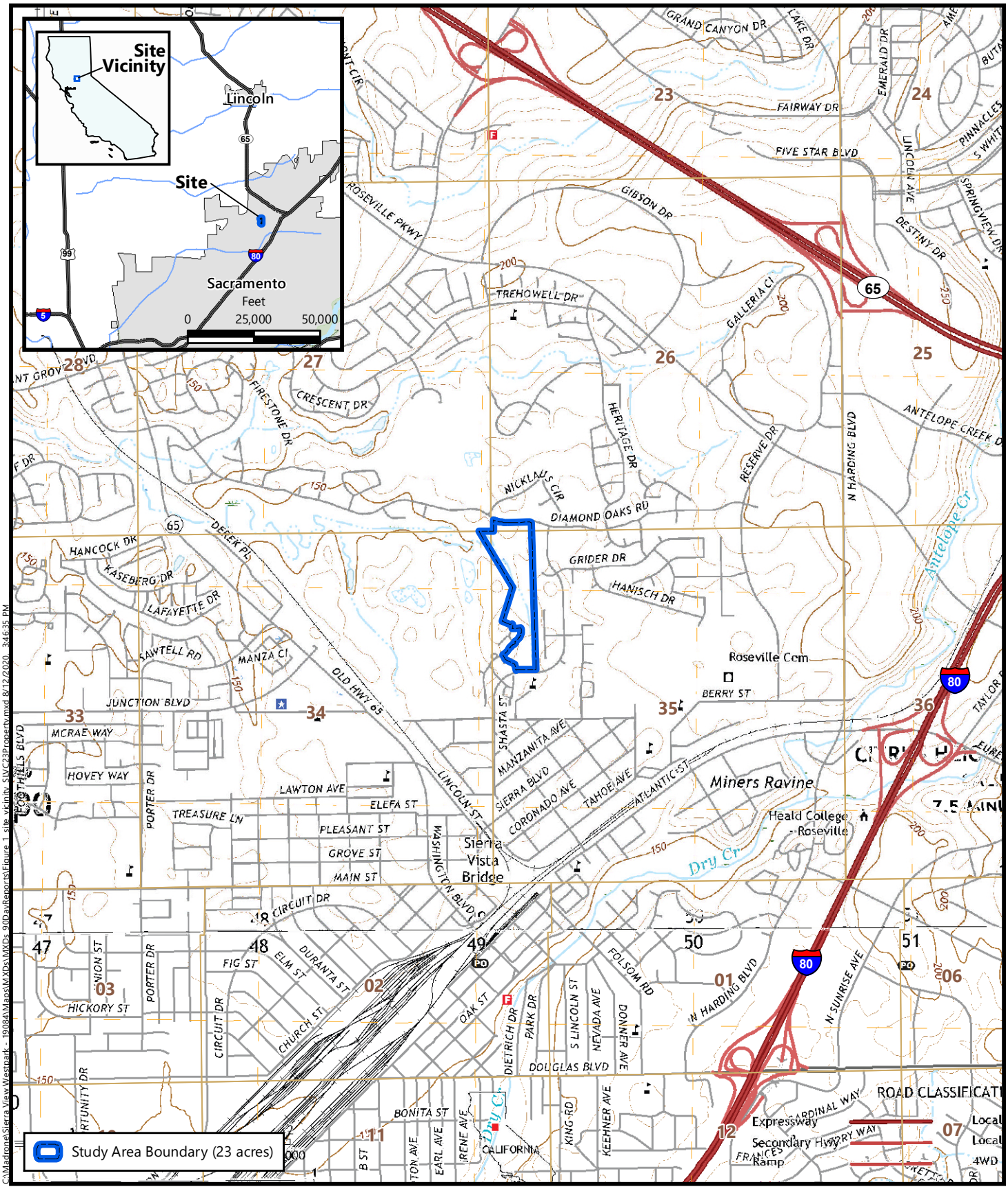
Figures

Figure 1. Site and Vicinity
Figure 2. Sampling Locations



Source: United States Geologic Survey, 2018
"Roseville, California" 7.5-Minute Topographic Quadrangle
Sections 26, 34, and 35, Township 11 North, Range 6 East
Longitude -121.283085, Latitude 38.764232

Figure 1
Site and Vicinity

SLVC 23 Property
Roseville, Placer County, California

MADRONE ECOLOGICAL CONSULTING

Diamond Oaks Road
SW-2
IDR-2
SW-3
IDR-1
SW-1
SW-5
SW-4
IDR-2
SWS-1
DD-1
SW-13
SW-6
VP-1
SW-14
VP-2
DD-2
Shasta Street
SW-7
Spyglass Hill
Spyglass Court
VP-3
Walton Way
Saint Andrews Drive
SW-9
SW-8
SW-11
SW-10
Graeagle Court
DD-3
SW-12
SW-15
Shasta Street

Study Area Boundary (23 acres)
Culvert

Aquatic Resources (2.044 acres)

Potential Habitat (0.868 acre)

Seasonal Wetland (0.191 acre)
Seasonal Wetland Swale (0.024 acre)
Vernal Pool (0.653 acre)

Non-Habitat - Not Sampled (1.176 acres)

Drainage Ditch (0.223 acre)
Intermittent Drainage and Adjacent Riparian Wetland (0.953 acre)

N

Feet
0 80 160

C:\Madrone\Sierra View Westpark - 19084\Maps\MXDs\MXDs_90DayReports\Figure_2_SamplingLocs_SLVC23Property.mxd 8/12/2020 3:46:16 PM

Aerial Base: City of Roseville, 22 April 2019

Figure 2
Sampling Locations

SLVC 23 Property
Roseville, Placer County, California

MADRONE ECOLOGICAL CONSULTING

Attachments

Attachment A. Dry-Season Lab Data Sheet
Attachment B. Wet-Season Data Sheets
Attachment C. Representative Photographs

Attachment A

Dry-Season Lab Data Sheet

Dry Season Lab Data Sheet

Project Information		Biologist Information	
Project Name: Sierra View	Quad: Roseville	Name of Person(s) Who Conducted the Following Tasks and Permit Number(s):	
USFWS Project Number: 2020-TA-318	Township: 11 North	Soil Collection Conducted By: Bonnie Peterson TE 205600-1, Dustin Brown TE 85084C-0	
County: Placer	Range: 6 East	Soil Processing Conducted By: Dustin Brown	
Lat: 38.763889	Section: 35	Soil Analysis/Cysts ID Conducted By: Dustin Brown	
Long: 121.282714		Soil Collection Date: 11/12/19 and 4/15/20	Soil Processing Date: 12/2,3+4/2020 and 4/17/2020

Feature Number	Invertebrates Present (X)											Hydracarina Live	Nematoda	Collembola	Other Species	Comments
	Insect Exo-Skeletons	Micro-Turbellaria Cysts	*Cladocera ephippia*	Ostracods Live/Cysts/ Carapaces	Copepods Live/Cysts	Number of Large Branchiopod Eggs: *Branchinecta* sp.	*Lepidurus packardi*	*Linderiella occidentalis*	*Lynceus brachyurus*	*Cyzicus californicus*						
VP-3	X	X		X												3 plates
SW-6	X	X														6 plates
SW-11	X															5 plates
SW-5	X													X		5 plates
SW-10	X	X		X										X		4 plates
SW-4	X													X		4 plates
SW-9	X															8 plates
SW-3	X													X		5 plates
SW-2	X													X		3 plates
SW-8	X													X		6 plates
SW-1	X	X												X	Rotofirs	12 plates
SW-12	X	X		X										X	Rotofirs	7 plates
VP-1	X	X	X	X	X									X	Rotofirs	6 plates
VP-2	X	X		X	X								X		Rotofirs	8 plates
SW-7	X													X		5 plates
SWS-1	X	X												X	Rotofirs	6 plates
SW-13 (4/17/2020)	X	X												X		4 plates
SW-14	X	X											X	X		5 plates
SW-15	X	X	X	X	X									X		4 plates

Attachment B

Wet-Season Data Sheets

Wet Season Survey Data Sheet

MADRONE ECOLOGICAL CONSULTING

Project Name: SVLC 23 Property

12/11/2019 | **Weather Conditions: Overcast, Calm** | **Permit #: TE205600-1**

Start Time: 1100 | **Start Air Temperature (°C): 12** | **Permitted Biologist: Bonnie Peterson**

End Time:1255 | **End Air Temperature (°C): 14** | **Assisted By:**

Feature No.	Water Temperature (°C)	Present Ponded Depth inches	Current % Surface Area	Micro-Turbellaria	Crustacea										Insecta												Gastropoda	Hydracaini	Herps		Habitat Condition				Land Use					
					Amphipoda	Cladocera	Copepoda	Ostracoda	Large Branchiopods						Coleoptera			Diptera		Ephemeroptera	Hemiptera		Limnephilidae	Odonata					*Bufo boreas*	*Pseudacris sierra*	Undisturbed	Disturbed			Fallow	Agriculture	Grazed		
									BRLY	BRME	CYCA	LEPA	LIOC	LYBR	Dytiscidae	Hydrophilidae	Haliplidae	Chironomidae	Culicidae		Corixidae	Notonectidae		Zygoptera	Anisoptera							Tire Ruts	Garbage	Plowed or Disked			Light	Moderate	Heavy
SW-12	13	6.5	80																		X								egg	X				X				
SW-11	Satura	0	0																											X				X				
SW-10	13	4	80																											X	old			X				
SW-8	13	1	90																											X				X				
SW-9	13	4	90																											X				X				
VP-3	14	3	80																											X				X				
SW-7	Too sha	0.25	5																												old road							
VP-2	14	4	95																												old road							
VP-1	13	12	100																		X								egg	X				X				
SW-6	Dry	0	0																											X				X				
SW-4	Dry	0	0																											X				X				
SW-5	Dry	0	0																											X				X				
SW-2	Dry	0	0																											X				X				
SW-3	Dry	0	0																											X				X				
SW-1	Dry	0	0																											X				X				
SW-13	13	4	80																											X				X				
SW-14	13	3	65																												old road							
SW-15	13	3	95																												old road							

Large Branchiopods: BRLY = *Branchinecta lynchi,* BRME = *Branchinecta mesovallensis,* LIOC = *Linderiella occidentalis,* LEPA = *Lepidurus packardi,* CYCA = *Cyzicus californicus,* LYBR = *Lynceus brachyurus*

Land Use: Grazed (C = cattle, H = horse, S = sheep, O = other)

Hydrology: S = saturated, N/P = not ponded

X = species present, **Large Branchiopods abundance =** (1's, 10's, 100's, 1000's)

Wet Season Survey Data Sheet

MADRONE ECOLOGICAL CONSULTING

Project Name: SVLC 23 Property

12/24/2019 | **Weather Conditions: Overcast, breezy** | **Permit #: TE205600-1**

Start Time: 1100 | **Start Air Temperature (°C): 10** | **Permitted Biologist: Bonnie Peterson**

End Time:1300 | **End Air Temperature (°C): 10.5** | **Assisted By:**

					Crustacea										Insecta													Herps		Habitat Condition				Land Use					
									Large Branchiopods						Coleoptera			Diptera			Hemiptera			Odonata							Disturbed				Grazed				
Feature No.	Water Temperature (°C)	Present Ponded Depth inches	Current % Surface Area	Micro-Turbellaria	Amphipoda	Cladocera	Copepoda	Ostracoda	BRLY	BRME	CYCA	LEPA	LIOC	LYBR	Dytiscidae	Hydrophilidae	Haliplidae	Chironomidae	Culicidae	Ephemeroptera	Corixidae	Notonectidae	Limnephilidae	Zygoptera	Anisoptera	Gastropoda	Hydracaini	*Bufo boreas*	*Pseudacris sierra*	Undisturbed	Tire Ruts	Garbage	Plowed or Disked	Fallow	Agriculture	Light	Moderate	Heavy
SW-12	8	9	95																										X				X				
SW-11	Dry	0	0																										X				X				
SW-10	8	4	95																										X	old			X				
SW-8	8	3	95																										X				X				
SW-9	8	3	95																										X				X				
VP-3	8	1.5	45																										X				X				
SW-7	Dry	0	0																											old road							
VP-2	8	3	100																											old road							
VP-1	8	12	100																										X				X				
SW-6	Dry	0	0																										X				X				
SW-4	Dry	0	0																										X				X				
SW-5	Dry	0	0																										X				X				
SW-2	8	6	40																										X				X				
SW-3	Dry	0	0																										X				X				
SW-1	Dry	0	0																										X				X				
SW-13	8	3	95																										X				X				
SW-14	8	2	95																											old road							
SW-15	9	8	100																											old road							

Large Branchiopods: BRLY = *Branchinecta lynchi,* BRME = *Branchinecta mesovallensis,* LIOC = *Linderiella occidentalis,* LEPA = *Lepidurus packardi,* CYCA = *Cyzicus californicus,* LYBR = *Lynceus brachyurus*

Land Use: Grazed (C = cattle, H = horse, S = sheep, O = other)

Hydrology: S = saturated, N/P = not ponded

X = species present, **Large Branchiopods abundance =** (1's, 10's, 100's, 1000's)

Wet Season Survey Data Sheet

MADRONE ECOLOGICAL CONSULTING

Project Name: SVLC 23 Property

1/8/2020 | **Weather Conditions: Overcast, calm** | **Permit #: TE205600-1**

Start Time: 1300 | **Start Air Temperature (°C): 11** | **Permitted Biologist: Bonnie Peterson**

End Time:1430 | **End Air Temperature (°C): 11** | **Assisted By:**

Feature No.	Water Temperature (°C)	Present Ponded Depth inches	Current % Surface Area	Micro-Turbellaria	Crustacea										Insecta													Herps		Habitat Condition				Land Use					
									Large Branchiopods						Coleoptera			Diptera			Hemiptera			Odonata								Disturbed				Grazed				
					Amphipoda	Cladocera	Copepoda	Ostracoda	BRLY	BRME	CYCA	LEPA	LIOC	LYBR	Dytiscidae	Hydrophilidae	Haliplidae	Chironomidae	Culicidae	Ephemeroptera	Corixidae	Notonectidae	Limnephilidae	Zygoptera	Anisoptera	Gastropoda	Hydracaini	*Bufo boreas*	*Pseudacris sierra*	Undisturbed	Tire Ruts	Garbage	Plowed or Disked	Fallow	Agriculture	Light	Moderate	Heavy
SW-12	12	9.5	95	X			X																						X				X				
SW-11	Dry																												X				X				
SW-10	12	2	80				X																						X	old			X				
SW-8	Dry																												X				X				
SW-9	Dry																												X				X				
VP-3	Dry																												X				X				
SW-7	Dry																													old road							
VP-2	Dry																													old road							
VP-1	11	12	90	X		X	X	X											X		X							X	X				X				
SW-6	Dry																												X				X				
SW-4	Dry																												X				X				
SW-5	Dry																												X				X				
SW-2	Dry																												X				X				
SW-3	Dry																												X				X				
SW-1	Dry																												X				X				
SW-13	Dry																												X				X				
SW-14	Dry																													old road							
SW-15	13	7	90																											old road							

Large Branchiopods: BRLY = *Branchinecta lynchi,* BRME = *Branchinecta mesovallensis,* LIOC = *Linderiella occidentalis,* LEPA = *Lepidurus packardi,* CYCA = *Cyzicus californicus,* LYBR = *Lynceus brachyurus*

Land Use: Grazed (C = cattle, H = horse, S = sheep, O = other)

Hydrology: S = saturated, N/P = not ponded

X = species present, **Large Branchiopods abundance =** (1's, 10's, 100's, 1000's)

Wet Season Survey Data Sheet

MADRONE ECOLOGICAL CONSULTING

Project Name: SVLC 23 Property		
1/22/2020	**Weather Conditions: Overcast, calm**	**Permit #: TE205600-1**
Start Time: 1052	**Start Air Temperature (°C): 13**	**Permitted Biologist: Bonnie Peterson**
End Time:1200	**End Air Temperature (°C): 16**	**Assisted By:**

					Crustacea										Insecta														Herps		Habitat Condition				Land Use					
									Large Branchiopods						Coleoptera			Diptera			Hemiptera			Odonata							Disturbed				Grazed				
Feature No.	Water Temperature (°C)	Present Ponded Depth inches	Current % Surface Area	Micro-Turbellaria	Amphipoda	Cladocera	Copepoda	Ostracoda	BRLY	BRME	CYCA	LEPA	LIOC	LYBR	Dytiscidae	Hydrophilidae	Haliplidae	Chironomidae	Culicidae	Ephemeroptera	Corixidae	Notonectidae	Limnephilidae	Zygoptera	Anisoptera	Gastropoda	Hydracaini	*Bufo boreas*	*Pseudacris sierra*	Undisturbed	Tire Ruts	Garbage	Plowed or Disked	Fallow	Agriculture	Light	Moderate	Heavy
SW-12	12	9	100				X																						X				X				
SW-11	Dry																												X				X				
SW-10	12	5	100	X																									X	old			X				
SW-8/9	11	4	80																										X				X				
VP-3	Dry																												X				X				
SW-7	Dry																													old road							
VP-2	11	5	100	X																										old road							
VP-1	11	12	100	X		X	X								X				X		X								X				X				
SW-6	11	10	25	X				X																					X				X				
SW-4	Dry																												X				X				
SW-5	Dry																												X				X				
SW-2	Dry																												X				X				
SW-3	Dry																												X				X				
SW-1	Dry																												X				X				
SW-13	11	2	100					X							X														X				X				
SW-14	Dry																													old road							
SW-15	11	7	100																											old road							

Large Branchiopods: BRLY = *Branchinecta lynchi,* BRME = *Branchinecta mesovallensis,* LIOC = *Linderiella occidentalis,* LEPA = *Lepidurus packardi,* CYCA = *Cyzicus californicus,* LYBR = *Lynceus brachyurus*

Land Use: Grazed (C = cattle, H = horse, S = sheep, O = other)

Hydrology: S = saturated, N/P = not ponded

X = species present, **Large Branchiopods abundance =** (1's, 10's, 100's, 1000's)

Wet Season Survey Data Sheet

MADRONE ECOLOGICAL CONSULTING

Project Name: SVLC 23 Property

Date: 2/5/2020 | **Weather Conditions: Sunny, Clear** | **Permit #: TE205600-1**

Start Time: 0100 | **Start Air Temperature (°C): 14** | **Permitted Biologist: Bonnie Peterson**

End Time: 0215 | **End Air Temperature (°C): 14** | **Assisted By: None**

					Crustacea										Insecta													Herps		Habitat Condition				Land Use					
									Large Branchiopods						Coleoptera			Diptera			Hemiptera			Odonata							Disturbed				Grazed				
Feature No.	Water Temperature (°C)	Present Ponded Depth inches	Current % Surface Area	Micro-Turbellaria	Amphipoda	Cladocera	Copepoda	Ostracoda	BRLY	BRME	CYCA	LEPA	LIOC	LYBR	Dytiscidae	Hydrophilidae	Haliplidae	Chironomidae	Culicidae	Ephemeroptera	Corixidae	Notonectidae	Limnephilidae	Zygoptera	Anisoptera	Gastropoda	Hydracaini	*Bufo boreas*	*Pseudacris sierra*	Undisturbed	Tire Ruts	Garbage	Plowed or Disked	Fallow	Agriculture	Light	Moderate	Heavy
SW-12	20	9	80	X			X	X													X								X				X				
SW-11	Dry																												X				X				
SW-10	Dry																												X	old			X				
SW-8/9	Dry																												X				X				
VP-3	Dry																												X				X				
SW-7	Dry																													old road							
VP-2	Dry																													old road							
VP-1	16	12	85	X			X	X													X								X				X				
SW-6	16	3	10	X			X	X																					X				X				
SW-4	Dry																												X				X				
SW-5	Dry																												X				X				
SW-2	Dry																												X				X				
SW-3	Dry																												X				X				
SW-1	Dry																												X				X				
SW-13	Dry																												X				X				
SW-14	Dry																													old road							
SW-15	13	7					X	X																						old road							

Large Branchiopods: BRLY = *Branchinecta lynchi,* BRME = *Branchinecta mesovallensis,* LIOC = *Linderiella occidentalis,* LEPA = *Lepidurus packardi,* CYCA = *Cyzicus californicus,* LYBR = *Lynceus brachyurus*

Land Use: Grazed (C = cattle, H = horse, S = sheep, O = other)

Hydrology: S = saturated, N/P = not ponded

X = species present, **Large Branchiopods abundance =** (1's, 10's, 100's, 1000's)

Wet Season Survey Data Sheet

MADRONE ECOLOGICAL CONSULTING

Project Name: SVLC 23 Property

Survey Date: 2/19/20 | **Weather Conditions: Sunny, Clear** | **Permit #: TE205600-1**

Start Time: 1000 | **Start Air Temperature (°C): 14** | **Permitted Biologist: Bonnie Peterson**

End Time: 1100 | **End Air Temperature (°C): 14** | **Assisted By: None**

					Crustacea										Insecta														Herps		Habitat Condition				Land Use					
									Large Branchiopods						Coleoptera			Diptera			Hemiptera			Odonata							Disturbed				Grazed				
Feature No.	Water Temperature (°C)	Present Ponded Depth inches	Current % Surface Area	Micro-Turbellaria	Amphipoda	Cladocera	Copepoda	Ostracoda	BRLY	BRME	CYCA	LEPA	LIOC	LYBR	Dytiscidae	Hydrophilidae	Haliplidae	Chironomidae	Culicidae	Ephemeroptera	Corixidae	Notonectidae	Limnephilidae	Zygoptera	Anisoptera	Gastropoda	Hydracaini	*Bufo boreas*	*Pseudacris sierra*	Undisturbed	Tire Ruts	Garbage	Plowed or Disked	Fallow	Agriculture	Light	Moderate	Heavy
SW-12	Dry																												X				X				
SW-11	Dry																												X				X				
SW-10	Dry																												X	old			X				
SW-8/9	Dry																												X				X				
VP-3	Dry																												X				X				
SW-7	Dry																													old road							
VP-2	Dry																													old road							
VP-1	16	11	25	X		X	X	X											X									X	X				X				
SW-6	16	0.5	2	X																								X	X				X				
SW-4	Dry																												X				X				
SW-5	Dry																												X				X				
SW-2	Dry																												X				X				
SW-3	Dry																												X				X				
SW-1	Dry																												X				X				
SW-13	Dry																												X				X				
SW-14	Dry																													old road							
SW-15	16	2	40			X																								old road							

Large Branchiopods: BRLY = *Branchinecta lynchi,* BRME = *Branchinecta mesovallensis,* LIOC = *Linderiella occidentalis,* LEPA = *Lepidurus packardi,* CYCA = *Cyzicus californicus,* LYBR = *Lynceus brachyurus*

Land Use: Grazed (C = cattle, H = horse, S = sheep, O = other)

Hydrology: S = saturated, N/P = not ponded

X = species present, **Large Branchiopods abundance =** (1's, 10's, 100's, 1000's)

Wet Season Survey Data Sheet

MADRONE ECOLOGICAL CONSULTING

Project Name: SVLC 23 Property

Survey Date: 3/04/20 | **Weather Conditions: Sunny, Clear** | **Permit #: TE205600-1**

Start Time: 12:40 | **Start Air Temperature (°C): 25** | **Permitted Biologist: Bonnie Peterson**

End Time: 13:15 | **End Air Temperature (°C): 26** | **Assisted By: None**

					Crustacea										Insecta													Herps		Habitat Condition				Land Use					
									Large Branchiopods						Coleoptera			Diptera			Hemiptera			Odonata							Disturbed					Grazed		
Feature No.	Water Temperature (°C)	Present Ponded Depth inches	Current % Surface Area	Micro-Turbellaria	Amphipoda	Cladocera	Copepoda	Ostracoda	BRLY	BRME	CYCA	LEPA	LIOC	LYBR	Dytiscidae	Hydrophilidae	Haliplidae	Chironomidae	Culicidae	Ephemeroptera	Corixidae	Notonectidae	Limnephilidae	Zygoptera	Anisoptera	Gastropoda	Hydracaini	*Bufo boreas*	*Pseudacris sierra*	Undisturbed	Tire Ruts	Garbage	Plowed or Disked	Fallow	Agriculture	Light	Moderate	Heavy
SW-12	Dry																												X				X				
SW-11	Dry																												X				X				
SW-10	Dry																												X	old			X				
SW-8/9	Dry																												X				X				
VP-3	Dry																												X				X				
SW-7	Dry																												X	old road							
VP-2	Dry																												X	old road							
VP-1	Dry																												X				X				
SW-6	Dry																												X				X				
SW-4	Dry																												X				X				
SW-5	Dry																												X				X				
SW-2	Dry																												X				X				
SW-3	Dry																												X				X				
SW-1	Dry																												X				X				
SW-13	Dry																												X				X				
SW-14	Dry																													old road							
SW-15	Dry																													road, freq dist							

Large Branchiopods: BRLY = *Branchinecta lynchi,* BRME = *Branchinecta mesovallensis,* LIOC = *Linderiella occidentalis,* LEPA = *Lepidurus packardi,* CYCA = *Cyzicus californicus,* LYBR = *Lynceus brachyurus*

Land Use: Grazed (C = cattle, H = horse, S = sheep, O = other)

Hydrology: S = saturated, N/P = not ponded

X = species present, **Large Branchiopods abundance =** (1's, 10's, 100's, 1000's)

Wet Season Survey Data Sheet

MADRONE ECOLOGICAL CONSULTING

Project Name: SVLC 23 Property

Survey Date: 3/18/20 | **Weather Conditions: Sunny, Clear** | **Permit #: TE85084C-0**

Start Time: 12:05 | **Start Air Temperature (°F): 46** | **Permitted Biologist: Dustin Brown**

End Time: 14:25 | **End Air Temperature (°F): 49** | **Assisted By: None**

					Crustacea										Insecta														Herps		Habitat Condition				Land Use					
									Large Branchiopods						Coleoptera			Diptera			Hemiptera			Odonata							Disturbed				Grazed				
Feature No.	Water Temperature (°F)	Present Ponded Depth inches	Current % Surface Area	Micro-Turbellaria	Amphipoda	Cladocera	Copepoda	Ostracoda	BRLY	BRME	CYCA	LEPA	LIOC	LYBR	Dytiscidae	Hydrophilidae	Haliplidae	Chironomidae	Culicidae	Ephemeroptera	Corixidae	Notonectidae	Limnephilidae	Zygoptera	Anisoptera	Gastropoda	Hydracaini	*Bufo boreas*	*Pseudacris sierra*	Undisturbed	Tire Ruts	Garbage	Plowed or Disked	Fallow	Agriculture	Light	Moderate	Heavy
SW-12	55	11	90				x																						x	X				X				
SW-11	Dry	0																												X				X				
SW-10	55	5	80																											X	old			X				
SW-8/9	54	6	90																										x	X				X				
VP-3	Dry	0																												X				X				
SW-7	Dry	0																												X	old road							
VP-2	56	4	80																											X	old road							
VP-1	54	9	80				x																						x	X				X				
SW-6	58	6	50																											X				X				
SW-4	Dry	0																												X				X				
SW-5	Dry	0																												X				X				
SW-2	Dry	0																												X				X				
SW-3	56	3	40																											X				X				
SW-1	Dry	0																												X				X				
SW-13	55	5	80																											X				X				
SW-14	56	3	70																												old road							
SW-15	54	6	100																												road, freq dist							

Large Branchiopods: BRLY = *Branchinecta lynchi,* BRME = *Branchinecta mesovallensis,* LIOC = *Linderiella occidentalis,* LEPA = *Lepidurus packardi,* CYCA = *Cyzicus californicus,* LYBR = *Lynceus brachyurus*

Land Use: Grazed (C = cattle, H = horse, S = sheep, O = other)

Hydrology: S = saturated, N/P = not ponded

X = species present, **Large Branchiopods abundance =** (1's, 10's, 100's, 1000's)

Wet Season Survey Data Sheet

MADRONE ECOLOGICAL CONSULTING

Project Name: SVLC 23 Property

Survey Date: 4/1/20 | **Weather Conditions:Scattered clouds** | **Permit #: TE205600-1**

Start Time:1210 | **Start Air Temperature (°C): 24** | **Permitted Biologist: Bonnie Peterson**

End Time: 1455 | **End Air Temperature (°C): 25** | **Assisted By: None**

					Crustacea										Insecta													Herps		Habitat Condition				Land Use					
									Large Branchiopods						Coleoptera			Diptera			Hemiptera			Odonata							Disturbed				Grazed			
Feature No.	Water Temperature (°C)	Present Ponded Depth inches	Current % Surface Area	Micro-Turbellaria	Amphipoda	Cladocera	Copepoda	Ostracoda	BRLY	BRME	CYCA	LEPA	LIOC	LYBR	Dytiscidae	Hydrophilidae	Haliplidae	Chironomidae	Culicidae	Ephemeroptera	Corixidae	Notonectidae	Limnephilidae	Zygoptera	Anisoptera	Gastropoda	Hydracaini	*Bufo boreas*	*Pseudacris sierra*	Undisturbed	Tire Ruts	Garbage	Plowed or Disked	Fallow	Agriculture	Light	Moderate	Heavy
SW-12	22	3	5	X																									X				X				
SW-11	Dry	0																											X				X				
SW-10	Dry	0																											X	old			X				
SW-8/9	Dry	0																											X				X				
VP-3	Dry	0																											X				X				
SW-7	Dry	0																											X	old road							
VP-2	22	11	10	X	X																							X	X	old road							
VP-1	Dry	0																											X				X				
SW-6	Dry	0																											X				X				
SW-4	Dry	0																											X				X				
SW-5	Dry	0																											X				X				
SW-2	Dry	0																											X				X				
SW-3	Dry	0																											X				X				
SW-1	Dry	0																											X				X				
SW-13	Dry	0																											X				X				
SW-14	Dry	0																												old road							
SW-15	20	4	60																											road, freq dist							

Large Branchiopods: BRLY = *Branchinecta lynchi,* BRME = *Branchinecta mesovallensis,* LIOC = *Linderiella occidentalis,* LEPA = *Lepidurus packardi,* CYCA = *Cyzicus californicus,* LYBR = *Lynceus brachyurus*

Land Use: Grazed (C = cattle, H = horse, S = sheep, O = other)

Hydrology: S = saturated, N/P = not ponded

X = species present, **Large Branchiopods abundance =** (1's, 10's, 100's, 1000's)

Wet Season Survey Data Sheet

MADRONE ECOLOGICAL CONSULTING

Project Name: SVLC 23 Property

Survey Date: 4/15/20 | **Weather Conditions:Scattered clouds** | **Permit #: TE205600-1**

Start Time:1300 | **Start Air Temperature (°C): 25** | **Permitted Biologist: Bonnie Peterson**

End Time: 1355 | **End Air Temperature (°C): 25.6** | **Assisted By: None**

					Crustacea										Insecta													Herps		Habitat Condition				Land Use					
									Large Branchiopods						Coleoptera			Diptera			Hemiptera			Odonata							Disturbed				Grazed			
Feature No.	Water Temperature (°C)	Present Ponded Depth inches	Current % Surface Area	Micro-Turbellaria	Amphipoda	Cladocera	Copepoda	Ostracoda	BRLY	BRME	CYCA	LEPA	LIOC	LYBR	Dytiscidae	Hydrophilidae	Haliplidae	Chironomidae	Culicidae	Ephemeroptera	Corixidae	Notonectidae	Limnephilidae	Zygoptera	Anisoptera	Gastropoda	Hydracaini	*Bufo boreas*	*Pseudacris sierra*	Undisturbed	Tire Ruts	Garbage	Plowed or Disked	Fallow	Agriculture	Light	Moderate	Heavy
SW-12	25.2	6	10	X																									X	X				X				
SW-11	Dry	0																											X					X				
SW-10	Dry	0																											X	old				X				
SW-8/9	Dry	0																											X					X				
VP-3	Dry	0																											X					X				
SW-7	Dry	0																											X	old road								
VP-2	25.9	8	10	X																								X	X	old road								
VP-1	Dry	0																											X					X				
SW-6	Dry	0																											X					X				
SW-4	Dry	0																											X					X				
SW-5	Dry	0																											X					X				
SW-2	Dry	0																											X					X				
SW-3	Dry	0																											X					X				
SW-1	Dry	0																											X					X				
SW-13	Dry	0																											X					X				
SW-14	Dry	0																												old road								
SW-15	19.7	4	80																											road, freq dist								

Large Branchiopods: BRLY = *Branchinecta lynchi,* BRME = *Branchinecta mesovallensis,* LIOC = *Linderiella occidentalis,* LEPA = *Lepidurus packardi,* CYCA = *Cyzicus californicus,* LYBR = *Lynceus brachyurus*

Land Use: Grazed (C = cattle, H = horse, S = sheep, O = other)

Hydrology: S = saturated, N/P = not ponded

X = species present, **Large Branchiopods abundance =** (1's, 10's, 100's, 1000's)

Attachment C

Representative Photos



Photograph of VP-1 facing north on 12 November 2019



Photograph of the Study Area facing southwest on 12 November 2019



Photograph of SWS-1 facing south on 12 November 2019



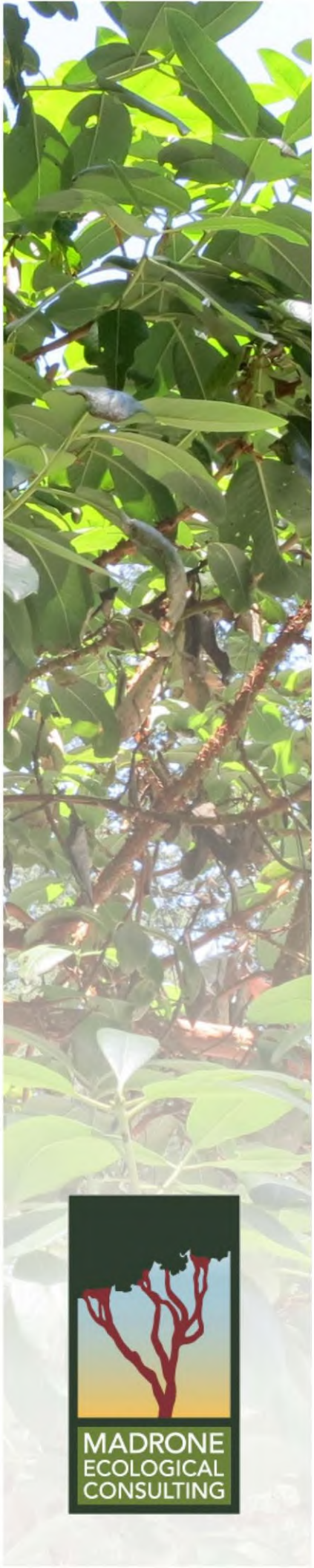
Facing southwest at SW-12 on 18 March 2020



Facing north at SW-8 on 18 March 2020



Facing northwest at VP-1 on 18 March 2020



Aquatic Resources Delineation Report

SVLC 23 Property

APN: 015-011-029-000

Placer County, California
31 July 2020

MADRONE ECOLOGICAL CONSULTING

Prepared for:
SVLC 23, LLC
c/o Sierra View Land Company
105 Alta Vista Drive
Roseville, CA 95678

Recommended Citation:
Madrone Ecological Consulting, LLC (Madrone). 2020. *Aquatic Resources Delineation Report for SVLC 23 Property*. Prepared for SVLC 23, LLC. Published on 31 July 2020.

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1.0 INTRODUCTION

This report presents the results of a delineation of aquatic resources within the SVLC 23 Property site (Study Area) conducted by Madrone Ecological Consulting, LLC (Madrone). The approximately 23-acre Study Area is comprised of APN 015-011-029-000, located north of Shasta Street and south of Diamond Oaks Road, just east of the Sierra View Country Club in the City of Roseville, Placer County, California. The Study Area falls within Section 35,34, and 26, Township 11 North, Range 6 East (MDB&M) of the "Roseville, California" 7.5-Minute Series USGS Topographic Quadrangle (USGS 2018) (**Figure 1**).

1.1 Contact Information

Property Owner

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c/o Sierra View Land Company
105 Alta Vista Drive
Roseville, CA 95678

Agent

Sarah VonderOhe
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8421 Auburn Blvd., Suite #248
Citrus Heights, CA 95610
(916) 822-3225
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2.0 METHODOLOGY

Madrone senior biologist Bonnie Peterson conducted a delineation of aquatic resources within the Study Area on 15 and 16 April and 15 and 20 May 2020. Aquatic features and data points were mapped in the field with a GPS unit capable of sub-meter accuracy (Arrow 100). Three-parameter data (vegetation, soils, and hydrology) were collected at each data point, documenting wetland/waters or upland status, as appropriate. The delineation map was prepared in accordance with the *Updated Map and Drawing Standards for the South Pacific Division Regulatory Program* (USACE 2016a). The GPS data was overlayed on an ortho-rectified aerial photograph (City of Roseville 2019).

The delineation was performed in accordance with the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987), the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)* (USACE 2008a), *A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States* (USACE 2008b), and the Sacramento District's *Minimum Standards for Acceptance of Preliminary Wetlands Delineations* (USACE 2016b). U.S. Army Corps of Engineers (USACE) regulations (33 CFR 328) were used to determine the presence of Waters of the United States other than wetlands. The most recent *National Wetland Plant List* (Lichvar et al. 2016) was used to determine the wetland indicator status of plants observed in the Study Area. The *Jepson eFlora* (Jepson Flora Project 2020) was used for plant nomenclature.

3.0 EXISTING CONDITIONS

The Study Area is bounded on the north by Diamond Oak Road and to the south by Shasta Street. The abutting area east of the Study Area is a residential development, and to the west is a community of townhomes and the Sierra View Country Club and Golf Course.

The Study Area ranges from approximately 160-175 feet above mean seal level (AMSL), with rolling terrain sloping towards the north and south. A transmission line corridor is located within the northern portion of the Study Area, and another bisects the center of the Study Area. An unnamed intermittent tributary to South Branch Pleasant Grove Creek flows to the northwest through the Study Area (SFEI 2020), and a drainage ditch from south to north towards the intermittent tributary.

The principal vegetation community within the Study Area is non-native annual grassland. This vegetation community is fairly sparse in the southern portion of the site, with a mix of non-native annual grasses including soft brome (*Bromus hordeaceus*), ripgut brome (*B. diandrus*), perennial ryegrass (*Festuca perennis*), medusahead grass (*Elymus caput-medusa*), and wild oats (*Avena fatua*), and forbs such as Spanish lotus (*Acmispon americanus var. americanus*), Fitch's spikeweed (*Centromadia fitchii*), blue dicks (*Dichelostemma capitatum*), filaree (*Erodium botrys*), miniature lupine (*Lupines bicolor*), hairy hawkbit (*Leontodon saxatilis*), vetch (*Vicia* spp.), and English plantain (*Plantago lanceolata*). In the northern portion of the site, the annual grasslands are much denser in vegetation with a higher percentage of grass species and fewer forbs.

Interspersed throughout the grassland are a number of mature oaks, primarily blue oaks (*Quercus douglasii*), with scattered Valley oak (*Quercus lobata*) and live oak (*Quercus wislizeni*). A number of native and non-native trees are located along a drainage ditch and intermittent tributary including Chinese tallowtree (*Triadica sebifera*), southern catalpa (*Catalpa bignonioides*), honey locust (*Gleditsia triacanthos*), and willows (*Salix spp.*). Common shrubs in the riparian understory of the intermittent tributary include Himalayan blackberry (*Rubus armeniacus*), wild rose (*Rosa californica*), and narrow-leaf willow (*Salix exigua*).

3.1 Hydrology

The Study Area includes a central drainage ditch that flows from south to north through the site into an intermittent tributary to South Branch Pleasant Grove Creek in the northern portion of the site. The intermittent tributary flows from east to west through the Study Area. In addition, there are a number of seasonal wetland and vernal pool features scattered throughout the Study Area. The wetlands and other waters are described in more detail within the results portion of this report.

The Study Area is located in the Upper Coon-Upper Auburn Watershed (HUC 18020161) (USGS 2020). Mean annual precipitation for the Study Area is approximately 20.27 inches per year, and the site received approximately 55% of average rainfall in the 2019-2020 water year (NOAA 2020)

3.2 Soils

According to the Natural Resources Conservation Service (NRCS) Soil Survey Database (NRCS 2020), two soil mapping units occurs within the Study Area (**Figure 2**): (141) Cometa-Fiddyment complex, 1 to 5% slopes and (142) Cometa-Ramona sandy loams, 1 to 5% slopes. While neither of these soil types are considered hydric, they contain minor hydric components in Alamo depressions and xerofluvent drainageways.

3.3 Driving Directions

To access the Study Area from Sacramento, drive north east on Interstate 80 towards Reno. Exit 105A into Atlantic Street turn right on Yosemite Street, and Right on Shasta Street. The Study Area is directly across from Ferris Spranger Elementary School. The Study Area is fenced and not accessible without prior arrangements.

4.0 RESULTS

Aquatic resource features delineated within the Study Area consist of the south to north flowing drainage ditch, an intermittent drainage and associated riparian wetland, a seasonal wetland swale and a number of scattered vernal pools and seasonal wetlands. Data sheets are included in **Attachment A**, a map of the aquatic resources is included as **Figure 3 and Attachment B**. A list of the plant species observed in the Study Area with their wetland indicator status is included in **Attachment C**. GIS Shapefiles and the *Aquatic Resources Excel Spreadsheet* for the aquatic resources are included on as **Attachment D**. Photographs of the Study Area and Aquatic Resources is included as **Attachment E**.

Table 1. Aquatic Resources Mapped within the Study Area

Waters Type	Acreage/ Linear Feet
Wetlands	
Seasonal Wetland	
SW-1	0.033
SW-2	0.020
SW-3	0.001
SW-4	0.008
SW-5	0.002
SW-6	0.022
SW-7	0.025
SW-8	0.002
SW-9	0.003
SW-10	0.075
SW-11	0.008
Seasonal Wetland Subtotal	**0.199**
Seasonal Wetland Swale	
SWS-1	0.024
Seasonal Wetland Swale Subtotal	**0.024**
Vernal Pool	

VP-1	0.614
VP-2	0.006
VP-3	0.028
Vernal Pool Subtotal	**0.648**
Other Waters	
Drainage Ditch	
DD-1	0.077/ 614
DD-2	0.109/ 876
DD-3	0.038/ 311
Drainage Ditch Subtotal	**0.223/ 1,801**
Intermittent Drainage	
IDR-1	0.047/ 215
IDR-2	0.921/ 1,791
Intermittent Drainage Subtotal	**0.953/ 2,006**
Total	**2.047 acres/ 3,807 linear feet**

4.1 Wetlands

4.1.1 Seasonal Wetlands

The Study Area contains 11 seasonal wetlands concentrated along the southern and northern boundaries. Seasonal wetlands are shallow ephemeral wetlands area characterized by seasonal ponding, Seasonal wetlands within the Study Area are typically dominated by opportunistic facultative wet to facultative grasses and forbs such as Mediterranean barley (*Hordeum marinum*), Italian ryegrass, rabbitfoot grass (*Polypogon monspellensis*), Bermuda grass (*Cynodon dactylon*), hyssop loosestrife (*Lythrum hyssopifolium*), and curly dock (*Rumex crispus*).

A few of the seasonal wetlands in the northern portion of the Study Area (SW-4, SW-5) did not display the necessary redox features to meet the redox dark surface hydric soil indicator, however, as saturation was observed during the growing season (May 16) it was assumed that the dark soils in these features where masking redoximorphic features when both wetland vegetation and wetland hydrology were present. None of the seasonal wetlands have a direct surface water connection to the ditch or intermittent drainage.

4.1.2 Seasonal Wetland Swale

The seasonal wetland swale (SWS-1) within the study area flows from south the north and is dominated entirely by Italian ryegrass. This feature lacks evidence of flow or an ordinary highwater mark and did not contain water during the 2019-2020 rainy season, but was saturated at the surface during the April survey. The seasonal wetland swale is connected to intermittent Drainage IDR-2.

4.1.3 Vernal Pools

The Study Area contains three vernal pools towards the center of the property. Vernal pools are shallow ephemeral wetlands characterized by seasonal ponding, and hydrologically similar to seasonal wetlands; however, vernal pools are typically underlain by an imperious substrate resulting in unique flora. The vernal pools in the Study Area were given this designation based on a dominance of vernal pool plant species, including slender pool popcorn flower (*Plagiobothrys stipitatus var. micranthus*), dwarf woolyheads

(*Psilocarphus brevissimus var. brevissimus*), great valley coyote-thistle (*Eryngium castrense*), creeping spikerush (*Eleocharis macrostachya*) and annual hairgrass (*Deschampsia danthonioides*) and a lower overall vegetative cover. Vernal pools in the Study Area exhibited primary hydrology indicators including inundation, saturation, and oxidized rhizospheres along living roots. Soils exhibited a depleted matrix (D3).

None of the vernal pools on-site have a direct surface water connection to the ditch or intermittent drainage. There is an earthen dam between VP-1 and SW-6 that prevents downstream flow and impounds water in VP-1.

4.2 Other Waters

4.2.1 Drainage Ditch

An earthen drainage ditch conveys irrigation run-off from developments south and east of the Study Area, north to the intermittent drainage. This feature is characterized by steep slopes, and is well vegetated with dense wetland obligates including water plantain (*Alisma lanceolatum*), broad-leaved cattail (*Triadica sebifera*), dotted smartweed (*Persicaria punctata*) and tall nutsedge (*Cyperus eragrostis*) with scattered native and non-native trees including Chinese catalpa, chinese tallow, willows, and Callery pear (*Pyrus calleryan*). This feature was apparently constructed concurrent with the adjacent development to the south and east sometime after 1966 and before 1993 (HistoricAerials.com 2020). A culvert under a dirt maintenance road is located between the two drainage ditch segments (DD-1 and DD-2), and between segments DD-2 and DD-3. Stormwater and irrigation runoff enter the ditch though a culvert at the southern end of DD-3. The ditch flows to the intermittent drainage IDR-2 in the northern portion of the Study Area.

4.2.2 Intermittent Drainage

An intermittent drainage and adjacent riparian wetland are located in the northern portion of the Study Area. This drainage flows from east to west through the Study Area and the two segments (IDR-1 and IDR-2) are connected via a culvert under a dirt maintenance road. The City of Roseville storm drainage system outfalls into the northern portion of IDR-2 in the northeast corner of the Study Area south of Diamond Oaks Road. The intermittent drainage is the upper watershed, and ultimately a tributary to, South Branch Pleasant Grove Creek.

IDR-1 and IDR-2 typically exhibit a bed, bank, and channel, ranging in width from 1-3 ft wide. Portions of this intermittent drainage lack an ordinary high water mark, or clear drainage patterns, and is characterized as riparian wetland with a mix of Santa Barbara sedge (*Carex Barbara*), dallisgrass (*Paspalum dilitatum*), dotted smartweed, tall nutsedge, Italian rygrass, dense Himalayan blackberry thickets, wild rose, and willows. The boundaries of the intermittent drainage were delineated at the ordinary high water mark, or the edge of riparian vegetation, whichever was in the most upland position. Minimal surface water was observed ponding in isolated section of this feature during the April field survey and non during the May visit. This intermittent drainage ultimately connects to the South Branch Pleasant Grove Creek.

5.0 CONCLUSION

Implementation of the USACE delineation protocol resulted in the identification of 2.047 acres/ 3,807 linear feet of wetlands or other waters within the Study Area. Each agency must determine if these wetlands and other waters, once delineated, are regulated by the local, state, and federal laws. The applicant is requesting the USACE concurrence regarding the quantity and locations of aquatic resources mapped within the Study Area (Figure 3, Attachment B) utilizing the USACE delineation protocol, and that the USACE determine Federal jurisdiction of these aquatic resources by providing the applicant with an approved jurisdictional determination letter. A signed form providing USACE staff accompanied access to the Study Area is included as **Attachment F**.

6.0 REFERENCES

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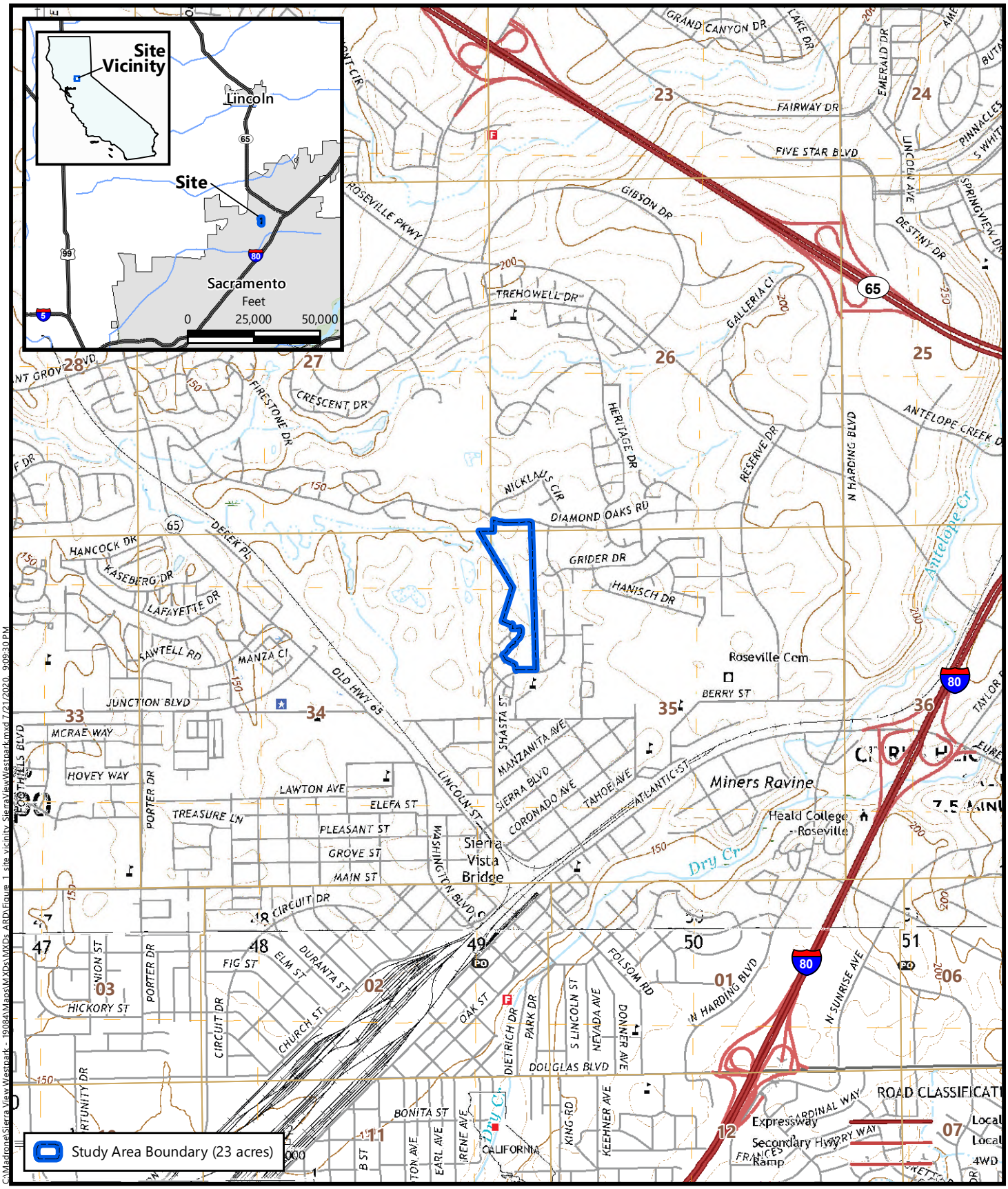
Figures

Figure 1. Site and Vicinity

Figure 2. Natural Resources Conservation Service Soils

Figure 3. Aquatic Resources



Source: United States Geologic Survey, 2018
"Roseville, California" 7.5-Minute Topographic Quadrangle
Sections 26, 34, and 35, Township 11 North, Range 6 East
Longitude -121.283085, Latitude 38.764232

Figure 1
Site and Vicinity

SVLC 23 Property
Roseville, Placer County, California

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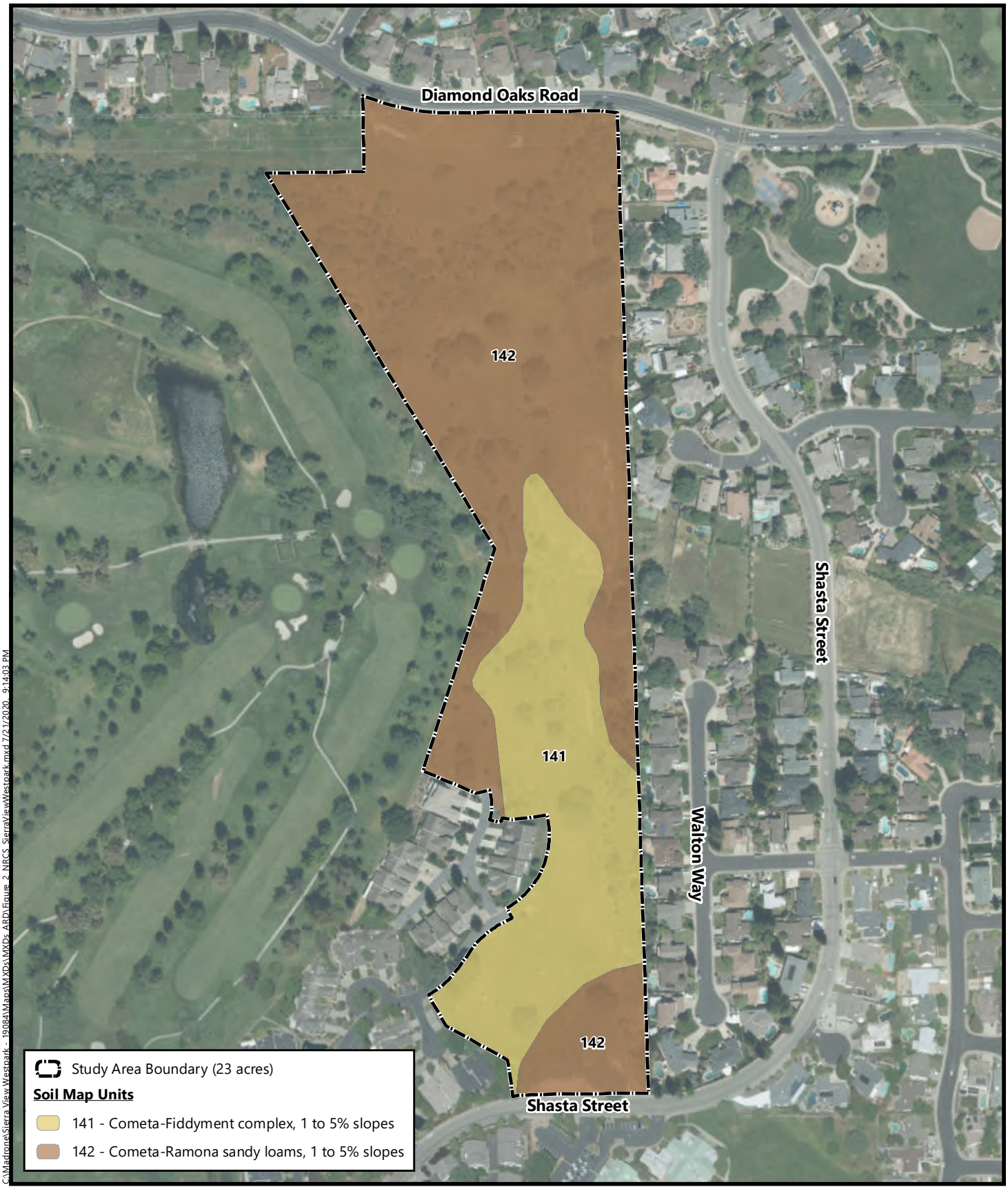
C:\Madrone\Sierra View Westpark - 19084\Maps\MXDs\NXDs ARD\Figure 1 site vicinity SierraViewWestpark.mxd 7/21/2020 9:09:30 PM



Soil Survey Source: *USDA, Soil Conservation Service. Soil Survey Geographic (SSURGO) database for Placer County, California, Western Part*
Aerial Base: City of Roseville, 22 April 2019

Figure 2
Natural Resources Conservation Service Soils

SVLC 23 Property
Roseville, Placer County, California

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Feet
0 80 160

Aerial Base: City of Roseville, 22 April 2019

Figure 3
Aquatic Resources

SVLC 23 Property
Roseville, Placer County, California

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Attachments

Attachment A. Arid West Wetland Determination Data Forms

Attachment B. Aquatic Resources Delineation

Attachment C. Plant Species Observed within the Study Area

Attachment D. GIS Shapefiles and the Aquatic Resources Excel Spreadsheet

Attachment E. Representative Site Photographs

Attachment F. Permission to Enter

Attachment A

Arid West Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 4.16.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-1
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): Valley floor Local relief (concave, convex, none): Concave Slope (%): <2
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.7662057 Long: -121.2270614 Datum: NAD 83
Soil Map Unit Name: 142 - Cometa-Ramona sandy loams, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** Yes X No
Hydric Soil Present?	Yes X*	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:Located in lowest point of SW-4

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	0	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 1 meter sq)			
1. *Leontodon saxatilis*	20	Y	FACU
2. *Ranunculus bonariensis*	10	N	OLB
3. *Rumex crispus*	5	N	FAC
4. *Festuca perennis*	40	Y	FAC
5. *Trifolium campestre*	5	N	UPL
6. *Acmispon americanus*	5	N	UPL
7. *Geranium dissectum*	5	N	UPL
8.			
	90	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	
% Bare Ground in Herb Stratum 10	% Cover of Biotic Crust 0		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **1** (A)
Total Number of Dominant Species Across All Strata: **2** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **50%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:
OBL species	**10** x1 =	**10**
FACW species	**0** x2 =	**0**
FAC species	**45** x3 =	**135**
FACU species	**20** x4 =	**80**
UPL species	**15** x5 =	**75**
Column Totals:	**90** (A)	**300** (B)

Prevalence Index = B/A = **3.3**

Hydrophytic Vegetation Indicators:
- Dominance Test is >50%
- X Prevalence Index is ≤3.0[1]
- Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks:

SOIL

Sampling Point: DP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10 YR 3/2	100					Sandy loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X* **No** ___

Remarks: Note, required redox to meet F6 were not evident, however, they are likely masked by the dark soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): _____

Water Table Present? Yes X No ___ Depth (inches): 12

Saturation Present? (includes capillary fringe) Yes X No ___ Depth (inches): 10

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 4.16.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-2
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): Valley floor Local relief (concave, convex, none): Concave Slope (%): <2
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.76619457 Long: -121.2826728 Datum: NAD 83
Soil Map Unit Name: 142 - Cometa-Ramona sandy loams, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No X	**Is the Sampled Area within a Wetland?** Yes No X
Hydric Soil Present?	Yes X*	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:Located at boundary of SW-4

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	0	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 1 meter sq)			
1. *Leontodon saxatilis*	5	N	FACU
2. *Ranunculus bonariensis*	5	N	OLB
3. *Festuca perennis*	35	Y	FAC
4. *Geranium disectum*	5	Y	UPL
5. *Trifolium campestre*	35	N	UPL
6. *Festuca bromoides*	5	N	FACU
7.			
8.			
	90	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 10 % Cover of Biotic Crust 0

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **1** (A)
Total Number of Dominant Species Across All Strata: **2** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **50%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:
OBL species	**5** x1 =	**5**
FACW species	**0** x2 =	**0**
FAC species	**35** x3 =	**105**
FACU species	**5** x4 =	**20**
UPL species	**40** x5 =	**200**
Column Totals:	**85** (A)	**330** (B)

Prevalence Index = B/A = **3.9**

Hydrophytic Vegetation Indicators:
- Dominance Test is >50%
- Prevalence Index is ≤3.0[1]
- Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No X

Remarks:

SOIL

Sampling Point: DP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10 YR 3/2	100					Sandy loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks: Note, required redox to meet F6 were not evident, however, they are likely masked by the dark soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): _____

Water Table Present? Yes X No ___ Depth (inches): 12

Saturation Present? (includes capillary fringe) Yes X No ___ Depth (inches): 10

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 4.16.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-3
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): Valley floor Local relief (concave, convex, none): none Slope (%): 0
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.76620216 Long: -121.2826705 Datum: NAD 83
Soil Map Unit Name: 142 - Cometa-Ramona sandy loams, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No X	**Is the Sampled Area within a Wetland?** Yes No X
Hydric Soil Present?	Yes X*	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:On very slight hillslope 0.5-1 ft higher then DP-1.

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	0	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 1 meter sq)			
1. *Festuca bromoides*	15	Y	FACU
2. *Bromus hordeaceus*	15	Y	FACU
3. *Trifolium campestre*	55	Y	UPL
4. *Geranium dissectum*	trace	N	UPL
5. *Festuca perennis*	10	N	FAC
6.			
7.			
8.			
	95	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	
% Bare Ground in Herb Stratum 5	% Cover of Biotic Crust 0		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **0** (A)
Total Number of Dominant Species Across All Strata: **3** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	**0**	x1 =	**0**
FACW species	**0**	x2 =	**0**
FAC species	**10**	x3 =	**30**
FACU species	**30**	x4 =	**120**
UPL species	**55**	x5 =	**275**
Column Totals:	**95** (A)		**425** (B)

Prevalence Index = B/A = **4.5**

Hydrophytic Vegetation Indicators:
Dominance Test is >50%
Prevalence Index is ≤3.0[1]
Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No X

Remarks:

SOIL

Sampling Point: DP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10 YR 3/2	100					Sandy loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X* **No** ___

Remarks: Note, required redox to meet F6 were not evident, however, they are likely masked by the dark soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): _____

Water Table Present? Yes ___ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes X No ___ Depth (inches): 12

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 4.16.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-4
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): Valley floor Local relief (concave, convex, none): Concave Slope (%): <2
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.76627448 Long: -121.282582 Datum: NAD 83
Soil Map Unit Name: 142 - Cometa-Ramona sandy loams, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** Yes X No
Hydric Soil Present?	Yes *X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:Located in lowest point of SW-5

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	0	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 1 meter sq)			
1. *Leontodon saxatilis*	5	N	FACU
2. *Ranunculus bonariensis*	5	N	OLB
3. *Rumex crispus*	10	Y	FAC
4. *Festuca perennis*	25	Y	FAC
5. *Juncus bufonus*	t	N	OBL
6.			
7.			
8.			
	45	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 55 % Cover of Biotic Crust 0

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **2** (A)
Total Number of Dominant Species Across All Strata: **2** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:
OBL species	**5**	x1 = **5**
FACW species	**0**	x2 = **0**
FAC species	**35**	x3 = **105**
FACU species	**5**	x4 = **20**
UPL species	**0**	x5 = **0**
Column Totals:	**45** (A)	**130** (B)

Prevalence Index = B/A = **2.9**

Hydrophytic Vegetation Indicators:
X Dominance Test is >50%
X Prevalence Index is ≤3.0[1]
Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks:

SOIL

Sampling Point: DP-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10 YR 3/2	100					Sandy loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** *X **No** ___

Remarks: Note, required redox to meet F6 were not evident, however, they are likely masked by the dark soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): _____

Water Table Present? Yes X No ___ Depth (inches): 12

Saturation Present? (includes capillary fringe) Yes X No ___ Depth (inches): 10

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 4.16.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-5
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): Valley floor Local relief (concave, convex, none): slope Slope (%): 2
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.7662729 Long: -121.2826705 Datum: NAD 83
Soil Map Unit Name: 142 - Cometa-Ramona sandy loams, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No X	**Is the Sampled Area within a Wetland?** Yes No X
Hydric Soil Present?	Yes X*	No	
Wetland Hydrology Present?	Yes X	No	

Remarks: Up slope of SW-5, visable shift in vegetation.

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	0	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 1 meter sq)			
1. *Festuca bromoides*	30	Y	FACU
2. *Leontodon saxatilis*	35	Y	FACU
3. *Trifolium campestre*	30	Y	UPL
4. *Briza minor*	t	N	FAC
5.			
6.			
7.			
8.			
	95	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	
% Bare Ground in Herb Stratum 5	% Cover of Biotic Crust 0		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **0** (A)
Total Number of Dominant Species Across All Strata: **3** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:
OBL species	**0**	x1 = **0**
FACW species	**0**	x2 = **0**
FAC species	**0**	x3 = **0**
FACU species	**35**	x4 = **140**
UPL species	**30**	x5 = **150**
Column Totals:	**65** (A)	**290** (B)

Prevalence Index = B/A = **4.5**

Hydrophytic Vegetation Indicators:
- Dominance Test is >50%
- Prevalence Index is ≤3.0[1]
- Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No X

Remarks:

SOIL

Sampling Point: DP-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10 YR 3/2	100					Sandy loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X* **No** ___

Remarks: Note, required redox to meet F6 were not evident, however, they may be masked by the dark soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): _____

Water Table Present? Yes X No ___ Depth (inches): 12

Saturation Present? (includes capillary fringe) Yes X No ___ Depth (inches): 10

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 5.15.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-6
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): Valley floor Local relief (concave, convex, none): Concave Slope (%): <2
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.7615538 Long: -121.2270614 Datum: NAD 83
Soil Map Unit Name: 141 - Cometa-Fiddyment complex, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** Yes X No
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks: Located in SW-7, this feature was previously mapped as two smaller features for the purposes for branchiopod surveys, but upon collection of three parameter data was remapped to one larger feature.

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	0	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 1 meter sq)			
1. *Rumex crispus*	8	N	FAC
2. *Festuca perennis*	8	N	FAC
3. *Polypogon monspellensis*	2	N	FACW
4. *Juncus bufonius*	10	N	FACW
5. *Ranunculus bonariensis*	15	N	OBL
6. *Cynodon dactylon*	45	Y	FACU
7. *Hordeum marinum*	2	N	FAC
8.			
	90	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 10 % Cover of Biotic Crust 10

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **0** (A)
Total Number of Dominant Species Across All Strata: **1** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:
OBL species	**15** x1 =	**15**
FACW species	**12** x2 =	**24**
FAC species	**18** x3 =	**54**
FACU species	**45** x4 =	**180**
UPL species	**0** x5 =	**0**
Column Totals:	**90** (A)	**273** (B)

Prevalence Index = B/A = **3.0**

Hydrophytic Vegetation Indicators:
- Dominance Test is >50%
- X Prevalence Index is ≤3.0[1]
- Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks:

SOIL

Sampling Point: DP-6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	10 YR 3/2	98	gravel				Gravely loam	
3 - 12	10YR 4/2	95	7.5 yr 4/4	5	C	m	Gravely loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- X Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 5.15.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-7
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): Valley floor Local relief (concave, convex, none): none Slope (%): <1
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.76152805 Long: -121.2270614 Datum: NAD 83
Soil Map Unit Name: 141 - Cometa-Fiddyment complex, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No X	**Is the Sampled Area within a Wetland?** Yes No X
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes	No X	

Remarks: Located at upland limit of SW-7.

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	0	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 1 meter sq)			
1. *Elymus caput-medusea*	25	Y	UPL
2. *Festuca perennis*	25	Y	FAC
3. *Leontodon saxatilis*	25	Y	FACU
4. *Brodea elegans*	5	N	FACU
5. *Lupinus bicolor*	trace	N	OBL
6. *Trifolium dubium*	5	N	FACU
7. *Briza minor*	2	N	FAC
8.			
	87	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 13 % Cover of Biotic Crust

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **1** (A)
Total Number of Dominant Species Across All Strata: **3** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **33%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:
OBL species	**0** x1 =	**0**
FACW species	**0** x2 =	**0**
FAC species	**27** x3 =	**81**
FACU species	**35** x4 =	**140**
UPL species	**25** x5 =	**125**
Column Totals:	**87** (A)	**346** (B)

Prevalence Index = B/A = **4.0**

Hydrophytic Vegetation Indicators:
- Dominance Test is >50%
- Prevalence Index is ≤3.0[1]
- Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No X

Remarks:

SOIL

Sampling Point: DP-7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 4/2	90	7.5 yr 4/4	5	C	m	Gravely loam	
			5 YR 4/6	5	C	m	Gravely loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** _____

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 5.15.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-8
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): Valley floor Local relief (concave, convex, none): concave Slope (%): <2
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.76138093 Long: -121.2270614 Datum: NAD 83
Soil Map Unit Name: 141 - Cometa-Fiddyment complex, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** Yes X No
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks: Located at in SW-8

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0	=Total Cover	

Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	

Herb Stratum (Plot size: 1 meter sq)			
1. *Epilobium torreyi*	15	Y	FACW
2. *Navarretia intertexta*	15	Y	FACW
3. *Triteleia hyacinthia*	5	N	FAC
4. *Lythrum hyssopifolium*	15	Y	OBL
5. *Hordeum marinum*	10	N	FAC
6. *Ranunculus bonarensis*	10	N	OBL
7. *Leontodon saxatilis*	20	Y	FACU
8. *Briza minor*	trace	N	FAC
	90	=Total Cover	

Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 5 % Cover of Biotic Crust 5

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **3** (A)
Total Number of Dominant Species Across All Strata: **4** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **75%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	**25**	x1 =	**25**
FACW species	**30**	x2 =	**60**
FAC species	**15**	x3 =	**45**
FACU species	**20**	x4 =	**80**
UPL species	**0**	x5 =	**0**
Column Totals:	**90** (A)		**210** (B)

Prevalence Index = B/A = **2.3**

Hydrophytic Vegetation Indicators:
X Dominance Test is >50%
X Prevalence Index is ≤3.0[1]
Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No X

Remarks:

SOIL

Sampling Point: DP-8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 4/2	95	7.5 yr 4/4	5	C	m	Gravely loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- X Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 5.15.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-9
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): Valley floor Local relief (concave, convex, none): None Slope (%): 0
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.76135796 Long: -121.2270614 Datum: NAD 83
Soil Map Unit Name: 142 - Cometa-Ramona sandy loams, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No X	**Is the Sampled Area within a Wetland?** Yes No X
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks: Located in a swale between SW-8 and SW-10. No hydrology observed during wet season branchiopod surveys.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0	=Total Cover	

Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	

Herb Stratum (Plot size: 1 meter sq)			
1. *Bromus hordeaceus*	15	N	FACU
2. *Festuca perennis*	15	N	FAC
3. *Elymus caput-medusa*	25	Y	UPL
4. *Leontodon saxatilis*	25	Y	FACU
5. *Triteleia hyacinthia*	2	N	FAC
6. *Epilobium torreyi*	2	N	FACW
7. *Rumex crispus*	2	N	FAC
8. *Briza minor*	2	N	FAC
	88	=Total Cover	

Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 12 % Cover of Biotic Crust

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **0** (A)
Total Number of Dominant Species Across All Strata: **2** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	**0**	x1 =	**0**
FACW species	**2**	x2 =	**4**
FAC species	**21**	x3 =	**63**
FACU species	**40**	x4 =	**160**
UPL species	**25**	x5 =	**125**
Column Totals:	**88** (A)		**352** (B)

Prevalence Index = B/A = **4.0**

Hydrophytic Vegetation Indicators:
- Dominance Test is >50%
- X Prevalence Index is ≤3.0[1]
- Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No X

Remarks:

SOIL

Sampling Point: DP-9

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10 YR 4/2	90	7.5 YR 4/4	10	C	M/PL	Gravely loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- X Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 5.20.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-10
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): Valley floor Local relief (concave, convex, none): Concave Slope (%): <2
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.76615526 Long: -121.2829282 Datum: NAD 83
Soil Map Unit Name: 142 - Cometa-Ramona sandy loams, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** Yes X No
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks: Located in SW-1.

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	0	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: _1 Sq meter____)			
1. *Polypogon monspeliensis*	10	N	FACW
2. *Lythrum hyssopifolium*	5	N	OBL
3. *Leontodon saxatilis*	20	Y	FACU
4. *Eleocharis macrostachya*	20	Y	OBL
5. *Festuca perennis*	30	Y	FAC
6. *Plagiobothrys stipitatus*	5	N	FACW
7.			
8.			
	90	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	
% Bare Ground in Herb Stratum 5	% Cover of Biotic Crust 5		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **3** (A)
Total Number of Dominant Species Across All Strata: **3** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	**25**	x1 =	**25**
FACW species	**15**	x2 =	**30**
FAC species	**30**	x3 =	**90**
FACU species	**20**	x4 =	**80**
UPL species	**0**	x5 =	**0**
Column Totals:	**90** (A)		**225** (B)

Prevalence Index = B/A = **2.5**

Hydrophytic Vegetation Indicators:
X Dominance Test is >50%
X Prevalence Index is ≤3.0[1]
Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks:

SOIL

Sampling Point: DP-10

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	7.5 YR 4/1	95	2.5 YR 4-6	5	C	m/pl	Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- X Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- X Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 5.20.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-11
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): 142 - Cometa-Ramona sandy Local relief (concave, convex, none): none Slope (%): <1
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.7661764 Long: 38.7661764 Datum: NAD-83
Soil Map Unit Name: 142 - Cometa-Ramona sandy loams, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks: Upland point slightly upslope of SW-1

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
	0	=Total Cover	
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: _1 Sq meter____)			
1. *Aegilops triuncialis*	30	Y	UPL
2. *Elymus caput-medusae*	30	Y	UPL
3. *Acmispon americanus*	5	N	UPL
4. *Eschscholzia lobbii*	5	N	UPL
5. *Holocarpha virgata ssp. Virgata*	5	N	UPL
6. *Erodium botrys*	5	N	FACU
7. *Leontodon saxatilis*	5	N	FACU
8.			
	85	=Total Cover	
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
		=Total Cover	
% Bare Ground in Herb Stratum 15	% Cover of Biotic Crust 0		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **0** (A)
Total Number of Dominant Species Across All Strata: **2** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:
OBL species	**0**	x1 = **0**
FACW species	**0**	x2 = **0**
FAC species	**0**	x3 = **0**
FACU species	**10**	x4 = **40**
UPL species	**75**	x5 = **375**
Column Totals:	**85** (A)	**415** (B)

Prevalence Index = B/A = **4.9**

Hydrophytic Vegetation Indicators:
____ Dominance Test is >50%
____ Prevalence Index is ≤3.0[1]
____ Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:

SOIL

Sampling Point: DP-11

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	7.5 YR 3/2	100					Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 5.20.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-12
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): Valley floor Local relief (concave, convex, none): Concave Slope (%): <2
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.76644879 Long: -121.282915 Datum: NAD 83
Soil Map Unit Name: 142 - Cometa-Ramona sandy loams, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** Yes X No
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks: Located in SW-3.

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	0	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: _1 Sq meter____)			
1. *Festuca perennis*	75	N	FAC
2. *Rumex crispus*	2	Y	FAC
3.			
4.			
5.			
6.			
7.			
8.			
	77	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 15 % Cover of Biotic Crust 0

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **1** (A)
Total Number of Dominant Species Across All Strata: **1** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	**0**	x1 =	**0**
FACW species	**0**	x2 =	**0**
FAC species	**77**	x3 =	**231**
FACU species	**0**	x4 =	**0**
UPL species	**0**	x5 =	**0**
Column Totals:	**77** (A)		**231** (B)

Prevalence Index = B/A = **3.0**

Hydrophytic Vegetation Indicators:
X Dominance Test is >50%
X Prevalence Index is ≤3.0[1]
Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks:

SOIL

Sampling Point: DP-12

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	7.5 YR 4/1	95	2.5 YR 4-6	5	C	m/pl	Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- X Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Did not pond for most of the rainy season/ protocal level branchiopod survey period.

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 5.20.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-13
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): 142 - Cometa-Ramona sandy Local relief (concave, convex, none): None Slope (%): 0
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.7664577 Long: -121.2829424 Datum: NAD 83
Soil Map Unit Name: 142 - Cometa-Ramona sandy loams, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No X	**Is the Sampled Area within a Wetland?** Yes No X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks: Upland point slightly upslope of SW-1

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0	=Total Cover	

Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	

Herb Stratum (Plot size: 1 Sq meter)			
1. *Aegilops triuncialis*	1	N	UPL
2. *Elymus caput-medusae*	85	Y	UPL
3. *Acmispon americanus*	1	N	UPL
4. *Avena barbata*	5	N	UPL
5. *Erodium botrys*	1	N	FACU
6. *Festuca perennis*	1	N	FAC
7.			
8.			
	94	=Total Cover	

Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 15 % Cover of Biotic Crust 0

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **0** (A)
Total Number of Dominant Species Across All Strata: **1** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	**0**	x1 =	**0**
FACW species	**0**	x2 =	**0**
FAC species	**1**	x3 =	**3**
FACU species	**1**	x4 =	**4**
UPL species	**92**	x5 =	**460**
Column Totals:	**94** (A)		**467** (B)

Prevalence Index = B/A = **5.0**

Hydrophytic Vegetation Indicators:
Dominance Test is >50%
Prevalence Index is ≤3.0[1]
Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No X

Remarks:

SOIL

Sampling Point: DP-13

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	7.5 YR 3/2	100					Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

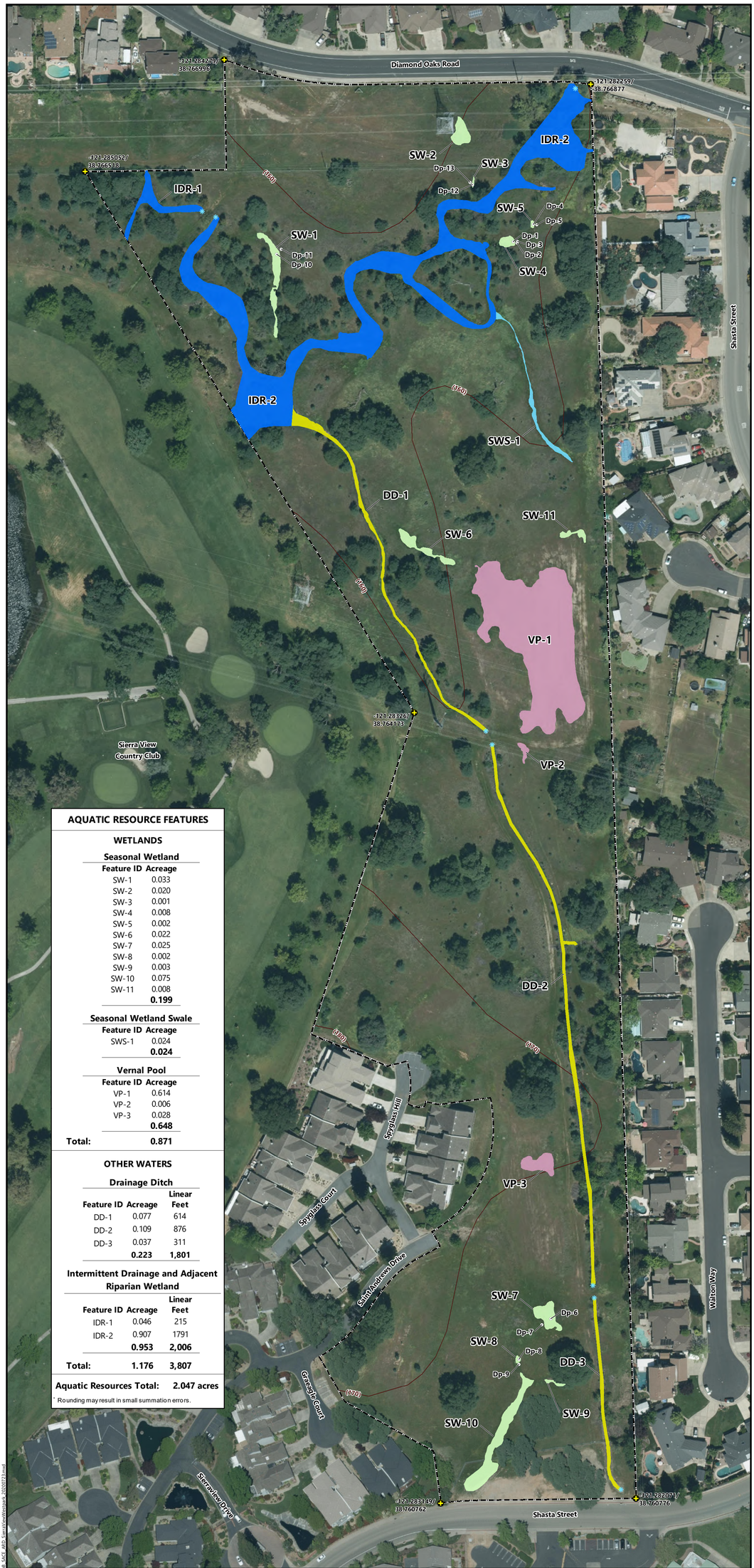
Wetland Hydrology Present? **Yes** _____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Attachment B

Aquatic Resources Delineation



AQUATIC RESOURCE FEATURES

WETLANDS

Seasonal Wetland

Feature ID	Acreage
SW-1	0.033
SW-2	0.020
SW-3	0.001
SW-4	0.008
SW-5	0.002
SW-6	0.022
SW-7	0.025
SW-8	0.002
SW-9	0.003
SW-10	0.075
SW-11	0.008
	0.199

Seasonal Wetland Swale

Feature ID	Acreage
SWS-1	0.024
	0.024

Vernal Pool

Feature ID	Acreage
VP-1	0.614
VP-2	0.006
VP-3	0.028
	0.648

Total: 0.871

OTHER WATERS

Drainage Ditch

Feature ID	Acreage	Linear Feet
DD-1	0.077	614
DD-2	0.109	876
DD-3	0.037	311
	0.223	**1,801**

Intermittent Drainage and Adjacent Riparian Wetland

Feature ID	Acreage	Linear Feet
IDR-1	0.046	215
IDR-2	0.907	1791
	0.953	**2,006**

Total: 1.176 3,807

Aquatic Resources Total: 2.047 acres

* Rounding may result in small summation errors.

Notes:
Scale: 1 inch = 45 feet
Coordinate System: California State Plane, Zone II
Datum: NAD83
Vertical Datum: NAVD 88
Projection: Lambert Conformal Conic
Aerial Base: City of Roseville
Aerial Base Flown: 22 April 2019
Topographic Contours: USGS NED 1/3 arc-second for SacramentoW, California. 1 October 2018
Date Map Prepared: 23 July 2020
Map Prepared by: N. Bente
Delineation Performed by: B. Peterson

N
0 45 90 180
Feet

Study Area Boundary (23 acres)
Data Point
Reference Point
Culvert
Ground Surface Elevation, 10 foot contour

Prepared For:
SVLC 23, LLC
105 Alta Vista Drive
Roseville, CA 95678

Aquatic Resources (2.047 acres)

Wetlands (0.871 acre)
- Vernal Pool (0.648 acre)
- Seasonal Wetland (0.199 acre)
- Seasonal Wetland Swale (0.024 acre)

Other Waters (1.176 acres)
- Drainage Ditch (0.223 acre)
- Intermittent Drainage and Adjacent Riparian Wetland (0.953 acre)

Aquatic Resources Delineation SVLC 23 Property

Roseville, Placer County, California

MADRONE ECOLOGICAL CONSULTING
8421 Auburn Boulevard, Suite 248
Citrus Heights, California 95610
(916) 822.3220 | www.madroneeco.com

C:\Maps\Sierra View Wetlands - WWM Maps\MXD\MXDs_ArcPro\Aquatic_CACP_ARDS_SierraViewWetlands_20200723.mxd

Attachment C

Plant Species Observed within the Study Area

SVLC 23 Property
Plant Species Observed 15 and 16 April and 15 and 20 May 2020

Species Name	**Common Name**	**AW Wetland Rating**
Achyrachaena mollis	Blow wives	FAC
Acmispon americanus var. americanus	Spanish lotus	UPL
Aegilops triuncialis	Barbed goat grass	UPL
Agrostis stolonifera	Creeping bent	FACW
Ailanthus altissima	Tree of heaven	FACU
Alisma lanceolatum	Water plantain	OBL
Asclepias fascicularis	Narrow-leaf milkweed	FAC
Avena fatua	Wild oat	UPL
Briza minor	Annual quaking grass	FAC
Brodiaea elegans subsp. elegans	Harvest brodiaea	FACU
Bromus hordeaceus	Soft chess	FACU
Callitriche marginata	Winged water starwort	OBL
Calochortus luteus	Yellow mariposa lily	UPL
Carduus pycnocephalus subsp. pycnocephalus	Italian thistle	UPL
Carex barbarae	Santa barbara sedge	FAC
Castilleja campestris subsp. campestris	Yellow owl's clover	FACW
Catalpa bignonioides	Southern catalpa	UPL
Centaurea solstitialis	Yellow star-thistle	UPL
Centromadia fitchii	Fitch's spikeweed	FACU
Chlorogalum angustifolium	Narrowleaf soap plant	UPL
Chlorogalum pomeridianum	Wavy-leaf soap plant	UPL
Cynodon dactylon	Bermuda grass	FACU
Cynosurus echinatus	Bristly dogtail grass	UPL
Cyperus difformis	Variable flat sedge	OBL
Cyperus eragrostis	Tall nutsedge	FACW
Delphinium sp.	Larkspur	UPL
Deschampsia danthonioides	Annual hair grass	FACW
Dichelostemma capitatum	Blue dicks	FACU
Dichelostemma multiflorum	Wild hyacinth	UPL
Eleocharis macrostachya	Creeping spikerush	OBL
Elymus caput-medusae	Medusa head	UPL
Epilobium canum	California fuchsia, zauschneria	UPL
Epilobium torreyi	Torrey's willow-herb	FACW
Erigeron canadensis	Horseweed	FACU
Erodium botrys	Filaree	FACU
Eryngium castrense	Great valley coyote-thistle	OBL
Erythranthe guttata	Seep-spring monkeyflower	OBL
Festuca perennis	Rye grass	FAC
Gleditsia triacanthos	Honey locust	FAC
Glyceria declinata	Low manna grass	FACW
Gratiola ebracteata	Bractless hedge-hyssop	OBL
Holocarpha virgata subsp. virgata	Slender tarweed	UPL
Hypericum perforatum subsp. perforatum	Klamathweed	FACU
Juncus bufonius	Toad rush (group 1)	FACW

SVLC 23 Property
Plant Species Observed 15 and 16 April and 15 and 20 May 2020

Species Name	**Common Name**	**AW Wetland Rating**
Lactuca serriola	Prickly lettuce	FACU
Leontodon saxatilis subsp. saxatilis	Hairy hawkbit	FACU
Lupinus bicolor	Miniature lupine	UPL
Lythrum hyssopifolia	Hyssop loosestrife	OBL
Micropus californicus	Q-tips	FACU
Navarretia intertexta	Needle leaf navarretia	FACW
Parthenocissus quinquefolia	Virgina creeper	FAC
Paspalum dilatatum	Dallis grass	FAC
Persicaria punctata	Dotted smartweed	OBL
Plagiobothrys greenei	Greene's spiny-nut popcornflower	FACW
Plagiobothrys stipitatus var. micranthus	Slender popcorn flower	FACW
Plantago erecta	Dotseed plantain	UPL
Plantago lanceolata	English plantain	FAC
Pogogyne zizyphoroides	Sacramento beardstyle	OBL
Polygonum aviculare subsp. depressum	Prostrate knotweed	FAC
Populus fremontii subsp. fremontii	Fremont cottonwood	FAC
Prunus cerasifera	Cherry plum	UPL
Pseudognaphalium luteoalbum	Pearly everlasting	FAC
Pseudognaphalium microcephalum	Wright's cudweed	FACU
Psilocarphus brevissimus var. brevissimus	Dwarf woollyheads	FACW
Pyrus calleryan	Callery pear	NL
Quercus douglasii	Blue oak	UPL
Quercus lobata	Valley oak	FACU
Quercus wislizeni var. wislizeni	Interior live oak	UPL
Ranunculus bonariensis var. trisepalus	Carter’s buttercup	OBL
Rosa californica	California rose	FAC
Rosa sp.	Cultivated rose	UPL
Rubus armeniacus	Himalayan blackberry	FAC
Rumex crispus	Curly dock	FAC
Salix exigua	Sandbar willow	FACW
Salix sp.	Willow	UPL
Schoenoplectus acutus var. occidentalis	Common tule	OBL
Sonchus asper subsp. asper	Prickly sow thistle	UPL
Torilis arvensis	Tall sock-destroyer	UPL
Tragopogon dubius	Yellow salsify	UPL
Triadica sebifera	Chinese tallowtree	FAC
Trifolium glomeratum	Clustered clover	UPL
Trifolium hirtum	Rose clover	UPL
Trifolium subterraneum	Subterranean clover	UPL
Triteleia hyacinthina	White brodiaea, fool's onion	FAC
Typha latifolia	Broad-leaved cattail	OBL
Vicia sativa	Spring vetch	FACU
Vicia villosa	Hairy vetch, winter vetch	UPL
Vitis californica	California wild grape	FACU

Attachment D

GIS Shapefiles and the Aquatic Resources Excel Spreadsheet

Attachment E

Representative Site Photographs



Season Wetland SW-2 facing south, 15 May 2020



Seasonal wetland (SW-3), facing south, 15 May 2020



Seasonal wetland (SW-1), facing south, 15 May 2020



Seasonal wetland (SW-4), facing west, 16 April 2020



Seasonal wetland (SW-5), facing west, 16 April 2020



Seasonal wetland swale(SWS-1), facing northwest, 16 April 2020



Drainage ditch (DD-1) facing northwest, 18 May 2020



Intermittent drainage (IDR-2) facing south, 18 May 2020



Intermittent drainage (IDR-1) facing west, 18 May 2020



Intermittent drainage (IDR-2) upper reach, City storm drain outfall facing south, 23 July 2020



Seasonal wetland (SW-10) facing south, 18 May 2020



Seasonal wetland (SW-9) facing east, 18 May 2020



Seasonal wetland (SW-7) facing north, 18 May 2020

Attachment F

Permission to Enter

Sierra View
COUNTRY CLUB

July 30, 2020

Project Manager
Regulatory Division
U.S. Army Corps of Engineers
1325 J Street, Room 1350
Sacramento, California 95814-2922

Re: SVLC 23, LLC Access

This letter serves as written permission to enter the SVLC 23, LLC property shown on the attached **Figure 1** when accompanied by Madrone Ecological Consulting, LLC (Madrone) staff. When accompanied by Madrone staff, you may dig soil pits by hand and collect plant materials related to the verification of potential Waters of the U.S. on the SVLC 23, LLC property. If you have any questions, please contact Sarah VonderOhe at Madrone (916) 822-3230 or svonderohe@madroneeco.com.

Sincerely,

John Welch
President/CEO
Sierra View Land Company

CC EXHIBIT M

MND ATTACHMENT 8

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1325 J STREET
SACRAMENTO CA 95814-2922

June 4, 2021

Regulatory Division (SPK-2020-00625)

SVLC 23, LLC
c/o Sierra View Land Company
Attn: Mr. John Welch
105 Alta Vista Drive
Roseville, CA 95678

Dear Mr. Welch:

We are responding to your August 13, 2020, request for an approved jurisdictional determination for the SVLC 23 Property site. The approximately 23-acre project site is located adjacent to, and just north of Shasta Street and south of Diamond Oaks Road and to the east of the Sierra View Country Club, at coordinates (NAD83) Latitude 38.7643°, Longitude -121.2830°, Roseville, Placer County, California.

Based on available information, we concur with your aquatic resources delineation for the site, as depicted on the enclosed July 23, 2020, *Aquatic Resources Delineation SVLC 23 Property* drawing(s) prepared by N. Bente of Madrone Ecological Consulting (enclosure 1). Approximately 2.047 acres of aquatic resources, consisting of 0.199 acres of seasonal wetlands, 0.024 acres of seasonal wetland swale, 0.871 acres of vernal pools, 1,801 linear feet of ephemeral drainages, and 2,006 linear feet of intermittent drainage are present within the survey area. This letter verifies that the location and boundaries of wetlands were delineated consistent with the wetland definition at 33 CFR §328.3(c)(16), the 1987 *Corps of Engineers Wetlands Delineation Manual* (Wetlands Research Program Technical Report Y-87-1) and the applicable regional supplements; the location and boundaries of tidal waters conform with the high tide line defined at 33 CFR §328.3(c)(4); and the location and boundaries of non-tidal waters conform with the ordinary high water mark definition at 33 CFR §328.3(c)(7), Regulatory Guidance Letter 05-05, and any applicable regional guide.

Of these aquatic resources, we have determined that those features identified as SWS-1, IDR-1, and IDR-2, totaling 0.992 acres are waters of the United States pursuant to 33 CFR Part 328 and are regulated under Section 404 of the Clean Water Act; and**,** features DD-1, 2, 3, and SW-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and VP-1, 2, 3, totaling 1.055 acres are not waters of the U.S., regulated under Section 404 of the Clean Water Act or under Section 10 of the Rivers and Harbors Act.

We are enclosing a copy of the *Approved Jurisdictional Determination Form* for your site (enclosure 2).

This approved jurisdictional determination is valid for five years from the date of this letter, unless new information warrants revision of the determination before the expiration date. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. A *Notification of Appeal Process (NAP) and Request for Appeal (RFA) Form* is enclosed (enclosure 3). If you request to appeal this

determination, you must submit a completed RFA form to the South Pacific Division Office at the following address: Administrative Appeal Review Officer, Army Corps of Engineers, South Pacific Division, CESPD-PDO, 1455 Market Street, 2052B, San Francisco, California 94103-1399, Telephone: 415-503-6574, FAX: 415-503-6646.

In order for an RFA to be accepted by the Corps, we must determine that the form is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that the form was received by the Division Office within 60 days of the date of the NAP. It is not necessary to submit an RFA form to the Division Office unless you object to the determination in this letter.

We recommend that you provide a copy of this letter and notice to all other affected parties, including any individual who has an identifiable and substantial legal interest in the property.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

We appreciate feedback, especially about interaction with our staff and our processes.

Please refer to identification number SPK-2020-00625 in any correspondence concerning this project. If you have any questions, please contact Mr. Nathaniel Duyck at U.S. Army Corps of Engineers, Regulatory Division, 1325 J Street, Room 1350, Sacramento, California 95814, by email at nathaniel.f.duyck@usace.army.mil, or telephone at (916) 557-6883. For program information or to complete our Customer Survey, visit our website at www.spk.usace.army.mil/Missions/Regulatory.aspx.

Sincerely,



Chandra Jenkins
Chief, California Delta Section
Regulatory Division

Enclosures

cc:
Ms. Sarah VanderOhe; Madrone Ecological Services, svonderohe@madroneEco.com
Ms. Stephanie Tadlock, California Regional water Quality Control Board, stephanie.tadlock@waterboards.ca.gov
Mr. Joseph Morgan, U.S. EPA, morgan.joseph@epamail.epa.gov

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: John Welch, Sierra View Land Company Attn: Mr. John Welch	File No.: SPK-2020-00625	Date: June 1, 2021

Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
→	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at *http://www.usace.army.mil/cecw/pages/reg_materials.aspx* or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also, you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

U.S. Army Corps of Engineers

Phone: (916) 557-6883, FAX 916-557-7803
Email: Nathaniel.F.Duyck@usace.army.mil

If you only have questions regarding the appeal process you may also contact:

Thomas J. Cavanaugh
Administrative Appeal Review Officer
U.S. Army Corps of Engineers
South Pacific Division
1455 Market Street, 2052B
San Francisco, California 94103-1399
Phone: 415-503-6574, FAX: 415-503-6646)
Email: Thomas.J.Cavanaugh@usace.army.mil

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation and will have the opportunity to participate in all site investigations.

	Date:	Telephone number:
_____ Signature of appellant or agent.		

Revised Cultural Resources Inventory and Evaluation Report

Sierra View Country Club
Placer County, California

Prepared For:

Westpark Communities
1420 Rocky Ridge Drive, Suite 265
Roseville, California 95661

Prepared By:

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS
2525 Warren Drive
Rocklin, California 95677

Revised June 2021

MANAGEMENT SUMMARY

In 2020, ECORP Consulting, Inc. was retained by Westpark Communities to conduct a cultural resources inventory for the proposed Sierra View Country Club Project in Placer County, California. Westpark Communities proposes to develop approximately 23.1 acres located east of the Sierra View Country Club Golf Course in Roseville, Placer County, California.

The inventory included a records search, literature review, and field survey conducted in two phases. The records search results indicated that four previous cultural resources studies have been conducted within a portion of the Project Area. As a result of those studies, one historic-period resource has previously been recorded within the Project Area: the historic-era Western Area Power Administration transmission line (P-31-3280), which has previously been determined not eligible for the National Register of Historic Places (NRHP).

As a result of the survey, two cultural resources were recorded: SV-001, a Sacramento Municipal Utilities District (SMUD) 230-kilovolt (kV) transmission line; and SV-002, a SMUD 115-kV distribution line. These historic-age built environment resources were evaluated based on survey-level data and archival research relative to the criteria for inclusion in the NRHP and the California Register of Historical Resources (CRHR). Both resources were determined not eligible under any criteria for the NRHP or CRHR and, therefore, they are not considered Historical Resources for purposes of the California Environmental Quality Act or Historic Properties for the purposes of Section 106 of the National Historic Preservation Act. Until the lead agencies concur with these cultural resource identification and evaluation, no ground-disturbing activities should occur. Recommendations for the management of unanticipated discoveries are also provided.

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Attachment A – Records Search Confirmation and Historical Society Coordination
Attachment B – Sacred Lands File Coordination
Attachment C – Project Area Photographs
Attachment D – ***Confidential*** Cultural Resource Site Locations and Site Records

LIST OF ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
AC	Alternating Current
APE	Area of Potential Effects
APN	Assessor Parcel Number
BLM	Bureau of Land Management
BP	Before present

LIST OF ACRONYMS AND ABBREVIATIONS

CCR	California Code of Regulations
CCTS	Central California Taxonomic System
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHRIS	California Historical Resources Information System
CRHR	California Register of Historical Resources
DC	Direct Currents
DPR	Department of Parks and Recreation
GLO	General Land Office
MLD	Most Likely Descendant
NAHC	Native American Heritage Commission
NCIC	North Central Information Center
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
PFE	Pacific Fruit Express
PRC	Public Resources Code
Project	Sierra View Country Club Project
RPA	Registered Professional Archaeologist
SHPO	State Historic Preservation Officer
SMUD	Sacramento Municipal Utilities District
USACE	U.S. Army Corps of Engineers
USC	U.S. Code
USGS	U.S. Geological Survey
WAPA	Western Area Power Administration

1.0 INTRODUCTION

In 2020, ECORP Consulting, Inc. was retained by Westpark Communities to conduct a cultural resources inventory of the proposed Sierra View Country Club Project located in the city of Roseville, Placer County, California. A survey of the property was required to identify potentially eligible cultural resources (archaeological sites and historic buildings, structures, and objects) that could be affected by the Project.

1.1 Project Location

The Project Area consists of approximately 23.1 acres of property located in the northwestern quarter of Section 35, the northeastern quarter of Section 34, the southeastern quarter of Section 27, and the southwestern quarter of Section 26 of Township 11 North, Range 6 East, Mount Diablo Base and Meridian as depicted on the 1992 Roseville, California U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle map (Figure 1). It is also known as Assessor Parcel Number (APN) 015-011-029. The Project Area is located east of the Sierra View Country Club golf course, north of Shasta Street, and south of Diamond Oaks Road in Roseville, California.

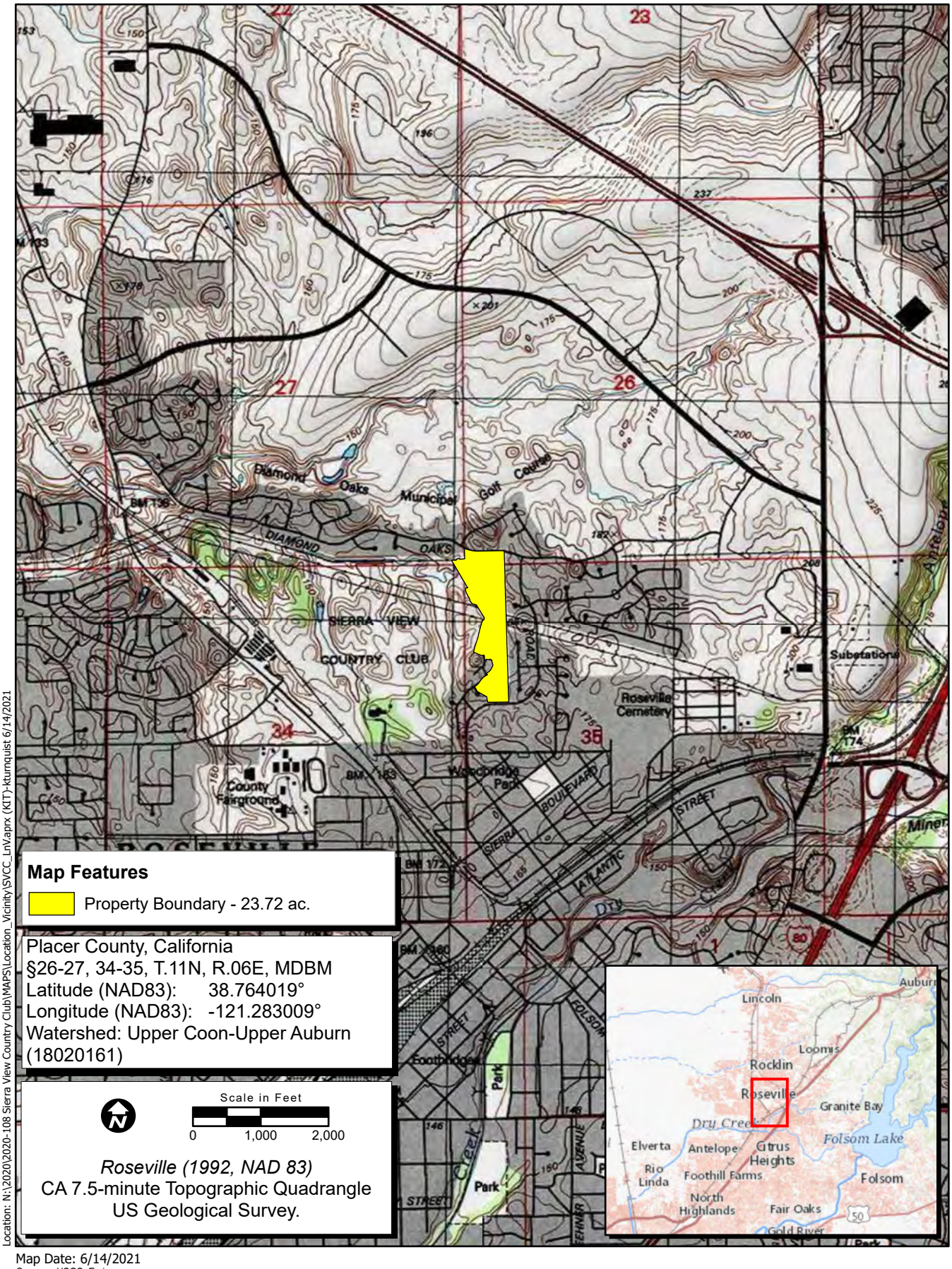
1.2 Project Description and Area of Potential Effects

The Proposed Project entails the construction of infill development and related infrastructure for single-family residences. No additional Project details were available at the time of the study, but sufficient information about the nature and type of the Project was available to inform this cultural resources inventory, including the potential for subsurface resources.

The Area of Potential Effects (APE) consists of the horizontal and vertical limits of a project and includes the area within which significant impacts or adverse effects to Historical Resources or Historic Properties could occur as a result of the project. The APE is defined for projects subject to regulations implementing Section 106 (federal law and regulations). For projects subject to the California Environmental Quality Act (CEQA), the term Project Area is used rather than APE. For the purpose of this document, the terms Project Area and APE are interchangeable.

The horizontal APE consists of all areas where activities associated with a project are proposed and in the case of the current Project, equals the Project Area subject to environmental review under the National Environmental Policy Act (NEPA) and CEQA. This includes areas proposed for construction, vegetation removal, grading, trenching, stockpiling, staging, paving, and other elements described in the official Project description. The horizontal APE is illustrated on Figure 1 and represents the survey coverage area. It measures approximately 0.42 mile in length (north-south) by 800 feet in width (east-west).

The vertical APE is described as the maximum depth below the surface to which excavations for project foundations and facilities will extend. Therefore, the vertical APE includes all subsurface areas where archaeological deposits could be affected. The subsurface vertical APE varies across the Project. This study assumes the vertical APE will not extend 20 feet below the current surface, and therefore, review of geologic and soils maps was necessary to determine the potential for buried archaeological sites that cannot be seen on the surface.



Location: N:\2020\2020-108 Sierra View Country Club\MAPS\Location_Vicinity\SVCC_LnV.aprx (KIT)-kturnquist 6/14/2021

Map Date: 6/14/2021
Sources: USGS, Esri

Figure 1. Project Location and Vicinity

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

The vertical APE also is described as the maximum height of structures that could impact the physical integrity and integrity of setting of cultural resources, including districts and traditional cultural properties. This study assumes the vertical APE will not exceed 30 feet above the ground surface.

1.3 Regulatory Context

To meet the regulatory requirements of this Project, this cultural resources investigation was conducted pursuant to the provisions for the treatment of cultural resources contained within Section 106 of the National Historic Preservation Act (NHPA) and in CEQA (Public Resources Code [PRC] § 21000 et seq.) The goal of NHPA and CEQA is to develop and maintain a high-quality environment that serves to identify the significant environmental effects of the actions of a proposed project and to either avoid or mitigate those significant effects where feasible. CEQA pertains to all proposed projects that require state or local government agency approval, including the enactment of zoning ordinances, the issuance of conditional use permits, and the approval of development project maps. The NHPA pertains to projects that entail some degree of federal funding or permit approval.

The NHPA and CEQA (Title 54 U.S. Code [USC] Section 100101 et seq. and Title 14, California Code of Regulations [CCR], Article 5, § 15064.5) apply to cultural resources of the historical and pre-contact periods. Any project with an effect that may cause a substantial adverse change in the significance of a cultural resource, either directly or indirectly, is a project that may have a significant effect on the environment. As a result, such a project would require avoidance or mitigation of impacts to those affected resources. Significant cultural resources must meet at least one of four criteria that define eligibility for listing on either the California Register of Historical Resources (CRHR; PRC § 5024.1, Title 14 CCR, § 4852) or the National Register of Historic Places (NRHP) (36 Code of Federal Regulations [CFR] 60.4). Cultural resources eligible for listing on the NRHP are considered Historic Properties under 36 CFR Part 800 and are automatically eligible for the CRHR. Resources listed on or eligible for inclusion in the CRHR are considered Historical Resources under CEQA.

Tribal Cultural Resources are defined in Section 21074 of the California PRC as sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either included in or determined to be eligible for inclusion in the CRHR, or are included in a local register of historical resources as defined in subdivision (k) of Section 5020.1, or are 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 Section 5024.1. Section 1(b)(4) of Assembly Bill (AB) 52 established that only California Native American tribes, as defined in Section 21073 of the California PRC, are experts in the identification of Tribal Cultural Resources and impacts thereto. Because ECORP does not meet the definition of a California Native American tribe, this report only addresses information for which ECORP is qualified to identify and evaluate, and that which is needed to inform the cultural resources section of CEQA documents. This report, therefore, does not identify or evaluate Tribal Cultural Resources. Should California Native American tribes ascribe additional importance to or interpretation of archaeological resources described herein, or provide information about non-archeological Tribal Cultural Resources, that information is documented separately in the AB 52 tribal consultation record between the tribe(s) and lead agency, and summarized in the Tribal Cultural Resources section of the CEQA document, if applicable.

In addition, in the event that the Project may affect Waters of the U.S., thereby requiring the Project proponent to meet the requirements of Section 404 of the Clean Water Act and obtain a permit from the U.S. Army Corps of Engineers (USACE) Sacramento District Regulatory Division, this report was prepared to contribute to compliance with the 2014 *Sacramento District Regulatory Branch Guidelines for Compliance with Section 106 of the National Historic Preservation Act of 1966, as amended*. Moreover, because the Project may qualify as a federal undertaking, regulations (36 CFR 800) implementing Section 106 of the NHPA require that cultural resources be identified and then evaluated using NRHP eligibility criteria.

1.4 Report Organization

The following report documents the study and its findings and was prepared in conformance with the California Office of Historic Preservation's (OHP) *Archaeological Resource Management Reports: Recommended Contents and Format*. Attachment A includes a confirmation of the records search with the California Historical Resources Information System (CHRIS) and historical society coordination. Attachment B contains documentation of a search of the Sacred Lands File. Attachment C presents photographs of the Project Area, and Attachment D contains confidential cultural resource site locations and site records.

Sections 6253, 6254, and 6254.10 of the California Code authorize state agencies to exclude archaeological site information from public disclosure under the Public Records Act. In addition, the California Public Records Act (Government Code § 6250 et seq.) and California's open meeting laws (The Brown Act, Government Code § 54950 et seq.) protect the confidentiality of Native American cultural place information. Under Exemption 3 of the federal Freedom of Information Act (5 USC 5), because the disclosure of cultural resources location information is prohibited by the Archaeological Resources Protection Act of 1979 (16 USC 470hh) and Section 307103 of the NHPA, it is also exempted from disclosure under the Freedom of Information Act. Likewise, the Information Centers of the CHRIS maintained by the OHP prohibit public dissemination of records search information. In compliance with these requirements, the results of this cultural resource investigation were prepared as a confidential document, which is not intended for public distribution in either paper or electronic format.

2.0 SETTING

2.1 Environmental Setting

The Project Area is located in the transition zone between the Central Valley and the Sierra Nevada foothills. It is located to the east of an active golf course and is surrounded by suburban residential development to the north and east, and an elementary school to the south. The terrain is relatively flat, and elevations range from 150 to 170 feet above mean sea level. The south fork of Pleasant Grove Creek splits to the northwest and tributaries run 0.4 mile to the north and 0.4 mile to the west of the Project Area.

2.2 Geology and Soils

Rosenthal and Willis (2017) describe the geology of the Sacramento Valley as a large, asymmetric, structural trough (syncline) formed by westward-tilting blocks of plutonic and metamorphic rocks on the eastern side, and highly folded and faulted blocks of metamorphic rocks (Franciscan) on the western side. This basin has been partially filled by a thick sequence (up to 12.4 miles [20 kilometers] thick) of sedimentary rocks and alluvial deposits that range from late Jurassic to Historical in age. During the Pleistocene, erosion of the Sierra Nevada led to the deposition of large alluvial fans at the base of the foothills along the eastern side of the Sacramento Valley. Glacial conditions are generally credited for the deposition of these fans, while subsequent interglacial periods are marked by landscape stability, soil formation, and channel incision. Subsequent depositional cycles during the Holocene progressively buried downstream sections of many older alluvial fans and led to the formation of inset stream terraces and nested alluvial fans along the foothills (Rosenthal and Willis 2017).

According to the U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) Web Soil Survey website (NRCS 2020), two soil types are located within the Project Area: Cometa-Ramona sandy loam (142) consist of fine loamy mixed, thermic, moderately deep, moderately well-drained soils found on older stream terraces that formed in alluvium from granitic rock sources; and Cometa-Fiddyment complex (141), 1 to 5 percent slopes, consists of moderately deep moderately well-drained to well-drained soils formed in consolidated sediments from mixed rock sources and alluvium from granitic rock sources; found on older stream terraces and nearly level to rolling terraces.

The potential exists for buried pre-contact archaeological sites in the Project Area due to the presence of alluvium along the tributaries to the south fork of Pleasant Grove Creek to the north and west of the Project Area and the likelihood of pre-contact archaeological sites existing along perennial waterways.

2.3 Vegetation and Wildlife

The Project Area is within an oak woodland setting. Annual grassland represents the dominant vegetation community within the Project Area. Representative plant species that may be present in this general area include medusahead grass (*Taeniatherum caput-medusae*), little quaking grass (*Briza minor*), ryegrass (*Lolium multiflorum*), slender wild oat (*Avena barbata*), soft brome (*Bromus hordeaceus*), vulpia (*Vulpia* sp.), Mediterranean barley (*Hordeum marinum*), sticky tarweed (*Holocarpha virgata*), rose clover (*Trifolium hirtum*), Fremont's tidy-tips (*Layia fremontii*), and yellow star-thistle (*Centaurea solstitialis*).

Wildlife species that have the potential to occur in the Project Area include black-tailed jackrabbit (*Lepus californicus*), rabbit (*Sylvilagus* sp.), gray squirrel (*Sciurus griseus*), coyote (*Canis latrans*), striped skunk (*Mephitis mephitis*), raccoon (*Procyon lotor*), red-tailed hawk (*Buteo jamaicensis*), prairie falcon (*Falco mexicanus*), California quail (*Callipepla californica*), mourning dove (*Zenaidura macroura*), Western scrub-jay (*Aphelocoma californica*), rattlesnake (*Crotalus viridus*), Pacific tree frog (*Pseudacris regilla*), and western fence lizard (*Sceloporus occidentalis*).

3.0 CULTURAL CONTEXT

3.1 Regional Pre-contact History

It is generally believed that human occupation of California began at least 10,000 years before present (BP). The archaeological record indicates that between approximately 10,000 and 8,000 BP, a predominantly hunting economy existed, characterized by archaeological sites containing numerous projectile points and butchered large animal bones. Animals that were hunted probably consisted mostly of large species still in existence today. Bones of extinct species have been found but cannot definitively be associated with human artifacts. Although small animal bones and plant grinding tools are rarely found within archaeological sites of this period, small game and floral foods were probably exploited on a limited basis. A lack of deep cultural deposits from this period suggests that groups included only small numbers of individuals who did not often stay in one place for extended periods (Wallace 1978).

Around 8,000 BP, there was a shift in focus from hunting towards a greater reliance on plant resources. Archaeological evidence of this trend consists of a much greater number of milling tools (e.g., metates and manos) for processing seeds and other vegetable matter. This period, which extended until around 5,000 years BP, is sometimes referred to as the Millingstone Horizon (Wallace 1978). Projectile points are found in archaeological sites from this period, but they are far fewer in number than from sites dating to before 8,000 BP. An increase in the size of groups and the stability of settlements is indicated by deep, extensive middens at some sites from this period (Wallace 1978).

In sites dating to after about 5,000 BP, archaeological evidence indicates that reliance on both plant gathering and hunting continued as in the previous period, with more specialized adaptation to particular environments. Mortars and pestles were added to metates and manos for grinding seeds and other vegetable material. Flaked-stone tools became more refined and specialized, and bone tools were more common. During this period, new peoples from the Great Basin began entering southern California. These immigrants, who spoke a language of the Uto-Aztecan linguistic stock, seem to have displaced or absorbed the earlier population of Hokan-speaking peoples. During this period, known as the Late Horizon, population densities were higher than before and settlement became concentrated in villages and communities along the coast and interior valleys (Erlandson 1994; McCawley 1996). Regional subcultures also started to develop, each with its own geographical territory and language or dialect (Kroeber 1925; McCawley 1996; Moratto 1984). These were most likely the basis for the groups encountered by the first Europeans during the eighteenth century (Wallace 1978). Despite the regional differences, many material culture traits were shared among groups, indicating a great deal of interaction (Erlandson 1994). The introduction of the bow and arrow into the region sometime around 2,000 BP is indicated by the presence of small projectile points (Wallace 1978; Moratto 1984).

3.2 Local Pre-contact History

This section provides a regional overview with contextual elements drawn from California's Central Valley Region, the Western Foothills Region, and from the transition zone itself where the Project is located. There has been more extensive research and study of Central Valley prehistory than the prehistory of the Sierra Nevada foothill zone, but a fair amount of cultural overlap exists within these regions. This section

includes the most recent and readily available research of both regions (Rosenthal et al. 2007) and includes some reference to the climactic changes that swept the Sierra Nevada being a catalyst for population movement that led to cultural change in the foothills.

California's Great Central Valley has long held the attention of archaeologists and was a focus of early research in California. Archaeological work during the 1920s and 1930s led to the cultural chronology for central California presented by Lillard, Heizer, and Fenenga in 1939. This chronology was based on the results of excavations conducted in the lower Sacramento River Valley. This chronology identified three archaeological cultures, named Early, Transitional, and Late (Lillard et al. 1939).

Heizer (1949) redefined the description of these three cultures. He subsumed the three cultural groups into three time periods, designated the Early, Middle, and Late Horizons. He primarily focused his research and reexamination of Lillard et al. (1939) on the Early Horizon, which he named Windmiller. He also intimated that new research and a reanalysis of existing data would be initiated for cultures associated with the Middle and Late Horizons; however, he did not complete this work and other research filled in the gaps.

Following years of documenting artifact similarities among sites in the San Francisco Bay region and the Delta, Beardsley (1948, 1954) formatted his findings into a cultural model known as the Central California Taxonomic System (CCTS). This system proposed a linear, uniform sequence of cultural succession in Central California, and explicitly defined Early, Middle, and Late Horizons for cultural change. Archaeological researchers have subsequently refined and redefined aspects of the CCTS. For instance, Fredrickson (1973, 1974, and 1994) reviewed general economic, technological, and mortuary traits between archaeological assemblages across the region. He separated cultural, temporal, and spatial units from each other and assigned them to six chronological periods: Paleo-Indian (12,000 to 8,000 BP); Lower, Middle, and Upper Archaic (8,000 BP to AD 500); and Upper and Lower Emergent (AD 500 to 1800).

Fredrickson further defined three cultural patterns: The Windmiller (named after Heizer 1949 and Lillard et al. 1939), the Berkeley, and the Augustine patterns, and assigned them to the Early, Middle, and Late horizons of the CCTS. These patterns were defined to reflect the general sharing of lifeways within groups in a specific geographic region. The Windmiller pattern of the Early Horizon included cultural patterns dating from 5,000 to 3,000 BP; the Berkeley Pattern of the Middle Horizon (also known as the Cosumnes cultural pattern after Ragir 1972), included cultural patterns dating from 3,000 BP to AD 500, and the Augustine Pattern of the Late Horizon included the cultural patterns from AD 500 to the historic period.

Fredrickson's (1974) Paleo-Archaic-Emergent cultural sequence was redefined by Rosenthal, White, and Sutton (2007). Rosenthal et al.'s recalibrated sequence is divided into three broad periods: The Paleoindian Period (11,550 to 8,550 cal. BC); the three-staged Archaic period, consisting of the Lower Archaic (8,550 to 5,550 cal. BC), Middle Archaic (5,550 to 550 cal. BC), and Upper Archaic (550 cal. BC to cal. AD 1100); and the Emergent Period (cal. AD 1100 to Historic) (Rosenthal et al. 2007). The three divisions of the Archaic Period correspond to climate changes. This is the most recently developed sequence and is now commonly used to interpret Central California prehistory. The aforementioned periods are characterized by the following:

3.2.1 Paleo-Indian Period

This period began when the first people began to inhabit what is now known as the California culture area. It was commonly believed these first people subsided on big game and minimally processed foods, (i.e., hunters and gatherers), presumably with no trade networks. More recent research indicates these people may have been more sedentary, relied on some processed foods, and traded (Rosenthal et al. 2007). Populations likely consisted of small groups traveling frequently to exploit plant and animal resources.

3.2.2 Archaic Period

This period was characterized by an increase in plant exploitation for subsistence, more elaborate burial accoutrements, and increase in trade network complexity (Bennyhoff and Fredrickson 1994). The three divisions that correspond to pre-contact climate change are characterized by the following aspects (Rosenthal et al. 2007):

3.2.2.1 Lower Archaic Period

This period is characterized by cycles of widespread floodplain and alluvial fan deposition. Artifact assemblages from this period include chipped stone crescents and early wide-stemmed points, marine shell beads, eastern Nevada obsidian, and obsidian from the north Coast Ranges. These types of artifacts found on sites dating to this period indicate trade was occurring in multiple directions. A variety of plant and animal species were also utilized, including acorns, wild cucumber, and manzanita berries.

3.2.2.2 Middle Archaic Period

This period is characterized by a drier climate period. Rosenthal et al. (2007) identified two distinct settlement/subsistence patterns in this period: the Foothills Tradition and the Valley Tradition. Functional artifact assemblages consisting primarily of locally sourced flaked stone and groundstone cobbles characterize the Foothills Tradition, while the Valley Tradition was generally characterized by diverse subsistence practices and extended periods of sedentism.

3.2.2.3 Upper Archaic Period

This period is characterized by abrupt change to wetter and cooler environmental climate conditions. Much greater cultural diversity is evident from this period. More specialized artifacts, such as bone tools, ceremonial blades, polished and groundstone plummets, saucer and saddle *Olivella* shell beads, *Haliotis* shell ornaments, and a variety of groundstone implements are characteristic of this period.

3.2.3 Emergent Period

This period is most notably marked by the introduction of the bow and arrow, the emergence of social stratification linked to wealth, and more expansive trade networks signified by the presence of clam disk beads that were used as currency (Moratto 1984). The Augustine pattern (the distinct cultural pattern of the Emergent Period) is characterized by the appearance of small projectile points (largely obsidian),

rimmed display mortars, flanged steatite pipes, flanged pestles, and chevron-designed bird-bone tubes. Large mammals and small seeded resources appear to have made up a larger part of the diet during this period (Fredrickson 1968; Meyer and Rosenthal 1997).

The following discussion summarizes the cultural patterns and the different local developments that are represented in archaeological deposits in the region surrounding the current Project Area.

The Windmiller Pattern of the Early Horizon (as defined by Beardsley 1948), dates to the Middle Archaic (as defined by Rosenthal et al. 2007) and may be the most extensively studied of all the cultural patterns defined for the Central Valley. In fact, the similarity noted between elements of Windmiller and materials from other sites may have been the catalyst for early archaeologists identifying the material cultural "blending" of groups in the Central Valley during this period. The temporal span for Windmiller has been updated and reanalyzed several times in the archaeological literature (Fredrickson 1973, 1974; Heizer 1949; Moratto 1984; Ragir 1972). The date originally proposed for the emergence of Windmiller was 4,500 BP (Lillard et al. 1939; Ragir 1972), because the culture at 4,000 years ago appeared to have been fully developed and seemed to have been well integrated into the regional economic system.

Characteristics to identify the Windmiller pattern have been presented by multiple authors over time (Fredrickson 1973, 1974; Heizer 1949; Moratto 1984; Ragir 1972). Most notable characteristics are:

- large, heavy stemmed and leaf-shaped projectile points commonly made of a variety of materials other than obsidian;
- perforate charmstones;
- *Haliotis* and *Olivella* shell beads and ornaments;
- trident fish spears;
- baked clay balls (presumably for cooking in baskets);
- flat slab milling stones;
- small numbers of mortars; and
- ventrally extended burials oriented toward the west.

The subsistence pattern of Windmiller groups probably emphasized hunting and fishing, with supplemental seed collecting (possibly including acorns) (Heizer 1949; Moratto 1984; Ragir 1972).

Windmiller groups acquired obsidian from at least two Coast Ranges and three trans-Sierran sources, *Haliotis* and *Olivella* shells and ornaments from the coast, and quartz crystals from the Sierra Nevada foothills (Heizer 1949; Ragir 1972). It is widely hypothesized that the bulk of these materials were acquired through trade; however, some may have been acquired as part of seasonal movements between the Central Valley and the Sierra Nevada foothills.

There is evidence for seasonal transhumance in the distribution of Windmiller artifacts, sites, and burial patterns. Johnson's work (1967, 1970) along the edge of the Sierra Nevada foothills at Camanche Reservoir and CA-AMA-56, the Applegate site, suggests a link between Windmiller groups of the Central

Valley and the Sierra Nevada mortuary caves. Johnson (1970) suggested that his data reveals a pattern of gradual change from the Early through the Middle Horizon (as defined by Beardsley 1948), rather than a displacement of local groups by foreign populations as theorized by Baumhoff and Olmsted (1963) based on ethnolinguistic evidence. Rondeau (1980), also working at the edge of the Central Valley at CA-ELD-426, the Bartleson Mound, identified components of the Early Horizon (as defined by Beardsley 1948). He (1980) even postulated a potential relationship between the Early Horizon cultures and the Martis Complex (a basalt preferring culture in the Martis Valley of the Sierra Nevada). In addition, analysis of Windmiller burial orientation (Schulz 1970) and skeletal analyses (e.g., Harris Lines) by McHenry (1968) suggest a high percentage of winter death among Windmiller groups. Incorporating all of this data, Moratto (1984) postulated that Windmiller groups were exploiting the foothills of the Sierra Nevada during the summer and returning in the winter to villages in the Central Valley as early as 4,000 BP.

Excavations at CA-PLA-500 (Wohlgemuth 1984), the Sailor Flat site located near CA-PLA-101, sites at the Twelve Bridges Golf Course now known as Catta Verdera Country Club in Lincoln, and Spring Garden Ravine site CA-PLA-101 provide examples of Windmiller sites that had items in their cultural assemblages similar to the material culture of groups elsewhere in California and the foothills.

The succeeding Middle Horizon, namely the Cosumnes Culture after Ragir (1972), the Berkeley Pattern after Fredrickson (1974), and absorbed into the Middle and Upper Archaic designations by Rosenthal et al. (2007) was first recognized at site CA-SAC-66. Much less published material discusses the patterns defined for this era than does Windmiller; none the less, some of the most notable characteristics are:

- tightly flexed burials with variable orientation;
- red ochre stains in burials;
- distinctive *Olivella* and *Haliotis* beads and ornaments;
- distinctive charmstones;
- cobble mortars and evidence of wooden mortars;
- numerous bone tools and ornaments;
- large, heavy foliate and lanceolate concave base projectile points made of materials other than obsidian; and
- objects of baked clay.

Further classification of the Middle Archaic (as defined by Rosenthal et al. 2007) into the Foothills Tradition and Valley Tradition helped to clarify the different types of cultural sequences which occurred during these time periods. Functional artifact assemblages consisting primarily of locally sourced flaked stone and groundstone cobbles characterize the Foothills Tradition, with very few trade goods. Sites that represent the Valley Tradition are much fewer in number and are generally characterized by much more diverse subsistence practices and extended periods of sedentism. Specialized tools, trade goods, and faunal refuse that indicate year-round occupation are evident on sites of the Valley Tradition (Rosenthal et al. 2007). Distinct artifacts attributed to this tradition include one of the oldest dated shell bead lots in

Central California (4,160 BP) and a particular type of pestle used with a wooden mortar (Meyer and Rosenthal 1997).

The Sierra Nevada experienced significant climactic shifts and concomitant vegetation change throughout the Holocene, but pollen analysis and climactic records indicate that the current climate pattern and primary constituents of vegetation communities were in place by the Middle Archaic around 1,000 BC (Hull 2007). Seasonal transhumance practiced by indigenous populations of the Sierra may have become more consistent during this period of relative environmental stasis.

Paleobotanical analysis from sites of the Foothills Tradition including CA-CAL-789, CA-CAL-629, and CA-CAL-630 confirm that acorns and pine nuts were preferred for subsistence (Rosenthal and McGuire 2004; Wohlgemuth 2004) Sites near the Project Area associated with the Valley Tradition are rare in the early Middle Archaic (ca. 5,550 to 2,050 cal. BC) but include the Reservation Road site (CA-COL-247), and two buried sites in the northern Diablo Range (CA-CCO-637 and CA-CCO-18/548). Sites associated with later portions of the Middle Archaic (post-2,050 cal. BC) near the Project Area include CA-SAC-107 and CA-BUT-233, both of which produced elaborate material culture and diverse dietary and technological assemblages.

The next era in the region is identified as the Late Horizon by Beardsley (1948, 1954), the Hotchkiss Culture by Ragir (1972), and the Augustine Pattern by Fredrickson (1974). The culture was formed by populations during the later Upper Archaic and Emergent Periods, as defined by Rosenthal et al. (2007), and ranges in age from around 550 cal. BC to contact (dates vary between the different models of prehistory developed for the region). The Upper Archaic, as discussed above, corresponds with the late Holocene change in environmental conditions to a wetter and cooler climate. The Emergent Period and Late Horizon are markedly represented by the introduction of bow-and-arrow technology, as well as more pronounced cultural diversity as reflected in diversity of burial posturing, artifact styles, and material culture. Cultural patterns for this era are represented in the northern Sacramento Valley, namely within the Whiskeytown Pattern, at sites CA-SHA-47, CA-SHA-571/H, CA-SHA-890, CA-SHA-891, and CA-SHA-892 (Sundahl 1982, 1992).

This era primarily represents both local innovation and the blending of new cultural traits introduced into the Central Valley. The Emergent Occupation (as defined by Rosenthal et al. 2007) coincides with the Augustine Pattern (Fredrickson 1974) in the lower Sacramento Valley/Delta region, and with the Sweetwater and Shasta complexes in the northern Sacramento Valley (Fredrickson 1974; Kowta 1988; Sundahl 1982). The emergence of the Augustine Pattern appears to have been associated with the expansion of Wintun populations from the north, which appears to have led to an increase in settlements in the area after 550 BP (Bennyhoff 1994; Moratto 1984).

During this period in the Sierra Nevada, paleoenvironmental data suggests severe droughts occurred from around AD 892 to 1112 and AD 1210 to 1350 (Hull 2007; Lindström 1990; Stine 1994). These drier conditions surely affected the seasonal resource procurement rounds of the native populations during this time, and likely led to an influx of population movement and cultural blending into the foothills zone and Central Valley by Sierra Nevada groups.

Despite the varying designations, this emergent era is distinguished in the archaeological record by intensive fishing, extensive use of acorns, elaborate ceremonialism, social stratification, and cremation of the dead. Artifacts associated with the defined patterns (Augustine, Emergent, Hotchkiss) include bow-and-arrow technology (evidenced by small projectile points), mortars and pestles, and fish harpoons with unilaterally or bilaterally placed barbs in opposed or staggered positions (Bennyhoff 1950). Mortuary patterns include flexed burials and cremations, with elaborate material goods found in association with prestigious individuals. A local form of pottery, Cosumnes brownware, emerged in the lower Sacramento Valley (Rosenthal et al. 2007). Sites contain this ceramic type in their artifact assemblage near the Project Area include CA-SAC-6, CA-SAC-67, CA-SAC-107, CA-SAC-265, and CA-SAC-329. Human animal effigies are also a marker of this emergent era around the Project Area and are present at sites CA-SAC-6, CA-SAC-16, CA-SAC-29, CA-SAC-267, and CA-SAC-267.

3.3 Ethnography

Prior to the arrival of European-Americans in the region, indigenous groups speaking more than 100 different languages and occupying a variety of ecological settings inhabited California. Kroeber (1925, 1936), and others (i.e., Driver 1961; Murdock 1960), recognized the uniqueness of California's indigenous groups and classified them as belonging to the California culture area. Kroeber (1925) further subdivided California into four subculture areas: Northwestern, Northeastern, Southern, and Central.

When the first European explorers entered the regions between 1772 and 1821, an estimated 100,000 people, about 1/3 of the state's native population, lived in the Central Valley (Moratto 1984). At least seven distinct languages of Penutian stock were spoken among these populations: Wintu, Nomlaki, Konkow, River Patwin, Nisenan, Miwok, and Yokuts. Common linguistic roots and similar cultural and technological characteristics indicate that these groups shared a long history of interaction (Rosenthal et al. 2007). The Central area (as defined by Kroeber 1925) encompasses the current Project Area and includes the Nisenan or Southern Maidu.

Ethnographically, the Project Area is in the southwestern portion of the territory occupied by the Penutian-speaking Nisenan. Nisenan inhabited the drainages of the Yuba, Bear, and American rivers, and also the lower reaches of the Feather River, extending from the east banks of the Sacramento River on the west to the mid to high elevations of the western flank of the Sierra Nevada to the east (Wilson and Towne 1978). The territory extended from the area surrounding the current city of Oroville on the north to a few miles south of the American River in the south. The Sacramento River bounded the territory on the west, and in the east, it extended to a general area located within a few miles of Lake Tahoe.

As a language group, Nisenan (meaning "from among us" or "of our side") are members of the Maiduan Family of the Penutian stock and are generally divided into three groups based on dialect differences: the Northern Hill (mountain) Nisenan in the Yuba River drainage; the Valley Nisenan along the Sacramento River; and the Southern Hill (foothills) Nisenan along the American River (Beals 1933; Kroeber 1925; Wilson and Towne 1978). Individual and extended families "owned" hunting and gathering grounds, and trespassing was discouraged (Kroeber 1925; Wilson and Towne 1978). Residence was generally patrilocal, but couples actually had a choice in the matter (Wilson and Towne 1978).

The basic social and economic group for the Nisenan was the family or household unit. The nuclear or extended family formed a corporate unit. These basic units were combined into distinct village or hamlet groups, each largely composed of consanguine relatives (Beals 1933; Littlejohn 1928). Lineage groups were important political and economic units that combined to form tribelets, which were the largest sociopolitical unit identified for Nisenan (Wilson and Towne 1978). Each tribelet had a chief or headman who exercised political control over all villages within it. Villages typically included family dwellings, acorn granaries, a sweathouse, and a dance house, owned by the chief. The role of chief seems to have been an advisory role with little direct authority (Beals 1933) but with the support of the shaman and the elders, the word of the chief became virtually the law (Wilson and Towne 1978). Tribelets assumed the name of the head village where the chief resided (Beals 1933; Levy 1978).

The office of tribelet chief was hereditary, with the chieftainship being the property of a single patrilineage within the tribelet. Tribelet populations of Valley Nisenan were as large as 500 persons (Wilson and Towne 1982), while foothill and mountain tribelets ranged between 100 and 300 persons (Levy 1978; Littlejohn 1928). Each tribelet owned a bounded tract of land and exercised control over its natural resources (Littlejohn 1928). Beals (1933) estimated that Nisenan tribelet territories averaged approximately 10 miles along each boundary, or 100 square miles, with foothill territories tending to encompass more area than mountain territories. Littlejohn (1928) noted that in many instances, these boundaries were indicated by piles of stones. Regardless, Nisenan groups tended to stay within their village areas except during the summer season when groups of people would sojourn into the mountains to hunt and gather (Littlejohn 1928).

Nisenan practiced seasonal migration, a subsistence strategy involving moving from one area or elevation to another to harvest plants, fish, and hunt game across contrasting ecosystems that were in relatively close proximity to each other. Valley Nisenan generally did not range beyond the valley and lower foothills, while foothill and mountain groups ranged across a more extensive area that included jointly shared territory whose entry was subject to traditional understandings of priority of ownership and current relations between the groups (d'Azevedo 1963).

During most of the year, Nisenan usually lived in permanent villages located below 2,500 feet that generally had a southern exposure, were surrounded by an open area, and were located above, but close to watercourses (Littlejohn 1928). The rather large uninhabited region between the 3,000-foot contour and the summit of the Sierra Nevada was considered "open ground" that was only used by communities living along its edge (Littlejohn 1928). Beals (1933) noted that permanent villages in the foothills and mountains were usually located on high ground between rivers. Valley villages were also usually located on raised areas to avoid flooding. Littlejohn (1928) stated that at one time or another there were settlements located on every small stream within Nisenan territory, but permanent villages were not located in steep, dark, narrow canyons of large rivers, or at altitudes where deep snows persisted throughout the winter. In fact, permanent occupation sites above 3,500 feet were only located in protected valleys (Littlejohn 1928).

The availability of resources influenced the location of Nisenan permanent villages, since they acquired a proportion of their food resources from the general area surrounding them (Littlejohn 1928; Wilson and Towne 1978). Other essential and critical food resources were obtained during the summer, when small

base camps were established at higher altitudes in proximity to a water source. Individuals would stage expeditions to acquire natural, faunal, and plant resources from these camps (Littlejohn 1928; Wilson and Towne 1978).

Communally organized Nisenan task groups exploited a wide variety of resources. Communal hunting drives were undertaken to obtain deer, quail, rabbits, and grasshoppers. Bears were hunted in the winter when their hides were at their best condition. Runs of salmon in the spring and fall provided a regular supply of fish, while other fish such as suckers, pike, whitefish, and trout were obtained with snares, fish traps, or with various fish poisons such as soaproot (Beals 1933; Faye 1923; Wilson and Towne 1978). Birds were caught with nooses or large nets and were also occasionally shot with bow and arrow. Game was prepared by roasting, baking, or drying. In addition, salt was obtained from a spring near modern-day Rocklin (Wilson and Towne 1978).

Acorns were gathered in the fall and stored in granaries for use during the rest of the year. Although acorns were the staple of the Nisenan diet, they also harvested roots like wild onion and "Indian potato," which were eaten raw, steamed, baked, or dried and processed into flour cakes to be stored for winter use (Wilson and Towne 1978). Buckeye, pine nuts, hazelnuts, and other edible nuts further supplemented the diet. Key resources such as acorns, salmon, and deer were ritually managed through ceremonies to facilitate successful exploitation and equitable distribution of resources (Beals 1933; Swezey 1975; Swezey and Heizer 1977).

Trade was important with goods traveling from the coast and valleys up into the Sierra Nevada mountains and beyond to the east, and vice versa. Coastal items like shell beads, salmon, salt, and foothill pine nuts were traded for resources from the mountains and farther inland, such as bows and arrows, deer skins, and sugar pine nuts. In addition, obsidian was imported from the north (Wilson and Towne 1978).

Nisenan built residential dwellings, ceremonial structures, semi-subterranean sweat lodges, and menstruation huts (Wilson and Towne 1978). The typical hill and mountain dwelling was the conical bark house made by overlapping three or four layers of bark with no interior support. A thatched house was used at lower elevations, consisting of a conical framework of poles that was covered by brush, grass, or tules. Semi-subterranean earth lodge roundhouses were also built by hill and mountain groups and used for ceremonial gatherings, assemblies, local feasts, and for housing visitors (Beals 1933; Levy 1978).

Flaked and ground stone tools were common among the Nisenan and included knives, arrow and spear points, club heads, arrow straighteners, scrapers, rough cobble and shaped pestles, bedrock mortars, grinding stones (metates), pipes, charms, and short spears (Barrett 1917; Beals 1933; Voegelin 1942; Wilson and Towne 1978). Beals (1933) also noted that certain colored stone points were considered "lucky," and could be traded for four or five other projectile points. In addition, obsidian was highly valued and imported. Nisenan informants stated that obsidian only came from a place to the north, outside of Nisenan territory (Littlejohn 1928). Littlejohn (1928) also noted that soapstone was used for bowl mortars, although informants of Wilson and Towne (1978) claimed that neither they nor their ancestors made mortars.

Wood was used for a variety of tools and weapons, including both simple and sinew-backed bows, arrow shafts and points, looped stirring sticks, flat-bladed mush paddles, pipes, and hide preparation tools

(Wilson and Towne 1978). Cordage was made from plant material and was used to construct fishing nets and braided and twined tumplines. Soaproot brushes were commonly used during grinding activities to collect meal or flour. Specialized food processing and cooking techniques included the grinding and leaching of ground acorn and buckeye meal; burning of umbelliferae, a plant with cabbage-like leaves, to obtain salt; and roasting various foods in earth ovens (d'Azevedo 1986; Wilson and Towne 1978). Both hill and valley groups used the bedrock mortar and pestle (both rough cobble and shaped) to grind acorns, pine nuts, seeds, other plant foods, and meat. A soaproot brush was used to sweep ground meal into mortar cups and collect flour. Fist-sized, heated stones were used to cook or warm liquid-based foods such as acorn gruel and pine nut meal. Whole acorns were stored in granaries, and pine nuts were stored in large pine bough covered caches (Wilson and Towne 1978).

Nisenan groups managed many wild plants, primarily by controlled burning which removed underbrush and encouraged growth of edible grasses, seed producing plants, and other useful plant resources (e.g., basketry materials) (Blackburn and Anderson 1993). The use of fire for environmental modification and as an aid in hunting is frequently mentioned in the ethnographic literature relating to the Nisenan. Littlejohn (1928) noted that the lower foothills in the valley oak zone were thickly covered with herbaceous vegetation that was annually burned by the Nisenan to remove and limit its growth while facilitating the growth of oaks for harvesting acorns. The annual fires destroyed seedlings but did not harm established oak trees. Beals (1933) also noted that the Nisenan regularly burned the land, primarily for the purpose of driving game, and consequently created much more open stands of timber than currently exist in the area. Beals (1933) informants stated that before their traditional burning regimes were halted by European-Americans, "it was often a mile or more between trees on the ridges." In addition to removing underbrush, improving travel conditions, and facilitating plant growth, burning may also have improved areas of deer forage, potentially altering migratory patterns of deer populations by lessening their need to seek fresh forage on a seasonal basis (Matson 1972).

Nisenan used baskets for a variety of tasks, including storage, cooking, serving and processing foods, traps, cradles, hats, cages, seed beaters, and winnowing trays. Basket manufacturing techniques included both twining and coiling, and baskets were decorated with a variety of materials and designs. Other woven artifacts include tule matting and netting made of milkweed, sage fibers, or wild hemp (Wilson and Towne 1978).

Like most indigenous cultures, Nisenan groups had a holistic epistemology; a theorem of holistic knowledge in which any subject is a composite of all other subjects, and every aspect of knowledge is interconnected. The Nisenan world contained many ineffable supernatural beings and spirits, and all natural objects were endowed with potential supernatural powers (Beals 1933).

Stories about world creation and human origins vary amongst different ethnographic accounts as well as amongst different groups. Some expressed the idea that the world has always existed, but in different forms; some told that everything was made by someone, and that all birds and animals were once human; others told of a flood that killed the first people because they were bad (Kroeber 1929). In creation stories there was a culture hero, usually who created earth, and Coyote the trickster who introduced death and conflict to a once utopian existence (Beals 1933; Kroeber 1929).

Ethnographic accounts of specific religious practices were stymied by several factors, including reluctance on behalf of Nisenan groups to discuss their religion, many variations in cultural practices, and disease epidemics during contact period. Certain central themes were identified by Gifford (1927), who divided Nisenan religious ceremonies into three chronological strata: indigenous dances (early); northern-influenced dances of the *Kuksu* or god-impersonating cult performed in dance houses; and a *Kuksu* religious revival circa 1870 adapted to the Ghost Dance religion.

The *Kuksu* cult was the major religious system in Central California and was practiced by the Nisenan in various forms. Cult membership was reserved for initiated few, who danced disguised as the spirits of deities (Heizer 1962). Other religious ceremonies included a mourning ceremony, an annual ritual for the dead performed in the fall in which dancers covered their faces with ash and wailed and cried around a central brush pyre (Gifford 1927). This ceremony was observed and documented among mountain groups but little is known about whether valley and foothills groups performed similar rites (Wilson and Towne 1978). Other ceremonial dances included a *Kamin* dance celebrated in late March to mark the beginning of spring; the *Weda* or Flower dance of late April; a *Dappe* or Coyote Dance; and a *Nemulsa* or "Big Festival" to which people came from a distance to celebrate (Gifford 1927).

The Nisenan had two types of doctors or shamans, curing and religious, both of whom performed their rituals publicly in the village dance house (Wilson and Towne 1978). The curing shamans could be of either sex and possessed certain charms and medicines. They diagnosed feeling and sucked out the area of pain to remove the offending object (such as dead fly, a small bone, a blood clot), which was displayed, and then buried immediately. Curing shamans were only paid if they cured the afflicted patient (Wilson and Towne 1978). The religious shaman, or *oshpe*, represented the supernatural and was a dominant figure in dance house rituals. He gained control over spirits by dreams or esoteric encounters, and it was believed he could conjure up spirits and voices of the deceased (Wilson and Towne 1978).

The Spanish arrived on the Central California coast in 1769. Early contact with the first Spanish explorers to enter California was limited to the peripheries of Nisenan territory; they occurred mainly to the south on lands of the Miwok which had been explored by José Canizares in 1776, with only ephemeral explorations into Nisenan lands. There are no records of Nisenan groups being removed to the missions. They did, however, receive escapees from the missions, as well as pressure of displaced Miwok populations on their southern borders. The first known occupation by European-Americans was marked by American and Hudson Bay Company fur trappers in the late 1820s establishing camps in Nisenan territories. This occupation was thought to have been peaceful (Wilson and Towne 1978).

In 1833 a deadly epidemic (probably malaria) swept through the Sacramento Valley and had a devastating effect on Nisenan populations. Entire villages were lost and surviving Nisenan retreated into the hills. An estimated 75 percent of their population was wiped out, and only a handful were left to face the gold miners and settlers who were soon to follow (Cook 1955). Captain John Sutter settled in Nisenan territory in 1839, and through force and persuasion he coerced most of the remaining Valley Nisenan to be on peaceful terms (Wilson and Towne 1978).

The mountain Nisenan groups encountered Europeans in their territory but were not adversely affected by the epidemics and early settlers. The discovery of gold, however, led to their territory being overrun

within a matter of a few years. James Marshal's 1848 gold discovery was in the middle of Nisenan territory, and thousands of miners were soon living in the area. This dynamic led to widespread killing, destruction, and persecution of the Nisenan and their culture. The few survivors were relegated to working in agriculture, logging, ranching, or domestic pursuits (Wilson and Towne 1978). A native culture resurgence occurred around 1870 with influence from the Ghost Dance revival, but by 1890s the movement had all but ended in dissolution. By the time of the Great Depression, it was said that no living Nisenan could remember a time before European-American contact (Wilson and Towne 1978).

The turn of the century was fraught with deplorable conditions for the surviving Nisenan populations, marked by low educational attainment, high unemployment, poor housing and sanitation, and prevalence of alcoholism. The 1960 U.S. census (California State Advisory Commission of Indian Affairs 1966 as cited in Wilson and Towne 1978) reported 1,321 Native Americans resided in the counties originally held as Nisenan territory, but none had tribal affiliation. Sacramento County listed 802 Native Americans, of which only four were known descendants of the Valley Nisenan. El Dorado, Placer, Yuba, and Nevada counties had several Nisenan families in the 1970s who are descended from mountain groups and could speak the language and retained knowledge of traditional lifeways (Wilson and Towne 1978).

A few people still practiced Nisenan customs through the turn of the twenty-first century, but the old ways have been largely lost. Despite the hardships on their people through the past few centuries, many modern Native American populations participate in pan-Indian activities and celebrations. Nisenan descendants continue to be active in social movements and organizations that seek to improve the Native American situation in the dominant America culture.

3.4 Regional History

The first European to visit California was Spanish maritime explorer Juan Rodriguez Cabrillo in 1542. Cabrillo was sent north by the Viceroy of New Spain (Mexico) to look for the Northwest Passage. Cabrillo visited San Diego Bay, Catalina Island, San Pedro Bay, and the northern Channel Islands. The English adventurer Francis Drake visited the Miwok Native American group at Drake's Bay or Bodega Bay in 1579. Sebastian Vizcaíno explored the coast as far north as Monterey in 1602. He reported that Monterey was an excellent location for a port (Castillo 1978).

Colonization of California began with the Spanish Portolá land expedition. The expedition, led by Captain Gaspar de Portolá of the Spanish army and Father Junipero Serra, a Franciscan missionary, explored the California coast from San Diego to the Monterey Bay Area in 1769. As a result of this expedition, Spanish missions to convert the native population, presidios (forts), and pueblos (towns) were established. The Franciscan missionary friars established 21 missions in Alta California (the area north of Baja California) beginning with Mission San Diego in 1769 and ending with the mission in Sonoma established in 1823. The purpose of the missions and presidios was to establish Spanish economic, military, political, and religious control over the Alta California territory. No missions were established in the Central Valley. The nearest missions were in the vicinity of San Francisco Bay and included Mission San Francisco de Asis (Dolores) established in 1776 on the San Francisco peninsula, Mission Santa Clara de Asis at the south end of San Francisco Bay in 1777, Mission San Jose in 1797, Mission San Rafael, established as an *asistencia* in 1817 and a full mission in 1823, and Mission San Francisco Solano in Sonoma in 1823 (Castillo 1978;

California Spanish Missions 2011). Presidios were established at San Francisco and Monterey. The Spanish took little interest in the area and did not establish any missions or settlements in the Central Valley.

After Mexico became independent from Spain in 1821, what is now California became the Mexican province of Alta California with its capital at Monterey. In 1827, American trapper Jedediah Smith traveled along the Sacramento River and into the San Joaquin Valley to meet other trappers of his company who were camped there, but no permanent settlements were established by the fur trappers (Thompson and West 1880).

The Mexican government closed the missions in the 1830s and former mission lands, as well as previously unoccupied areas, were granted to retired soldiers and other Mexican citizens for use as cattle ranches. Much of the land along the coast and in the interior valleys became part of Mexican land grants or "ranchos" (Robinson 1948). During the Mexican period there were small towns at San Francisco (then known as Yerba Buena) and Monterey. The rancho owners lived in one of the towns or in an adobe house on the rancho. The Mexican Period includes the years 1821 to 1848.

John Sutter, a European immigrant, built a fort at the confluence of the Sacramento and American rivers in 1839 and petitioned the Mexican governor of Alta California for a land grant, which he received in 1841. Sutter built a flour mill and grew wheat near the fort (Bidwell 1971). Gold was discovered in the flume of Sutter's lumber mill at Coloma on the South Fork of the American River in January 1848 (Marshall 1971). The discovery of gold initiated the 1849 California Gold Rush, which brought thousands of miners and settlers to the Sierra foothills east and southeast of Sacramento.

The American period began when the Treaty of Guadalupe Hidalgo was signed between Mexico and the U.S. in 1848. As a result of the treaty, Alta California became part of the U.S. as the territory of California. Rapid population increase occasioned by the Gold Rush of 1849 allowed California to become a state in 1850. Most Mexican land grants were confirmed to the grantees by U.S. courts, but usually with more restricted boundaries, which were surveyed by the U.S. Surveyor General's office. Land outside the land grants became federal public land that was surveyed into sections, quarter-sections, and quarter-quarter sections. The federal public land could be purchased at a low fixed price per acre or could be obtained through homesteading (after 1862) (Robinson 1948).

3.5 Project Area History

Roseville was originally named Junction because it was located where the California Central Railroad crossed the proposed route of the Central Pacific Railroad, a segment of the First Transcontinental Railroad. The name Roseville was given to the Central Pacific Railroad station and was named either for the most popular girl at a picnic (Gudde 1969) or was named for the nearby ranch of Rose Spring, owned by Judge James McGinley (Thompson and West 1882).

On April 25, 1864, the Central Pacific Railroad was completed from Sacramento to Roseville and soon trains were traveling to and from Sacramento on a daily basis (Department of Parks and Recreation [DPR] 1979). The Central Pacific Railroad connected with the Union Pacific Railroad at Promontory Point, Utah, in 1869 to form the First Transcontinental Railroad. The Central Pacific Railroad later merged with the Southern Pacific Railroad and was known as the Southern Pacific Railroad after 1885. The town served as a

stopping point for the transportation needs of the local farmers and ranchers. Between 1906 and 1909, Roseville became one of the fastest growing towns in the area when the Southern Pacific Railroad repair facilities and roundhouse, originally located in the neighboring city of Rocklin, were moved to Roseville. By the 1920s, Roseville had one of the largest freight yards west of the Mississippi River. During the early to mid-1900s, the town remained an important railroad depot; however, once Interstate 80 was completed, and other means of transportation became available, the depot was finally closed in 1972 (Davis 1993). Although Roseville was hit hard by the decline in railroad transportation, the town has proceeded to grow due to the introduction of many industrial headquarters and the central location of the city within the Sacramento Valley.

Roseville had its beginnings in the aftermath of the California Gold Rush when discouraged gold seekers left the mineral regions to take up farming along rich creek bottom lands. These pioneers formed the nucleus of what was to become the "first families" of Roseville. One of the first sections of southwestern Placer County to be settled was the rich lands of the Dry Creek District, located approximately three miles southwest of the Project Area (City of Roseville 2020; Davis 1964).

Among the European settlers of the Dry Creek District was Martin A. Schellhous who came to California with his wife and acquired a 240-acre ranch. Having brought a number of cattle with him from Michigan, Schellhous turned his attention to raising stock. Later diversifying and expanding his agricultural pursuits, he planted vineyards, orchards, and fields of grain on his property (City of Roseville 2020).

Between 1870 and 1879, Roseville experienced slow but steady development. New construction already underway and reported in the Placer Herald of January 1, 1870 included a new hotel, known as the Roseville Hotel, being erected by Daniel S. Neff, who had formerly operated the 17 Mile House on the old Auburn Road located in Sacramento County. The Roseville Hotel became one of the more prominent businesses in Roseville during the 1870s (Davis 1964). By 1890, though growth had not spiked, a movement toward a more industrial base had begun and business activity increased (City of Roseville 2020).

Fruit shipping became an important factor in the economy of Roseville at the beginning of the twentieth century. Figures compiled by the Roseville Board of Trade for 1901 revealed that during that year alone, more than 781,000 pounds of fresh deciduous fruits had been shipped from Roseville, along with 3,000 boxes of oranges, 22,380 pounds of pickled olives, and 8,000 pounds of olive oil. Hand-in-hand with the increased activity of shipping fruit was a great upsurge in viticulture. Historic records indicate that a total of 1,195,436 boxes of grapes were shipped from the Roseville depot in 1901 (City of Roseville 2020; Davis 1964).

The new State Highway was routed through Roseville in 1912. Roads were paved commencing at the lower end of Riverside Avenue and connecting to the State Highway on Lincoln Road. While Roseville was launching its new government and contributing its share to the war effort during World War I, the city continued to grow. In a 2.5-year period (September 1911 to January 1914), more than 110 new buildings were erected. Population increased from 2,608 in 1910 to 4,477 in 1920. By 1924, the Southern Pacific Railroad purchased 200 acres of land between Roseville and Antelope for relocation of Pacific Fruit

Express (PFE) shops and construction of 77 miles of new tracks to be used by both Southern Pacific and PFE. By June 1927, the new facilities were in operation (City of Roseville 2020).

The considerable building and commercial development that characterized Roseville throughout the 1920s was curbed drastically by the Great Depression; however, municipal improvements continued to progress in spite of the Depression. Although Roseville had become a "city" in 1909, it was not until 1935 that voters, by a 443 to 194 count, permitted the community to become a "charter city," which gave residents the ability to change how their city is governed. Between 1941 and 1942, no major building activity was reported in the columns of The Press Tribune. By the latter date, however, approximately 1,000 new residents had moved to Roseville; most of them worked in nearby defense installations or for the railroad (City of Roseville 2020).

The population boom, which hit southern California with sudden swiftness in the late 1940s and spread quickly to northern California in the following decades, focused on southwestern Placer County after 1960. George Buljan served as mayor during this period of rapid growth and great change. Buljan served on the City Council for 24 years. The city, among other things, named a middle school after him, which is located off Washington Boulevard, north of the Project Area. The population boom of the 1960s continued through the 1970s, and commercial and residential development continued through the turn of the twenty-first century.

3.5.1 Historical Context of Transmission Lines

The following broad historical overview of electric transmission is included to provide a sense of the historical developments, techniques, and significant events associated with electric transmission systems. Specific historical accounts and important information about electric transmission systems are often not documented in the historical record because these types of systems primarily serve a utilitarian function and their historical developments through time are linked to the service they provide. In order to assess whether or not a specific electric transmission line is relevant within the historical developments of these types of utilities, it is important to identify the major significant events of electric transmission, important companies, and other developments through time in addition to the property-specific information identified during focused archival research.

3.5.1.1 Electric Transmission in California

The number of electric utility companies in California significantly increased in the 1880s to meet the demand of the growing population and widespread use of Thomas Edison's new version of the incandescent light bulb (Adams 2010). Electric utility companies prior to the 1880s typically used low-voltage direct currents (DC), also invented by Edison, which transmitted electricity only about three miles. Because the electricity could not travel a long distance, only urban, densely populated areas could economically be served by these electric companies. Despite the limitations of DC systems, the California Electric Light Company of San Francisco was the first to begin installing long-distance electric transmission lines in California in 1879 (Adams 2010).

The alternating current (AC) system was developed later by Nikola Tesla and William Stanley (of the Westinghouse Company) and was more powerful than the DC system, with the capability of transmitting

higher voltages of electricity a significantly further distance (Adams 2010). California first saw use of the AC system when electrical engineer Almerian Decker and his partners opened the San Antonio Light and Power Company and in 1892 transmitted electricity over 14 miles in Pomona (JRP Historical Consulting, LLC 2007). In 1895 the Folsom power plant, designed by James Lighthipe of General Electric, produced and transmitted power to Sacramento approximately 22 miles away (JRP 2007). By the end of the 1890s, several cities in California began to use AC systems in their power plants because of the capability to transmit electricity longer distances. Another new invention in electrical transmission and distribution was the "converter," also called the transformer. Transformers are designed to reduce high electrical voltages passing along transmission lines to lower voltages to be safely distributed to residences and businesses (Adams 2010).

Electric transmission lines throughout California continued to grow in length significantly into the twentieth century. In 1899, the Edison Electric Company, predecessor of Southern California Edison, used glazed porcelain insulators to hold the conductor wire, which allowed construction of an 83-mile-long electric transmission line from the Santa Ana River to Los Angeles, the longest line at the time (Adams 2010). The length of electric transmission lines continued to increase over the next decade. In 1901, the Bay Counties Power Company constructed a 142-mile-long electric transmission line from the Colgate Powerhouse in the Sierra Nevada to Oakland. John Debo Galloway was the engineer who designed the 142-mile-long transmission line, which is given credit for being the longest in the world at the time. Galloway was a major pioneer in the design of electric transmission lines in California (Adams 2010).

Pacific Gas and Electric (PG&E) is one of the oldest electric utility companies in California. The California Electric Light Company was originally founded in 1879 by George Roe. The California Electric Light Company later opened the Folsom Powerhouse to develop hydroelectric power and distribute it to the area. This event was significant because it required the transmission of electricity over a long distance, a range achieved by only a few at the time. At this time, several electric utility companies were springing up throughout California, all competing in the electricity sales market. The Folsom Powerhouse and long-distance electric transmission capabilities of the California Electric Light Company gave them a significant advantage over competitors. Eventually, PG&E was formed in 1905 as a merger of the San Francisco Gas and Electric Company and the California Gas and Electric Corporation. Since formation, the company has expanded operations throughout the U.S. Currently, PG&E operates thousands of miles of electric transmission systems in California powering millions of homes (PG&E 2014).

3.5.2 Engineering

In order to adequately determine the eligibility of SV-001, Sacramento Municipal Utilities District (SMUD) 230-kV transmission line and SV-002, SMUD 115-kV distribution line for inclusion on the NRHP and CRHR, it is essential to understand the mechanical and physical components of the tower structures and poles supporting the conductor wires. All of the components and technologies of electric transmission lines discussed below are currently in use by PG&E, SMUD, and other electric utility companies in California and were included in this report to assist in the evaluation of the historic-age transmission lines within the Project Area.

The basic considerations of electric transmission tower and distribution pole construction focus on safety and structural load requirements. Towers and poles are designed to be able to withstand specific loads depending on environmental surroundings. A tower built in a valley must be able to withstand the structural loads of heavy winds while a tower built on a high mountain must be able to withstand the structural loads of heavy ice. A structure also has to withstand heavy stresses that are imposed on it, such as the tension of the wires it is supporting, the weight of conductors, stresses from guy wires stabilizing the towers, and the angles in the lines (Gonen 2009). Transmission towers span a variety of environments in long transmission systems, and therefore, tower foundations are selected depending on the characteristics of the ground at the location of a particular tower. Since towers typically stand on four angled legs, the foundation they sit on is generally designed to cover a small surface. These foundations are called spread foundations and contain steel plates and grillages set in concrete (Adams 2010).

Conductor wires are typically made of copper or aluminum metals (Sevick 2001). Aluminum is a lighter metal and is stronger than copper, but not as conductive of electricity. Insulators are used as separators between the conductor and the structure holding the wire. Insulators are typically made of porcelain, glass treated with epoxy resins, or fiberglass, though porcelain is the most commonly used (Gonen 2009). There are several types of insulators commonly used on today's electric transmission lines. These are the pin type, suspension type, and strain type insulators. Pin insulators are designed and commonly used for small-voltage transmission lines under 44 kV. Suspension insulators hold the conductor wire suspended from an arm of a tower and are typically seen on high-voltage transmission lines (Gonen 2009). Strain insulators are designed to withstand heavy stress and are typically used where a transmission line system turns a curve or crosses an obstruction or where a system closes off a circuit. In addition, high-voltage electric transmission lines typically support overhead grounding wire. Overhead grounding wires are designed to absorb electrical impulses in the atmosphere that could interfere with electrical currents in the conductor wire or damage the transmission line (Gonen 2009).

4.0 METHODS

4.1 Personnel Qualifications

All phases of the cultural resources investigation were conducted or supervised by Registered Professional Archaeologist (RPA) Lisa Westwood, who meets the Secretary of the Interior's Professional Qualifications Standards for prehistoric and historical archaeology. Staff archaeologist Laurel Zickler-Martin, RPA, conducted the background research and Senior Archaeologist Theadora Fuerstenberg, RPA, prepared the report with assistance from Staff Archaeologist Megan Webb. Fieldwork was conducted in two phases by Megan Webb, Senior Archaeologist Brian S. Marks, and Project Assistant Shannon Joy. The architectural history evaluation and analysis of the transmission towers was conducted by Senior Architectural Historian Jeremy Adams, who meets the Secretary of the Interior's Professional Qualifications Standards for architectural history and built environment. Lisa Westwood provided technical report review and quality assurance.

Lisa Westwood, the Principal Investigator, has 26 years of experience. She holds a B.A. in Anthropology and an M.A. in Anthropology (Archaeology). She has participated in or supervised numerous survey, testing, and data recovery excavations, has recorded and mapped hundreds of pre-contact and historical

sites, and has cataloged, identified, and curated hundreds of thousands of artifacts. She has conducted evaluations of cultural resources for eligibility to the NRHP and CRHR and is well versed in impact assessment and development of mitigation measures for CEQA and Section 106 (NHPA) projects. She is the Director of Cultural Resources for ECORP.

Theadora Fuerstenberg is a Senior Archaeologist for ECORP. She holds a B.A. in Anthropology and an M.A. in Cultural Resources Management, and has more than 16 years of experience, specializing in historic-era California, pre-contact central, southeastern, northern coastal California, and the Great Basin. Her principal professional abilities include identification and treatment of cultural resources and preparation of technical documents as required for compliance with CEQA, NEPA, and Sections 106 and 110 of the NHPA; conducting archival and background research; directing large and complex archaeological survey and archaeological excavations; directing and performing laboratory analysis of pre-contact and historic-era collections; and writing research designs, management plans, and reports for archaeological and cultural resource management projects.

Jeremy Adams meets the Secretary of the Interior's Standards for Architectural History and History, holding a B.A. in History and a M.A. in History (Public History). Mr. Adams has more than 11 years of experience specializing in historic resources of the built environment. He is skilled in carrying out historical research at repositories such as city, state, and private archives, libraries, CHRIS information centers, and historical societies. He has experience conducting field reconnaissance and intensive surveys. Mr. Adams has conducted evaluations of cultural resources for eligibility to the NRHP and CRHR.

Megan Webb is a Staff Archaeologist for ECORP and has more than five years of experience in cultural resources management, primarily in California. She holds a B.A. in Anthropology and has participated in all aspects of archaeological fieldwork, including survey, test excavation, and data recovery, in addition to months of archaeological laboratory experience.

Brian S. Marks has been an archaeologist since 1997, and has been working in cultural resources management in California since 2010 following eight years of archaeological work in the southeast U.S. Dr. Marks holds a Ph.D. and an M.S. in Anthropology. He has participated or supervised well over 200 survey, testing, and data recovery excavations; has recorded and mapped a multitude of pre-contact and historical sites including Civil War battlefields, Gold Rush boom towns, submerged pre-contact sites, and others. He has conducted evaluations of cultural resources for eligibility to the NRHP and CRHR and is well versed in impact assessment and development of mitigation measures for CEQA and Section 106 (NHPA) projects. He is a Senior Archaeologist for ECORP.

Shannon Joy is a Project Assistant and has more than two years of experience in cultural resources management in California. She is currently completing her B.A. in Anthropology (Archaeology) and has participated in all aspects of archaeological fieldwork, including survey, test excavation, and data recovery.

Laurel Zickler-Martin is a Staff Archaeologist at ECORP with over 10 years of experience in cultural resources management in California and the Great Basin, as well as project experience in Washington state and Oregon. Ms. Zickler-Martin has conducted all aspects of archaeological fieldwork, laboratory work, and reporting, including survey, site recording, test excavation, data recovery, and monitoring; cataloging, artifact analysis, curation, and collections and database management; CHRIS records searches,

archival research, preparation of DPR and IMACS site forms, determinations of NRHP and CRHR eligibility for archaeological and built environment resources, and preparation of and contributions to numerous technical reports. Faunal and human osteology analysis are Ms. Zickler-Martin's areas of specialization.

4.2 Records Search Methods

ECORP requested a records search for the property with the North Central Information Center (NCIC) of the CHRIS at California State University, Sacramento on June 17, 2020 (NCIC search #PLA-20-71; Attachment A). The purpose of the records search was to determine the extent of previous surveys within a 0.5-mile (800-meter) radius of the Proposed Project location, and whether previously documented pre-contact or historic archaeological sites, architectural resources, or traditional cultural properties exist within this area.

In addition to the official records and maps for archaeological sites and surveys in Placer County, the following historic references were also reviewed: Historic Property Data File for Placer County (OHP 2012); The National Register Information System (National Park Service [NPS] 2020); *Office of Historic Preservation, California Historical Landmarks* (OHP 2020); California Historical Landmarks (OHP 1996 and updates); California Points of Historical Interest (OHP 1992 and updates); Directory of Properties in the Historical Resources Inventory (1999); *Caltrans Local Bridge Survey* (Caltrans 2019); *Caltrans State Bridge Survey* (Caltrans 2018); and *Historic Spots in California* (Kyle 2002).

Other references examined include a RealQuest Property Search and historic General Land Office (GLO) land patent records (Bureau of Land Management [BLM] 2020). Historic maps reviewed include:

- 1855 BLM GLO Plat map for Township 11 North Range 6 East;
- 1891 USGS Sacramento, California topographic quadrangle map (1:125,000 scale);
- 1910 USGS Roseville, California topographic quadrangle map (1:31,680 scale);
- 1953 USGS Roseville, California topographic quadrangle map (1:24,000 scale);
- 1967 USGS Roseville, California topographic quadrangle map (1:24,000 scale);
- 1967 photo revised 1981 USGS Roseville, California topographic quadrangle map (1:24,000 scale); and
- 1992 USGS Roseville, California topographic quadrangle map (1:24,000 scale).

Historic aerial photos taken in 1947, 1957, 1964, 1966, and more recent aerial photos from 1993, 1998, 2002, 2005, 2009, 2010, 2012, 2014, and 2016 were also reviewed for any indications of property usage and built environment.

The nearest local historical register is limited to the city of Sacramento and does not extend to the area subject to this assessment.

4.3 Sacred Lands File Coordination Methods

In addition to the records search, ECORP contacted the California Native American Heritage Commission (NAHC) on June 17, 2020 to request a search of the Sacred Lands File for the APE (Attachment B). This search will determine whether or not Sacred Lands have been recorded by California Native American tribes within the APE, because the Sacred Lands File is populated by members of the Native American community who have knowledge about the locations of tribal resources. The responsibility to formally consult with the Native American community, however, lies exclusively with the federal and local agencies under applicable state and federal law. ECORP was not delegated authority by the lead agencies to conduct tribal consultation.

4.4 Other Interested Party Consultation Methods

ECORP mailed letters to the Placer County Historical Society and the Roseville Historical Society on June 17, 2020 to solicit comments or obtain historical information that the repository might have regarding events, people, or resources of historical significance in the area (Attachment A). No response has been received to date.

4.5 Field Methods

On June 23, 2020 and June 14, 2021, ECORP subjected the APE to intensive pedestrian surveys under the guidance of the *Secretary of the Interior's Standards for the Identification of Historic Properties* (NPS 1983) using transects spaced 15 meters apart (Figure 2). ECORP expended one person-day in the field. At that time, the ground surface was examined for indications of surface or subsurface cultural resources. The general morphological characteristics of the ground surface were inspected for indications of subsurface deposits that may be manifested on the surface, such as circular depressions or ditches. Whenever possible, the locations of subsurface exposures caused by such factors as rodent activity, water or soil erosion, or vegetation disturbances were examined for artifacts or for indications of buried deposits. No subsurface investigations or artifact collections were undertaken during the pedestrian survey.

All cultural resources encountered during the survey were recorded using DPR 523-series forms approved by the California OHP. The resources were photographed, mapped using a handheld Global Positioning System receiver, and sketched as necessary to document their presence using appropriate DPR forms.



Location: N:\2020\2020-108 Sierra View Country Club\MAPS\Cultural_Resources\SVCC_SurveyCoverage_20210611.mxd (KIT)-kturnquist 6/14/2021

Map Date: 6/14/2021
Photo Source: NAIP 2018

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Figure 2. Survey Coverage

2020-108 Sierra View Country Club

5.0 RESULTS

5.1 Records Search

Eighteen previous cultural resource investigations have been conducted within 0.5 mile of the property, covering approximately 20 percent of the total area surrounding the property within the record search radius. The previous studies within the records search radius were conducted between 1979 and 2015. A list of the previous reports is provided in Attachment A. The results of the records search indicated that the transmission line right-of-way (a maximum of 200-foot-wide corridor) located within the property has been previously surveyed for cultural resources in 1986, 2001, and again in 2002; however, these studies were conducted in smaller segments, at different times, by different consultants, as many as 34 years ago under obsolete standards, and did not cover the entire APE. Therefore, a pedestrian survey of the entire 23.1-acre APE was conducted for the current Project under current (2014) USACE protocols. As a result of these studies, no cultural resources other than the Western Area Power Administration (WAPA) transmission line (P-31-3280) were identified in the APE.

The records search also determined that nine previously recorded pre-contact and historic period cultural resources are located within 0.5 mile of the Project Area. Of these, one is believed to be associated with Native American occupation of the vicinity, and eight are historic-period sites, associated with early European-American ranching and mining activities and built environment (railroads, bridges, roads, transmission line, and the Old Roseville Historic District). A list of the previously recorded resources is provided in Attachment A. The only site identified within the APE was the previously recorded 1950s WAPA transmission lines (P-31-3280).

The OHP's *Built Environment Resource Directory for Placer County* (dated March 3, 2020) did not include any resources within the Project Area (OHP 2020).

The National Register Information System (NPS 2020) failed to reveal any eligible or listed properties within the Project Area. The nearest National Register property, The Carnegie Library, is 0.5 mile southwest of the Project Area in downtown Roseville.

Resources listed as *California Historical Landmarks* (OHP 1996) and by the OHP (OHP 2020) were reviewed on June 17, 2020. The nearest listed landmark is #780-1: First transcontinental railroad, Roseville (plaque located 0.7 mile southwest of the Project Area).

A review of *Historic Spots in California* (Kyle 2002) mentions that the track of the Central Pacific Railroad reached the junction at Roseville on April 25, 1864. In 1908 the Southern Pacific Railroad moved its roundhouse to Roseville from neighboring Rocklin, making Roseville one of the largest railroad centers in the U.S.

Historic GLO land patent records from the BLM's patent information database (BLM 2020) showed that the State of California received a patent for the land in the northwestern quarter of Section 35 of Township 11 North, Range 6 East on July 3, 1871, under the California Enabling Act of 1853 (10 Stat. 244). The enabling act granted lands to states to support schools. This encompasses the majority of the Project Area land.

A RealQuest online property search for APN 015-011-029 revealed the property consists of 23.1 acres of vacant land. No other property history information was on record with RealQuest.

The Caltrans Bridge Local and State Inventories (Caltrans 2018, 2019) listed one bridge, Bridge No. 19C0067, (previously recorded as P-31-3747). The bridge carries Sierra Boulevard over the Union Pacific Railroad, and Amtrak, and is located 0.5 mile southwest of the Project Area. It is a concrete continuous arch bridge that was constructed in 1929, and it was evaluated by Caltrans as a Category 2, eligible for the NRHP. No bridges are located within the APE.

The *Handbook of North American Indians* (Wilson and Towne 1978) lists the nearest Native American village as *Pichiku*, located within several miles southwest of the Project Area.

5.2 Map Review and Aerial Photographs

The review of historical aerial photographs and maps of the Project Area provide information on the past land uses of the property and potential for buried archaeological sites. Based on this information, the property has been an undeveloped property since the 1850s. Following is a summary of the review of historical maps and photographs.

- The 1855 BLM GLO Plat map for Township 11 North Range 6 East does not show any features mapped within or in the immediate vicinity of the Project Area. The Project Area land is situated between the south fork of Pleasant Grove Creek and Dry Creek.
- The 1891 USGS Sacramento, California topographic quadrangle map (1:125,000 scale) shows the town of Roseville and the Southern Pacific Railroad going through it, but no features are mapped within or in the immediate vicinity of the Project Area.
- The 1910 USGS Roseville, California topographic quadrangle map (1:31,680 scale) shows that the Project Area land is undeveloped and located north of the town of Roseville. No development is depicted within the Project Area.
- Aerial photographs from 1947 show the Project Area, and land north of Roseville, as undeveloped oak woodland.
- The 1953 USGS Roseville, California topographic quadrangle map (1:24,000 scale) shows the Project Area as being located on property owned by the Sierra View County Club, with one transmission line transecting the Project Area, which is the line that corresponds to previously recorded resource P-31-3280.
- Aerial photographs from 1957 and 1966 show the country club developed adjacent to the west of the Project Area; however, the Project Area remains undeveloped. The WAPA transmission line towers of previously recorded resource P-31-3280 are present on the 1957 photographs.
- The 1967 USGS Roseville, California topographic quadrangle map (1:24,000 scale) shows one transmission line within the Project Area, the Diamond Oaks and the Sierra View golf courses, and the route of today's Shasta Street and Diamond Oaks Road north and south of the APE. Only the transmission line is present within the APE.

- The 1967 photo revised 1981 USGS Roseville, California topographic quadrangle map (1:24,000 scale) shows no changes to the Project Area land.
- Aerial photographs taken in 1981 show the residential properties located directly east of the Project Area in its early stages of construction. The Project Area remains east of the Sierra View golf course and with one historic-period transmission line (P-31-3280).
- The 1992 USGS Roseville, California topographic quadrangle map (7.5-minute) shows the Project Area east of the Sierra View Country Club and with two transmission lines traveling across the APE.
- Aerial photographs from 1993 show a north-south trending drainage through the northern portion of the Project Area. The 1993 aerial shows two transmission lines within the Project Area: the historic-period transmission line (P-31-3280) and a modern line.
- Aerial photographs from 1998 to present show the Project Area as it exists today, undeveloped land situated east of the Sierra View golf course and surrounded by residential development.

In sum, the property has been undeveloped and vacant since at least 1855, and by 1953 a single transmission line is mapped traveling southeast/northwest through the center of the APE. By 1957, the Sierra View County Club constructed a golf course to the west. By 1993, a second, modern transmission line is present within the Project Area.

5.3 Sacred Lands File Results

A search of the Sacred Lands File by the NAHC failed to indicate the presence of Native American cultural resources in the Project Area. A record of all correspondence is provided in Attachment B.

5.4 Other Interested Party Consultation Results

No responses to the letters sent to the Placer County Historical Society and the Roseville Historical Society have been received as of the preparation of this document.

5.5 Field Survey Results

ECORP surveyed the property in two phases. Initially, a survey was performed for the original 21.2-acre Project Area for cultural resources on June 23, 2020. Following a subsequent change to the project footprint, which added additional area that was not previously surveyed, ECORP carried out a supplemental 1.9-acre survey on June 14, 2021.

Ground visibility during the original survey in 2020 was approximately 40 to 60 percent due to low-lying grasses (one to three inches tall) and shrubs covering the majority of the survey area (Figure 3). The Project Area is comprised of undeveloped oak woodland setting located east of the existing Sierra View golf course, bordered by Diamond Oaks Road on the north and Shasta Street on the south. A seasonal drainage with riparian vegetation meanders through the northern and eastern portions of the Project Area (Figure 4). Patches of exposed soil from rodent activity was also inspected, and the exposed soil consisted of a light brown to reddish brown soil with no cultural indications.

The central portion of the Project Area contains a transmission line corridor with two parallel lines. The northern line was built in the 1950s and has been previously recorded as P-31-3280 (WAPA transmission line; Figure 5). The southern line (Roseville – Elverta 230-kV transmission line) was determined to be modern (built in the early 1990s) and therefore not recorded as a cultural resource (Figure 5). During the survey, ECORP confirmed that the 460-foot-wide segment of the WAPA transmission line crosses the property; however, the tower itself is not located within the Project Area.

Ground visibility during the 2021 supplemental survey was approximately 10 to 40 percent due to low-lying grasses, with areas of near 100 percent visibility along the access roads. ECORP archaeologists observed one modern electrical distribution line and two historic-period lines within this newly added acreage: a SMUD 230kV transmission line (SV-001), and a SMUD 115kV distribution line (SV-002). The two historic-period electrical lines are first visible on 1966 aerial photographs, and the modern distribution line is first visible in the 1981 aerial photograph. Site descriptions follow, and confidential DPR site records are provided in Attachment D.



Figure 3. APE overview from south (view north; June 23, 2020).



Figure 4. Riparian vegetation within northern portion of APE (view north; June 23, 2020).



Figure 5. Transmission lines within central portion of APE (view west; June 23, 2020).



Figure 6. Overview of supplemental 1.9-acre Project Area and SV-001 from Diamond Oaks Road (view southeast, June 14, 2021).

5.5.1 Cultural Resources

5.5.1.1 P-31-3280 (WAPA Transmission Line)

This transmission line was originally recorded in July 2001 by Rand Herbert as a lattice-type steel tower transmission line constructed in 1952 and used to distribute power from the Folsom and Nimbus dams. A segment of the transmission line located north of Baseline Road, west of the Project Area, was later updated and evaluated by Mark Beason in December 2006 (JRP 2007). Beason described the transmission towers as retaining integrity; however, they did not appear to meet the criteria for listing on either the CRHR or the NRHP.

During the 2020 survey, ECORP observed the line from the Project Area and the lattice-type steel towers are located outside of the Project Area but the line is situated above the Project Area land. It could not be determined if the towers or lines had been updated or altered since their original construction, but they appeared to be in overall good condition (Figure 7).



Figure 7. P-31-3280 transmission tower (view south; June 23, 2020).

According to Beason, the lines have not made a significant contribution to the broad patterns of history (Criterion A), were not associated with persons known to have made important advancements in high-voltage transmission lines (Criterion B), are not the first of their kind or of unusual or rare design (Criterion C), and did not appear to be a source of information important in history (Criterion D). ECORP did not encounter any new information during the current study to suggest the lines are now eligible and agrees with the prior evaluations that the segment of P-31-3280 within the survey area is not eligible for the NRHP or CRHR under any criteria.

This resource was previously determined not eligible by the USACE, with concurrence from the State Historic Preservation Officer (SHPO) as part of the Placer Vineyards Specific Plan project. On July 29, 2016, the USACE made a determination that P-31-3280 is not a historic property and consulted with the SHPO on that finding. On September 30, 2016, the SHPO concurred with the USACE's finding of not eligible (COE-2012-1022-001; SPK-2003-00670). Site P-31-3280 is neither a historic property under Section 106 of the NHPA nor a historical resource under CEQA.

5.5.1.2 5.5.1.2 SV-001 (SMUD 230kV Transmission Line)

This transmission line has lattice-type steel towers and was constructed between 1957 and 1966, based on historic aerials. The line is used to distribute power between the Folsom and Elverta substations. Electrical line systems often bear names associated with regional landmarks or historically significant individuals; however, archival research yielded no evidence of such nomenclature for this line.

During the current survey, ECORP observed the transmission line and one of its lattice-type steel tower within the Project Area.



Figure 8. Overview: SV-001, SMUD 230kV transmission line; Diamond Oaks Road, right (view west, June 14, 2021).

5.5.1.3 SV-002 (SMUD 115kV Distribution Line)

This distribution line is a typical wood pole line with standard cross arms and porcelain insulators constructed between 1957 and 1966 based on historic aerials; it is used to distribute power within the Roseville area. Electrical line systems often bear names associated with regional landmarks or historically significant individuals; however, archival research yielded no evidence of such nomenclature for this line.

During the current survey, ECORP observed the distribution line and one of its wooden poles within the Project Area (Figure 9). Based on aerial photographs, this pole was relocated approximately 75 feet to the west sometime between 2007 and 2009.



Figure 9. Overview: SV-002, SMUD 115kV distribution line (view southwest, June 14, 2021).

Evaluation Summary for P-31-3280, SV-001 and SV-002 (SMUD 115kV Distribution Line)

The newly recorded electrical lines SV-001 and SV-002 are not significantly associated with any historical events related to economic or population growth or developments in electric transmission in California, the Country, or the region. The transmission lines are common and have not made a significant contribution to the broad patterns of history (Criterion A). No known significant individuals or groups are associated with the lines, and the companies with which they are associated did not make greater historical contribution as a result of the lines (Criterion B). The transmission lines are common, utilitarian, steel lattice and wooden pole construction, are not the first of their kind or of unusual or rare design, do not exhibit any special engineering characteristics, and are not associated with master engineers known to have made important advancements in high-voltage transmission, tower construction, or engineering. These electrical lines and their components are designed to efficiently transmit electricity, but do not include any unique features that exemplify that purpose. (Criterion C). Furthermore, the research potential of these electrical lines is exhausted with archival research and recording efforts herein. The lines are not a source of information important in history (Criterion D).

Resource P-31-003280 (WAPA transmission line) was previously determined not eligible by the USACE, with concurrence from the SHPO; however, SV-001 and SV-002 have not been subject to agency review yet. Based on these assessments, ECORP recommends the three resources within the Project Area, P-31-003280 (WAPA Transmission Line), SV-001 (SMUD 230kV transmission line), and SV-002 (SMUD 115kV distribution line) be considered not eligible for the NRHP or CRHR under any criteria, Further, these sites

do not contribute to any known or suspected historic districts, nor are they considered to be Historic Properties for the purpose of Section 106 NHPA, nor Historical Resources under CEQA.

Lastly, these electrical infrastructure resources are not listed in the local register of historical resources, as defined in PRC 5020.1(k), have not been identified as significant in an historical resources survey, as defined in PRC 5024.1(g), and have not been determined to be historically significant by the CEQA lead agency [CCR Title 14, § 15064.5(a)]. Therefore, it is not a historical resource under CEQA and is not a historic property under Section 106 of the NHPA.

Integrity

The two transmission lines and one distribution line are in overall good condition and remain in their original alignment corridor. It could not be determined whether the towers for the transmission lines had been updated or altered since their original construction, but the distribution line pole within the Project Area had been moved sometime between 2007 and 2009. Therefore, transmission lines P-31-3280 and SV-001 retain integrity of location, setting, feeling, and association, but their integrity of materials, workmanship, and design are uncertain. Distribution line SV-002 retains integrity of association and feeling, but not of location or setting, and its integrity of materials, workmanship, or design is uncertain. Regardless of integrity, none of the three electrical lines recorded during this study are eligible under any criteria to the NRHP or CRHR, (Table 1).

Table 1. Evaluation and Integrity Summary

Resource #	Criterion A	Criterion B	Criterion C	Criterion D	Retains Integrity?
P-31-3280	Not Eligible	Not Eligible	Not Eligible	Not Eligible	Yes
SV-001	Not Eligible	Not Eligible	Not Eligible	Not Eligible	Yes
SV-002	Not Eligible	Not Eligible	Not Eligible	Not Eligible	Yes

6.0 MANAGEMENT CONSIDERATIONS

6.1 Conclusions

As a result of the records search and 2020 inventory, one historic period transmission line was found to have been previously recorded within the Project Area. The historic period transmission line, resource P-31-3280, has previously been determined not eligible for the NRHP or CRHR under any criteria, with SHPO concurrence. As a result of the 2021 supplemental inventory, two additional historic-period SMUD electrical lines (SV-001, 230kV transmission line and SV-002, 115kV distribution line) were recorded within the expanded Project Area. Both of these newly recorded electrical lines were evaluated under NRHP and CRHR criteria and were determined not eligible. Therefore, no Historic Properties under Section 106 of the NHPA or Historical Resources under CEQA will be affected by the Proposed Project. Until the lead agencies concur with the identification and evaluation of eligibility of cultural resources, including archaeological sites, standing structures, no ground-disturbing activity or demolition should occur.

6.2 Likelihood for Subsurface Cultural Resources

Due to the presence of alluvium along Dry Creek and the southern branch of Pleasant Grove Creek and given the likelihood of pre-contact archaeological sites located along perennial waterways, the potential exists for buried pre-contact archaeological sites in the Project Area. ECORP recommends that any unanticipated (or post-review) discoveries found during Project construction be managed through a procedure designed to assess and treat the find as quickly as possible and in accordance with applicable state and federal law.

6.3 Post-Review Discoveries

If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 50-foot radius of the discovery. A qualified professional archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for pre-contact and historic archaeologist shall be retained to evaluate the significance of the find and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately, and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, they shall immediately notify the lead federal agency, the lead CEQA agency, and applicable landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be a Historical Resource under CEQA or a Historic Property under Section 106. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource or Historic Property; or 2) that the treatment measures have been completed to their satisfaction.
- If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located

(AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

The lead agency is responsible for ensuring compliance with these mitigation measures because damage to significant cultural resources is in violation of CEQA and Section 106. Section 15097 of Title 14, Chapter 3, Article 7 of CEQA, *Mitigation Monitoring or Reporting*, "the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program."

7.0 REFERENCES CITED

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LIST OF ATTACHMENTS

Attachment A – Records Search Confirmation and Historical Society Coordination

Attachment B – Sacred Lands File Coordination

Attachment C – Project Area Photographs

Attachment D – ***Confidential*** Cultural Resource Site Locations and Site Records

ATTACHMENT A

Records Search Confirmation and Historical Society Coordination

California Historical Resources Information System

NORTH CENTRAL INFORMATION CENTER

AMADOR
EL DORADO
NEVADA
PLACER
SACRAMENTO
YUBA

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6/18/2020 NCIC File No.: PLA-20-71

Laurel Zickler-Martin
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

Re: 2020-108_Sierra View

The North Central Information Center received your records search request for the project area referenced above, located on the Roseville USGS 7.5' quad. The following reflects the results of the records search for the project area and a ½-mi radius.

As indicated on the data request form, the locations of resources and reports are provided in the following format: ☒ custom GIS maps ☒ shapefiles

Resources within project area:	P-31-3280
Resources outside project area, within radius:	P-31-77 P-31-560 P-31-773 P-31-816 P-31-964 P-31-3672 P-31-3747 P-31-4240
Reports within project area:	355 2807 7130 9188
Reports outside project area, within radius:	274 367 396 2077 2604 2935 6675 7745 8619 10041 10434 10856 12430 12441

Resource Database Printout (list): ☒ enclosed ☐ not requested ☐ nothing listed/NA

Resource Database Printout (details): ☒ enclosed ☐ not requested ☐ nothing listed/NA

Resource Digital Database Records: ☒ enclosed ☐ not requested ☐ nothing listed/NA

Report Database Printout (list): ☒ enclosed ☐ not requested ☐ nothing listed/NA

Report Database Printout (details): ☒ enclosed ☐ not requested ☐ nothing listed/NA

Report Digital Database Records: ☒ enclosed ☐ not requested ☐ nothing listed/NA

Resource Record Copies: ☒ enclosed ☐ not requested ☐ nothing listed/NA

Report Copies: ☒ enclosed ☐ not requested ☐ nothing listed/NA

Built Environment Resources Directory:	☒ enclosed	☐ not requested	☐ nothing listed/NA
Archaeological Determinations of Eligibility:	☒ enclosed	☐ not requested	☐ nothing listed/NA
CA Inventory of Historic Resources (1976):	☒ enclosed	☐ not requested	☐ nothing listed/NA
Caltrans Bridge Survey:	☐ enclosed	☒ not requested	☐ nothing listed/NA
Ethnographic Information:	☐ enclosed	☒ not requested	☐ nothing listed/NA
Historical Literature:	☐ enclosed	☒ not requested	☐ nothing listed/NA
Historical Maps:	☐ enclosed	☒ not requested	☐ nothing listed/NA
Local Inventories:	☐ enclosed	☐ not requested	☒ nothing listed/NA
GLO and/or Rancho Plat Maps:	☐ enclosed	☒ not requested	☐ nothing listed/NA
Shipwreck Inventory:	☐ enclosed	☒ not requested	☐ nothing listed/NA
Soil Survey Maps:	☐ enclosed	☒ not requested	☐ nothing listed/NA

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Sincerely,

Paul Rendes, Coordinator
North Central Information Center

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
000274		1986	Maniery, James Gary and Mary L. Maniery	Cultural Resources Inventory and Evaluation of Rich, Shenker, and Carlsberg Parcels, Roseville, Placer County, California.	Public Anthropological Research	31-000038, 31-000039, 31-000040, 31-000041, 31-000042, 31-000043, 31-000044, 31-000045, 31-000554
000355		1986	Mikkelsen, Pat	An Archeological Reconnaissance of a 14 Mile Long Transmission Line Corridor Between the Elverta Street Substation, Sacramento County, and the Berry Street Substation, Placer County, California.	Far Western Anthropological Research Group, Inc.	
000367		1982	Foster, John W. and Daniel G. Foster	An Archeological Reconnaissance of the Diamond Oaks North Property, Placer County, California.	Foothill Archaeological Services	31-000075, 31-000076, 31-000077, 31-000078, 31-000079, 31-000080, 31-000081, 31-000082, 31-000083, 31-000084, 31-000085, 31-000086, 31-000087, 31-000088, 31-000089, 31-000090, 31-000556, 31-000557, 31-000558, 31-000559, 31-000560, 31-000773
000396		1979	Peak, Ann S.	Cultural Resource Assessment of Sacramento Municipal Utility District's Project C, Phase I, 230kV Tansmission Line, Tower No. 355, Placer County to Elverta Substation, Sacramento County, California.	Peak & Associates, Inc.	
002077		1990		Cultural Resource Assessment of the Atlantic Street Widening Project, City of Roseville, California.	Peak & Associates	
002604		2001	Self, William	Inspection of Line 64, 48, and 20 in Yuba, Placer and Sacramento Counties, California	William Self Associates	
002807		2001	Hatoff, B. and A. Wesson	Roseville Energy Facility Cultural Resources Appendix J of Application for Certification	URS	31-000263, 31-001254, 31-001255, 31-001256
002935		1999	Jones and Stokes Associates, Inc.	Cultural Resources Inventory Report for Williams Fiber Optic Cable System: Sacramento to CA/NV State Border	Jones and Stokes Associates, Inc.	29-000169, 29-000613, 29-000940, 29-000942, 29-000944, 29-000947, 29-000948, 29-000949, 29-000950, 31-000671, 31-000796, 31-000964, 31-001211, 31-001249, 31-001267, 31-001268, 31-001269, 31-001270, 31-001271, 31-001272, 31-001273, 31-001274, 31-001275, 31-001277, 31-001278, 31-001279, 31-001280, 31-001281, 31-001283, 31-001284, 31-001285, 31-001286, 31-001287, 31-001288, 31-001289, 31-001290, 31-001291, 31-001294, 31-002629, 34-000505, 34-005121

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
006675		2003	Jessica B. Feldman	Caltrans Historic Bridges Inventory Update	Myra L. Frank & Associates, Inc.	03-001482, 03-001620, 03-001786, 03-001787, 09-003308, 09-005046, 09-005050, 09-005231, 09-005425, 09-005426, 09-005427, 09-005428, 29-000814, 29-000815, 29-000945, 29-003146, 29-003155, 31-002962, 31-003747, 31-005380, 31-005381, 31-005382, 31-005383, 31-006344, 34-001291, 34-001374, 34-001375, 34-001376, 34-001377, 34-001610, 34-002396, 34-002434, 34-002469, 34-002470, 34-003386, 34-004293, 34-004294, 34-004295, 34-004296, 34-004297, 34-004298, 34-004299, 58-002552, 58-002624, 58-002625, 58-002627, 58-002628, 58-002629
006675A		2004	Christopher McMorris	Caltrans Historic Bridge Inventory Update: Timber Truss, Concrete Truss, and Suspension Bridges	JRP Historical Consulting	
006675B		2004	Christopher McMorris and Andrew Hope	Caltrans Historic Bridge Inventory Update: Metal Truss, Movable, and Steel Arch Bridges	JRP Historical Consulting (McMorris); Caltrans (Hope)	
006675C		2004	Christopher McMorris	Caltrans Historic Bridge Inventory Update: Concrete Arch Bridges	JRP Historical Consulting	
006675D		2004	Andrew Hope	Caltrans Statewide Historic Bridge Inventory Update Survey and Evaluation of Common Bridge Types	Caltrans	
007130		2002	Brian Hatoff and R. Egherman	Roseville Energy Facility Cultural Resources	URS	31-000964, 31-002679, 31-002681, 31-002682, 31-002683, 31-002684, 31-002685, 31-002686, 31-003280, 34-000440, 34-000455, 34-000490, 34-000491, 34-000505, 34-000507, 34-000508, 34-000606, 34-000698, 34-000746, 34-001550, 34-001551, 34-001552, 34-001666
007745		1987	McCarthy, Helen, Margaret Scully, and Clinton Blount	Cultural Resources Survey of the Proposed Sacramento to Roseville Pipeline Project Contrct SPPL-1994	Theodoratus Cultural Research Inc.	
008619		2006	Cindy Arrington et al	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California	SWCA Environmental Consultants	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
009188		2002	Wendy J. Nelson and Kimberley Carpenter	Cultural Resources Survey for Right-of-Way Maintenance Along the Western Area Power Administration Transmission Lines Volumes I, II, and II	Far Western Anthropological Group	31-000964, 31-003280, 34-000066, 34-000121, 34-000335, 34-000343, 34-000441, 34-000445, 34-000455, 34-000490, 34-000491, 34-000505, 34-000508, 34-000606, 34-000625, 34-000746, 34-000858, 34-000860, 34-000861, 34-000862, 34-001302
009188A		2002	Rand F. Herbert and Amanda Blosser	Cultural Resources Survey for Right of Way Maintenance Along the Western Area Power Administration Transmission Lines in Sacramento, Placer, and Sutter Counties, California, Volume III: Historic Properties Report	JRP Historical Consulting Services	
010041		2009	Ric Windmiller	Negative Archaeological Survey Report Washington Boulevard Frontage Improvements Project, City of Roseville, Placer County, California	Private consultant	
010434		1997	John W. Snyder	Central Pacific Transcontinental Railroad, Sacramento to Nevada State Line - HAER CA-196	P.S. Preservation Services	29-000613, 31-000964, 31-003845, 31-003846, 31-003847, 31-003848, 31-003849, 31-003850, 31-003851, 34-000505
010856		2011	Lorna Billat	Sierra View County Club: New Tower ("NT") Submission Packet FCC Form 620	EarthTouch, Inc	
012430		2016	Mary Connell	Tiger Paw	Tetra Tech	
012441		2015	Jana Morehouse and Lance Rom	Archeological & Historic Architecture Records Review for the UP PTC Valley Subdivision, Mileposts 106.70, 108.20, 109.92, 111.50, 114.60, 118.50, 120.40, 124.80, 127.00, Placer County	Quality Services, Inc.	

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-31-000077		Other - IF #3	Other	Historic	AH08	1991 (Marianne L. Russo, NCIC)	000367
P-31-000560	CA-PLA-000434	Other - site 5; Other - IF-6; Other - IF-5; Other - Diamond Oaks {5)	Site	Prehistoric	AP04	1982 (Terry Brown-Sampson, Michael Sampson, D. Foster, J. Foster, C. McKee); 1982 (Terry Brown-Sampson, Michael Sampson, D. Foster, J. Foster, C. McKee, Unknown)	000367
P-31-000773	CA-PLA-000647H	Other - H 3; Other - 28 T; Other - 28 U; Other - 28 V; Other - 28 W; Other - IF #1; Other - IF #2; Other - IF #3; Other - IF #4; Other - IF #5	Site	Historic	AH11; HP46	; 1999 (Chris Morgan, Kelly Long, and Deb Sterling, Pacific Legacy, Inc); 2012 (Stephen Pappas, ECORP Consulting, Inc)	000367, 000368, 000380, 000416, 003827, 003832, 003868, 006945, 007180, 007533, 011047
P-31-000816	CA-PLA-000690H	Resource Name - California Central Railroad; Other - Map Reference #3; Other - Roseville A-1; Other - CCRR 1; Other - Union Pacific Railroad	Structure, Site	Historic	AH07	1990 (Patti Johnson, Sannie Osborn, US Army Corps of Engineers); 1999 (W.L. Norton, S.M. Atchley, Jones & Stokes Associates); 2000 (Unknown, JRP Historical Consulting Services); 2008 (Heidi Koenig); 2012 (Ric Windmiller); 2019 (Dylan Stapleton, Natural Investigations Company)	004058, 004872, 009376, 010998, 013013

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-31-000964	CA-PLA-000841H	Other - First Transcontinental Railroad; Other - Southern Pacific Railroad (now known as the Union Pacific Railroad); Other - Transcontinental Railroad; Other - CIHR 138; Other - CIHR 136; CHL - 780-2; CHL - 780-1; CHL - 780-3; CHL - 780-4; Resource Name - Central Pacific Rail Road Company of California; Resource Name - Central Pacific Railroad Company of California; Other - Site #2 Abandoned Railroad Grade; Other - REF 41-H; Other - WAPA 13	Structure, Site	Historic	AH07; HP39	1979 (Jim Arbuckle); 1979 (Jim Arbuckle); 1979 (Jim Arbuckle); 1979 (Jim Arbuckle); 1998 (W.L. Norton, Jones& Stokes Associates); 1999 (W.L. Norton, S.M. Atchley); 2001 (Rand Herbert, Amanda Blosser, JRP); 2002 (Amanda Blosser, Toni Webb, JRP); 2005 (Cynthia Toffelmier, JRP Historical Consulting Services); 2007 (Staff, David Levy Forestry); 2007 (Denise Jurich, Jesse Martinez, PBS&J); 2007 (Steven Melvin and Joseph Freeman, JRP)	002935, 003874, 007130, 007340, 008967, 009188, 009326, 009362, 010434, 010815, 012125, 012261, 012744
P-31-003280		Resource Name - WAPA Transmission Line; Other - REF 40-H; Other - WAPA 12	Structure	Historic	AH07; HP11	2001 (Rand Herbert, JRP Historical Consulting, LLC); 2001 (Rand Herbert, Amanda Blosser, JRP Historical Consulting Services); 2002 (Amanda Blosser, Andy Walters, JRP Historical Consulting Services); 2006 (Mark A. Beason, JRP Historical Consulting, LLC); 2010 (Stephen Pappas, Jay Baker, ECORP Consulting, Inc); 2012 (Ric Windmiller); 2015 (S. Pappas, M. Webb, ECORP Consulting, Inc.)	007130, 007726, 009188, 010590, 010998, 012443
P-31-003672		Resource Name - Lincoln Road; Other - Route 3; Other - WB-1	Other	Historic	AH07	2008 (Ric Windmiller, Consulting Archaeologist)	
P-31-003747		Resource Name - Sierra Bridge; Other - Bridge #19C-67; Other - Bridge 19C-67	Structure	Historic	HP19; HP80	1985; 1986; 2003 (TW/CT, JRP Historical Consulting)	006675

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-31-004240		Resource Name - Old Town Roseville Historic District; OHP PRN - 5678-0003-9999	District	Historic	HP06	1981 (Edwin S. Astone, Leonard Davis, Astone & Associates)	

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

June 17, 2020

Placer County Historical Society
P.O. Box 5643
Auburn, CA 95604

RE: Cultural Resources Identification Effort for the Sierra View Project, Placer County, California T11N, R6E, Sections 26, 27, 34, 35 (ECORP Project No. 2020-108).

Dear Placer County Historical Society:

ECORP Consulting, Inc. has been retained to assist in the planning of the development on the project indicated above. As part of the identification effort, we are seeking information from all parties that may have knowledge of or concerns with historic properties or cultural resources in the area of potential effect.

Included is a map showing the project area outlined. We would appreciate input on this undertaking from the historical society with concerns about possible cultural properties or potential impacts within or adjacent to the area of potential effect. If possible, please email or fax your response to my attention at (916) 782-9134 or lzicklermartin@ecorpconsulting.com. If you have any questions, please contact me at (916) 782-9100.

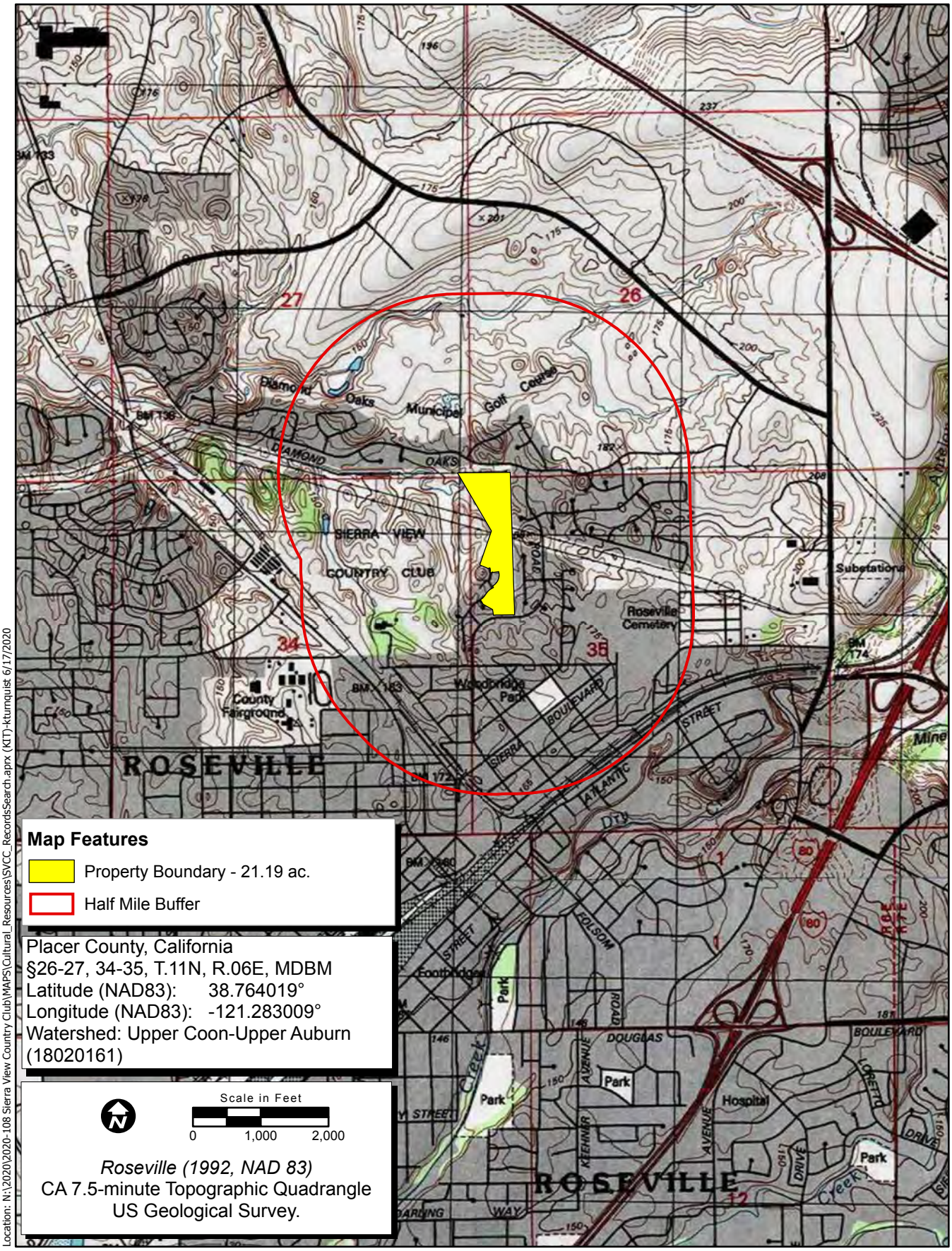
Thank you in advance for your assistance in our cultural resource management study.

Sincerely,



Laurel Zickler-Martin, M.A.
Staff Archaeologist

Attachment



Location: N:\2020\2020-108 Sierra View Country Club\MAPS\Cultural_Resources\SVCC_RecordsSearch.aprx (KIT)-kturnquist 6/17/2020

Map Date:

Sources:

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Records Search

2020-108 Sierra View Country Club

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

June 17, 2020

Roseville Historical Society
557 Lincoln Steet
Roseville, CA 95678

RE: Cultural Resources Identification Effort for the Sierra View Project, Placer County, California T11N, R6E, Sections 26, 27, 34, 35 (ECORP Project No. 2020-108).

Dear Roseville Historical Society:

ECORP Consulting, Inc. has been retained to assist in the planning of the development on the project indicated above. As part of the identification effort, we are seeking information from all parties that may have knowledge of or concerns with historic properties or cultural resources in the area of potential effect.

Included is a map showing the project area outlined. We would appreciate input on this undertaking from the historical society with concerns about possible cultural properties or potential impacts within or adjacent to the area of potential effect. If possible, please fax your response to my attention at (916) 782-9134. If you have any questions, please contact me at (916) 782-9100 or lzicklermartin@ecorpconsulting.com.

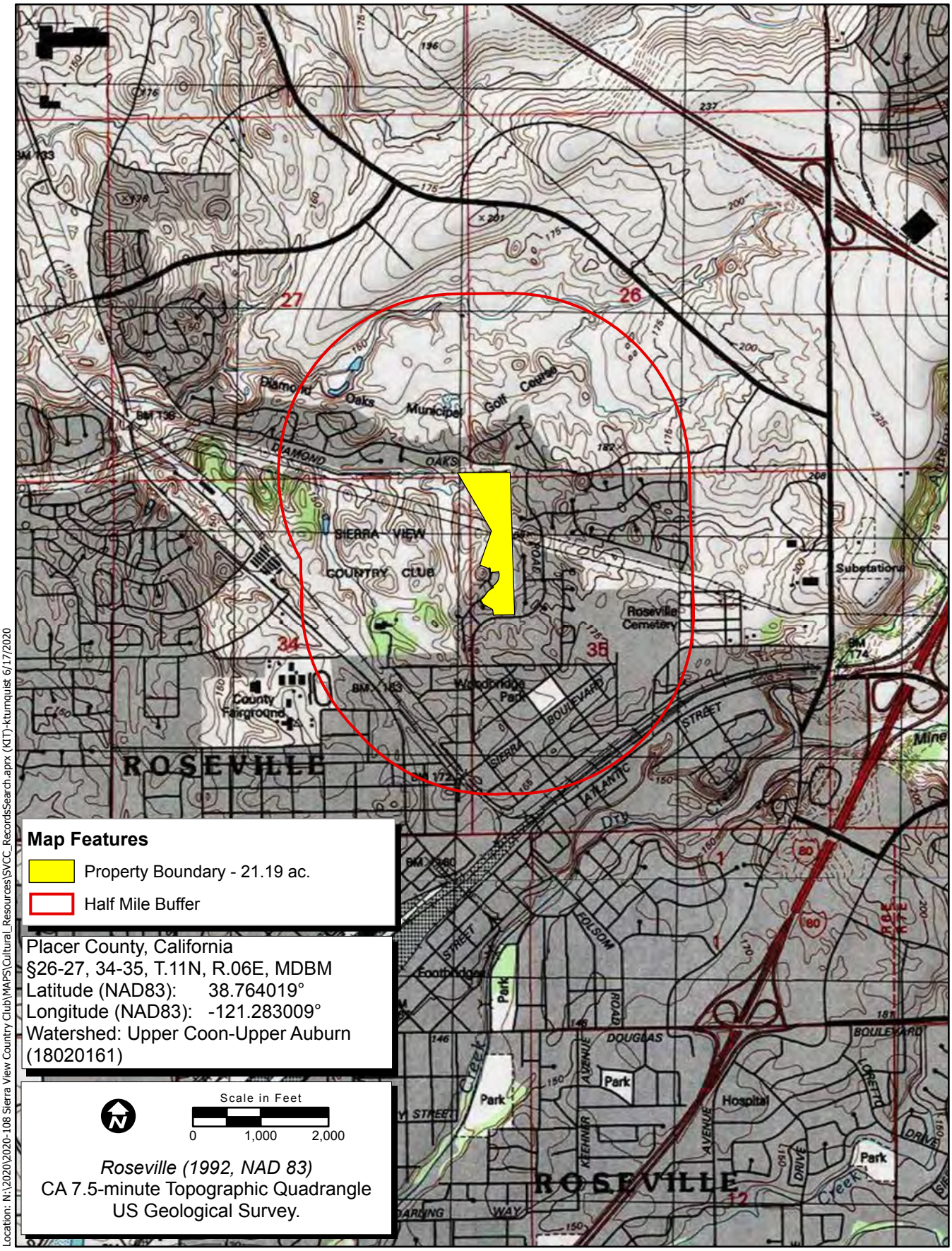
Thank you in advance for your assistance in our cultural resource management study.

Sincerely,



Laurel Zickler-Martin, M.A.
Staff Archaeologist

Attachment



Location: N:\2020\2020-108 Sierra View Country Club\MAPS\Cultural_Resources\SVCC_RecordsSearch.aprx (KIT)-kturnquist 6/17/2020

Map Date:

Sources:

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Records Search

2020-108 Sierra View Country Club

ATTACHMENT B

Sacred Lands File Coordination

Sacred Lands File & Native American Contacts List Request

Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
916-373-3710
916-373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: 2020-108_Sierra View

County: Placer

USGS Quadrangle Name: Roseville

Township: 11N **Range:** 06E **Section(s):** 26, 27, 34, 35

Company/Firm/Agency: ECORP Consulting, Inc.

Street Address: 2525 Warren Drive

City: Rocklin **Zip:** 95677

Phone: 916.782.9100

Fax: 916.782.9134

Email: lzicklermartin@ecorpconsulting.com

Project Description:

See attached letter and map.

June 17, 2020

Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
nahc@nahc.ca.gov

RE: Cultural Resources Identification Effort for the Sierra View Project, Township 11N, Range 06E, Sections 26, 27, 34, 35

Dear NAHC Staff:

ECORP Consulting, Inc. has been retained to assist in the planning of the development on the project indicated above. As part of the identification effort, we are seeking information from all parties that may have knowledge of or concerns with historic properties or cultural resources in the area of potential effect.

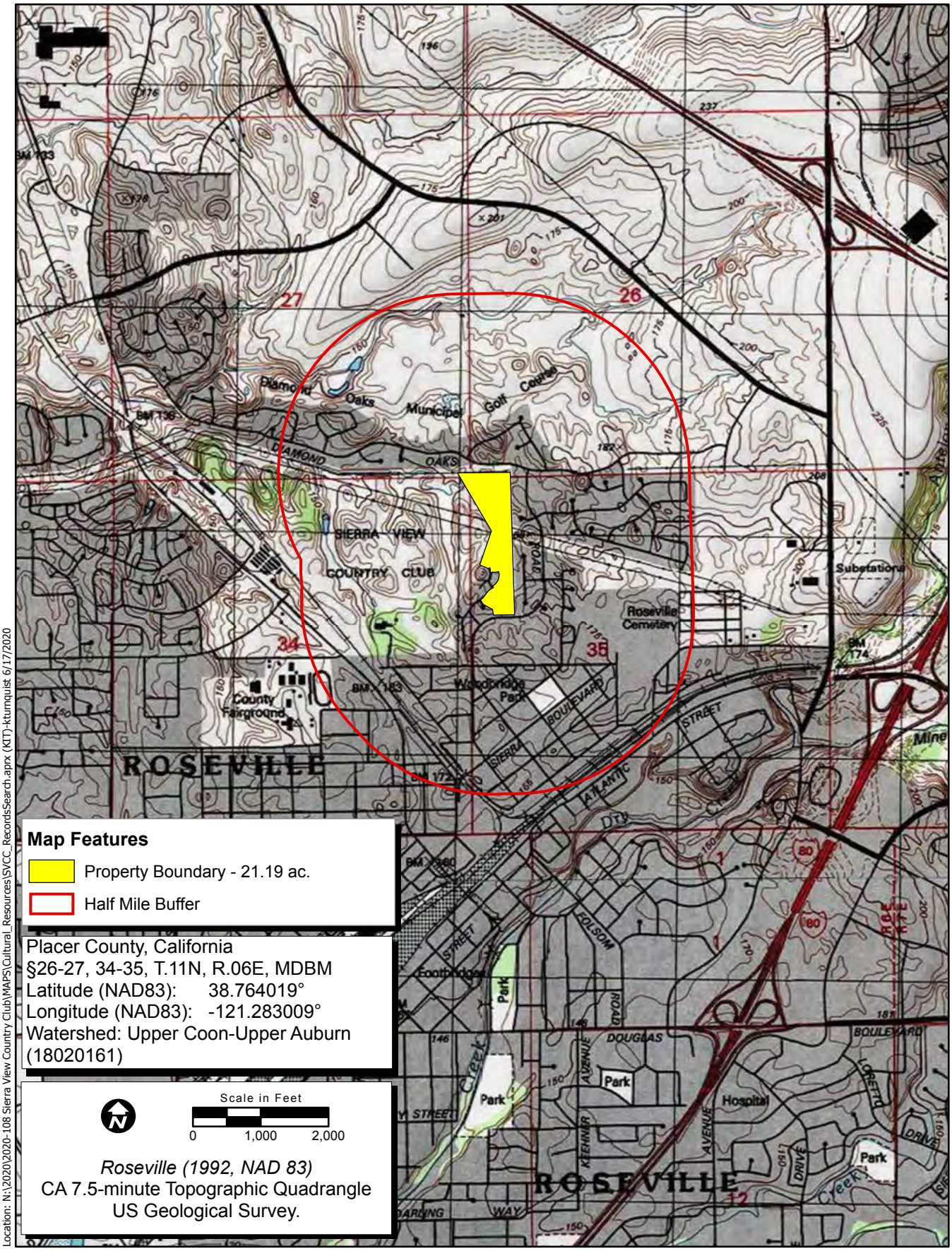
Included is a map showing the project area outlined. We would appreciate the results of your search of the Sacred Lands File and list of tribal contacts who can be contacted to provide input on this undertaking.

Please email or fax your response to my attention at lzicklermartin@ecorpconsulting.com or (916) 782-9134. If you have any questions, please contact me at (916) 782-9100.

Thank you in advance for your assistance.

Sincerely,

Laurel Zickler-Martin, M.A.
Staff Archaeologist



Location: N:\2020\2020-108 Sierra View Country Club\MAPS\Cultural_Resources\SVCC_RecordsSearch.aprx (KIT)-kturnquist 6/17/2020

Map Date:

Sources:

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Records Search

2020-108 Sierra View Country Club

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[**Vacant**]

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

June 19, 2020

Laurel Zickler-Martin

ECORP Consulting, Inc.

Via Email to: lzicklermartin@ecorpconsulting.com

Re: **Sierra View Project (2020-108), Placer County**

Dear Ms. Zickler-Martin:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Nancy.Gonzalez-Lopez@nahc.ca.gov.

Sincerely,

Nancy Gonzalez-Lopez
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Placer County
6/19/2020

Shingle Springs Band of Miwok Indians
Regina Cuellar, Chairperson
P.O. Box 1340 Maidu
Shingle Springs, CA, 95682 Miwok
Phone: (530) 387 - 4970
Fax: (530) 387-8067
rcuellar@ssband.org

Tsi Akim Maidu
Grayson Coney, Cultural Director
P.O. Box 510 Maidu
Browns Valley, CA, 95918
Phone: (530) 383 - 7234
tsi-akim-maidu@att.net

United Auburn Indian Community of the Auburn Rancheria
Gene Whitehouse, Chairperson
10720 Indian Hill Road Maidu
Auburn, CA, 95603 Miwok
Phone: (530) 883 - 2390
Fax: (530) 883-2380
bguth@auburnrancheria.com

Colfax-Todds Valley Consolidated Tribe
Clyde Prout, Chairperson
P.O. Box 4884 none Maidu
Auburn, CA, 95604 Miwok
Phone: (530) 577 - 3558
miwokmaidu@yahoo.com

Colfax-Todds Valley Consolidated Tribe
Pamela Cubbler, Treasurer
P.O. Box 4884 Maidu
Auburn, CA, 95604 Miwok
Phone: (530) 320 - 3943
pcubbler@colfaxrancheria.com

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Sierra View Project (2020-108), Placer County.

ATTACHMENT C

Updated Project Area Photographs

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI#**

PHOTOGRAPH RECORD

Trinomial

Page 1 of 1 **Resource/Project Name:** Sierra View **Year** 2020
Camera: Lens Size: 35mm
Film Type and Speed: Digital Negatives Kept at: ECORP Consulting, Inc.

Mo.	Day	Time	Exp./Frame	Subject/Description	View Toward	Accession #
6	23			APE overview from southeast corner	North	IMG_001
6	23			APE overview from southeast corner	NW	IMG_002
6	23			Dense vegetation surrounding drainage	SE	IMG_003
6	23			Dense vegetation surrounding drainage	East	IMG_004
6	23			Transmission towers within APE	West	IMG_005
6	23			APE overview from center	North	IMG_006
6	23			Eastern APE boundary near residential parcels	South	IMG_007
6	23			Transmission towers within APE	West	IMG_008
6	23			Northern APE boundary overview	West	IMG_009
6	23			Dense vegetation surrounding drainage at north end of property	North	IMG_010
6	23			Northern APE boundary overview	West	IMG_011
6	23			P-31-3280 transmission tower (tower not in APE)	South	IMG_012
6	23			P-31-3280 transmission tower footing (tower not in APE)	North	IMG_013
6	23			P-31-3280 transmission tower (tower not in APE)	West	IMG_014
6	23			Overview of P-31-3280 transmission line	East	IMG_015
6	23			P-31-3280 transmission tower (tower not in APE)	West	IMG_016
6	23			Transmission towers within APE	West	IMG_017
6	23			Modern transmission tower	West	IMG_018
6	23			Modern transmission tower, plague	Detail	IMG_019
6	23			Modern transmission tower footing	North	IMG_020
6	23			Modern transmission tower	North	IMG_021
6	23			Modern transmission tower	North	IMG_022
6	23			Golf course greens near APE	North	IMG_023
6	23			Golf course greens near APE	South	IMG_024
6	23			Overview of APE near townhomes (western edge)	North	IMG_025
6	23			Overview of southern portion of APE	East	IMG_026
6	23			Area north of Shasta Street	East	IMG_027
6	23			Overview of APE from south	North	IMG_028


IMG_0001


IMG_0002


IMG_0003


IMG_0004


IMG_0005


IMG_0006


IMG_0007


IMG_0008


IMG_0009


IMG_0010


IMG_0011


IMG_0012


IMG_0013


IMG_0014


IMG_0015


IMG_0016


IMG_0017


IMG_0018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IMG_0024


IMG_0025


IMG_0026


IMG_0027


IMG_0028

























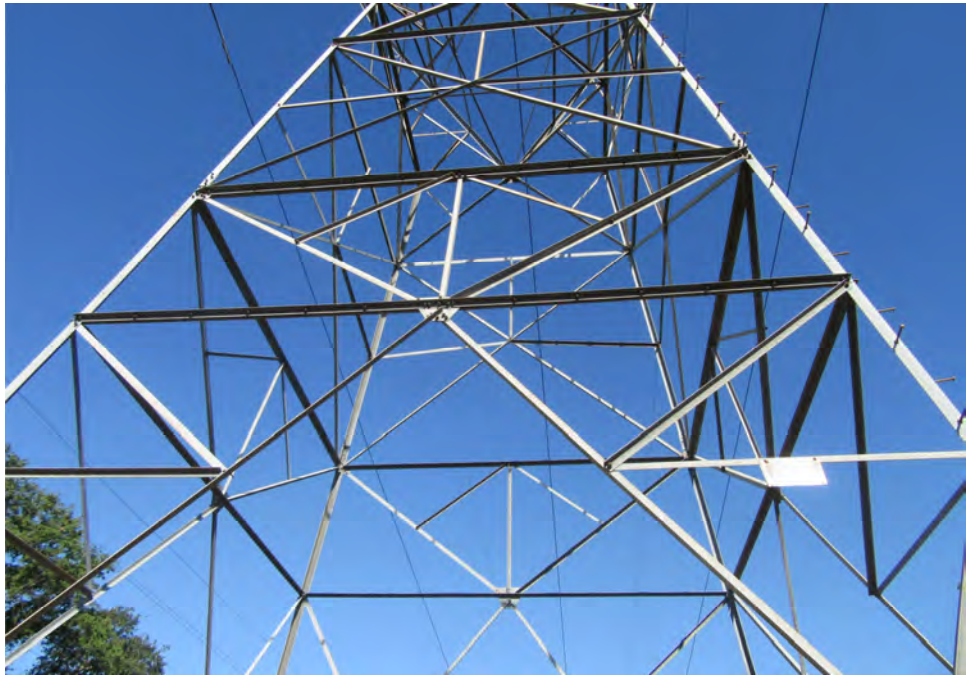














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2288-100
36260
6139 F-K
POLE 1-1

















State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI#**

PHOTOGRAPH RECORD

Trinomial

Page of **Resource/Project Name: Sierra View Country Club** **Year** June 2021
Camera: Samsung Galaxy S9 Lens Size: 35mm
Film Type and Speed: Cell Phone Originals Kept at: ECORP Consulting, Inc.

Mo.	Day	Time	Exp./Frame	Subject/Description	View Toward	Accession #
06	14	9:06am	20210614_090655	Modern transmission line & access road	East	001
06	14	9:12am	20210614_091239	Transmission lines	West	002
06	14	9:12am	20210614_091244	Transmission lines	West	003
06	14	9:14am	20210614_091421	Project APE overview from Diamond Oaks Road	Southeast	004
06	14	9:14am	20210614_091427	Project APE overview from Diamond Oaks Road with transmission line in background	South	005



20210614_090655.jpg



20210614_091239.jpg



20210614_091244.jpg



20210614_091421.jpg



20210614_091427.jpg











State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI#**

PHOTOGRAPH RECORD

Trinomial

Page of **Resource/Project Name: Sierra View Country Club** **Year** June 2021
Camera: Samsung Galaxy S10 Lens Size: 35mm
Film Type and Speed: Cell Phone Originals Kept at: ECORP Consulting, Inc.

Mo.	Day	Time	Exp./Frame	Subject/Description	View Toward	Accession #
06	14	9:06am	20210614_090644	Ground surface overview	East	006
06	14	9:06am	20210614_090647	View of western 20% of APE	West	007
06	14	9:10am	20210614_091033	Overgrown area in eastern portion of APE.	South	008
06	14	9:14am	20210614_091411	Exposed piping and utility access	South	009
06	14	9:14am	20210614_091459	Exposed bedrock in NW portion of APE	North	010
06	14	9:15am	20210614_091554	Buried Utility access	North	011
06	14	9:19am	20210614_091934	Wooden transmission pole	Southwest	012



20210614_090644.jpg



20210614_090647.jpg



20210614_091033.jpg



20210614_091411.jpg



20210614_091459.jpg



20210614_091554.jpg



20210614_091934.jpg















Confidential Cultural Resource Site Locations and Site Records

This Attachment contains information on the specific location of cultural resources. This information is not for publication or release to the general public. It is for planning, management and research purposes only. Information on the specific location of pre-contact and historic sites is exempt from the Freedom of Information Act and California Public Records Act.



Map Features

- Project Boundary - 23.72 ac.
- Site Boundary

Sources: NAIP 2018



ECORP- N:\2020\2020-108 Sierra View Country Club\MAPS\Cultural_Resources\SVCC_CRM_OV_20210615.mxd (KIT) -kturnquist 6/15/2021

Map Date: 6/15/2021

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Scale in Feet
0 250

Attachment D. Cultural Resources Overview

2020-108 Sierra View Country Club

1. Impacts observed since site formation/use:
☐ Constructed trail ☐ Wildlife path ☐ Grading ☐ Recreational use by humans (campfire ring, etc.) ☐ Fire
☐ Erosion ☐ Vandalism/pothunting/artifact collection ☐ New vegetation growth ☐ Modern trash deposits
☐ Fire break ☐ Construction ☐ Vegetation removal ☒ None ☐ Other (explain):

2. Is the site location narrative accurate?
☒ Yes ☐ No (explain):

3. Is the site description narrative accurate?
☒ Yes ☐ No (explain):

4. Were new photos taken? Attach photograph record and paste representative photo below.
☒ Yes ☐ No (explain):

5. Date of site revisit: June 23, 2020

6. Revisited by: M. Webb; ECORP Consulting, Inc., 2525 Warren Drive, Rocklin, CA 55677

7. Reason for revisit (check all that apply):
☐ USACE 2-year requirement ☐ Collect GPS data/Impact Mapping ☐ Evaluation of Eligibility
☐ Change in project area conditions (fire, flood, etc.) ☒ Other (explain): Inventory of property

8. Report citation: ECORP Consulting, Inc. 2020 *Cultural Resources Inventory Report for the Sierra View Country Club Project, Placer County, California.* Prepared for Westpark Communities.

9. Were survey grade UTM coordinates gathered?
☒ Yes ☐ No (explain):

10. Remarks: This transmission line was originally recorded in July 2001 by Rand Herbert as a lattice-type steel tower transmission line constructed in 1952 and used to distribute power from the Folsom and Nimbus dams. A segment of the transmission line located north of Baseline Road, west of the Project Area, was later updated and evaluated by Mark Beason in December 2006 (JRP 2007). Beason described the transmission towers as retaining integrity; however, they did not appear to meet the criteria for listing on either the CRHR or the NRHP.

During the current survey, ECORP observed the line from the Project Area and the lattice-type steel towers are located outside of the Project Area but the line is situated above the Project Area land. It could not be determined if the towers or lines had been updated or altered since their original construction, but they appeared to be in overall good condition.

According to Beason, the lines have not made a significant contribution to the broad patterns of history (Criterion A), were not associated with persons known to have made important advancements in high-voltage transmission lines (Criterion B), are not the first of their kind or of unusual or rare design (Criterion C), and did not appear to be a source of information important in history (Criterion D). ECORP did not encounter any new information during the current study to suggest the lines are now eligible. Therefore, the segment of P-31-3280 within the survey area is not eligible for the NRHP or CRHR under any criteria. In addition, on July 29, 2016, the USACE made a determination that P-31-3280 is not a historic property and consulted with the SHPO on that finding. On September 30, 2016, the SHPO concurred with the USACE's finding of not eligible (COE-2012-1022-001; SPK-2003-00670). Site P-31-3280 is neither a historic property under NHPA nor a historical resource under CEQA.



P-31-3280 transmission tower (view south; June 23, 2020).



P-31-3280 transmission tower and modern line (view west; June 23, 2020).

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary # P-31-3280
HRI #
Trinomial

Page 3 **of** 3

***Resource Name or #:** WAPA Transmission Line

***Map Name:** Roseville and Citrus Heights, CA

***Scale:** 1:24,000

***Date of Map:** 1992



Location: N:\2020\2020-108 Sierra View Country Club\MAPS\Cultural_Resources\SVCC_CRM_DPR_LOCATION_20200629.mxd (j-kurnquist 6/29/2020

***Required Information**

0 1,000 2,000 4,000 Feet

0 250 500 1,000 Meters

DPR 523J (1/95)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION **PRIMARY RECORD**		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

 *__Resource Name or #:__ SV-001

P1. Other Identifier: SMUD 230kV

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Placer

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Roseville **Date:** 1992 **T** 11N; **R** 06E; SW ¼ **of Sec** 26**;** M.D.**B.M.**

c. Address: N/A City: Roseville Zip:

d. UTM: Zone: 10; 649063 mE / 4292289 mN (western end); 649234 mE / 4292289 mN (eastern end)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 150 – 170ft AMSL

The resource is located 55 feet south of Diamond Oaks Road and 225 feet west-northwest of Shasta Street in Roseville, CA.

***P3a. Description:**

Resource SV-001 is a SMUD 230kV transmission line located on the southern side of Diamond Oaks Road, within a proposed addition to Sierra View Country Club in the City of Roseville. This transmission line is of lattice-type steel tower construction, built between 1957 and 1966 based on review of historic aerials. The line is used to transmit power between the Folsom and Elverta substations. It could not be determined whether the towers or lines had been updated or altered since their original construction, but they appeared to be in overall good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP39 Other (utility line)

***P4. Resources Present:** ☐Building ☒Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: Overview of SV-001 (SMUD 230kV transmission line) from Diamond Oaks Road (view southeast, Acc# 004 (20210614_091421)

***P6. Date Constructed/Age and Sources:** ☒Historic

***P7. Owner and Address:**
Sacramento Municipal Utility District
6301 S Street
Sacramento, CA 95817

***P8. Recorded by:**
Brian S. Marks and Shannon Joy
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

***P9. Date Recorded:** 6/14/2021

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** ECORP. 2021. *Revised Cultural Resources Inventory and Architectural History Evaluation Report, Sierra View Country Club, Placer County, California*. Prepared For: Westpark Communities, 1420 Rocky Ridge Drive, Suite 265 Roseville, California 95661.

***Attachments:** ☐NONE ☒Location Map ☐Sketch Map ☐Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code

*Resource Name or # SV-001

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Electrical transmission
B4. Present Use: same
***B5. Architectural Style:** N/A
***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☐No ☐Yes ☒Unknown **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect:
b. Builder:
***B10. Significance: Theme:**
Area:
Period of Significance: **Property Type:** **Applicable Criteria:**
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Transmission line SV-001 is not significantly associated with any historical events related to economic or population growth or developments in electric transmission in California, the Country, or the region. The transmission line is common and has not made a significant contribution to the broad patterns of history (Criterion A). No known significant individuals or groups are associated with the line, and the companies it is associated with did not make greater historical contribution as a result of the construction or use of the line (Criterion B). Resource SV-001 is ofcommon, utilitarian, steel lattice construction, is not the first of its kind or of unusual or rare design, nor does it exhibit any special engineering characteristics, and it is not associated with master engineers known to have made important advancements in high-voltage transmission, tower construction, or engineering. This electrical line and its components are designed to efficiently transmit electricity, but do not include any unique features which exemplify that purpose. (Criterion C). Furthermore, the research potential of this electrical line is exhausted with archival research and recording efforts herein; the resource is not a source of information important in history (Criterion D).

The transmission line SV-001is in overall good condition and remains in its original alignment corridor. It could not be determined whether the towers had been updated or altered since their original construction.Therefore, transmission line SV-001 retains integrity of location, setting, feeling, and association, but its integrity of materials, workmanship, and design are uncertain. Regardless of integrity,this electrical line is not eligible to the NRHP or CRHR under any criteria.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

B13. Remarks: None

***B14. Evaluator:** L. Zickler-Martin; J. Adams

***Date of Evaluation:** 06/15/2021

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

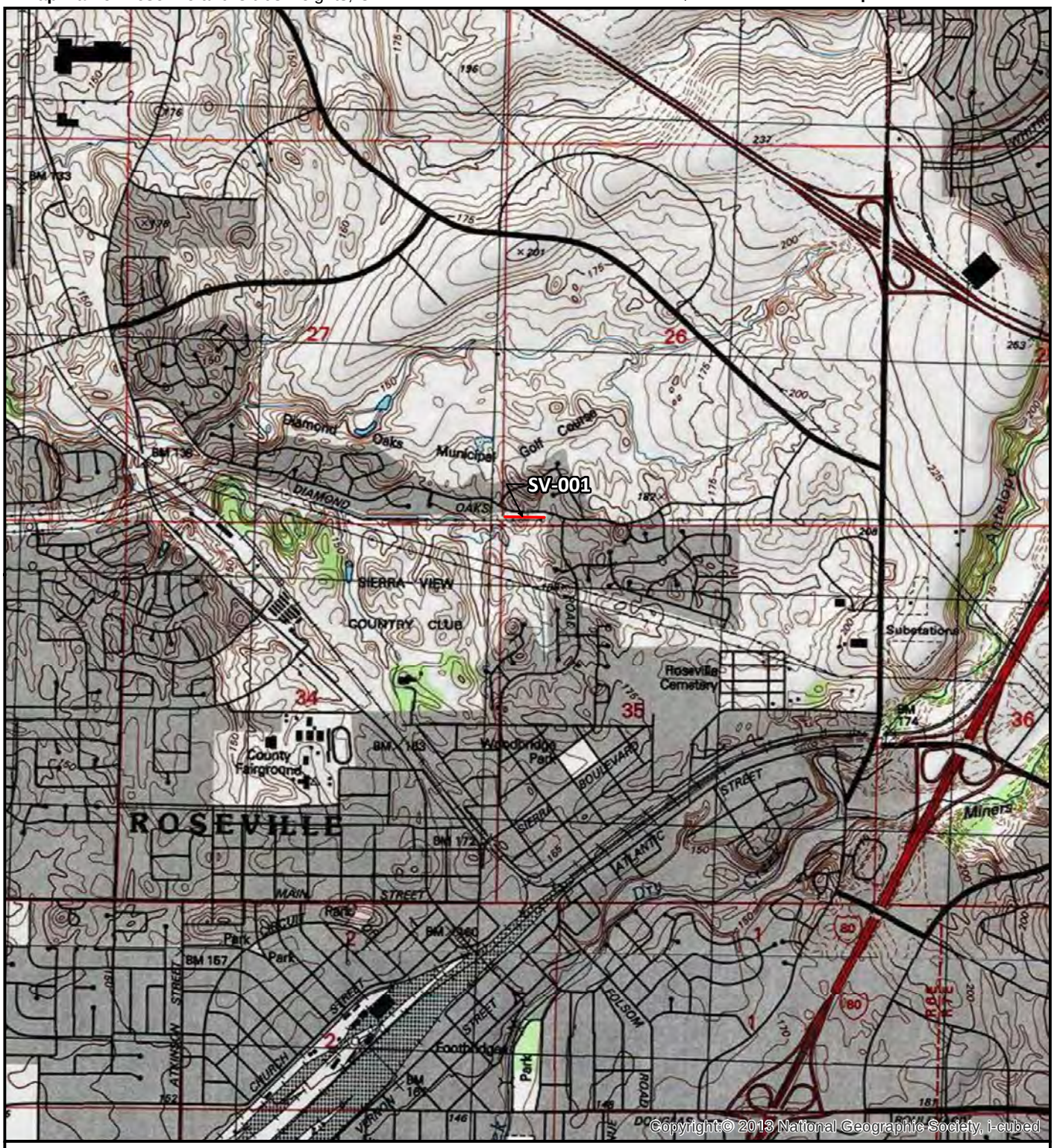
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI #
Trinomial

Page 3 **of** 3 ***Resource Name or #:** SV-001

***Map Name:** Roseville and Citrus Heights, CA ***Scale:** 1:24,000 ***Date of Map:** 1992



Location: N:\2021\2020-108 Sierra View Country Club\MAPS\Cultural_Resources\SVCC_CRM_DPR_LOCATION_20210615.mxd (j.kumquist 6/15/2021

***Required Information**

0 1,000 2,000 4,000 Feet
0 250 500 1,000 Meters

DPR 523J (1/95)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION **PRIMARY RECORD**	Primary # HRI # Trinomial NRHP Status Code	
Other Listings Review Code	Reviewer	Date

 *__Resource Name or #:__ SV-002

P1. Other Identifier: SMUD 115kV

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Placer

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Roseville **Date:** 1992 **T** 11N; **R** 06E; SW ¼ **of Sec** 26; M.D.**B.M.**

c. Address: N/A City: Roseville Zip:

d. UTM: Zone: 10; 649063 mE / 4292289 mN (western end); 649234 mE / 4292289 mN (eastern end)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 150 – 170ft AMSL

The resource is located 55 feet south of Diamond Oaks Road and 225 feet west-northwest of Shasta Street in Roseville, CA.

***P3a. Description:**

This distribution line is a typical wood pole line with standard cross arms and porcelain insulators, constructed between 1957 and 1966 based on review of historic aerial photographs. The line is used to distribute power within the Roseville area. The pole within the current Project Area was relocated approximately 75 feet to the west sometime between 2007 and 2009, based also on review of aerial photographs. It could not be determined if the remaining poles or lines had been updated or altered since their original construction, but they appeared to be in overall good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP39 Other (utility line)

***P4. Resources Present:** ☐Building ☒Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: Overview: SV-002, SMUD 115kV distribution line (view southwest, Acc# 012 (20210614_091934)

***P6. Date Constructed/Age and Sources:** ☒Historic

***P7. Owner and Address:**
Sacramento Municipal Utility District
6301 S Street
Sacramento, CA 95817

***P8. Recorded by:**
Brian S. Marks and Shannon Joy
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

***P9. Date Recorded:** 6/14/2021

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** ECORP. 2021. *Revised Cultural Resources Inventory and Architectural History Evaluation Report, Sierra View Country Club, Placer County, California*. Prepared For: Westpark Communities, 1420 Rocky Ridge Drive, Suite 265 Roseville, California 95661.

***Attachments:** ☐NONE ☒Location Map ☐Sketch Map ☐Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code**

***Resource Name or #** SV-002

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Electrical distribution B4. Present Use: same
***B5. Architectural Style:** N/A
***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☐**No** ☒**Yes** (one pole) ☐**Unknown** **Date:** 2007 - 2009 **Original Location:** ~75 feet east
***B8. Related Features:**

B9a. Architect: b. Builder:
***B10. Significance: Theme:** **Area:**
Period of Significance: **Property Type:** **Applicable Criteria:**
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Distribution line SV-002 is not significantly associated with any historical events related to economic or population growth or developments in electric transmission in California, the Country, or the region. The distribution line is common and has not made a significant contribution to the broad patterns of history (Criterion A). No known significant individuals or groups are associated with the line, and the companies it is associated with did not make greater historical contribution as a result of the construction or use of the line (Criterion B). Resource SV-002 is of common, utilitarian, wooden pole construction, is not the first of its kind or of unusual or rare design, nor does it exhibit any special engineering characteristics, and it is not associated with master engineers known to have made important advancements in electrical distribution or engineering. This electrical line and its components are designed to efficiently transmit electricity, but do not include any unique features which exemplify that purpose (Criterion C). Furthermore, the research potential of this electrical line is exhausted with archival research and recording efforts herein; the resource is not a source of information important in history (Criterion D).

The The transmission line SV-002 is in overall good condition, but the distribution line pole within the current Project Area was moved sometime between 2007 and 2009. Therefore, SV-002 retains integrity of association and feeling, but not of location or setting, and its integrity of materials, workmanship, or design is uncertain. Regardless of integrity, none of the three electrical lines recorded during this study are eligible to the NRHP or CRHR, under any criteria.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

B13. Remarks: None

***B14. Evaluator:** L. Zickler-Martin; J. Adams

***Date of Evaluation:** 06/15/2021

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI #
Trinomial

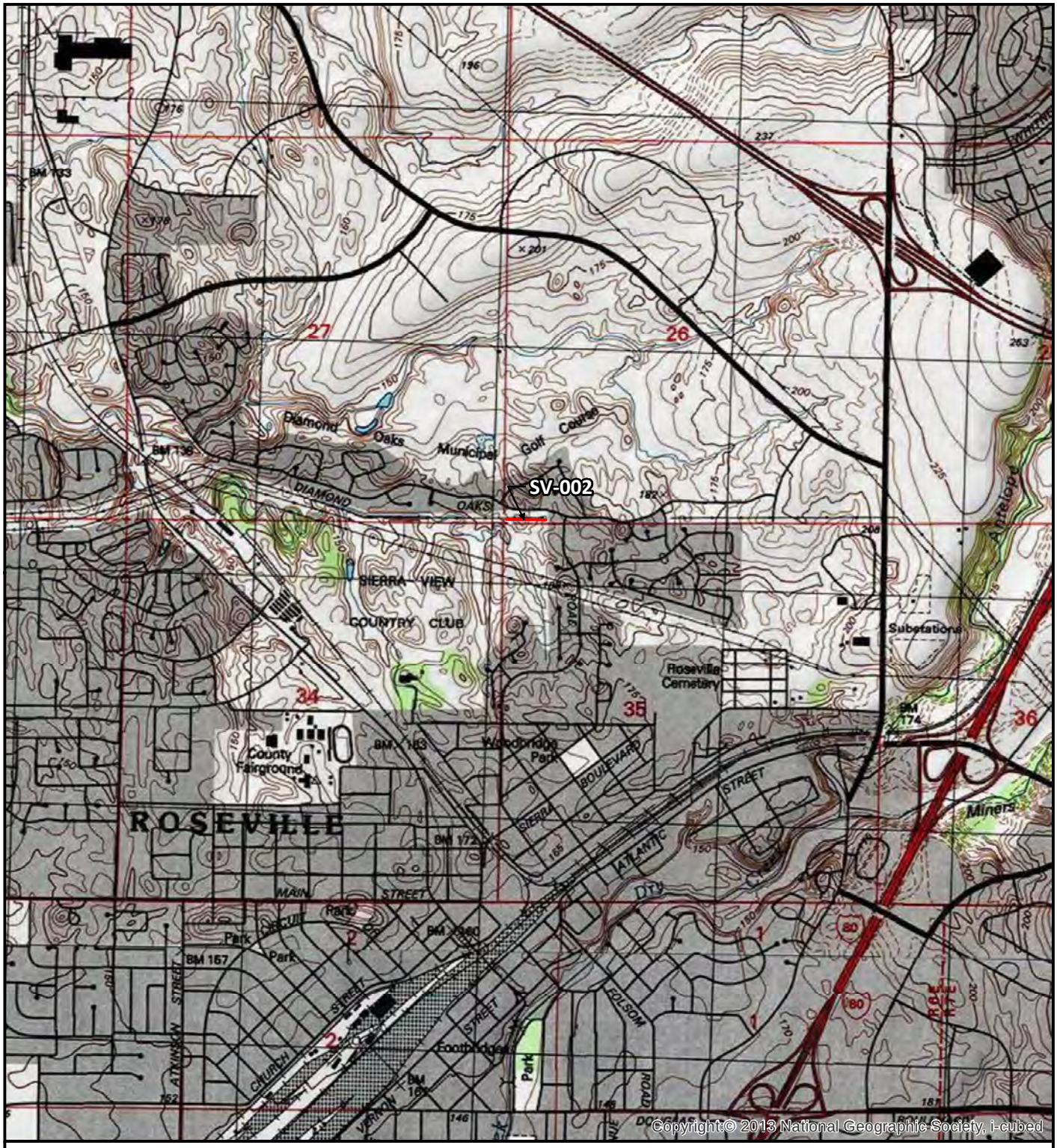
Page X **of** X

***Resource Name or #:** SV-002

***Map Name:** Roseville and Citrus Heights, CA

***Scale:** 1:24,000

***Date of Map:** 1992



Location: N:\2021\2020-108 Sierra View Country Club\MAPS\Cultural_Resources\SVCC_CRM_DPR_LOCATION_002_20210615.mxd (-)kumquist 6/15/2021

***Required Information**

0 1,000 2,000 4,000 Feet

0 250 500 1,000 Meters

DPR 523J (1/95)

RANEY PLANNING & MANAGEMENT, INC. 20 years

WWW.RANEYMANAGEMENT.COM

NORTHERN CALIFORNIA
1501 SPORTS DRIVE, SUITE A
SACRAMENTO, CA 95834
TEL: 916.372.6100 · FAX: 916.419.6108

October 13, 2021

Casey Shorrock
Remy Moose Manley, LLP
555 Capitol Mall, Suite 800
Sacramento, CA 95814

Subject: Greenhouse Gas Emissions Calculations for the Sierra View Project

Dear Ms. Shorrock:

At your request, Raney has prepared the following memorandum to present the anticipated greenhouse gas (GHG) emissions associated with construction and operation of the Sierra View Project (proposed project), and to compare such estimates to the applicable thresholds of significance.

Project Summary

The approximately 23.10-acre project site is located east of the Sierra View Country Club, at 360 Diamond Oaks Road, in Roseville, California (see Figure 1). The site is comprised of two parcels: Infill Planning Parcel 3 and Infill Planning Parcel 100. The project site is bound by Shasta Street to the north and Diamond Oaks Road to the south. Surrounding land uses primarily consist of single-family housing to the north, east, and south. The project site is currently undeveloped and ungraded, but has been subject to previous disturbance from maintenance and emergency access roads. The majority of the project site, identified as Infill Planning Parcel 100, is designated in the City of Roseville General Plan for Medium Density Residential and zoned for R3 (Multi-Family Housing). The northernmost portion of the project site, identified as Infill Parcel 3, is designated in the City's General Plan as Low Density Residential and zoned for R1 (Single-Family Residential).

The proposed project would consist of amending the General Plan land use designation and modifying the zoning for the project site in order to reduce the property's existing planned housing density. The majority of Infill Planning Parcel 100 would be redesignated from Medium Density Residential to Low Density Residential and rezoned from R3 (Multi-Family Housing) to RS/DS (Small Lot Residential with Development Standards). A portion of Infill Planning Parcel 3 would be rezoned from R1 (Single-Family Residential) to RS/DS. A Tentative Subdivision Map is proposed to divide the project site into 86 total lots for future development of 75 low density residential units (see Figure 2).

The proposed project would require the following approvals and entitlements:

- Approval of the Mitigated Negative Declaration;
- General Plan Amendment for a portion of Infill Planning Parcel 100 from Medium Density Residential to Low Density Residential;
- Rezoning for a portion of Infill Planning Parcel 100 from R3 to RS/DS and a portion of Infill Planning Parcel 3 from R1 to RS/DS;
- Tentative Subdivision Map including 75 single-family residential lots; and
- Tree Permit.

Figure 1
Project Site Location

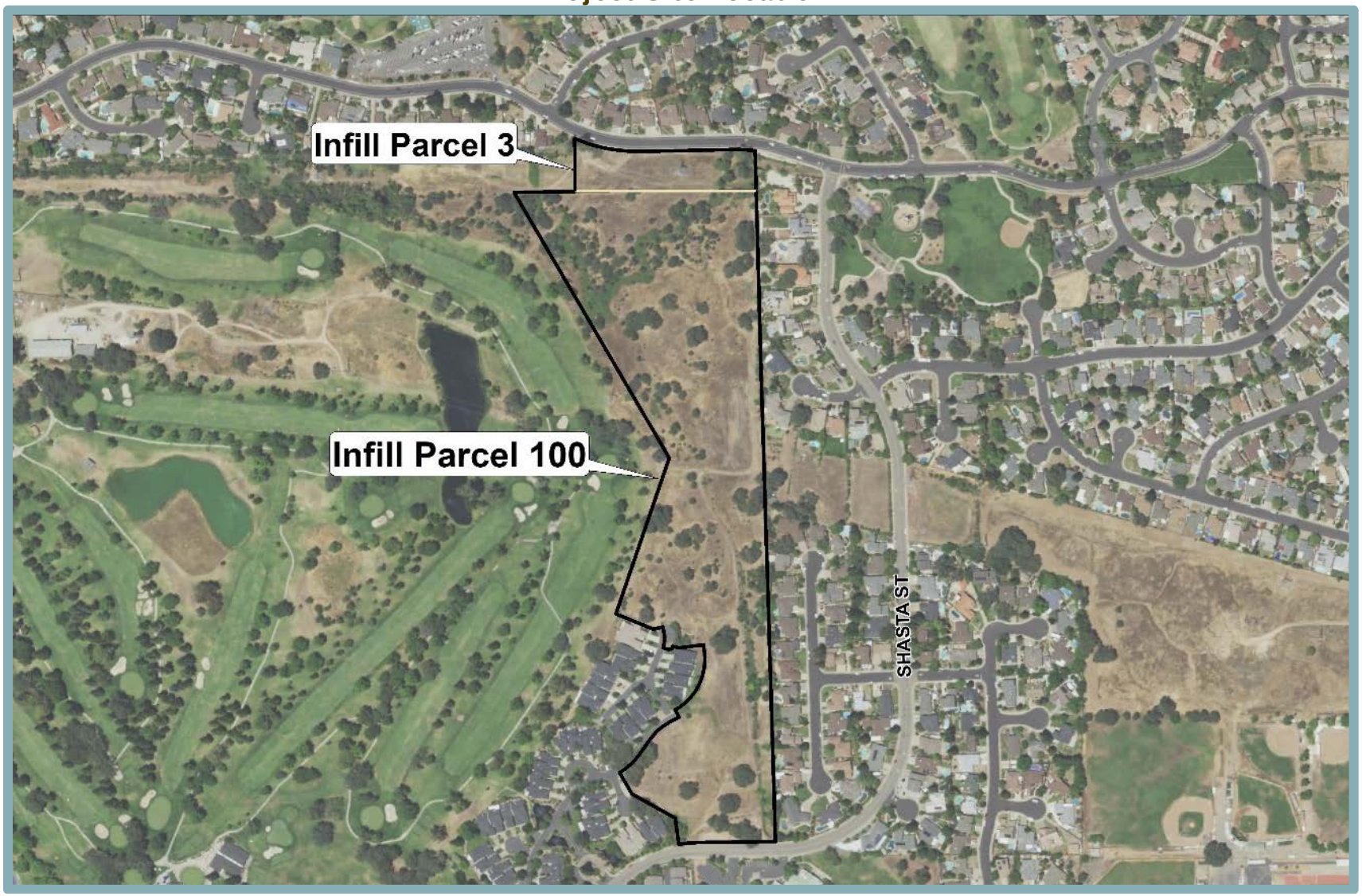
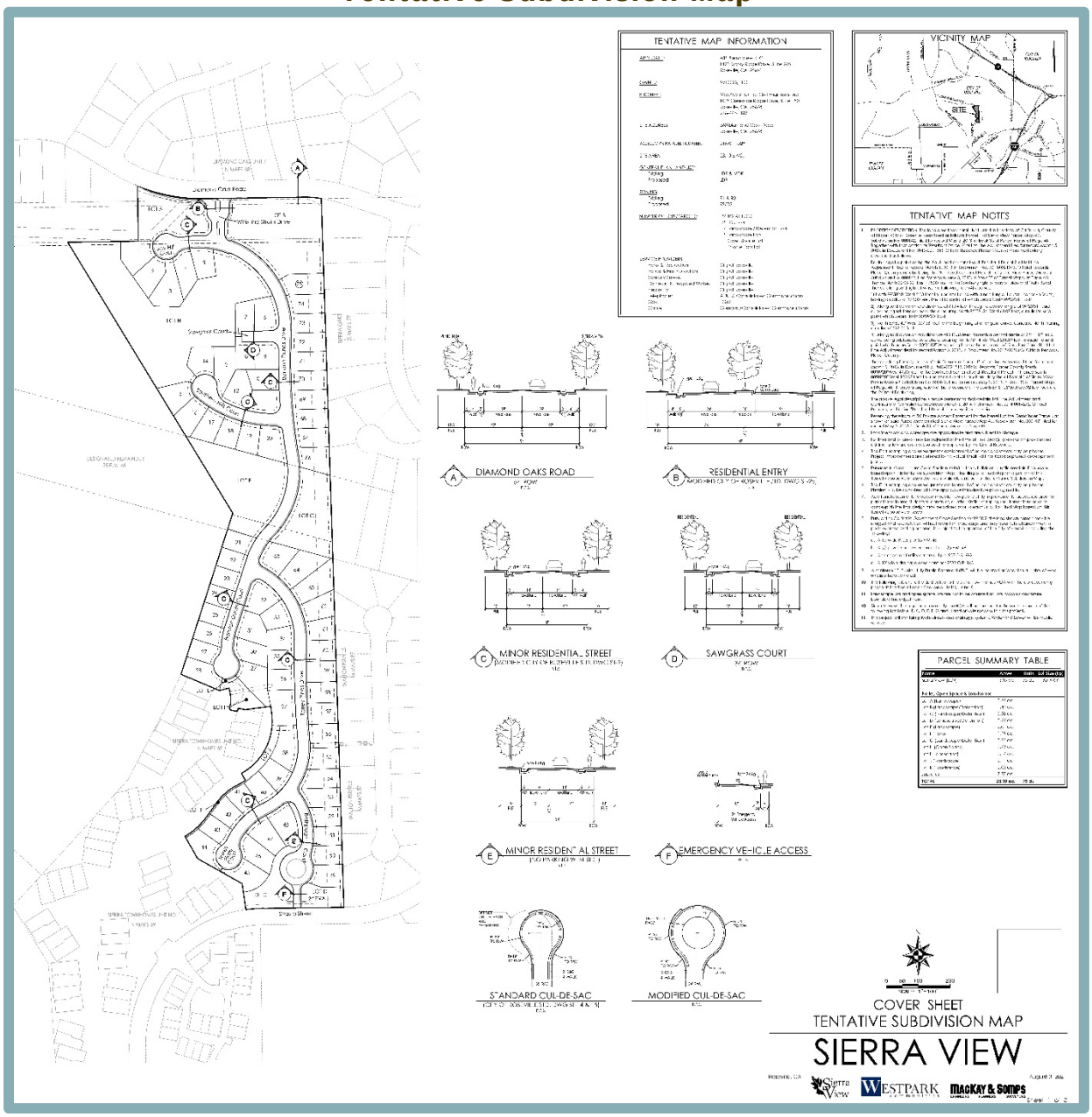


Figure 2
Tentative Subdivision Map



Background

GHGs are gases that absorb and emit radiation within the thermal infrared range, trapping heat in the earth's atmosphere. Some GHGs occur naturally and are emitted into the atmosphere through both natural processes and human activities. Other GHGs are created and emitted solely through human activities. The principal GHGs that enter the atmosphere due to human activities are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated carbons. Other common GHGs include water vapor, ozone, and aerosols. The increase in atmospheric concentrations of GHG due to human activities has resulted in more heat being held within the atmosphere, which is the accepted explanation for global climate change.

The project site is located within the Sacramento Valley Air Basin and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). On October 13, 2016, the PCAPCD adopted GHG emissions thresholds. The thresholds were designed to analyze a project's compliance with applicable State laws including Assembly Bill (AB) 32 and Senate Bill (SB) 32.[1] As noted in Appendix A, Implementation Measures (Operational Air Quality and Greenhouse Gas Emissions), of the City's General Plan, the City of Roseville relies on PCAPCD thresholds for determining significance conclusions.[2] As a result, this analysis uses PCAPCD thresholds of significance.

The PCAPCD's GHG thresholds include a bright-line threshold for the construction and operational phases of land use projects and stationary source projects, a screening level threshold for the operational phase of land use projects, and efficiency thresholds for the operational phase of land use projects that result in GHG emissions that fall between the bright-line threshold and the screening level threshold. Any project with GHG emissions below the screening level threshold of 1,100 $MTCO_2e$/yr is judged by the PCAPCD as having a less-than-significant impact related to GHG emissions, and would not conflict with any State or regional GHG emissions reduction goals.

Construction GHG Emissions

The unmitigated maximum annual construction-related emissions from the proposed project were estimated to be 719.07 $MTCO_2e$/yr over the approximately two-year construction period. In total, construction of the proposed project would generate approximately 1,467.67 $MTCO_2e$.

As compared to the PCAPCD's bright-line threshold of 10,000 $MTCO_2e$/yr, the maximum annual emissions related to implementation of the proposed project would be well below the PCAPCD's threshold, and project construction would not be considered to result in a cumulatively considerable contribution to global climate change.

Operational GHG Emissions

The estimated operational GHG emissions in the first year of full buildout (2024), are presented in Table 1. As shown in the table, the proposed project would result in operational GHG emissions below the PCAPCD's 1,100 $MTCO_2e$/yr operational screening threshold of significance. Thus, operations of the proposed project would not be considered to result in a cumulatively considerable contribution to global climate change.

---

1 Placer County Air Pollution Control District. *California Environmental Quality Act Thresholds of Significance: Justification Report*. October 2016.

2 City of Roseville. *City of Roseville General Plan 2035, Appendix A: Implementation Measures* [page A-21]. August 2020.

Table 1 Unmitigated Operational GHG Emissions (Year 2024)	
Emission Source	**GHG Emissions ($MTCO_2e$/yr)**
Area	54.41
Energy	95.25
Mobile	705.26
Solid Waste	38.92
Water	12.80
TOTAL ANNUAL GHG EMISSIONS	**906.65**
PCAPCD Threshold of Significance	**1,100**
Exceeds Threshold?	**NO**
Source: CalEEMod, October 2021 (see Attachment).	

Conclusion

Based on the information presented above, construction and operations of the proposed project would not be considered to generate GHG emissions that would have a significant impact on the environment and, therefore, would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Consequently, the project would not result in a cumulatively considerable incremental contribution to impacts related to GHG emissions or climate change and the project's impact would be less than significant.

If you have any questions regarding the contents of this document, please do not hesitate to contact me at (916) 372-6100, or via email at rods@raneymanagement.com.

Best Regards,

Rod Stinson

Vice President

phone. (916) 372-6100 1501 Sports Drive, Suite A Sacramento, CA 95834

fax. (916) 419-6108 www.raneymanagement.com

RANEY PLANNING & MANAGEMENT, INC. 20 years

Attachment 1
CalEEMod Results

Sierra View Project - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Sierra View Project

Placer County APCD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	75.00	Dwelling Unit	23.10	135,000.00	215

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2024
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	384.66	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 intensity factor adjusted per the RPS projections used in City's GP EIR.

Land Use - Lot acreage adjusted per site plan.

Construction Phase - Architectural coating assumed to occur concerrent to building construction.

Trips and VMT -

Grading -

Area Mitigation - Only natural gas hearth and low VOC paints per PCAPCD regulations

Energy Mitigation -

Water Mitigation - Outdoor water conservation strategy applied to reflect complaince with MWELO.

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	20.00	370.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblGrading	MaterialExported	0.00	65,000.00
tblGrading	MaterialImported	0.00	23,000.00
tblLandUse	LotAcreage	24.35	23.10
tblProjectCharacteristics	CO2IntensityFactor	471.98	384.66

2.0 Emissions Summary

Sierra View Project - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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					
2022	0.4315	3.1062	2.4513	7.6500e-003	0.4057	0.1148	0.5204	0.1534	0.1069	0.2603	0.0000	700.1845	700.1845	0.0979	0.0552	719.0709
2023	0.9794	3.4737	4.4481	7.7900e-003	0.1309	0.1674	0.2983	0.0340	0.1567	0.1906	0.0000	682.8449	682.8449	0.1594	7.4200e-003	689.0393
2024	0.1048	0.2813	0.3846	6.7000e-004	0.0113	0.0130	0.0242	2.9300e-003	0.0121	0.0151	0.0000	59.0427	59.0427	0.0135	6.1000e-004	59.5633
Maximum	**0.9794**	**3.4737**	**4.4481**	**7.7900e-003**	**0.4057**	**0.1674**	**0.5204**	**0.1534**	**0.1567**	**0.2603**	**0.0000**	**700.1845**	**700.1845**	**0.1594**	**0.0552**	**719.0709**

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					
2022	0.4315	3.1062	2.4513	7.6500e-003	0.4057	0.1148	0.5204	0.1534	0.1069	0.2603	0.0000	700.1842	700.1842	0.0979	0.0552	719.0705
2023	0.9794	3.4737	4.4481	7.7900e-003	0.1309	0.1674	0.2983	0.0340	0.1567	0.1906	0.0000	682.8442	682.8442	0.1594	7.4200e-003	689.0386
2024	0.1048	0.2813	0.3846	6.7000e-004	0.0113	0.0130	0.0242	2.9300e-003	0.0121	0.0151	0.0000	59.0426	59.0426	0.0135	6.1000e-004	59.5633
Maximum	**0.9794**	**3.4737**	**4.4481**	**7.7900e-003**	**0.4057**	**0.1674**	**0.5204**	**0.1534**	**0.1567**	**0.2603**	**0.0000**	**700.1842**	**700.1842**	**0.1594**	**0.0552**	**719.0705**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**6-1-2022**	**8-31-2022**	1.9137	1.9137
2	**9-1-2022**	**11-30-2022**	1.1709	1.1709
3	**12-1-2022**	**2-28-2023**	1.1315	1.1315
4	**3-1-2023**	**5-31-2023**	1.1253	1.1253
5	**6-1-2023**	**8-31-2023**	1.1247	1.1247
6	**9-1-2023**	**11-30-2023**	1.1138	1.1138
7	**12-1-2023**	**2-29-2024**	0.7569	0.7569
		Highest	1.9137	1.9137

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	5.3344	0.0983	6.3657	0.0106		0.8176	0.8176		0.8176	0.8176	77.4718	33.4002	110.8720	0.0724	6.0900e-003	114.4971
Energy	9.5700e-003	0.0818	0.0348	5.2000e-004		6.6100e-003	6.6100e-003		6.6100e-003	6.6100e-003	0.0000	198.1647	198.1647	0.0107	2.8100e-003	199.2700
Mobile	0.3859	0.5758	3.6589	7.3900e-003	0.7372	6.6100e-003	0.7438	0.1975	6.2100e-003	0.2037	0.0000	693.2450	693.2450	0.0432	0.0367	705.2599
Waste						0.0000	0.0000		0.0000	0.0000	15.7115	0.0000	15.7115	0.9285	0.0000	38.9246
Water						0.0000	0.0000		0.0000	0.0000	1.5503	6.4947	8.0450	0.1598	3.8300e-003	13.1801
Total	**5.7299**	**0.7558**	**10.0594**	**0.0185**	**0.7372**	**0.8308**	**1.5680**	**0.1975**	**0.8304**	**1.0279**	**94.7336**	**931.3046**	**1,026.0382**	**1.2146**	**0.0494**	**1,071.1317**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6338	0.0523	0.5762	3.2000e-004		6.8000e-003	6.8000e-003		6.8000e-003	6.8000e-003	0.0000	54.0760	54.0760	1.8900e-003	9.7000e-004	54.4138
Energy	9.5700e-003	0.0818	0.0348	5.2000e-004		6.6100e-003	6.6100e-003		6.6100e-003	6.6100e-003	0.0000	94.6893	94.6893	1.8100e-003	1.7400e-003	95.2520
Mobile	0.3859	0.5758	3.6589	7.3900e-003	0.7372	6.6100e-003	0.7438	0.1975	6.2100e-003	0.2037	0.0000	693.2450	693.2450	0.0432	0.0367	705.2599
Waste						0.0000	0.0000		0.0000	0.0000	15.7115	0.0000	15.7115	0.9285	0.0000	38.9246
Water						0.0000	0.0000		0.0000	0.0000	1.5503	6.1184	7.6687	0.1598	3.8200e-003	12.8019
Total	**1.0293**	**0.7098**	**4.2699**	**8.2300e-003**	**0.7372**	**0.0200**	**0.7572**	**0.1975**	**0.0196**	**0.2171**	**17.2618**	**848.1287**	**865.3905**	**1.1352**	**0.0432**	**906.6521**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**82.04**	**6.09**	**57.55**	**55.42**	**0.00**	**97.59**	**51.71**	**0.00**	**97.64**	**78.88**	**81.78**	**8.93**	**15.66**	**6.54**	**12.55**	**15.36**

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	6/1/2022	6/14/2022	5	10	
2	Grading	Grading	6/15/2022	8/2/2022	5	35	
3	Paving	Paving	8/3/2022	8/30/2022	5	20	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4	Building Construction	Building Construction	8/31/2022	1/30/2024	5	370	
5	Architectural Coating	Architectural Coating	9/14/2022	2/13/2024	5	370	

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 105

Acres of Paving: 0

Residential Indoor: 273,375; Residential Outdoor: 91,125; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Pavers	2	8.00	130	0.42
Building Construction	Paving Equipment	2	8.00	132	0.36
Building Construction	Rollers	2	8.00	80	0.38
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	11,000.00	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
Building Construction	15	27.00	8.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	15	27.00	8.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2022

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					0.0983	0.0000	0.0983	0.0505	0.0000	0.0505	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0159	0.1654	0.0985	1.9000e-004		8.0600e-003	8.0600e-003		7.4200e-003	7.4200e-003	0.0000	16.7197	16.7197	5.4100e-003	0.0000	16.8549
Total	**0.0159**	**0.1654**	**0.0985**	**1.9000e-004**	**0.0983**	**8.0600e-003**	**0.1064**	**0.0505**	**7.4200e-003**	**0.0579**	**0.0000**	**16.7197**	**16.7197**	**5.4100e-003**	**0.0000**	**16.8549**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Site Preparation - 2022

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	2.5000e-004	1.8000e-004	2.2000e-003	1.0000e-005	7.1000e-004	0.0000	7.1000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.5730	0.5730	2.0000e-005	2.0000e-005	0.5783
Total	**2.5000e-004**	**1.8000e-004**	**2.2000e-003**	**1.0000e-005**	**7.1000e-004**	**0.0000**	**7.1000e-004**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**0.5730**	**0.5730**	**2.0000e-005**	**2.0000e-005**	**0.5783**

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					0.0983	0.0000	0.0983	0.0505	0.0000	0.0505	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0159	0.1654	0.0985	1.9000e-004		8.0600e-003	8.0600e-003		7.4200e-003	7.4200e-003	0.0000	16.7197	16.7197	5.4100e-003	0.0000	16.8549
Total	**0.0159**	**0.1654**	**0.0985**	**1.9000e-004**	**0.0983**	**8.0600e-003**	**0.1064**	**0.0505**	**7.4200e-003**	**0.0579**	**0.0000**	**16.7197**	**16.7197**	**5.4100e-003**	**0.0000**	**16.8549**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Site Preparation - 2022

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	2.5000e-004	1.8000e-004	2.2000e-003	1.0000e-005	7.1000e-004	0.0000	7.1000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.5730	0.5730	2.0000e-005	2.0000e-005	0.5783
Total	**2.5000e-004**	**1.8000e-004**	**2.2000e-003**	**1.0000e-005**	**7.1000e-004**	**0.0000**	**7.1000e-004**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**0.5730**	**0.5730**	**2.0000e-005**	**2.0000e-005**	**0.5783**

3.3 Grading - 2022

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					0.1660	0.0000	0.1660	0.0647	0.0000	0.0647	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0634	0.6798	0.5082	1.0900e-003		0.0286	0.0286		0.0263	0.0263	0.0000	95.4356	95.4356	0.0309	0.0000	96.2072
Total	**0.0634**	**0.6798**	**0.5082**	**1.0900e-003**	**0.1660**	**0.0286**	**0.1947**	**0.0647**	**0.0263**	**0.0910**	**0.0000**	**95.4356**	**95.4356**	**0.0309**	**0.0000**	**96.2072**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Grading - 2022

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	0.0215	0.8742	0.1780	3.4800e-003	0.0926	8.1500e-003	0.1008	0.0255	7.8000e-003	0.0333	0.0000	333.6929	333.6929	9.1000e-004	0.0524	349.3433
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	9.7000e-004	6.8000e-004	8.5600e-003	2.0000e-005	2.7500e-003	1.0000e-005	2.7600e-003	7.3000e-004	1.0000e-005	7.4000e-004	0.0000	2.2282	2.2282	7.0000e-005	6.0000e-005	2.2490
Total	**0.0224**	**0.8749**	**0.1865**	**3.5000e-003**	**0.0954**	**8.1600e-003**	**0.1035**	**0.0262**	**7.8100e-003**	**0.0340**	**0.0000**	**335.9210**	**335.9210**	**9.8000e-004**	**0.0525**	**351.5923**

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					0.1660	0.0000	0.1660	0.0647	0.0000	0.0647	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0634	0.6798	0.5082	1.0900e-003		0.0286	0.0286		0.0263	0.0263	0.0000	95.4354	95.4354	0.0309	0.0000	96.2071
Total	**0.0634**	**0.6798**	**0.5082**	**1.0900e-003**	**0.1660**	**0.0286**	**0.1947**	**0.0647**	**0.0263**	**0.0910**	**0.0000**	**95.4354**	**95.4354**	**0.0309**	**0.0000**	**96.2071**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Grading - 2022

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	0.0215	0.8742	0.1780	3.4800e-003	0.0926	8.1500e-003	0.1008	0.0255	7.8000e-003	0.0333	0.0000	333.6929	333.6929	9.1000e-004	0.0524	349.3433
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	9.7000e-004	6.8000e-004	8.5600e-003	2.0000e-005	2.7500e-003	1.0000e-005	2.7600e-003	7.3000e-004	1.0000e-005	7.4000e-004	0.0000	2.2282	2.2282	7.0000e-005	6.0000e-005	2.2490
Total	**0.0224**	**0.8749**	**0.1865**	**3.5000e-003**	**0.0954**	**8.1600e-003**	**0.1035**	**0.0262**	**7.8100e-003**	**0.0340**	**0.0000**	**335.9210**	**335.9210**	**9.8000e-004**	**0.0525**	**351.5923**

3.4 Paving - 2022

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	0.0110	0.1113	0.1458	2.3000e-004		5.6800e-003	5.6800e-003		5.2200e-003	5.2200e-003	0.0000	20.0276	20.0276	6.4800e-003	0.0000	20.1895
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0110**	**0.1113**	**0.1458**	**2.3000e-004**		**5.6800e-003**	**5.6800e-003**		**5.2200e-003**	**5.2200e-003**	**0.0000**	**20.0276**	**20.0276**	**6.4800e-003**	**0.0000**	**20.1895**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.2000e-004	2.9000e-004	3.6700e-003	1.0000e-005	1.1800e-003	1.0000e-005	1.1800e-003	3.1000e-004	1.0000e-005	3.2000e-004	0.0000	0.9549	0.9549	3.0000e-005	3.0000e-005	0.9639
Total	**4.2000e-004**	**2.9000e-004**	**3.6700e-003**	**1.0000e-005**	**1.1800e-003**	**1.0000e-005**	**1.1800e-003**	**3.1000e-004**	**1.0000e-005**	**3.2000e-004**	**0.0000**	**0.9549**	**0.9549**	**3.0000e-005**	**3.0000e-005**	**0.9639**

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	0.0110	0.1113	0.1458	2.3000e-004		5.6800e-003	5.6800e-003		5.2200e-003	5.2200e-003	0.0000	20.0275	20.0275	6.4800e-003	0.0000	20.1895
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0110**	**0.1113**	**0.1458**	**2.3000e-004**		**5.6800e-003**	**5.6800e-003**		**5.2200e-003**	**5.2200e-003**	**0.0000**	**20.0275**	**20.0275**	**6.4800e-003**	**0.0000**	**20.1895**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.2000e-004	2.9000e-004	3.6700e-003	1.0000e-005	1.1800e-003	1.0000e-005	1.1800e-003	3.1000e-004	1.0000e-005	3.2000e-004	0.0000	0.9549	0.9549	3.0000e-005	3.0000e-005	0.9639
Total	**4.2000e-004**	**2.9000e-004**	**3.6700e-003**	**1.0000e-005**	**1.1800e-003**	**1.0000e-005**	**1.1800e-003**	**3.1000e-004**	**1.0000e-005**	**3.2000e-004**	**0.0000**	**0.9549**	**0.9549**	**3.0000e-005**	**3.0000e-005**	**0.9639**

3.5 Building Construction - 2022

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	0.1236	1.1766	1.3615	2.1900e-003		0.0606	0.0606		0.0565	0.0565	0.0000	190.0804	190.0804	0.0529	0.0000	191.4035
Total	**0.1236**	**1.1766**	**1.3615**	**2.1900e-003**		**0.0606**	**0.0606**		**0.0565**	**0.0565**	**0.0000**	**190.0804**	**190.0804**	**0.0529**	**0.0000**	**191.4035**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

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	1.3100e-003	0.0379	0.0113	1.5000e-004	7.8200e-003	3.5000e-004	8.1700e-003	2.1200e-003	3.3000e-004	2.4500e-003	0.0000	14.1473	14.1473	6.0000e-005	2.1400e-003	14.7866
Worker	6.6000e-003	4.6400e-003	0.0581	1.6000e-004	0.0348	1.0000e-004	0.0349	8.9200e-003	9.0000e-005	9.0100e-003	0.0000	15.1260	15.1260	4.7000e-004	4.4000e-004	15.2678
Total	**7.9100e-003**	**0.0425**	**0.0694**	**3.1000e-004**	**0.0426**	**4.5000e-004**	**0.0430**	**0.0110**	**4.2000e-004**	**0.0115**	**0.0000**	**29.2734**	**29.2734**	**5.3000e-004**	**2.5800e-003**	**30.0544**

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	0.1236	1.1766	1.3615	2.1900e-003		0.0606	0.0606		0.0565	0.0565	0.0000	190.0801	190.0801	0.0529	0.0000	191.4033
Total	**0.1236**	**1.1766**	**1.3615**	**2.1900e-003**		**0.0606**	**0.0606**		**0.0565**	**0.0565**	**0.0000**	**190.0801**	**190.0801**	**0.0529**	**0.0000**	**191.4033**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

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	1.3100e-003	0.0379	0.0113	1.5000e-004	7.8200e-003	3.5000e-004	8.1700e-003	2.1200e-003	3.3000e-004	2.4500e-003	0.0000	14.1473	14.1473	6.0000e-005	2.1400e-003	14.7866
Worker	6.6000e-003	4.6400e-003	0.0581	1.6000e-004	0.0348	1.0000e-004	0.0349	8.9200e-003	9.0000e-005	9.0100e-003	0.0000	15.1260	15.1260	4.7000e-004	4.4000e-004	15.2678
Total	**7.9100e-003**	**0.0425**	**0.0694**	**3.1000e-004**	**0.0426**	**4.5000e-004**	**0.0430**	**0.0110**	**4.2000e-004**	**0.0115**	**0.0000**	**29.2734**	**29.2734**	**5.3000e-004**	**2.5800e-003**	**30.0544**

3.5 Building Construction - 2023

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	0.3387	3.1950	4.0077	6.4700e-003		0.1573	0.1573		0.1466	0.1466	0.0000	561.6954	561.6954	0.1559	0.0000	565.5926
Total	**0.3387**	**3.1950**	**4.0077**	**6.4700e-003**		**0.1573**	**0.1573**		**0.1466**	**0.1466**	**0.0000**	**561.6954**	**561.6954**	**0.1559**	**0.0000**	**565.5926**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

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	2.3900e-003	0.0961	0.0305	4.2000e-004	0.0231	5.8000e-004	0.0237	6.2700e-003	5.5000e-004	6.8200e-003	0.0000	40.3939	40.3939	1.2000e-004	6.1100e-003	42.2170
Worker	0.0181	0.0122	0.1597	4.7000e-004	0.1027	2.8000e-004	0.1030	0.0264	2.5000e-004	0.0266	0.0000	43.5324	43.5324	1.2700e-003	1.2000e-003	43.9210
Total	**0.0205**	**0.1082**	**0.1902**	**8.9000e-004**	**0.1258**	**8.6000e-004**	**0.1267**	**0.0326**	**8.0000e-004**	**0.0334**	**0.0000**	**83.9264**	**83.9264**	**1.3900e-003**	**7.3100e-003**	**86.1380**

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	0.3387	3.1950	4.0077	6.4700e-003		0.1573	0.1573		0.1466	0.1466	0.0000	561.6948	561.6948	0.1559	0.0000	565.5920
Total	**0.3387**	**3.1950**	**4.0077**	**6.4700e-003**		**0.1573**	**0.1573**		**0.1466**	**0.1466**	**0.0000**	**561.6948**	**561.6948**	**0.1559**	**0.0000**	**565.5920**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

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	2.3900e-003	0.0961	0.0305	4.2000e-004	0.0231	5.8000e-004	0.0237	6.2700e-003	5.5000e-004	6.8200e-003	0.0000	40.3939	40.3939	1.2000e-004	6.1100e-003	42.2170
Worker	0.0181	0.0122	0.1597	4.7000e-004	0.1027	2.8000e-004	0.1030	0.0264	2.5000e-004	0.0266	0.0000	43.5324	43.5324	1.2700e-003	1.2000e-003	43.9210
Total	**0.0205**	**0.1082**	**0.1902**	**8.9000e-004**	**0.1258**	**8.6000e-004**	**0.1267**	**0.0326**	**8.0000e-004**	**0.0334**	**0.0000**	**83.9264**	**83.9264**	**1.3900e-003**	**7.3100e-003**	**86.1380**

3.5 Building Construction - 2024

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	0.0271	0.2527	0.3387	5.5000e-004		0.0119	0.0119		0.0111	0.0111	0.0000	47.5326	47.5326	0.0132	0.0000	47.8615
Total	**0.0271**	**0.2527**	**0.3387**	**5.5000e-004**		**0.0119**	**0.0119**		**0.0111**	**0.0111**	**0.0000**	**47.5326**	**47.5326**	**0.0132**	**0.0000**	**47.8615**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

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	2.0000e-004	8.0800e-003	2.5400e-003	3.0000e-005	1.9600e-003	5.0000e-005	2.0000e-003	5.3000e-004	5.0000e-005	5.8000e-004	0.0000	3.3504	3.3504	1.0000e-005	5.1000e-004	3.5017
Worker	1.4300e-003	9.2000e-004	0.0127	4.0000e-005	8.6900e-003	2.0000e-005	8.7100e-003	2.2300e-003	2.0000e-005	2.2500e-003	0.0000	3.5908	3.5908	1.0000e-004	9.0000e-005	3.6215
Total	**1.6300e-003**	**9.0000e-003**	**0.0152**	**7.0000e-005**	**0.0107**	**7.0000e-005**	**0.0107**	**2.7600e-003**	**7.0000e-005**	**2.8300e-003**	**0.0000**	**6.9412**	**6.9412**	**1.1000e-004**	**6.0000e-004**	**7.1231**

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	0.0271	0.2527	0.3387	5.5000e-004		0.0119	0.0119		0.0111	0.0111	0.0000	47.5325	47.5325	0.0132	0.0000	47.8614
Total	**0.0271**	**0.2527**	**0.3387**	**5.5000e-004**		**0.0119**	**0.0119**		**0.0111**	**0.0111**	**0.0000**	**47.5325**	**47.5325**	**0.0132**	**0.0000**	**47.8614**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

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	2.0000e-004	8.0800e-003	2.5400e-003	3.0000e-005	1.9600e-003	5.0000e-005	2.0000e-003	5.3000e-004	5.0000e-005	5.8000e-004	0.0000	3.3504	3.3504	1.0000e-005	5.1000e-004	3.5017
Worker	1.4300e-003	9.2000e-004	0.0127	4.0000e-005	8.6900e-003	2.0000e-005	8.7100e-003	2.2300e-003	2.0000e-005	2.2500e-003	0.0000	3.5908	3.5908	1.0000e-004	9.0000e-005	3.6215
Total	**1.6300e-003**	**9.0000e-003**	**0.0152**	**7.0000e-005**	**0.0107**	**7.0000e-005**	**0.0107**	**2.7600e-003**	**7.0000e-005**	**2.8300e-003**	**0.0000**	**6.9412**	**6.9412**	**1.1000e-004**	**6.0000e-004**	**7.1231**

3.6 Architectural Coating - 2022

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	0.1781					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.9800e-003	0.0549	0.0707	1.2000e-004		3.1900e-003	3.1900e-003		3.1900e-003	3.1900e-003	0.0000	9.9577	9.9577	6.5000e-004	0.0000	9.9739
Total	**0.1861**	**0.0549**	**0.0707**	**1.2000e-004**		**3.1900e-003**	**3.1900e-003**		**3.1900e-003**	**3.1900e-003**	**0.0000**	**9.9577**	**9.9577**	**6.5000e-004**	**0.0000**	**9.9739**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2022

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	5.4000e-004	3.8000e-004	4.7700e-003	1.0000e-005	1.5300e-003	1.0000e-005	1.5400e-003	4.1000e-004	1.0000e-005	4.2000e-004	0.0000	1.2414	1.2414	4.0000e-005	4.0000e-005	1.2530
Total	**5.4000e-004**	**3.8000e-004**	**4.7700e-003**	**1.0000e-005**	**1.5300e-003**	**1.0000e-005**	**1.5400e-003**	**4.1000e-004**	**1.0000e-005**	**4.2000e-004**	**0.0000**	**1.2414**	**1.2414**	**4.0000e-005**	**4.0000e-005**	**1.2530**

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	0.1781					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.9800e-003	0.0549	0.0707	1.2000e-004		3.1900e-003	3.1900e-003		3.1900e-003	3.1900e-003	0.0000	9.9577	9.9577	6.5000e-004	0.0000	9.9739
Total	**0.1861**	**0.0549**	**0.0707**	**1.2000e-004**		**3.1900e-003**	**3.1900e-003**		**3.1900e-003**	**3.1900e-003**	**0.0000**	**9.9577**	**9.9577**	**6.5000e-004**	**0.0000**	**9.9739**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2022

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	5.4000e-004	3.8000e-004	4.7700e-003	1.0000e-005	1.5300e-003	1.0000e-005	1.5400e-003	4.1000e-004	1.0000e-005	4.2000e-004	0.0000	1.2414	1.2414	4.0000e-005	4.0000e-005	1.2530
Total	**5.4000e-004**	**3.8000e-004**	**4.7700e-003**	**1.0000e-005**	**1.5300e-003**	**1.0000e-005**	**1.5400e-003**	**4.1000e-004**	**1.0000e-005**	**4.2000e-004**	**0.0000**	**1.2414**	**1.2414**	**4.0000e-005**	**4.0000e-005**	**1.2530**

3.6 Architectural Coating - 2023

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	0.5936					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0249	0.1694	0.2355	3.9000e-004		9.2100e-003	9.2100e-003		9.2100e-003	9.2100e-003	0.0000	33.1923	33.1923	1.9900e-003	0.0000	33.2419
Total	**0.6185**	**0.1694**	**0.2355**	**3.9000e-004**		**9.2100e-003**	**9.2100e-003**		**9.2100e-003**	**9.2100e-003**	**0.0000**	**33.1923**	**33.1923**	**1.9900e-003**	**0.0000**	**33.2419**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2023

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	1.6800e-003	1.1300e-003	0.0148	4.0000e-005	5.1000e-003	3.0000e-005	5.1300e-003	1.3600e-003	2.0000e-005	1.3800e-003	0.0000	4.0308	4.0308	1.2000e-004	1.1000e-004	4.0668
Total	**1.6800e-003**	**1.1300e-003**	**0.0148**	**4.0000e-005**	**5.1000e-003**	**3.0000e-005**	**5.1300e-003**	**1.3600e-003**	**2.0000e-005**	**1.3800e-003**	**0.0000**	**4.0308**	**4.0308**	**1.2000e-004**	**1.1000e-004**	**4.0668**

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	0.5936					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0249	0.1694	0.2354	3.9000e-004		9.2100e-003	9.2100e-003		9.2100e-003	9.2100e-003	0.0000	33.1923	33.1923	1.9900e-003	0.0000	33.2419
Total	**0.6185**	**0.1694**	**0.2354**	**3.9000e-004**		**9.2100e-003**	**9.2100e-003**		**9.2100e-003**	**9.2100e-003**	**0.0000**	**33.1923**	**33.1923**	**1.9900e-003**	**0.0000**	**33.2419**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2023

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	1.6800e-003	1.1300e-003	0.0148	4.0000e-005	5.1000e-003	3.0000e-005	5.1300e-003	1.3600e-003	2.0000e-005	1.3800e-003	0.0000	4.0308	4.0308	1.2000e-004	1.1000e-004	4.0668
Total	**1.6800e-003**	**1.1300e-003**	**0.0148**	**4.0000e-005**	**5.1000e-003**	**3.0000e-005**	**5.1300e-003**	**1.3600e-003**	**2.0000e-005**	**1.3800e-003**	**0.0000**	**4.0308**	**4.0308**	**1.2000e-004**	**1.1000e-004**	**4.0668**

3.6 Architectural Coating - 2024

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	0.0731					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.8900e-003	0.0195	0.0290	5.0000e-005		9.7000e-004	9.7000e-004		9.7000e-004	9.7000e-004	0.0000	4.0852	4.0852	2.3000e-004	0.0000	4.0910
Total	**0.0760**	**0.0195**	**0.0290**	**5.0000e-005**		**9.7000e-004**	**9.7000e-004**		**9.7000e-004**	**9.7000e-004**	**0.0000**	**4.0852**	**4.0852**	**2.3000e-004**	**0.0000**	**4.0910**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2024

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	1.9000e-004	1.2000e-004	1.7000e-003	1.0000e-005	6.3000e-004	0.0000	6.3000e-004	1.7000e-004	0.0000	1.7000e-004	0.0000	0.4836	0.4836	1.0000e-005	1.0000e-005	0.4877
Total	**1.9000e-004**	**1.2000e-004**	**1.7000e-003**	**1.0000e-005**	**6.3000e-004**	**0.0000**	**6.3000e-004**	**1.7000e-004**	**0.0000**	**1.7000e-004**	**0.0000**	**0.4836**	**0.4836**	**1.0000e-005**	**1.0000e-005**	**0.4877**

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	0.0731					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.8900e-003	0.0195	0.0290	5.0000e-005		9.7000e-004	9.7000e-004		9.7000e-004	9.7000e-004	0.0000	4.0852	4.0852	2.3000e-004	0.0000	4.0910
Total	**0.0760**	**0.0195**	**0.0290**	**5.0000e-005**		**9.7000e-004**	**9.7000e-004**		**9.7000e-004**	**9.7000e-004**	**0.0000**	**4.0852**	**4.0852**	**2.3000e-004**	**0.0000**	**4.0910**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2024

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	1.9000e-004	1.2000e-004	1.7000e-003	1.0000e-005	6.3000e-004	0.0000	6.3000e-004	1.7000e-004	0.0000	1.7000e-004	0.0000	0.4836	0.4836	1.0000e-005	1.0000e-005	0.4877
Total	**1.9000e-004**	**1.2000e-004**	**1.7000e-003**	**1.0000e-005**	**6.3000e-004**	**0.0000**	**6.3000e-004**	**1.7000e-004**	**0.0000**	**1.7000e-004**	**0.0000**	**0.4836**	**0.4836**	**1.0000e-005**	**1.0000e-005**	**0.4877**

Sierra View Project - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3859	0.5758	3.6589	7.3900e-003	0.7372	6.6100e-003	0.7438	0.1975	6.2100e-003	0.2037	0.0000	693.2450	693.2450	0.0432	0.0367	705.2599
Unmitigated	0.3859	0.5758	3.6589	7.3900e-003	0.7372	6.6100e-003	0.7438	0.1975	6.2100e-003	0.2037	0.0000	693.2450	693.2450	0.0432	0.0367	705.2599

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	708.00	715.50	641.25	2,003,850	2,003,850
Total	708.00	715.50	641.25	2,003,850	2,003,850

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	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
Single Family Housing	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable 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	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	103.4754	103.4754	8.8800e-003	1.0800e-003	104.0180
NaturalGas Mitigated	9.5700e-003	0.0818	0.0348	5.2000e-004		6.6100e-003	6.6100e-003		6.6100e-003	6.6100e-003	0.0000	94.6893	94.6893	1.8100e-003	1.7400e-003	95.2520
NaturalGas Unmitigated	9.5700e-003	0.0818	0.0348	5.2000e-004		6.6100e-003	6.6100e-003		6.6100e-003	6.6100e-003	0.0000	94.6893	94.6893	1.8100e-003	1.7400e-003	95.2520

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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					
Single Family Housing	1.77441e+006	9.5700e-003	0.0818	0.0348	5.2000e-004		6.6100e-003	6.6100e-003		6.6100e-003	6.6100e-003	0.0000	94.6893	94.6893	1.8100e-003	1.7400e-003	95.2520
Total		**9.5700e-003**	**0.0818**	**0.0348**	**5.2000e-004**		**6.6100e-003**	**6.6100e-003**		**6.6100e-003**	**6.6100e-003**	**0.0000**	**94.6893**	**94.6893**	**1.8100e-003**	**1.7400e-003**	**95.2520**

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					
Single Family Housing	1.77441e+006	9.5700e-003	0.0818	0.0348	5.2000e-004		6.6100e-003	6.6100e-003		6.6100e-003	6.6100e-003	0.0000	94.6893	94.6893	1.8100e-003	1.7400e-003	95.2520
Total		**9.5700e-003**	**0.0818**	**0.0348**	**5.2000e-004**		**6.6100e-003**	**6.6100e-003**		**6.6100e-003**	**6.6100e-003**	**0.0000**	**94.6893**	**94.6893**	**1.8100e-003**	**1.7400e-003**	**95.2520**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	593054	103.4754	8.8800e-003	1.0800e-003	104.0180
Total		**103.4754**	**8.8800e-003**	**1.0800e-003**	**104.0180**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Sierra View Project - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use only Natural Gas Hearths

	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	0.6338	0.0523	0.5762	3.2000e-004		6.8000e-003	6.8000e-003		6.8000e-003	6.8000e-003	0.0000	54.0760	54.0760	1.8900e-003	9.7000e-004	54.4138
Unmitigated	5.3344	0.0983	6.3657	0.0106		0.8176	0.8176		0.8176	0.8176	77.4718	33.4002	110.8720	0.0724	6.0900e-003	114.4971

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.0845					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5272					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	4.7060	0.0919	5.8090	0.0105		0.8145	0.8145		0.8145	0.8145	77.4718	32.4906	109.9624	0.0715	6.0900e-003	113.5657
Landscaping	0.0167	6.4100e-003	0.5567	3.0000e-005		3.0900e-003	3.0900e-003		3.0900e-003	3.0900e-003	0.0000	0.9097	0.9097	8.7000e-004	0.0000	0.9315
Total	**5.3344**	**0.0983**	**6.3657**	**0.0106**		**0.8176**	**0.8176**		**0.8176**	**0.8176**	**77.4718**	**33.4002**	**110.8720**	**0.0724**	**6.0900e-003**	**114.4971**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.0845					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5272					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	5.3700e-003	0.0459	0.0195	2.9000e-004		3.7100e-003	3.7100e-003		3.7100e-003	3.7100e-003	0.0000	53.1664	53.1664	1.0200e-003	9.7000e-004	53.4823
Landscaping	0.0167	6.4100e-003	0.5567	3.0000e-005		3.0900e-003	3.0900e-003		3.0900e-003	3.0900e-003	0.0000	0.9097	0.9097	8.7000e-004	0.0000	0.9315
Total	**0.6338**	**0.0523**	**0.5762**	**3.2000e-004**		**6.8000e-003**	**6.8000e-003**		**6.8000e-003**	**6.8000e-003**	**0.0000**	**54.0760**	**54.0760**	**1.8900e-003**	**9.7000e-004**	**54.4138**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	7.6687	0.1598	3.8200e-003	12.8019
Unmitigated	8.0450	0.1598	3.8300e-003	13.1801

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	4.88655 / 3.08065	8.0450	0.1598	3.8300e-003	13.1801
Total		**8.0450**	**0.1598**	**3.8300e-003**	**13.1801**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	4.88655 / 2.46452	7.6687	0.1598	3.8200e-003	12.8019
Total		**7.6687**	**0.1598**	**3.8200e-003**	**12.8019**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	15.7115	0.9285	0.0000	38.9246
Unmitigated	15.7115	0.9285	0.0000	38.9246

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	77.4	15.7115	0.9285	0.0000	38.9246
Total		**15.7115**	**0.9285**	**0.0000**	**38.9246**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	77.4	15.7115	0.9285	0.0000	38.9246
Total		**15.7115**	**0.9285**	**0.0000**	**38.9246**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

TECHNICAL MEMORANDUM

DATE: August 3, 2021

TO: City of Roseville

FROM: Cindy Gwaltney

CC: Ryan O'Keefe, WP Sierra View, LLC.; Allison Wathen, Eric Crow

SUBJECT: Preliminary Storm Drainage Evaluation for Sierra View



Introduction & Overview

This Technical Memorandum (TM) is a technical drainage assessment for a proposed development project on the ±23.1-acre Sierra View site in the City of Roseville, which documents the existing (current) conditions prior to construction of the Sierra View development and the proposed drainage conveyance and mitigation systems. The existing conditions modeled herein will establish performance criteria for the proposed conditions to pose no impact on the surrounding properties. This Technical Memorandum provides a tentative map level of analysis.

The contributary area analyzed for Sierra View is comprised of offsite development area including low density residential, medium density residential, a school, park, golf course, and undeveloped land. The site is located north of Shasta Street, east of Sierra View Country Club Golf Course, south of Diamond Oaks Road, and west of Shasta Street (Figure 1). The Sierra View site lies between an existing golf course and previously developed residential areas. The existing topography drains to both the north and south, eventually finding a release path north of the Sierra View Country Club golf course into the Pleasant Grove Creek South Branch Sierra View Tributary (Exhibit 1, Appendix A).

Purpose

This TM is a drainage evaluation that supports the project entitlements for Sierra View. This TM evaluates the site's existing conditions, proposed project conditions, and provides a preliminary assessment of the storm drainage infrastructure as well as mitigation measures for flood control, hydromodification, and storm water quality.

Previous Studies

No previous studies were utilized in the preparation of this report.

Topography

The topography for the site is from two sources: aerial topography which was specifically flown for the Sierra View site and LiDAR topography provided by the City of Roseville. The aerial topography covers the future development site and the LiDAR covers areas outside of the flown topography. The datum for the survey is based on NAD83 California Zone II in US-FT. The LiDAR topography was received in grid and was converted to ground to correspond with the project's horizontal positioning. The factor used for the conversion from grid to ground is 1.000072779. These topographies were combined in AutoCAD Civil 3D to create a surface for input into HEC-RAS. The topography was exported from AutoCAD with a 1-foot grid spacing for detailed mapping accuracy within HEC-RAS. Both sources of topography are in the North American Vertical Datum of 1988 (NAVD88).

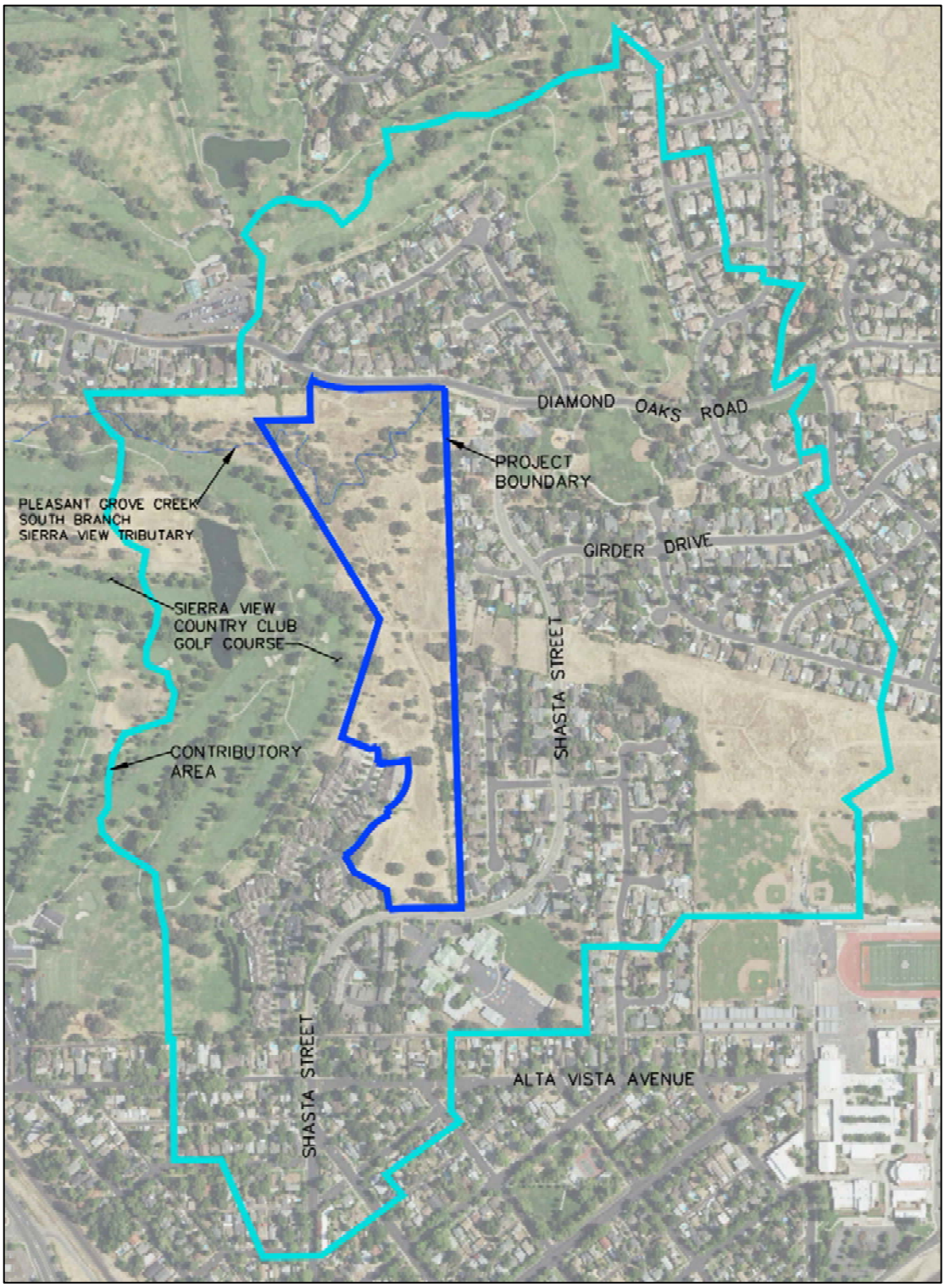


Figure 1. Project Boundary, Contributory Area, and Site Location

Soils Information

The soil type for the study area is entirely D type soil. D type soil has a low infiltration rate which will produce the greatest runoff for the hydraulic model and is therefore the most conservative soil type for mapping purposes. The USGS Web Soil Survey for the project site and surrounding area can be seen below in Figure 2. Areas highlighted in red are D type soil.



Figure 2. Project Soil Map

ULOP

In 2007, the State of California enacted six bills to improve flood management, one of which pertains to the Sacramento and San Joaquin river basins. Senate Bill 5 (SB5) is intended to bolster the relationship between local land use planning decisions and flood management practices. The requirement of SB5 is that an Urban Level of Flood Protection (ULOP) be given in specific areas of the Sacramento and San Joaquin river basins. ULOP is defined as the level of protection necessary to withstand a 1-in-200 chance of flooding in any given year. There are five location criteria that all must be met in order for the ULOP to apply. The site was evaluated to ascertain the applicability of the ULOP criteria and determined that the proposed project does not meet the criterion of having watersheds with a contributing area of 10 or more square miles (6400 acres), and therefore, the project is not subject to SB5 legislation.

FEMA Information

The Federal Emergency Management Agency's (FEMA) Flood Insurance Study (FIS) Flood Insurance Rate Map (FIRM) encompassing the project area is FIRM Panel ID# 06061C0943H, effective November 2, 2018. As is shown in Figure 2 below, no established regulatory floodplains are located within, or adjacent to, the subject site. A Letter of Map Revision for the existing conditions floodplain is not required for this project due to having less than 1 square mile of contributary area to a conveyance system on or adjacent to the property.

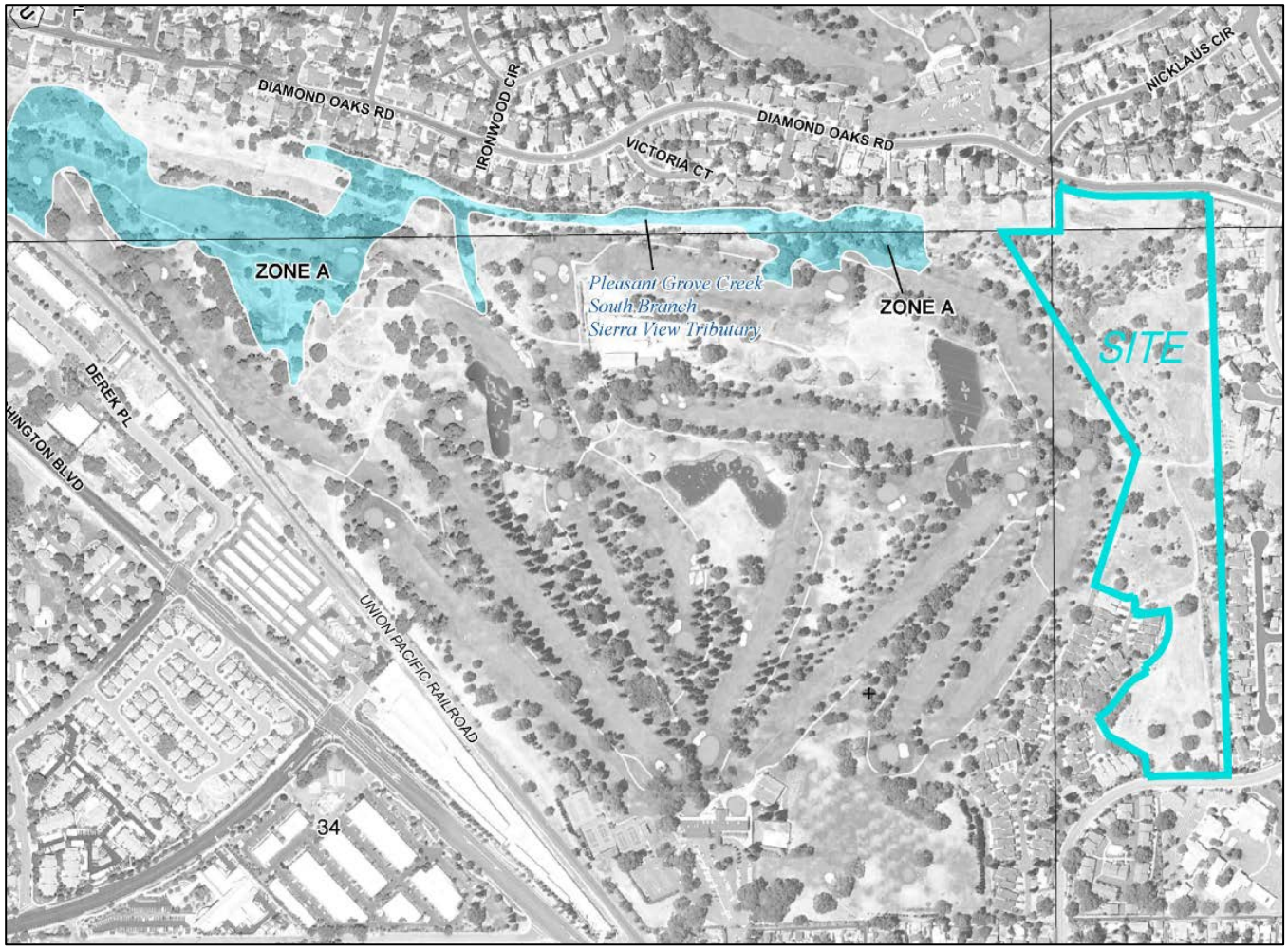


Figure 3. Portion of FEMA FIRM 06061C0943H

Methodologies and Assumptions

Model Selections and Standards

In accordance with the City and County standards, several hydrologic and hydraulic models were utilized to evaluate the impacts of the proposed development. Section 10 Drainage of the City's Design Standards was referenced for the development of the analysis herein. In addition to the City's standards, the hydrologic and hydraulic methods and standards included in the Placer County Flood Control and Water Conservation District Stormwater Management Manual (SWMM) were referenced as needed. The following report subsections provide an overview of the software, data, and parameters used in the modeling presented herein.

Floodplain Hydrologic and Hydraulic Modeling

Several hydrologic and hydraulic models were utilized to evaluate the floodplain in the existing and proposed conditions. For the floodplain analysis, this TM utilizes a two-step modeling process:

1. **Hydrology.** The runoff for each watershed was determined by using the US Army Corps of Engineers' Hydrologic Engineering Center HEC-1 Flood Hydrograph Package and Placer County's preprocessor PDP2 software for generating design event precipitation. The HEC-1 model was created without precipitation data (PI) cards to be run through the Placer County PDP2 Preprocessor. The Preprocessor takes elevation data,

project location, recurrence interval, and storm centering as input and produces a set of PI cards for each watershed. The project location is set west of the Sierras, the recurrence intervals modeled are the 1% or the 100-year storm, 10% or the 10-year storm, and the 50% or the 2-year storm. After the Preprocessor runs, the HEC-1 program is run normally and a data storage system (dss) file is produced which contains all hydrographs for the study area. The HEC-1 file, including results and input, can be found in Appendix B.

2. **Hydraulics.** The hydrographs generated in HEC-1 were incorporated into a US Army Corps of Engineers' Hydraulic Engineering Center (HEC) River Analysis System (RAS) software package (HEC-RAS 2D program version 5.0.7). Due to the site's topography, a 2D model was chosen instead of a 1D model to better capture the multiple flow paths for the site. An unsteady state analysis was used to determine the peak flow and water surface elevations using the geometry of the respective existing and proposed topographies. The results of this step are the stage and flow hydrographs at the compliance points identified on Exhibits 1 and 2 (Appendix A). Also resulting are 100-year 24-hour inundation boundaries shown on Exhibits 1 and 2, respectively.

These two steps were utilized in a comprehensive, iterative approach for both flood control and hydromodification analyses. First, the existing conditions hydrology was prepared. Then existing conditions hydraulic analysis was prepared to evaluate the existing conditions floodplain information—the baseline for existing flooding conditions. In parallel, HEC-1 and HEC-RAS modeling for the existing conditions 2-year 24-hour event was analyzed to determine the hydromodification baseline information.

Next, the proposed conditions hydrology and hydraulics were established. This information was then used to verify that sufficient flood control and hydromodification mitigation is proposed onsite.

HEC-1 Modeling Parameters

Impervious Cover

Impervious cover for the offsite watersheds was determined using the parcel map for the surrounding development. Areas with low density residential lots were assumed to be 40% impervious cover, medium density residential lots and school sites were assumed to have 50% impervious cover, parks and golf course assumed to have 5% impervious cover, and open space assumed to be 2% cover. While most sheds fall into a single impervious cover type, some sheds cover multiple impervious conditions. In sheds that contain more than one condition, the area of each land use type was measured in AutoCAD and a composite rate was established for the watershed.

The impervious cover for the proposed onsite watersheds consists of low density residential at 40% impervious cover, roadway corridor at 85% impervious cover, park and graded areas at 5% impervious cover, and open space at 2%. The offsite watershed impervious rates remain unchanged for the proposed conditions modeling.

Watershed Routing

Watershed routing is performed in HEC-1 using the Muskingum-Cunge routing method. UK and RD cards were used to model the sheet flow and channel flow of each watershed to its terminus. The UK card for sheet flow is input with a maximum length of 300-feet for natural conditions and an average lot depth length for proposed conditions watersheds. The RD card was used to model the remaining watercourse length to the end of the watershed. For piped systems, the largest diameter pipe was used to avoid constricting the flow and the slope of the overland route was used for the pipe slope if the slope was unknown. For natural sheds EX08 and EX10, the RD card for the watercourse length ended in the middle of the watershed. This is done due to the method in which the resultant hydrograph would be input into HEC-RAS. The hydrograph input location in HEC-RAS would be over many cells in the center of the watershed. By this method, if the HEC-1 routing were to be taken to the terminus of the watershed, it would overestimate the time of concentration of the watershed. Watershed routing is depicted on Exhibits 1 and 2 included in Appendix A.

In the proposed conditions, there are a couple of clarifications regarding how some sheds were modeled. Small sheds consisting of rear draining lots were combined with adjacent sheds to ensure that sheds are large enough for HEC-1 to properly process whilst preserving the flood control element of the watershed. Additionally, the existing shed, EX04, which discharges to the site in a 21-inch pipe on the eastern boundary of the project in the existing conditions is routed in HEC-1 through shed DEV09 and then combined with DEV09 prior to discharging into the detention basin DBC proposed to be located at roughly the center of the project.

In both the existing conditions and proposed conditions, sheds EX02 and EX03, discharge to a natural channel in the northeast corner of the project. No detailed drainage study is available for this offsite area. It is assumed, through study of the topography, that the runoff of these sheds, both piped and from overland release, discharge to the same location.

Storm Centering

Storm centering is not applied since the contributary shed area is under 0.5-square miles. Per Table 5-1 in the SWMM, an area of 0.5-square miles and less for the 10-year and larger events do not require storm centering. Although storm centering would influence the 2-year 24-hour event, this event is for comparison purposes only so there is no risk in removing the storm centering aspect of the hydrology.

HEC-RAS Modeling Parameters

2D Cell Spacing

Once the topography was imported into HEC-RAS, a 2D surface area was established which covered the open space from Shasta Street north to the golf course. The 2D area was set to a cell spacing of 4-feet. This spacing captures the low-flow channel onsite while allowing for timely model runs. A decreased cell size would greatly increase the computational time required for the model without adding increased accuracy. While an increased cell size would decrease the time required to run the model, increased cell sizes run the risk of not fully capturing the low-flow channel. With these considerations, a 4-foot cell spacing was used in the model.

The 2D area limits are higher in elevation than what is inundated by the 100-year event with the exception of two locations. The first location is the downstream limit of the model where a boundary condition is used to end the model. The second location is at the southwest corner of the Sierra View property near the existing 18-inch storm drain system. Shasta Street was prevented from flooding to establish a conservative floodplain onsite. If Shasta Street were to flood, there is an overland release route down Sierraview Drive to the same location as the 18-inch culvert discharges.

Manning's 'n' Values

The model contains a single composite manning's 'n' value of 0.06. The existing floodplain conditions are grasses with occasional trees or brush, consistent with a 'n' value of 0.06 in the overbank. The channel itself could be considered to have a lower 'n' value due to the straight and uniform nature of the channel, as well as the limited vegetation in stretches of the channel. However, portions of the channel do exhibit brushy growth which will inhibit flows of all stages. Due to the sporadic areas of increased vegetation the channel was also modeled with a 'n' value of 0.06. This roughness value is carried through in the proposed conditions modeling.

Hydrograph Input

There are two types of hydrographs input into the HEC-RAS model: point discharge hydrographs and natural area discharge hydrographs. The point discharge hydrographs are hydrographs which are applied at a single (or few) cell(s). They are input as flow hydrographs and are a result of a storm drain outfall entering the HEC-RAS model at one location. The second type of hydrograph input, the natural area hydrographs, are input over many cells in HEC-RAS. These hydrographs are also input as flow hydrographs but they cover many cells in the open space and simulate that rainfall occurs over a large area, not at a single point.

Downstream Conditions

The downstream condition of the HEC-RAS model is a normal depth of 0.0065. This was calculated using the slope of the downstream channel.

Existing Conditions

The existing Sierra View site has four contributing storm drain outfalls from the adjacent previously developed residential areas. The model area contains an additional three existing storm drain outfalls outside of the Sierra View property boundary. Each outfall has a contributing watershed which was developed from the existing storm drain system maps and topography. The drainage system map and Exhibit 1, which shows the topography, are included in Appendix A. Further detail on the watersheds and their characteristics is discussed in the Hydrology section below.

The Sierra View site itself is a moderately sloped site which drains to a central channel. The existing man-made channel conveys flow from south to north, eventually turning west towards the golf course. There is an additional drainage path in the southwest corner of the site which drains a small portion of the land area to a low point and an 18-inch storm drain which drains the site west through an existing development. The southern drainage eventually releases towards the north and re-joins the main conveyance path north of the golf course. Just downstream of the confluence is the end of the hydrologic and hydraulic models. This location was chosen as a boundary condition due to the topography creating a single discharge location which could be easily compared to the proposed condition for compliance.

Existing Watersheds

A total of 10 watersheds were established for the hydrologic analysis of the site's existing conditions. Seven of these watersheds are already developed and contribute to the site through their existing storm drain systems. The remaining three watersheds are primarily open space watersheds, two of which are onsite and one of which is downstream of the Sierra View site. Exhibit 1 included with this TM depicts the hydrologic data utilized herein.

HEC-RAS Model Hydraulic Features

The existing conditions HEC-RAS model contains limited hydraulic features, three culverts. The first two culverts, culvert 1 and culvert 2, are small culverts in the man-made channel for off-road crossings. These culverts are both short in length and are inserted into the model at the channel invert. The culverts are modeled with a Manning's 'n' value of 0.02 to account for sedimentation and overgrowth. Both culverts have limited capacity and overtop in the 100-year event. The third culvert is the storm drain system which conveys flow from the southwest portion of the Sierra View property west through an existing residential development. The storm drain system was modeled as a single full-length culvert of the smallest diameter pipe, 18-inch. An initial model run with a 'n' value of 0.015 was performed but was later changed in the final model run to a value of 0.02 to account for bend losses through manholes. The 18-inch culvert drains the low point in the topography and discharges to the west into the golf course.

Proposed Conditions

The proposed Sierra View development site consists of 23.1-acres of which 18.9-acres are proposed to have an increase in imperviousness. The overall watershed analyzed herein consists of 255.2-acres at an impervious rate of 25% of which the proposed project site is a part of. The proposed development includes the addition of 76 low density residential lots, supporting roadways, a park site, and detention facilities which, since the proposed development is a small fraction of the overall watershed, the impervious rate minimally increases from 25% to 28% in the proposed conditions.

Proposed Watersheds

The offsite watersheds shown on Exhibits 1 and 2 remain unchanged from the existing conditions analysis. The watersheds within the project boundary are adjusted to reflect the development and grading proposed with the Sierra View project. Exhibit 2 depicts the proposed conditions watersheds.

Proposed Storm Drain Infrastructure

The proposed project would utilize surface and subsurface infrastructure to convey flows to storm water quality facilities and detention basins before discharging from the site. For the onsite storm drainage infrastructure, a spreadsheet was used to calculate runoff and to perform hydraulic calculations for the proposed development. The Unit Peak Discharge Method was used to calculate the 10-year and the 100-year events' peak flows while Manning's equations were used for the hydraulic calculations. The drainage system is analyzed assuming full buildout of all contributary areas and includes upstream contributary areas as applicable. The impervious rates for the contributary watersheds are the same as utilized in the HEC-1 hydrologic modeling.

The modeling parameters for the onsite storm drainage infrastructure utilize a Manning's 'n' value of 0.015 and a minimum pipe flowing full velocity of 2.0 feet-per-second. The 10-year hydraulic grade line shall stay at a minimum 1-foot below all manhole rims and inlet grates. For the 100-year event, local streets shall not have more than 4-inches above the top back of curb. The design tailwater for each outfall is the water surface elevation developed in the HEC-RAS model at the outfall pipe location.

The existing offsite sheds, EX02 and EX03, discharge to a natural channel in the northeast corner of the project upstream of a proposed roadway crossing. These sheds are conveyed to this location via pipes and overland release grading. To convey the flows under the proposed roadway crossing without creating an adverse impact to the existing upstream systems, large box culverts are proposed under the roadway. The intent of the culvert crossing, as sized, is to not raise water surface elevations further upstream at the existing pipes' outfalls above the existing conditions elevations.

Two existing offsite sheds, EX04 and EX05, are proposed to be conveyed in pipes through the proposed project. The analysis shows that the proposed development can adequately convey offsite discharges through the project with no adverse effects. Pipes proposed are sized to avoid increased backwater effect on the existing storm drain systems which discharge to the site.

Existing shed EX04 discharges to the proposed project on the east boundary via a 21-inch existing outfall pipe. This outfall pipe is proposed to directly connect to proposed infrastructure and conveyed north before being discharged.

Existing shed EX05 discharges from a 24-inch pipe in the south that will be allowed to pond onsite before getting picked up and conveyed north in pipes. A portion of this flow goes to the existing 18-inch pipe in the southwest corner of the proposed project site. Flows contributing to the existing 18-inch pipe and to the proposed pipe that discharges to the north, are split so that water surface elevations and discharges in the proposed condition are less than or equal to that in the existing conditions for the events analyzed herein. Results at this location are included in Appendix C. Exhibit 3 shows the proposed storm drain system, sheds, and pertinent results.

HEC-RAS Model Hydraulic Features

The proposed conditions HEC-RAS model includes the proposed grading for the site as well as several pipes and culverts. The topography outside of the project boundary remain the same as in existing conditions. The changes to the HEC-RAS model for the proposed conditions geometry include the proposed roadway crossings, areas of fill, and excavation for detention mitigation basins. Pipes were added for conveyance and to achieve the timing from routing through pipes for the sheds that do not include the routing within the HEC-1 hydrologic modeling. The splitting of flows between the existing conditions 18-inch pipe in the southwest and the proposed 36-inch pipe is an example of flows routed within pipes in HEC-RAS. The 18-inch pipe in the proposed conditions remains the same as it is

modeled in the existing conditions. In that same area, a 36-inch pipe is proposed to pickup the discharges from the offsite shed EX05 which were previously split between the existing 18-inch pipe and an existing ditch that flowed north through the project. The proposed 36-inch pipe is intended to convey flows that previously were conveyed in the existing ditch. These flows, as in the existing conditions, will be conveyed north through the project. The length and slope are the total pipe run length proposed with a composite slope determined by the outfall invert downstream, the most upstream invert and the total length of pipe.

Proposed Project Detention Mitigation

With the addition of impervious area and infrastructure to a site without mitigation measures in place, peak flows, volumes, and velocities are anticipated to increase. While the proposed project would add impervious area and would use conveyance systems that concentrate flows, it would also utilize features to mitigate the predicted increases in flows, volumes, and velocities. Increases in peak flows and volumes would be mitigated by detention basins for the 10-year and 100-year 24-hour events. Increases in velocities may be mitigated with rock outfall protection or other dissipation features suitable to site conditions. The conversion of sheet flows to concentrated flows can also reduce the natural infiltration of runoff into the soil. Adding landscaped areas and storm water quality measures, discussed later in this TM, can increase infiltration of a developed site. The rates used in Placer County per the County's Stormwater Management Manual show that the infiltration rates for landscaping such as lawns and shrubs is higher than that of open space for all soil types. This includes areas such as parks and planted roadsides. Although the total area available for infiltration would decrease due to the addition of impervious cover, these landscaped areas can assist, along with the addition of storm water quality measures, in balancing the overall infiltration for a developed site. The criteria used for the development of detention within this study are summarized below.

- Detention facilities shall be used to control the post-development 2-year, 10-year, and 100-year 24-hour event peak flow.
- All storage facilities shall drawdown within 72-hours.
- Basins shall have a minimum of 1-foot of freeboard above the high water level on the emergency spillway or 2-feet of freeboard above the 100-year high water level in the basin, whichever is more stringent.

To attenuate the proposed conditions peak flow rates to be less than existing conditions peak flow rates, detention for the 2-year 24-hour, 10-year 24-hour, and 100-year 24-hour events is needed. One basin is necessary to mitigate the flood control events for the proposed project. Basin DBC located in the central portion of the project detains flows by way of a road crossing and a discharge culvert. The discharge culvert is sized to detain sufficient flows to mitigate for flood control for the proposed site.

Detention is also occurring due to the proposed road crossing of the floodplain in the northern part of the proposed site. To not create a backwater effect on the existing outfall pipes from sheds EX02 and EX03, the culverts crossing under the roadway in the northern part of the site are sized to minimize the amount of water detained, however, some detention does occur. Grading upstream of these culverts is proposed to provide volume due to the reduction of the floodplain from the road crossing. The preliminary results of these areas are shown below in Table 1.

Table 1: Preliminary Detention Facility Results

Detention Facility	DBC	DBN
10-Yr Peak Inflow (cfs)	56	200
100-Yr Peak Inflow (cfs)	120	347
10-Yr Peak Outflow (cfs)	29	171
100-Yr Peak Outflow (cfs)	46	294
10-Yr Water Surface Elev. (ft)	162.6	158.7
100-Yr Water Surface Elev. (ft)	163.9	159.3

Storm Water Quality & Hydromodification

Storm water is a valuable resource and it is the intention of the proposed project to maintain storm water quality using source controls and Low Impact Development (LID) measures. These measures, through structures and operations, infiltration, evapotranspiration, and biotreatment can provide water quality treatment and recharge groundwater supplies, protect and enhance natural habitat and biodiversity, and add aesthetic value to new development.

The proposed project would create more than one acre of impervious surface. Due to this, it is considered a Hydromodification Management Project per the Phase II MS4 Permit and is required to provide storm water treatment for the 85th percentile event and hydromodification for the 2-year event. A multi-layered approach is taken to ensure that these requirements are met per the SWQDM. The discussion below outlines the types of measures that could be incorporated into the project to meet the requirements of the SWQDM.

To evaluate the storm water quality provisions and hydromodification management for the development, the West Placer Storm Water Quality Design Manual (SWQDM) was referenced and utilized in this analysis. While the storm water quality calculations follow the procedures outlined within that manual by utilizing the provided templates, hydromodification compliance was proven by comparing the existing conditions to the proposed conditions peak flows at the project boundary as determined in the HEC-RAS model for the 2-year 24-hour event.

The first line of defense in maintaining storm water quality is to keep urban runoff from commingling with clean water through the use of Source Controls. This can be done using structural and operational measures at the pollutant source. At this level of analysis, source control measures are not included however, measures may be specified at the improvement plan level of design and implemented with construction.

Potential structural measures may include covering of trash receptacles and using efficient irrigation to reduce overspray. Operational measures may include using good housekeeping measures to minimize the generation of pollutants, make stormwater pollution prevention measures a part of standard operating procedures, and employee training programs.

Storm water runoff into local creeks could introduce pollutants and could cause hydromodification, which would be mitigated by implementing various LID features including trees, soil amendments, disconnected impervious areas, vegetated swales, and bioretention. These LID measures not only treat runoff through natural physical and biological treatment processes but also reduce the amount of runoff through infiltration and evapotranspiration. This will keep developed flows from degrading downstream creek systems due to erosion; while, at the same time, capture and remove urban pollutants from runoff flows from the developed areas prior to discharging the treated flows from the site.

The proposed project would also incorporate tree plantings throughout the site. Trees, at a minimum, decrease storm water runoff volume, reduce amount of pollutants to reach downstream, are aesthetically pleasing, as well as have a cooling effect through shade and evapotranspiration.

Soil quality amendments would also be added at a rate of 9 square-feet of 1-foot deep soil amendment per each tree planting, thus assisting the trees in becoming established as well as improving the soil. Additional soil amendments of 200 square-feet at 1-foot deep per rear draining lot is also proposed. Soil quality amendments improve soil infiltration rates, reduce surface runoff quantities and erosion, improve soil filtration capabilities and pollutant removal, enhance plant survival rates and health, and decrease the need for landscape irrigation and fertilization.

Disconnecting impervious areas is another technique that would be implemented with the project. This includes rooftops or other hard surfaces such as streets/parking lots or sidewalks that drain directly to pervious areas such as landscape. The rooftop disconnection is achieved through disconnected roof drains that route the rooftop flows into pervious areas. The design parameter of twice the area of impervious to pervious area is used. For the proposed project, an estimated amount of 1500 square-feet of rooftop per lot is assumed. Disconnected impervious areas

have the following benefits of decreasing runoff volume, reducing peak flow rates, and encouraging groundwater recharge.

A vegetated swale would also be implemented with this project. Vegetated swales are known to reduce peak flows, decrease total runoff volume, and trap, filter and infiltrate particulates and associated pollutants. Figure 4 shows a typical vegetated swale cross-section.

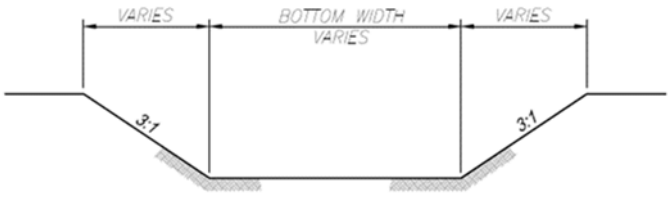


Figure 4. Typical Vegetated Swale Cross-Section

Bioretention facilities would also be constructed to protect and improve water quality by removing pollutants from stormwater runoff, reduce surface runoff volume, attenuate peak flows, improve air quality and reduce heat island effects, increase groundwater recharge, and increase biodiversity. The key design parameters for the bioretention facilities proposed herein are a 3.5-foot bottom layer of coarse gravel, covered by 3-inches of pea gravel which is then topped with 1.5-feet of bioretention soil mix. Plants are an integral part of a bioretention facility. A list of plants appropriate for planting within a bioretention facility are listed within the West Placer Storm Water Quality Design Manual in Fact Sheet TR-1. The bioretention facilities require irrigation to establish the plantings and may require irrigation to maintain the health of the plantings during the dry season.

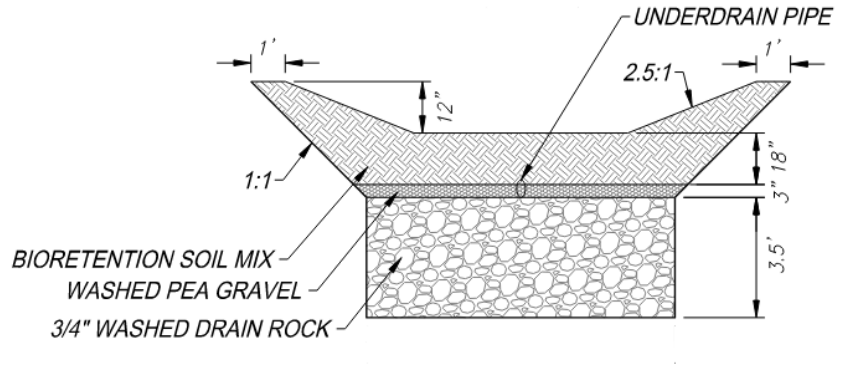


Figure 5. Typical Bioretention Cross-Section

The SWQDM Template was completed using the preliminary shed information presented herein and is included with this assessment in Appendix E. The SWQ sheds correspond to the sheds depicted on Exhibit 3. Storm water quality compliance is demonstrated on Form 3-5 with having zero water quality volume and flow in Items 5 and 6 or on Form 3-6 with having zero untreated volume in Item 14.

Hydromodification for the 2-year 24-hour event was analyzed with the inclusion of Low Impact Development (LID) measures. To meet stormwater quality requirements outlined within the West Placer Storm Water Quality Design Manual, a sufficient amount of LID features and facilities must be incorporated into a proposed site to bring the 85th percentile and 2-year event to at or below that of existing conditions. Therefore, to assess this event with LID measures applied, the percent imperviousness for proposed development within the Sierra View boundaries were reduced to

that of existing conditions. Hydrographs for the 2-year event showing compliance with hydromodification are included in Appendix C.

Existing and Proposed Project Analysis

In addition to stormwater quality and hydromodification compliance requirements, the traditional requirement for no adverse downstream impacts due to increasing peak storm drainage flows from a development must be met. Two points of discharge are identified to aid in the comparison of the existing site to the proposed site conditions. These two comparison points are at locations close to the property boundary and allow for the assessment of the mitigation measures needed to assuage the potential impacts of the proposed project on the downstream properties. Exhibits 1 and 2 show the locations of the comparison points. The comparison point locations in the proposed project conditions are in the same location as identified for the existing project conditions. This was done for ease in identifying the proposed project's potential impacts on the downstream conveyance systems.

Compliance Point 1 (CP1) is located at the southeast corner of the project and Compliance Point 2 (CP2) is located just downstream of the confluence of the major conveyance systems in the existing conditions (Exhibits 1 and 2). At these locations, the existing and proposed site conditions' peak flow rates and water surface elevations are compared. Shown in Figure 6 are the flow hydrographs for the existing and proposed conditions at the downstream limit of the model for the 100-year 24-hour event.

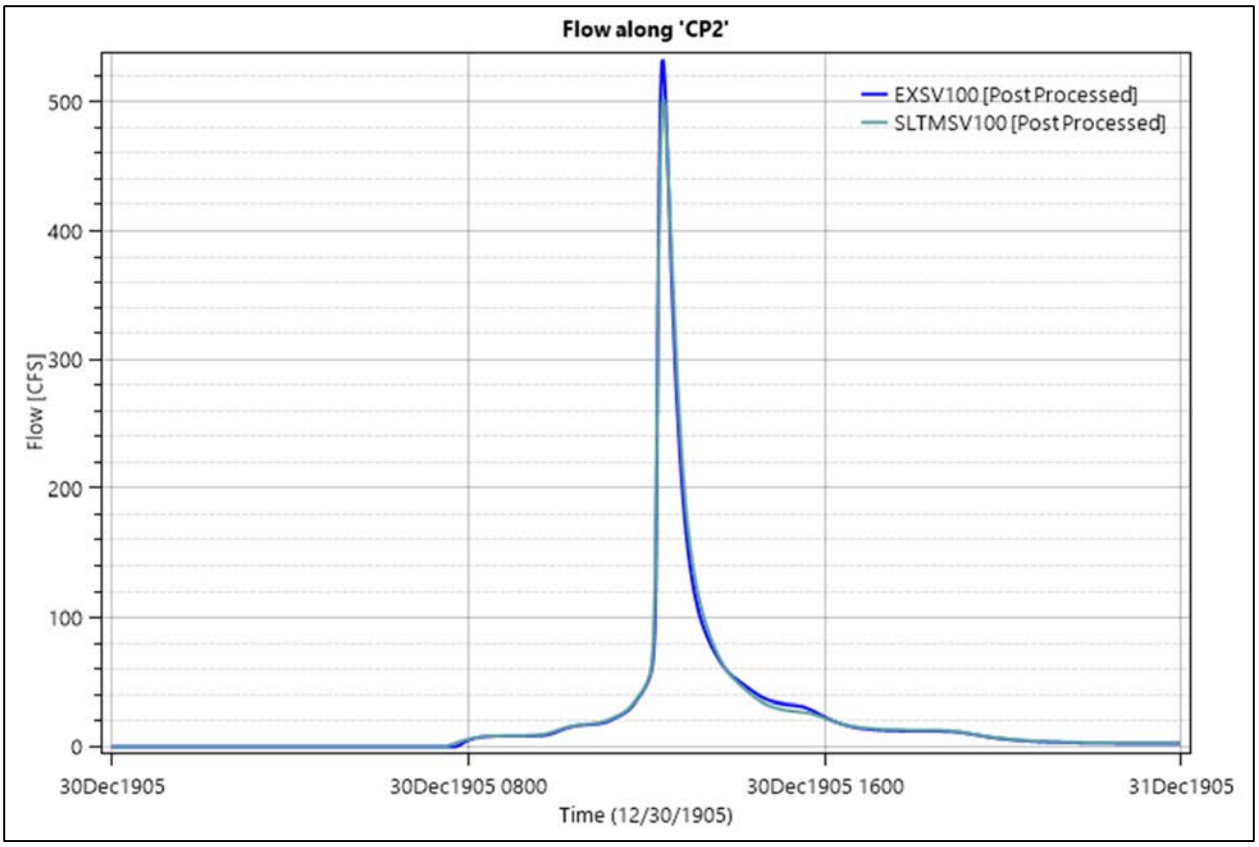


Figure 6. Flow at Downstream Limit of Model

Tables 2 and 3 summarize the comparative results for the 2-year 24-hour, 10-year 24-hour, and 100-year 24-hour events at the compliance points. As can be observed below, the post-development peak flow rates and water surface

elevations are lower than the existing conditions. Inundation boundaries for the 100-year 24-hour event for both the existing conditions and proposed conditions are shown on Exhibits 1 and 2, respectively (Appendix A). Stage and flow hydrographs for each compliance point are in Appendix C.

Table 2: Existing vs. Proposed Project Peak Flows at Comparison Points

Comparison Point	Existing Condition			Proposed Project		
	2-Year 24-Hour (cfs)	10-Year 24-Hour (cfs)	100-Year 24-Hour (cfs)	2-Year 24-Hour (cfs)	10-Year 24-Hour (cfs)	100-Year 24-Hour (cfs)
CP1	6	13	11	4	6	8
CP2	112	227	532	101	210	502

Table 3: Existing vs. Proposed Project Water Surface Elevations at Comparison Points

Comparison Point	Existing Condition			Proposed Project		
	2-Year 24-Hour (ft)	10-Year 24-Hour (ft)	100-Year 24-Hour (ft)	2-Year 24-Hour (ft)	10-Year 24-Hour (ft)	100-Year 24-Hour (ft)
CP1	163.8	165.0	165.9	162.3	163.0	164.4
CP2	149.7	150.1	151.0	149.6	150.1	150.9

Conclusion

This TM provides a preliminary assessment for the proposed project to identify potential mitigation measures for storm water quality, hydromodification, and flood control. The drainage solutions for the site include a combination of LID, bioretention, and detention basins which treat and mitigate the small increase in impervious area with the proposed project. The LID measures and bioretention facilities provide storm water quality treatment and hydromodification for the 85th percentile event and the 2-year 24-hour event, respectively. The detention basins are sized to mitigate for the peak flow increases as a result of the minimal amount of increased runoff from the proposed project.

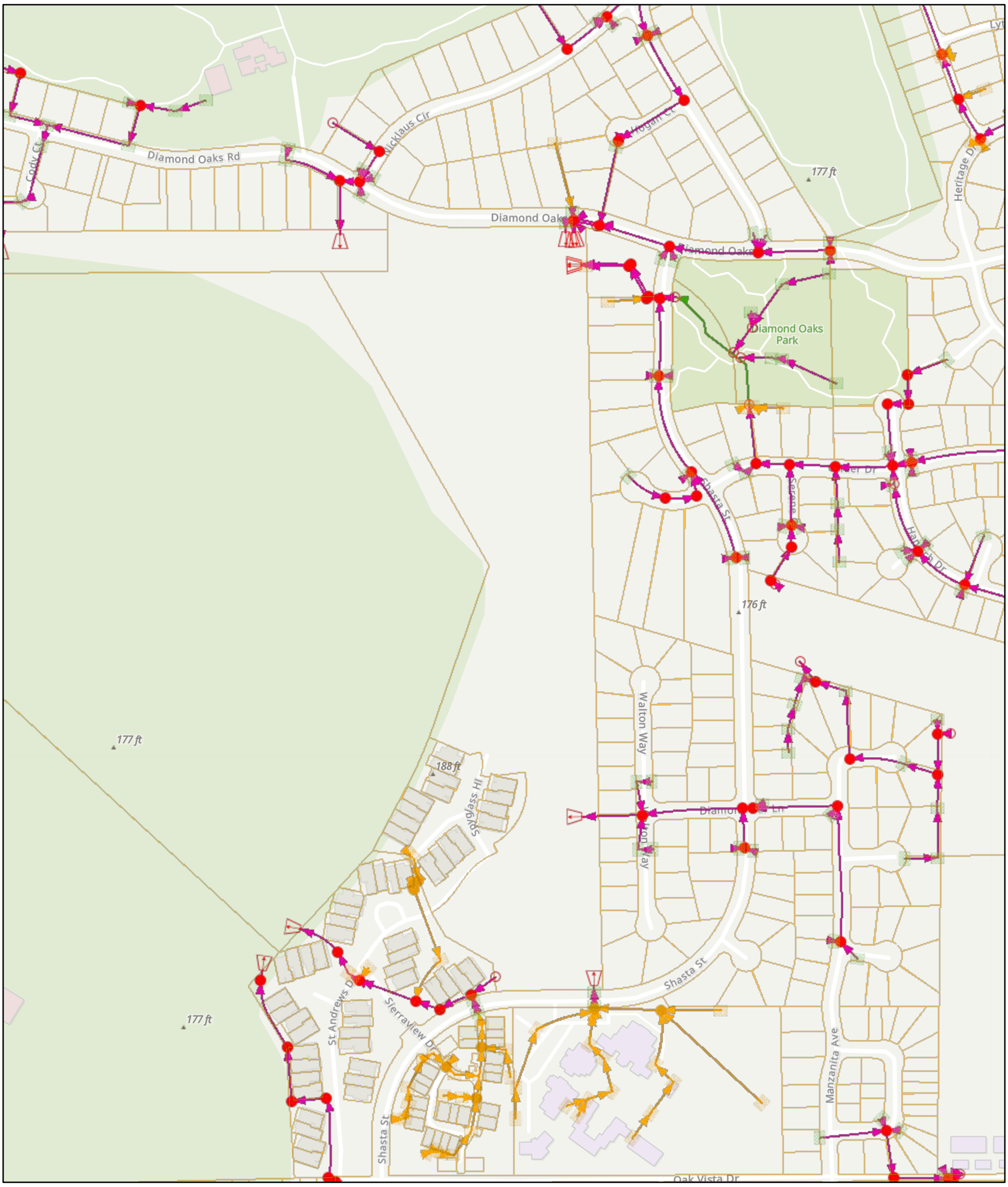
This technical memorandum establishes the existing conditions model and floodplain as well as demonstrates a developed conditions solution at a tentative map level for storm water quality, hydromodification, and flood control. Modeling of the existing conditions floodplain through the Sierra View project area results in a narrow floodplain through most of the development. Only the southernmost and northernmost portions of the property contain widened floodplain conditions. For the southern portion of the development, the proposed drainage solution includes a combination of LID, storm water quality features, and detention pond, DBC, which could treat and mitigate the proposed contributory area. At the northern end of the project the post-development drainage solutions propose LID and storm water quality measures distributed throughout the project to provide treatment prior to discharge into the open space elements of the project. For flood control and peak flow attenuation in the northern part of the project, volume created via grading adjacent to the creek system is utilized to mitigate for peak flow increases as a result of the increased runoff from development as well as reduced natural floodplain storage as a result of the development.

The analyses presented in this TM shows that the proposed site can be sufficiently conveyed, treated, and mitigated without adverse impacts upstream or downstream. It adequately details the development's drainage characteristics and is suitable for submittal to the City of Roseville.

Appendix A

Exhibits

Storm Drainage



8/13/2020, 6:38:23 AM

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0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

Placer Parcel
- <all other values>
- Roseville

Main
- No
- Yes

Fitting
- No
- Yes

Low Impact Dev Feature
- No
- Yes

Proprietary Device
- No
- Yes

Manhole
- No
- Yes

Channel
- <all other values>
- No
- Yes

Outfall
- No
- Yes

Drainage Inlet
- No
- Yes

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
City of Roseville

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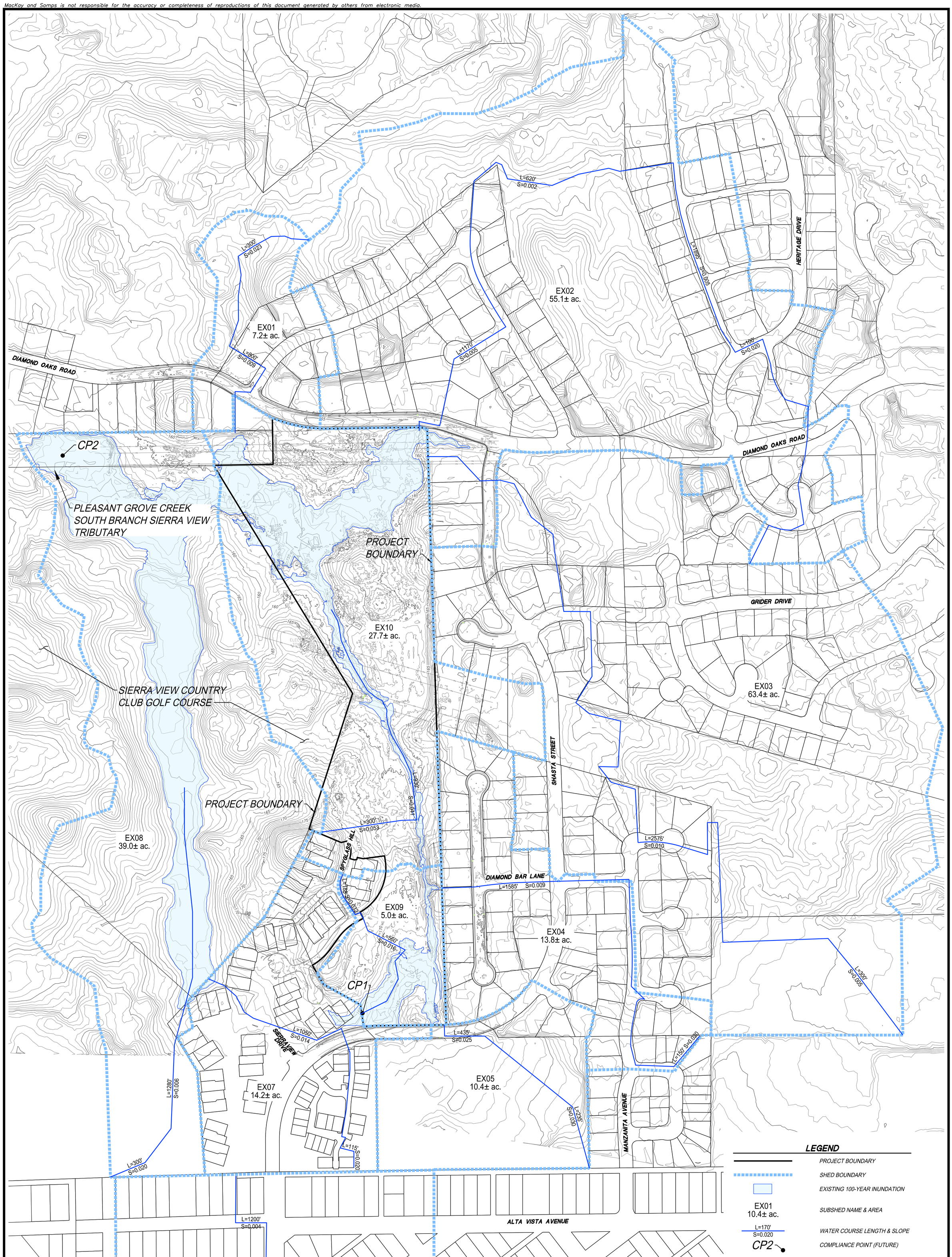

LEGEND

- PROJECT BOUNDARY
- SHED BOUNDARY
- EXISTING 100-YEAR INUNDATION
- EX01 10.4± ac. — SUBSHED NAME & AREA
- L=170' S=0.020 — WATER COURSE LENGTH & SLOPE
- CP2 — COMPLIANCE POINT (FUTURE)

EXHIBIT 1

Existing Conditions

Hydrology & 100-Year Floodplain

Sierra View

City of Roseville
Scale: 1"=160'
Datum: NAVD88

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

California
July 2021
18512.000

PRELIMINARY - Subject to Revision

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EX01
7.2± ac.

EX02
55.1± ac.

EX03
65.9± ac.

EX04
13.8± ac.

EX05
10.4± ac.

EX06
19.4± ac.

EX07
14.2± ac.

EX08
39.0± ac.

EX10
10.4± ac.

DEV01
0.6± ac.

DEV02
0.8± ac.

DEV03
0.3± ac.

DEV04
1.1± ac.

DEV05
4.4± ac.

DEV06
0.8± ac.

DEV07
0.9± ac.

DEV08
3.1± ac.

DEV09
9.8± ac.

DEV10
0.5± ac.

CP1

CP2

PROJECT BOUNDARY

PLEASANT GROVE CREEK
SOUTH BRANCH SIERRA VIEW
TRIBUTARY

SIERRA VIEW COUNTRY
CLUB GOLF COURSE

DIAMOND OAKS ROAD

GRIDER DRIVE

HERITAGE DRIVE

SHASTA STREET

SPYGLASS HILL

DIAMOND BAR LANE

SIERRA VIEW DRIVE

MANZANITA AVENUE

ALTA VISTA AVENUE

L=620' S=0.002
L=1895' S=0.005
L=800' S=0.009
L=1170' S=0.005
L=180' S=0.020
L=32' S=0.02
L=32' S=0.02
L=347' S=0.018
L=121' S=0.007
L=54' S=0.01
L=198' S=0.040
L=110' S=0.010
L=850' S=0.005
L=16' S=0.02
L=333' S=0.012
L=105' S=0.01
L=105' S=0.01
L=497' S=0.027
L=200' S=0.05
L=80' S=0.01
L=125' S=0.005
L=1245' S=0.001
L=2575' S=0.010
L=1585' S=0.009
L=100' S=0.02
L=35' S=0.33
L=435' S=0.025
L=215' S=0.004
L=1050' S=0.014
L=1280' S=0.006
L=300' S=0.020
L=115' S=0.020
L=235' S=0.030
L=150' S=0.020
L=1200' S=0.004
L=85' S=0.020
L=300' S=0.005

157.3
159.7
161.1
161.2

N

0 80 160 320
SCALE: 1"=160'

LEGEND

- PROJECT BOUNDARY
- SHED BOUNDARY
- PROPOSED 100-YEAR INUNDATION
- EX01 10.4± ac. — SUBSHED NAME & AREA
- L=170' S=0.020 — WATER COURSE LENGTH & SLOPE
- CP2 — COMPLIANCE POINT

EXHIBIT 2

Proposed Conditions

Hydrology & 100-Year Floodplain

Sierra View

City of Roseville
Scale: 1"=160'
Datum: NAVD88

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

California
July 2021
18512.000

PRELIMINARY - Subject to Revision

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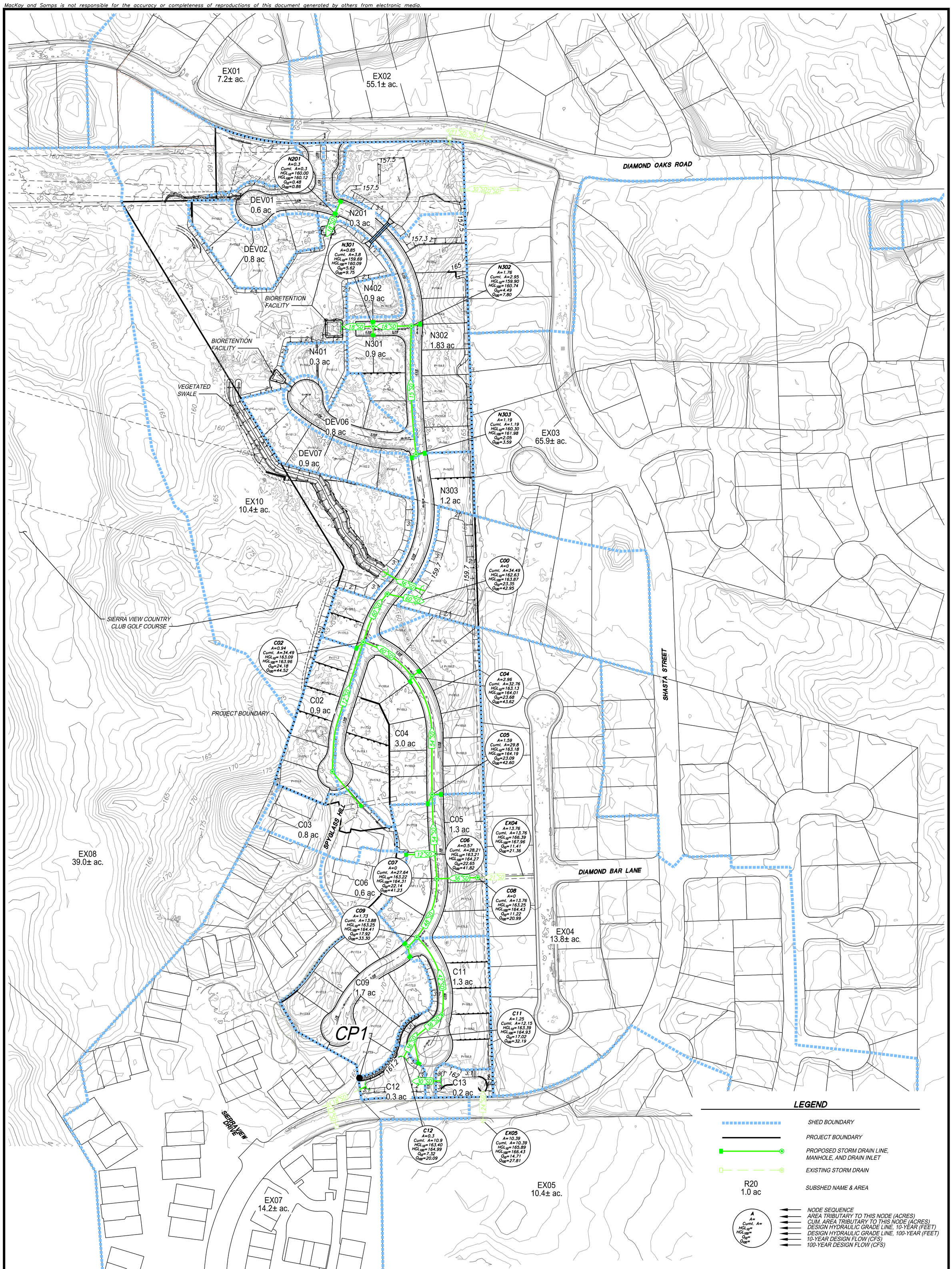


EXHIBIT 3

On-Site Proposed Conditions

Sierra View

City of Roseville
Scale: 1"=100'
Datum: NAVD88

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

California
July 2021
18512.000

PRELIMINARY - Subject to Revision

Appendix B

HEC-1

Existing Conditions

```
IDSIERRA VIEW WATERSHED MODEL
IDSIERRA VIEW HYDROLOGICAL STUDY MAY 2021
IDModel created by MacKay & Somps
IDfor City of Roseville
IDMuskingum-Cunge hydrograph method used
IDMuskingum-Cunge routing
IDNo storm centering applied
IDEXISTING CONDITIONS - TRIB TO SOUTH BRANCH PGC SIERRA VIEW TRIB
*DIAGRAM
IT     1 30DEC05       0    1440
IO     1
KK  EX02
KMSubshed EX02
* 55.13 Ac
BA0.0861
PB
* pi e=167
BF0.0861       0       0
LU     0    0.07      27
UK   100    0.02    0.11     100
RD  1895  0.0047   0.015       1    CIRC     2.5       0
RD   620  0.0016   0.045       2    TRAP      10      10
RD  1170  0.0034   0.015       3    CIRC       3
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX02  C=FLOW   F=0YR
*
KK  EX03
KMSubshed EX03
* 63.44 Ac
BA0.0991
PB
* pi e=174.5
BF0.0991       0       0
LU     0    0.07   26.04
UK   300    0.01    0.11     100
RD  1936   0.009    0.06            TRAP      10      10
RD  1631   0.001   0.015            CIRC    3.33
```

```
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX03  C=FLOW   F=0YR
*
KK JCN23
KMCOMBINE EX02-03
HC     2
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=JCN23  C=FLOW   F=0YR
*
KK  EX04
KMSubshed EX04
* 13.76 Ac
BA0.0215
PB
* pi e=176.5
BF0.0215       0       0
LU     0    0.07      40
UK   150    0.02    0.11     100
RD  1585   0.008   0.015            CIRC    1.75       0
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX04  C=FLOW   F=0YR
*
KK  EX10
KMSubshed EX10
* 27.69 Ac
BA0.0433
PB
* pi e=168
BF0.0433       0       0
LU     0    0.07    3.14
UK   300    0.05    0.11     100
RD   927   0.011    0.08            TRAP      10      10
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX10  C=FLOW   F=0YR
```

```
*
KK  JEXN
KMCOMBINE EX02-04, 10
HC     3
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=JEXN  C=FLOW   F=0YR
*
KK  EX05
KMSubshed EX05
* 10.39 Ac
BA0.0162
PB
* pi e=175
BF0.0162       0       0
LU     0    0.07      50
UK   235    0.03    0.11     100
RD   435   0.009   0.015            CIRC       2       0
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX05  C=FLOW   F=0YR
*
KK  EX09
KMSubshed EX09
* 5.03 Ac
BA0.0079
PB
* pi e=169.5
BF0.0079       0       0
LU     0    0.07    6.77
UK   188    0.03   0.025     100
RD   560   0.016    0.08            TRAP      15      20
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX09  C=FLOW   F=0YR
*
KK JCN59
KMCOMBINE EX05 AND EX09
```

```
HC     2
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=JCN59  C=FLOW   F=0YR
*
KK  EX06
KMSubshed EX06
* 19.41 Ac
BA0.0303
PB
* pi e=161
BF0.0303       0       0
LU     0    0.07      50
UK    85    0.02   0.025     100
RD  1200   0.004   0.015            CIRC     3.5       0
RD   730   0.015   0.015            CIRC     3.5
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX06  C=FLOW   F=0YR
*
KK  EX07
KMSubshed EX07
* 14.17 Ac
BA0.0221
PB
* pi e=158
BF0.0221       0       0
LU     0    0.07      50
UK   115    0.02    0.11     100
RD  1050   0.014   0.015            CIRC     3.5       0
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX07  C=FLOW   F=0YR
*
KK  EX08
KMSubshed EX08
* 38.97 Ac
BA0.0609
```

```
PB
* pi e=154
BF0.0609       0       0
LU     0    0.07       5
UK   300    0.02    0.11     100
RD  1280   0.006    0.08            TRAP      10      10
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX08  C=FLOW   F=0YR
*
KKJCNOFF
KMCOMBINE EX06-08
HC     3
*
* WRITE AS HYDROGRAPH TO DSS
ZW      B=JCNOFF  C=FLOW   F=0YR
*
KK  EX01
KMSubshed EX01
* 7.2 Ac
BA0.0113
PB
* pi e=167
BF0.0113       0       0
LU     0    0.07   25.66
UK   300    0.02    0.11     100
RD   330   0.009    0.06            TRAP      10      10
RD   470  0.0055   0.015            CIRC     1.5
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX01  C=FLOW   F=0YR
*
KK   CP2
KMCOMBINE EX06-08
HC     4
*
* WRITE AS HYDROGRAPH TO DSS
ZW         B=CP2  C=FLOW   F=0YR
```

Existing Conditions

*

ZZ

Proposed Conditions

```
IDSIERRA VIEW WATERSHED MODEL
IDSIERRA VIEW HYDROLOGICAL STUDY MARCH 2021
IDModel created by MacKay & Somps
IDfor City of Roseville
IDMuskingum-Cunge hydrograph method used
IDMuskingum-Cunge routing
IDNo storm centering applied
IDDEVELOPED CONDITIONS - TRIB TO SOUTH BRANCH PGC SIERRA VIEW TRIB
*DIAGRAM
IT     1 30DEC05       0    1440
IO     1
KK  EX01
KMSubshed EX01
* 7.2 Ac
BA0.0113
PB
* pi e=167
BF0.0113       0       0
LU     0    0.07   25.66
UK   300    0.02    0.11     100
RD   330   0.009    0.06            TRAP      10      10
RD   470  0.0055   0.015            CIRC     1.5
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX01  C=FLOW   F=0YR
*
KK  EX02
KMSubshed EX02
* 55.13 Ac
BA0.0861
PB
* pi e=167
BF0.0861       0       0
LU     0    0.07      27
UK   100    0.02    0.11     100
RD  1895  0.0047   0.015       1    CIRC     2.5       0
RD   620  0.0016   0.045       2    TRAP      10      10
RD  1170  0.0034   0.015       3    CIRC       3
```

```
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX02  C=FLOW   F=0YR
*
KK  EX03
KMSubshed EX03
* 63.44 Ac
BA0.0991
PB
* pi e=174.5
BF0.0991       0       0
LU     0    0.07   26.04
UK   300    0.01    0.11     100
RD  1936   0.009    0.06            TRAP      10      10
RD  1631   0.001   0.015            CIRC    3.33
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX03  C=FLOW   F=0YR
*
KK  EX05
KMSubshed EX05
* 10.39 Ac
BA0.0162
PB
* pi e=175
BF0.0162       0       0
LU     0    0.07      50
UK   235    0.03    0.11     100
RD   435   0.009   0.015            CIRC       2       0
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX05  C=FLOW   F=0YR
*
KK  EX06
KMSubshed EX06
* 19.41 Ac
BA0.0303
PB
```

```
* pi e=161
BF0.0303       0       0
LU     0    0.07      50
UK    85    0.02   0.025     100
RD  1200   0.004   0.015            CIRC     3.5       0
RD   730   0.015   0.015            CIRC     3.5
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX06  C=FLOW   F=0YR
*
KK  EX07
KMSubshed EX07
* 14.17 Ac
BA0.0221
PB
* pi e=158
BF0.0221       0       0
LU     0    0.07      50
UK   115    0.02    0.11     100
RD  1050   0.014   0.015            CIRC     3.5       0
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX07  C=FLOW   F=0YR
*
KK  EX08
KMSubshed EX08
* 39.01 Ac
BA 0.061
PB
* pi e=154
BF 0.061       0       0
LU     0    0.07       5
UK   300    0.02    0.11     100
RD  1280   0.006    0.08            TRAP      10      10
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX08  C=FLOW   F=0YR
*
```

```
KK  EX10
KMSubshed EX10
* 10.42 Ac
BA0.0163
PB
* pi e=163.5
BF0.0163       0       0
LU     0    0.07    2.32
UK   200    0.05    0.11     100
RD   705   0.014    0.08            TRAP      10      10
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX10  C=FLOW   F=0YR
*
KK   JEX
KMCombine Ex
HC     8
*
KK DEV01
KMSubshed DEV01
* 0.55 Ac
BA0.0009
PB
* pi e=160.5
BF0.0009       0       0
LU     0    0.07   55.91
UK    32    0.02    0.11     100
RD   347   0.018   0.015            TRAP       3       3
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV01  C=FLOW   F=0YR
*
KK DEV02
KMSubshed DEV02
* 0.84 Ac
BA0.0013
PB
* pi e=161
```

```
BF0.0013       0       0
LU     0    0.07      40
UK    90    0.01    0.24     100
RD    20    0.01    0.04            TRAP       3      10
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV02  C=FLOW   F=0YR
*
KK DEV03
KMSubshed DEV03
* 0.3 Ac
BA0.0005
PB
* pi e=163.6
BF0.0005       0       0
LU     0    0.07      77
UK    32    0.02    0.11     100
RD   121   0.007   0.015            TRAP       0      20
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV03  C=FLOW   F=0YR
*
KK DEV04
KMSubshed DEV04
* 1.12 Ac
BA0.0018
PB
* pi e=161
BF0.0018       0       0
LU     0    0.07    2.75
UK    54    0.01     0.4     100
RD   198    0.04    0.06            TRAP      20      20
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV04  C=FLOW   F=0YR
*
KK DEV05
KMSubshed DEV05
```

Proposed Conditions

```
* 4.36 Ac
BA0.0068
PB
* pi e=164.75
BF0.0068       0       0
LU     0    0.07   45.37
UK    80    0.01    0.24     100
RD   850   0.005   0.015            CIRC     1.5       0
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV05  C=FLOW   F=0YR
*
KK DEV06
KMSubshed DEV06
* 0.76 Ac
BA0.0012
PB
* pi e=160.35
BF0.0012       0       0
LU     0    0.07   57.17
UK    16    0.02    0.11     100
RD   333   0.012   0.015            TRAP       0      20
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV06  C=FLOW   F=0YR
*
KK DEV07
KMSubshed DEV07
* 0.85 Ac
BA0.0013
PB
* pi e=162.2
BF0.0013       0       0
LU     0    0.07      40
UK    85    0.01    0.24     100
RD    20    0.01    0.04            TRAP       3      10
*
* WRITE AS HYDROGRAPH TO DSS
```

```
ZW       B=DEV07  C=FLOW   F=0YR
*
KK DEV08
KMSubshed DEV08
* 3.14 Ac
BA0.0049
PB
* pi e=166
BF0.0049       0       0
LU     0    0.07    2.63
UK   125    0.05     0.4     100
RD   497   0.027    0.04            TRAP      10      10
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV08  C=FLOW   F=0YR
*
KK  JDEV
KMCombine Dev
HC     9
*
KK DEV10
KMSubshed DEV10
* 0.51 Ac
BA0.0008
PB
* pi e=164.5
BF0.0008       0       0
LU     0    0.07       5
UK    35    0.33     0.4     100
RD   215   0.004    0.04            TRAP       3      20
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV10  C=FLOW   F=0YR
*
KK  EX04
KMSubshed EX04
* 13.76 Ac
BA0.0215
```

Proposed Conditions

```
PB
* pi e=176.5
BF0.0215       0       0
LU     0    0.07      40
UK   150    0.02    0.11     100
RD  1585   0.008   0.015            CIRC    1.75       0
*
KK REX04
KMRoute EX04 thru DEV09
RD   952  0.0004   0.015            CIRC       3
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=REX04  C=FLOW   F=0YR
*
KK DEV09
KMSubshed DEV09
* 9.83 Ac
BA0.0154
PB
* pi e=170.3
BF0.0154       0       0
LU     0    0.07   42.16
UK   100    0.02    0.24     100
RD  1245   0.001   0.015            CIRC       5       0
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV09  C=FLOW   F=0YR
*
KK  JCNC
KMEX04 and DEV09
HC     2
*
KK RJCNC
KMRoute EX04 and DEV09
RD   113  0.0208   0.015            CIRC       5
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=RJCNC  C=FLOW   F=0YR
```

Proposed Conditions

*

ZZ

Proposed Conditions LID

```
IDSIERRA VIEW WATERSHED MODEL
IDSIERRA VIEW HYDROLOGICAL STUDY MARCH 2021
IDModel created by MacKay & Somps
IDfor City of Roseville
IDMuskingum-Cunge hydrograph method used
IDMuskingum-Cunge routing
IDNo storm centering applied
IDDEVELOPED CONDITIONS - TRIB TO SOUTH BRANCH PGC SIERRA VIEW TRIB
*DIAGRAM
IT     1 30DEC05       0    1440
IO     1
KK  EX01
KMSubshed EX01
* 7.2 Ac
BA0.0113
PB
* pi e=167
BF0.0113       0       0
LU     0    0.07   25.66
UK   300    0.02    0.11     100
RD   330   0.009    0.06            TRAP      10      10
RD   470  0.0055   0.015            CIRC     1.5
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX01  C=FLOW   F=0YR
*
KK  EX02
KMSubshed EX02
* 55.13 Ac
BA0.0861
PB
* pi e=167
BF0.0861       0       0
LU     0    0.07      27
UK   100    0.02    0.11     100
RD  1895  0.0047   0.015       1    CIRC     2.5       0
RD   620  0.0016   0.045       2    TRAP      10      10
RD  1170  0.0034   0.015       3    CIRC       3
```

```
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX02  C=FLOW   F=0YR
*
KK  EX03
KMSubshed EX03
* 63.44 Ac
BA0.0991
PB
* pi e=174.5
BF0.0991       0       0
LU     0    0.07   26.04
UK   300    0.01    0.11     100
RD  1936   0.009    0.06            TRAP      10      10
RD  1631   0.001   0.015            CIRC    3.33
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX03  C=FLOW   F=0YR
*
KK  EX05
KMSubshed EX05
* 10.39 Ac
BA0.0162
PB
* pi e=175
BF0.0162       0       0
LU     0    0.07      50
UK   235    0.03    0.11     100
RD   435   0.009   0.015            CIRC       2       0
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX05  C=FLOW   F=0YR
*
KK  EX06
KMSubshed EX06
* 19.41 Ac
BA0.0303
PB
```

```
* pi e=161
BF0.0303       0       0
LU     0    0.07      50
UK    85    0.02   0.025     100
RD  1200   0.004   0.015            CIRC     3.5       0
RD   730   0.015   0.015            CIRC     3.5
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX06  C=FLOW   F=0YR
*
KK  EX07
KMSubshed EX07
* 14.17 Ac
BA0.0221
PB
* pi e=158
BF0.0221       0       0
LU     0    0.07      50
UK   115    0.02    0.11     100
RD  1050   0.014   0.015            CIRC     3.5       0
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX07  C=FLOW   F=0YR
*
KK  EX08
KMSubshed EX08
* 39.01 Ac
BA 0.061
PB
* pi e=154
BF 0.061       0       0
LU     0    0.07       5
UK   300    0.02    0.11     100
RD  1280   0.006    0.08            TRAP      10      10
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX08  C=FLOW   F=0YR
*
```

```
KK  EX10
KMSubshed EX10
* 10.42 Ac
BA0.0163
PB
* pi e=163.5
BF0.0163       0       0
LU     0    0.07    2.32
UK   200    0.05    0.11     100
RD   705   0.014    0.08            TRAP      10      10
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX10  C=FLOW   F=0YR
*
KK   JEX
KMCombine Ex
HC     8
*
KK DEV01
KMSubshed DEV01
* 0.55 Ac
BA0.0009
PB
* pi e=160.5
BF0.0009       0       0
LU     0    0.07       2
UK    32    0.02    0.11     100
RD   347   0.018   0.015            TRAP       3       3
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV01  C=FLOW   F=0YR
*
KK DEV02
KMSubshed DEV02
* 0.84 Ac
BA0.0013
PB
* pi e=161
```

```
BF0.0013       0       0
LU     0    0.07       2
UK    90    0.01    0.24     100
RD    20    0.01    0.04            TRAP       3      10
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV02  C=FLOW   F=0YR
*
KK DEV03
KMSubshed DEV03
* 0.3 Ac
BA0.0005
PB
* pi e=163.6
BF0.0005       0       0
LU     0    0.07       2
UK    32    0.02    0.11     100
RD   121   0.007   0.015            TRAP       0      20
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV03  C=FLOW   F=0YR
*
KK DEV04
KMSubshed DEV04
* 1.12 Ac
BA0.0018
PB
* pi e=161
BF0.0018       0       0
LU     0    0.07       2
UK    54    0.01     0.4     100
RD   198    0.04    0.06            TRAP      20      20
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV04  C=FLOW   F=0YR
*
KK DEV05
KMSubshed DEV05
```

```
* 4.36 Ac
BA0.0068
PB
* pi e=164.75
BF0.0068       0       0
LU     0    0.07       2
UK    80    0.01    0.24     100
RD   850   0.005   0.015            CIRC     1.5       0
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV05  C=FLOW   F=0YR
*
KK DEV06
KMSubshed DEV06
* 0.76 Ac
BA0.0012
PB
* pi e=160.35
BF0.0012       0       0
LU     0    0.07       2
UK    16    0.02    0.11     100
RD   333   0.012   0.015            TRAP       0      20
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV06  C=FLOW   F=0YR
*
KK DEV07
KMSubshed DEV07
* 0.85 Ac
BA0.0013
PB
* pi e=162.2
BF0.0013       0       0
LU     0    0.07       2
UK    85    0.01    0.24     100
RD    20    0.01    0.04            TRAP       3      10
*
* WRITE AS HYDROGRAPH TO DSS
```

```
ZW       B=DEV07  C=FLOW   F=0YR
*
KK DEV08
KMSubshed DEV08
* 3.14 Ac
BA0.0049
PB
* pi e=166
BF0.0049       0       0
LU     0    0.07       2
UK   125    0.05     0.4     100
RD   497   0.027    0.04            TRAP      10      10
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV08  C=FLOW   F=0YR
*
KK  JDEV
KMCombine Dev
HC     9
*
KK DEV10
KMSubshed DEV10
* 0.51 Ac
BA0.0008
PB
* pi e=164.5
BF0.0008       0       0
LU     0    0.07       5
UK    15    0.33     0.4     100
RD   215   0.004    0.04            TRAP       3      20
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV10  C=FLOW   F=0YR
*
KK  EX04
KMSubshed EX04
* 13.76 Ac
BA0.0215
```

```
PB
* pi e=176.5
BF0.0215       0       0
LU     0    0.07      40
UK   150    0.02    0.11     100
RD  1585   0.008   0.015            CIRC    1.75       0
*
KK REX04
KMRoute EX04 thru DEV09
RD   952  0.0004   0.015            CIRC       3
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=REX04  C=FLOW   F=0YR
*
KK DEV09
KMSubshed DEV09
* 9.83 Ac
BA0.0154
PB
* pi e=170.3
BF0.0154       0       0
LU     0    0.07    8.64
UK   100    0.02    0.24     100
RD  1245   0.001   0.015            CIRC       5       0
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV09  C=FLOW   F=0YR
*
KK  JCNC
KMEX04 and DEV09
HC     2
*
KK RJCNC
KMRoute EX04 and DEV09
RD   113  0.0208   0.015            CIRC       5
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=RJCNC  C=FLOW   F=0YR
```

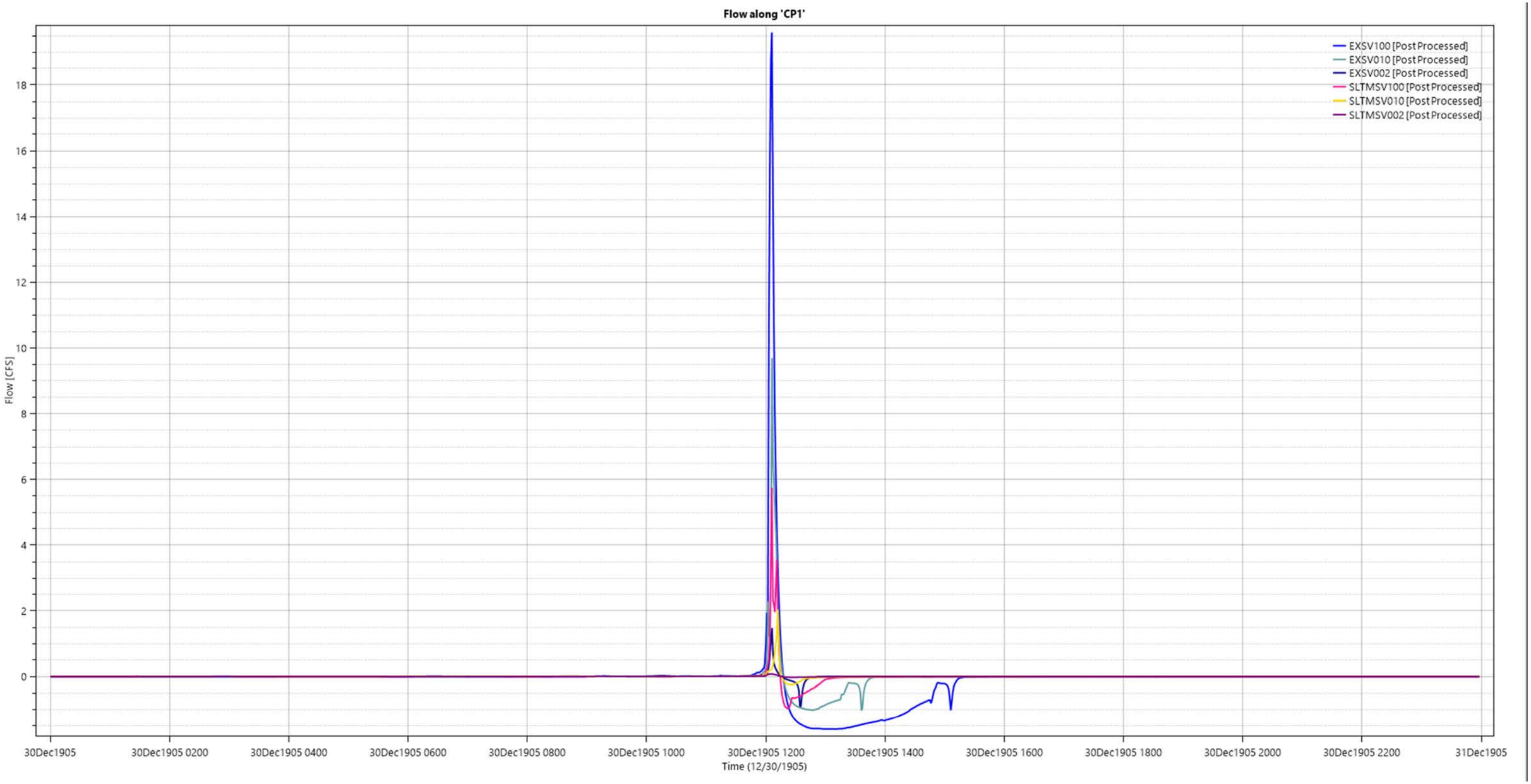
Proposed Conditions LID

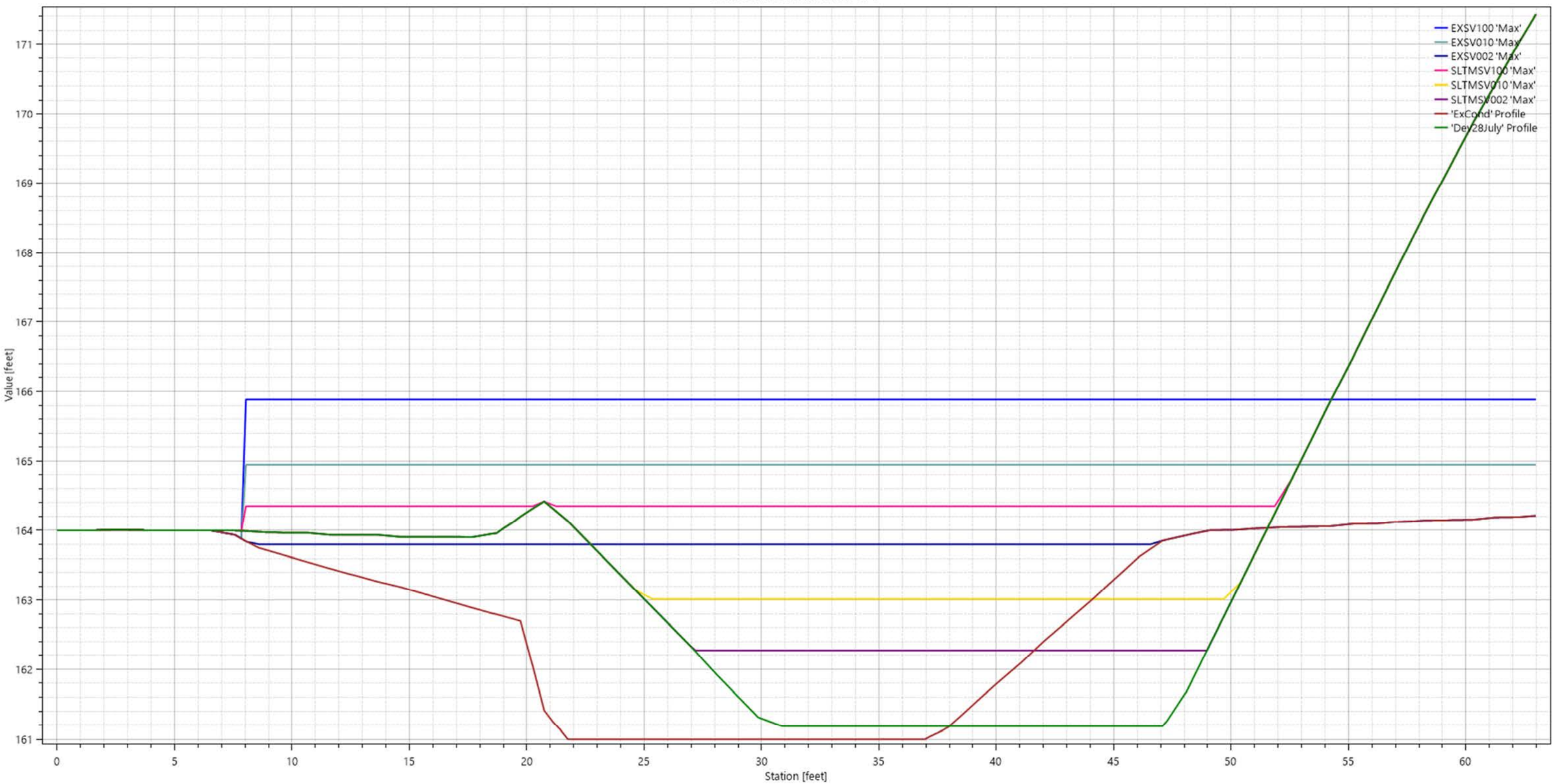
*

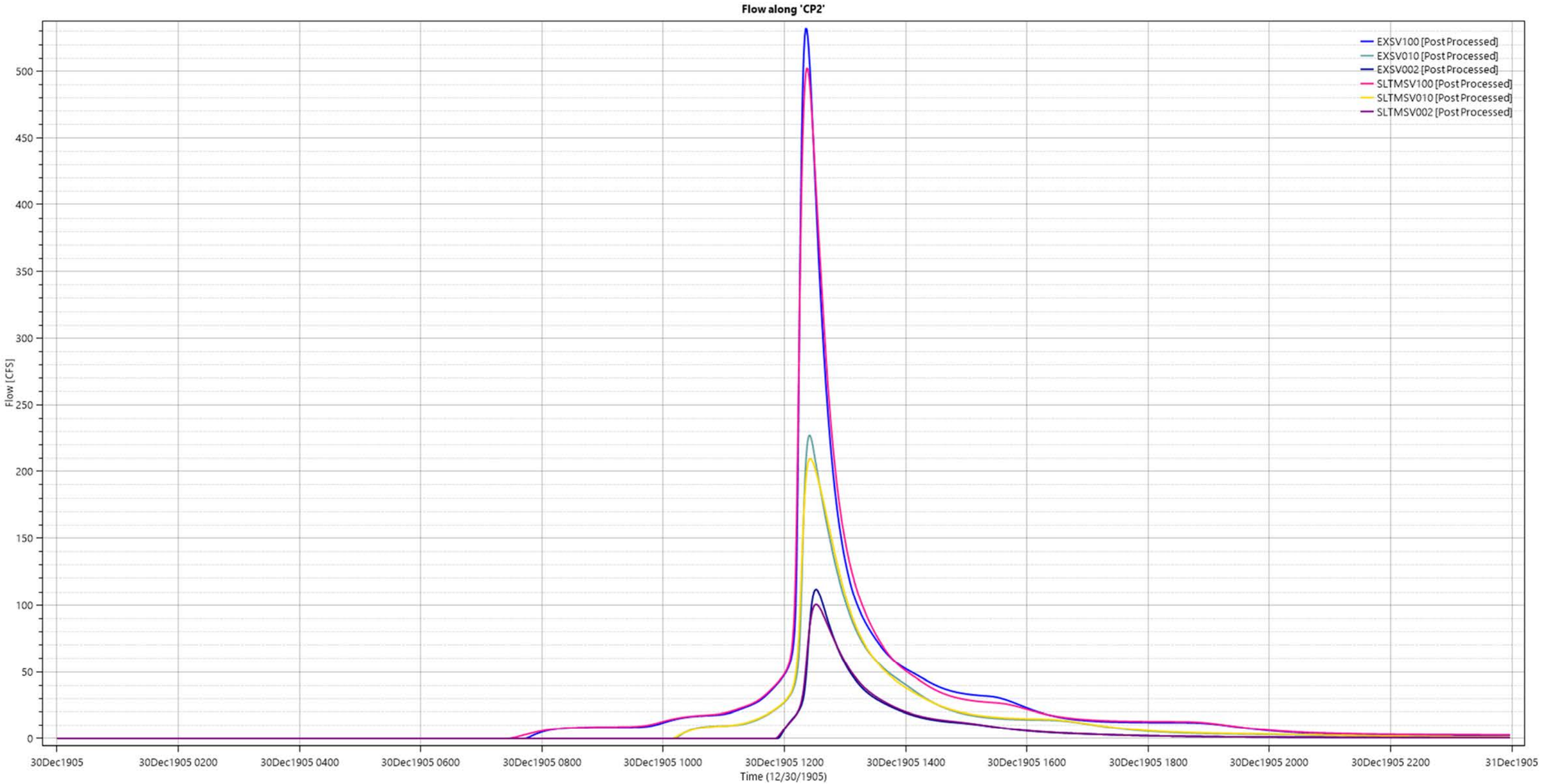
ZZ

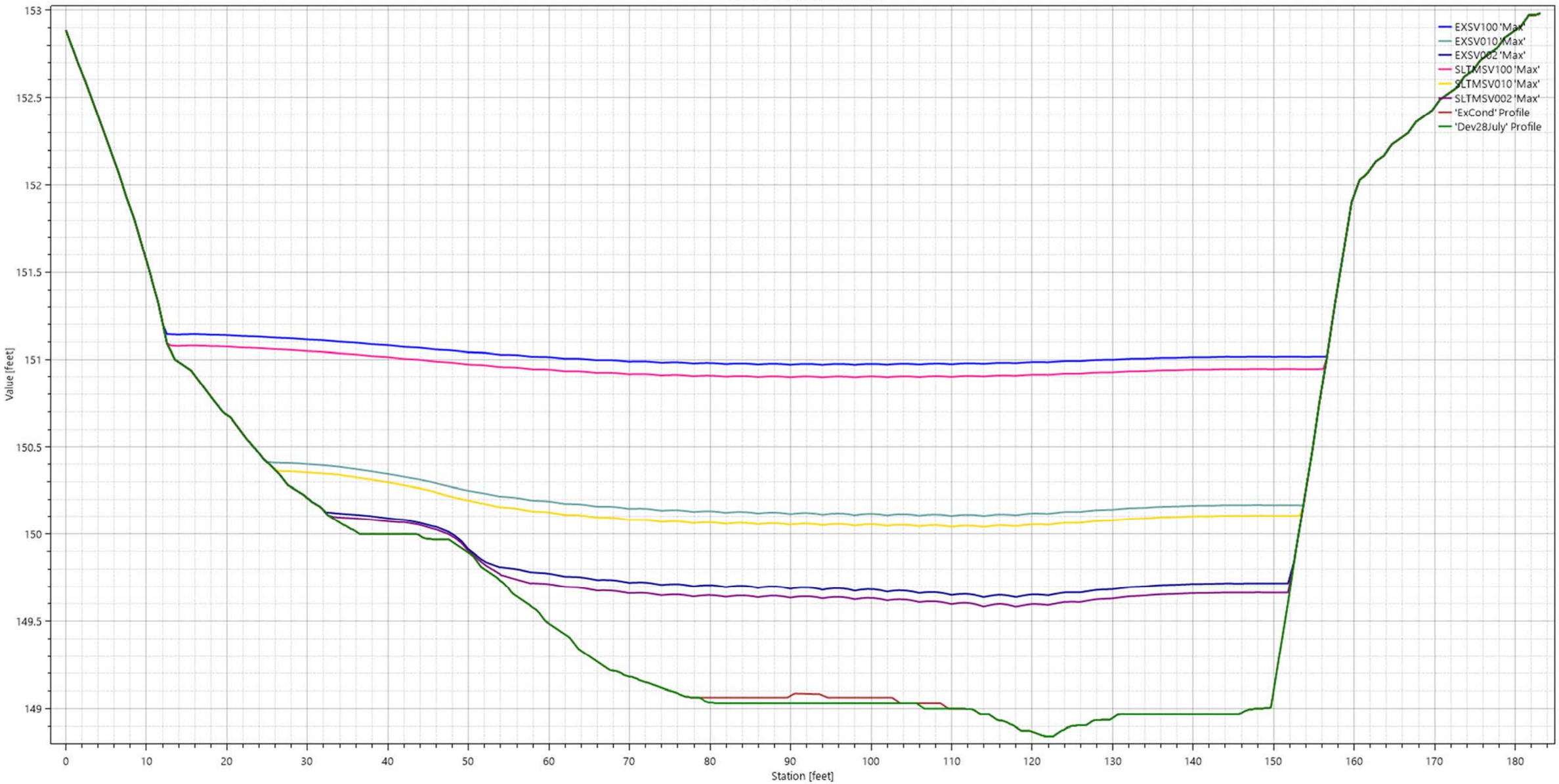
Appendix C

HEC-RAS

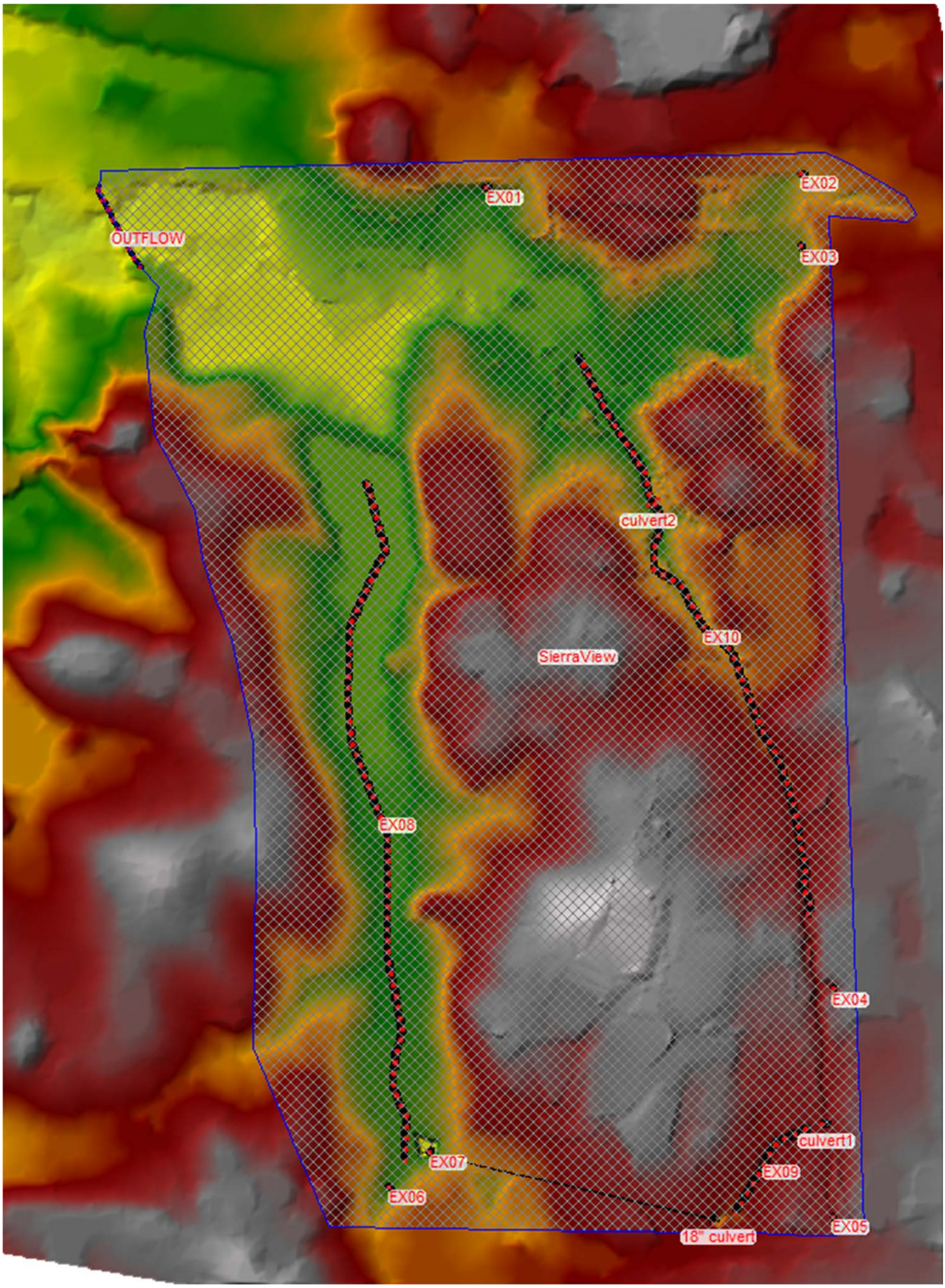

Flow along 'CP1'
EXSV100 [Post Processed]
EXSV010 [Post Processed]
EXSV002 [Post Processed]
SLTMSV100 [Post Processed]
SLTMSV010 [Post Processed]
SLTMSV002 [Post Processed]
Flow [CFS]
18
16
14
12
10
8
6
4
2
0
30Dec1905
30Dec1905 0200
30Dec1905 0400
30Dec1905 0600
30Dec1905 0800
30Dec1905 1000
30Dec1905 1200
30Dec1905 1400
30Dec1905 1600
30Dec1905 1800
30Dec1905 2000
30Dec1905 2200
31Dec1905
Time (12/30/1905)


Water Surface Elevation on 'CP1'
EXSV100 'Max'
EXSV010 'Max'
EXSV002 'Max'
SLTMSV100 'Max'
SLTMSV010 'Max'
SLTMSV002 'Max'
'ExCond' Profile
'Dev28July' Profile
Value [feet]
171
170
169
168
167
166
165
164
163
162
161
0
5
10
15
20
25
30
35
40
45
50
55
60
Station [feet]

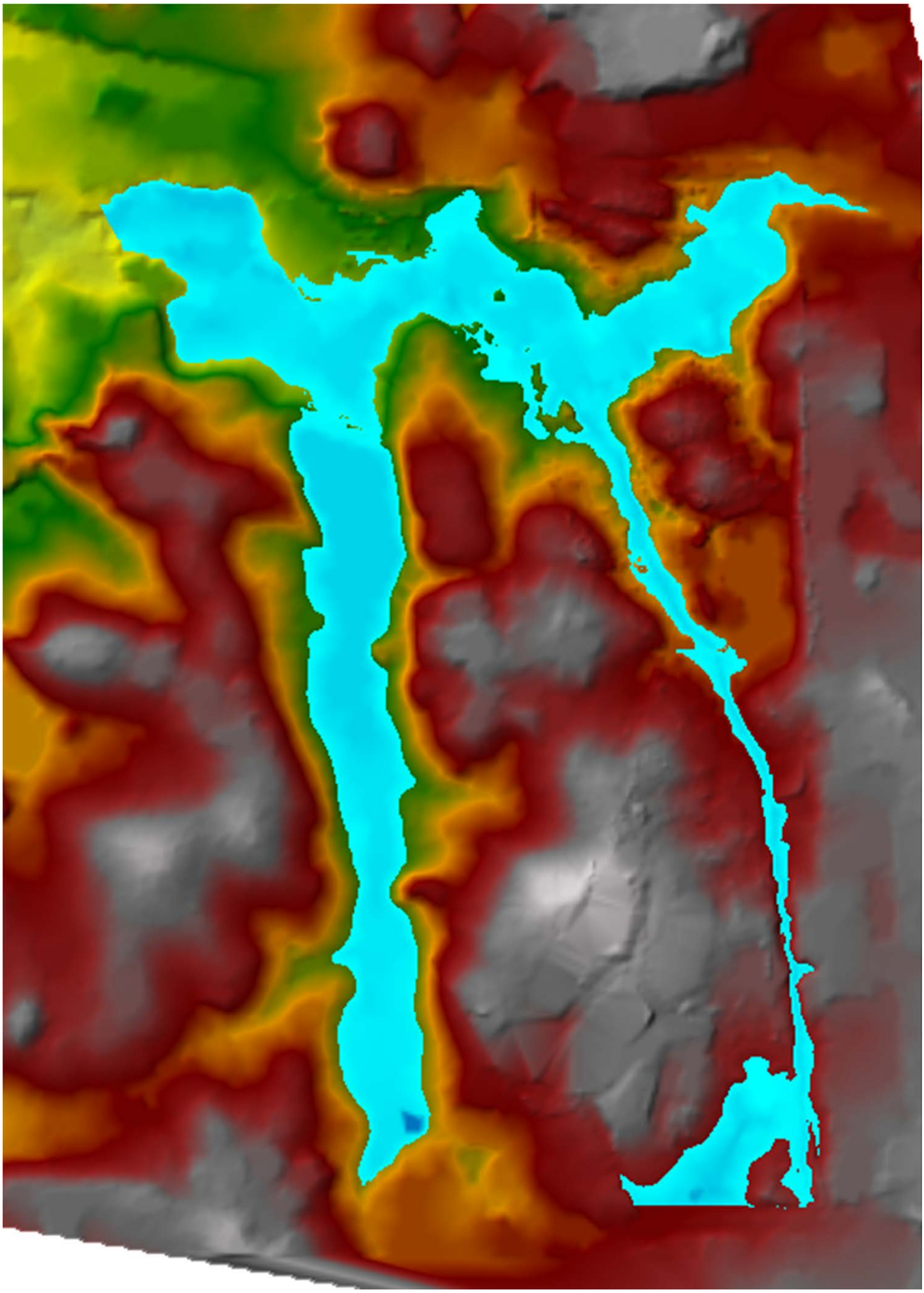

Flow along 'CP2'
EXSV100 [Post Processed]
EXSV010 [Post Processed]
EXSV002 [Post Processed]
SLTMSV100 [Post Processed]
SLTMSV010 [Post Processed]
SLTMSV002 [Post Processed]
Flow [CFS]
500
450
400
350
300
250
200
150
100
50
0
30Dec1905
30Dec1905 0200
30Dec1905 0400
30Dec1905 0600
30Dec1905 0800
30Dec1905 1000
30Dec1905 1200
30Dec1905 1400
30Dec1905 1600
30Dec1905 1800
30Dec1905 2000
30Dec1905 2200
31Dec1905
Time (12/30/1905)


Water Surface Elevation on 'CP2'
EXSV100 'Max'
EXSV010 'Max'
EXSV002 'Max'
SLTMSV100 'Max'
SLTMSV010 'Max'
SLTMSV002 'Max'
'ExCond' Profile
'Dev28July' Profile
Value [feet]
153
152.5
152
151.5
151
150.5
150
149.5
149
0
10
20
30
40
50
60
70
80
90
100
110
120
130
140
150
160
170
180
Station [feet]

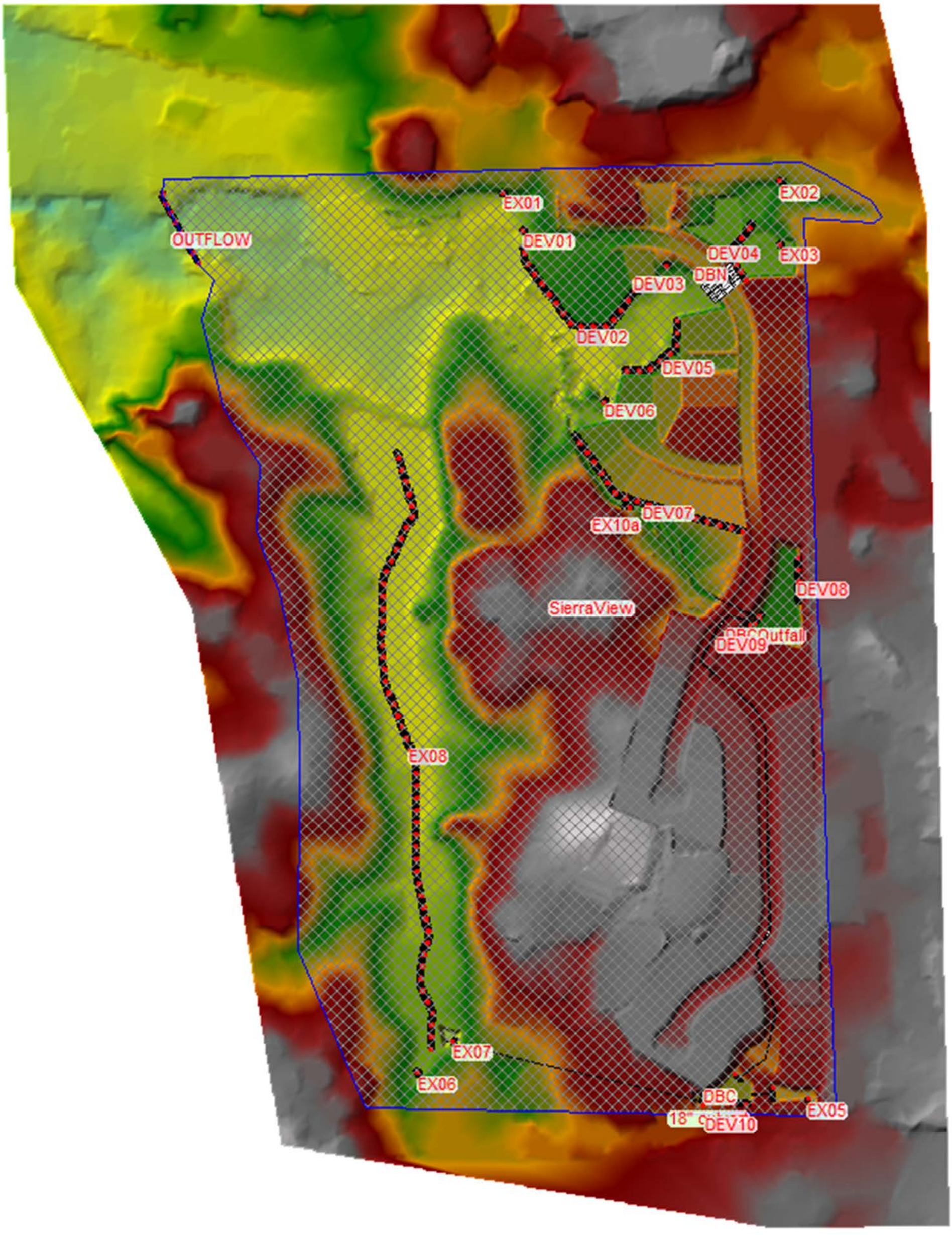
Existing Conditions HEC-RAS Model



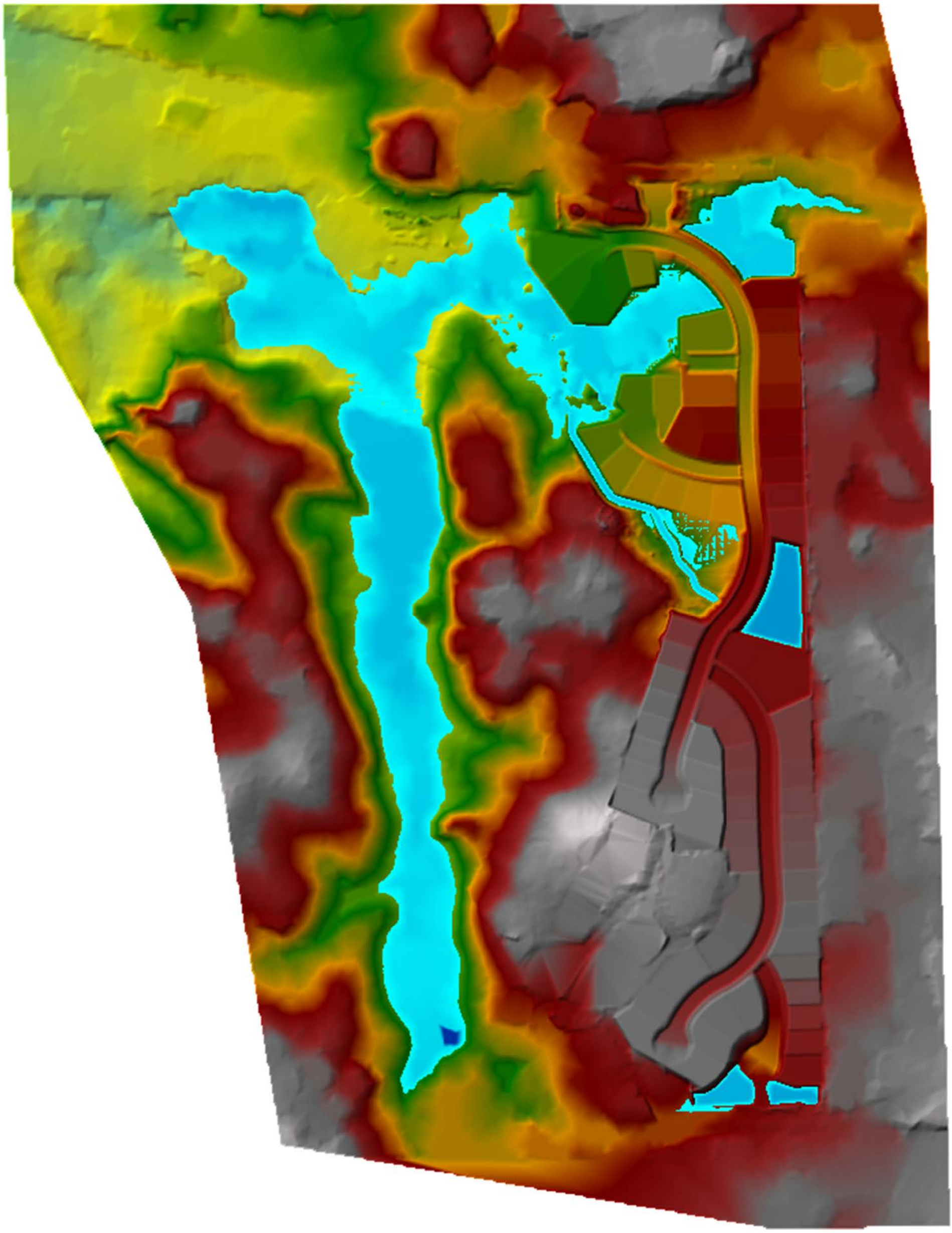
Existing Conditions 100-Year Floodplain



Proposed Conditions HEC-RAS Model



Proposed Conditions 100-Year Floodplain



Appendix D

Pipe Analysis

Land Use

Shed/ SubShed	Area	Percent Impervious Calculator			Percent Impervious Values				
		Land Use Description	Soils Group	Composite % Imperv.	Highway, Street, Parking	Resdntl. 6-8 du/ac, MDR, School, PQP	Resdntl. 4-6 du/ac, LDR	Resdntl. <0.2 du/ac, Recreation, Landscape, Park	Open space Grassland, Ag
	AC		D Soils %		85%	50%	40%	5%	2%
Pipe Subsheds (Ultimate built-out conditions)									
EX04	13.76	Residential	100%	40.0%			13.76		
EX05	10.39	Residential, School	100%	50.0%		10.39			
C03	0.79	Existing Residential (4.5 lots)	100%	50%		0.79			
C06	0.57	Existing Residential (2.5 lots)	100%	50%		0.57			
Total Offsite	**25.51**	**Composite % Imperv.:**		**45%**					
C02	0.94	Proposed Residential	100%	40%			0.94		
C04	2.96	Proposed Residential	100%	40%			2.96		
C05	1.59	Proposed Residential	100%	40%			1.59		
C09	1.73	Proposed Residential	100%	40%			1.73		
C11	1.25	Proposed Residential	100%	46%	0.17		1.08		
C12	0.30	graded area	100%	5%				0.30	
C13	0.21	graded area	100%	5%				0.21	
Total C Sheds	**8.98**	**Composite % Imperv.:**		**39%**					
N201	0.30	Roadway and overbank	100%	77%	0.27			0.03	
Total N2 Sheds	**0.30**	**Composite % Imperv.:**		**77%**					
N301	0.85	Proposed Residential, roadway, and landscape	100%	51.6%	0.22		0.63		
N302	1.76	Proposed Residential	100%	40.0%			1.76		
N303	1.19	Proposed Residential, roadway, and landscape	100%	51.3%	0.30		0.89		
Total N3 Sheds	**3.80**	**Composite % Imperv.:**		**46%**					

Peak Discharge and Pipe Calculations
10-Year

Nodes		Hydrologic Data & Results																	Hydraulic Data & Results													
U/S Node Name	D/S Node Name	Area (ac)	Cumul. Area (ac)	10-yr Adjusted 'Qp' (Eqn 10-5) (cfs)	Composite % Imperv.	Cumul. Composite % Imperv.	10-yr Unit Peak Runoff 'q' (Eqn 10-3) (cfs/ac)	10-yr Cumul. Response Time 'tr' (min)	10-yr Response Time 't$_r$' (min)	Surface Collector Response Time 't$_{tc}$' (Eqn 5-4) (min)	Manning's 'V' (ft/s) (Eqn 7-35a Brater & King)	Surface Collector Flow Length (ft)	Surface Collector Slope 's' (ft/ft)	Surface Collector Roughness Factor (n value)	10-yr Overland Response Time 't$_{to}$' (Eqn 10-2) (min)	Average Overland Flow Length (ft)	Overland Slope 's' (ft/ft)	Overland Roughness Factor (n value)	Total Infiltration (cfs)	Pipe Length (ft)	Calculated Pipe Diameter (ft) (Eqn 6-26e Brater & King)	Design Pipe Diameter (ft)	Pipe Slope (ft/ft)	Design Pipe Capacity (cfs) (Eqn 6-26b Brater & King)	Design Velocity (ft/s) (Eqn 6-26a Brater & King)	Pipe Response Time[1] (L/V/60s) (min)	10-yr HGL Slope (ft/ft) (Eqn 6-26d Brater & King)	Calc'd U/S HGL (ft)	HGL$_{10}$	U/S Rim/Grate Elevation (ft)	U/S Pipe Invert Elevation (ft)	D/S Pipe Invert Elevation (ft)	Freeboard (ft)	10-Year Depth in Pipe (ft)
C01	C00	0.00	34.49	23.35	0%	48%	0.79	36.12	0.00	0.00	0.00				0.00				3.74	65	3.90	5.00	0.0004	45.13	2.3	0.47	0.0001	162.64	162.99	168.1	159.03	159.00	5.11	3.96
C02	C01	0.94	34.49	24.18	40%	48%	0.81	34.88	10.14	2.89	2.02	350	0.019	0.015	7.25	90	0.020	0.240	3.74	171	3.96	5.00	0.0004	45.13	2.3	1.24	0.0001	163.00	163.09	168.8	159.10	159.03	5.71	3.99
C03	C02	0.79	0.79	1.64	50%	50%	2.18	7.08	7.08	0.80	2.93	140	0.040	0.015	6.28	100	0.020	0.170	0.08	312	1.02	1.00	0.0026	1.57	2.0	2.59	0.0028	163.97	163.97	173.4	159.92	159.10	9.43	1.02
C04	C02	2.96	32.76	23.68	40%	48%	0.83	33.86	11.21	3.71	2.02	450	0.019	0.015	7.49	95	0.020	0.240	3.54	141	3.93	5.00	0.0004	45.13	2.3	1.02	0.0001	163.11	163.13	168.1	159.16	159.10	4.97	3.97
C05	C04	1.59	29.80	23.09	40%	49%	0.88	31.64	13.88	6.15	0.87	320	0.004	0.015	7.73	100	0.020	0.240	3.17	285	3.89	4.50	0.0004	34.07	2.1	2.22	0.0002	163.18	163.18	169.2	159.28	159.16	6.02	3.84
C06	C05	0.57	28.21	22.65	50%	50%	0.91	30.57	8.96	2.31	0.87	120	0.004	0.024	6.65	110	0.020	0.170	2.97	138	3.86	4.50	0.0004	34.07	2.1	1.07	0.0002	163.21	163.21	169.8	159.34	159.28	6.59	3.82
C07	C06	0.00	27.64	22.14	0%	43%	0.92	30.12	0.00	0.00	0.00				0.00				3.29	58	3.83	4.50	0.0004	34.07	2.1	0.45	0.0002	163.22	163.22	171.0	159.37	159.34	7.78	3.79
C08	C07	0.00	13.76	11.22	0%	40%	0.94	29.35	0.00	0.00	0.00				0.00				1.73	93	2.75	3.00	0.0006	14.15	2.0	0.77	0.0004	163.25	163.25	170.0	159.43	159.37	6.75	2.69
EX04	C08	13.76	13.76	11.41	40%	40%	0.95	28.86	28.86	19.00	1.39	1585	0.009	0.015	9.86	150	0.020	0.240	1.73	146	1.72	1.75	0.0076	11.97	5.0	0.49	0.0069	164.26	166.39	168.20	164.72	163.61	1.81	1.67
C09	C07	1.73	13.88	17.92	40%	47%	1.40	17.08	12.63	4.91	1.04	305	0.005	0.015	7.73	100	0.020	0.240	1.55	147	3.39	4.00	0.0005	27.83	2.2	1.11	0.0002	163.25	163.25	170.4	159.45	159.37	7.15	3.36
C10	C09	0.00	12.15	16.59	0%	48%	1.48	15.45	0.00	0.00	0.00				0.00				1.34	199	3.29	3.50	0.0005	19.49	2.0	1.64	0.0004	163.32	163.32	167.4	159.55	159.45	4.08	3.21
C11	C10	1.25	12.15	17.02	46%	48%	1.51	14.74	10.44	2.71	1.97	320	0.018	0.015	7.73	100	0.020	0.240	1.34	85	3.21	3.00	0.0006	14.15	2.0	0.71	0.0009	163.39	163.39	165.7	159.61	159.55	2.31	3.21
C12	C11	0.30	10.90	7.32	5%	48%	1.51	14.68	2.77	1.61	1.04	100	0.005	0.024	1.16	15	0.250	0.240	1.19	49	1.11	3.00	0.0324	104.09	14.7	0.06	0.0002	163.40	163.40	164.5	161.20	159.61	1.10	1.46
C12	Ex18in	0.30	10.90	7.98	5%	48%	1.51	14.68	2.77	1.61	1.04	100	0.005	0.024	1.16	15	0.250	0.240	1.19	675	1.34	1.50	0.0141	10.80	6.1	1.84	0.0077	163.40	163.40	164.5	161.2	151.7	1.10	1.31
C13	C12	0.21	10.60	14.96	5%	49%	1.52	14.60	2.77	1.61	1.04	100	0.005	0.024	1.16	15	0.250	0.240	1.13	48	1.64	2.50	0.0167	45.88	9.4	0.09	0.0018	163.49	163.75	166.2	162.00	161.20	2.45	1.75
EX05	C13	10.39	10.39	14.71	50%	50%	1.52	14.55	14.55	3.13	2.32	435	0.025	0.015	11.43	235	0.030	0.240	1.09	15	1.84	2.00	0.0087	18.25	5.8	0.04	0.0056	163.84	165.89	167.52	164.09	163.96	1.63	1.80
N201	N200	0.30	0.30	0.48	77%	77%	1.65	12.38	12.38	4.65	0.87	242	0.004	0.015	7.73	100	0.020	0.240	0.01	31	0.70	1.50	0.0016	3.64	2.1	0.25	0.0000	158.40	160.00	163.50	159.15	159.10	3.50	0.85
N301	N300	0.85	3.80	5.62	52%	46%	1.59	13.26	12.01	4.28	1.04	266	0.005	0.015	7.73	100	0.020	0.240	0.43	73	1.77	1.50	0.0016	3.64	2.1	0.59	0.0038	157.43	159.69	162.80	157.92	157.80	3.11	1.77
N302	N301	1.76	2.95	4.49	40%	45%	1.64	12.54	12.52	4.79	1.05	301	0.005	0.015	7.73	100	0.020	0.240	0.34	89	1.62	1.50	0.0016	3.64	2.1	0.72	0.0024	159.90	159.90	163.10	158.07	157.92	3.20	1.62
N303	N302	1.19	1.19	2.05	51%	51%	1.83	10.09	10.09	5.94	1.23	437	0.007	0.015	4.15	50	0.020	0.170	0.12	300	1.16	1.25	0.0020	2.50	2.0	2.45	0.0013	160.30	160.30	164.90	158.92	158.32	4.60	1.13

			Tailwater:
C00		162.63	162.63
Ex18in		158.21	158.21
N200		158.40	158.40
N300		157.15	157.15

Notes:
1. Collector Response time for the pipes is based upon a pipe flowing full.

Constants used in calculations:	
Infiltration Rate for D soils:	0.12
Infiltration Factor 'Fi' (cfs/acre)	0.21
Average Elevation:	167

Peak Discharge and Pipe Calculations
100-Year

Nodes		Hydrologic Data & Results																	Hydraulic Data & Results															
U/S Node Name	D/S Node Name	Area (ac)	Cumul. Area (ac)	100-yr Adjusted 'Qp' (Eqn 10-5) (cfs)	Composite % Imperv.	Cumul. Composite % Imperv.	100-yr Unit Peak Runoff 'q' (Eqn 10-3) (cfs/ac)	100-yr Cumul. Response Time 'tr' (min)	100-yr Response Time 'tr' (min)	Surface Collector Response Time 't_{tc}' (Eqn 5-4) (min)	Manning's 'V' (ft/s) (Eqn 7-35a Brater & King)	Surface Collector Flow Length (ft)	Surface Collector Slope 's' (ft/ft)	Surface Collector Roughness Factor (n value)	100-yr Overland Response Time 't_{to}' (Eqn 10-2) (min)	Average Overland Flow Length (ft)	Overland Slope 's' (ft/ft)	Overland Roughness Factor (n value)	Total Infiltration (cfs)	Pipe Length (ft)	Calculated Pipe Diameter (ft) (Eqn 6-26e Brater & King)	Design Pipe Diameter (ft)	Pipe Slope (ft/ft)	Design Pipe Capacity (cfs) (Eqn 6-26b Brater & King)	Design Velocity (ft/s) (Eqn 6-26a Brater & King)	Pipe Response Time[1] (L/V/60s) (min)	100-yr HGL Slope (ft/ft) (Eqn 6-26d Brater & King)	Calc'd U/S HGL (ft)	HGL_{100}	U/S Rim/Grate Elevation (ft)	U/S Pipe Invert Elevation (ft)	D/S Pipe Invert Elevation (ft)	Freeboard (ft)	100-Year Depth in Pipe (ft)
C01	C00	0	34.49	42.95	0%	48%	1.35	33.16	0.00	0.00	0.0	0	0.0000	0	0.00	0	0.00	0	3.74	65	4.91	5.00	0.0004	45.13	2.30	0.47	0.0004	163.89	163.89	168.1	159.03	159.00	4.21	4.78
C02	C01	0.94	34.49	44.52	40%	48%	1.40	31.92	7.97	2.89	2.0	350	0.0190	0.015	5.08	90	0.02	0.24	3.74	171	4.97	5.00	0.0004	45.13	2.30	1.24	0.0004	163.96	163.96	168.8	159.10	159.03	4.84	4.86
C03	C02	0.79	0.79	3.13	50%	50%	4.07	5.19	5.19	0.80	2.9	140	0.0400	0.015	4.40	100	0.02	0.17	0.08	312	1.29	1.00	0.0026	1.57	2.01	2.59	0.0103	167.17	167.17	173.4	159.92	159.10	6.23	1.29
C04	C02	2.96	32.76	43.62	40%	48%	1.44	30.90	8.96	3.71	2.0	450	0.0190	0.015	5.25	95	0.02	0.24	3.54	141	4.94	5.00	0.0004	45.13	2.30	1.02	0.0004	164.01	164.01	168.1	159.16	159.10	4.09	4.81
C05	C04	1.59	29.8	42.60	40%	49%	1.54	28.69	11.56	6.15	0.9	320	0.0035	0.015	5.41	100	0.02	0.24	3.17	285	4.89	4.50	0.0004	34.07	2.14	2.22	0.0006	164.19	164.19	169.2	159.28	159.16	5.01	4.89
C06	C05	0.57	28.21	41.82	50%	50%	1.59	27.62	6.96	2.31	0.9	120	0.0035	0.024	4.66	110	0.02	0.17	2.97	138	4.86	4.50	0.0004	34.07	2.14	1.07	0.0006	164.27	164.27	169.8	159.34	159.28	5.53	4.86
C07	C06	0	27.64	41.23	0%	43%	1.61	27.16	0.00	0.00	0.0	0	0.0000	0	0.00	0	0.00	0	3.29	58	4.83	4.50	0.0004	34.07	2.14	0.45	0.0006	164.31	164.31	171.0	159.37	159.34	6.69	4.83
C08	C07	0	13.76	20.99	0%	40%	1.65	26.39	0.00	0.00	0.0	0	0.0000	0	0.00	0	0.00	0	1.73	93	3.48	3.00	0.0006	14.15	2.00	0.77	0.0013	164.43	164.43	170.0	159.43	159.37	5.57	3.48
EX04	C08	13.76	13.76	21.36	40%	40%	1.68	25.90	25.90	19.00	1.4	1585	0.0090	0.015	6.90	150	0.02	0.24	1.73	146	2.17	1.75	0.0076	11.97	4.98	0.49	0.0242	167.96	167.96	168.2	164.72	163.61	0.24	2.17
C09	C07	1.73	13.88	33.30	40%	47%	2.51	13.65	10.32	4.91	1.0	305	0.0050	0.015	5.41	100	0.02	0.24	1.55	147	4.28	4.00	0.0005	27.83	2.22	1.11	0.0007	164.41	164.41	170.4	159.45	159.37	5.99	4.28
C10	C09	0	12.15	31.19	0%	48%	2.68	12.02	0.00	0.00	0.0	0	0.0000	0	0.00	0	0.00	0	1.34	199	4.17	3.50	0.0005	19.49	2.03	1.64	0.0013	164.67	164.67	167.4	159.55	159.45	2.73	4.17
C11	C10	1.25	12.15	32.19	46%	48%	2.76	11.31	8.12	2.71	2.0	320	0.0180	0.015	5.41	100	0.02	0.24	1.34	85	4.08	3.00	0.0006	14.15	2.00	0.71	0.0031	164.93	164.93	165.7	159.61	159.55	0.77	4.08
C12	C11	0.3	10.9	20.09	5%	48%	2.77	11.26	2.42	1.61	1.0	100	0.0050	0.024	0.81	15	0.25	0.24	1.19	49	1.62	3.00	0.0324	104.09	14.74	0.06	0.0012	164.99	164.99	164.5	161.20	159.61	0.00	1.85
C12	Ex18in	0.3	10.9	8.87	5%	48%	2.77	11.26	2.42	1.61	1.0	100	0.0050	0.024	0.81	15	0.25	0.24	1.19	675	1.39	1.50	0.0141	10.80	6.11	1.84	0.0095	164.99	164.99	164.5	161.20	151.70	0.00	1.36
C13	C12	0.21	10.6	28.30	5%	49%	2.78	11.17	2.42	1.61	1.0	100	0.0050	0.024	0.81	15	0.25	0.24	1.13	48	2.09	2.50	0.0167	45.88	9.35	0.09	0.0063	165.29	165.29	166.2	162.00	161.20	0.91	2.08
EX05	C13	10.39	10.39	27.81	50%	50%	2.78	11.13	11.13	3.13	2.3	435	0.0250	0.015	8.00	235	0.03	0.24	1.09	15	2.34	2.00	0.0087	18.25	5.81	0.04	0.0201	165.60	166.43	167.5	164.09	163.96	1.09	2.34
N201	N200	0.3	0.3	0.86	77%	77%	2.93	10.06	10.06	4.65	0.9	242	0.0035	0.015	5.41	100	0.02	0.24	0.01	31	0.87	1.50	0.0016	3.64	2.06	0.25	0.0001	158.50	160.12	163.5	159.15	159.10	3.38	0.97
N301	N300	0.85	3.8	9.75	52%	46%	2.68	12.01	9.69	4.28	1.0	266	0.0050	0.015	5.41	100	0.02	0.24	0.43	73	2.17	1.50	0.0016	3.64	2.06	0.59	0.0115	158.35	160.09	162.8	157.92	157.80	2.71	2.17
N302	N301	1.76	2.95	7.80	40%	45%	2.76	11.29	10.20	4.79	1.0	301	0.0051	0.015	5.41	100	0.02	0.24	0.34	89	2.00	1.50	0.0016	3.64	2.06	0.72	0.0073	160.74	160.74	163.1	158.07	157.92	2.36	2.00
N303	N302	1.19	1.19	3.59	51%	51%	3.12	8.84	8.84	5.94	1.2	437	0.0070	0.015	2.90	50	0.02	0.17	0.12	300	1.43	1.25	0.0020	2.50	2.04	2.45	0.0041	161.98	161.98	164.9	158.92	158.32	2.92	1.43
																												Tailwater	Tailwater:					

C00		163.87	163.87
Ex18in		158.59	158.59
N200		158.50	158.50
N300		157.51	157.51

Notes:
1. Collector Response time for the pipes is based upon a pipe flowing full.

Constants used in calculations:	
Infiltration Rate for D soils:	0.12
Infiltration Factor 'Fi' (cfs/acre)	0.21
Average Elevation:	167

Appendix E

Storm Water Quality Template

Post-Construction
Storm Water Quality Plan

For:

Sierra View Small Lot Tentative Map
City of Roseville

Prepared by:

MacKay & Somps Civil Engineering, Inc.
1025 Creekside Ridge Dr., Ste 150
Roseville, CA 95678
916-773-1189

Preparation Date: July 2021

Approval Date:_____

Section 1 General Project Information

The undersigned owner of the subject property, is responsible for the implementation of the provisions of this plan, including ongoing operations and maintenance (O&M), consistent with the requirements of the West Placer Storm Water Quality Design Manual and the State of California Phase II Small MS4 General Permit (Order No: 2013-0001-DWQ). If the undersigned transfers its interest in the property, its successors-in-interest shall bear the aforementioned responsibility to implement the SWQP.

For all Regulated Projects (As identified in Form 1-2 below), the undersigned owner hereby grants access to all representatives of the Jurisdictional Agency for the sole purpose of performing O&M inspections of the installed treatment system(s) and hydromodification control(s) if any.

A copy of the final signed and fully approved SWQP shall be available on the subject site for the duration of construction and then stored with the project approval documentation and improvement plans in perpetuity.

Form 1-1 Project Identification and Owner's Certification

Project Site Address:	360 Diamond Oaks Road	
Owner Name:	Ryan O'Keefe	
Title		
Company	WP Sierra View, LLC	
Address	1420 Rocky Ridge Drive, Suite 265	
City, State, Zip Code	Roseville, CA 95661	
Email	ryan@wpcommunities.com	
Telephone #	916-990-1071	
Signature	Date	
Engineer:*	Steve Smith	PE Stamp* (Required for all Regulated Projects)
Title	Project Manager	
Company	MacKay & Somps Civil Engineering, Inc.	
Address	1025 Creekside Ridge Dr., Ste 150	
City, State, Zip Code	Roseville, CA 95678	
Email	ssmith@msce.com	
Telephone #	916-773-1189	
Signature		
Brief Description of Project: (Attach additional sheets as necessary)	+/- 23.1 acre project	

* Not required for Small Projects as determined in Form 1-2 below. Project owners are responsible for ensuring that all storm water facilities are designed by an appropriately licensed and qualified professional.

Form 1-2 Project Category	
Development Category (Select all that apply)	
[1]**Small Project** – All projects, except LUPs, that create and/or replace between 2,500-5,000 ft^2 of impervious surface or detached single family homes that create and/or replace 2,500 ft^2 or more of impervious surface and are not part of a larger plan of development.	
[2]Enter total new and/or replaced impervious surface (ft^2)	
[3]**Regulated Project** – All projects that create and/or replace 5,000 ft^2 or more of impervious surface.	X
[4]**Regulated Redevelopment Project** with equal to, or greater than 50 percent increase in impervious area	X
[5]**Regulated Redevelopment Project** with less than 50 percent increase in impervious area	
[6]Enter total pre-project impervious surface (ft^2)	0
[7]Enter total new and/or replaced impervious surface (ft^2)	310,252
[8]**Regulated Road or linear underground/overhead project (LUP)** creating 5,000 ft^2 or more of newly constructed contiguous impervious surface.	
[9]Enter total new and/or replaced impervious surface (ft^2)	
[10]**Regulated Hydromodification Management Project** – Regulated projects that create and/or replace 1 acre or more of impervious surface. A project that does not increase impervious surface area over the pre-project condition is not a hydromodification management project.	X
[11]Enter total new and/or replaced impervious surface (ft^2)	310,252

Section 3 Regulated Projects

Section 3 forms are to be completed for all Regulated Projects.

Form 3-1 Site Location and Hydrologic Features

Site coordinates: *Take GPS measurement at approximate center of site*	[1] Latitude	[2] Longitude	[3] Elevation (ft. above sea level)	[4] 85th Percentile, 24 Hour Design Storm Depth (in):
	38°45'51"N	121°16'58"W	167	0.9

[5] Receiving waters *Name of stream, lake or other downstream waterbody to which the site runoff eventually drains*	Pleasant Grove Creek South Branch Sierra View Tributary
[6] 303(d) listed pollutants of concern *Refer to State Water Resources Control Board website* www.waterboards.ca.gov/water_issues/programs/water_quality_assessment/#impaired	Bifenthrin, cyfluthrin, cypermethrin, toxicity
[7] Is Project going to be phased? *If yes, ensure that the SWQP evaluates each phase with distinct DMAs, requiring LID BMPs to address runoff at time of completion*	No

[8] *Use this form to show a conceptual schematic depicting DMAs and conveyance features connecting DMAs to the site outlet(s). An example is provided below that can be modified for the proposed project or a drawing clearly showing DMAs and flow routing may be attached.*

Example only
Modify for project specific SWQP
Use separate sheet if necessary

See Exhibit

Form 3-2 Site Assessment and Layout Documentation

	Has this Item been considered in the Site Layout and depicted in the Site Plan?	
	Yes	**Not Applicable (Include brief explanation)**
Define the development envelope and protected areas, identifying areas that are most suitable for development areas to be left undisturbed.	X	
Concentrate development on portions of the site with less permeable soils and preserve areas that can promote infiltration.		N/A, all of the site is on Type D soils
Limit overall impervious coverage of the site with paving and roofs.		N/A, conforming to local impervious coverage ordinances
Set back development from creeks, wetlands, and riparian habitats.	X	
Preserve significant trees.	X	
Conform site layout along natural landforms.	X	
Avoid excessive grading and disturbance of vegetation and soils.		N/A, site has previously been disturbed
Replicate the site's natural drainage patterns.	X	
Detain and retain runoff throughout the site.	X	

Attach a Site Plan that incorporates the applicable considerations above. Ensure that the following items are included in the Site Plan:

Site Boundary
Soil types and areal extents, test pit and infiltration test locations
Topographic data with 1 ft. contours
Existing natural hydrologic features (depressions, watercourses, wetlands, riparian corridors)
Environmentally sensitive areas and areas to be preserved.
Proposed locations and footprints of improvements creating new, or replaced, impervious surfaces
Potential pollutant sources and locations
Entire site divided into separate DMAs with unique identifiers
Existing and proposed site drainage network with flow directions and site run-on and discharge locations
Proposed design features and surface treatments used to minimize imperviousness and reduce runoff
Proposed locations and footprints of treatment and hydromodification management facilities
Design features for managing authorized non-stormwater discharges
Areas of soil and/or groundwater contamination
Existing utilities and easements
Maintenance areas

Form 3-3 Source Control Measures

Potential Pollutant Generating Activity or Source	Check One		Describe the source control measures to be implemented for each potential pollutant generating activity or source present on the project as listed in Appendix C and in the CASQA Fact Sheets. Include any special features, materials, or methods of construction that will be used.
	Present	Not Applicable	
Accidental spills or leaks	☐	☑	
Interior floor drains	☐	☑	
Parking/storage areas and maintenance	☐	☑	
Indoor and structural pest control	☐	☑	
Pools, spas, ponds, decorative fountains, and other water features	☐	☑	
Landscape/outdoor pesticide use	☑	☐	All manufacturer recommendations and regulations will be followed. Minimum amounts will be used.
Restaurants, grocery stores, and other food service operations	☐	☑	
Refuse areas	☐	☑	
Industrial Processes	☐	☑	
Outdoor storage of equipment or materials	☐	☑	
Vehicle and equipment cleaning	☐	☑	
Vehicle and equipment repair and maintenance	☐	☑	
Fuel dispensing areas	☐	☑	
Loading docks	☐	☑	
Fire sprinkler test water	☐	☑	
Drain or wash water from boiler drain lines, condensate drain lines, rooftop equipment, drainage sumps, and other sources	☐	☑	
Unauthorized non-storm water discharges	☐	☑	
Building and grounds maintenance	☐	☑	

The source control measures identified in this table shall be designed consistent with recommendations from the CASQA Stormwater BMP Handbook for New Development and Redevelopment[1], or from another equivalent manual.

[1] California Stormwater BMP Handbook New Development and Redevelopment. California Stormwater Quality Association (CASQA). January 2003.

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

[1]DMA ID No.			DEV01		DEV02		N201	
Site Design Measure	**Runoff Reduction Parameters**			**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**
[2] Adjacent/On-Site Stream Setbacks and Buffers	A_{imp} (ft^2)	*impervious drainage area*	-	-	-	-	-	-
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.81		0.8		0.8	
[3] Soil Quality Improvement and Maintenance	A_{pond} (ft^2)	*ponding area*	0	-	0	372.8	0	-
	D_{pond} (ft)	*ponding depth*						
	A_{sa} (ft^2)	*soil amendment area*	0		1065		0	
	D_{sa} (ft)	*depth of amended soil*	1.0		1.0		1.0	
	n	*porosity of amended soil*	0.35		0.35		0.35	
[4] Tree Planting and Preservation	n_e	*number of new evergreen trees*	0	-	5	110.4	0	-
	n_d	*number of new deciduous trees*	0		5		0	
	A_{tc} (ft^2)	*canopy area of existing trees to remain on the property*						
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8		0.8	
[5] Rooftop and Impervious Area Disconnection	A_{imp} (ft^2)	*impervious drainage area*	-	-	7,500	506.3	-	-
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8		0.8	
[6] Porous Pavement	A_{res} (ft^2)	*area of gravel storage layer*		-	0	-		-
	D_{res} (ft)	*depth of gravel storage layer*						
	n_{agg}	*porosity of aggregate*						
	C	*efficiency factor*						
[7] Vegetated Swales	A_{imp} (ft^2)	*impervious drainage area*		-		-		-
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8		0.8	
[8] Rain Barrels and Cisterns	N	*number of rain barrels and/or cisterns*		-	0	-	0	-
	V_a (ft^3)	*volume of each rain barrel and/or cistern*						
[9] Do all Site Design Measures meet the design requirements outlined in the Fact Sheets?					Yes	X	No	
[10] Total Volume Reduction (ft^3)			-		989		-	
[11] Effective Treated Impervious Area (ft^2)			-		14,657		-	

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

[1]DMA ID No.			N3 Sheds		N4 Sheds		DEV06	
Site Design Measure	**Runoff Reduction Parameters**			**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**
[2] Adjacent/On-Site Stream Setbacks and Buffers	A_{imp} (ft^2)	*impervious drainage area*		-		-		-
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8		0.8	
[3] Soil Quality Improvement and Maintenance	A_{pond} (ft^2)	*ponding area*		107.1		172		9
	D_{pond} (ft)	*ponding depth*						
	A_{sa} (ft^2)	*soil amendment area*	306		492		27	
	D_{sa} (ft)	*depth of amended soil*	1.0		1.0		1.0	
	n	*porosity of amended soil*	0.35		0.35		0.35	
[4] Tree Planting and Preservation	n_e	*number of new evergreen trees*	17	375.2	4	88	2	33
	n_d	*number of new deciduous trees*	17		4		2	
	A_{tc} (ft^2)	*canopy area of existing trees to remain on the property*						
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8		0.8	
[5] Rooftop and Impervious Area Disconnection	A_{imp} (ft^2)	*impervious drainage area*	25,500	1,721.3	6,000	405	2,250	152
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8		0.8	
[6] Porous Pavement	A_{res} (ft^2)	*area of gravel storage layer*		-		-		-
	D_{res} (ft)	*depth of gravel storage layer*						
	n_{agg}	*porosity of aggregate*						
	C	*efficiency factor*						
[7] Vegetated Swales	A_{imp} (ft^2)	*impervious drainage area*		-		-		-
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8		0.8	
[8] Rain Barrels and Cisterns	N	*number of rain barrels and/or cisterns*		-		-		-
	V_a (ft^3)	*volume of each rain barrel and/or cistern*						
[9] Do all Site Design Measures meet the design requirements outline								
[10] Total Volume Reduction (ft^3)				**2,204**		**665**		**194**
[11] Effective Treated Impervious Area (ft^2)				**32,646**		**9,859**		**2,881**

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

[1]DMA ID No.			DEV07 + C Sheds w/o Swale		DEV07 + C Sheds w/ Swale	
Site Design Measure	**Runoff Reduction Parameters**			**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**
[2] Adjacent/On-Site Stream Setbacks and Buffers	A_{imp} (ft^2)	*impervious drainage area*		-		-
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8	
[3] Soil Quality Improvement and Maintenance	A_{pond} (ft^2)	*ponding area*		306		306
	D_{pond} (ft)	*ponding depth*				
	A_{sa} (ft^2)	*soil amendment area*	873		873	
	D_{sa} (ft)	*depth of amended soil*	1.0		1.0	
	n	*porosity of amended soil*	0.35		0.35	
[4] Tree Planting and Preservation	n_e	*number of new evergreen trees*	48	1,067	48	1,067
	n_d	*number of new deciduous trees*	49		49	
	A_{tc} (ft^2)	*canopy area of existing trees to remain on the property*				
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8	
[5] Rooftop and Impervious Area Disconnection	A_{imp} (ft^2)	*impervious drainage area*	72,750	4,911	72,750	4,911
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8	
[6] Porous Pavement	A_{res} (ft^2)	*area of gravel storage layer*		-		-
	D_{res} (ft)	*depth of gravel storage layer*				
	n_{agg}	*porosity of aggregate*				
	C	*efficiency factor*				
[7] Vegetated Swales	A_{imp} (ft^2)	*impervious drainage area*		-	167,366	11,297
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8	
[8] Rain Barrels and Cisterns	N	*number of rain barrels and/or cisterns*		-		-
	V_a (ft^3)	*volume of each rain barrel and/or cistern*				
[9] Do all Site Design Measures meet the design requirements outline						
[10] Total Volume Reduction (ft^3)				**6,283**		**17,580**
[11] Effective Treated Impervious Area (ft^2)				**93,082**		**260,448**

Form 3-5 Computation of Water Quality Design Criteria for Stormwater Treatment and Baseline Hydromodification Measures

DMA ID No.	DEV01	DEV02	N201	N3 Sheds	N4 Sheds	DEV06	DEV07 + C Sheds w/o Swale	DEV07 + C Sheds w/ Swale
[1]Total impervious area requiring treatment	13,416	14,636	10,062	76,143	9,757	18,870	167,366	167,366
[2] Impervious area untreated by Site Design Measures (ft^2) *Item 1 – Form 3-4 Item 11*	13,416	-	10,062	43,497	-	15,990	74,285	-
[3]Additional pervious area draining to BMP (ft^2)	10,542	21,954	3,006	89,385	14,636	14,235	260,829	260,829
[4] Composite DMA Runoff Coefficient (Rc) *Enter area weighted composite runoff coefficient representing entire DMA*	0.34	0.00	0.53	0.17	0.00	0.29	0.12	0.00
[5] Water Quality Volume (WQV) (ft^3) *WQV = 1/12 * [Item 2 + Item 3) *Item 4] * Unit WQV*	441	-	372	1,188	-	472	2,093	-
[6] Water Quality Flow (WQF) (cfs) *WQF = 1/43,200 * [0.2* (Item 2 + Item 3) * Item4]*	0.038	0.000	0.032	0.102	0.000	0.040	0.179	0.000

Form 3-6 Volume-Based Infiltrating Bioretention Measures			
[1]**DMA ID No.** *If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.*	**N201**	**N3 Sheds**	**DEV06**
[2]WQV (ft^3) *Item 5 in Form 3-5* *If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.*	372	1188	472
[3]Surface Loading Rate *Maximum 5.0 in/hr*	5	5	5
[4]BMP Surface Area (ft^2) *Top of BMP*	258	950	347
[5]Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07
[6]Maximum ponding depth (ft) *BMP specific, see BMP design details*	0.5	0.5	0.5
[7]Ponding Depth (ft) d_{BMP} *= Minimum of (1/12 * Item 5 * 48 hrs) or Item 6*	0.28	0.28	0.28
[8]Infiltrating surface area, SA_{BMP} (ft^2) *Bottom of BMP*	215	792	289
[9]Planting media depth, d_{media} (ft)	1.5	1.5	1.5
[10]Planting media porosity	0.35	0.35	0.35
[11]Gravel depth, d_{media} (ft) *Only included in certain BMP types*	3.5	3.5	3.5
[12]Gravel porosity	0.30	0.30	0.30
[13]Retention Volume (ft^3) $V_{retention}$ *= Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]*	401	1,476	539
[14]Untreated Volume (ft^3) $V_{untreated}$ *= Item 2 – Item 13* *If greater than zero, adjust BMP sizing variables and re-compute retention volume*	0	0	0
[15] Treated Flow Rate (ft^3/s) $Q_{treated}$ *= 1/43,200*(Item 3 * Item 4)*	0.0299	0.1100	0.0401
[16]Total Treated Flow Rate for Project (ft^3/s) Q_{total} *= Sum of Item 15 for all DMAs*	0.217		
[17]Is WQV for each DMA treated on-site?	**X**	**No**	

Form 5-1 BMP Inspection and Maintenance		
BMP	**Inspection Point and Frequency**	**Maintenance Activity Required**
Veg Swale	Embankments and channel/Twice a year or as needed	Repair erosion problems, remove debris and sediment
	Channel/Annual or as needed	Mow grass to no shorter than 6-inches, reseed to maintain dense turf
Bioretention Facilities	Inlets and outlets/ Twice a year	Remove debris, sediment, and litter
	Plants/Monthly or as needed	Irrigate, weed control, replace dead plants
	Standing water in excess of 72-hours/Annual or as needed	Remove accumulated sediment and flush drainage including underdrain
	Erosion, holes or voids/Annual or as needed	Repair erosion and stabilize, inspect underdrain and replace soil if needed
Trees	At each tree/as necessary	Irrigate to establish and maintain
	At each tree/annually	Remove fallen leaves and debris
	At each tree/regularly	Prune dead vegetation from trees
	At each tree/as needed	Minimize the use of chemical fertilizers
	At each tree/as necessary	Maintain lawn and turf at least 24-inches from trunk of tree
	At each tree/as necessary	Remove and replace dead trees
Soil Amended Areas	At each amended soil area/annually	Inspect for signs of compaction, waterlogging. Add soil amendments or mechanically aerate as needed.
	At each amended soil area/annually	Inspect for loss of vegetative cover and erosion. Repair eroded areas and replant vegetation as needed.

Form 6-1 Post-Construction Stormwater BMPs

Following is a summary of all BMPs included in the Project design. This checklist must be included on the cover sheet of the Improvement Plans for all Regulated Projects.

BMP		Plan Sheet Number(s)
Structural Source Controls (list BMPs)		
Site Design Measures	Stream Setbacks and Buffers	
	Soil Quality Improvement and Maintenance	**Sierra View SLTM**
	Tree Planting and Preservation	**Sierra View SLTM**
	Rooftop and Impervious Area Disconnection	**Sierra View SLTM**
	Porous Pavement	
	Vegetated Swales	**Sierra View SLTM**
	Rain Barrels and Cisterns	
Stormwater Treatment and Baseline Hydromodification Measures	Bioretention with Infiltration	**Sierra View SLTM**
	Flow-Through Planters, Tree Box Filters and Media Filters	
Hydromodification Management Measures	Supplemental Detention	**Sierra View SLTM**

Vegetated Swale
Data and Results

Swale Name	Contributing Area (ac)	SWQ Flow[1] (cfs)	Slope (ft/ft)	Manning's 'n'	Maximum Depth (ft)	Side Slope (ft:ft)	Minimum Bottom Width of each bay (ft)	No. of Bays	Minimum Length (ft)	Area per Bay (ft^2)	Wetted Perimeter per Bay (ft)	Hydraulic Radius per Bay (ft)	Velocity (fps)	Contact Time (min)	Overall Bottom Width (ft)
DEV07 + C Sheds	9.83	0.179	0.005	0.25	0.33	3	3	1	104	1.33	5.05	0.26	0.17	10.05	3.0

FEHR PEERS

TECHNICAL MEMORANDUM

Date: September 7, 2021
To: Jack Varozza, PE – City of Roseville
From: John Gard, PE – Fehr & Peers
Subject: ***Transportation Impact Study for Sierra View Residential Project***

RS21-4081

This memorandum analyzes the transportation impacts associated with construction of the Sierra View Residential Project, which would be situated west of Shasta Street and south of Diamond Oaks Road in Roseville, CA. Refer to **Figure 1** for project location and **Figure 2** for project site plan. This memorandum consists of the following sections:

- Existing Conditions
- Existing Plus Project Conditions
- Cumulative Conditions
- Vehicle Miles Traveled
- Review of Project Access

Existing Conditions

The project site would be served by the following roadways:

- Diamond Oaks Road – is an east-west, two-lane residential street with a posted speed limit of 25 miles per hour (mph) that extends 1.8 miles from Washington Boulevard to Reserve Drive. Single-family residences front the vast majority of this street. It is used to access local residences, the Diamond Oaks Golf Course, and is also used by some motorists as a cut-through route to access various destinations including Roseville High School. A motorist traveling the entirety of this roadway would encounter three all-way stop-controlled intersections, including at Diamond Oaks Road/Shasta Street.
- Shasta Street – is a north-south two-lane residential street with a posted speed limit of 25 mph that extends 1.0 miles from Diamond Oaks Road to Sierra Drive, which provides access to the "crooked bridge" connecting to Old Town Roseville. It also connects to Yosemite Avenue, which provides access to Atlantic Street and downtown Roseville and Interstate 80. Land uses along this segment include single-family (front-on) dwelling units, multi-family units, Ferris Spanger Elementary School, and Diamond Oaks Park. Similar to Diamond Oaks Road, Shasta Street is used for a variety of trip purposes.

Due to the COVID-19 pandemic and the resulting changes to travel patterns due to the statewide stay-at- home directive implemented in March 2020, existing traffic counts were not collected. Instead, traffic count data was obtained from a "Big Data" vendor, StreetLight Data, Inc. StreetLight Data captures anonymized location records from smart phones and navigation devices in connected cars and trucks. Because StreetLight Data collects location records at all times of the day and year, providing for a much larger data set when compared to a traditional data collection effort on a single day.

Table 1 displays the resulting Average Daily Traffic (ADT) on the study roadways. This data is also shown geographically on **Figure 3**. Mid-week (Tuesday through Thursday) traffic data was obtained from September and October 2019 to establish existing conditions. Data was collected for all movements at the Diamond Oaks Road/Shasta Street intersection for a typical 24-hour mid-week period. From this data, it was possible to identify both the amount of daily traffic on each roadway segment and the amount of AM and PM peak hour traffic at the intersection by turning movement. For quality control purposes, pre-COVID traffic data was obtained at the Diamond Oaks Road/Washington Boulevard signalized intersection using the City's Intelligent Transportation System (ITS) count database to confirm that the volume of traffic on Diamond Oaks Road between Washington Boulevard and Shasta Street was similar for each source. This was found to be the case.

Table 1: Average Daily Traffic (ADT) on Study Roadways – Existing Conditions

Segment	ADT [1]
Diamond Oaks Road west of Shasta Street	5,200
Diamond Oaks Road east of Shasta Street	4,300
Shasta Street south of Diamond Oaks Road	4,200
Shasta Street south of Ferris Spanger Elementary School [2]	4,500

Notes:

1. Data represents pre-COVID conditions (i.e., September/October 2019).
2. Estimated based on directionality of trips in/out of Ferris Spanger Elementary School and known usage of the Diamond Bar Lane-Manzanita Avenue route by Roseville High School students.

Values rounded to the nearest one hundred.

Source: Fehr & Peers, 2021.

Existing Plus Project Conditions

Project Description

According to the project site plan (*Sierra View Tentative Subdivision Map*, MacKay & Somps, April 2021), the project would consist of 75 single-family dwelling units in a gated community. All streets within the community would be private.

Vehicular access would be provided by a private street (shown as Whistling Straits Drive on the site plan) situated on the south side of Diamond Oaks Road about 550 feet west of Shasta Street. This access would have a turn-around area for vehicles that are turned away at the gate. An emergency vehicle access (EVA) would be provided on Shasta Street opposite Ferris Spanger Elementary School. Sidewalks would be provided on one side of each access street to connect the neighborhood to the adjacent public street.

Preliminary analyses of the project focused on the benefits and drawbacks of four distinct scenarios consisting of full, partial, and no vehicular access from the Diamond Oaks Road and Shasta Street access points. Below is a summary of how these options were evaluated (Appendix A provides additional details regarding site constraints and evaluation of the options):

- Two of the four options consisted of full access onto Shasta Street with varying levels of access on Diamond Oaks Road. These two options were removed from further consideration because they would have substantially increased vehicular conflicts with Ferris Spanger Elementary School and would have introduced a sight distance constraint (i.e., horizontal curvature of Shasta Street) that may have proven difficult to solve.
- A third option consisting of full access on Diamond Oaks Road and partial access on Shasta Street, allowing for exiting movements only (along with an EVA) was also considered. This was also rejected because of the potential for wrong-way travel as well as continued conflicts with school traffic.
- The fourth option is the proposed project.

Trip Generation

The project's trip generation was calculated based on trip rates and methodologies published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 10th Edition* (2017). Because the project consists of single-family detached units, the "Single-Family Detached Housing" land use category was used to estimate daily and peak hour trips generated by the project.

Table 2 shows the project's trip generation on a daily basis and during the AM and PM peak hours. As shown, the project would generate approximately 710 daily trips, with 56 occurring during the AM peak hour and 75 occurring during the PM peak hour.

Table 2: Project Trip Generation

Land Use[2]	Quantity	Units[1]	Daily Total	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Single-Family Detached Housing (Code 210)	75	du	708	14	42	56	47	28	75

Notes:
1. "du" represents dwelling units
2. Based on trip rates from *Trip Generation Manual, 10th Edition* (Institute of Transportation Engineers, 2017).

Source: Fehr & Peers, 2021.

Trip Distribution and Trip Assignment

Streetlight Data, Inc. offers another innovative data product consisting of quantification of the spatial distribution of trips generated by a given neighborhood. This data was obtained for this study, focusing on the neighborhood immediately north of the northerly terminus of Shasta Street (i.e., Nicklaus Circle).

Because the project would be situated in close proximity to this neighborhood, it would presumably have similar trip distribution characteristics. **Figure 4** displays the expected daily distribution of project trips based on the characteristics of these neighborhoods. This figure shows that the majority of trips (75 percent) are expected to be distributed to/from the east or west on Diamond Oaks Road. This makes sense because these routes provide access to a variety of retail destinations and employment centers.

Project trips were added to existing volumes to yield the Existing Plus Project roadway segment daily volumes shown on **Figure 5.** Key findings from this figure are:

1. The largest increase in project trips would occur on the segment of Diamond Oaks Road between Shasta Street and the project access. The volume on this segment would increase from 5,200 to 5,670 vehicles, a nine percent increase.[1] During the PM peak hour, the volume on this segment would increase by about 50 vehicles, or one additional vehicle per minute.

[1] To put this increase in perspective, it is typical to see fluctuations of five to ten percent in traffic from one weekday to the next.

2. The daily traffic volume on Diamond Oaks Road east of Shasta Street would increase from 4,300 to 4,590 vehicles, a seven percent increase.
3. Project-related traffic volumes on Shasta Street south of Diamond Oaks Road would be modest at about 200 vehicles per day.

The City of Roseville does not use roadway ADT values to analyze project impacts. This information has been prepared for informational purposes so that reviewers of the project understand how traffic volumes on surrounding roadways would change if the project was constructed.

Given the project's size and expected travel characteristics, it was deemed unnecessary to study any nearby intersections. During the PM peak hour, the project would add 26 trips to the Washington Boulevard/Diamond Oaks Road intersection, which is a small percentage of the current volume at the intersection. The intersection is in the midst of being widened to provide more capacity along Washington Boulevard. Analysis of that intersection would not have yielded the need for any additional improvements. The project would add 30 PM peak hour trips to Reserve Drive, which would be distributed either to the north toward Roseville Parkway or the south toward Berry Street. Again, this modest level of traffic increase would not materially affect operations at those locations.

Instruction at Ferris Spanger Elementary School begins at 8:15 AM and ends at 2:35 PM. During the schools' two peak hours (i.e., 8-9 AM and 2-3 PM), the project would add 11 and 12 trips, respectively, along the school frontage. This would represent about a three percent increase over the existing volumes during each school peak hour. This level of increase is less than the daily fluctuation in traffic on streets such has this, and thus would not be noticeable to most drivers.

Cumulative Conditions

Traffic forecasts were developed for cumulative conditions using the City of Roseville 2035 travel demand model. This model considers reasonably foreseeable land uses and roadway network improvements throughout the City as well as adjacent cities. Noteworthy improvements include the widening of Washington Boulevard from two to four lanes from south of Pleasant Grove Boulevard to Sawtell Road. This is an important alternate route to Shasta Street and Diamond Oaks Road.

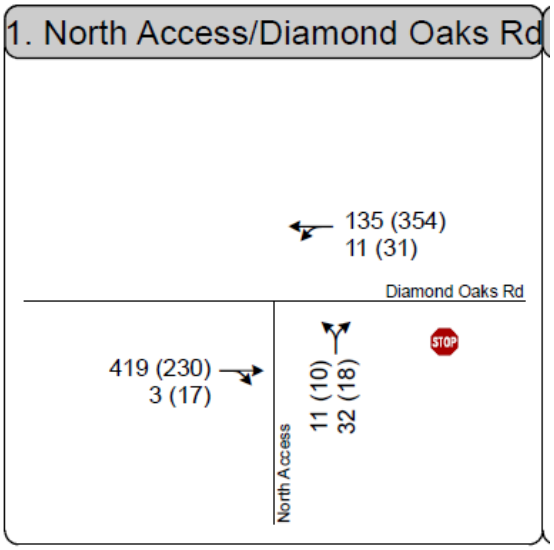
Figure 6 shows the Cumulative No Project ADT volumes on the study roadways. A comparison of these volumes to existing conditions shows the greatest growth in background traffic (about 800 ADT) would occur on Diamond Oaks Road west of Shasta Street.

Project trips were added to those volumes to yield the Cumulative Plus Project daily volumes also shown on that figure. Consistent with the earlier findings, project trips would be distributed in a fairly even manner on all three routes, with the most project trips (470 ADT) added to the short segment of Diamond Oaks Road between the project access and Shasta Street.

Evaluation of Project Access

Vehicular Access on Diamond Oaks Road

Shown below is the weekday AM (without parentheses) and PM (with parentheses) peak hour traffic volumes at the Diamond Oaks/Project Access intersection under Existing Plus Project conditions.



The following is recommended based on the traffic volumes shown above:

- Operate the Diamond Oaks/Project Access intersection with side-street stop-control.

A review of sight distance was conducted for motorists desiring to turn left from westbound Diamond Oaks Road into the project site. To the west of the access, Diamond Oaks Road features a gradual horizontal curve. Field observations indicate that motorists operating their vehicles at normal operating speeds would be visible for in excess of 7.5-seconds before passing the project access. This sight value, often referred to as the 7.5-second rule, is associated with adequate sight distance. Adequate sight distance would also be provided for motorists exiting the project site (provided that no shrubs or monuments or placed within the intersection sight triangle).

It is also noted that the project access intersection has been positioned such that the beam of a vehicle's headlights exiting the project would not be directed towards residents' windows on the north side of the street.

Emergency Vehicle Access on Shasta Street

A gate would be constructed at this access to prohibit travel by all motorists except emergency vehicles. Pedestrians and bicyclists would be able to access the project through a gated walkway. The project site plan shows the placement of landscaping and a detention basin along the project frontage of Shasta Street. This would effectively preclude the undesired current practice whereby parents park on the west side of the street and walk across Shasta Street to pick-up or drop-off their student. The following is recommended:

- Post "No Stopping" signs within the short EVA driveway apron.

Vehicle Miles Traveled (VMT)

Page 4.3-29 of the *City of Roseville General Plan Update Final EIR* (2020) contains the following statements regarding VMT analysis:

> "*Quantitative analysis would not be required if it can be demonstrated that a project is consistent with the General Plan and would generate VMT which is equivalent to or less than what was assumed in this General Plan EIR*."

Page TI 16-22 of the *January 2021 Amendments to the City of Roseville Design and Constructions Standards* contains the following statements regarding VMT analysis:

> "*A project may be screened from additional VMT analysis if it meets one or more of the following criteria. These criteria are based on the Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018).*"
>
> 1. *Within Scope of Prior CEQA Analysis – The VMT generated by the project is within the scope of a prior CEQA analysis, and is therefore covered by a prior analysis, Prior analysis includes analysis performed for the General Plan.*

The project site would be situated within infill zone 100, which has an R3 zoning and Medium Density Residential land use designation. According to data from the City, there are 170 remaining units among the 223 units (i.e., 32.98 acres at 6.8 units per acre) that were allocated. Since the proposed project, which would include a rezone from Medium to Low Density Residential, proposes only 75

units, it would generate less VMT than what was assumed in the General Plan. Accordingly, VMT impacts would be less than significant.

We hope this information is helpful. Please with any questions or comments.

Appendix A – Vehicular Access Options for Sierra View Residential Project

Part 1 – Summary of Issues at Shasta Street Access

Proximity of the Ferris Spanger Elementary School

This school is situated directly across Shasta Street from the project site. Field observations during school hours revealed the following:

- Moderate queuing and congestion were observed along Shasta Street.
- Some parents/guardians were observed to park on the opposite side of Shasta Street from the school to pick-up students. This resulted in moderate numbers of pedestrian crossings.

The photos below illustrate existing conditions.



Image 1: Photo of pedestrians crossing Shasta Street during student pick-up.



Image 2: Photo of queued vehicles on northbound Shasta Street during student pick-up.

Horizontal Curvature of Shasta Street

The project's southerly access point would be directly south of a portion of Shasta Street that features a horizontal curve. Additionally, shrubs and tree branches and fencing also limit the line of sight. Refer to photo below for current line of sight.



Image 3: View of southbound Shasta Street from approximate location of southerly project access.

Part 2 – Evaluation of Four Access Scenarios

Table: Study Recommendations

Scenario	Recommendation
Scenario 1: Full Access on Diamond Oaks Road and Shasta Street	Remove from further consideration because it would introduce substantially increased vehicular conflicts with Ferris Spanger Elementary School.
Scenario 2: Full access on Shasta Street and emergency vehicle access (EVA) on Diamond Oaks Road	Remove from further consideration because it would introduce substantially increased conflicts with access to Ferris Spanger Elementary School and cause unnecessary traffic volume increases on Shasta Street
Scenario 3: Full access on Diamond Oaks Road and partial access on Shasta Street, allowing for exiting movements only	Less desirable than Scenario 4 because the two issues raised in Part 1 would be difficult to address[1].
Scenario 4: Full access on Diamond Oaks Road and emergency vehicle access (EVA) on Shasta Street	. Proposed Project

Note:
[1] Allowing outbound (exiting) movements would have less interference with school-related trips (versus full access). However, conflicts would nevertheless increase due to the frequency of activity along the street (turning vehicles, queued vehicles, parked vehicles, pedestrian crossings, etc.) in the immediate driveway vicinity.

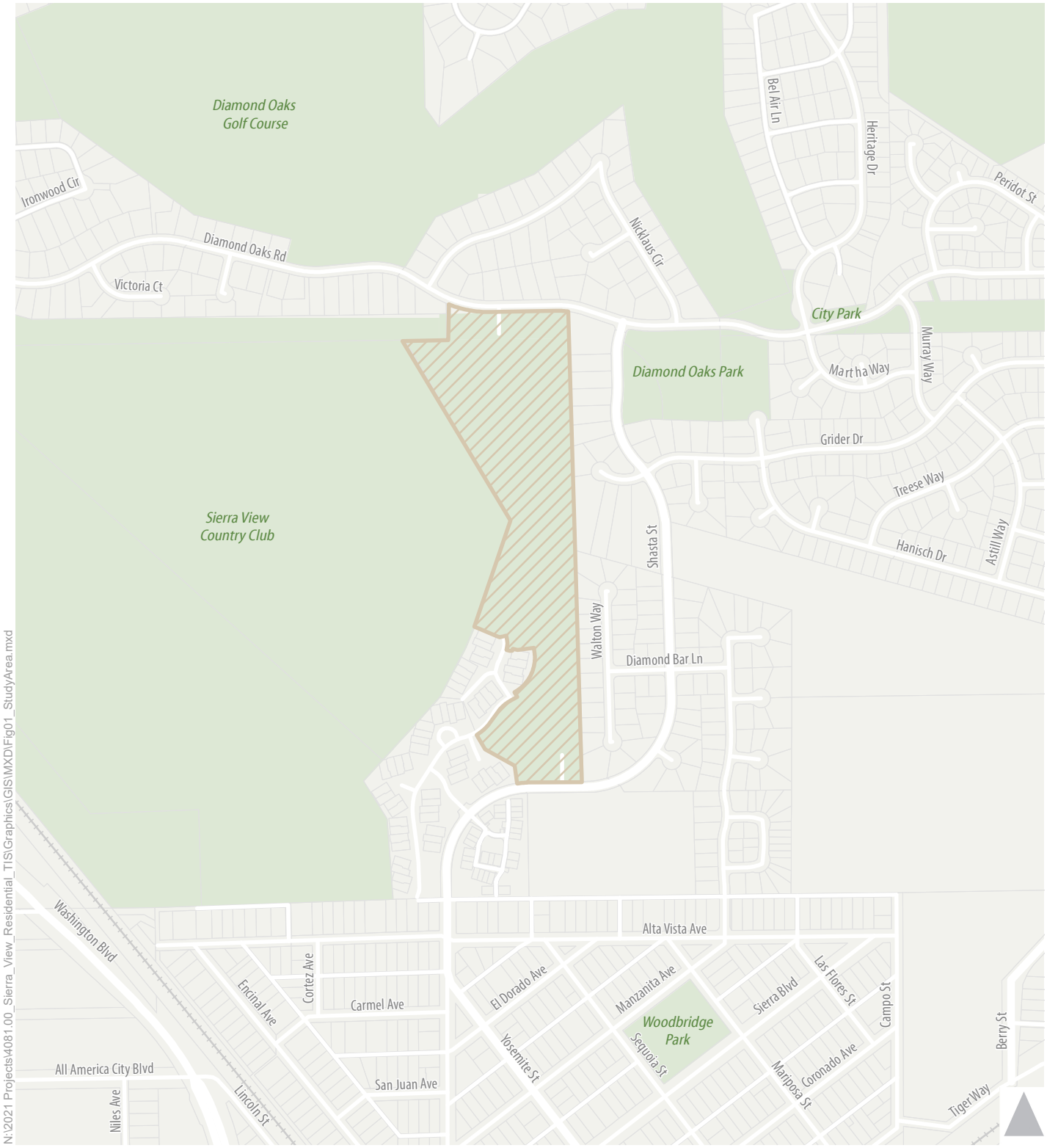


Figure 1

Study Area

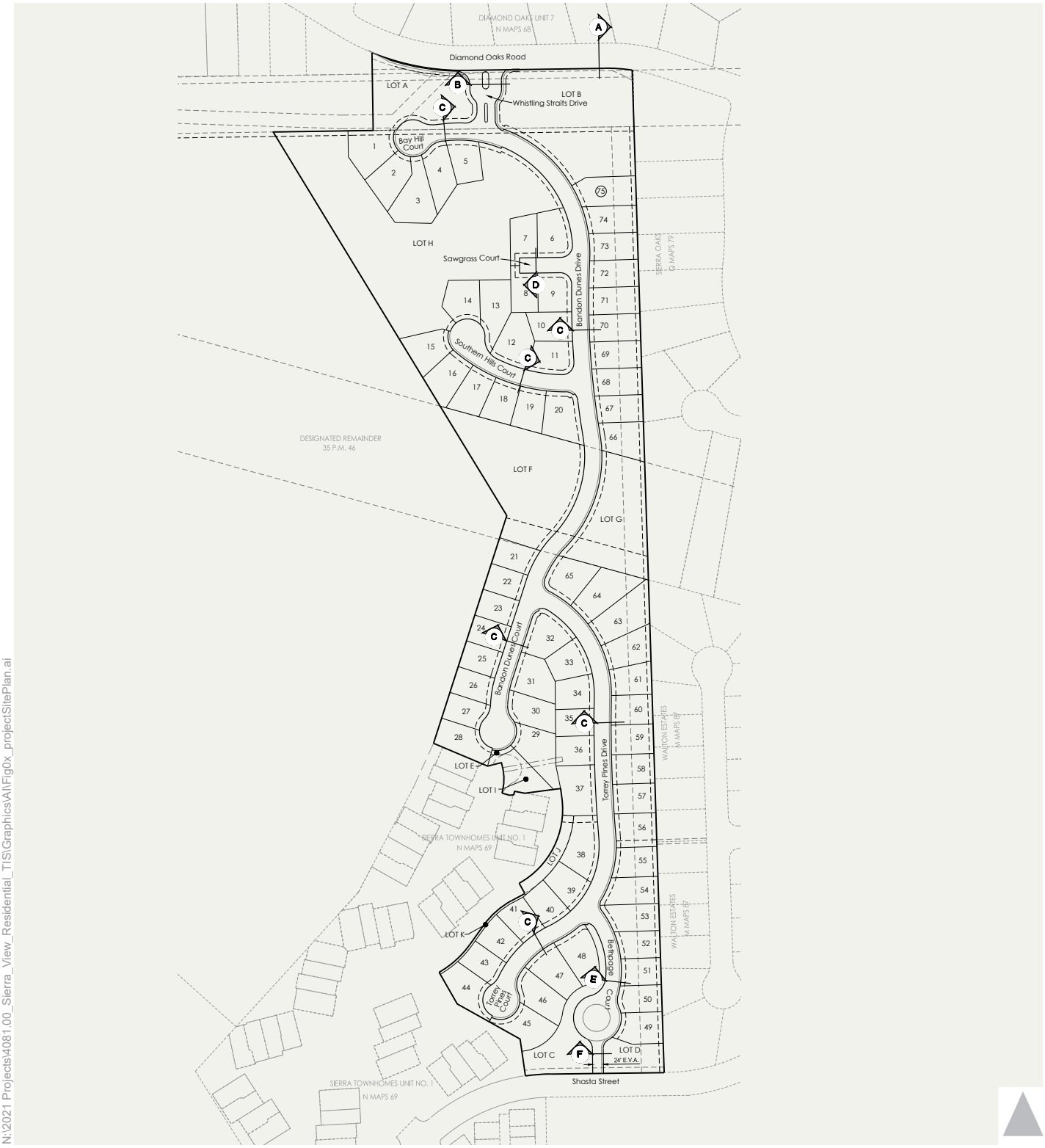


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Figure 2

Project Site Plan

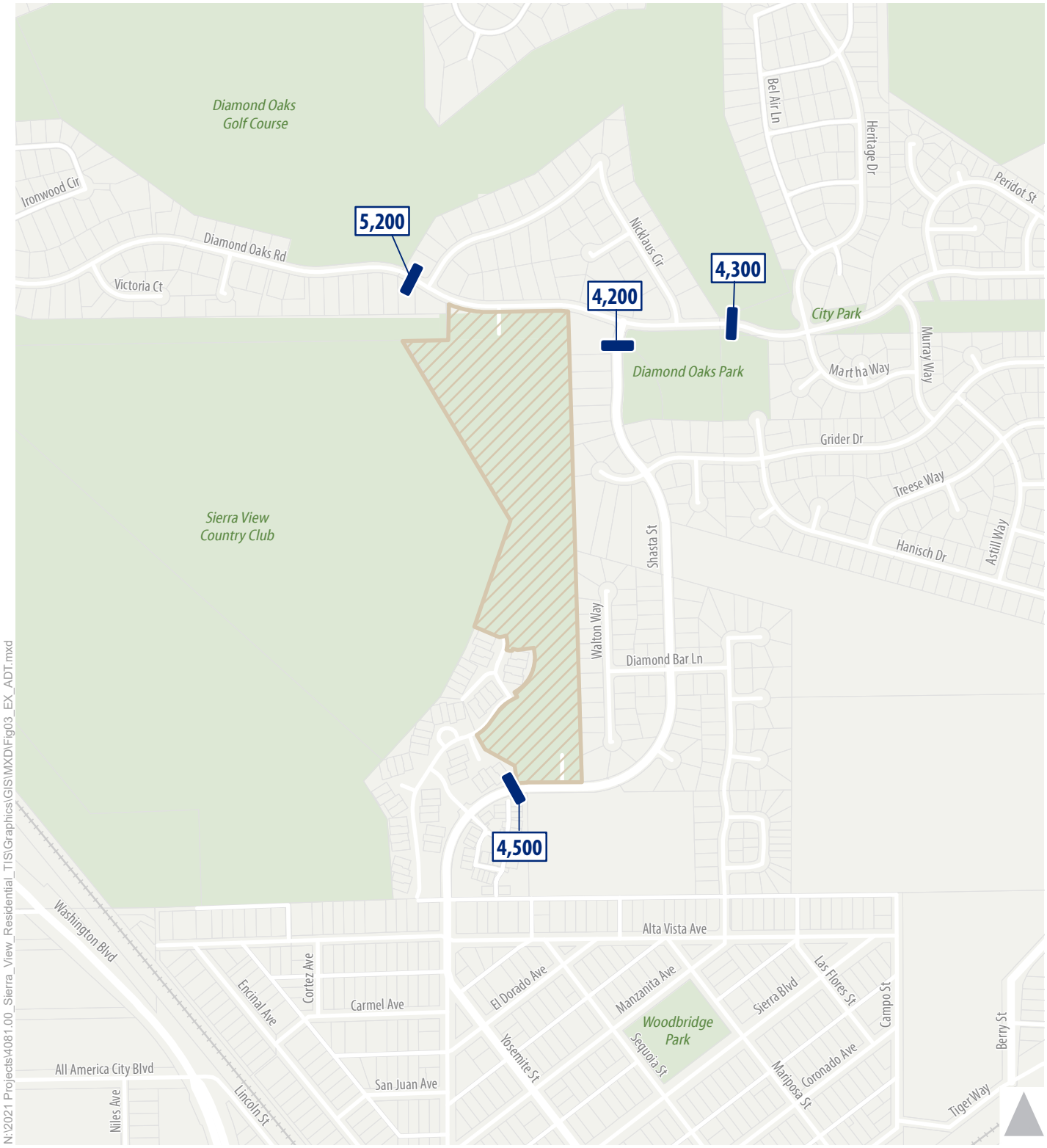

Figure 3

Average Daily Traffic Volumes - Existing Conditions

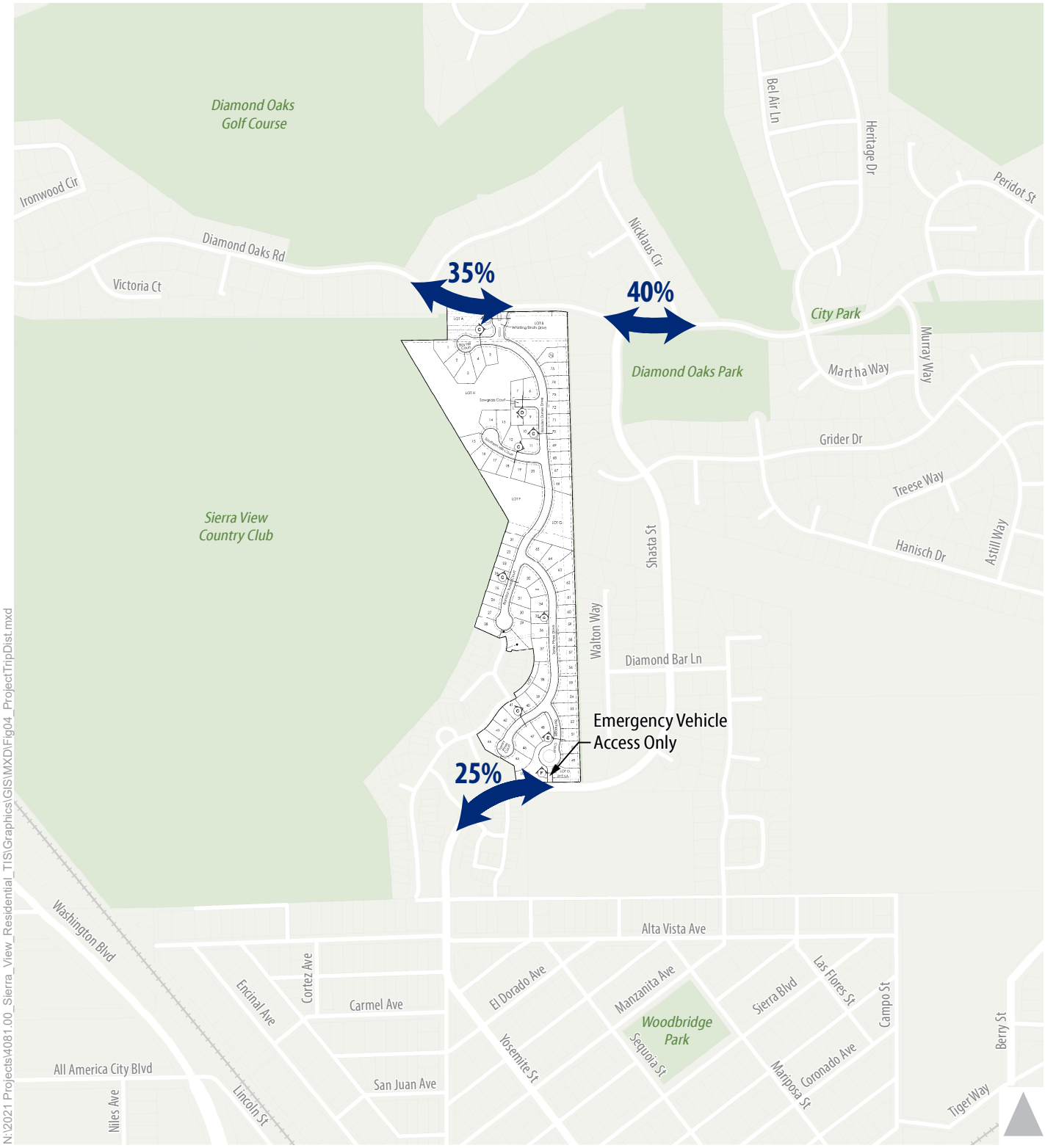

Figure 4

Project Trip Distribution

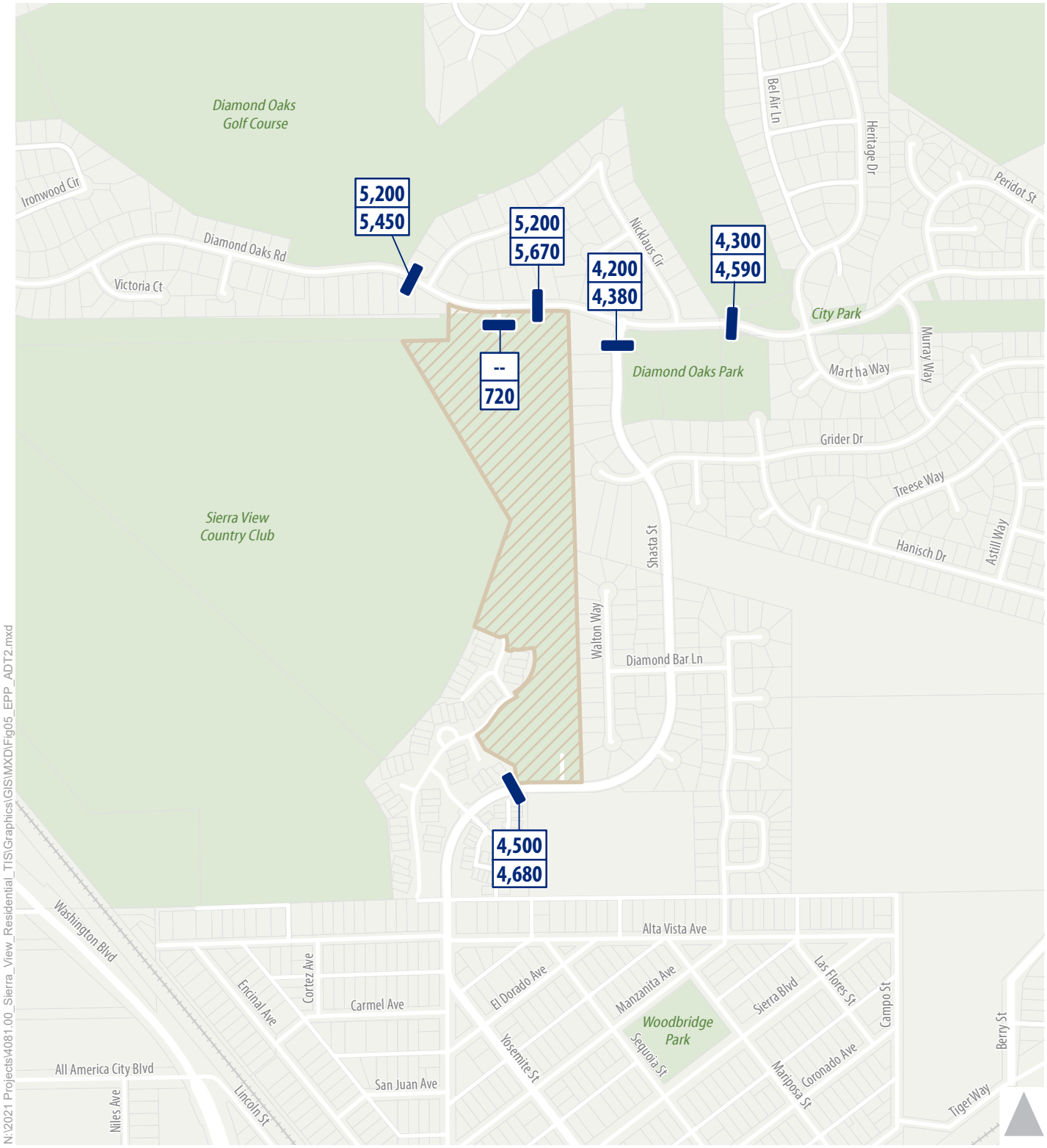

Figure 5

Average Daily Traffic Volumes (ADT) - Existing Plus Project Conditions

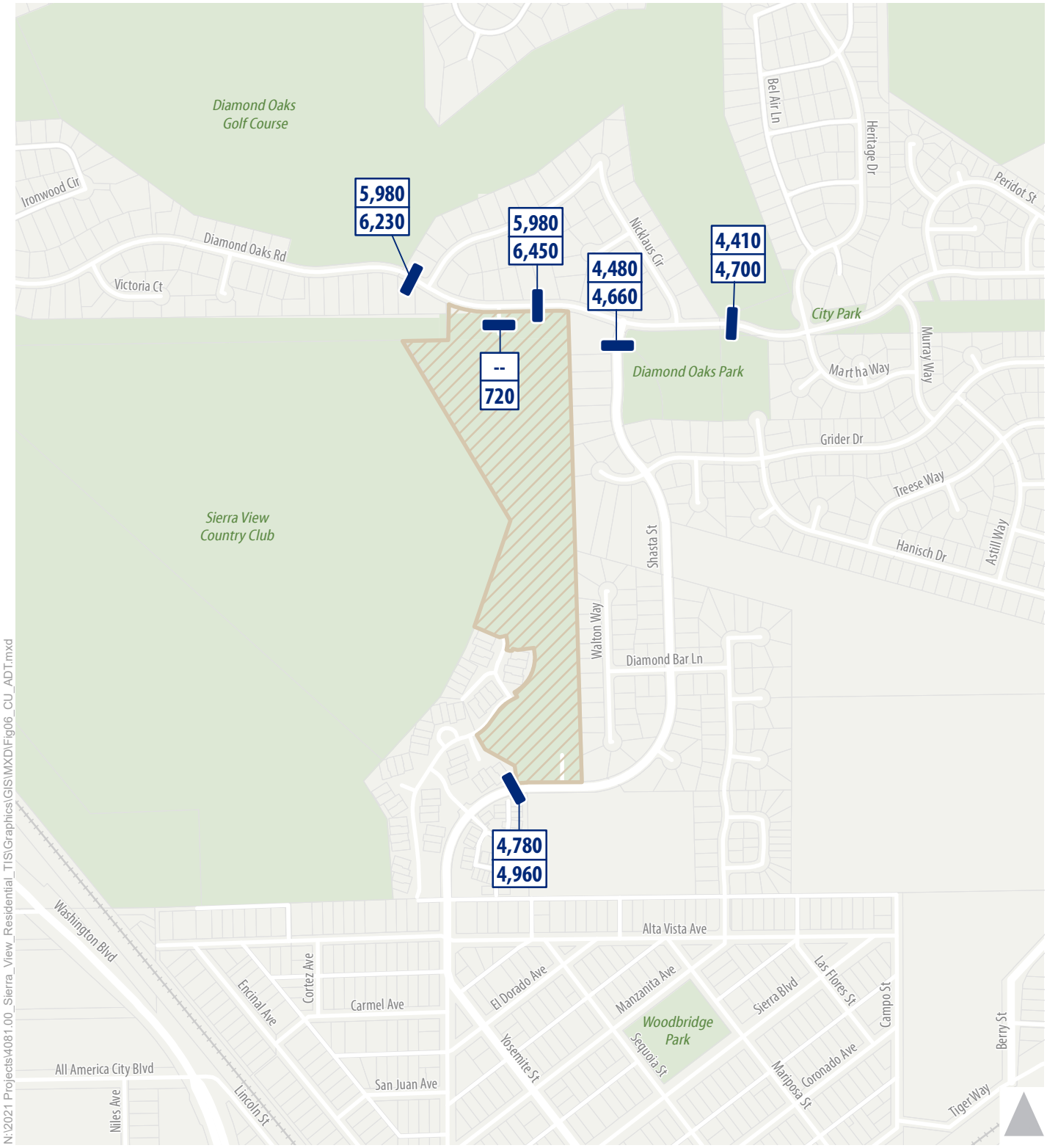

Figure 6

Average Daily Traffic Volumes (ADT) - Cumulative Conditions

CEQA AB52
Tribal Consultation Notice

Date: August 4, 2021

To:

Anna Starkey, Cultural Regulatory Specialist
United Auburn Indian Community
10720 Indian Hill Road
Auburn, CA 95603

Don Ryberg, Chairperson
Tsi Akim Maidu
PO Box 510
Browns Valley, CA 95918

Sara D. Setshwaelo, Cultural Committee Chair
Ione Band of Miwok Indians
P.O. Box 699
Plymouth, CA 95669

Nicholas Fonseca, Chairperson
Shingle Springs Band of Miwok Indians
P.O. Box 1340
Shingle Springs, CA 95682

RE: Notice of Opportunity to Consult Under AB52 for the INFILL PCL 3 & 100 – Sierra View Subdivision Project (File #PL21-0162) in the City of Roseville

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The City of Roseville will soon be initiating environmental review under the California Environmental Quality Act (CEQA) for the above referenced project. A project location map and preliminary project description are enclosed for your information.

In accordance with Assembly Bill 52 (AB 52) and Section 21080.3.1(d) of the California Public Resources Code (PRC), we are responding to your Tribe's request to be notified of projects in our jurisdiction that will be reviewed under CEQA. The above names were provided to the City of Roseville as the point of contact for your tribe. We are hereby notifying you of an opportunity to consult with us regarding the potential for this project to impact Tribal Cultural Resources, as defined in Section 21074 of the PRC. The purposes of tribal consultation under AB 52 are to determine, as part of the CEQA review process, whether or not Tribal Cultural Resources are present within the project area, and if so, whether or not those resources will be significantly impacted by the project. If Tribal Cultural Resources may be significantly impacted, then consultation will also help to determine the most appropriate way to avoid or mitigate those impacts.

Mackenzie Harrison is the City's Lead Agency Contact to receive replies in response to this notice. In accordance with Section 21080.3.1(d) of the PRC, you have 30 days from the receipt of this notice to either request or decline AB52 consultation in writing for this project from the City's Lead Agency Contact. Please send your written response by letter or by email to:

Mackenzie Harrison
311 Vernon Street
Roseville, CA 95678
msharrison@roseville.ca.us

Cc: Jason Camp, Tribal Historic Preservation Officer

Project Description:

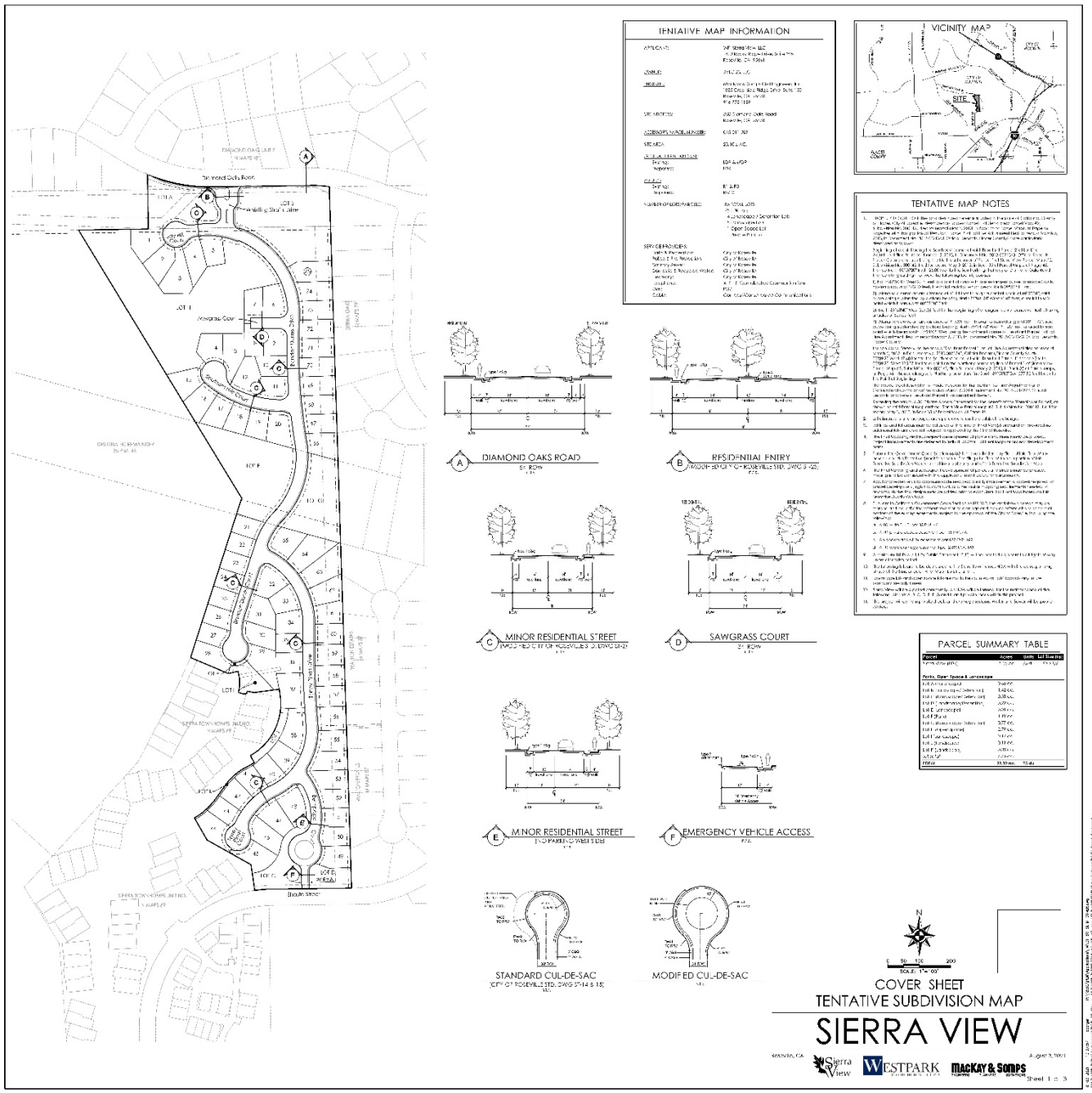
The project site is located at 360 Diamond Oaks Road, within the City's infill area. The site is approximately 23 acres and has a land use designation of Medium Density Residential (MDR) and a zoning designation of Multi-Family Residential (R3). The parcel has frontage on Diamond Oaks to the north and Shasta Street to the south and is adjacent to existing Low Density Residential (LDR) uses to the east and the Sierra View Country Club golf course and Medium Density Residential uses to the west.

The project includes a General Plan Amendment to change the land use designation from MDR to LDR, a Rezone to change the zoning designation from R3 to Small Lot Residential with modified Development Standards (RS/DS), and a Tentative Subdivision Map to subdivide the 23 acres into 75 MDR lots. A Tree Permit is also requested to remove 158 native oak trees. As part of the project, 95 units will be transferred from Infill Parcels 3 and 100 to Sierra Vista Specific Plan Parcels WB-31 (+32 units) and WB-41 (+63 units).

Aerial View of Project Site



Proposed Tentative Subdivision Map



SB18
Tribal Consultation Notice

August 4, 2021

To:

Anna Starkey, Cultural Regulatory Specialist
United Auburn Indian Community
10720 Indian Hill Road
Auburn, CA 95603

Grayson Coney, Cultural Director
Tsi Akim Maidu
P.O. Box 510
Browns Valley, CA 95918

Pamela Cubbler, Treasurer
Colfax-Todds Valley Consolidated Tribe
P.O. Box 4884
Auburn, CA 95604

Darrel Cruz, Cultural Resources Department, THPO
Washoe Tribe of Nevada & California
919 Hwy 395 South
Gardnerville, NV 89410

Don Ryberg, Chairperson
Tsi Akim Maidu
P.O. Box 510
Browns Valley, CA 95918

Regina Cuellar, Chairperson
Shingle Springs Band of Miwok Indians
P.O. Box 1340
Shingle Springs, CA 95682

Clyde Prout, Chairman
Colfax-Todds Valley Consolidated Tribe
P.O. Box 4884
Auburn, CA 95604

Subject: Tribal Consultation Pursuant to SB 18 for Project #PL21-0162: INFILL PCL 3 & 100 – Sierra View Subdivision in the City of Roseville

The City of Roseville is processing an application for the above-referenced project, located in the northwestern portion of the City of Roseville. Recognizing the importance of tribal participation in the local planning process, the City is requesting your review of the project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (SB 18). Pursuant to Government Code Section 65352.3(a)(2) you have 90 days from receipt of this letter to respond.

The project description is attached to this letter.

The City looks forward to hearing from you. Should you have any questions, please send your written response by letter or by email to:

Mackenzie Harrison
311 Vernon Street
Roseville, CA 95678
msharrison@roseville.ca.us

Project Description:

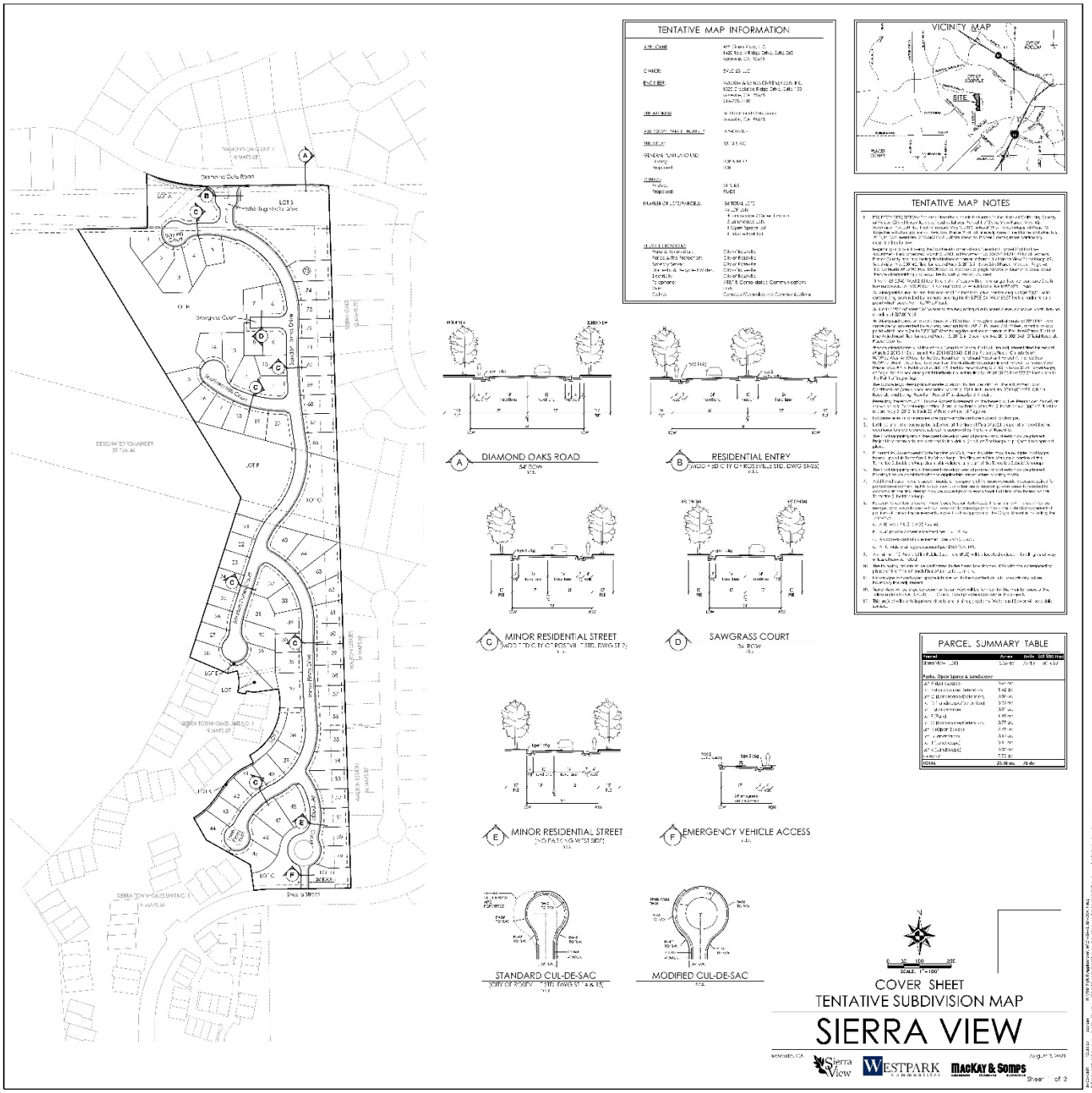
The project site is located at 360 Diamond Oaks Road, within the City's infill area. The site is approximately 23 acres and has a land use designation of Medium Density Residential (MDR) and a zoning designation of Multi-Family Residential (R3). The parcel has frontage on Diamond Oaks to the north and Shasta Street to the south and is adjacent to existing Low Density Residential (LDR) uses to the east and the Sierra View Country Club golf course and Medium Density Residential uses to the west.

The project includes a General Plan Amendment to change the land use designation from MDR to LDR, a Rezone to change the zoning designation from R3 to Small Lot Residential with modified Development Standards (RS/DS), and a Tentative Subdivision Map to subdivide the 23 acres into 75 MDR lots. A Tree Permit is also requested to remove 158 native oak trees. As part of the project, 95 units will be transferred from Infill Parcels 3 and 100 to Sierra Vista Specific Plan Parcels WB-31 (+32 units) and WB-41 (+63 units).

Aerial View of Project Site



Proposed Tentative Subdivision Map



SB18
Tribal Consultation Notice

August 17, 2021

To:

Anna Starkey, Cultural Regulatory Specialist
United Auburn Indian Community
10720 Indian Hill Road
Auburn, CA 95603

Grayson Coney, Cultural Director
Tsi Akim Maidu
P.O. Box 510
Browns Valley, CA 95918

Pamela Cubbler, Treasurer
Colfax-Todds Valley Consolidated Tribe
P.O. Box 4884
Auburn, CA 95604

Jesus Tarango, Chairperson
Wilton Rancheria
9728 Ken Street
Elk Grove, CA 95624

Darrel Cruz, Cultural Resources Department, THPO
Washoe Tribe of Nevada & California
919 Hwy 395 South
Gardnerville, NV 89410

Don Ryberg, Chairperson
Tsi Akim Maidu
P.O. Box 510
Browns Valley, CA 95918

Regina Cuellar, Chairperson
Shingle Springs Band of Miwok Indians
P.O. Box 1340
Shingle Springs, CA 95682

Clyde Prout, Chairman
Colfax-Todds Valley Consolidated Tribe
P.O. Box 4884
Auburn, CA 95604

Steven Hutchason, THPO
Wilton Rancheria
9728 Kent Street
Elk Grove, CA 95624

Dahlton Brown, Director of Admin.
9728 Kent Street
Elk Grove, CA 95624

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The project includes a General Plan Amendment to change the land use designation from MDR to LDR, a Rezone to change the zoning designation from R3 to Small Lot Residential with modified Development Standards (RS/DS), and a Tentative Subdivision Map to subdivide the 23 acres into 75 MDR lots. A Tree Permit is also requested to remove 158 native oak trees. As part of the project, 95 units will be transferred from Infill Parcels 3 and 100 to Sierra Vista Specific Plan Parcels WB-31 (+32 units) and WB-41 (+63 units).

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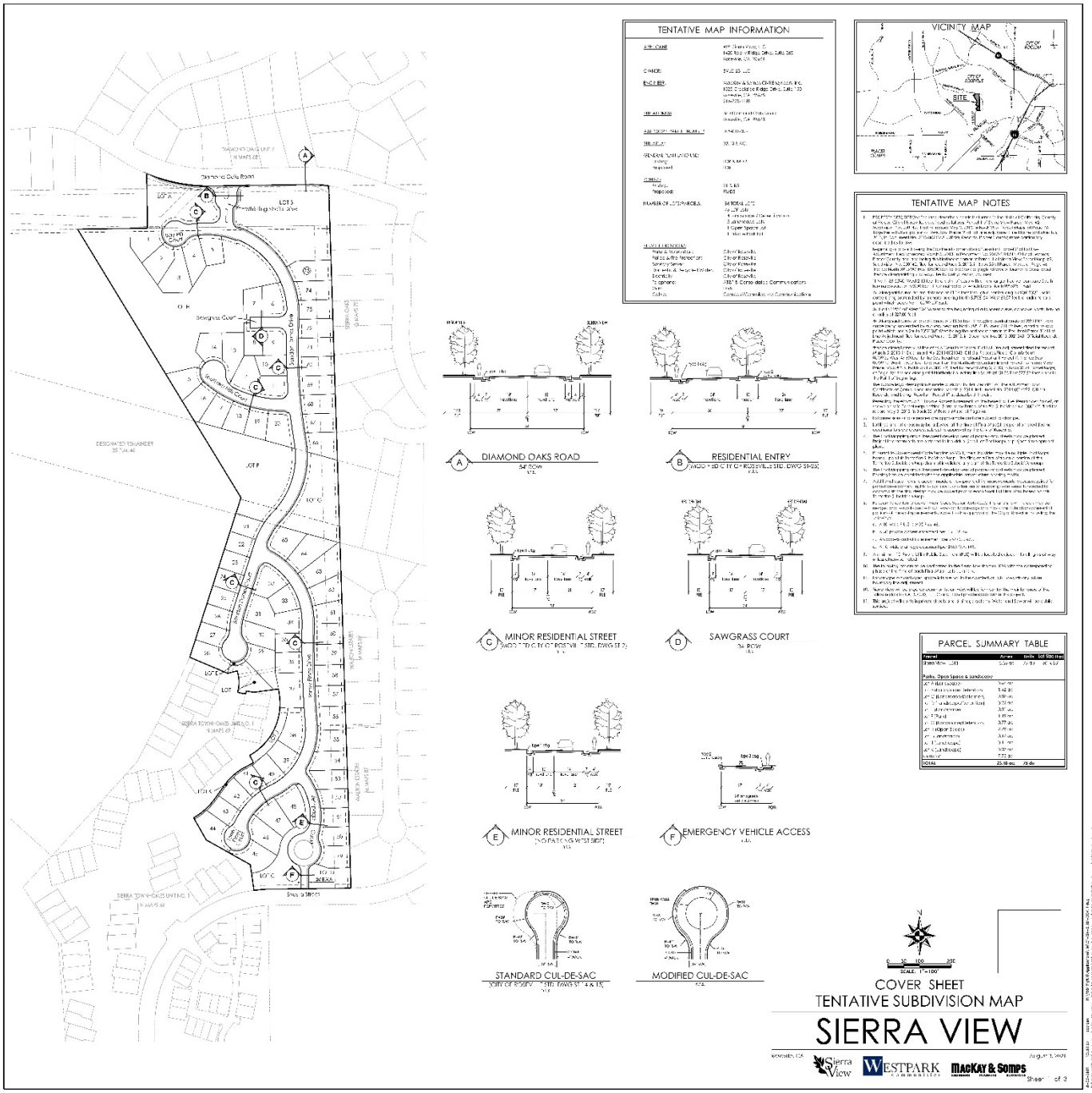


TECHNICAL MEMORANDUM



TO: Allison Wathen, Mackay & Somps Civil Engineers, Inc.

PREPARED BY: Laney Nelson, Woodard & Curran

REVIEWED BY: Chris van Lienden, PE, Woodard & Curran

DATE: April 21, 2021

RE: Sierra View Country Club Sewer Capacity Evaluation

1. BACKGROUND

Woodard & Curran was asked to analyze the impacts of the proposed Sierra View Country Club proposed development on the City of Roseville's sewer system. The location of the proposed site is shown in Figure 1. The proposed development includes 77 single family units on parcel 015-011-029 (21.2 acres) in Roseville on previously undeveloped land. The development would discharge sewer flows into City-owned sewers to the north on Diamond Oaks Road and to the south on Shasta Street. A conceptual site plan is included in Appendix A.

Woodard & Curran recently updated the City of Roseville's sewer system model as part of the City's June 2017 Sewer Model Update [1](2017 Model Update). For the model update, the model was converted to the InfoWorks ICM software, which provides a fully-dynamic solution for modeling sanitary sewer systems. Pipeline information for all trunk sewers (pipes > 10-inches) was validated through review of record drawings while smaller diameter sewers were modeled based on pipe diameter and slope information in the City's GIS database. Recalibration was performed based on flow meter data collected during the 2015/2016 wet weather season, and future flows were estimated for 2050 and buildout land use conditions. Future flows did not include any flows from the location of the proposed development. Capacity improvements were not identified in the model update, though capacity limitations under the 10-year 24-hour design storm scenario were identified in the Church Street and Cedar Street areas as well as downstream of the SMD-2 meter on Old Auburn Road.

Subsequently, flows in the South Placer Wastewater Authority (SPWA) sewers were updated as part of the 2020 SPWA Systems Evaluation Update.

The purpose of this TM is to document whether the updated sewer model predicts that City and SPWA sewers will have capacity for the proposed development.

2. MODEL RESULTS & CONCLUSIONS

Wastewater flow projections for the proposed development were estimated based on the Average Dry Weather Flow (ADWF) unit flow factor of 190 gallons per day per dwelling unit (gpd/DU), resulting in an ADWF of 14,630 gpd. The flows were split into two subcatchments for the north development and the south development. The north development loads to the 12-inch sewer on Diamond Oaks Road and the south development loads to the 8-inch sewer on Shasta Street (Figure 1). For this analysis, a diurnal pattern was applied to the ADWF, as well as projected rainfall-dependent

[1] June 2017, City of Roseville Sewer Model Update Final Report, Woodard & Curran

infiltration and inflow (RDI/I) based on the City's standard 10-year 24-hour design event. Modeled flows from the proposed development are summarized in Table 1.

Table 1: Modeled Sierra View Country Club Sewer Loads

Development Site	Loading Manhole (Roseville Model/ SPWA Model)	Equivalent Dwelling Units (EDUs)	Average Dry Weather Flow (gpd)	Peak Wet Weather Flow (mgd)
North Development	SMH D05-013	72	13,680	0.0258
South Development	SMH D05-082/ SMH C05-055	5	950	0.0018
Total	**-**	**77**	**14,630**	**0.0276**

For this evaluation, simulations for four model scenarios have been run. A profile indicating model results under buildout conditions with the development are indicated in Figures 2 through 5. The hydraulic profile for the sewers downstream of the portion of the development loading to the north are shown in Figures 2 and 3. Figure 2 includes the City sewers from the development loading point at SMH D05-013 to the SPWA trunk connection at SMH F02-055, and Figure 3 shows the SPWA trunk sewers from SMH F02-055 to the Pleasant Grove Wastewater Treatment Plant. Figures 4 and 5 show the hydraulic profile for the sewers downstream of the portion of the development loading to the south. Figure 4 includes the City sewers from the development loading point at SMH D05-082 to the SPWA trunk connection at SMH B04-131 and Figure 5 shows the SPWA trunk sewers from SMH B04-131 to the Dry Creek Wastewater Treatment Plant. Model results indicating d/D performance for each pipe segment for all scenarios is included in Appendix B.

City of Roseville design standards specify that pipes 10-inch diameter or less should have maximum depth of flow under design conditions of 0.7 times the diameter (d/D < 0.7). Pipes larger than 10-inches should have a d/D < 1.0. As indicated in Figure 4 and Appendix B, there are some City pipe segments in the sewers south of the development that the model predicts will be flowing full under buildout conditions (d/D = 1). This is due to 4 pipe segments where the full pipe capacity is less than the predicted peak wet weather flow (d/D indicated as "2" in the table, and are highlighted yellow). The model predicts no surcharge in the sewers north of the proposed development.

City design standards are typically applied to the design of new sewers. For existing sewers, it may be appropriate to use a less strict criteria, such as a minimum depth of freeboard, particularly when using a relatively conservative 10-year design event. However, the sewers projected to be surcharging are relatively shallow, resulting in freeboard of less than 2 feet in some locations. This surcharge occurs only under the buildout scenarios; under existing scenarios, no surcharge is predicted with or without the proposed development. To relieve the surcharge, pipe upsizes of approximately 2,300 feet may be needed (including about 500 feet of 12-inch upsized to 15-inch, and 1,800 feet of 10-inch upsized to 12-inch). Surcharge is not predicted under the existing scenario even with the proposed development; therefore, upsizing sewers is not needed at this time.

SPWA design standards from the Systems Evaluation indicate that surcharging up to within 5 feet of the manhole rims (ground surface) is considered acceptable under 10-year design storm PWWF, as long as the surcharge (flow height in the manhole) does not exceed 4 feet from the top of the pipe up the manhole. Based on this criteria, the modeled results of buildout conditions indicates no capacity issues from the proposed development in downstream SPWA sewers.

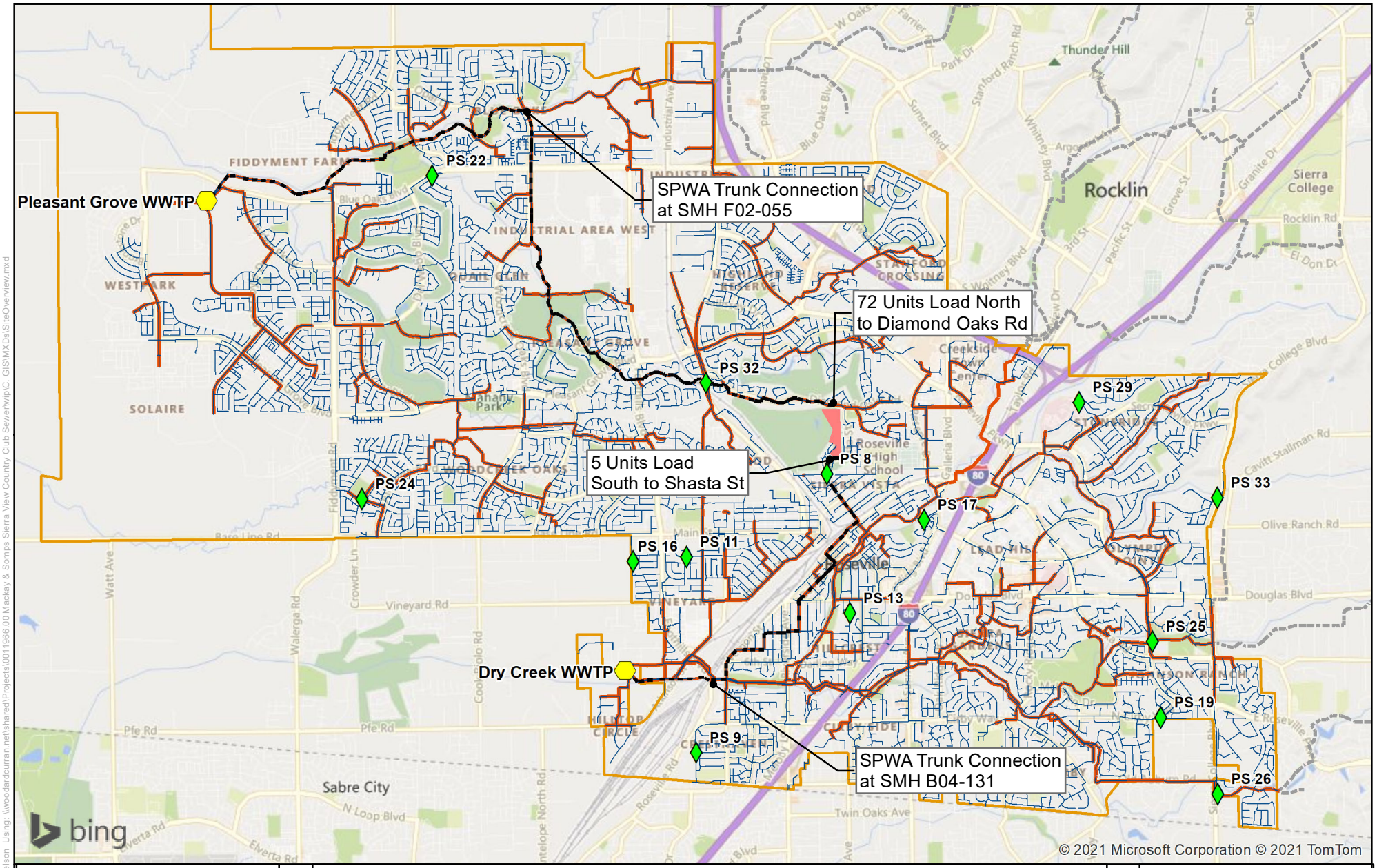


Figure 1

Proposed Development Location

Legend

- Modeled Pump Station
- WWTP
- Pipes Downstream of Development
- Sewer
- Sewer Trunk Network
- SPWA Trunk (Outside Roseville)
- Sierra View Country Club Development
- Roseville City Boundary

0 0.3 0.6 1.2 Miles

N

WOODARD &CURRAN

Project #: 1234567
Map Created: April 2021

Figure Exported: 4/21/2021 By: dnelson Using: \\woodardcurran.net\shared\Projects\001\1966.00 Mackay & Somps Sierra View Country Club Sewer\wip\C. GIS\MXDs\SiteOverview.mxd

Third Party GIS Disclaimer: This map is for reference and graphical purposes only and should not be relied upon by third parties for any legal decisions. Any reliance upon the map or data contained herein shall be at the users' sole risk. **Data Sources:**

Figure 2 –Hydraulic Profile (North City Sewers from SMH D05-013 to SMH F02-055)

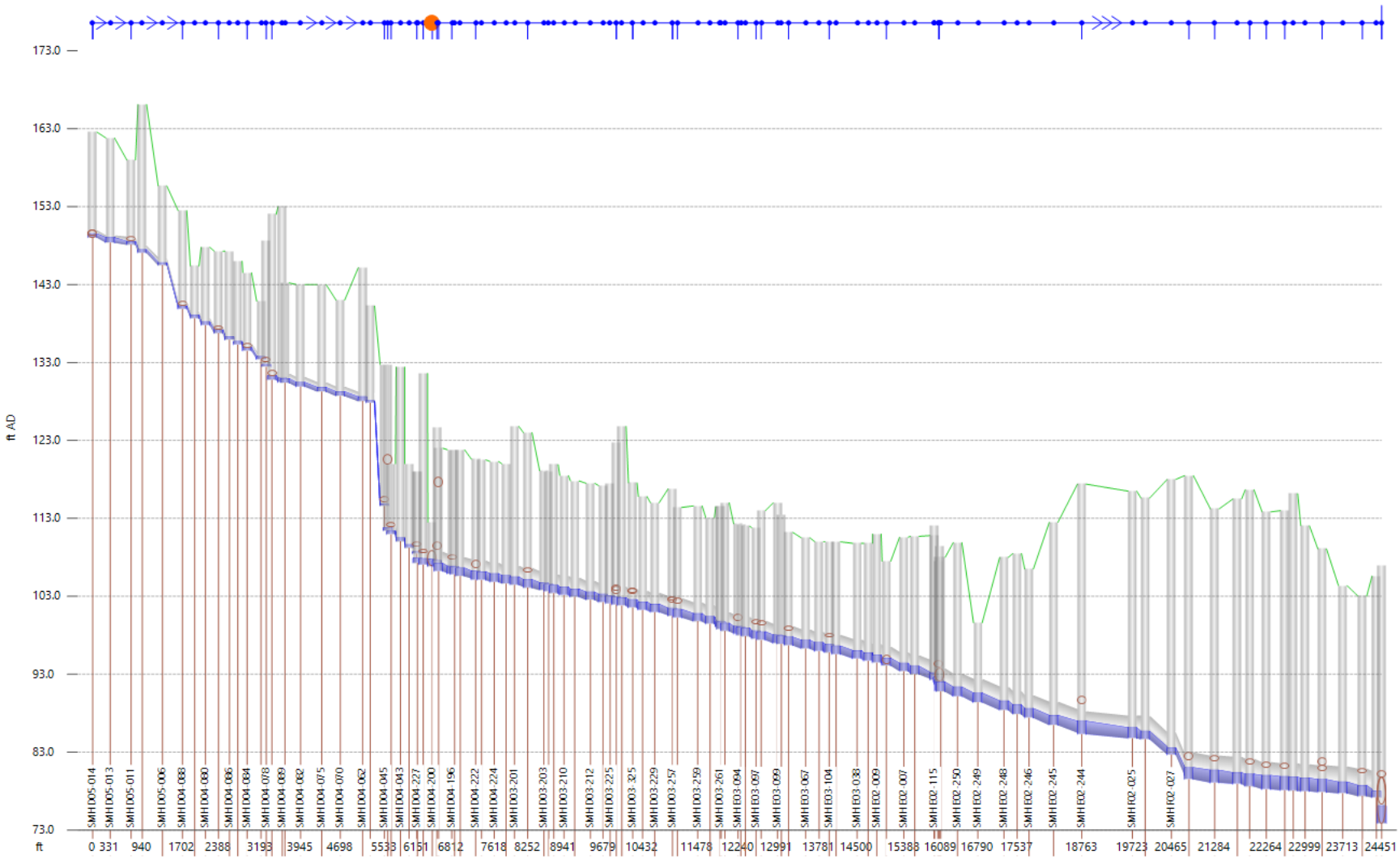


Figure 3 –Hydraulic Profile (North SPWA Sewers from SMH F02-055 to Pleasant Grove WWTP)

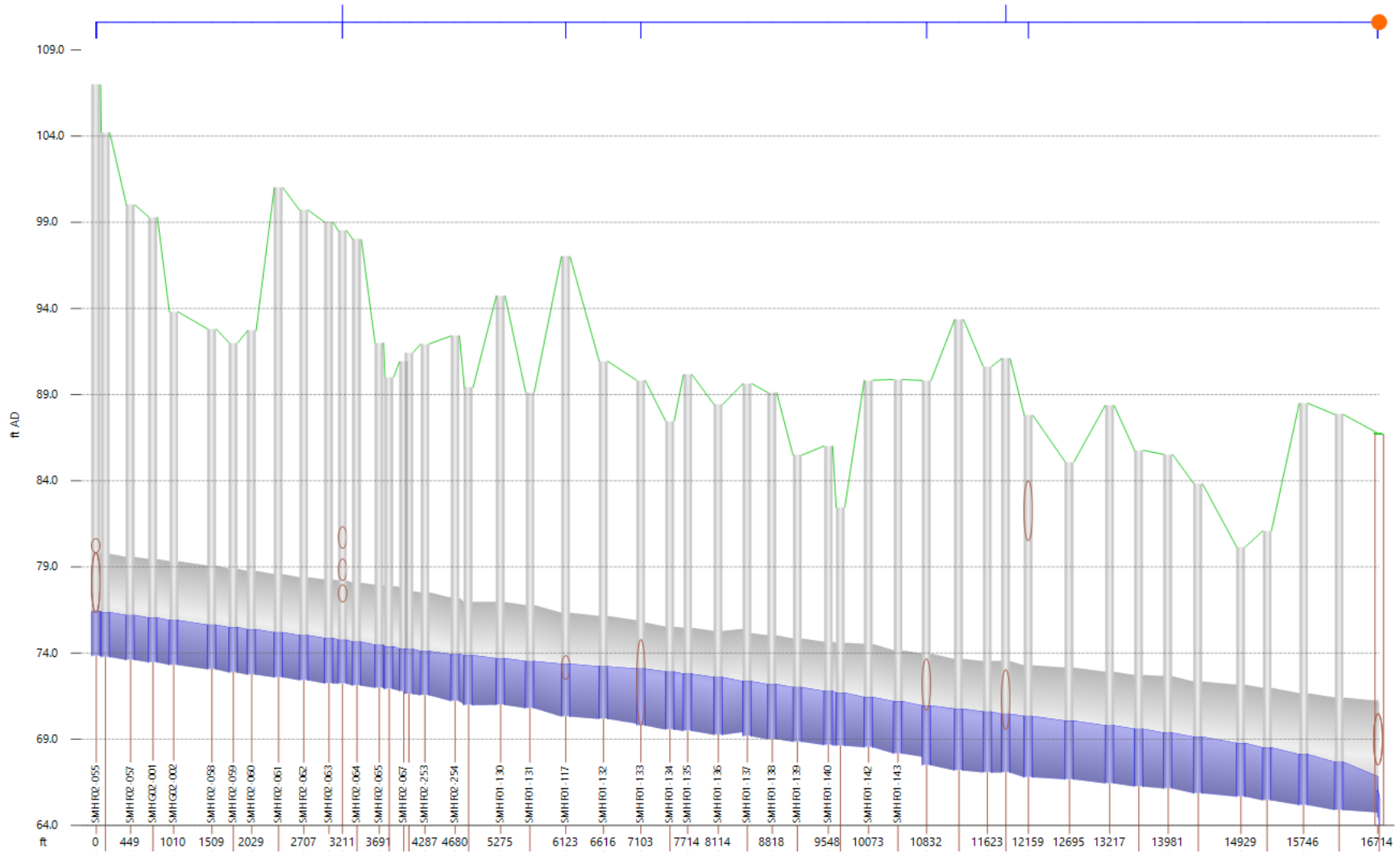


Figure 4 –Hydraulic Profile (South City Sewers from SMH D05-090 to SMH B04-131)

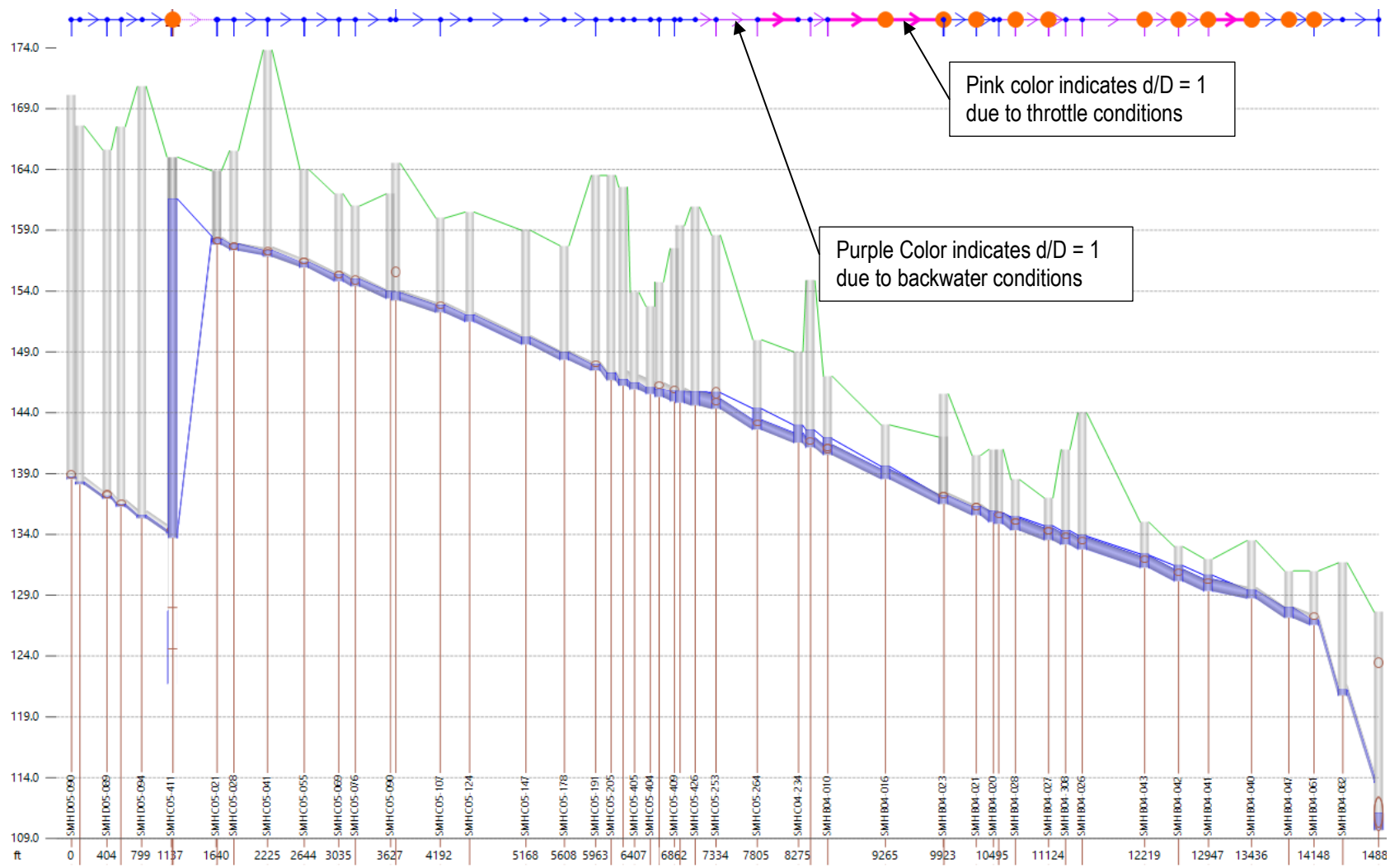
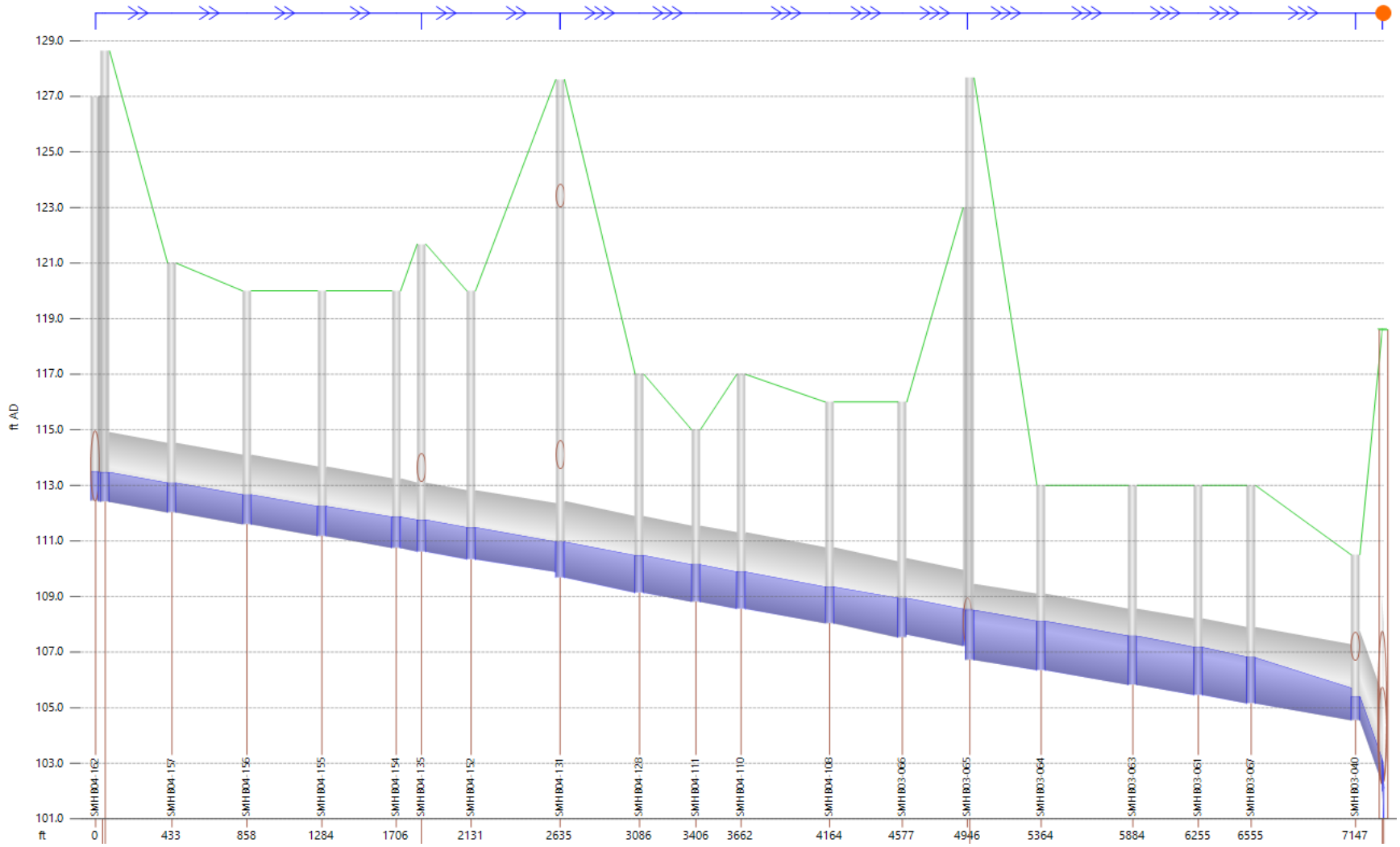


Figure 5 –Hydraulic Profile (South SPWA Sewers from SMH B04-131 to Dry Creek WWTP)



APPENDIX A – SEWER FACILITY MAP

DIAMOND OAKS ROAD

12"SS

12"W

8"RW

12"RW

FL(30"S)

Introducing approximately
68 lots into the existing
sewer system

SHASTA STREET

APN: 015-011-029
Typical Lot Size: 60' x 80'
77 Units
Proposed Zoning : RS/DS

SIERRA OAKS COURT

WALTON WAY

SHASTA STREET

DIAMOND BAR LANE

FL(21"S)

6"SS

8"W

6"SS

Introducing approximately 9 lots
into the existing sewer system

12"W

8"SS

SHASTA STREET

N

0 50 100 200

SCALE: 1"=100'

EXISTING UTILITIES MAP

SIERRA VIEW

Roseville, CA

March 23, 2021

WESTPARK communities

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

J-23-2021 08:31:54 bborgen P:\18512\EN\Exh-P\SierraView_ExistingUtilities.dwg
[1] P:\18512\SRV\Topo\Aerial\D-TP-FLD-SV-OC.dwg [2] P:\18512\SRV\Topo\Wetlands\SV_Wetlands.dwg [3] P:\18512\PLN\Exh-P\TreeData\SV_Trees.dwg [4] P:\18512\SRV\Stake\Topo-Ref\SierraView Sup Top1.dwg [5] P:\18512\SRV\CS\Received\Brady\BNDY 2020-07-21.dwg

APPENDIX B – MODEL RESULTS

Model Results (Pipes with insufficient capacity highlighted yellow)

From MH ID	To MH ID	Pipe Dia. (in)	Pipe Length (ft)	Pipe Slope (%)	Pipe Load: d/D (1 indicates backwater surcharge, 2 indicates insufficient pipe capacity)			
					1. Existing	2. Existing + Proposed Development	3. Buildout	4. Buildout + Proposed Development
City Sewers								
SMH D05-014	SMH D05-013	12	331	0.2	0.55	0.57	0.62	0.64
SMH D05-013	SMH D05-011	12	398	0.1	0.55	0.57	0.62	0.64
SMH D05-011	SMH D05-007	12	211	0.4	0.35	0.36	0.39	0.4
SMH D05-007	SMH D05-006	12	384	0.4	0.35	0.36	0.39	0.4
SMH D05-006	SMH D04-088	12	378	1.5	0.34	0.35	0.37	0.38
SMH D04-088	SMH D04-081	12	233	0.5	0.36	0.37	0.4	0.41
SMH D04-081	SMH D04-080	12	204	0.4	0.36	0.37	0.4	0.41
SMH D04-080	SMH D04-087	12	249	0.4	0.36	0.37	0.41	0.42
SMH D04-087	SMH D04-086	12	206	0.4	0.37	0.38	0.42	0.42
SMH D04-086	SMH D04-085	12	159	0.4	0.37	0.38	0.42	0.42
SMH D04-085	SMH D04-084	12	177	0.5	0.39	0.4	0.43	0.44
SMH D04-084	SMH D04-083	12	263	0.4	0.39	0.4	0.43	0.44
SMH D04-083	SMH D04-078	12	100	1.0	0.32	0.32	0.35	0.35
SMH D04-078	SMH D04-077	15	106	1.6	0.38	0.39	0.43	0.43
SMH D04-077	SMH D04-089	15	198	0.2	0.38	0.39	0.43	0.43
SMH D04-089	SMH D04-426	15	50	0.2	0.38	0.39	0.43	0.43
SMH D04-426	SMH D04-082	15	298	0.2	0.38	0.39	0.43	0.44
SMH D04-082	SMH D04-075	15	400	0.2	0.38	0.39	0.43	0.44
SMH D04-075	SMH D04-070	15	353	0.2	0.39	0.4	0.44	0.44
SMH D04-070	SMH D04-062	15	421	0.2	0.39	0.4	0.44	0.44
SMH D04-062	SMH D04-052	15	146	0.2	0.37	0.38	0.42	0.42
SMH D04-052	SMH D04-045	15	268	4.9	0.2	0.2	0.21	0.21
SMH D04-045	SMH D04-036	15	64	4.9	0.29	0.29	0.32	0.32
SMH D04-036	SMH D04-044	18	64	0.7	0.26	0.27	0.29	0.29
SMH D04-044	SMH D04-043	18	176	0.5	0.26	0.27	0.29	0.29
SMH D04-043	SMH D04-042	18	164	0.5	0.26	0.27	0.29	0.29
SMH D04-042	SMH D04-227	18	150	0.5	0.26	0.27	0.29	0.29
SMH D04-227	SMH D04-226	18	10	6.9	0.17	0.17	0.18	0.18
SMH D04-226	SMH D04-199	24	110	0.1	0.29	0.3	0.34	0.34
SMH D04-199	SMH D04-200	24	170	0.1	0.42	0.42	0.47	0.47
SMH D04-200	SMH D04-201	24	87	0.1	0.42	0.42	0.47	0.47
SMH D04-201	SMH D04-408	24	33	0.1	0.38	0.38	0.43	0.43

From MH ID	To MH ID	Pipe Dia. (in)	Pipe Length (ft)	Pipe Slope (%)	Pipe Load: d/D (1 indicates backwater surcharge, 2 indicates insufficient pipe capacity)			
					1. Existing	2. Existing + Proposed Development	3. Buildout	4. Buildout + Proposed Development
SMH D04-408	SMH D04-196	30	251	0.1	0.36	0.36	0.4	0.4
SMH D04-196	SMH D04-241	30	53	0.1	0.36	0.36	0.4	0.4
SMH D04-241	SMH D04-197	30	108	0.1	0.35	0.35	0.39	0.39
SMH D04-197	SMH D04-222	30	292	0.1	0.36	0.37	0.41	0.41
SMH D04-222	SMH D04-223	30	112	0.0	0.41	0.41	0.45	0.46
SMH D04-223	SMH D04-224	30	241	0.1	0.37	0.37	0.42	0.42
SMH D04-224	SMH D03-200	30	225	0.1	0.37	0.37	0.42	0.42
SMH D03-200	SMH D03-201	30	158	0.1	0.37	0.37	0.42	0.42
SMH D03-201	SMH D03-202	30	251	0.1	0.36	0.36	0.41	0.41
SMH D03-202	SMH D03-203	30	308	0.1	0.37	0.37	0.41	0.41
SMH D03-203	SMH D03-204	30	89	0.1	0.34	0.34	0.37	0.38
SMH D03-204	SMH D03-205	30	99	0.1	0.34	0.34	0.38	0.38
SMH D03-205	SMH D03-210	30	193	0.1	0.36	0.36	0.4	0.41
SMH D03-210	SMH D03-211	30	203	0.1	0.36	0.36	0.4	0.4
SMH D03-211	SMH D03-212	30	297	0.1	0.36	0.36	0.4	0.4
SMH D03-212	SMH D03-213	30	238	0.1	0.36	0.36	0.41	0.41
SMH D03-213	SMH D03-225	30	136	0.1	0.36	0.36	0.41	0.41
SMH D03-225	SMH D03-226	30	119	0.1	0.36	0.36	0.41	0.41
SMH D03-226	SMH D03-227	30	103	0.1	0.36	0.36	0.41	0.41
SMH D03-227	SMH D03-325	30	207	0.1	0.36	0.36	0.41	0.41
SMH D03-325	SMH D03-228	30	188	0.1	0.36	0.36	0.4	0.41
SMH D03-228	SMH D03-229	30	231	0.1	0.37	0.37	0.42	0.42
SMH D03-229	SMH D03-257	30	335	0.1	0.37	0.37	0.41	0.41
SMH D03-257	SMH D03-258	30	94	0.1	0.36	0.36	0.4	0.4
SMH D03-258	SMH D03-259	30	386	0.1	0.37	0.37	0.42	0.42
SMH D03-259	SMH D03-260	30	234	0.2	0.35	0.35	0.39	0.39
SMH D03-260	SMH D03-261	30	189	0.1	0.34	0.34	0.37	0.37
SMH D03-261	SMH D03-262	30	21	1.0	0.3	0.3	0.33	0.33
SMH D03-262	SMH D03-263	30	71	0.1	0.34	0.34	0.37	0.37
SMH D03-263	SMH E03-094	30	247	0.2	0.35	0.35	0.39	0.39
SMH E03-094	SMH E03-093	30	55	0.1	0.34	0.34	0.38	0.38
SMH E03-093	SMH E03-096	30	88	0.1	0.36	0.37	0.41	0.41
SMH E03-096	SMH E03-097	30	201	0.1	0.36	0.37	0.41	0.41
SMH E03-097	SMH E03-098	30	96	0.1	0.38	0.38	0.42	0.42

From MH ID	To MH ID	Pipe Dia. (in)	Pipe Length (ft)	Pipe Slope (%)	Pipe Load: d/D (1 indicates backwater surcharge, 2 indicates insufficient pipe capacity)			
					1. Existing	2. Existing + Proposed Development	3. Buildout	4. Buildout + Proposed Development
SMH E03-098	SMH E03-099	30	311	0.1	0.38	0.38	0.42	0.43
SMH E03-099	SMH E03-079	30	72	0.1	0.38	0.38	0.42	0.43
SMH E03-079	SMH E03-101	30	136	0.1	0.38	0.38	0.43	0.43
SMH E03-101	SMH E03-067	30	325	0.1	0.39	0.39	0.43	0.43
SMH E03-067	SMH E03-058	30	257	0.1	0.39	0.39	0.43	0.43
SMH E03-058	SMH E03-104	30	191	0.1	0.4	0.4	0.44	0.44
SMH E03-104	SMH E03-050	30	130	0.1	0.37	0.38	0.42	0.42
SMH E03-050	SMH E03-038	30	398	0.1	0.37	0.37	0.42	0.42
SMH E03-038	SMH E03-107	30	209	0.1	0.37	0.37	0.42	0.42
SMH E03-107	SMH E02-009	30	166	0.1	0.36	0.36	0.41	0.41
SMH E02-009	SMH E02-008	30	182	0.1	0.35	0.36	0.39	0.39
SMH E02-008	SMH E02-007	30	331	0.2	0.37	0.37	0.41	0.41
SMH E02-007	SMH E02-006	30	207	0.1	0.37	0.37	0.41	0.41
SMH E02-006	SMH E02-115	30	366	0.1	0.37	0.37	0.41	0.41
SMH E02-115	SMH E02-114	30	10	0.1	0.3	0.3	0.33	0.33
SMH E02-114	SMH E02-011	30	63	0.2	0.31	0.31	0.35	0.35
SMH E02-011	SMH E02-252	36	15	1.4	0.19	0.19	0.21	0.21
SMH E02-252	SMH E02-329	36	9	9.3	0.31	0.32	0.4	0.4
SMH E02-329	SMH E02-251	36	31	0.2	0.31	0.31	0.4	0.4
SMH E02-251	SMH E02-250	36	317	0.2	0.31	0.31	0.4	0.4
SMH E02-250	SMH E02-249	36	384	0.2	0.31	0.31	0.4	0.4
SMH E02-249	SMH E02-248	36	497	0.2	0.31	0.31	0.4	0.4
SMH E02-248	SMH E02-247	36	250	0.2	0.31	0.31	0.4	0.4
SMH E02-247	SMH E02-246	36	225	0.2	0.31	0.31	0.4	0.4
SMH E02-246	SMH E02-245	36	466	0.2	0.32	0.32	0.41	0.41
SMH E02-245	SMH E02-244	36	535	0.2	0.37	0.37	0.49	0.49
SMH E02-244	SMH F02-025	36	960	0.1	0.44	0.44	0.56	0.56
SMH F02-025	SMH F02-026	36	243	0.0	0.37	0.37	0.46	0.46
SMH F02-026	SMH F02-027	36	499	0.4	0.27	0.27	0.34	0.34
SMH F02-027	SMH F02-028	36	332	0.8	0.22	0.22	0.33	0.33
SMH F02-028	SMH F02-029	42	487	0.1	0.37	0.37	0.46	0.46
SMH F02-029	SMH F02-030	42	430	0.0	0.37	0.37	0.46	0.46
SMH F02-030	SMH F02-031	42	232	0.1	0.34	0.34	0.44	0.44
SMH F02-031	SMH F02-069	42	318	0.1	0.41	0.41	0.51	0.51

From MH ID	To MH ID	Pipe Dia. (in)	Pipe Length (ft)	Pipe Slope (%)	Pipe Load: d/D (1 indicates backwater surcharge, 2 indicates insufficient pipe capacity)			
					1. Existing	2. Existing + Proposed Development	3. Buildout	4. Buildout + Proposed Development
SMH F02-069	SMH F02-070	42	349	0.0	0.41	0.41	0.51	0.51
SMH F02-070	SMH F02-071	42	163	0.0	0.4	0.4	0.5	0.5
SMH F02-071	SMH F02-072	42	223	0.0	0.39	0.39	0.49	0.49
SMH F02-072	SMH F02-073	42	323	0.0	0.39	0.39	0.48	0.48
SMH F02-073	SMH F02-074	42	391	0.0	0.38	0.38	0.46	0.46
SMH F02-074	SMH F02-075	42	372	0.1	0.33	0.33	0.41	0.41
SMH F02-075	SMH F02-077	42	267	0.1	0.31	0.31	0.38	0.38
SMH F02-077	SMH F02-055	42	99	0.9	0.2	0.2	0.24	0.24
City Sewers (South)								
SMH D05-090	SMH D05-082	8	95	0.4	0.29	0.29	0.3	0.3
SMH D05-082	SMH D05-089	8	309	0.4	0.29	0.3	0.3	0.3
SMH D05-089	SMH D05-256	8	159	0.4	0.3	0.31	0.33	0.33
SMH D05-256	SMH D05-094	8	236	0.4	0.3	0.31	0.33	0.34
SMH D05-094	SMH C05-411	8	338	0.4	0.31	0.31	0.34	0.34
SMH C05-411	SMH C05-287	10	10	0.3	0.29	0.29	0.31	0.31
TEE C05-428	SMH C05-021	6	493	-4.9	1	1	1	1
SMH C05-021	SMH C05-020	8	10	0.5	0.64	0.65	0.65	0.56
SMH C05-020	SMH C05-028	8	192	0.2	0.78	0.79	0.8	0.7
SMH C05-028	SMH C05-041	8	383	0.1	0.84	0.88	0.89	0.84
SMH C05-041	SMH C05-055	10	419	0.2	0.57	0.6	0.61	0.6
SMH C05-055	SMH C05-069	10	391	0.3	0.66	0.68	0.72	0.72
SMH C05-069	SMH C05-076	10	191	0.2	0.65	0.68	0.71	0.71
SMH C05-076	SMH C05-090	10	401	0.3	0.72	0.74	0.79	0.79
SMH C05-090	SMH C05-089	10	60	0.2	0.7	0.72	0.76	0.76
SMH C05-089	SMH C05-107	10	505	0.2	0.7	0.71	0.75	0.75
SMH C05-107	SMH C05-124	10	336	0.2	0.68	0.7	0.73	0.74
SMH C05-124	SMH C05-147	10	640	0.3	0.65	0.65	0.71	0.71
SMH C05-147	SMH C05-178	10	440	0.3	0.71	0.73	0.78	0.78
SMH C05-178	SMH C05-191	10	355	0.2	0.69	0.7	0.74	0.75
SMH C05-191	SMH C05-205	10	177	0.4	0.65	0.66	0.73	0.73
SMH C05-205	SMH C05-206	10	135	0.3	0.64	0.65	0.72	0.72
SMH C05-206	SMH C05-405	16	132	0.2	0.36	0.37	0.39	0.39
SMH C05-405	SMH C05-404	15	179	0.2	0.41	0.41	0.44	0.44
SMH C05-404	SMH C05-403	15	101	0.1	0.39	0.4	0.43	0.43

From MH ID	To MH ID	Pipe Dia. (in)	Pipe Length (ft)	Pipe Slope (%)	Pipe Load: d/D (1 indicates backwater surcharge, 2 indicates insufficient pipe capacity)			
					1. Existing	2. Existing + Proposed Development	3. Buildout	4. Buildout + Proposed Development
SMH C05-403	SMH C05-409	15	175	0.2	0.41	0.41	0.61	0.62
SMH C05-409	SMH C05-385	15	63	0.2	0.44	0.45	0.75	0.77
SMH C05-385	SMH C05-426	15	173	0.1	0.44	0.45	0.88	0.9
SMH C05-426	SMH C05-253	15	236	0.1	0.44	0.44	1	1
SMH C05-253	SMH C05-264	10	471	0.4	0.78	0.79	1	1
SMH C05-264	SMH C04-234	10	470	0.2	0.77	0.78	2	2
SMH C04-234	SMH B04-303	10	137	0.3	0.71	0.71	1	1
SMH B04-303	SMH B04-010	10	197	0.3	0.74	0.75	1	1
SMH B04-010	SMH B04-016	10	656	0.3	0.73	0.73	2	2
SMH B04-016	SMH B04-023	10	658	0.3	0.75	0.75	2	2
SMH B04-023	SMH B04-022	12	8	0.0	0.61	0.61	0.68	0.69
SMH B04-022	SMH B04-021	12	370	0.3	0.58	0.58	0.73	0.73
SMH B04-021	SMH B04-020	12	194	0.3	0.64	0.64	0.95	0.96
SMH B04-020	SMH B04-029	12	61	0.2	0.62	0.63	0.95	0.96
SMH B04-029	SMH B04-028	12	190	0.3	0.67	0.68	1	1
SMH B04-028	SMH B04-027	12	378	0.2	0.7	0.7	1	1
SMH B04-027	SMH B04-308	12	193	0.2	0.7	0.7	1	1
SMH B04-308	SMH B04-026	12	190	0.2	0.72	0.73	1	1
SMH B04-026	SMH B04-043	12	712	0.2	0.7	0.7	1	1
SMH B04-043	SMH B04-042	12	386	0.3	0.74	0.76	1	1
SMH B04-042	SMH B04-041	12	342	0.2	0.98	0.99	1	1
SMH B04-041	SMH B04-040	12	489	0.1	0.98	0.99	2	2
SMH B04-040	SMH B04-047	12	426	0.4	0.73	0.73	0.85	0.85
SMH B04-047	SMH B04-061	12	286	0.2	0.72	0.72	0.84	0.84
SMH B04-061	SMH B04-082	12	328	1.8	0.42	0.42	0.45	0.45
SMH B04-082	SMH B04-131	12	408	1.8	0.42	0.42	0.45	0.45
SPWA Sewers (North)								
SMH F02-055	SMH F02-056	72	120	0.1	0.360	0.36	0.43	0.43
SMH F02-056	SMH F02-057	72	329	0.1	0.360	0.36	0.43	0.43
SMH F02-057	SMH G02-001	72	292	0.0	0.360	0.36	0.43	0.43
SMH G02-001	SMH G02-002	72	269	0.1	0.360	0.36	0.43	0.43
SMH G02-002	SMH F02-058	72	499	0.1	0.350	0.35	0.43	0.43
SMH F02-058	SMH F02-059	72	280	0.1	0.360	0.36	0.43	0.43
SMH F02-059	SMH F02-060	72	240	0.1	0.360	0.36	0.43	0.43

From MH ID	To MH ID	Pipe Dia. (in)	Pipe Length (ft)	Pipe Slope (%)	Pipe Load: d/D (1 indicates backwater surcharge, 2 indicates insufficient pipe capacity)			
					1. Existing	2. Existing + Proposed Development	3. Buildout	4. Buildout + Proposed Development
SMH F02-060	SMH F02-061	72	349	0.0	0.360	0.36	0.43	0.43
SMH F02-061	SMH F02-062	72	329	0.1	0.360	0.36	0.43	0.43
SMH F02-062	SMH F02-063	72	329	0.1	0.360	0.36	0.43	0.43
SMH F02-063	SMH F02-049	72	175	0.0	0.360	0.36	0.43	0.43
SMH F02-049	SMH F02-064	72	190	0.1	0.350	0.35	0.42	0.42
SMH F02-064	SMH F02-065	72	290	0.0	0.340	0.35	0.42	0.42
SMH F02-065	SMH F02-066	72	129	0.1	0.340	0.34	0.41	0.41
SMH F02-066	SMH F02-067	72	189	0.0	0.330	0.33	0.41	0.41
SMH F02-067	SMH F02-068	72	70	0.2	0.350	0.35	0.43	0.43
SMH F02-068	SMH F02-253	72	208	0.0	0.350	0.35	0.43	0.43
SMH F02-253	SMH F02-254	72	393	0.1	0.360	0.36	0.45	0.45
SMH F02-254	SMH F02-255	72	177	0.1	0.380	0.38	0.48	0.48
SMH F02-255	SMH F01-130	72	418	0.0	0.380	0.38	0.48	0.48
SMH F01-130	SMH F01-131	72	381	0.1	0.350	0.35	0.45	0.45
SMH F01-131	SMH F01-117	72	467	0.1	0.380	0.38	0.51	0.51
SMH F01-117	SMH F01-132	72	493	0.0	0.380	0.38	0.51	0.51
SMH F01-132	SMH F01-133	72	487	0.1	0.360	0.36	0.53	0.53
SMH F01-133	SMH F01-134	72	379	0.1	0.390	0.39	0.56	0.56
SMH F01-134	SMH F01-135	72	232	0.0	0.390	0.39	0.56	0.56
SMH F01-135	SMH F01-136	72	400	0.1	0.390	0.39	0.55	0.55
SMH F01-136	SMH F01-137	72	378	0.0	0.390	0.39	0.55	0.55
SMH F01-137	SMH F01-138	72	326	0.0	0.370	0.37	0.53	0.53
SMH F01-138	SMH F01-139	72	326	0.0	0.370	0.37	0.53	0.53
SMH F01-139	SMH F01-140	72	404	0.0	0.370	0.37	0.52	0.52
SMH F01-140	SMH F01-141	72	158	0.0	0.370	0.37	0.52	0.52
SMH F01-141	SMH F01-142	72	367	0.0	0.360	0.36	0.51	0.51
SMH F01-142	SMH F01-143	72	384	0.1	0.360	0.36	0.5	0.5
SMH F01-143	SMH F01-144	72	375	0.1	0.360	0.36	0.5	0.5
SMH F01-144	SMH F01-145	78	421	0.1	0.410	0.41	0.55	0.55
SMH F01-145	SMH F99-001	78	370	0.0	0.410	0.41	0.55	0.55
SMH F99-001	SMH F99-002	78	242	0.0	0.410	0.41	0.54	0.54
SMH F99-002	SMH F99-004	78	294	0.1	0.410	0.41	0.54	0.54
SMH F99-004	SMH F99-006	78	536	0.0	0.410	0.41	0.54	0.54
SMH F99-006	SMH F99-007	78	522	0.0	0.390	0.39	0.52	0.52

From MH ID	To MH ID	Pipe Dia. (in)	Pipe Length (ft)	Pipe Slope (%)	Pipe Load: d/D (1 indicates backwater surcharge, 2 indicates insufficient pipe capacity)			
					1. Existing	2. Existing + Proposed Development	3. Buildout	4. Buildout + Proposed Development
SMH F99-007	SMH F99-008	78	382	0.0	0.390	0.39	0.51	0.51
SMH F99-008	SMH F99-009	78	382	0.0	0.390	0.39	0.51	0.51
SMH F99-009	SMH F99-010	78	392	0.1	0.380	0.38	0.5	0.5
SMH F99-010	SMH F99-011	78	556	0.0	0.380	0.38	0.5	0.5
SMH F99-011	SMH F99-012	78	342	0.1	0.360	0.36	0.48	0.48
SMH F99-012	SMH F99-079	78	475	0.1	0.360	0.36	0.47	0.47
SMH F99-079	SMH F99-013	78	464	0.1	0.350	0.35	0.45	0.45
SMH F99-013	SMH F99-016	78	504	0.0	0.330	0.33	0.42	0.42
SMH F99-016	F99-016D1	84	20	2.4	0.160	0.16	0.22	0.22
SPWA Sewers (South)								
SMH B04-162	SMH B04-161	30	40	0.1	0.36	0.36	0.42	0.42
SMH B04-161	SMH B04-160	30	15	0.1	0.36	0.36	0.42	0.42
SMH B04-160	SMH B04-157	30	378	0.1	0.36	0.36	0.42	0.42
SMH B04-157	SMH B04-156	30	425	0.1	0.36	0.36	0.42	0.42
SMH B04-156	SMH B04-155	30	426	0.1	0.37	0.37	0.42	0.42
SMH B04-155	SMH B04-154	30	422	0.1	0.4	0.4	0.44	0.44
SMH B04-154	SMH B04-135	30	143	0.1	0.42	0.42	0.46	0.46
SMH B04-135	SMH B04-152	30	282	0.1	0.43	0.43	0.46	0.46
SMH B04-152	SMH B04-131	30	504	0.1	0.43	0.43	0.46	0.46
SMH B04-131	SMH B04-128	33	451	0.1	0.47	0.47	0.49	0.49
SMH B04-128	SMH B04-111	33	320	0.1	0.47	0.47	0.49	0.49
SMH B04-111	SMH B04-110	33	256	0.1	0.47	0.47	0.48	0.48
SMH B04-110	SMH B04-108	33	502	0.1	0.46	0.46	0.48	0.48
SMH B04-108	SMH B03-066	33	413	0.1	0.49	0.49	0.51	0.51
SMH B03-066	SMH B03-065	33	369	0.1	0.47	0.47	0.48	0.48
SMH B03-065	SMH B03-053	33	13	3.8	0.64	0.64	0.65	0.65
SMH B03-053	SMH B03-064	33	405	0.1	0.63	0.63	0.65	0.65
SMH B03-064	SMH B03-063	33	520	0.1	0.62	0.62	0.64	0.64
SMH B03-063	SMH B03-061	33	371	0.1	0.62	0.62	0.64	0.64
SMH B03-061	SMH B03-067	33	300	0.1	0.6	0.6	0.62	0.62
SMH B03-067	SMH B03-040	33	592	0.1	0.58	0.58	0.6	0.6
SMH B03-040	CAP B03-DCWWTP	39	152	1.5	0.25	0.25	0.26	0.26
CAP B03-DCWWTP	B03-DCWWTPD1	84	7	14.3	0.14	0.14	0.16	0.16

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title/File Number:	Sierra View (SV) Redesignation and Rezoning Project / File No. PL21-0162
Project Location:	360 Diamond Oaks Road, Roseville, CA 95678 (APN 015-011-029-000)
Project Description:	The SV project consists of amending the General Plan designation and modifying the zoning for a portion of Infill Planning Parcel 100 (northern part) from Medium Density Residential to Low Density Residential and from R3 to RS/DS and modifying the zoning for a portion of Infill Planning Parcel 3 (southern part) from R1 to RS/DS. Other approvals and entitlements from the City include a Tentative Subdivision Map for 75 residential units that reduces the number of residential units approved for the project site from 223 to 130 and a tree permit.
Environmental Document:	Mitigated Negative Declaration
Project Applicant:	WP Sierra View, LLC Contact: John Tallman
Property Owner:	SVLC 23, LLC
Lead Agency Contact:	Kinarik Shallow, Associate 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 the California Environmental Quality Act (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.

MITIGATION MONITORING AND REPORTING PROGRAM for Sierra View Redesignation and Rezoning Project / File No. PL21-0162					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
MM BIO 1: Conduct Pond Turtle Pre-Construction Survey: A western pond turtle survey shall be conducted in all areas within 150 feet of the intermittent drainage in within 48 hours prior to construction in that area. If no western pond turtles or nests are found, no further mitigation is necessary. If a western pond turtle is observed within the proposed impact area, a qualified biologist shall relocate the individual to suitable habitat outside of the proposed impact area prior to construction. If a western pond turtle nest is observed within the proposed impact area, the nest shall be fenced off and avoided until the eggs hatch. The exclusion fencing shall be placed no less than 25 feet from the nest. A qualified biologist shall monitor the nest daily during construction to ensure that hatchlings do not disperse into the construction area. Relocation of hatchlings will occur as stipulated above, if necessary.	Results of the preconstruction survey and other mitigation implementation (if needed) shall be submitted prior to the issuance of a grading permit. The applicant or developer shall coordinate with USFWS and/or CDFG to modify as necessary any mitigation plans in an effort to attain mitigation success.	Pre-Construction and Construction: Survey required prior to construction. If survey is positive for the specie, then remainder of mitigation steps are required prior to construction.	Engineering	Copy of pre-construction survey	
MM BIO-2: Protect Special Status Birds, Including Migratory Birds. For all construction-related activities that take place within the nesting season, between February 15 through August 31st, a preconstruction nesting-bird survey for special-status specie birds and migratory birds shall be conducted by a qualified biologist no more than two weeks prior to project initiation within the area of construction and a 300-foot buffer. If active nests are found, a no-disturbance buffer zone shall be established, the size of which will be determined in consultation with the City. Within this buffer zone, no construction shall take place until August 31st or the biologist determines that the nest is no longer active.	Results of the preconstruction survey and other mitigation implementation (if needed) shall be submitted prior to the issuance of a grading permit. The applicant or developer shall coordinate with USFWS and/or CDFG to modify as necessary any mitigation plans in an effort to attain mitigation success.	Pre-Construction and Construction: Survey required prior to construction. If the survey is positive for the species, then remainder of mitigation steps are required prior to construction.	Engineering	Copy of pre-construction survey	
MM BIO-3: Obtain a Lake and Streambed Alteration Agreement. For any construction that will occur on the bed and bank of a stream or other water body, including drainage canals, a Lake and Streambed	Results of implementation of conditions of approval and/or mitigation (if required) included as part of the agreement shall	Pre-Construction and Construction: Executed	Engineering	Copy of executed Lake and Streambed	

MITIGATION MONITORING AND REPORTING PROGRAM for Sierra View Redesignation and Rezoning Project / File No. PL21-0162					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
Alteration Agreement shall be obtained that complies with Section 1602 of the California Fish and Game Code. The Lake and Streambed Alteration Agreement will contain conditions of approval and/or mitigation measures to avoid, minimize, or compensate for adverse effects to riparian habitat within the bed and bank of a stream or other water body that must be implemented as a condition of the agreement that ensures no net loss of riparian acreage. Obtaining this Agreement and adhering to its requirements ensures that performance standards sufficient to meet CEQA mitigation standards are satisfied.	be submitted prior to the issuance of a grading permit.	agreement required prior to construction and any agreement conditions of approval and/or mitigation measures are required prior to construction.		Alteration Agreement	
MM BIO-4: No Net Loss of Wetlands by Obtaining Requisite Federal and State Permits. For all wetlands and other Waters of the U.S. or State that are removed or disturbed by project construction, all requisite federal and State permits shall be obtained, including, at least, a discharge permit from the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act, and possibly State-issued Waste Discharge Requirements pursuant to Division 7, Chapter 4, Article 4 of the Water Code established by the Porter-Cologne Water Quality Control Act. These federal and State permits will contain conditions of approval and/or mitigation measures that will ensure a net zero loss of wetlands and other waters. Obtaining these permits and adhering to their requirements ensures that performance standards sufficient to meet CEQA mitigation standards are satisfied.	Results of implementation of conditions of approval and/or mitigation (if required) included as part of the permits shall be submitted prior to the issuance of a grading permit.	Pre-Construction and Construction: Permits must be obtained prior to construction and any permit conditions of approval and/or mitigation measures are required prior to construction.	Engineering	Copy of issued permits	
MM BIO-5: Obtain Tree Permit and Adhere to Permit Conditions. For all native oaks trees protected by the City Code that shall be removed or encroached upon as a result of the project, a Tree Permit shall be obtained that includes payment of in-lieu mitigation fees to compensate for oak tree encroachment and removal and/or onsite replacement plantings consisting of both native and nonnative tree species as well as protection measures for the trees that will	Results of implementation of conditions of mitigation (if needed) included as part of the permit shall be submitted prior to the issuance of a grading permit.	Pre-Construction and Construction: Permit must be obtained prior to construction and any permit mitigation is	Engineering	Copy of issued permit	

MITIGATION MONITORING AND REPORTING PROGRAM for Sierra View Redesignation and Rezoning Project / File No. PL21-0162					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
remain onsite. Obtaining a Tree Permit and adhering to its requirements ensures that CEQA performance standards are satisfied.		required prior to construction.			
MM CUL-1: Inadvertent Discovery. If subsurface deposits believed to be cultural (historical, archeological, paleontological, or tribal) or human in origin are discovered during construction, all work must halt within a 50-foot radius of the discovery. A qualified professional archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for pre-contact and historic archaeologist shall be retained to evaluate the significance of the find (i.e., whether the subsurface deposits could qualify as an historical resource, a unique archaeological resource, or a tribal cultural resource) and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications and mitigation requirements shall apply, depending on the nature of the find: 1. If the professional archaeologist determines that the find does not represent an historical resource, a unique archaeological resources, or a tribal cultural resource, work may resume immediately, and no agency notifications are required. 2. If the professional archaeologist determines that the find represents a potential historical resource, unique archaeological resource, or tribal cultural resource, the archaeologist shall immediately notify the City and the applicable landowner and/or Applicant. The City shall work with the archaeologist and, if necessary, with other experts or expert agencies (e.g., the State Historic Preservation Officeror, in the case of a potential tribal cultural resource, the relevant Native American organization) to determine whether, based on statutory criteria, the find qualifies as an historical resource, a unique archaeological	This measure shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	Construction: Measure applies if resources are discovered during construction.	Engineering and Building	Copies of construction and building plans containing this measure	

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to the City	Staff Use Only
resource, or a tribal cultural resource. If a determination is made in the affirmative, appropriate mitigation or treatment measures shall be taken, consistent with those set forth in Public Resources Code Section 21083.2, subdivisions (b) through (e), and CEQA Guidelines Sections 15126.4, subdivision (b)(3). Preservation in place is the preferred manner of mitigating impacts to archaeological sites, but data recovery may be permitted where preservation would be inconsistent with project design, logistics, and cost considerations. Work may not resume within the no-work radius until the City determines that the site either: 1) is not an historical resources, a unique archaeological resources, or a tribal cultural; or 2) that the mitigation or treatment measures have been completed to the City's satisfaction. 3. If the find includes human remains, or remains that are potentially human, the City and/or the landowner or Applicant shall ensure that reasonable protection measures are taken to protect the discovery from disturbance (A.B. 2641 [Stats. 2006, ch. 863]). The archaeologist shall notify the Placer County Coroner (per Section 7050.5 of the Health and Safety Code). The provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the Public Resources Code, and A.B. 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner is required by statute to notify the California Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the Project (Public Resources Code Section 5097.98). The designated MLD will have 48 hours from the time access to the property is granted to					

MITIGATION MONITORING AND REPORTING PROGRAM for Sierra View Redesignation and Rezoning Project / File No. PL21-0162					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Public Resources Code Section 5097.94). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Public Resources Code Section 5097.98). This reburial will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (A.B. 2641). Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.					
MM GEO-1: If paleontological resources are discovered during the course of construction, work shall be halted immediately within 50 meters (165 feet) of the discovery, the City of Roseville shall be notified, and a qualified paleontologist shall be retained to determine the significance of the discovery. If the paleontological resource is considered significant, it should be excavated by a qualified paleontologist and given to a local agency, State University, or other institution with expertise in paleontology, where the resource could be curated and displayed for public education purposes.	This measure shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	Construction: Measure applies if resources are discovered during construction.	Engineering and Building	Copies of construction and building plans containing this measure	
MM NOISE-1: Limits Hours of Construction and Muffle/Maintain Construction Equipment. Project construction shall occur only between the hours of 7 a.m. and 7 p.m. on weekdays and 8 a.m. and 8 p.m. on weekends to limit construction noise. All construction equipment shall be fitted with factory installed muffling devices and maintained in good	This measure shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	Construction: Measure applies during construction.	Engineering and Building	Copies of construction and building plans containing this measure	

MITIGATION MONITORING AND REPORTING PROGRAM for Sierra View Redesignation and Rezoning Project / File No. PL21-0162					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
working order, pursuant to City Noise Ordinance Section 9.24.150(G).					
MM TCR-1: Unpaid Tribal Observation. A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the Construction Manager shall notify the City of the proposed earthwork start-date, in order to provide the City representative sufficient time to contact the consulting tribe(s). A single tribal representative shall be invited to, at its discretion, voluntarily observe any or all ground-disturbing activities during construction. The tribe shall be provided 72 hours to accept or decline observation. The single tribal observer shall be required to comply with all job site safety requirements and shall sign a waiver of liability prior to entering the job site. Should the tribe choose not to observe any or all of the activity, the City shall deem the mitigation measure completed in good faith without tribal observation as long as the notification was made and documented.	This measure shall be reflected in all construction and building plans, and construction site managers shall be advised by the applicant or developer of this measure.	Pre-Construction and Construction: Measure applies just prior to and during construction.	Engineering and Building	Documentation of tribal notification	
MM TCR-2: Contractor Awareness Training. The Construction Manager shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources and tribal cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the City of any occurrences; and project-specific requirements; and enforcement of penalties and repercussions for non-compliance with the program. The training shall be prepared by a qualified professional archaeologist and reviewed by City for approval, and may be provided in an audio-visual format, such as a DVD. The Construction Manager shall provide culturally affiliated tribes that consulted on the	This measure shall be reflected in all construction and building plans, and construction site managers shall be advised by the applicant or developer of this measure.	Pre-Construction and Construction: Measure applies just prior to and during construction.	Engineering and Building	Copy of signed training roster	

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to the City	Staff Use Only
project the option of attending the initial training in person and/or providing additional materials germane to the unanticipated discovery of tribal cultural resources for incorporation into the training. The training program shall be required for all construction supervisors, forepersons, and operators of ground-disturbing equipment and all personnel shall be required to sign a training roster and display a hardhat sticker that is visible to City inspectors. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the City as proof of compliance.					
MM TCR-3: Post-Review Discovery Procedures. If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and (if present) tribal monitor, or, in the absence of either, contact the consulting tribe(s) and a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations in coordination with the consulting tribe(s) if the find is a tribal cultural resource. All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional and consulting tribes and approved by the City, this may include modification of the no-work radius.	This measure shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	Construction: Measure applies if resources are discovered during construction.	Engineering and Building	Copies of construction and building plans containing this measure	

MITIGATION MONITORING AND REPORTING PROGRAM for Sierra View Redesignation and Rezoning Project / File No. PL21-0162					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural or tribal resource or has the potential to be a cultural or tribal cultural resource. The consulting tribe shall also be given the opportunity to provide, within one business day of being notified, a determination as to whether or not the find represents a tribal cultural resource or has the potential to be a tribal cultural resource. The type of discovery, as described below will determine the subsequent actions. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions. Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted. The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City: • Response to False Alarms: If the professional archaeologist determines that the find is negative for any cultural indicators, and tribal representatives have					

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to the City	Staff Use Only
not indicated the find is a tribal cultural resource, then work may resume immediately upon notice to proceed from the City's representative. No further notifications or archaeological consultation is necessary if it is determined that the discovery is not a cultural or tribal cultural resource of any kind. The professional archaeologist shall provide written documentation of this finding to the City, which shall include as an attachment any written documentation provided by tribal representatives or monitors. • Response to Non-Tribal Discoveries: If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and					

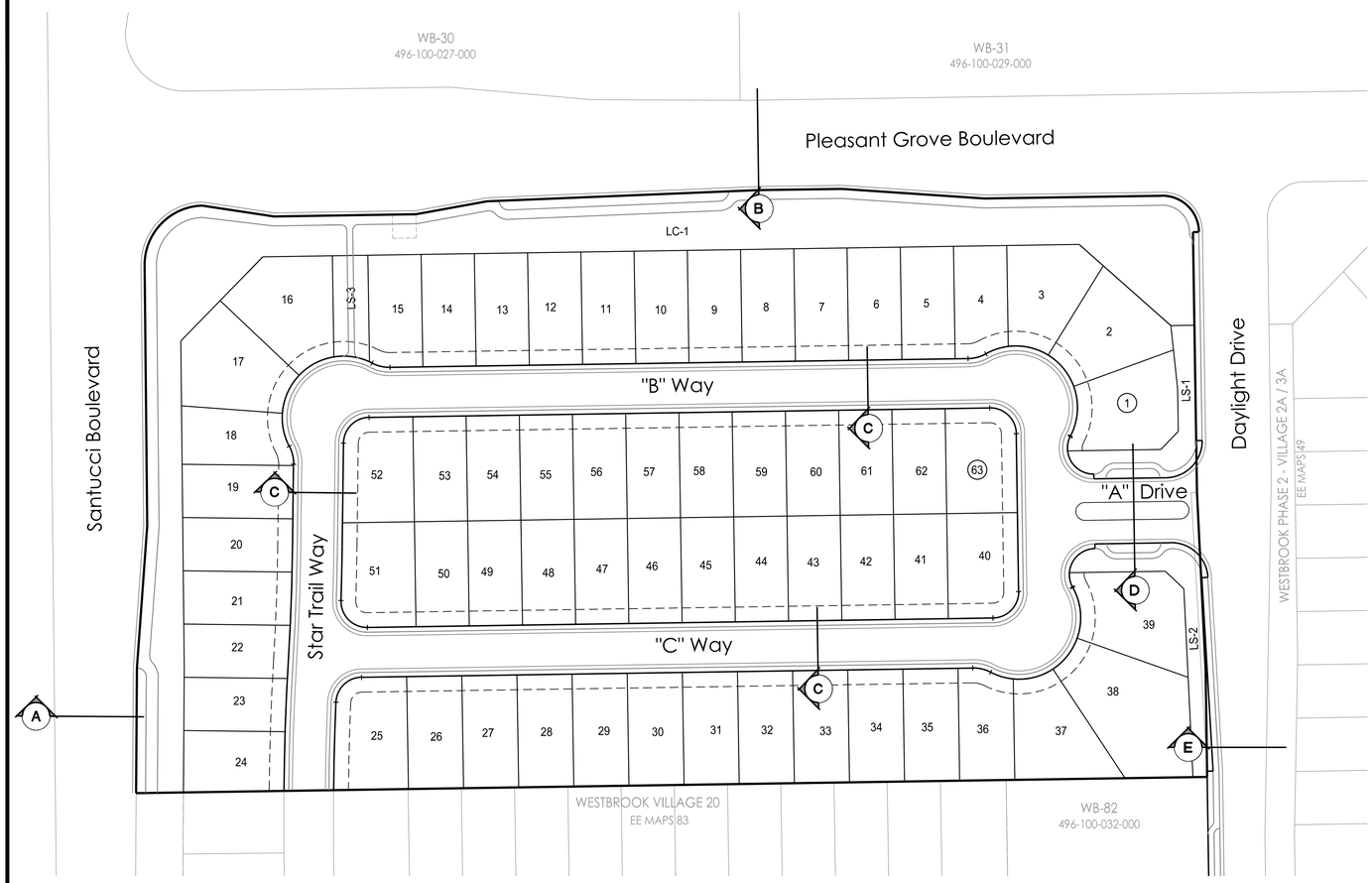
Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to the City	Staff Use Only
a tribal representative shall have the opportunity to determine whether the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by a [tribe(s)], the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction. • Response to Tribal Discoveries: If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the consulting tribe(s) and City shall be notified. The City will consult					

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to the City	Staff Use Only
with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction. • Response to Human Remains: If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist and (if present) tribal monitor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill					

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to the City	Staff Use Only
2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.					

CC EXHIBIT O

ADDENDUM ATTACHMENT 1



TENTATIVE MAP INFORMATION

APPLICANT:	Westpark SV 400, LLC 1420 Rocky Ridge Drive, Suite 265 Roseville, CA 95661
ENGINEER:	MacKay & Somps Civil Engineers, Inc. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678 916-773-1189
SITE ADDRESS:	3301 Pleasant Grove Boulevard Roseville, CA 95661
ASSESSOR'S PARCEL NUMBER:	496-100-030
SITE AREA	10.11 ± AC.
GENERAL PLAN LAND USE:	
Existing:	CC
Proposed:	MDR
ZONING:	
Existing:	CC
Proposed:	RS/DS
NUMBER OF LOTS/PARCELS:	67 TOTAL LOTS 63 MDR Lots 1 ROW/Landscape Corridor Lot 3 Landscape Lots
SERVICE PROVIDERS:	
Parks & Recreation:	City of Roseville
Police & Fire Protection:	City of Roseville
Sanitary Sewer:	City of Roseville
Domestic & Recycled Water:	City of Roseville
Electricity:	City of Roseville
Telephone:	AT&T & Consolidated Communications
Gas:	PG&E
Cable:	Comcast/Consolidated Communications

PARCEL SUMMARY TABLE

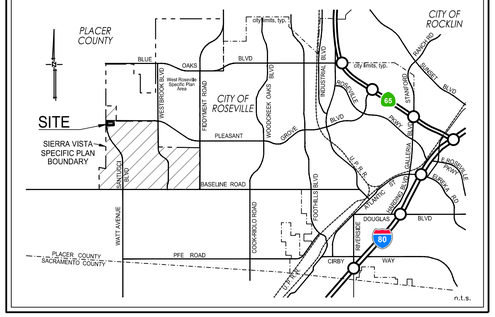
Parcel Summary

Parcel	Acres	Units	Lot Size (typ)
Parcel WB-41	8.50 ac.	63 du	45' x 85'
subtotal	*8.50 ac.*	*63 du*	
ROW and Landscape Lots			
LC-1	1.35 ac.		
Landscape Lots	0.27 ac.		
subtotal	*1.62 ac.*		
TOTAL	**10.12 ac.**	**63 du**	

Landscape Lot Summary

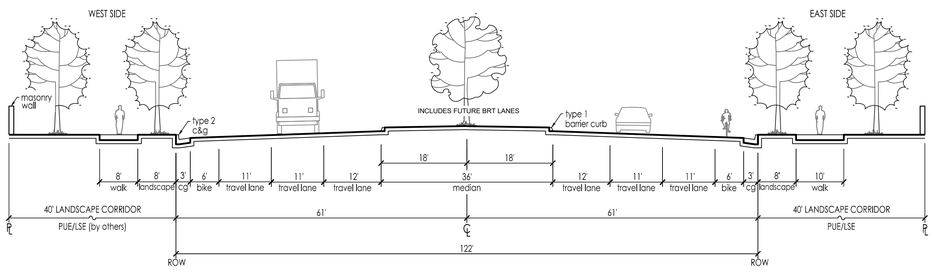
Parcel	Sq. Ft. (ac.)
LS-1	4,125.0 sf
LS-2	4,967.0 sf
LS-3	2,589.0 sf
TOTAL	**11,681.0 sf (0.27 ac.)**

VICINITY MAP

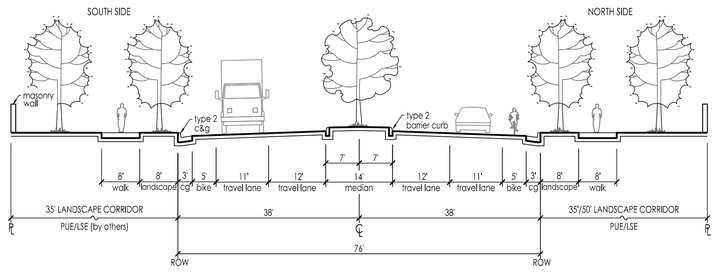


TENTATIVE MAP NOTES

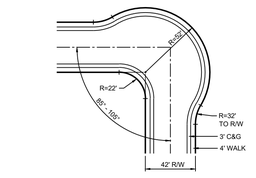
1. PROPERTY DESCRIPTION: Lot 4 in Book DD of Maps at Page 79, Placer County Records.
2. Lot dimensions and acreages are approximate and are subject to change.
3. Lot lines and lot areas may be adjusted at the time of Final Map(s) preparation provided no additional lots are created, subject to approval by the City of Roseville.
4. The Final Mapping and subsequent development of parcels and streets may be phased. Project improvements are deferred to individual Small Lot Final Maps or project development plans.
5. Pursuant to Government Code Section 66463.1, the subdivider may file multiple Final Maps based upon this Tentative Subdivision Map. The filing of a Final Map on a portion of this Tentative Subdivision Map shall not invalidate any part of this Tentative Subdivision Map.
6. The Final Mapping and subsequent development of parcels and streets may be phased. Phasing is to be consistent with the performance criteria in the Development Agreement and applicable infrastructure phasing matrix.
7. Additional easements to accommodate new public utility improvements, access required for parcel development, rights to construct, or other similar mapping requirements needed to accomplish the final design may be added prior to each Small Lot Final Map based on this Tentative Subdivision Map.
8. Street sections are per the Sierra Vista Specific Plan (Chapter 6) and the Sierra Vista Design Guidelines (Appendix B), except as modified hereon.
9. A minimum 12.5' Public Utility Public Easement (PUE) will be located adjacent to all rights-of-way unless otherwise noted.
10. Landscape corridor widths may be reduced for ancillary right-turn lanes, auxiliary lanes, bus turn-outs, standard tapers, and the like per the provisions in the Sierra Vista Specific Plan.
11. Paseo lots are to be dedicated as street rights-of-way (ROW).
12. The following lots are to be offered to the City of Roseville with the corresponding phase at the time of each Final Map: ROW Lots LC-1 and Landscape Lots LS-1 through LS-3.
13. Landscape corridor lots, paseo lots, and landscape lots are not to be counted as "lots" towards any future boundary line adjustment.
14. Design and placement of entry signage and masonry walls to be consistent with previous phases of the Solaire project.
15. City gateway signage will be incorporated at the corner of Santucci Boulevard and Pleasant Grove Boulevard in conformance with the Sierra Vista Specific Plan Guidelines Figure B-2, Entry Feature Locations.



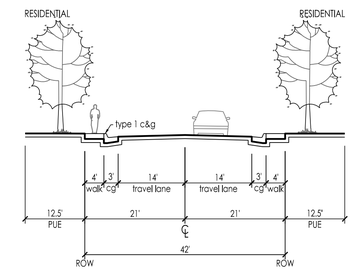
A SANTUCCI BOULEVARD
6-LANE ARTERIAL
n.t.s.



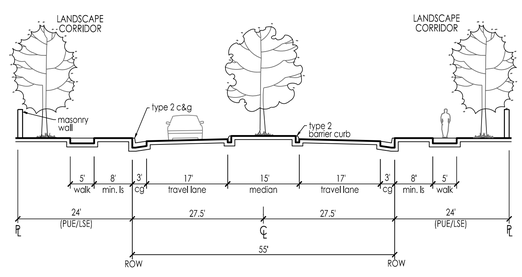
B EXISTING PLEASANT GROVE BOULEVARD
4-LANE ARTERIAL
n.t.s.



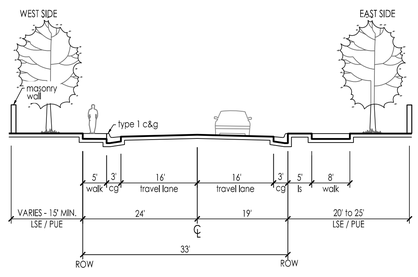
STANDARD ELBOW
(CITY OF ROSEVILLE STD. DWG ST-16)
n.t.s.



C MINOR RESIDENTIAL STREET
42' ROW
n.t.s.



D RESIDENTIAL ENTRY
WB-41
n.t.s.



E EXISTING DAYLIGHT DRIVE
PRIMARY RESIDENTIAL STREET
n.t.s.

N

0 30 60 120
SCALE: 1"=60'

COVER SHEET
TENTATIVE SUBDIVISION MAP

PARCEL WB-41

of the Sierra Vista Specifc Plan

Roseville, CA

July 16, 2021

WESTPARK communities | MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

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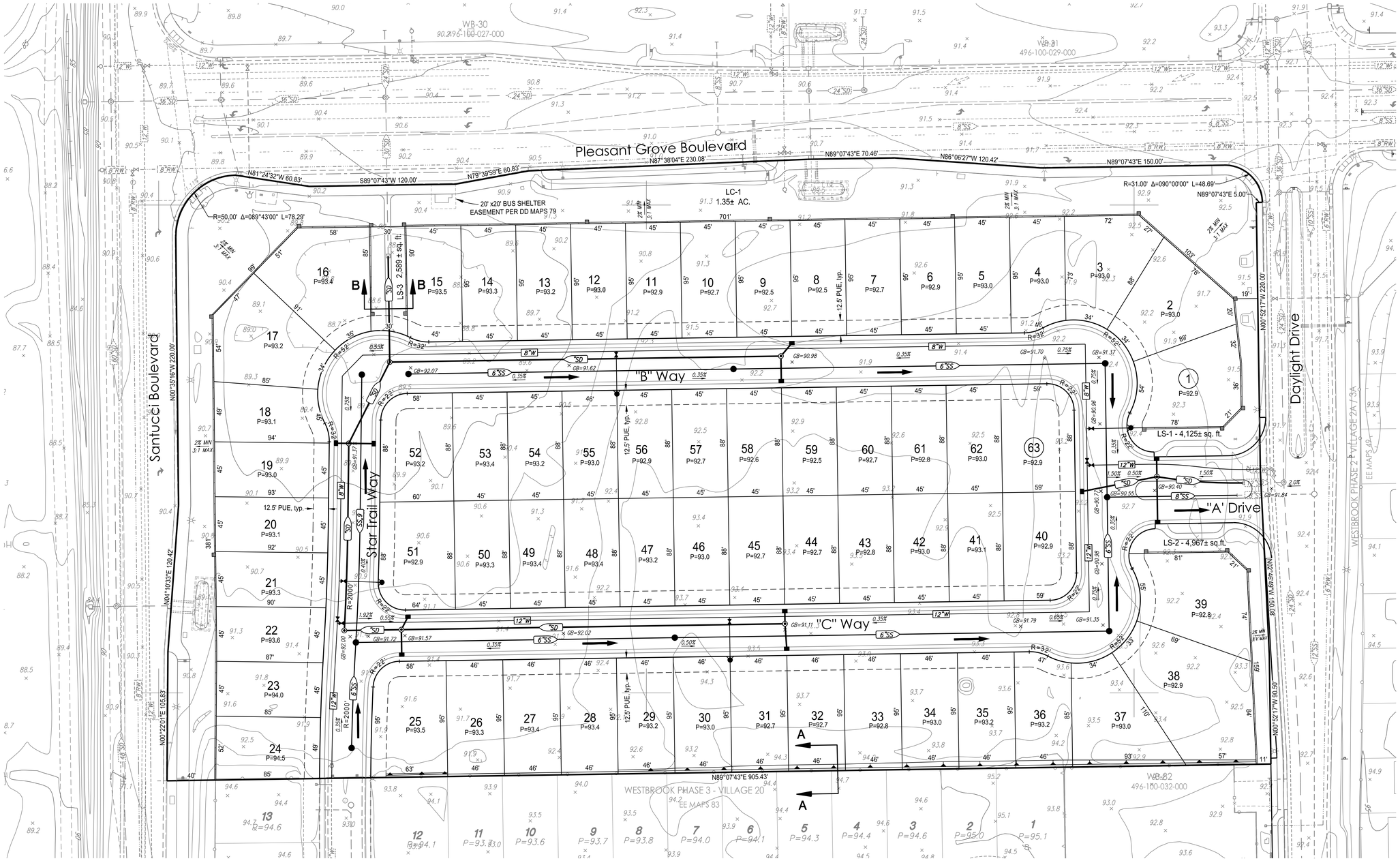
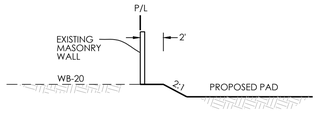
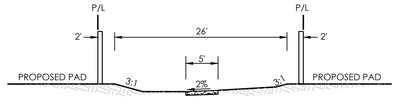


LEGEND

PROPOSED	DESCRIPTION	EXISTING
SS	SANITARY SEWER PIPE	EX. SS
	SANITARY SEWER MANHOLE	
12"W	WATER LINE	12" W
12"RW	RECYCLED WATER LINE	12" RW
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
SD	STORM DRAIN PIPE	EX. SD
	STORM DRAIN MANHOLE	
	DROP INLET	
	STORMWATER FACILITY	
P=XXX.X	PAD GRADE	P=XXX.X
	OVERLAND RELEASE FOR DRAINAGE	
	MASONRY WALL WITH PILASTERS	



SECTION A-A
PROPERTY LINE
N.T.S.



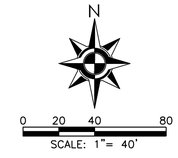
SECTION B-B
LS-3
N.T.S.

UTILITY NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
3. THE SIZE AND LOCATION OF PROPOSED WATER, RECYCLED WATER, SEWER, AND STORM DRAINAGE INFRASTRUCTURE IS SUBJECT TO CHANGE DURING FINAL DESIGN, SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ROSEVILLE WITH IMPROVEMENT PLANS.
4. ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNERS. IF A RIGHT OF ENTRY CANNOT BE OBTAINED, RETAINING WALLS ALONG PROPERTY LINES ARE TO BE CONSTRUCTED AS SHOWN HEREON.

ESTIMATED EARTHWORK SUMMARY

CUT:	12,000± c.y.
FILL:	12,000± c.y.
NET:	0± c.y.



CONCEPTUAL GRADING, DRAINAGE AND UTILITIES TENTATIVE SUBDIVISION MAP

PARCEL WB-41

of the Sierra Vista Specifc Plan

Roseville, CA

July 16, 2021

WESTPARK communities

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

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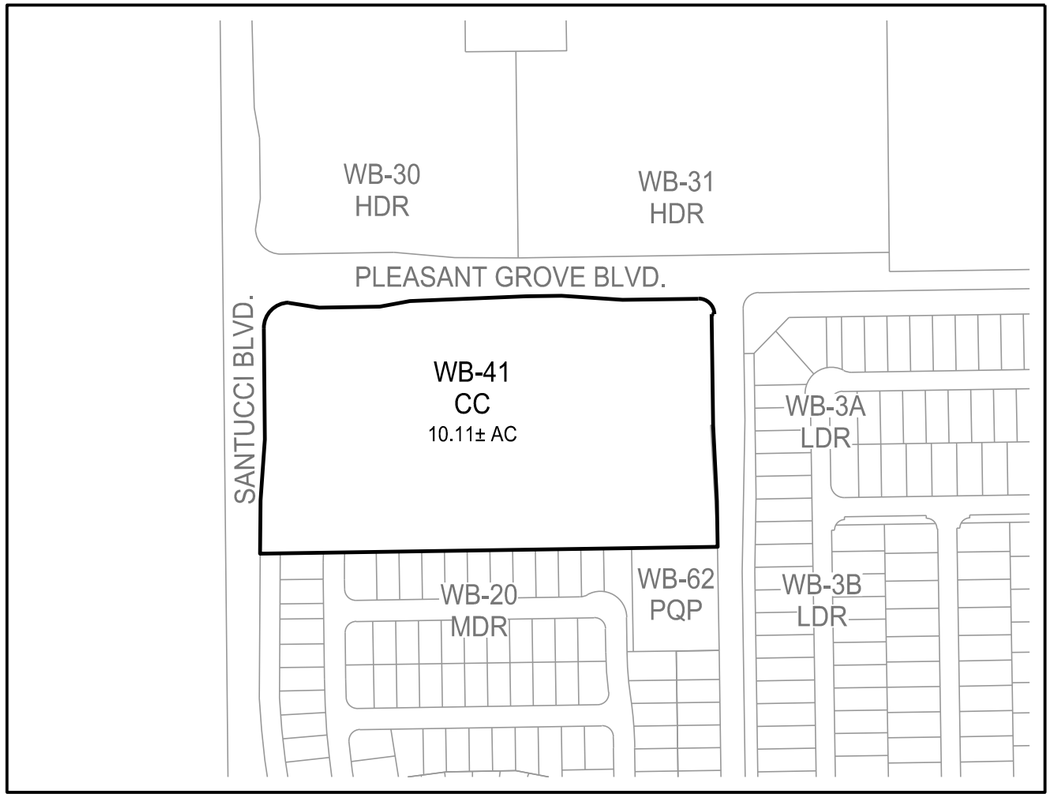
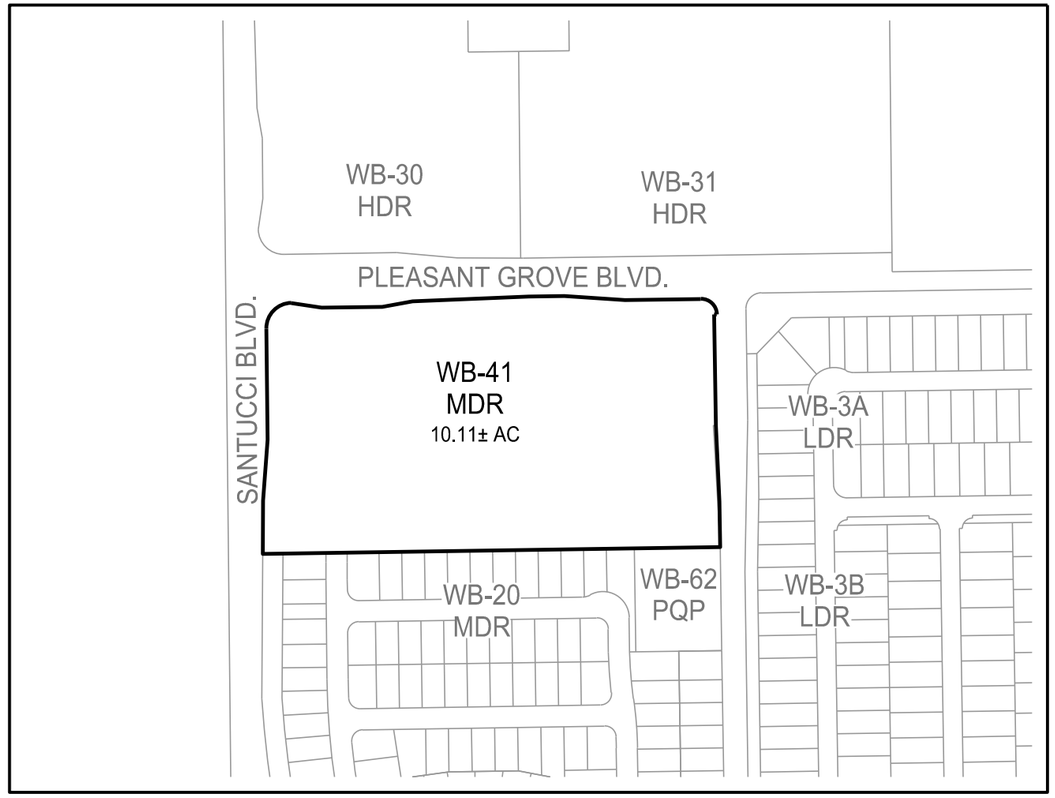


EXISTING LAND USE



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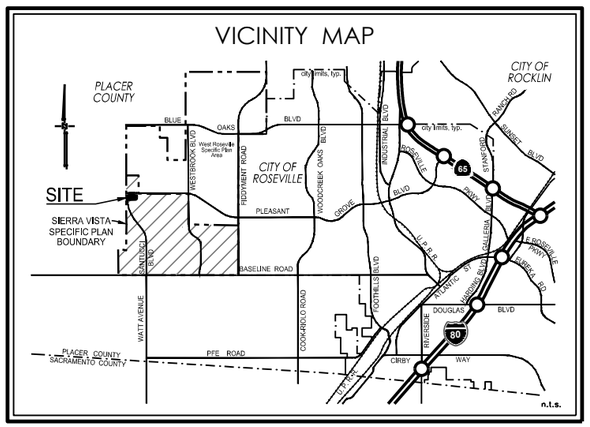
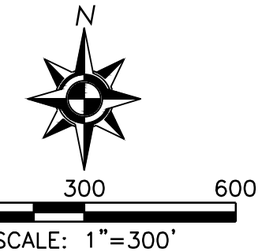


Existing Land Use		Proposed Land Use	
Parcel Land Use	**Acres**	**Parcel Land Use**	**Acres**
WB-41 CC (Community Commercial)	10.11 ac.	WB-41 MDR (Medium Density Residential)	10.11 ac.
TOTAL	**10.11 ac.**	**TOTAL**	**10.11 ac.**

WESTPARK communities

MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS



GENERAL PLAN AMENDMENT &
SPECIFIC PLAN AMENDMENT EXHIBIT

PARCEL WB-41

of the Sierra Vista Specific Plan

Roseville, CA

July 15, 2021

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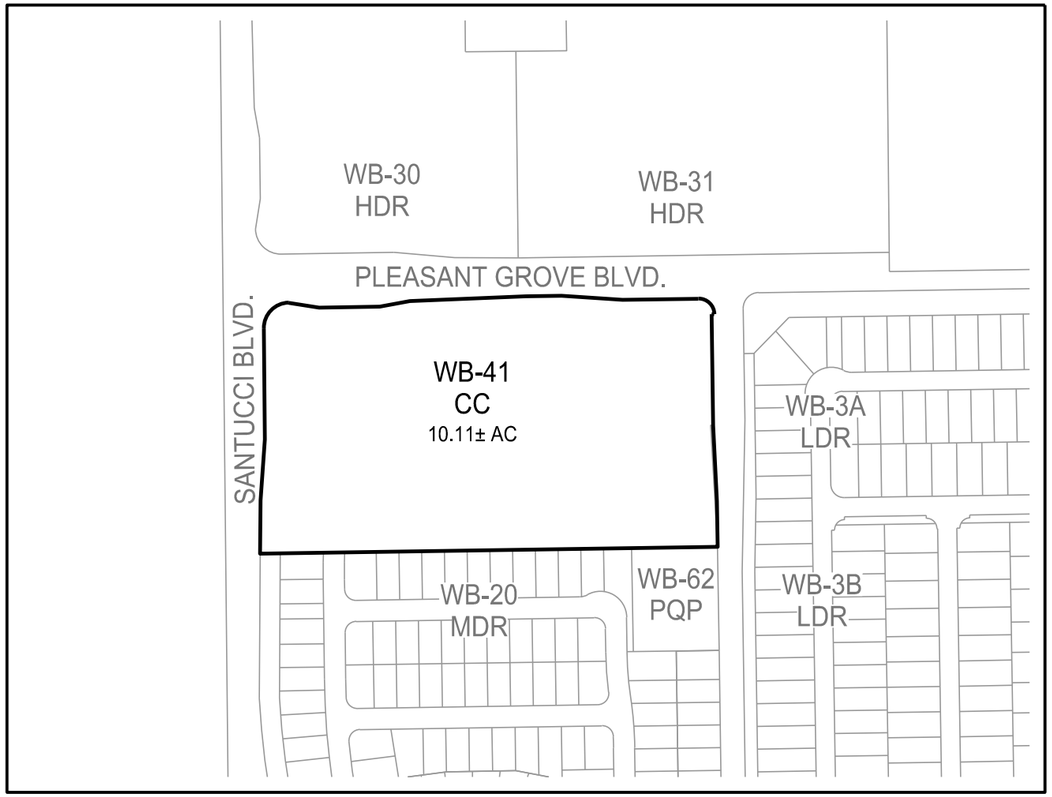
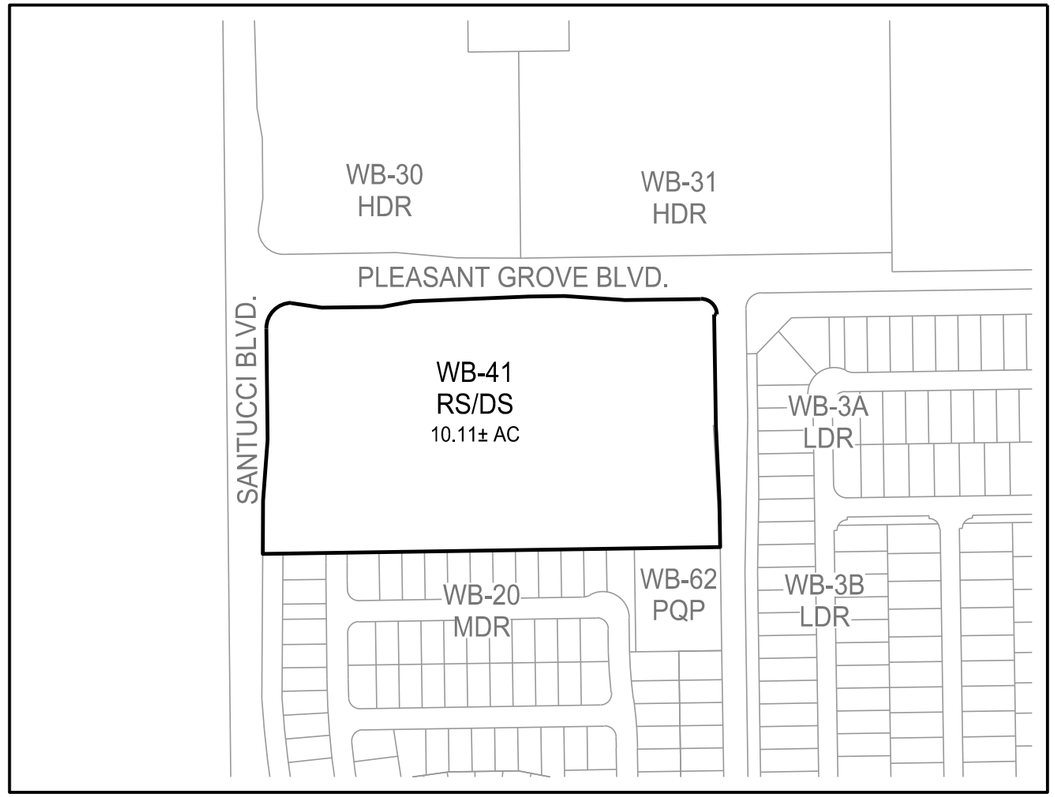
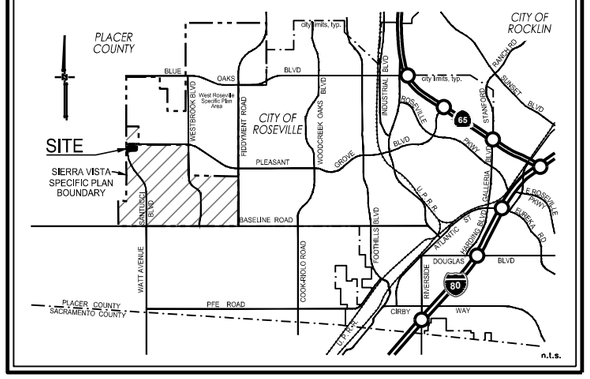


EXISTING ZONING



PROPOSED ZONING

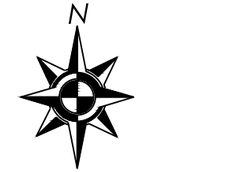
VICINITY MAP



Existing Zoning		Proposed Zoning	
Parcel Land Use	**Acres**	**Parcel Land Use**	**Acres**
WB-41 CC (Community Commercial)	10.11 ac.	WB-41 RS/DS	10.11 ac.
TOTAL	**10.11 ac.**	**TOTAL**	**10.11 ac.**

WESTPARK communities

MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS



REZONE EXHIBIT

PARCEL WB-41

of the Sierra Vista Specific Plan

Roseville, CA

July 15, 2021

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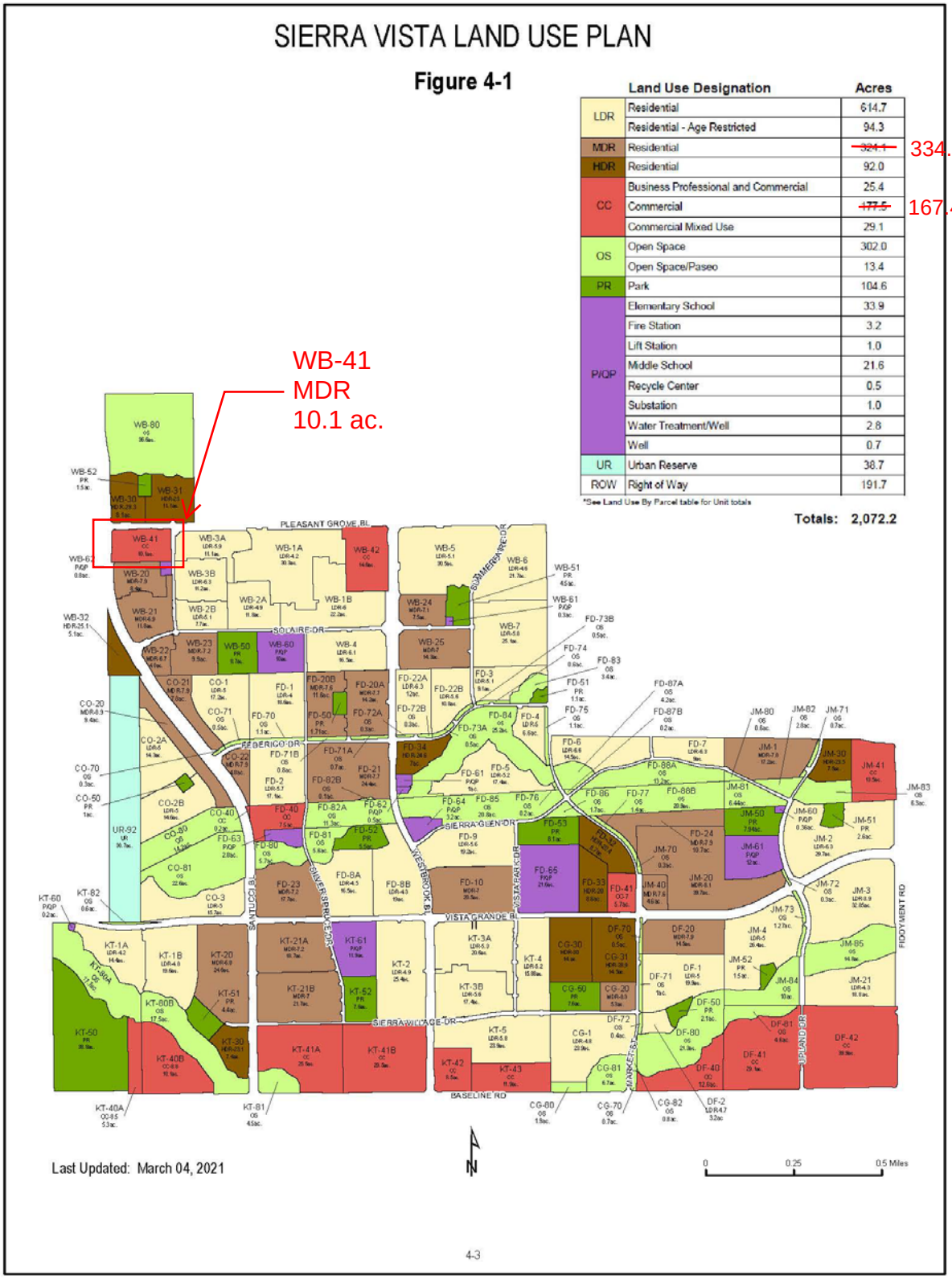
Table 4-1: Plan Area Land Use Summary

Land Use Designation		Applied Zoning Districts	Acres	% of Total Acres	Units	% of Total Units
Residential Neighborhoods						
LDR	Low Density Residential	RS/DS	614.7	29.7%	3,169	~~36.5%~~ 36.1
LDR	LDR – Age Restricted	RS/DS	94.3	4.6%	493	5.7%
MDR	Medium Density Residential	RS/DS	~~324.1~~ 334.2	~~14.7%~~ 16.1	~~2,431~~ 2,494	~~28.0%~~ 28.4
HDR	High Density Residential	R3	92.0	4.4%	~~2,337~~ 2,367	~~26.9%~~ 27.0
Sub-totals			**~~1,125.1~~** 1,135.2	**~~54.3%~~** 54.8	**~~8,430~~** 8,523	**~~97.1%~~** 97.2
Commercial and Employment						
CC	Community Commercial (Commercial Mixed Use)	CMU/SA	29.1	1.4%	249	~~2.9%~~ 2.8
CC/BP	Community Commercial/ Business Professional (Mixed Use)	CC/SA	25.4	1.2%	--	--
CC	Community Commercial	CC & GC	~~177.5~~ 167.4	~~8.6%~~ 8.0	--	--
Sub-totals			**~~232.0~~** 221.9	**~~11.2%~~** 10.7	**249**	**~~2.9%~~** 2.8
Open Space/Public						
P/QP	Public/Quasi-Public	P/QP	64.7	3.1%	--	--
PR	Parks & Recreation	PR	104.6	5.0%	--	--
OS	Open Space	OS	302.0	14.6%	--	--
OS	Paseo (60'-wide)	OS	13.4	0.6%	--	--
UR	Urban Reserve	UR	38.7	1.9%	--	--
Sub-totals			**523.4**	**25.3%**	**--**	**--**
Right of Way/ Landscape Corridor			191.7	9.2%	--	--
TOTAL			**2072.2 ac**	**100%**	**~~8,679~~ du** 8,772	**100%**

Note: See Table 7-4 for net Paseo total acres

Last Updated April 2021



	Land Use Designation	Acres
LDR	Residential	614.7
	Residential - Age Restricted	94.3
MDR	Residential	~~324.1~~ 334.2
HDR	Residential	92.0
CC	Business Professional and Commercial	25.4
	Commercial	~~177.5~~ 167.4
	Commercial Mixed Use	29.1
OS	Open Space	302.0
	Open Space/Paseo	13.4
PR	Park	104.6
P/QP	Elementary School	33.9
	Fire Station	3.2
	Lift Station	1.0
	Middle School	21.6
	Recycle Center	0.5
	Substation	1.0
	Water Treatment/Well	2.8
	Well	0.7
UR	Urban Reserve	38.7
ROW	Right of Way	191.7

*See Land Use By Parcel table for Unit totals

Totals: 2,072.2

Figure 4-1: Land Use Map

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
UR-92	Urban Reserve	UR	38.72		
	Sub-totals (Urban Reserve)		**38.72**	**0**	
WB-1A	LDR (Residential – Age-Restricted)	RS/DS	30.30	126	4.2
WB-1B	LDR (Residential – Age-Restricted)	RS/DS	22.20	133	6.0
WB-2A	LDR (Residential – Age-Restricted)	RS/DS	11.81	58	4.9
WB-2B	LDR (Residential – Age-Restricted)	RS/DS	7.67	39	5.1
WB-3A	LDR (Residential – Age-Restricted)	RS/DS	11.10	66	5.9
WB-3B	LDR (Residential – Age-Restricted)	RS/DS	11.23	71	6.3
WB-4	LDR (Residential)	RS/DS	16.50	100	6.1
WB-5	LDR (Residential)	RS/DS	30.50	157	5.1
WB-6	LDR (Residential)	RS/DS	21.70	103	4.7
WB-7	LDR (Residential)	RS/DS	25.14	145	5.8
WB-20	MDR (Residential)	RS/DS	8.88	66	7.9
WB-21	MDR (Residential)	RS/DS	11.80	81	6.9
WB-22	MDR (Residential)	RS/DS	4.80	32	6.7
WB-23	MDR (Residential)	RS/DS	9.88	71	7.3
WB-24	MDR (Residential)	RS/DS	7.50	53	7.1
WB-25	MDR (Residential)	RS/DS	14.30	100	7.0
WB-30	HDR (Residential)	R3	8.06	237	29.4
WB-31	HDR (Residential)	R3	11.10	~~263~~ 293	~~23.7~~ 26.4
WB-32	HDR (Residential)	R3	5.11	128	25.0
WB-41	~~CC (Commercial)~~ MDR (Residential)	~~CC~~ RS/DS	10.11	63	
WB-42	CC (Commercial)	CC	14.55		
WB-50	PR (Park)	PR	8.74		
WB-51	PR (Park)	PR	4.47		
WB-52	PR (Park)	PR	1.50		
WB-60	Public/Quasi-Public (Elementary School)	P/QP	10.00		
WB-61	Public/Quasi-Public (Well)	P/QP	0.31		
WB-62	Public/Quasi-Public (Lift Station)	P/QP	0.80		
WB-80	OS (Open Space)	OS	36.58		
	Sub-totals (Westbrook)		**365.64**	~~**2,029**~~ 2,122	
ROW	Right of Way/Landscape Corridors		191.60		
	Sub-totals (ROW)		**191.60**	**0**	
	Total		**2,072.16**	~~**8,679**~~ 8,772	

Table Updated April 2021
(GIS acreages revised January 2021)

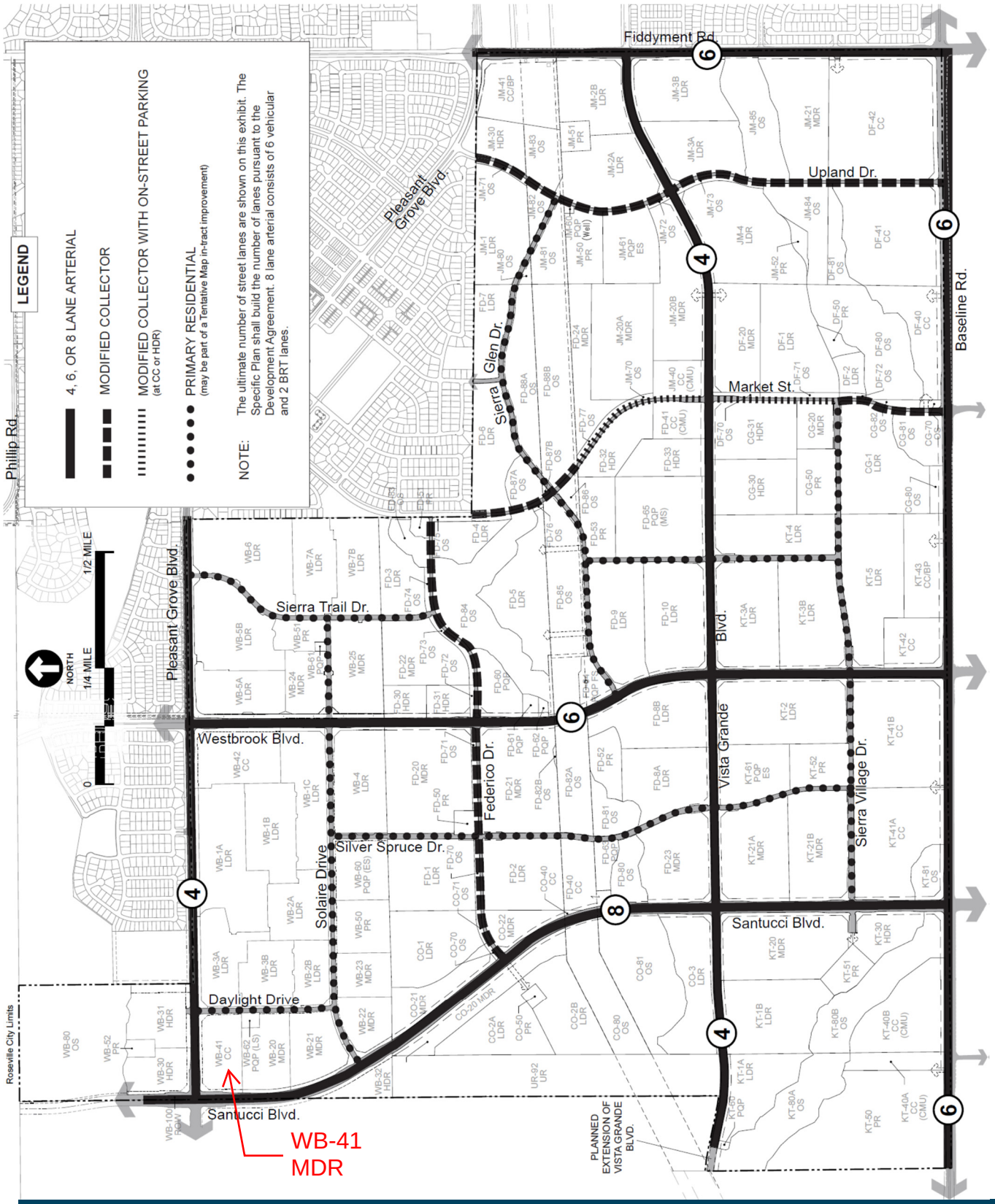


Figure 6-1: Roadway System

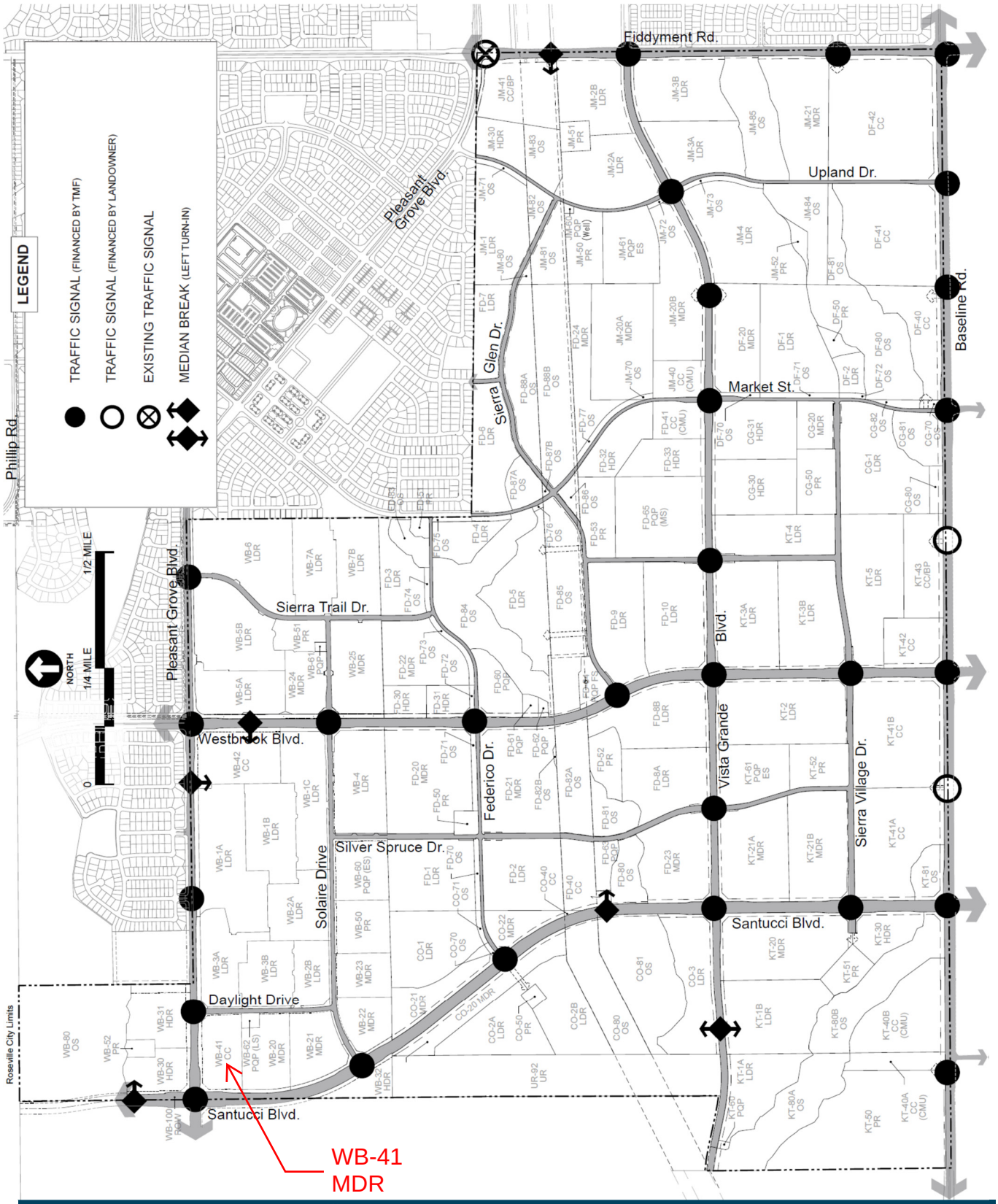


Figure 6-6: Arterial Roadway Traffic Signals and Median Breaks

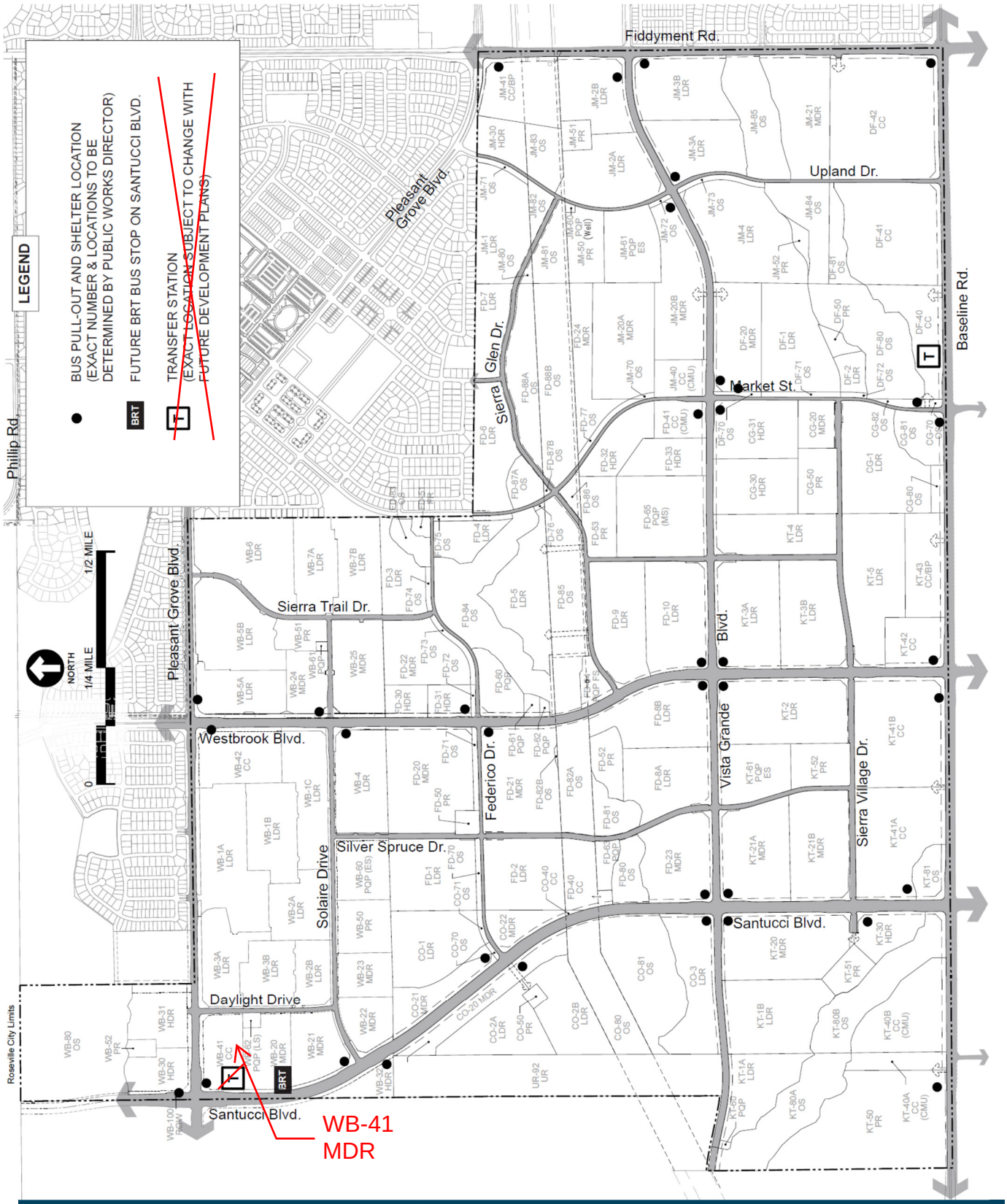


Figure 6-24: Bus Pull-Out and Shelter Locations

6.5 Park and Ride Facilities

Park and ride lots provide parking for commuters to leave their vehicles to meet carpools, vanpools or access transit. In the SVSP, a total of ~~3~~ 2 park and ride lots are dispersed throughout the Plan Area near major roadway intersections on the Baseline Road, Fiddyment Road, and Santucci Blvd. corridors. The park and ride locations shown on SVSP Parcels DF-40 and KT-41A shall provide for 50 park and ride spaces each. ~~The park and ride location in SVSP Parcel WB-41 shall provide for 35 park and ride spaces.~~ Sites designated to provide park and ride facilities are identified on Figure 6-25.

Park and Ride spaces are in addition to the minimum required parking spaces for each project. These spaces will be installed with project development and maintained by the project developer, with all designated spaces signed in accordance with City standards. Park and Ride lots are intended to be made available to commuters during normal commute hours on a daily basis. Additional details regarding the obligations for the construction of park and ride lots, including related facilities, is included in the project development agreements.

6.6 Transportation Systems Management

Transportation System Management (TSM) measures are designed to reduce the number and length of home-to-work commute trips through actions such as ridesharing, flexible work hours, and support of public transportation. Any project site, common work location, or employer with 50 or more employees is required to comply with the City of Roseville TSM Ordinance and shall incorporate TSM measures to the degree required by the Ordinance.

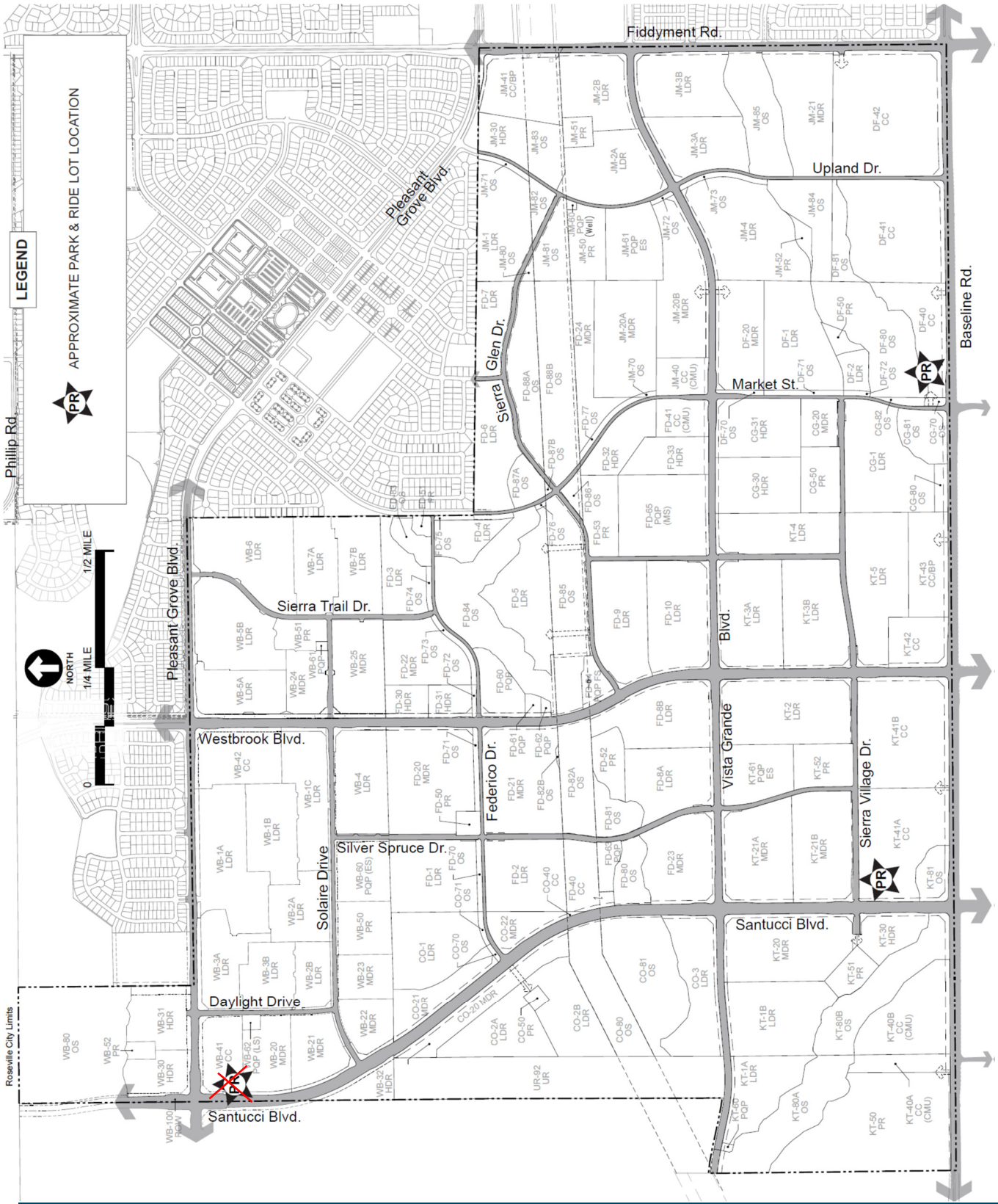


Figure 6-25: Park & Ride Facilities

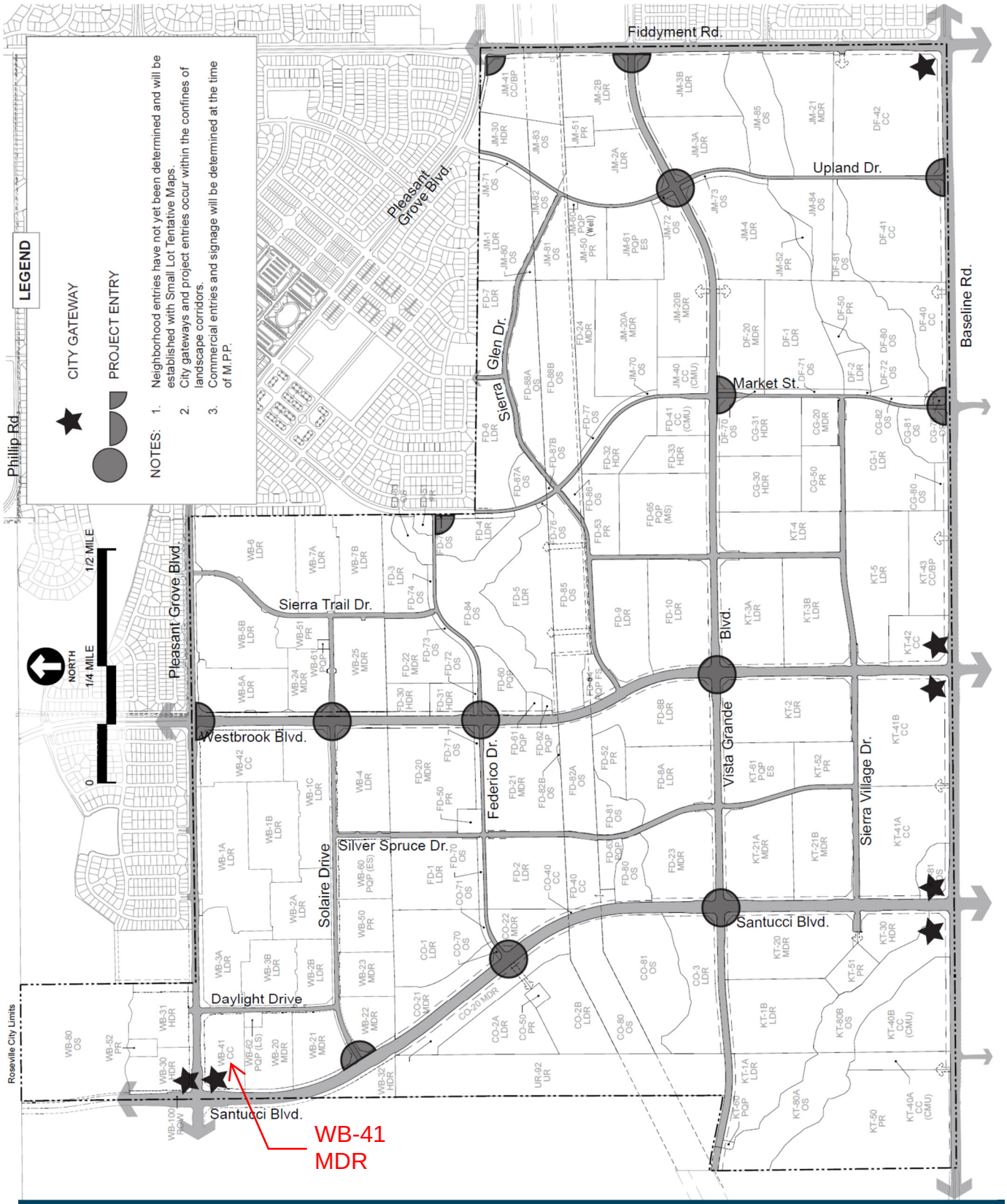


Figure B-2: Entry Feature Locations

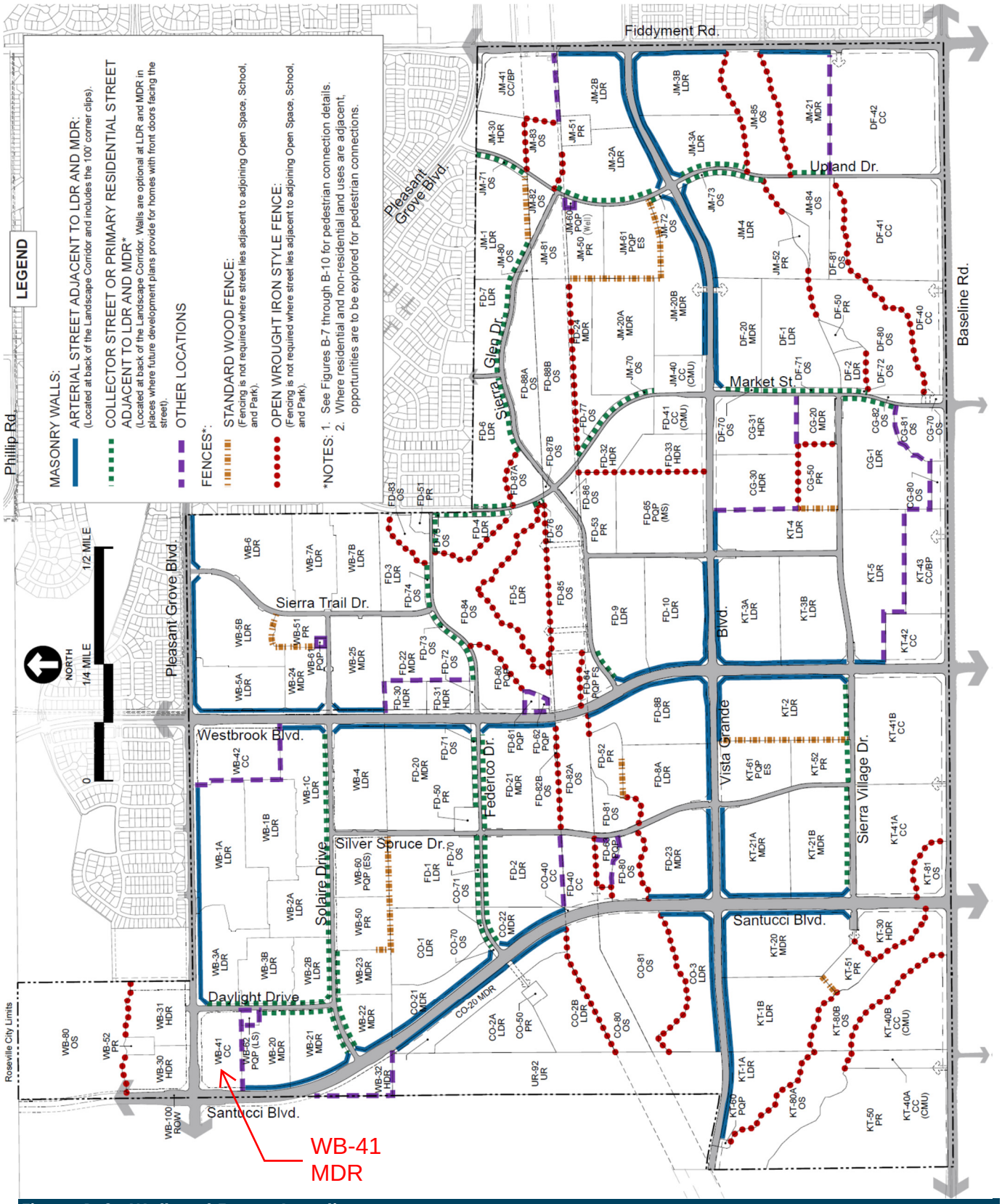
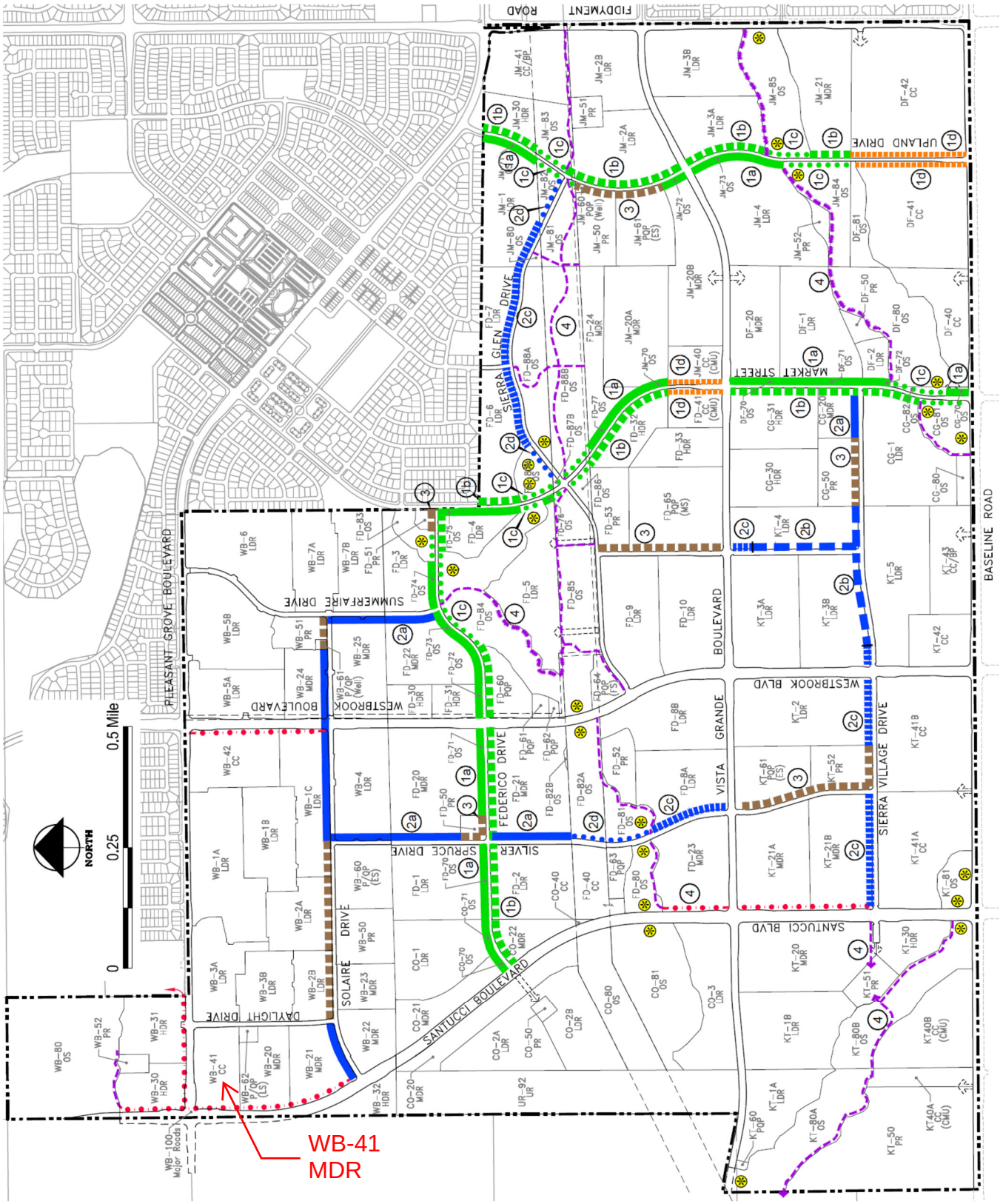


Figure B-3: Wall and Fence Locations



Note: Bikeway alignments in open space areas are conceptual and may be refined as detention facilities are designed.

Figure B-5: Paseo Plan

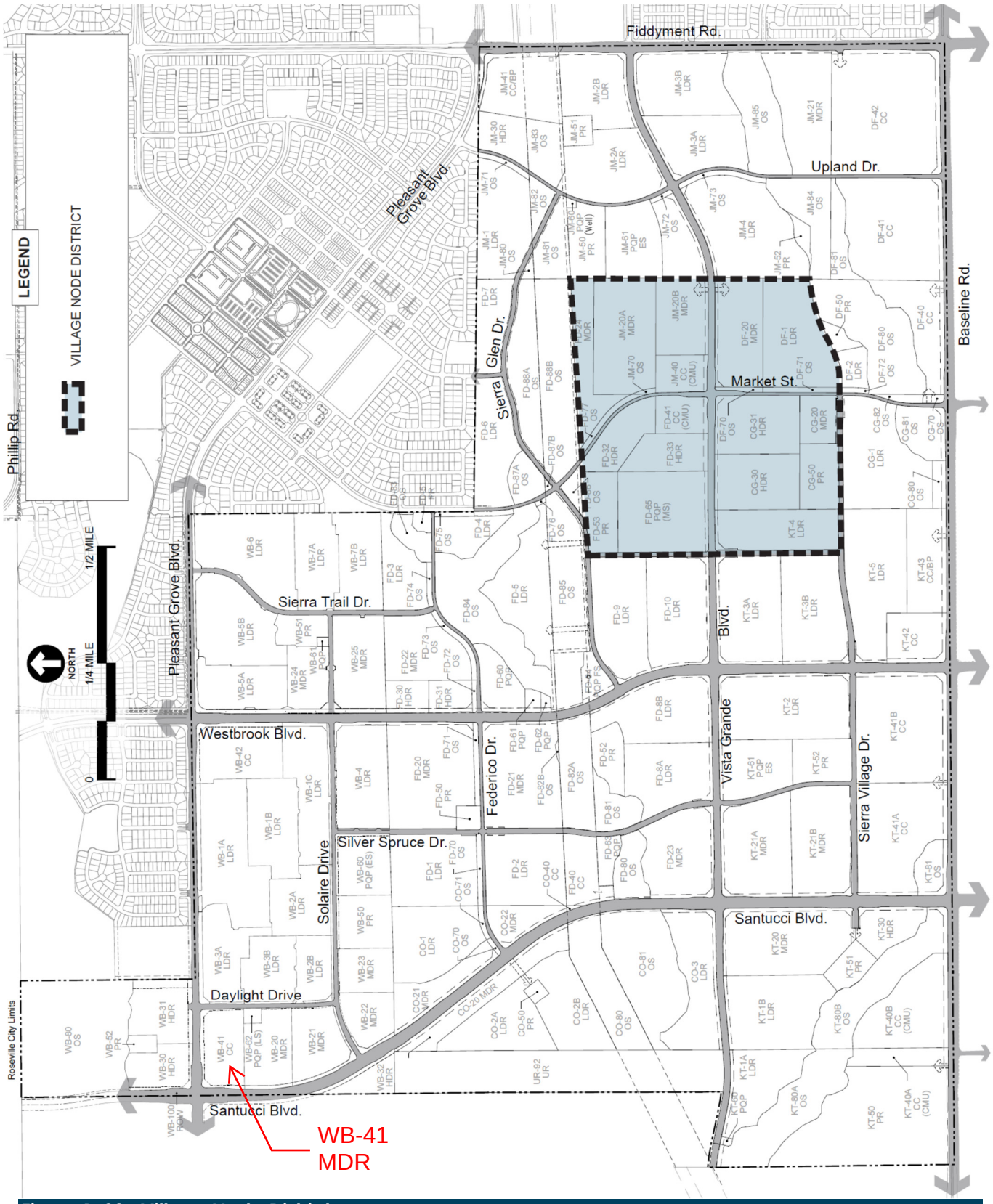


Figure B-22: Village Node District

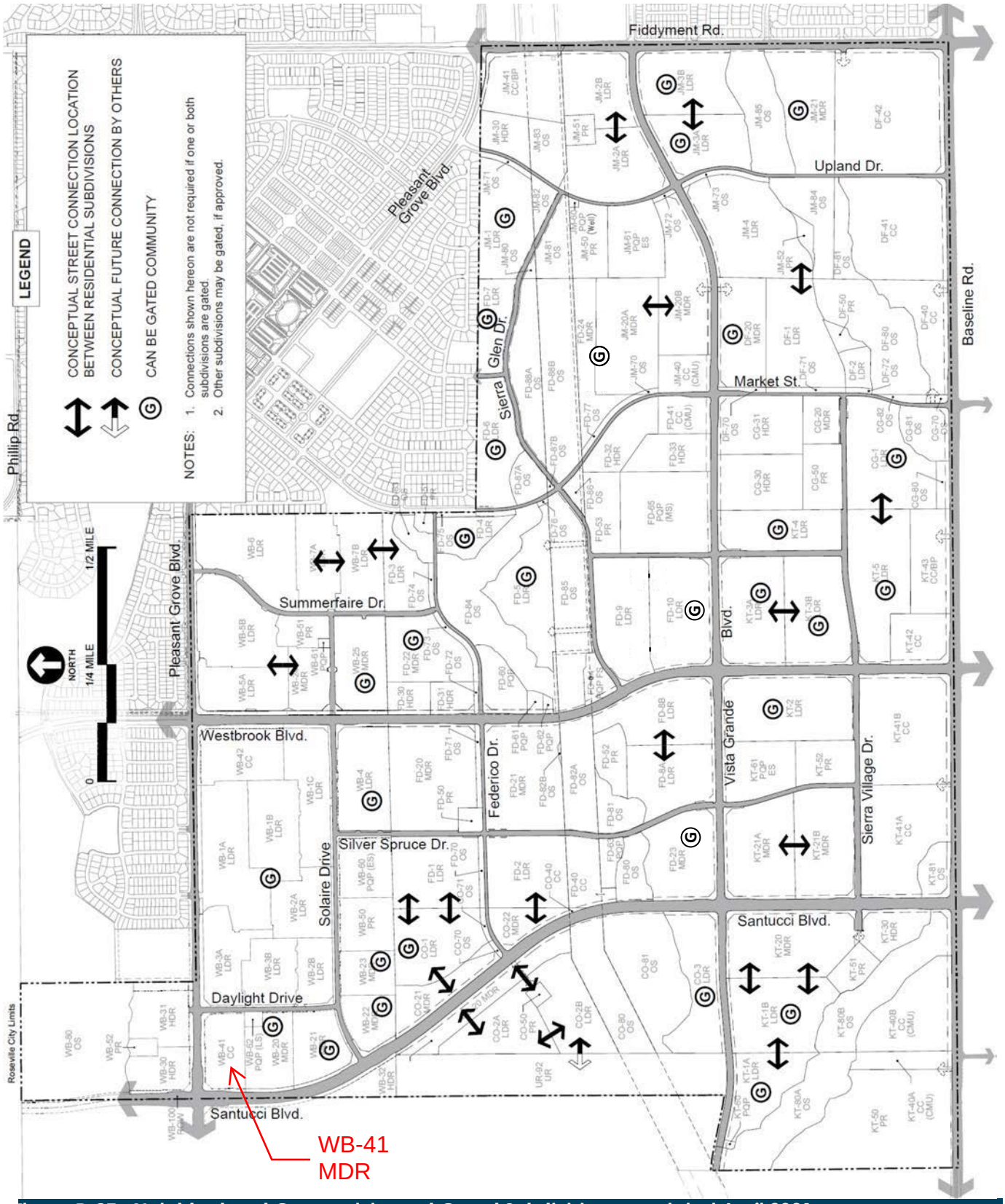


Figure B-25: Neighborhood Connectivity and Gated Subdivisions - updated April 2021

B.12 Commercial Center for Parcels WB-41

Overview

Parcel WB-41 is a neighborhood-serving retail center that supports planned transit systems and facilitates pedestrian walkability. At 10 acres, development of approximately 175,000 sq. ft. of commercial and/or office space can be supported. This site is adjacent to a planned Bus Rapid Transit (BRT) route along Santucci Blvd. and as such, the site design concept accommodates a transit hub that supports both regional and local transit systems. In addition, the layout of retail buildings allows a point of connection to the adjacent residential neighborhoods, intended to facilitate pedestrian walkability to both this retail center and transit hub. The mix of uses and layout of buildings will be determined as subsequent entitlements are processed with the City per the guidelines below.

Guidelines

The design concept in Figure B-30 should be used to help direct the final layout of the commercial site. Design consideration should be given to the site's visibility at a major street intersection and western entry into the City. The concepts and guidelines in this illustrative are intended to augment the City's adopted Community Design Guidelines for commercial centers.

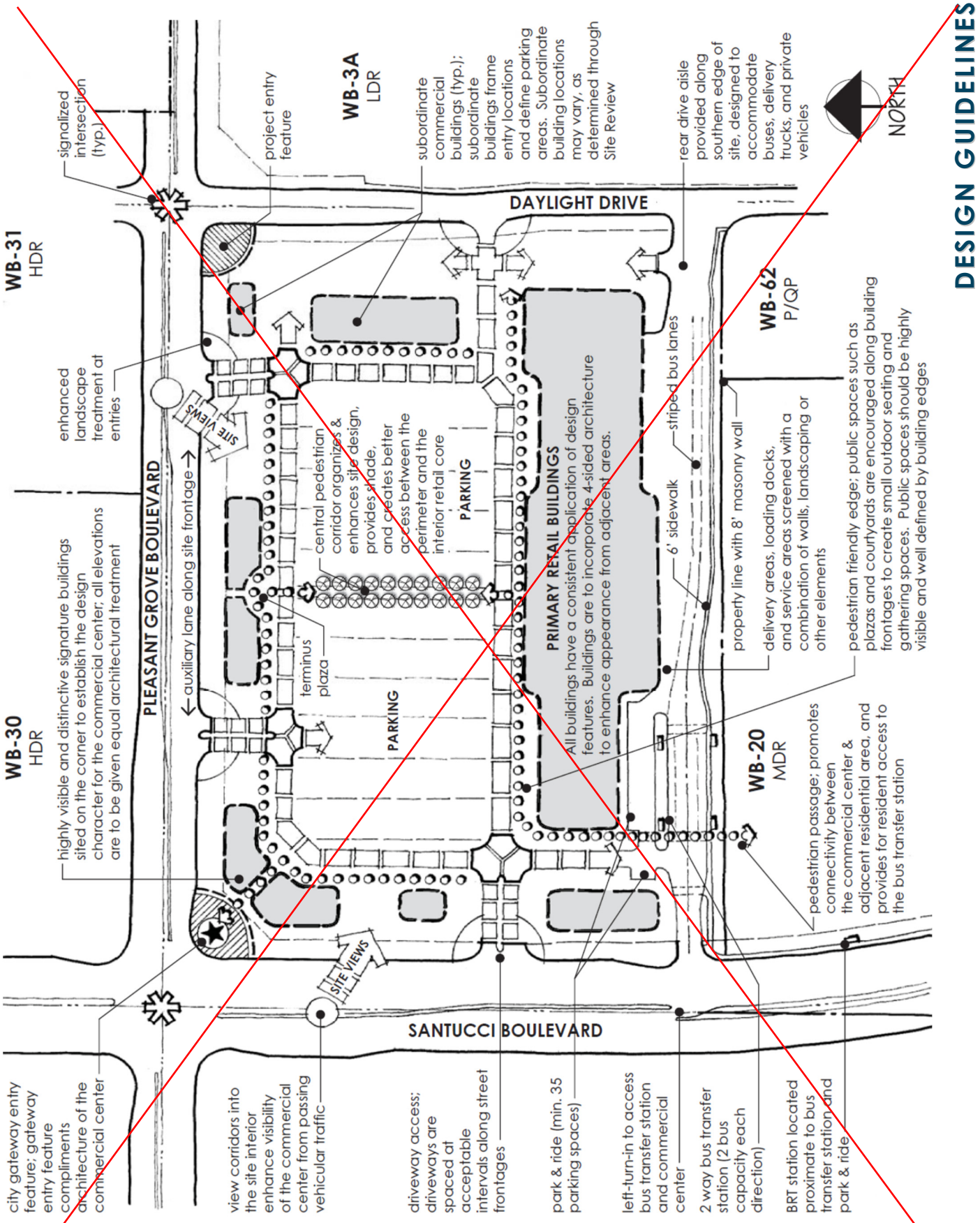
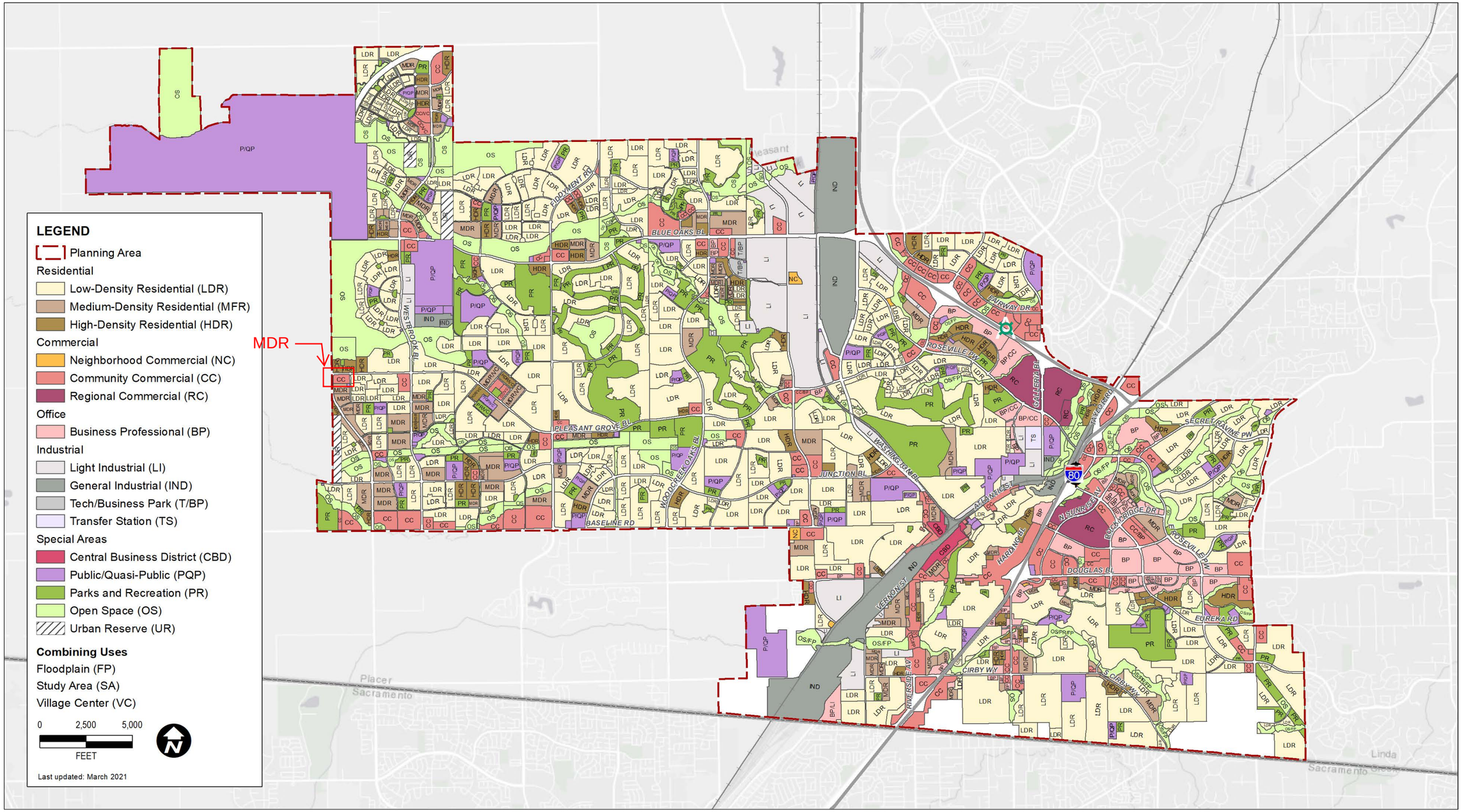


Figure B-30: Concept Plan for Parcel WB-41

Figure II-2 | Land Use Map



MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

TECHNICAL MEMORANDUM

DATE: July 16, 2021

TO: City of Roseville

FROM: Cindy Gwaltney

CC: Ryan O'Keefe, Westpark SV, LLC.; Allison Wathen, Eric Crow

SUBJECT: Preliminary Storm Water Quality Evaluation for Parcel WB-41

Introduction & Overview

This Technical Memorandum (TM) is a technical storm water quality assessment for the proposed development project on Parcel WB-41 in the Sierra Vista Specific Plan area. The proposed project consists of a Small Lot Tentative Map for 63 medium-density residential lots and adjacent landscape on a ±10.1-acre area. This TM includes the appropriate level of analysis for the proposed storm water quality facilities serving the project.

The contributary area analyzed for Parcel WB-41 is comprised of 8.7-acres of medium density residential. The adjacent landscape was accounted for and analyzed in the Storm Drainage Evaluation for Westbrook Phase 3: Santucci Boulevard, Pleasant Grove Boulevard, and Solaire Drive dated April 30, 2019. The site is located within the Sierra Vista Specific Plan Area and is east of Santucci Boulevard, west of Westbrook Boulevard, south of Pleasant Grove Boulevard, and north of Baseline (Figure 1). The site discharges to existing storm drainage infrastructure in Pleasant Grove Boulevard which ultimately discharges to an existing bioretention facility located in the open space alongside a tributary of Curry Creek.

Purpose

This TM is a drainage evaluation that supports the project entitlements for Parcel WB-41. This TM provides a preliminary assessment of the Low Impact Development measures needed and confirms the outfall bioretention facility has capacity to mitigate for the proposed site.

Previous Studies

The Storm Drainage Evaluation for Westbrook Phase 3: Santucci Boulevard, Pleasant Grove Boulevard, and Solaire Drive (Westbrook SDTM) dated April 30, 2019 by MacKay & Somps was referenced. No other studies were utilized in the preparation of this report.

Storm Water Quality & Hydromodification

To evaluate the storm water quality provisions and hydromodification management for the development, the West Placer Storm Water Quality Design Manual (SWQDM) was referenced and utilized in this analysis. Storm Water Quality (SWQ) is assessed for the fully-built out contributing area that includes Parcel WB-41 in the Westbrook SDTM. The previous SWQ analysis includes Parcel WB-41 as having a commercial land use which for this watershed is considered self-treating. The Westbrook SDTM analysis is updated to reflect Parcel WB-41 as medium density residential and the revised SWQ calculations are included in Appendix A.

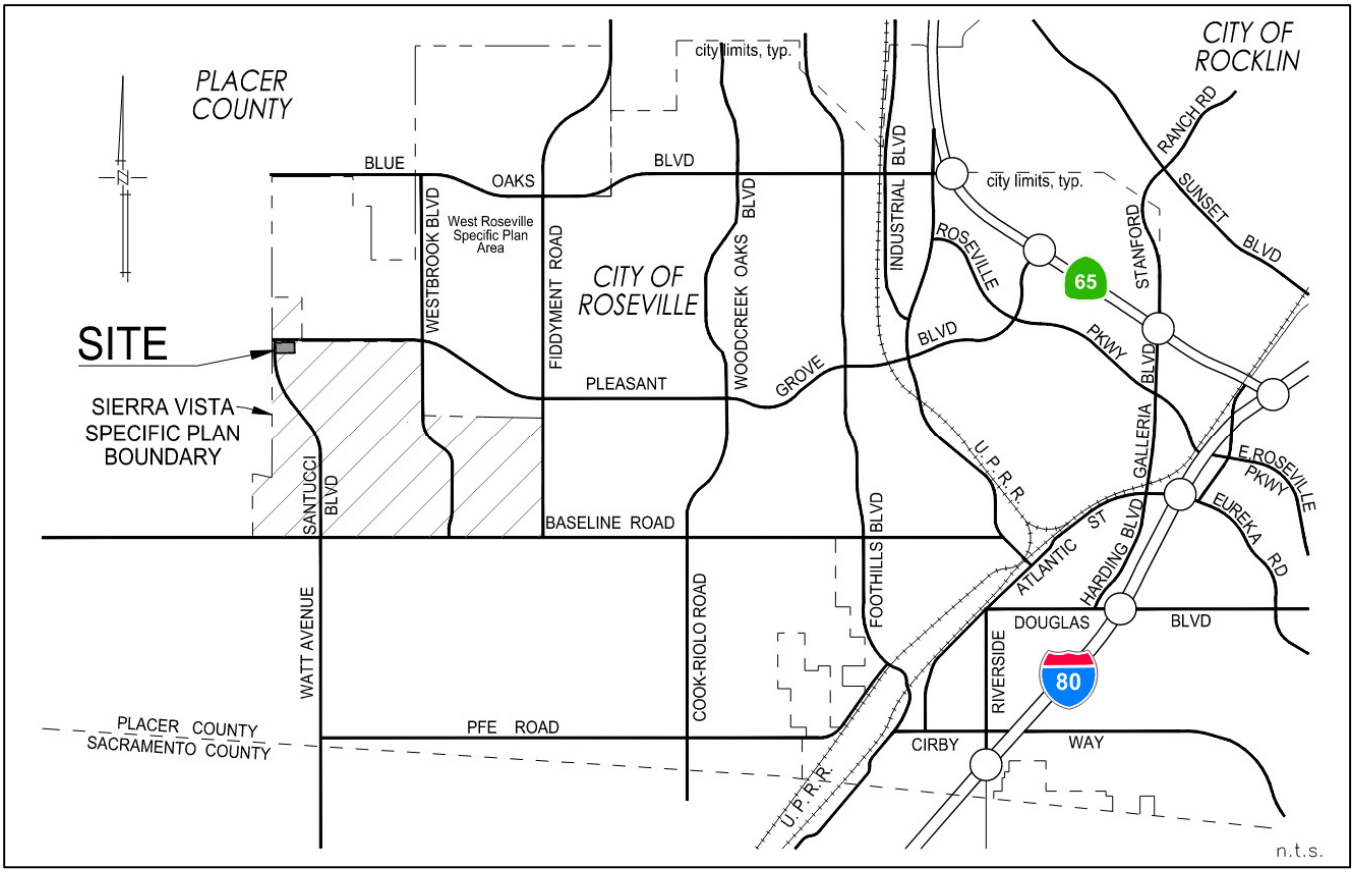


Figure 1. Project Location Map

The revised calculations resultant bioretention facility size needed for the updated contributary drainage area was compared to the size of the constructed bioretention facility. It is determined that the existing bioretention facility is adequately sized to include Parcel WB-41 as medium density residential with the application of the below described Low Impact Development measures for Parcel WB-41.

The proposed project creates more than one acre of impervious surface. Due to this, it is considered a Hydromodification Management Project per the Phase II MS4 Permit and is required to provide storm water treatment for the 85th percentile event and hydromodification for the 2-year event. Hydromodification requirements are demonstrated to be met in the Westbrook SDTM using the SWQPDM Templates. These templates are updated with this TM and are included in Appendix A.

The first line of defense in maintaining storm water quality is to keep urban runoff from commingling with clean water through the use of Source Controls. This can be done using structural and operational measures at the pollutant source. At this level of analysis, source control measures are not included however, measures may be specified at the improvement plan level of design and implemented with construction.

Several Low Impact Development strategies would be implemented with development of the project in order to reduce the post-development flows. The proposed LID measures include tree planting, soil quality improvement, disconnected impervious areas, and the existing bioretention facility at the outfall of the Westbrook Phase 3 drainage system. These strategies would remove pollutants from runoff, attenuate peak flows, and reduce runoff volume.

Planting trees is proposed at a rate of two trees per lot. Trees, at a minimum, decrease storm water runoff volume, reduce the amount of pollutants to reach downstream, are aesthetically pleasing, have a cooling effect through shade and evapotranspiration, and provide habitat for birds and insects

Soil quality amendments would also be added at a rate of 9 square-feet of 1-foot deep soil amendment per each tree planting, thus assisting the trees in becoming established as well as improving the soil. Soil quality amendments improve soil infiltration rates, reduce surface runoff quantities and erosion, improve soil filtration capabilities and pollutant removal, enhance plant survival rates and health, and decrease the need for landscape irrigation and fertilization.

Disconnecting impervious areas is another technique that would be implemented with the project. This includes rooftops or other hard surfaces such as streets/parking lots or sidewalks that drain directly to pervious areas such as landscape. The rooftop disconnection is achieved through disconnected roof drains that route the rooftop flows into pervious areas. The design parameter of twice the area of impervious to pervious area is used. Due to this design constraint, the average size of a lot for each parcel was analyzed for probable pervious area. Once this pervious area was determined, the amount of rooftop draining to the pervious area was calculated per each lot. For the proposed project, an estimated amount of 1300 square-feet of rooftop per lot. Disconnected impervious areas have the following benefits of decreasing runoff volume, reducing peak flow rates, and encouraging groundwater recharge.

All proposed measures were designed to the specifications outlined in the SWQDM and implemented to mitigate the 85th percentile, 24-hour storm event for storm water quality and the 2-year 24-hour event for hydromodification. The SWQDM Template was completed using the shed information presented in the Westbrook SDTM with Parcel WB-41 updated to medium density residential land use and is included in Appendix A. Storm water quality compliance is demonstrated on Form 3-6 with having zero untreated volume in Item 14 and hydromodification compliance is demonstrated on Form 4-3, Item 16.

Conclusion

The results of the analysis performed for this Technical Memorandum demonstrate that the proposed development of Parcel WB-41 in Sierra Vista Specific Plan can be satisfactorily treated with the Low Impact Development measures as described and analyzed herein and the existing bioretention facility at the outfall of the Westbrook Phase 3. It adequately details the development's drainage characteristics and is suitable for submittal to the City of Roseville.

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LEGEND

- SHED BOUNDARY
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FUTURE STORM DRAIN
- OVERLAND RELEASE DIRECTION
- A05L 0.9±ac — SUBSHED NAME & AREA
- BIORETENTION FACILITY

N

0 50 100 200
SCALE: 1"=100'

Exhibit 1

Parcel WB-41 SWQ Sheds

Westbrook Phase 3

City of Roseville
Scale 1"=100'
NGVD 29

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

California
April 2021
18437.PH3

PRELIMINARY - Subject to Revision

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Appendix A

Storm Water Quality Template

Post-Construction
Storm Water Quality Plan

For:

Westbrook Phase 3 updated with Parcel WB-41
City of Roseville

Prepared by:

MacKay & Somps Civil Engineering, Inc.
1025 Creekside Ridge Dr., Ste 150
Roseville, CA 95678
916-773-1189

Preparation Date: March 2021

Approval Date:_____

Section 1 General Project Information

The undersigned owner of the subject property, is responsible for the implementation of the provisions of this plan, including ongoing operations and maintenance (O&M), consistent with the requirements of the West Placer Storm Water Quality Design Manual and the State of California Phase II Small MS4 General Permit (Order No: 2013-0001-DWQ). If the undersigned transfers its interest in the property, its successors-in-interest shall bear the aforementioned responsibility to implement the SWQP.

For all Regulated Projects (As identified in Form 1-2 below), the undersigned owner hereby grants access to all representatives of the Jurisdictional Agency for the sole purpose of performing O&M inspections of the installed treatment system(s) and hydromodification control(s) if any.

A copy of the final signed and fully approved SWQP shall be available on the subject site for the duration of construction and then stored with the project approval documentation and improvement plans in perpetuity.

Form 1-1 Project Identification and Owner's Certification

Project Site Address:	3301 Pleasant Grove Boulevard, Roseville, CA 95661	
Owner Name:	Ryan O'Keefe	
Title		
Company	Westpark SV 400, LLC	
Address	1420 Rocky Ridge Drive, Suite 265	
City, State, Zip Code	Roseville, CA 95661	
Email	ryan@wpcommunities.com	
Telephone #	916-990-1071	
Signature	Date	
Engineer:*	Steve Smith	PE Stamp* (Required for all Regulated Projects)
Title		
Company	MacKay & Somps Civil Engineering, Inc.	
Address	1025 Creekside Ridge Dr., Ste 150	
City, State, Zip Code	Roseville, CA 95678	
Email	ssmith@msce.com	
Telephone #	916-773-1189	
Signature		
Brief Description of Project: (Attach additional sheets as necessary)	86.0 Acre Development	

* Not required for Small Projects as determined in Form 1-2 below. Project owners are responsible for ensuring that all storm water facilities are designed by an appropriately licensed and qualified professional.

Form 1-2 Project Category	
Development Category (Select all that apply)	
[1]**Small Project** – All projects, except LUPs, that create and/or replace between 2,500-5,000 ft^2 of impervious surface or detached single family homes that create and/or replace 2,500 ft^2 or more of impervious surface and are not part of a larger plan of development.	
[2]Enter total new and/or replaced impervious surface (ft^2)	
[3]**Regulated Project** – All projects that create and/or replace 5,000 ft^2 or more of impervious surface.	X
[4]**Regulated Redevelopment Project** with equal to, or greater than 50 percent increase in impervious area	X
[5]**Regulated Redevelopment Project** with less than 50 percent increase in impervious area	
[6]Enter total pre-project impervious surface (ft^2)	0
[7]Enter total new and/or replaced impervious surface (ft^2)	2,557,277
[8]**Regulated Road or linear underground/overhead project (LUP)** creating 5,000 ft^2 or more of newly constructed contiguous impervious surface.	
[9]Enter total new and/or replaced impervious surface (ft^2)	
[10]**Regulated Hydromodification Management Project** – Regulated projects that create and/or replace 1 acre or more of impervious surface. A project that does not increase impervious surface area over the pre-project condition is not a hydromodification management project.	X
[11]Enter total new and/or replaced impervious surface (ft^2)	2,557,277

Section 3 Regulated Projects

Section 3 forms are to be completed for all Regulated Projects.

Form 3-1 Site Location and Hydrologic Features

Site coordinates: *Take GPS measurement at approximate center of site*	[1] Latitude	[2] Longitude	[3] Elevation (ft. above sea level)	[4] 85th Percentile, 24 Hour Design Storm Depth (in):
	38°46'28.12"N	121°23'34.76"W	90	0.9

[5] Receiving waters *Name of stream, lake or other downstream waterbody to which the site runoff eventually drains*	Sacramento River via Pleasant Grove Creek South Branch and tributary
[6] 303(d) listed pollutants of concern *Refer to State Water Resources Control Board website* www.waterboards.ca.gov/water_issues/programs/water_quality_assessment/#impaired	Curry Creek is listed for: Pyrethroids and Toxicity
[7] Is Project going to be phased? *If yes, ensure that the SWQP evaluates each phase with distinct DMAs, requiring LID BMPs to address runoff at time of completion*	Yes

[8] *Use this form to show a conceptual schematic depicting DMAs and conveyance features connecting DMAs to the site outlet(s). An example is provided below that can be modified for the proposed project or a drawing clearly showing DMAs and flow routing may be attached.*

Example only
Modify for project specific SWQP
Use separate sheet if necessary

See Exhibit

Form 3-2 Site Assessment and Layout Documentation

	Has this Item been considered in the Site Layout and depicted in the Site Plan?	
	Yes	**Not Applicable (Include brief explanation)**
Define the development envelope and protected areas, identifying areas that are most suitable for development areas to be left undisturbed.		N/A, site has been previously graded, all areas are similar
Concentrate development on portions of the site with less permeable soils and preserve areas that can promote infiltration.		N/A, all of the site is on Type C soils
Limit overall impervious coverage of the site with paving and roofs.		N/A, conforming to local impervious coverage ordinances
Set back development from creeks, wetlands, and riparian habitats.		N/A, existing draw is too close to provide 500ft setback
Preserve significant trees.		N/A, site is graded from previous use
Conform site layout along natural landforms.	X	
Avoid excessive grading and disturbance of vegetation and soils.		N/A, site has previously been disturbed
Replicate the site's natural drainage patterns.	X	
Detain and retain runoff throughout the site.	X	

Attach a Site Plan that incorporates the applicable considerations above. Ensure that the following items are included in the Site Plan:

Site Boundary
Soil types and areal extents, test pit and infiltration test locations
Topographic data with 1 ft. contours
Existing natural hydrologic features (depressions, watercourses, wetlands, riparian corridors)
Environmentally sensitive areas and areas to be preserved.
Proposed locations and footprints of improvements creating new, or replaced, impervious surfaces
Potential pollutant sources and locations
Entire site divided into separate DMAs with unique identifiers
Existing and proposed site drainage network with flow directions and site run-on and discharge locations
Proposed design features and surface treatments used to minimize imperviousness and reduce runoff
Proposed locations and footprints of treatment and hydromodification management facilities
Design features for managing authorized non-stormwater discharges
Areas of soil and/or groundwater contamination
Existing utilities and easements
Maintenance areas

Form 3-3 Source Control Measures

Potential Pollutant Generating Activity or Source	Check One		Describe the source control measures to be implemented for each potential pollutant generating activity or source present on the project as listed in Appendix C and in the CASQA Fact Sheets. Include any special features, materials, or methods of construction that will be used.
	Present	Not Applicable	
Accidental spills or leaks	☐	☑	
Interior floor drains	☐	☑	
Parking/storage areas and maintenance	☐	☑	
Indoor and structural pest control	☐	☑	
Pools, spas, ponds, decorative fountains, and other water features	☐	☑	
Landscape/outdoor pesticide use	☑	☐	All manufacturer recommendations and regulations will be followed. Minimum amounts will be used.
Restaurants, grocery stores, and other food service operations	☐	☑	
Refuse areas	☐	☑	
Industrial Processes	☐	☑	
Outdoor storage of equipment or materials	☐	☑	
Vehicle and equipment cleaning	☐	☑	
Vehicle and equipment repair and maintenance	☐	☑	
Fuel dispensing areas	☐	☑	
Loading docks	☐	☑	
Fire sprinkler test water	☐	☑	
Drain or wash water from boiler drain lines, condensate drain lines, rooftop equipment, drainage sumps, and other sources	☐	☑	
Unauthorized non-storm water discharges	☐	☑	
Building and grounds maintenance	☐	☑	

The source control measures identified in this table shall be designed consistent with recommendations from the CASQA Stormwater BMP Handbook for New Development and Redevelopment[1], or from another equivalent manual.

[1] California Stormwater BMP Handbook New Development and Redevelopment. California Stormwater Quality Association (CASQA). January 2003.

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

[1]DMA ID No.			A			
Site Design Measure	**Runoff Reduction Parameters**			**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**
[2] Adjacent/On-Site Stream Setbacks and Buffers	A_{imp} (ft^2)	*impervious drainage area*	-	-	-	-
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8	
[3] Soil Quality Improvement and Maintenance	A_{pond} (ft^2)	*ponding area*	0	1,883.7	0	-
	D_{pond} (ft)	*ponding depth*	0.0			
	A_{sa} (ft^2)	*soil amendment area*	5382			
	D_{sa} (ft)	*depth of amended soil*	1.0		1.0	
	n	*porosity of amended soil*	0.4		0.4	
[4] Tree Planting and Preservation	n_e	*number of new evergreen trees*	315	6,952.8		-
	n_d	*number of new deciduous trees*	315			
	A_{tc} (ft^2)	*canopy area of existing trees to remain on the property*				
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8	
[5] Rooftop and Impervious Area Disconnection	A_{imp} (ft^2)	*impervious drainage area*	391,017	26,393.6		-
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8	
[6] Porous Pavement	A_{res} (ft^2)	*area of gravel storage layer*		-	0	-
	D_{res} (ft)	*depth of gravel storage layer*				
	n_{agg}	*porosity of aggregate*				
	C	*efficiency factor*				
[7] Vegetated Swales	A_{imp} (ft^2)	*impervious drainage area*	1,259,370	85,007.5		-
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8	
[8] Rain Barrels and Cisterns	N	*number of rain barrels and/or cisterns*		-	0	-
	V_a (ft^3)	*volume of each rain barrel and/or cistern*				
[9] Do all Site Design Measures meet the design requirements outlined in the Fact Sheets?					Yes	X
[10] Total Volume Reduction (ft^3)			**120,238**			**-**
[11] Effective Treated Impervious Area (ft^2)			**1,603,169**			**-**

Note: Vegetated swales are not proposed. They are used as a mitigation measure to reflect the treatment for the self-treating land uses such as roadways, commercial, and HDR. Roadways utilize behind the curb bioretention for treatment. Commercial and HDR sites will be analyzed at time of Tentative Map or Improvement Plans for those specific sites. It is not known at this time what measures will be implemented. This is done to best represent the contributary area as a whole including self-treating areas.

Form 3-5 Computation of Water Quality Design Criteria for Stormwater Treatment and Baseline Hydromodification Measures

DMA ID No.	A	
[1]Total impervious area requiring treatment	2,557,277	
[2] Impervious area untreated by Site Design Measures (ft^2) *Item 1 – Form 3-4 Item 11*	954,108	-
[3]Additional pervious area draining to BMP (ft^2)	1,190,190	
[4] Composite DMA Runoff Coefficient (Rc) *Enter area weighted composite runoff coefficient representing entire DMA*	0.201	0
[5] Water Quality Volume (WQV) (ft^3) *WQV = 1/12 * [Item 2 + Item 3) *Item 4] * Unit WQV*	23,307	-
[6] Water Quality Flow (WQF) (cfs) *WQF = 1/43,200 * [0.2* (Item 2 + Item 3) * Item4]*	1.992	0.000

Form 3-6 Volume-Based Infiltrating Bioretention Measures				
[1]**DMA ID No.** *If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.*	**A**			
[2]WQV (ft^3) *Item 5 in Form 3-5* *If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.*	23307			
[3]Surface Loading Rate *Maximum 5.0 in/hr*	5			
[4]BMP Surface Area (ft^2) *Top of BMP*	17473			
[5]Infiltration rate of underlying soils (in/hr)	0.07			
[6]Maximum ponding depth (ft) *BMP specific, see BMP design details*	0.5			
[7]Ponding Depth (ft) d_{BMP} *= Minimum of (1/12 * Item 5 * 48 hrs) or Item 6*	0.8	-	-	-
[8]Infiltrating surface area, SA_{BMP} (ft^2) *Bottom of BMP*	14561			
[9]Planting media depth, d_{media} (ft)	1.5			
[10]Planting media porosity	0.35			
[11]Gravel depth, d_{media} (ft) *Only included in certain BMP types*	3.5			
[12]Gravel porosity	0.30			
[13]Retention Volume (ft^3) $V_{retention}$ *= Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]*	34,582	-	-	-
[14]Untreated Volume (ft^3) $V_{untreated}$ *= Item 2 – Item 13* *If greater than zero, adjust BMP sizing variables and re-compute retention volume*	0	0	0	0
[15]Treated Flow Rate (ft^3/s) $Q_{treated}$ *= 1/43,200*(Item 3 * Item 4)*	2.0224	0.0000	0.0000	0.0000
[16]Total Treated Flow Rate for Project (ft^3/s) Q_{total} *= Sum of Item 15 for all DMAs*	2.022			
[17]Is WQV for each DMA treated on-site?	**Yes**	**X**	**No**	

Section 4
Regulated Hydromodification Management Projects

Form 4-1 Peak Runoff Response Time

(Complete Section 4 forms for Regulated Hydromodification Projects only)

Determine total runoff response time for pre- and post-construction conditions at each project outlet.

Variables	Pre-construction DMAs to Project Outlet				Post-construction DMAs to Project Outlet			
	A				**A**			
[1]Length of longest overland flow path *Not to exceed 100 ft*	100				100			
[2]Slope of overland flow path (ft/ft)	0.0080				0.0200			
[3]Manning's roughness coefficient for overland flow surface *See Table 5-5 of the Placer County SWMM*	0.4000				0.1100			
[4]Overland flow response time (min) (0.355*(Item 1*Item 3)$^{0.6}$)/(Item 2$^{0.3}$)	14	-	-	-	5	-	-	-
[5]Hydrologic Soil Group *Refer to Section 3.1.1. or NRCS Web Soil Survey*	D				D			
[6]Current Land Cover Type(s) *Select from categories shown in Table 5-3 of the SWMM*	Grass				Residential			
[7]Pervious Area Condition: *Based on the extent of vegetated cover Good >75%; Fair 50-75%; Poor <50% Attach photos of site to support rating*	Fair				Good			
[8]Infiltration Rate (in/hr) *Refer to Table 5-3 of the SWMM using Items 3, 4, and 5 above or obtain site specific field measurements (See Section 3.1.1)*	0.08				0.12			
[9]Length of collector flow (ft)	4,036				3,363			
[10]Cross-sectional area of collector flow facility (ft^2)	7				20			
[11]Wetted perimeter of collector flow facility (ft)	14				16			
[12]Manning's roughness of collector flow facility	0.0400				0.0150			
[13]Slope of collector flow facility (ft/ft)	0.0051				0.0017			
[14]Channel flow velocity (ft/sec) *V = (1.49 / Item 12) * (Item 10/Item 11) ^0.67 * (Item 13) ^0.5*	1.7	-	-	-	4.8	-	-	-
[15]Collector flow facility response time (min) *T_c = Item 9 /(Item 14 * 60)*	40.1	-	-	-	11.8	-	-	-
[16]Total runoff response time or T_t (min) *T_t = Item 4 + Item 15*	54.0	-	-	-	16.6	-	-	-

Form 4-2 Hydromodification Target for Peak Runoff

Variables	Pre-construction DMAs to Project Outlet				Post-construction DMAs to Project Outlet			
	1	**2**	**3**	**4**	**1**	**2**	**3**	**4**
[1] Drainage Area (ft^2) *Sum of all outlet level DMAs should equal total project area.*	3,747,467				3,747,467			
[2] Impervious Area (ft^2) *Sum of all outlet level DMAs should equal total project impervious area.*	74,949				2,557,277			
[3] Rainfall depth for 2yr storm with duration equal to response time (in) *See Placer County SWMM Table 5-A-1 for elevation of site and duration equal to response time*	0.44				0.24			
[4] Unit peak runoff (cfs/acre) *q = 60/Form 4-1 Item 16 * Item 3*	0.49	-	-	-	0.87	-	-	-
[5] Infiltration factor (cfs/acre) *F_i = Form 4-1 Item 8 * (1 + 1 /(1.3 + 0.0005 * Form 3-1 Item 3))*	0.14	-	-	-	0.21	-	-	-
[6] Peak runoff from DMAs (cfs) *Q_p = Item 1 * Item 4 – Item 5 * (Item 1 - Item 2)*	30.58	-	-	-	69.34	-	-	-
[7] Total Pre-Project Peak Runof (ft^3/s) *Q_{total} = Sum of Item 6 for all Pre-construction DMAs*	30.58							
[8] Is the total post-project peak runoff equal to or less than the total pre-project peak runoff? *Yes, if Item 7 is greater than or equal to the sum of the Total Treated Flow Rates from Form 3-6 Item 16 and 3-7 Item 12*	**YES**							

Form 4-3 Detention Volumes for Hydromodification Management

	Post-construction DMAs to Project Outlet			
	A	**2**	**3**	**4**
[1] Land cover and hydrologic condition *See NRCD TR-55 Manual Table 2-2 for types*	Residential			
[2] Hydrologic Soil Group *Refer to Section 3.1.1. or NRCS Web Soil Survey*	D	-	-	-
[3] Drainage Area (A) (ft^2)	3,747,467	-	-	-
[4] Curve Number (CN) *Use Items 1 and 2 to select curve number from NRCS TR-55 Manual Table 2-2*	92			
[5] Post-development soil storage capacity, S (in): *S = (1000 / Item 4) – 10*	0.9	-	-	-
[6] Precipitation for 2-yr, 24-hr storm (in) *See Placer County SWMM Table 5-A-1 for elevation of site and 24-hr duration depths*	1.90			
[7] Post-developed runoff volume for 2-yr – 24-hour storm, V_{runoff} (ft^3): V_{runoff} *= Item 3 * (1 / 12) * [(Item 6 – 0.2 * Item 5)^2 / (Item 6 + 0.8 * Item 5)]*	358,456	-	-	-
[8] Attenuation Factor, $q_{out/in}$ (ratio of target outflow rate to peak inflow rate): $q_{out/in}$ *= Form 4-2 Item 6 Pre-Construction / Form 4-2 Item 6 Post-Construction*	0.44	-	-	-
[9] Equalization Factor, Vs/Vr (ratio of storage capacity to runoff volume) *Vs/Vr obtained using Item 8 and nomograph in Figure 6-1 of NRCS TR-55 Manual for Rainfall Type IA*	0.19			
[10] Runoff detention capacity to achieve hydromodification management criteria (ft^3) $D_{hydromod}$ *= Item 7 * Item 9*	68107	-	-	-
[11] Site Design Measure (SDM) Volume (ft^3): *Sum of Item 10 in Form 3-4 for all SDMs in this DMA.*	120,238			
[12] Bioretention Volume (ft3): *Sum of Item 14 in Form 3-6 for all bioretention measures in this DMA.*	34582			
[13] Flow-Through Detention Volume (ft3): *Sum of Item 10 in Form 3-7 for all flow-through facilities in this DMA.*	0			
[14] Supplemental Detention Volume (ft^3):				
[15] Combined Detention Volume in this DMA (ft^3): *Sum of Items 11 through 14*	154,820	-	-	-
[16] Is detention capacity to achieve hydromodification management criteria achieved at all project outlets? *Yes, if Item 10 is less than or equal to Item 15. If not provide additional storage capacity*	**Yes**	**X**	**No**	

Form 5-1 BMP Inspection and Maintenance		
BMP	**Inspection Point and Frequency**	**Maintenance Activity Required**
Bioretention Facilities	Inlets and outlets/ Twice a year	Remove debris, sediment, and litter
	Plants/Monthly or as needed	Irrigate, weed control, replace dead plants
	Standing water in excess of 72-hours/Annual or as needed	Remove accumulated sediment and flush drainage including underdrain
	Erosion, holes or voids/Annual or as needed	Repair erosion and stabilize, inspect underdrain and replace soil if needed
Trees	At each tree/as necessary	Irrigate to establish and maintain
	At each tree/annually	Remove fallen leaves and debris
	At each tree/regularly	Prune dead vegetation from trees
	At each tree/as needed	Minimize the use of chemical fertilizers
	At each tree/as necessary	Maintain lawn and turf at least 24-inches from trunk of tree
	At each tree/as necessary	Remove and replace dead trees
Soil Amended Areas	At each amended soil area/annually	Inspect for signs of compaction, waterlogging. Add soil amendments or mechanically aerate as needed.
	At each amended soil area/annually	Inspect for loss of vegetative cover and erosion. Repair eroded areas and replant vegetation as needed.

Shed/ SubShed	Area	Self-treating Area	Percent Impervious Calculator			Percent Impervious Values				
			Land Use Description	Soils Group	Composite % Imperv.	Highway, Street, Parking	Comm., Office	Aptmnts, HDR, Comm. Office	Condo's, MDR	Resdntl. <0.2 du/ac, Recreation
	AC	AC		D Soils %		95%	90%	80%	70%	5%
Ultimate Condition Subsheds										
A02L	0.92	0.92	Santucci Blvd Ultimate Conditions	100	50%	0.46				0.46
A02R	0.88	0.88	Santucci Blvd Ultimate Conditions	100	55%	0.49				0.39
A04L	1.46	1.46	Santucci Blvd Ultimate Conditions	100	70%	1.05				0.41
A04R	1.17	1.17	Santucci Blvd Ultimate Conditions	100	65%	0.78				0.39
A06L	0.66	0.66	Pleasant Grove Blvd Ultimate Conditions	100	65%	0.44				0.22
A06R	1.22	1.22	Pleasant Grove Blvd Ultimate Conditions	100	70%	0.88				0.34
A07L	1.01		Pleasant Grove Blvd Ultimate Conditions	100	61%	0.63				0.38
A07R	1.25		Pleasant Grove Blvd Ultimate Conditions	100	63%	0.80				0.45
A09L	0.89	0.89	Pleasant Grove Blvd Ultimate Conditions	100	44%	0.39				0.50
A09R	0.89	0.89	Pleasant Grove Blvd Ultimate Conditions	100	48%	0.43				0.46
A11L	0.93	0.93	Santucci Blvd Ultimate Conditions	100	52%	0.49				0.44
A11R	0.96	0.96	Santucci Blvd Ultimate Conditions	100	51%	0.49				0.47
A13L	0.94	0.94	Santucci Blvd Ultimate Conditions	100	51%	0.48				0.46
A13R	0.91	0.91	Santucci Blvd Ultimate Conditions	100	51%	0.47				0.44
A14L	0.95	0.95	Santucci Blvd Ultimate Conditions	100	49%	0.46				0.49
A14R	0.90	0.90	Santucci Blvd Ultimate Conditions	100	53%	0.48				0.42
A15L	1.47	1.47	Santucci Blvd Ultimate Conditions	100	53%	0.79				0.68
A15R	1.23	1.23	Santucci Blvd Ultimate Conditions	100	72%	0.91				0.32
A18L	0.92	0.92	Santucci Blvd Ultimate Conditions	100	70%	0.66				0.26
A20L	0.43		Solaire Dr Ultimate Conditions	100	70%	0.31				0.12
A20R	1.48		Solaire/Santucci Ultimate Conditions	100	65%	0.99				0.49
A22R	0.31		Solaire Dr Ultimate Conditions	100	54%	0.17				0.14
W20x	11.04		WB-20 MDR	100	70%				11.04	
W21x	7.45		WB-21 MDR	100	70%				7.45	
W2223x	17.03		WB-22 and WB-23 MDR	100	64%				15.33	1.70
W30.1x	10.44	10.44	WB30 HDR	100	80%			10.44		
W30.2x	2.33	2.33	WB30 HDR	100	80%			2.33		
W31x	3.06	3.06	WB31 HDR	100	80%			3.06		
W32x	4.20	4.20	WB32 HDR	100	80%			4.20		
W41x	8.70		WB41 MDR	100	70%				8.70	
Total	**86.03**	**37.33**			**68%**	**13.05**	**0.00**	**20.03**	**42.52**	**10.43**

Amendment to the

Sierra Vista Specific Plan

MASTER DRAINAGE PLAN

For:

STORMWATER QUALITY MANAGEMENT PLAN

February 20, 2018

Prepared By:

Civil Engineering Solutions, Inc
590 E Street
Lincoln, CA 95648
(916) 645-5700

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PURPOSE

The purpose of this document is to update the Stormwater Quality Management Plan for the Sierra Vista Specific Plan for updated project information, and to provide an update to the stormwater Management Plan criteria outlined in the Master Drainage Study.

DESCRIPTION OF CHANGES:

Low Impact Development Measures:

The Master Plan outlined the use of Low Impact Development (LID) Measures in the form of RSV's, which acted like a quota system. In order to meet the requirements of the updated MS4 permit, the project will update the LID calculation methodology and system to meet the requirements of the "West Placer Storm Water Quality Design Manual" (Final Draft), which includes a spreadsheet – Template system for calculation.

LID minimum use thresholds are based on the expected amount of usage for LID measures for each land use type contributing to each outfall location. Table 1 identifies the expected LID usage for each development land use type within the specific plan:

The land uses highlighted in green will do their Low Impact Development Measures and stormwater quality treatment to satisfy 100% of the requirements within their development area such that additional end of pipe treatment and additional Low Impact Development Measures will not be necessary for these land uses. These Land uses include: Parks, Open Space, Roadways and Commercial. For the purpose of the "Template Calculations" performed to demonstrate compliance with the West Placer Manual, the land uses in green are assumed to provide LID measures to mitigate 100% of their new impervious surfaces, as shown in Table 1.

Commercial projects go through a separate plan check process that will require they meet the requirements of the permit at their project boundary points of discharge. The Roadway land use designation within the project occurs at Arterial and some Major Collector roadways. The City proposes that a specialized Bioretention inlet design be used at these locations to perform Low Impact Development benefits and stormwater quality treatment to meet the requirements of the MS4 permit and the West Placer Manual's requirements. A detail of the proposed roadway bioretention inlet features is provided in Figure 1. Table 2 outlines the sizing criteria for the roadway biorentention inlets based on calculations put through the West Placer Templates.

The remaining Residential Development types are not expected to be able to provide 100% onsite LID measures to satisfy the West Placer Manual requirements, due space and setback constraints with foundations, joint utility trenches and roadway features. The estimated amount of these measures that will be provided are listed in TABLE 1. The remaining LID mitigation will be needed at the end of pipe. The amounts of remaining treatment needed is detailed in the included "Template Calculations", and summary shown in Table 3.

TABLE 1 – LID PLANNED USAGE for SIERRA VISTA SPECIFIC PLAN

LID QUOTA ASSUMPTIONS (Values below are per acre of Gross Total Development Type)
FOR IMPERVIOUS AREA REDUCTIONS VIA LID

LANDUSE		com	hdr	ldr	mdr	os	p	road
EST Impervious % without LID		70	60	40	50	0	5	85
MAX IMPERVIOUS % AFTER LID		**0**	**17.97**	**7.57**	**26.71**	**0**	**-1.01**	**0**
EST IMP % REDUCTION		100%	70%	81%	47%	0%	120%	100%
Impervious Area per Acre		30492	26136	17424	21780	0	2178	37026
**Required Imp A Reduction / Acre		30492	18308	14128	10143	0	2616	37027
Est. Added Volume / Acre (ft3)		2058	1764	1176	1470	0	147	2499
Precip (inches)		0.900	0.900	0.900	0.900	0.900	0.900	0.900
SWQ Vol per Acre : C * I (inches)		0.810	0.810	0.810	0.810	0.810	0.810	0.810
STREAM Setbacks	(Aimp)	0	0	0	0	0	0	0
Soil Quality	Apond (ft2)	0	0	0	0	0	0	0
	Dpond (ft)	0	0	0	0	0	0	0
Area	Asa (ft2)	650	0	1000	0	0	0	0
Depth	Dsa (ft)	1	0	1	0	0	0	0
Porosity	n	0.35	0	0.35	0	0	0	0
TREES	# Evergreen	6	4	9	9	0	8	6
	# Diciduous	6	4	9	9	0	8	6
IMP A DISCONNECT	Area (ft2)	*25160*	17000	6000	7200	0	0	*35065*
POROUS PAVEMENT	Ares (ft2)	0	0	0	0	0	0	0
	Dres (ft)	0	0	0	0	0	0	0
	nagg	0	0	0	0	0	0	0
	C	0	0	0	0	0	0	0
Vegetated Swales	Aimp (ft2)	0	0	0	0	0	0	0
Rain Barrels-Storage	Va (ft3)	0	0	0	0	0	0	0
Estimated Vol Reduction (ft3)		**2058.2**	**1235.8**	**953.7**	**684.7**	**0.0**	**176.6**	**2499.3**
Est. Imp A Reduction (ft2)		**30492**	**18308**	**14128**	**10143**	**0**	**2616**	**37027**
Area Red Criteria Met?		**YES**	**YES**	**YES**	**YES**	**YES**	**YES**	**YES**
Remaining Vol Red. Regional:		**0**	**528**	**222**	**785**	**0**	**-30**	**0**

Italicized/underline are modified to represent in system treatment

Green are self mitigating or onsite mitigating land use per this plan

** Impervious Reduction Required to hit LID quotas established here - Additional LID could be performed to reduce end of pipe treatment.

Figure 1 : Roadway Bioretention Detail

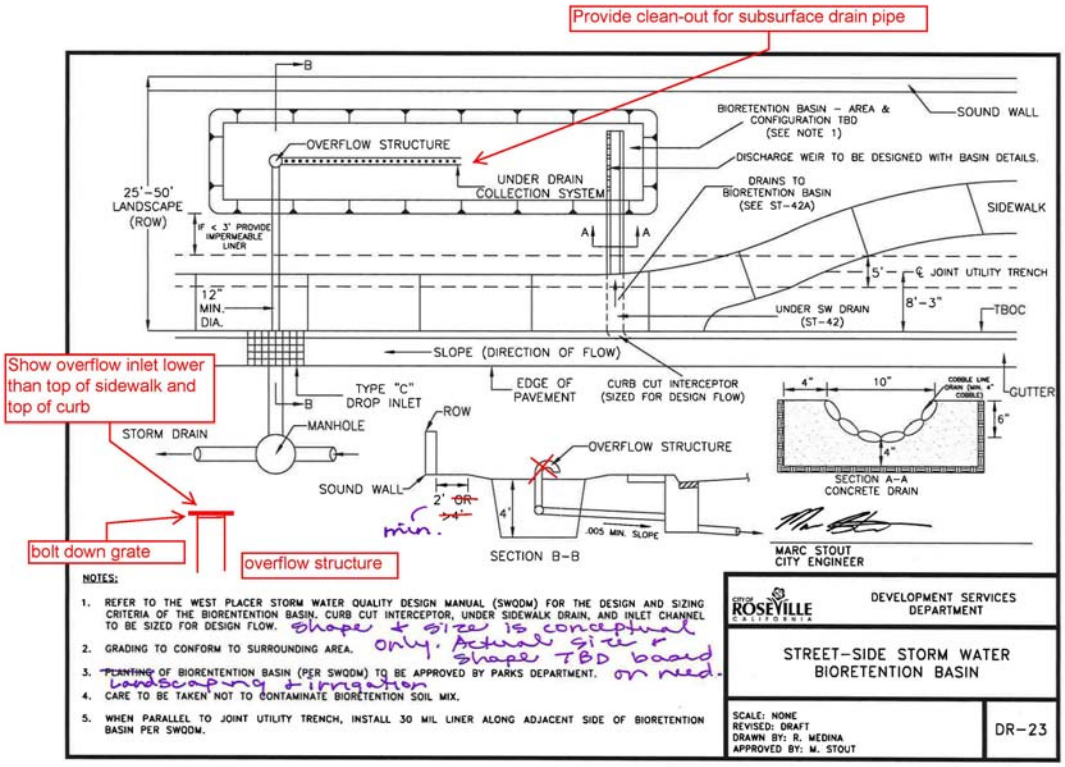


TABLE 2 – Roadway Bioretention Sizing Criteria

Bioretention Sizing Criteria for Roadway Treatment

Total Shed Area (ac)	Storage Area (sf)	Infiltration Area (sf)	* Infilt Len (ft)	* Infilt Wid (ft)	Max Untreated Length (ft)
0.25	16	12	6	2	15.7
0.5	33	25	10	2.5	29.4
0.75	49	37	12.3	3	31.9
1	65	49	14	3.5	39.2
1.25	81	61	15.25	4	44.1
1.5	98	74	18.5	4	49.9
2	130	98	19.6	5	58.9
3	195	146	24.3	6	75.7

(* for approx 4 to 1 L to W Ratio)

The maximum untreated length (gutter) is an estimate of the portion of the runoff shed which is treated by LID, and could offset a directly connected discharge for runoff removal purposes. However, treatment of this flow may still be required.

End of Pipe Treatment:

The West Placer Manual stipulates that all treatment and Low Impact Development mitigation that cannot be accomplished within the development areas needs to be performed at an end of pipe Best Management Practice. The Master Drainage Plan Anticipated the use of Vegetated Swales for the end of pipe treatment. While some vegetated swales will be utilized within the project due to grade limitations, the preferred method of end of pipe treatment will be Bioretention per the West Placer Manual. Bio retention includes a sub-drain infiltration and collection system and a minimum depth of fall to the sub-drain pipe invert of 18 inches. In some areas where this additional grade is not achievable, vegetated swales treatment will be allowed, per the specifications outlined in this document (see appendix B). An example detail for the Vegetated Swale Outfall configuration is shown in Figure 2. The example shown in Figure 2, includes bypass flow. Bypass flow would be required if flood velocities through the grassy swale would exceed 1 feet per second.

Where Bioretention is proposed, the sizing of the bioretntion is performed per the West Placer Templates (included in appendix A). An example detail for the bioretention concept is included in Figure 3. This detail includes a Bypass Flow configuration which would be required where flood velocities through the treatment area would exceed 1 fps without bypass flow. Bioretention would be constructed per the specifications outlined in this document (see appendix C).

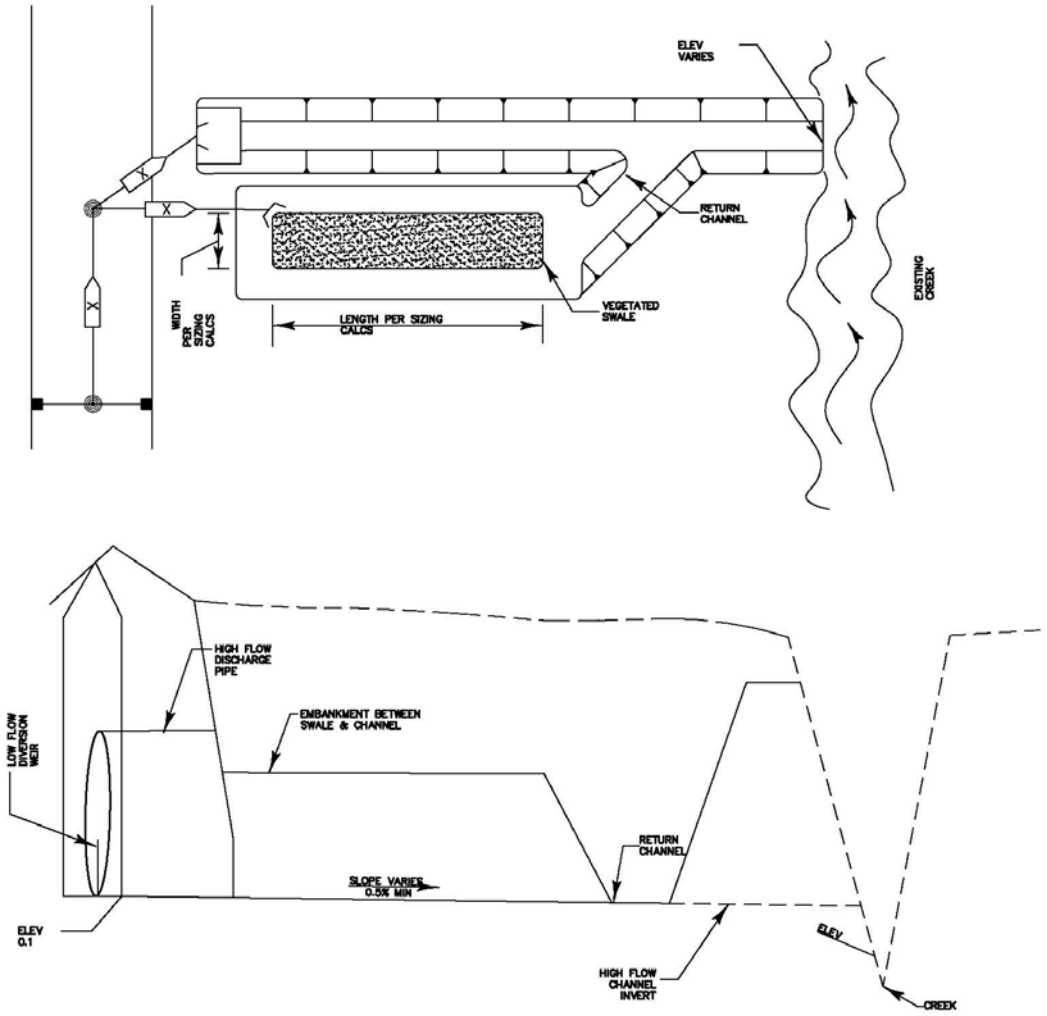
Table 3 provides sizing per the West Placer Templates for the pipe outfall locations of the Master Plan.

Oversized Exhibit SWQ-1 outlines the proposed storm drainage system alignments, and discharge locations, as well as the land use and watershed areas.

TABLE 3 – Pipe Outfall BMP Sizing per West Placer Templates

Outfall Location	Bio-Infiltration Ponding Surface Area (ft^2)	Bio-Infiltration - Infiltrating Surface Area(ft^2)	Vegetated Swale (S=0.5%) Width (ft)	Vegetated Swale (S=0.5%) Length (ft)	BMP Design Flow Rate (cfs)	BMP Design Water Quality Volume (ft^3)	Ownership Area
W1	7160	5370	17.5	105.1	0.77	9338.27	SE
U1	150	112.5	0.5	100	0.01	131.88	SE
M1I	4520	3390	8	145.12	0.5	6102.34	SE
MFOUT	5610	4207.5	9.9	146.34	0.6	7325.53	SE
AAOUT	7040	5280	12.3	147.36	0.76	9263.21	SE
N3C1	356	267	0.8	106.76	0.04	469.5	SE
Z1	517	387.75	1.1	115.55	0.05	587.26	SE
X1	1170	877.5	2.3	131.38	0.11	1316.95	SE
V1	10	7.5	0.2	100	0	8.49	SE
TT1	1420	1065	2.7	133.96	0.15	1843.64	AKT
T1A	5850	4387.5	10.3	146.55	0.64	7793.87	NW_OFF
T1C	780	585	1.6	124.41	0.08	1009.98	NW
T1B	380	285	0.8	106.76	0.04	494.47	NW
SS1	8	6	0.2	100	0	7.55	AKT
S1	3000	2250	5.3	142.01	0.32	3908.24	NW
R1	1425	1068.75	2.7	133.96	0.16	1921.17	Fed
QQ1	3650	2737.5	6.5	143.69	0.4	4794.85	AKT
Q1	1550	1162.5	2.9	135.03	0.17	1998.66	Fed
PP1	500	375	1.1	115.55	0.05	559.29	AKT
P1	4550	3412.5	8	145.12	0.51	6095.21	Fed
OO1	700	525	1.4	121.44	0.08	925.22	AKT
NN1	150	112.5	0.5	100	0.01	162.21	AKT
N1k	5115	3836.25	9.1	145.89	0.55	6657.25	Fed
N1J	235	176.25	0.7	102.79	0.02	296.87	Fed
N1I	180	135	0.5	100	0.02	222.65	Fed
N1H	610	457.5	1.3	119.71	0.06	773.98	Fed
N1G	375	281.25	0.8	106.76	0.04	477.11	Fed
N1F	460	345	1	113.03	0.05	583.13	Fed
N1E	1500	1125	2.7	133.96	0.01	148.86	Fed
N1C	640	480	1.4	121.44	0.09	1083.39	Fed
N1B	725	544	1.6	124.41	0.08	1008.69	Fed
N1A	2725	2044	4.9	141.28	0.29	3527.48	Fed
MM1	13	9.75	0.1	100	0	17.12	AKT
M1H	1	0.75	0	#DIV/0!	0	0	NE
M1E	4685	3513.75	8.3	145.35	0.51	6091	NE
M!D	910	682.5	1.8	126.84	0.1	1171.64	NE
M1C	265	198.75	0.6	100	0.03	343.47	NE
M1B	9260	6945	16	148.36	1	12136.41	NE
M1A	1560	1170	3	135.51	0.17	2021.68	NE
LL1	8355	6266.25	14.4	147.99	0.88	10694.37	AKT
L1	5100	3825	8.9	145.76	0.54	6542.29	Fed
JJ1	17250	12937.5	29.5	149.89	1.83	22130.59	AKT
H1B	11300	8475	19.4	148.94	1.22	14719.11	NW
H1A	3300	2475	8.2	102.73	0.38	4589	NW
GG1	80	60	0.2	100	0.01	106.73	SE
DD1	420	315	0.9	110.13	0.05	580.87	SE
CC1	8244	6183	14.3	147.96	0.95	11468.74	SE
BB1	435	326	0.9	110.13	0.05	605.12	SE
B1	5110	3833	9	145.83	0.59	7107.2	Offsite

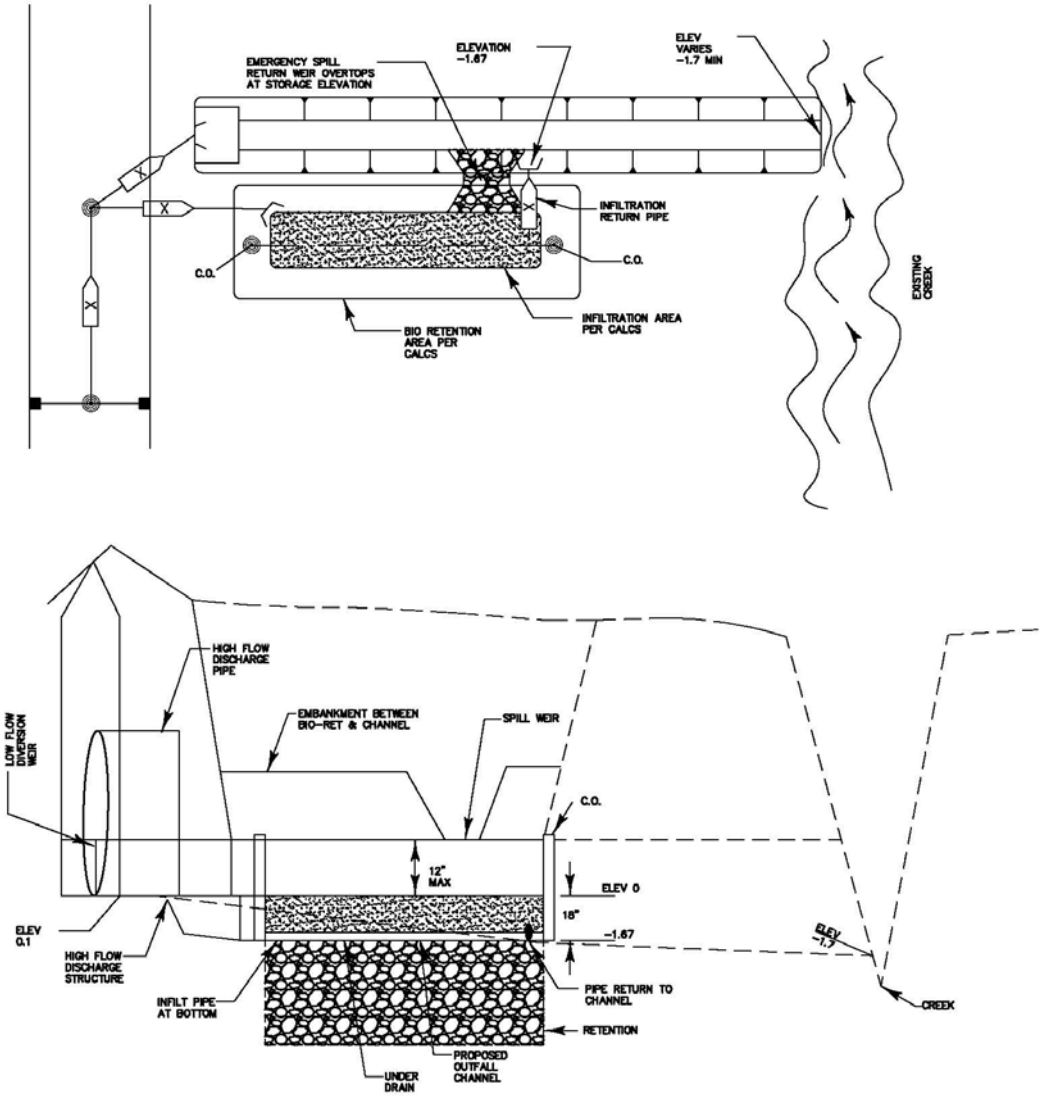
Figure 2 : Vegetated Swale Outfall with Bypass Detail



VEGETATED SWALE – WITH BYPASS OPTION

NO SCALE

Figure 3 : Bioretention Outfall with Bypass Detail



SVSP BIO-RETENTION
WITH BYPASS OUTFALL
CONCEPT

NO SCALE

APPENDIX A – West Placer Template Part 1

Post-Construction
Storm Water Quality Plan

For:

Sierra Vista Specific Plan (Part 1)
Placer County

Where applicable, insert Planning Permit No., Improvement Plan No., Grading Permit No., Building Permit No., Subdivision Number
Specify Lot Numbers if site is a portion of a Land Division (Subdivision or Parcel Map)

Prepared for:

Sierra Vista Specific Plan
Sierra Vista Owners Group
Insert Company Name
Insert Address
Insert City, State, ZIP
Insert Telephone No.

Prepared by:

Civil Engineering Solutions, Inc.
590 E Street
Lincoln, CA 95648
916 645 5700

Modified for City of Lincoln - January 23, 2017

20-Feb-18
Approval Date:_____

LID QUOTA ASSUMPTIONS (Values below are per acre of Gross Total Development Type)
FOR IMPERVIOUS AREA REDUCTIONS VIA LID

LANDUSE		com	hdr	ldr	mdr	os	p	road
EST Impervious % without LID		70	60	40	50	0	5	85
MAX IMPERVIOUS % AFTER LID		**0**	**17.97**	**7.57**	**26.71**	**0**	**-1.01**	**0**
EST IMP % REDUCTION		100%	70%	81%	47%	0%	120%	100%
Impervious Area per Acre		30492	26136	17424	21780	0	2178	37026
**Required Imp A Reduction / Acre		30492	18308	14128	10143	0	2616	37027
Est. Added Volume / Acre (ft3)		2058	1764	1176	1470	0	147	2499
Precip (inches)		0.900	0.900	0.900	0.900	0.900	0.900	0.900
SWQ Vol per Acre : C * I (inches)		0.810	0.810	0.810	0.810	0.810	0.810	0.810
STREAM Setbacks	(Aimp)	0	0	0	0	0	0	0
Soil Quality	Apond (ft2)	0	0	0	0	0	0	0
	Dpond (ft)	0	0	0	0	0	0	0
Area	Asa (ft2)	650	0	1000	0	0	0	0
Depth	Dsa (ft)	1	0	1	0	0	0	0
Porosity	n	0.35	0	0.35	0	0	0	0
TREES	# Evergreen	6	4	9	9	0	8	6
	# Diciduous	6	4	9	9	0	8	6
IMP A DISCONNECT	Area (ft2)	*25160*	17000	6000	7200	0	0	*35065*
POROUS PAVEMENT	Ares (ft2)	0	0	0	0	0	0	0
	Dres (ft)	0	0	0	0	0	0	0
	nagg	0	0	0	0	0	0	0
	C	0	0	0	0	0	0	0
Vegetated Swales	Aimp (ft2)	0	0	0	0	0	0	0
Rain Barrels-Storage	Va (ft3)	0	0	0	0	0	0	0
Estimated Vol Reduction (ft3)		**2058.2**	**1235.8**	**953.7**	**684.7**	**0.0**	**176.6**	**2499.3**
Est. Imp A Reduction (ft2)		**30492**	**18308**	**14128**	**10143**	**0**	**2616**	**37027**
Area Red Criteria Met?		**YES**	**YES**	**YES**	**YES**	**YES**	**YES**	**YES**
Remaining Vol Red. Regional:		**0**	**528**	**222**	**785**	**0**	**-30**	**0**

Italicized/underline are modified to represent in system treatment

Green are self mitigating or onsite mitigating land use per this plan

** Impervious Reduction Required to hit LID quotas established here - Additional LID could be performed to reduce end of pipe treatment.

Hydgrp=D	Hydgrp		com	hdr	ldr	mdr	os	p	road
		Infilt=>	0.09	0.09	0.09	0.09	0.09	0.09	0.07
		Imperv=>	70	60	40	50	0	5	85
		Imp LID=>	0	17.97	7.57	26.71	0	-1.01	0
shed	Shed Ac								
W1	74.74				64.7				10.1
U1	9.32								9.3
M1I	16.25					16.3			
MFOUT	61.27		15.7		28.4	5.6	8.6		3.1
AAOUT	67.93				62.9				5.0
N3C1	4.86				2.1		0.0	1.7	1.0
Z1	20.19		19.9				0.0	0.3	
X1	46.52		46.5						
V1	0.6								0.6
TT1	16.19				12.1		0.2	0.9	3.0
T1A	37.57				19.6	12.2	0.0	3.2	2.5
T1C	7.85				6.5			0.5	0.8
T1B	3.29				3.2		0.1	0.0	
SS1	0.08						0.1		
S1	17.25					11.1		1.7	4.5
R1	14.34				9.4			5.0	
QQ1	33.85		0.1		32.3		0.0		1.5
Q1	17.44				13.1			1.2	3.2
PP1	19.85		18.5				0.2		1.1
P1	20.98					15.1	0.2	3.8	1.9
OO1	6.91				6.8		0.1	0.0	
NN1	6.12		5.2				0.0		0.9
N1k	62.79				62.8				
N1J	2.8				2.8				
N1I	2.1				2.1				
N1H	7.3				7.3				
N1G	4.5				4.5				
N1F	5.5				5.5				
N1E	1.36				0.9				0.4
N1C	9.9				7.8				2.1
N1A	24.03			8.3	7.3	0.0	0.0	2.6	5.8
MM1	4.22			0.0			0.0	4.2	
M1H	0.13						0.1		
M1E	58.48				56.6		0.1	0.8	1.1
M!D	12.07				10.6		0.0	0.8	0.7
M1C	3.67				3.4		0.0	0.3	
M1B	63.21		10.5	16.3		19.0	0.0	10.7	6.7
M1A	24.55				19.3			4.0	1.3
LL1	120.07		23.0		71.7		3.7	8.0	13.7
L1	61.63				44.2		0.0	1.3	16.2
JJ1	221.13		73.1		134.9			0.0	13.1
H1B	102.41		7.7		55.1	21.9	0.0	7.4	10.3
H1A	28.91				28.8	0.1			0.0
GG1	1.57						0.7	0.4	0.5
DD1	3.8				3.7				0.1
CC1	42.42			24.0		15.0		1.8	1.6
BB1	17.81		16.5						1.3
B1	19.36				0.1	18.5		0.1	0.6

Hydgrp=D	Hydgrp		com	hdr	ldr	mdr	os	p	road
		Infilt=>	0.09	0.09	0.09	0.09	0.09	0.09	0.07
		Imperv=>	70	60	40	50	0	5	85
		Imp LID=>	0	17.97	7.57	26.71	0	-1.01	0
shed	Shed Ac								
H1A	28.91				28.8	0.1			0.0
GG1	1.57						0.7	0.4	0.5
DD1	3.8				3.7				0.1
CC1	42.42			24.0		15.0		1.8	1.6
BB1	17.81		16.5						1.3
B1	19.36				0.1	18.5		0.1	0.6

Section 3 Regulated Projects

Section 3 forms are to be completed for all Regulated Projects.

Form 3-1 Site Location and Hydrologic Features

Site coordinates:	1 Latitude	2 Longitude	3 Elevation (ft. above sea level)	4 85th Percentile, 24 Hour Design Storm Depth (in):
Take GPS measurement at approximate center of site	38.74324	-120.55662	60	0.9

5 Receiving waters *Name of stream, lake or other downstream waterbody to which the site runoff eventually drains*	Sacramento River, NEMDC (Steelhead Creek)
6303(d) listed pollutants of concern *Refer to State Water Resources Control Board* www.waterboards.ca.gov/water_issues/programs/water_quality_assessment/#impaired	Mercury
7Is Project going to be phased? *If yes, ensure that the SWQP evaluates each phase with distinct DMAs, requiring LID BMPs to address runoff at time of completion.*	Yes - This is for Sierra Vista Specific Plan Level Analysis with Revisions for Some project Tentative Maps

8Use this form to show a conceptual schematic depicting DMAs and conveyance features connecting DMAs to the site outlet(s). An example is provided below that can be modified for the proposed project or a drawing clearly showing DMAs and

This is the Site Layout for ULTIMATE PVSP CONTRIBUTIONS TO THE P19A SWQ ELEMENTS (D2C and D1M are solely for future offsite items, but need to be constructed with channel improvements)

SEE SWQ-1 EXHIBIT

Form 3-2 Site Assessment and Layout Documentation

	Has this Item been considered in the Site Layout and depicted in the Site Plan?	
	Yes	**Not Applicable (Include brief explanation)**
Define the development envelope and protected areas, identifying areas that are most suitable for development areas to be left undisturbed.	X	
Concentrate development on portions of the site with less permeable soils and preserve areas that can promote infiltration.	X	
Limit overall impervious coverage of the site with paving and roofs.	X	
Set back development from creeks, wetlands, and riparian habitats.	x	
Preserve significant trees.	X	
Conform site layout along natural landforms.	X	
Avoid excessive grading and disturbance of vegetation and soils.	X	
Replicate the site's natural drainage patterns.	X	
Detain and retain runoff throughout the site.	X	

Attach a Site Plan that incorporates the applicable considerations above. Ensure that the following items are included in the Site Plan:

Site Boundary
Soil types and areal extents, test pit and infiltration test locations
Topographic data with 1 ft. contours
Existing natural hydrologic features (depressions, watercourses, wetlands, riparian corridors)
Environmentally sensitive areas and areas to be preserved.
Proposed locations and footprints of improvements creating new, or replaced, impervious surfaces
Potential pollutant sources and locations
Entire site divided into separate DMAs with unique identifiers
Existing and proposed site drainage network with flow directions and site run-on and discharge locations
Proposed design features and surface treatments used to minimize imperviousness and reduce runoff
Proposed locations and footprints of treatment and hydromodification management facilities
Design features for managing authorized non-stormwater discharges
Areas of soil and/or groundwater contamination
Existing utilities and easements
Maintenance areas

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

			1		2		3		4	
	1DMA ID No.									
Site Design Measure	Runoff Reduction Parameters			Runoff Reduction (ft3)		Runoff Reduction (ft3)		Runoff Reduction (ft3)		Runoff Reduction (ft3)
2 Adjacent/On-Site Stream Setbacks and Buffers	Aimp (ft2)	*impervious drainage area*	0	0	0	0	0	0	0	0
	V85 (in)	*runoff **volume** from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810	
3 Soil Quality Improvement and Maintenance	Apond	*ponding area*	0	22631	0	0	0	0	0	13495
	Dpond	*ponding depth*	0.0		0		0		0	
	Asa	*soil amendment area*	64660		0		0		38559	
	Dsa (ft)	*depth of amended soil*	1.000		1		1		1	
	n	*porosity of amended soil*	0.350		0.350		0.350		0.350	
4 Tree Planting and Preservation	ne	*number of new evergreen trees*	642	14180	56	1234	146	3228	418	9232
	nd	*number of new deciduous trees*	642		56		146		418	
	Atc (ft2)	*canopy area of existing trees to remain on the property*								
	V85 (in)	*runoff **volume** from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810	
5 Rooftop and Impervious Area Disconnection	Aimp	*impervious drainage area*	741415	50046	326806	22059	117000	7898	712333	48082
	V85 (in)	*runoff **volume** from 85th percentile impervious areas, 24-*	0.810		0.810		0.810		0.810	
6 Porous Pavement	Ares	*area of gravel storage layer*	0	0	0	0	0	0	0	0
	Dres (ft)	*depth of gravel storage layer*	0.0		0		0		0	
	nagg	*porosity of aggregate*	0.0		0		0		0	
	C	*efficiency factor*	0.0		0		0		0	
7 Vegetated Swales	Aimp	*impervious drainage area*	0	0	0	0	0	0	0	0
	V85 (in)	*runoff volume from 85th percentile impervious areas, 24-*	0.810		0.810		0.810		0.810	
8 Rain Barrels and Cisterns	N	*number of rain barrels and/or cister*	0	0	0	0		0		0
	Va (ft3)	*volume of each rain barrel and/or c*	0		0		0		0	
9 Do all Site Design Measures meet the design requirements outlined in the Fact Sheets?					Yes	X	No			
10 Total Volume Reduction (ft3)				86856		23294		11126		70810
11 Effective Treated Impervious Area (ft2)				1286761		345092		164824		1049037

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

DMA ID No.	5		6		7		8		9		10		11		12	
Runoff Reduction Parameters		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**
impervious drainage area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*runoff **volume** from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
ponding area	0	22029	0	735	0	4530	0	10583	0	0	0	4228	0	6871	0	2286
ponding depth	0		0		0		0		0		0		0		0	
soil amendment area	62940		2100		12942		30238		0		12080		19630		6530	
depth of amended soil	1		1		1		1		1		1		1		1	
porosity of amended soil	0		0		0		0		0		0		0		0	
number of new evergreen trees	596	13164	39	858	122	2684	279	6161	4	79	134	2960	327	7226	68	1495
number of new deciduous trees	596		39		122		279		4		134		327		68	
canopy area of existing trees to remain on the property																
*runoff volume from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
impervious drainage area	552614	37301	48016	3241	500936	33813	1170443	79005	21039	1420	178376	12040	291817	19698	67583	4562
runoff volume from 85th percentile impervious areas, 24-	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
area of gravel storage layer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
depth of gravel storage layer	0		0		0		0		0		0		0		0	
porosity of aggregate	0		0		0		0		0		0		0		0	
efficiency factor	0		0		0		0		0		0		0		0	
impervious drainage area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
runoff volume from 85th percentile impervious areas, 24-	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
number of rain barrels and/or cisterns		0		0		0		0		0		0		0		0
volume of each rain barrel and/or cistern	0		0		0		0		0		0		0		0	

Total Volume Reduction	**72495**	**4834**	**41027**	**95749**	**1500**	**19229**	**33794**	**8342**
Effective Treated Impervious Area	**1073993**	**71618**	**607809**	**1418505**	**22216**	**284871**	**500652**	**123583**

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

DMA ID No.	13		14		15		16		17		18		19		20	
Runoff Reduction Parameters		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**
impervious drainage area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*runoff **volume** from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
ponding area	0	1124	0	0	0	0	0	3280	0	11308	0	4578	0	4216	0	0
ponding depth	0		0		0		0		0		0		0		0	
soil amendment area	3210		0		0		9370		32309		13080		12045		0	
depth of amended soil	1		1		1		1		1		1		1		1	
porosity of amended soil	0		0		0		0		0		0		0		0	
number of new evergreen trees	29	639	0	0	140	3094	124	2739	300	6617	146	3229	118	2602	178	3929
number of new deciduous trees	29		0		140		124		300		146		118		178	
canopy area of existing trees to remain on the property																
*runoff volume from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
impervious drainage area	19260	1300	0	0	235815	15918	56220	3795	247727	16722	188935	12753	505488	34120	174436	11774
*runoff volume from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
area of gravel storage layer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
depth of gravel storage layer	0		0		0		0		0		0		0		0	
porosity of aggregate	0		0		0		0		0		0		0		0	
efficiency factor	0		0		0		0		0		0		0		0	
impervious drainage area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
runoff volume from 85th percentile impervious areas, 24-	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
number of rain barrels and/or cisterns		0		0		0		0		0		0		0		0
volume of each rain barrel and/or cistern	0		0		0		0		0		0		0		0	
Total Volume Reduction	**3063**		**0**		**19012**		**9813**		**34647**		**20560**		**40938**		**15704**	
Effective Treated Impervious Area	**45378**		**0**		**281654**		**145383**		**513287**		**304597**		**606494**		**232648**	

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

DMA ID No.	21		22		23		24		25		26		27		28	
Runoff Reduction Parameters		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**
impervious drainage area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*runoff **volume** from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
ponding area	0	2387	0	1176	0	21977	0	980	0	735	0	2555	0	1575	0	1925
ponding depth	0		0		0		0		0		0		0		0	
soil amendment area	6820		3361		62790		2800		2100		7300		4500		5500	
depth of amended soil	1		1		1		1		1		1		1		1	
porosity of amended soil	0		0		0		0		0		0		0		0	
number of new evergreen trees	178	3072	37	807	565	12473	25	556	19	417	66	1450	41	894	50	1093
number of new deciduous trees	62		37		565		25		19		66		41		50	
canopy area of existing trees to remain on the property																
*runoff volume from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
impervious drainage area	40920	2762	162337	10958	376740	25430	16800	1134	12600	851	43800	2957	27000	1823	33000	2228
runoff volume from 85th percentile impervious areas, 24-	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
area of gravel storage layer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
depth of gravel storage layer	0		0		0		0		0		0		0		0	
porosity of aggregate	0		0		0		0		0		0		0		0	
efficiency factor	0		0		0		0		0		0		0		0	
impervious drainage area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
runoff volume from 85th percentile impervious areas, 24-	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
number of rain barrels and/or cisterns		0		0		0		0		0		0		0		0
volume of each rain barrel and/or cistern	0		0		0		0		0		0		0		0	
Total Volume Reduction	**8221**		**12940**		**59880**		**2670**		**2003**		**6962**		**4291**		**5245**	
Effective Treated Impervious Area	**121799**		**191710**		**887109**		**39559**		**29669**		**103136**		**63577**		**77705**	

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

DMA ID No.	29		30		31		32		33		34		35		36	
Runoff Reduction Parameters		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**
impervious drainage area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*runoff **volume** from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
ponding area	0	329	0	0	0	2720	0	0	0	2545	0	0	0	0	0	19793
ponding depth	0		0		0		0		0		0		0		0	
soil amendment area	940		0		7770		0		7270		0		0		56550	
depth of amended soil	1		1		1		1		1		1		1		1	
porosity of amended soil	0		0		0		0		0		0		0		0	
number of new evergreen trees	11	242	0	0	83	1826	0	0	155	3413	33	738	0	0	522	11518
number of new deciduous trees	11		0		83		0		155		33		0		522	
canopy area of existing trees to remain on the property																
*runoff volume from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
impervious drainage area	20367	1375	0	0	121308	8188	0	0	388180	26202	340	23	0	0	377170	25459
*runoff volume from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
area of gravel storage layer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
depth of gravel storage layer	0		0		0		0		0		0		0		0	
porosity of aggregate	0		0		0		0		0		0		0		0	
efficiency factor	0		0		0		0		0		0		0		0	
impervious drainage area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
runoff volume from 85th percentile impervious areas, 24-	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
number of rain barrels and/or cisterns		0		0		0		0		0		0		0		0
volume of each rain barrel and/or cistern	0		0		0		0		0		0		0		0	
Total Volume Reduction	**1946**		**0**		**12733**		**0**		**32159**		**761**		**0**		**56770**	
Effective Treated Impervious Area	**28832**		**0**		**188644**		**0**		**476437**		**11275**		**0**		**841031**	

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

DMA ID No.	37		38		39		40		41		42		43		44	
Runoff Reduction Parameters		Runoff Reduction (ft3)		Runoff Reduction (ft3)		Runoff Reduction (ft3)		Runoff Reduction (ft3)		Runoff Reduction (ft3)		Runoff Reduction (ft3)		Runoff Reduction (ft3)		Runoff Reduction (ft3)
impervious drainage area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*runoff **volume** from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
ponding area	0	3693	0	1183	0	2384	0	6738	0	30311	0	15453	0	63844	0	21043
ponding depth	0		0		0		0		0		0		0		0	
soil amendment area	10550		3380		6812		19250		86604		44150		182412		60122	
depth of amended soil	1		1		1		1		1		1		1		1	
porosity of amended soil	0		0		0		0		0		0		0		0	
number of new evergreen trees	105	2328	33	721	425	9377	213	4703	929	20512	505	11141	1732	38219	860	18987
number of new deciduous trees	105		33		425		213		929		505		1732		860	
canopy area of existing trees to remain on the property																
*runoff volume from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
impervious drainage area	88897	6001	20280	1369	#####	61691	161085	10873	######	100402	832602	56201	######	209851	######	70346
runoff volume from 85th percentile impervious areas, 24-	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
area of gravel storage layer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
depth of gravel storage layer	0		0		0		0		0		0		0		0	
porosity of aggregate	0		0		0		0		0		0		0		0	
efficiency factor	0		0		0		0		0		0		0		0	
impervious drainage area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
runoff volume from 85th percentile impervious areas, 24-	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
number of rain barrels and/or cisterns		0		0		0		0		0		0		0		0
volume of each rain barrel and/or cistern	0		0		0		0		0		0		0		0	
Total Volume Reduction	**12022**		**3273**		**73452**		**22313**		**151225**		**82794**		**311914**		**110375**	
Effective Treated Impervious Area	**178096**		**48486**		**1088179**		**330567**		**2240375**		**1226575**		**4620951**		**1635189**	

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

			1		2		3		4	
	1DMA ID No.									
Site Design Measure	Runoff Reduction Parameters			Runoff Reduction (ft3)		Runoff Reduction (ft3)		Runoff Reduction (ft3)		Runoff Reduction (ft3)
2 Adjacent/On-Site Stream Setbacks and Buffers	Aimp (ft2)	*impervious drainage area*	0	0	0	0	0	0	0	0
	V85 (in)	*runoff **volume** from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810	
3 Soil Quality Improvement and Maintenance	Apond	*ponding area*	0	10073	0	0	0	1295	0	0
	Dpond	*ponding depth*	0.0		0		0		0	
	Asa	*soil amendment area*	28780		0		3700		0	
	Dsa (ft)	*depth of amended soil*	1.000		1		1		1	
	n	*porosity of amended soil*	0.350		0.350		0.350		0.350	
4 Tree Planting and Preservation	ne	*number of new evergreen trees*	260	5742	6	137	34	748	255	5633
	nd	*number of new deciduous trees*	260		6		34		255	
	Atc (ft2)	*canopy area of existing trees to remain on the property*								
	V85 (in)	*runoff **volume** from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810	
5 Rooftop and Impervious Area Disconnection	Aimp	*impervious drainage area*	173895	11738	16130	1089	25707	1735	570907	38536
	V85 (in)	*runoff **volume** from 85th percentile impervious areas, 24-*	0.810		0.810		0.810		0.810	
6 Porous Pavement	Ares	*area of gravel storage layer*	0	0	0	0	0	0	0	0
	Dres (ft)	*depth of gravel storage layer*	0.0		0		0		0	
	nagg	*porosity of aggregate*	0.0		0		0		0	
	C	*efficiency factor*	0.0		0		0		0	
7 Vegetated Swales	Aimp	*impervious drainage area*	0	0	0	0	0	0	0	0
	V85 (in)	*runoff volume from 85th percentile impervious areas, 24-*	0.810		0.810		0.810		0.810	
8 Rain Barrels and Cisterns	N	*number of rain barrels and/or cister*	0	0	0	0		0		0
	Va (ft3)	*volume of each rain barrel and/or c*	0		0		0		0	
9 Do all Site Design Measures meet the design requirements outlined in the Fact Sheets?					Yes	X	No			
10 Total Volume Reduction (ft3)				27553		1226		3778		44169
11 Effective Treated Impervious Area (ft2)				367377		16342		50379		588924

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

DMA ID No.	5		6		7		8		9		10		11		12	
Runoff Reduction Parameters		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**
impervious drainage area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*runoff **volume** from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
ponding area	0	3754	0	42	0	0	0	0	0	0	0	0	0	0	0	0
ponding depth	0		0		0		0		0		0		0		0	
soil amendment area	10725		120		0		0		0		0		0		0	
depth of amended soil	1		1		1		1		1		1		1		1	
porosity of amended soil	0		0		0		0		0		0		0		0	
number of new evergreen trees	107	2359	172	3802	0	0	0	0	0	0	0	0	0	0	0	0
number of new deciduous trees	107		172		0		0		0		0		0		0	
canopy area of existing trees to remain on the property																
*runoff volume from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
impervious drainage area	461075	31123	155660	10507	0	0	0	0	0	0	0	0	0	0	0	0
runoff volume from 85th percentile impervious areas, 24-	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
area of gravel storage layer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
depth of gravel storage layer	0		0		0		0		0		0		0		0	
porosity of aggregate	0		0		0		0		0		0		0		0	
efficiency factor	0		0		0		0		0		0		0		0	
impervious drainage area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
runoff volume from 85th percentile impervious areas, 24-	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
number of rain barrels and/or cisterns		0		0		0		0		0		0		0		0
volume of each rain barrel and/or cistern	0		0		0		0		0		0		0		0	
Total Volume Reduction	**37235**		**14351**		**0**		**0**		**0**		**0**		**0**		**0**	
Effective Treated Impervious Area	**496467**		**191350**		**0**		**0**		**0**		**0**		**0**		**0**	

Form 3-5 Computation of Water Quality Design Criteria for Stormwater Treatment and Baseline Hydromodification Measures

DMA ID No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1Total impervious area requiring treatment	1499858	345082	353925	1207897	1281426	77776	607684	1418488	22216	324282	706369	#####	55953	0	#####	#####	#####	#####	#####	#####	#####	######
2 Impervious area untreated by Site Design Measures (ft2) Item 1 – Form 3-4 Item 11	213097	0	189101	158860	207434	6158	0	0	0	39412	205717	21297	10575	0	#####	28705	#####	42576	0	#####	0	0
3Additional pervious area draining to BMP (ft2)	1755816	60897	353925	1461024	1677605	133925	271793	607923	3920	380954	930180	#####	87360	3485	#####	#####	#####	#####	#####	#####	#####	74880
4 Composite DMA Runoff Coefficient (Rc) Enter area weighted composite runoff coefficient representing entire DMA	0.088	0.040	0.207	0.083	0.091	0.062	0.040	0.040	0.040	0.081	0.127	0.085	0.093	0.040	0.154	0.074	0.092	0.081	0.040	0.165	0.094	0.040
5 Water Quality Volume (WQV) (ft3) WQV = 1/12 * (Item 2 + Item 3) *Item 4] * Unit WQV	9338	132	6102	7326	9263	470	587	1317	8	1844	7794	1010	494	8	3908	1921	4795	1999	559	6095	925	162
6 Water Quality Flow (WQF) (cfs) WQF = 1/43,560 * [0.2* (Item 2 + Item 3) * Item4]	0.792	0.011	0.517	0.621	0.785	0.040	0.050	0.112	0.001	0.156	0.661	0.086	0.042	0.001	0.331	0.163	0.406	0.169	0.047	0.517	0.078	0.014

DMA ID No.	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44
1Total impervious area requiring treatment	1094053	48787.2	36590.4	127195	78408	95832	31929.5	0	214250	0	564167	9605	0	1E+06	2E+05	59503	1E+06	4E+05	2E+06	1E+06	5E+06	2E+06
2 Impervious area untreated by Site Design Measures (ft2) Item 1 – Form 3-4 Item 11	206944	9228	6921	24059	14831	18127	3098	0	25606	0	87731	0	0	#####	34433	11017	#####	61691	#####	#####	#####	######
3Additional pervious area draining to BMP (ft2)	1094053	48787	36590	127195	78408	95832	31929	0	214250	0	564167	9605	0	#####	#####	59503	#####	#####	#####	#####	#####	######
4 Composite DMA Runoff Coefficient (Rc) Enter area weighted composite runoff coefficient representing entire DMA	0.09	0.09	0.09	0.09	0.09	0.09	0.08	#DIV/0!	0.08	#DIV/0!	0.10	0.03	0.04	0.09	0.09	0.09	0.13	0.08	0.07	0.08	0.07	0.11
5 Water Quality Volume (WQV) (ft3) WQV = 1/12 * (Item 2 + Item 3) *Item 4] * Unit WQV	6657	297	223	774	477	583	149	#DIV/0!	1083	#DIV/0!	3527	17	0	6091	1172	343	12136	2022	10694	6542	22131	14719
6 Water Quality Flow (WQF) (cfs) WQF = 1/43,560 * [0.2* (Item 2 + Item 3) * Item4]	0.564	0.025	0.019	0.066	0.040	0.049	0.013	#DIV/0!	0.092	#DIV/0!	0.299	0.001	0.000	0.516	0.099	0.029	1.029	0.171	0.906	0.555	1.876	1.248

Form 3-5 Computation of Water Quality Design Criteria for Stormwater Treatment and Baseline Hydromodification Measures

DMA ID No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1Total impervious area requiring treatment	504447	17968.5	68171.4	1016494	551622	428238	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2 Impervious area untreated by Site Design Measures (ft2) Item 1 – Form 3-4 Item 11	137070	1627	17792	427570	55156	236888	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3Additional pervious area draining to BMP (ft2)	754873	50421	97357	831321	224182	415083	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4 Composite DMA Runoff Coefficient (Rc) Enter area weighted composite runoff coefficient representing entire DMA	0.095	0.038	0.093	0.168	0.040	0.201	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	######
5 Water Quality Volume (WQV) (ft3) WQV = 1/12 * (Item 2 + Item 3) *Item 4] * Unit WQV	4589	107	581	11469	605	7107	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	######
6 Water Quality Flow (WQF) (cfs) WQF = 1/43,560 * [0.2* (Item 2 + Item 3) * Item4]	0.389	0.009	0.049	0.972	0.051	0.602	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	######

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.	W1	U1	M1I	MFOUT
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	9338	132	6102	7326
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	6715	95	4390	5270
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	5036	71	3293	3953
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	9,342.3	132.2	6,107.6	7,331.9
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	0	0
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.7708	0.0109	0.5039	0.6049
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3668	3.3670	3.3668	3.3668
16Total Treated Flow Rate for Project (ft3/s) Qtotal = Sum of Item 15 for all DMAs				
17Is WQV for each DMA treated on-site?	Yes		No	Regional

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.	AAOUT	N3C1	Z1	X1
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	9263	470	587	1317
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	6660	340	425	950
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	4995	255	319	713
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	9,265.7	473.0	591.3	1,321.7
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	0	0
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.7645	0.0390	0.0488	0.1090
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3668	3.3669	3.3669	3.3668

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.	V1	TT1	T1A	T1C
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	8	1844	7794	1010
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	7	1325	5605	726
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	5	994	4204	545
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	9.7	1,843.4	7,798.0	1,010.1
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	0	0
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.0008	0.1521	0.6434	0.0833
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3699	3.3672	3.3668	3.3669

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.	T1B	SS1	S1	R1
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	494	8	3908	1921
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	360	7	2810	1385
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	270	5	2108	1039
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	500.9	9.7	3,909.4	1,926.9
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	0	0
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.0413	0.0008	0.3225	0.1590
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3669	3.3699	3.3668	3.3668

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.	QQ1	Q1	PP1	P1
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	4795	1999	559	6095
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	3450	1440	405	4400
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	2588	1080	304	3300
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	4,799.8	2,003.4	563.5	6,121.5
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	0	0
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.3960	0.1653	0.0465	0.5051
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3668	3.3668	3.3669	3.3668

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.	OO1	NN1	N1k	N1J
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	925	162	6657	297
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	665	120	4800	215
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	499	90	3600	161
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	925.2	167.0	6,678.0	299.1
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	0	0
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.0763	0.0138	0.5510	0.0247
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3670	3.3670	3.3668	3.3669

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.	N1I	N1H	N1G	N1F
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	223	774	477	583
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	160	560	350	420
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	120	420	263	315
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	222.6	779.1	486.9	584.3
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	0	0
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.0184	0.0643	0.0402	0.0482
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3676	3.3669	3.3669	3.3669

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.	N1E	0	N1C	0
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	149	#DIV/0!	1083	#DIV/0!
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	110	0	780	0
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	83	0	585	0
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	153.0	0.0	1,085.2	0.0
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	#DIV/0!	0	#DIV/0!
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.0126	0.0000	0.0895	0.0000
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3670	#DIV/0!	3.3669	#DIV/0!

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.	N1A	MM1	M1H	M1E
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	3527	17	0	6091
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	2540	12	1	4400
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	1905	9	1	3300
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	3,533.8	16.7	1.4	6,121.5
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	0	0
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.2916	0.0014	0.0001	0.5051
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3668	3.4523	3.3880	3.3668

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. **If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.**	**M!D**	**M1C**	**M1B**	**M1A**
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	1172	343	12136	2022
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	850	250	8725	1455
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	638	188	6544	1091
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	1,182.6	347.8	12,138.7	2,024.3
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	0	0
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.0976	0.0287	1.0015	0.1670
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3668	3.3669	3.3668	3.3668

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.	LL1	L1	JJ1	H1B
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	10694	6542	22131	14719
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	7700	4705	15910	10600
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	5775	3529	11933	7950
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	10,712.6	6,545.8	22,134.8	14,747.3
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	0	0
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.8838	0.5401	1.8262	1.2167
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3668	3.3668	3.3668	3.3668

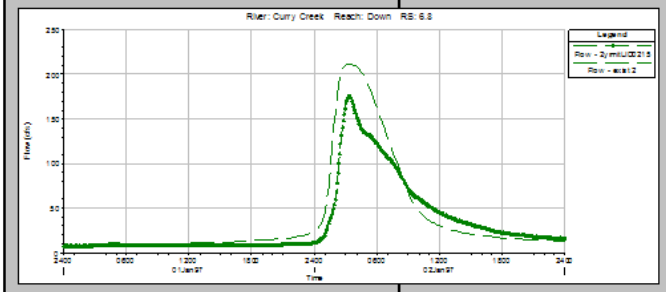
Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.	H1A	GG1	DD1	CC1
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	4589	107	581	11469
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	3300	77	420	8244
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	2475	58	315	6183
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	4,591.1	107.1	584.3	11,469.5
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	0	0
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.3788	0.0088	0.0482	0.9463
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3668	3.3671	3.3669	3.3668
16Total Treated Flow Rate for Project (ft3/s) Qtotal = Sum of Item 15 for all DMAs				
17Is WQV for each DMA treated on-site?	Yes		No	Regional

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. **If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.**	**BB1**	**B1**	**0**	**0**
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	605	7107	#DIV/0!	#DIV/0!
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	435	5110	2905	6700
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	326	3833	2179	5025
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	605.2	7,109.3	4,041.6	9,321.4
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	#DIV/0!	#DIV/0!
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.0499	0.5865	0.3334	0.7691
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3669	3.3668	#DIV/0!	#DIV/0!

Form 4.2B: Hydrograph Modification Results below:

7i Input a NAME of each POINT OF CONNECTION (POC)	Hydro0mod is demonstrated in the Master Plan	
Source of Hydrograph Modification Peak Flows (ex. Form 3-6 or HEC-RAS)	HEC-RAS	
7A Summarize the Total 2-year Pre-Project Peak Runof (ft3/s)	211.62	
7B Total 2-year Post-Project Peak Runof (ft3/s)	174.87	
8 Is the total post-project peak runoff equal to or less than the total pre-project peak runoff? Yes, if Item 7B is less than item 7A.	**YES**	**NOT COMPLETE**
You Can Paste in a Graphic of Hydrographs Comparison if Unsteady State Method is Used or provide additional description here if needed.		

APPENDIX B – Vegetated Swale Fact Sheets and Specifications

VEGETATED SWALE

Fact Sheet SDM-6

Also known as: Bioretention Swale, Treatment Swale, and Grassed Swale

DESCRIPTION



Grassed swale. Photo Source: EPA

Vegetated swales are essentially bioretention cells that are configured as linear channels, but are typically not designed with an engineered soil matrix and underlying gravel layer below the vegetation layer to accommodate additional treatment, storage, and infiltration. They function as a soil and plant-based filtration and infiltration feature that removes pollutants through a variety of natural physical, biological, and chemical treatment processes. Vegetated swales are open, shallow channels with vegetation covering the side slopes and bottom that collect and slowly convey stormwater runoff to downstream discharge points. They are designed to treat runoff through vegetation filtration, biological uptake, evapotranspiration, and/or infiltration into the underlying soils. They trap particulate pollutants (suspended solids and trace metals), promote infiltration, and reduce the flow velocity of storm water runoff.

Vegetated swales can serve as part of a storm water drainage system and can replace curbs, gutters and storm sewer systems. They are best suited to capture runoff from small impervious areas and should not be implemented in areas with highly contaminated runoff. They can be used as part of treatment train approach and are effective at providing pretreatment for other BMPs.

ADVANTAGES

- Reduces peak flow rates and total runoff volumes.
- Provides effective pretreatment for downstream BMPs by trapping, filtering, and infiltrating particulates and associated pollutants.
- Can serve as a cost-effective alternative to traditional curb and gutter.
- Can be integrated into landscape design to improve aesthetic appeal.

LIMITATIONS

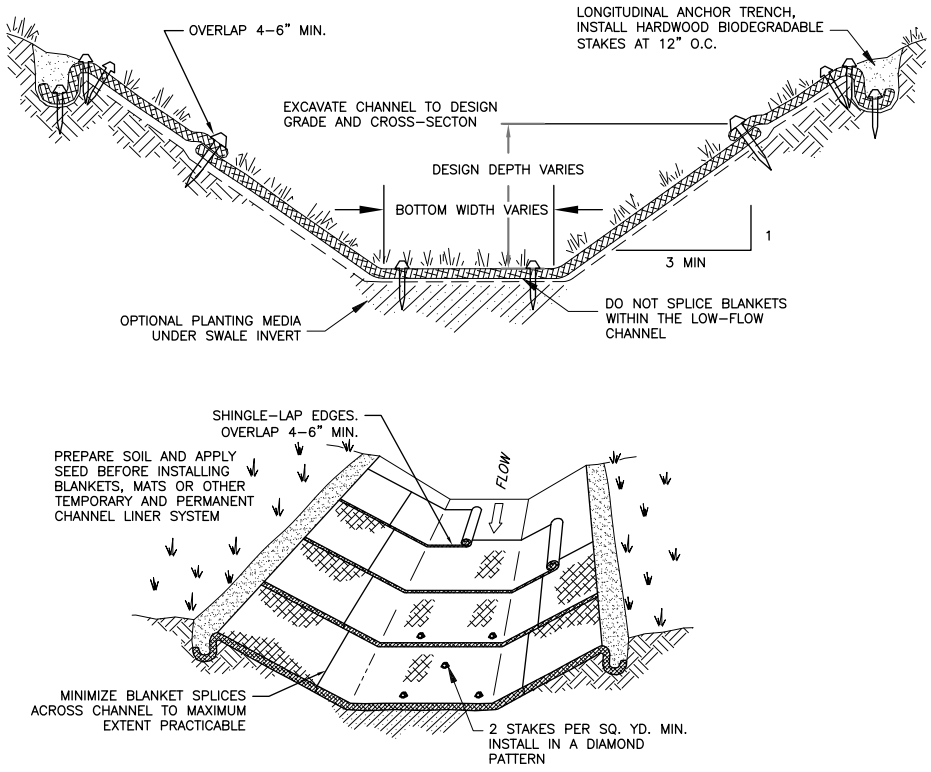
- Can be difficult to avoid channelization, which may cause erosion and limit infiltration potential.
- Not suitable for steep slopes.
- May not be appropriate for industrial sites or locations where spills may occur.
- Best suited for small drainage areas with low flow rates.
- A thick vegetative cover is needed for these features to function properly.

KEY DESIGN FEATURES

In order to receive runoff volume reduction credits, vegetated swales must be designed in accordance with Treatment Control BMP 30 (TC-30) from the California Stormwater BMP Handbook, New Development and Redevelopment. Key design elements are summarized below:

VEGETATED SWALE

Fact Sheet SDM-6



VEGETATED SWALE TYPICAL INSTALLATION

- Maximum flow velocity from the design storm event shall not exceed 1.0 foot per second.
- Vegetated swales should be designed so that the water level does not exceed 2/3rds the height of the grass or 4 inches, whichever is less, at the design treatment rate.
- Longitudinal slopes between 0.5% and 2.5% are recommended.
- Provide sufficient length to achieve a desired treatment contact time of 10 minutes. Regardless of contact time, the swale should not be less than 100 feet in length.
- Implement check dams for longitudinal slopes > 2.5% as a means to reduce slopes and promote infiltration. Space as required to maintain maximum longitudinal bottom slope < 2.5%.
- Implement entrance/outlet energy dissipation measures to limit erosion and promote retention.
- Do not compact soils beneath vegetated swales.
- Trapezoidal channels are normally recommended but other configurations, such as parabolic, can also provide substantial water quality improvement and may be easier to mow than designs with sharp breaks in slope.
- Swales constructed in cut are preferred, or in fill areas that are far enough from an adjacent slope to minimize the potential for gopher damage. Do not use side slopes constructed of fill, which are prone to structural damage by gophers and other burrowing animals.
- A diverse selection of low growing, plants that thrive under the specific site, climatic, and watering conditions should be specified. Vegetation whose growing season corresponds to the wet season are preferred. Drought tolerant vegetation should be considered especially for swales that are not part of a regularly irrigated landscaped area.
- The width of the swale should be determined using Manning's Equation, at the peak of the design storm, and a value of 0.25 for Manning's n.

- If flow is to be introduced through curb cuts, place pavement slightly above the elevation of the the vegetated areas. Curb cuts should be at least 12 inches wide to prevent clogging.
- Swales must be vegetated in order to provide adequate treatment and reduction of runoff. It is important to maximize water contact with vegetation and the soil surface. For general purposes, select fine, close-growing, water-resistant grasses. Refer to the Placer County Landscape Design Guidelines for more information.
- If possible, divert runoff (other than necessary irrigation) during the period of vegetation establishment. Where runoff diversion is not possible, cover graded and seeded areas with suitable erosion control materials. Diverted runoff must be managed and retained onsite to avoid violation of the Phase II MS4 Permit.
- Swales used as primary stormwater conveyance facilities (i.e. without high flow bypass) must be designed according to requirements in the Placer County Stormwater Management Manual. These swales will not qualify for volume reduction credits unless the design criteria specified above are also satisfied.

SIZING DESIGN GOALS AND REQUIREMENTS

The Post-Construction Storm Water Quality Plan (SWQP) Form 3-4 should be used to calculate the retention volume (V_{ret}) associated with vegetated swales. This value is then used to calculate the area of impervious surface treated, and determine if other site design measures are necessary to capture the 85th percentile, 24-hour design storm for Regulated Projects. The equation for determining V_{ret} is as follows:

$$\mathbf{V_{ret} = A_{imp} * V_{85} * (1/12)}$$

Where:

V_{ret} = stormwater retention volume (ft^3);
A_{imp} = impervious area draining to vegetated swale (ft^2); and
V_{85} = Runoff volume from the 85th percentile, 24-hour design storm (in)

RUNOFF REDUCTION CREDIT REQUIREMENTS

- Vegetated swales must be designed in accordance with Treatment Control BMP 30 (TC-30 - Vegetated Swale) from the California Stormwater BMP Handbook, New Development and Redevelopment (available at www.cabmphandbooks.com).
- The maximum flow velocity for runoff from the design storm event must be less than or equal to 1.0 foot per second.

INSPECTION AND MAINTENANCE REQUIREMENTS

A maintenance plan shall be provided with the SWQP. The maintenance plan shall include recommended maintenance practices, state the parties responsible for maintenance and upkeep, specify the funding source for ongoing maintenance, and provide a site specific inspection checklist. At a minimum, maintenance shall include the following:

- Inspect on a semi-annual basis to assess slope integrity, soil moisture, vegetative health, soil stability, compaction, erosion, ponding, and sedimentation.
- Mow at least once per year, but do not cut grass shorter than the design flow depth because the effectiveness of the vegetation in reducing flow velocity and pollutant removal may be reduced. Grass cuttings should be removed from the swale and composted.
- Remove accumulated sediment when it is 3” deep or higher than the turf to minimize potential concentrated flows and sediment resuspension.
- Irrigate only as necessary to prevent vegetation from dying.
- Integrated pest management should be used for pest control. The designer should ideally select vegetation that does not require fertilizers.

- Reseed periodically to maintain dense turf.
- Remove trash or obstructions that cause standing water.
- Prevent off-street parking or other activities that can cause rutting or soil compaction.

REFERENCES

California Department of Transportation (Caltrans). 2010. Treatment BMP Technology Report. CTSW-RT-09-239.06. Available online at: http://www.dot.ca.gov/hq/env/stormwater/pdf/CTSW-RT-09-239-06.pdf

California Stormwater Quality Association (CASQA). 2003. California Stormwater BMP Handbook – New Development and Redevelopment. BMP Factsheet TC-30: Vegetated Swale. Available online at: http://www.cabmphandbooks.com/Documents/Development/TC-30.pdf

County of San Diego. 2007. Low Impact Development Handbook. Available online at: http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf

Placer County Planning Services Division. 2013. Placer County Landscape Design Guidelines. Available online at: http://www.placer.ca.gov/~/media/cdr/Planning/documents/DesignGuides/Landscape%20Design%20Guidelines.pdf

U.S. Environmental Protection Agency, Post-Construction Stormwater Management in New Development and Redevelopment. BMP Fact Sheets. Available online at: http://water.epa.gov/polwaste/npdes/swbmp/PostConstruction-Stormwater-Management-in-New-Development-and-Redevelopment.cfm

APPENDIX C – Bioretention Fact Sheets and Specifications

BIORETENTION

Fact Sheet TR-1

Bioretention facilities, also known as rain gardens and stormwater planters, are planted depressions that slow, treat, and infiltrate stormwater to improve water quality and manage hydromodification. They can be located in a variety of settings such as along roadsides or incorporated into a site's landscaping but should be designed by a qualified professional. Bioretention cells receive runoff from roofs and other impervious surfaces and provide treatment through settling, filtration, and biological processes as stormwater ponds and percolates through planting soil media and into a subsurface gravel storage bed. Runoff volume is reduced by evapotranspiration and, if conditions are suitable, by infiltration into the underlying soils and groundwater. Bioretention facilities are effective at removing a variety of pollutants including trash, sediment, metals, nutrients, bacteria and hydrocarbons. Bioretention areas are usually designed to allow shallow ponding, with an overflow outlet to prevent flooding during heavy storms. The overflow can be directed to a storm drain system or to another BMP.



Roadside bioretnetion. Source: sitephocus.com

Two general types of bioretention facilities are allowable in the Permit including infiltrating bioretention and flow-through planters. Flow-through planters are used in locations not suitable for infiltration and include impermeable liners and an underdrain pipe to collect the treated water and discharge it to the municipal storm drain or other appropriate location.

ADVANTAGES

- Protects and improves water quality by removing pollutants from stormwater runoff.
- Reduces surface runoff volumes and attenuates peak flows.
- Wide range of scales and site applicability.
- Attractive and relatively easy and inexpensive to install and maintain.
- Improves air quality and reduces heat island effects.
- Increases groundwater recharge.
- Creates habitat and increases biodiversity.

LIMITATIONS

- Infiltration of stormwater can negatively impact structural foundations and increase other geological hazards. Locations shall be approved by a licensed Geotechnical Engineer.
- High groundwater can slow infiltration rates or even seep into bioretention cells and discharge as surface water. An average 10 ft. separation, and a minimum of 5 ft., between the bottom of the BMP and groundwater is recommended.
- Contaminants in soil and groundwater can be mobilized by infiltrating water.
- Existing infrastructure such as underground utilities and drainage infrastructure may constrain bioretention design.
- Vegetation requires maintenance and can look overgrown or weedy; seasonally it may appear dead.

KEY DESIGN FEATURES

The design of bioretention facilities involves many considerations and planning activities should be started at the earliest possible stage of a projects. It is critical that the facilities achieve the required performance standards while also protecting public health and safety, infrastructure and property. Bioretention design should begin during the site assessment and layout phase when determining building and parking locations and footprints and before the

site grading plan is prepared. For infiltration type planters, consult a licensed geotechnical engineer about site suitability.

The key design features and considerations for bioretention facilities include the following:



LID vegetated swale parking lot. Shellito Indoor Pool, Roseville. Photo: Greg Bates

1. Topography: In appropriate conditions and with careful design, bioretention facilities can be located on slopes by incorporating check dams, terracing, or other methods to pond the water. Infiltration on slopes can create, or increase, the potential for downgradient seepage, landslides, and other geotechnical hazards. Infiltration is generally not recommended on slopes exceeding 10 percent.

2. Adjacent structures: Where bioretention facilities are located next to structures such as curb and gutter, sidewalks, buildings, additional structural support may be required between the adjacent road or parking surface and bioretention soil media. Vertical cutoff walls or impervious liners should be considered to keep stormwater from migrating into structural fill or road base materials. In expansive (C, D) soils, locate stormwater planters far enough from structures to avoid damage to foundations (as determined by a structural or geotechnical engineer). 10 feet is a typical rule-of-thumb.

   Subsurface utilities should not be located within the bioretention facility and utility trenches should be isolated from the infiltrating areas to prevent the formation of preferential flow paths along trenches, migration of backfill materials, and flooding of utility vaults.

3. Inlet design: Inlets can include a variety of structures and configurations including curb cuts, open channels, and pipes. The design must provide the width and geometry needed to direct flows into the facility and its elevation must provide adequate hydraulic head for filtration and storage volume. To prevent stormwater runoff from eroding the soil surface as it enters the facility, a concrete splash pad or rock energy dissipater (3”-5” -size rounded rock, 6” depth) should be placed at the inlets.

4. Overflow: Provisions to bypass flows that exceed the design ponding depth must be included in bioretention designs. Overflow systems should be located near the entrance of the bioretention facility to prevent scouring of the system and mobilization of the mulch layer. Overflow provisions shall not impact structures. Overflow structures may consist of a raised overflow structure connected via pipe to an approved discharge point, or a surface conveyance route (e.g., curb cuts, open channel, or pipe). Overflow structures must be sized to convey peak flood flows, per Placer County SWMM requirements, and include provisions for clogging. Elevations must be set to provide storage of the required water quality volume.

5. Surface ponding: A minimum design depth of 6 inches is required for surface ponding to provide additional stormwater storage capacity, with a maximum depth of 12 inches. Ensure that the design does not allow ponding to persist for longer than 72 hours for vector control.

6. Aggregate layer: A minimum 12-inch thick layer of ¾-inch washed aggregate below the planting media increases the facility's water storage capacity and promotes positive drainage through the underdrain system. A 3-inch layer of smaller aggregate (washed pea gravel) between the planting media and ¾-inch aggregate layer can omit the need for filter fabric, which is known to cause clogging.

7. Bioretention soil media: A minimum 18-inch thick mixture of 60-70 percent sand meeting the specifications of the American Society for Testing and Materials (ASTM) C33 and 30-40 percent compost may be used to provide filtration of runoff while supporting healthy plant growth. It may be possible in some cases to use native soil or to amend the native soil so that it is suitable. Use of native soil will depend on the evaluation of the criteria in "Section 3 - Site Assessment" as well as consideration of structural needs and may require evaluation by a licensed Geotechnical Engineer.

8. Mulch: If the area will be mulched, initial excavation depth must anticipate the total combined media depth, to avoid having to reduce soil depth during construction to accommodate mulch at final grades. If mulch is used as a top dressing avoid wood chips or other material that will float and potentially clog overflow structures. Mulch should not be installed just before or during the rainy season.

9. Underdrain: An underdrain system should be included with the discharge elevation at the top of the aggregate layer to convey runoff not infiltrated into the native soil to the stormwater system or other appropriate discharge point. The underdrain may be eliminated in areas of high groundwater, rapidly infiltrating soils or where connection of the underdrain to a surface discharge point or to a subsurface storm drain are infeasible. The perforations in the underdrain must be directed down or else water flowing through the planting media into the gravel layer will immediately be collected and discharged through the underdrain. Maintenance access and cleanout ports should be provided so that underdrain system can be routinely inspected and cleaned as needed.

10. Liners: Facilities with documented high concentrations of pollutants in underlying soil or groundwater, facilities located where infiltration could contribute to a geotechnical hazard, and facilities located on elevated plazas or other structures may incorporate in impervious liner and may locate the underdrain discharge at the bottom of the subsurface aggregate layer.

11. Plants: A list of native plant species for the Sacramento Valley is provided in the table below. Use a variety of trees, shrubs and herbaceous plant materials. Native grass meadows are especially effective at controlling and treating storm water over a large area. Choose moisture-tolerant plants for the bottom of a bioretention swale or basin. Choose plants that can tolerate both fluctuating water conditions and drought conditions for the side edges. Guidance on planting and general landscape design is provided in the Placer County Landscape Design Guidelines (Placer County Planning Services Division, 2013).

12. Pre-treatment: Runoff from industrial sites or locations where spills may occur or areas with excessive erosion or sediment sources should be pre-treated to address pollutants of concern prior to discharging into bioretention systems.

13. Underlying soils: Soils beneath the facility must be protected from compaction during construction activities. If soils have been compacted previously they should be ripped as deeply as necessary to loosen the soils and re-establish natural infiltration rates.

Sacramento Valley Native Plant List. Provided by the California Native Plant Society, Sacramento Valley Chapter, July 2015.

Botanic name	Common name	Height	Dry	Med Water	Wet	Full Sun	Part Shade	Shade	Deciduous/ Evergreen
ANNUAL PLANTS									
Collinsia heterophylla	Chinese Houses	1-2′		X			X		D
Eschscholzia californica	California Poppy	1-1.5′	X	X		X			D
Gilia capitata	Globe gilia	0.5-1′	X	X		X	X		D
GRASSES & GRASS-LIKE PLANTS									
Bouteloua gracilis	Blue gramma grass	1.5-2′	X			X			D
Deschampsia caespitosa	Tufted hair grass	1-2′		X	X		X		E
Elymus glaucus	Blue wildrye	1′	X	X		X			E
Elymus triticoides	Creeping wildrye	1-3′	X	X		X	X		D
Festuca californica 'Serpentine Blue'	Serpentine blue California fescue	2-3′	X	X		X	X		E
Festuca idahoensis	Blue Idaho fescue	1′	X	X		X	X		E
Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Idaho fescue	2′		X		X	X		E
Leymus condensatus 'Canyon Prince'	Canyon prince lyme grass	4′	X	X		X	X		E
Leymus triticoides (Elymus triticoides)	Creeping wild rye	1.5-3′	X	X		X	X		E
Melica californica	California melic	1-3′	X				X		D
Muhlenbergia rigens	Deer grass	5′	X	X		X	X		E
Sporobolus airoides	Alkali sacaton	2′		X	X	X	X		D
Stipa cernua	Nodding needlegrass	2′	X			X	X		D
Stipa lepida	Foothill needlegrass	2-3″	X			X	X		D
Stipa pulchra	Purple needlegrass	2′	X				X		D
Carex barbarae	Santa Barbara sedge	1-3′		X	X	X	X	X	E
Carex pansa	California meadow sedge	0.5′	X			X	X		E
Carex praegracilis	Clustered field sedge	1-2′	X	X		X	X		E
Juncus balticus	Baltic rush or wire rush	1-4′		X		X	X		E
Juncus effusus	Common rush	1.5-2′		X	X		X		E
Juncus effusus var. brunneus	Common rush	3-4′		X	X	X	X		E
Juncus effusus var. pacificus	Common rush	2-3′		X		X	X		E
Juncus patens	California gray rush	1.5-2.5′	X	X		X	X		E
Juncus patens 'Carman's Gray'	Carman's California gray rush	1-2′		X	X	X	X		E
Scirpus robustus	Alkali bull rush	5-15′			X	X	X		E
Xerophyllum tenax	Bear grass	2-4′		X		X			D
PERENNIAL PLANTS									
Achillea millefolium	Common Yarrow	1-3′	X	X		X	X		E
Achillea millefolium 'Island Pink'	Island pink common yarrow	2′	X	X			X		
Acmispon glaber (syn. Lotus scoparius)	Deerweed	3′	X			X			E
Aquilegia exima	Serpentine columbine	2′	X	X			X	X	D
Aquilegia formosa	Western columbine	1.5-3′		X	X		X	X	D
Artemisia douglasiana	California mugwort	3-5′	X	X	X	X	X		E
Asarum caudatum	Wild ginger	1′		X	X		X	X	E
Asclepias cordifolia	Purple Milkweed	1-3′	X	X		X	X		D
Asclepias fascicularis	Narrowleaf milkweed	2-3′		X		X	X		D

Sacramento Valley Native Plant List. Provided by the California Native Plant Society, Sacramento Valley Chapter, July 2015.

Botanic name	Common name	Height	Dry	Med Water	Wet	Full Sun	Part Shade	Shade	Deciduous/ Evergreen
PERENNIAL PLANTS CONT.									
Asclepias speciosa	Showy milkweed	3-6′		X		X	X		D
Carex tumulicola	Foothill Sedge	1.5′	X	X		X	X	X	E
Dudleya cymosa	Dudleya, Liveforever	3-6″		X			X	X	E
Epilobium canum	California fuchsia	1-1.5′	X	X					D
Epilobium canum 'Carman's Grey'	Carman's grey California fuchsia	2′	X	X		X	X		D
Epilobium canum 'Catalina'	Tall California fuchsia	1.5-3′	X	X		X	X		D
Epilobium septentrionalis 'Select	Select Mattole California fuchsia	0.25-0.5′		X		X	X		D
Equisetum scirpoides	Dwarf scouring rush	0.5′		X	X	X	X		E
Erigeron glaucus 'Wayne Roderick'	Seaside Daisy	0.5′		X		X	X		E
Erigeron karvinskianus	Mexican daisy, Santa Barbara daisy	1-1.5′		X		X	X		E
Eriodictyon californicum	Yerba Santa	3-6′	X	X		X	X		E
Eriogonum gracile	Wild buckwheat/ Slender	14-16″	X	X		X	X	X	D
Eriogonum grande var rubescens	Red-Flowered buckwheat	1-3′	X			X			E
Eriogonum umbellatum var. polyanthum	Sulfur buckwheat	0.5-1′	X	X		X	X		E
Eriogonum ursinum	Bear Valley buckwheat	0.25-1′	X	x		X	X		E
Eriophyllum lanatum	Woolly sunflower	1-2′	X			X	X		E
Fragaria vesca	Wild strawberry	4-6″		X	X	X	X	E	E
Grindelia stricta venulosa	Coastal gum plant	1-2′	X	X		X	X		E
Helenium bigelovii	Bigelow's sneezeweed	2-3′		X		X	X		D
Heuchera 'Canyon Quartet'	Canyon quartet alum root	1-2′	X	X			X	X	E
Heuchera 'Lillian's Pink'	Lillian's pink alum root	1-2′	X				X	X	E
Heuchera maxima	Island alum root	2-3′	X	X			X	X	E
Heuchera micrantha	Crevice alum root	1-2′	X	X			X	X	E
Heuchera 'Rosada'	Rosada alum root	2-3	X	X			X	X	E
Hibiscus lasiocarpus	Hibiscus	4-6′		X	X	X	X		D
Iris douglasiana	Douglas iris	1-2′	X	X		X	X		E
Iris Pacific Coast Hybrid 'Canyon	White Pacific Coast hybrid iris	1-2′	X	X		X	X		E
Iris Pacific Coast Hybrid 'Dorothea's	Burgundy Pacific Coast hybrid iris	1-2′	X	X		X	X		E
Iris Pacific Coast Hybrid 'Lavender'	Lavender Pacific Coast hybrid iris	1-2′	X	X		X	X		E
Iris Pacific Coast Hybrid 'Purple and	Purple and white Pacific Coast hybrid iris	1-2′	X	X		X	X		E
Iris Pacific Coast Hybrid 'Yellow'	Yellow Pacific Coast hybrid iris	1-2′	X	X		X	X		E
Iris Pacific Coast Iris mixed	Mixed colors Pacific Coast hybrid iris	1-2′	X	X		X	X		E
Lilium pardilinum	Leopard lily	3-8′		X		X	X		D
Linum lewisii	Blue Flax	2-3′	X	X			X	X	D
Lupinus polyphyllus	Streamside lupine	1-3′		X	X		X		D
Mentzelia laevicaulis	Blazing star	2-3′	X			X			D
Mimulus aurantiacus	Sticky monkeyflower	3-5′	X	X		X	X		E
Mimulus aurantiacus 'Verity',	Bush monkeyflower	1-4′		X		X	X		E
Mimulus cardinalis	Scarlet Monkeyflower	1 ½ -3′			X	X	X		D
Monardella odoratissima	Mountain pennyroyal, coyote mint	0.3-2′	X			X			E

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Botanic name	Common name	Height	Dry	Med Water	Wet	Full Sun	Part Shade	Shade	Deciduous/ Evergreen
PERENNIAL PLANTS CONT.									
Penstemon azureus	Azure penstemon	0.5-1.5′	X	X		X	X		D
Penstemon heterophyllus	Foothill penstemon	1-3′	X	X		X	X		E
Penstemon heterophyllus 'Margarita BOP'	Margarita BOP foothill penstemon	1.5-2′	X	X		X	X		E
Penstemon spectabilis	Showy penstemon	3-4.5′	X			X	X		E
Phacelia imbricate	Rock Phacelia, Pine Bee Flower	1-2′	X			X			D
Phyla nodiflora	Lippia	2-4"		X			X		D
Potentilla glandulosa	Sticky cinquefoil	1-2′		X		X	X		D
Rubus leucodermis	Western raspberry	3-4′		X			X		D
Rubus parviflorus	Thimbleberry	3-6′		X			X	X	D
Salvia 'Bee's Bliss'	Bee's bliss Sonoma sage	1-1.5	X	X		X	X		E
Salvia sonomensis	Creeping Sage	1′	X			X	X		E
Scrophularia californica	California figwort, Bee Plant	4-6′		X			X		D
Sedum obtusatum	Sierra sedum	0.5′	X	X			X		E
Sisyrinchium bellum	Blue-eyed grass	1′		X	X	X			D
Solidago californica	California goldenrod	1′			X	X	X		D
Solidago Californica 'Cascade Creek'	Cascade Creek California goldenrod	3-4′	X			X	X		D
Symphyotrichum chilense	California aster	2′	X	X	X	X	X		D
Whipplea modesta	Western whipplea	0.25-0.75′		X			X		D
Woodwardia fimbriata	Western chain fern	4-6′		X			X	X	E
Wyethia angustifolia	Narrowleaf mule's ears	20"	X	X		X	X		D
Wyethia mollis	Mountain mule's ears	0.5-2′	X	X			X		D
SHRUBS									
Arctostaphylos bakeri 'Louis	Pink manzanita	5-6′	X	X		X	X		E
Arctostaphylos densiflora 'Howard	McMinn's manzanita	5-8′	X	X		X	X		E
Arctostaphylos densiflora 'Sentinel'	Sentinel manzanita	6-8′	X	X		X	X		E
Arctostaphylos edmundsii 'Carmel Sur'	Carmel Sur manzanita	1-1.5′	X	X		X	X		E
Arctostaphylos 'Emerald Carpet'	Emerald carpet manzanita	1′	X	X		X	X		E
Arctostaphylos glauca	Bigberry manzanita	15′	X	X		X	X		E
Arctostaphylos hookeri 'Wayside'	Wayside Monterey manzanita	4′	X	X		X	X		E
Arctostaphylos 'John Dourley'	John Dourley manzanita	2-4′	X	X		X	X		E
Arctostaphylos manzanita 'Dr. Hurd'	Dr. Hurd's manzanita	10-12′	X	X		X	X		E
Arctostaphylos uva-ursi 'Green	Green Supreme bearberry	1′	X	X		X	X		E
Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts bearberry	1′	X	X		X	X		E
Arctostaphylos uva-ursi 'Pacific Mist'	Pacific Mist bearberry	2-3′	X	X		X	X		E
Arctostaphylos uva-ursi 'Point Reyes'	Pt. Reyes bearberry	1′	X	X		X	X		E
Arctostaphylos uva-ursi 'Radiant'	Radiant bearberry	1′	X	X		X	X		E
Arctostaphylos viscida	Whiteleaf manzanita	4-12′	X			X			E
Atriplex lentiformis	Quail bush	3-10′	X			X			D
Baccharis pilularis	Coyote brush	4-8′	X			X			E
Baccharis pilularis 'Pigeon Point'	Pigeon Point coyote brush	1.5-3′	X	X		X			E

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Botanic name	Common name	Height	Dry	Med Water	Wet	Full Sun	Part Shade	Shade	Deciduous/ Evergreen
	SHRUBS CONT.								
Calycanthus occidentalis	Western Spicebush	8-15′		X	X		X	X	D
Carpenteria californica	California bush anemone	4-8′	X	X			X	X	E
Carpenteria californica 'Elizabeth'	Dr. McClintock's bush anemone	3-5′	X	X			X	X	E
Ceanothus 'Blue Jeans'	Blue jeans wild lilac	7-9	X			X			E
Ceanothus 'Centennial'	Centennial wild lilac	2′	X			X			E
Ceanothus 'Concha'	Concha wild lilac	6-7′	X			X			E
Ceanothus cuneatus	Buck brush	5-10′	X			X			E
Ceanothus 'Dark Star'	Dark Star wild lilac	5-6′	X			X			E
Ceanothus gloriosus	Pt. Reyes wild lilac	1-1.5′	X			X			E
Ceanothus gloriosus 'Anchor Bay'	Anchor Bay wild lilac	1-1.5′	X			X			E
Ceanothus gloriosus var. exaltatus	Emily Brown's hallelujah bush	1-2	X	X		X	X		E
Ceanothus griseus 'Louis Edmunds'	Louis Edmunds wild lilac	5-6′	X			X			E
Ceanothus griseus var. horizon. 'Yankee Point'	Yankee Point wild lilac	2-3′	X			X			E
Ceanothus griseus var. horizontalis	Carmel creeper wild lilac	1.5-2.5′	X			X			E
Ceanothus integerrimus	Deerbrush wild lilac	3-7′	X			X	X		D
Ceanothus 'Joan Mirov'	Joan Mirov wild lilac	3-6′	X	X		X	X		E
Ceanothus 'Joyce Coulter'	Joyce Coulter wild lilac	2-5′	X			X			E
Ceanothus 'Julia Phelps'	Julia Phelps wild lilac	5-7′	X			X			E
Ceanothus maritimus 'Point Sierra'	Pt. Sierra wild lilac	2-3′	X			X			E
Ceanothus maritimus 'Valley Violet'	Valley Violet wild lilac	2-3	X			X	X		E
Ceanothus 'Owlswood Blue'	Owlswood blue island wild lilac	10′	X	X			X		E
Ceanothus prostratus	Squaw carpet	1′	X	X			X		E
Ceanothus 'Ray Hartman'	Ray Hartman wild lilac	12-20′	X			X			E
Ceanothus thrysifolius repens 'Louis Edmunds'	Louis Edmunds prostrate blue blossom	0,5-2′	X	X		X	X		E
Ceanothus thyrsiflorus	Blue blossom	5-15′	X			X			E
Ceanothus thyrsiflorus 'Skylark'	Skylark compact blue blossom	3-6′	X			X			E
Ceanothus thyrsiflorus 'Snow Flurry'	Snow flurry wild lilac	6-10′	X			X			E
Cercocarpus betuloides	Mountain Mahogany, Birchleaf Mountain Mahogany	10-15′	X			X	X		E
Cercocarpus betuloides var blancheae	Island mountain mahogany	10-12′	X	X		X			E
Cornus stolonifera (syn. C. sericea)	redtwig or western dogwood	7-9′		X	X		X		D
Cornus stolonifera 'Peter's Choice'	redtwig or western dogwood	7-9′		X	X		X		D
Eriogonum fasciculatum (E. f. var. foliolosum)	California buckwheat	1-3	X	X		X			E
Eriogonum giganteum	St. Catherine's lace	3-4′	X	X		X			E
Frangula tomentella	Hoary coffeeberry	6-10′	X	X		X	X		E
Fremontodendron 'Ken Taylor'	Ken Taylor flannel bush	4-6′	X			X			E
Fremontodendron 'Pacific Sunset'	Pacific Sunset flannel bush	12-15′	X			X			E
Fremontodendron 'San Gabriel'	San Gabriel flannel bush	15-20′	X			X			E
Garrya elliptica 'Evie'	Evie coast silktassel	8-15′	X			X			E
Garrya elliptica 'James Roof'	James Roof coast silktassel	8-15′	X			X			E
Heteromeles arbutifolia	Toyon	8-15′	X			X	X		E

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Heteromeles arbutifolia 'Davis Gold'	Yellow berry toyon	8-15′	X			X	X		E
Isomeris arborea	Bladderpod	3-4′	X			X	X		E
Lupinus albifrons	Silver Bush lupine	3-5′	X			X	X		E
Lupinus arboreus	Yellow flowered bush lupine	4-5′	X	X		X			E
Mahonia aquifolium	Oregon grape	3-6′	X	X		X	X		E
Mahonia aquifolium compacta	Compact Oregon grape	2-4′	X	X			X	X	E
Philadelphus lewisii 'Goose Creek'	Double flowered wild philadelphus	4-8′		X	X		X		D
Prunus andersonii	Desert peach	3-6′	X			X			D
Rhamnus californica	Coffeeberry	3-15′	X			X	X		E
Rhamnus californica 'Mound San	Mound San Bruno coffeeberry	4-6′	X			X	X	X	E
Rhamnus californica 'Eve Case'	Eve Case coffeeberry	4-8′	X			X	X		E
Rhamnus californica ssp. tomentella	Coffeeberry	6-15′	X	X		X	X		E
Rhamnus ilicifolia	Holly-leaf Redberry	5-15′	X	X		X	X		E
Rhamnus purshiana	Cascara sagrada	10-15′	X	X		X	X		E
Rhus integrifolia	Lemonade berry	3-10′	X			X			E
Rhus ovata	Sugar bush	4-10′	X			X			E
Ribes aureum var. aureum	Western golden currant (mountain)	3-6′	X	X	X	X	X		D
Ribes aureum var. gracillimum	Golden currant	3-6′	X	X	X	X	X		D
Ribes californicum	Hillside gooseberry	3′		X			X		D
Ribes malvaceum	Chaparral flowering currant	3-4′	X				X		D
Ribes sanguineum	Winter current	3-6′	X	X		X	X		D
Ribes sanguineum var. glutinosum	Flowering currant	3-5′	X	X		X	X		D
Ribes sanguineum var. glutinosum	Claremont flowering currant	3-6'	X	X			X	X	D
Ribes sanguineum 'White Icicle'	White icicle flowering currant	6-8′	X	X			X	X	D
Ribes speciosum	Fuchsia flowering gooseberry	3-6′	X	X		X	X		D
Ribes viburnifolium	Evergreen currant	2-3′	X	X			X	X	E
Rosa californica	California wild rose	3′		X			X	X	D
Salvia apiana	White sage	3-5′	X	X		X			E
Salvia clevelandii	Cleveland's sage	3-5′	X			X			E
Salvia clevelandii 'Allen Chickering'	Allen Chickering Cleveland's sage	3-5 ′	X			X			E
Salvia clevelandii 'Whirly Blue'	Whirly blue Cleveland's sage	3-5′	X			X	X		E
Salvia clevelandii 'Winnifred Gilman'	Winnifred Gilman Cleveland's sage	3′	X			X			E
Salvia leucophylla	Purple sage	3-7′	X			X			E
Salvia mellifera	Black sage	3-6′	X			X	X		E
Salvia mellifera 'Terra Seca'	Terra seca black sage	2′	X			X	X		E
Sambucus caerulea	Blue elderberry	6-9′		X		X	X		D
Sambucus mexicana	Mexican elderberry	6-12′	X	X		X	X		D
Spiraea douglasii	Western spiraea	4-5′	X	X		X			D
Styrax redivivus officinalis	Snow drop bush	5-7′	X	X			X		D
Symphoricarpos albus	Snowberry	6-12′		X	X		X	X	D
Trichostema lanatum	Wooly bluecurls	3-4′	X			X			E

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Botanic name	Common name	Height	Dry	Med Water	Wet	Full Sun	Part Shade	Shade	Deciduous/ Evergreen
	SHRUBS CONT.								
Viguera parishii	Desert golden eye	1-3′	X			X	X		D
	SHRUBS/TREES								
Cephalanthus occidentalis	Buttonbush (buttonwillow)	3-15′		X	X	X	X		D
Cercis occidentalis	Western redbud	15-25′	X	X		X	X		D
Myrica californica	Pacific wax myrtle	10-30′		X		X			E
Prunus lyonii (P. ilicifolia ssp. lyonii)	Catalina cherry	15-20′	X	X		X			E
Salix exigua (Salix hindsiana)	Coyote willow	6-20′		X		X	X		D
Salix laevigata	Red willow	10-25′		X		X	X		D
Salix lasiolepsis	Arroyo willow	10-20′		X		X			D
Umbellularia californica	California bay	6-50′		X			X		E
	TREES								
Acer circinatum	Vine maple	5-35′		X	X	X	X		D
Acer macrophyllum	Big-leaf maple	30-50′		X	X	X	X		D
Aesculus californica	California buckeye	10-30′	X	X		X	X		D
Arbutus menziesii	Madrone	20-50′	X	X		X	X		E
Calocedrus dedurrens	Incense cedar	50-90′	X	X		X			E
Cornus nuttallii	mountain dogwood	20-50′		X	X		X		D
Cupressus sargentii	Sargent cypress	10-40′	X				X		E
Fraxinus latifolia	Oregon ash	30-40′		X	X	X	X		D
Juglans californica var. hindsii	Northern California black walnut	30-60′	X	X		X			D
Pinus attenuata	Knobcone pine	20-40′	X	X					E
Pinus jeffreyi	Jeffrey pine	60-120′	X						E
Pinus lambertiana	Sugar	60-200′	X						E
Pinus ponderosa	Ponderosa pine	80-100′	X						E
Pinus sabiniana	Foothill pine	40-80′	X						E
Platanus racemosa	California sycamore	40-60′		X		X			D
Quercus agrifolia	Coast live oak	20-70	X			X			E
Quercus berberidifolia	Scrub oak	6-15′	X			X			E
Quercus douglasii	Blue oak	30-50′	X	X		X	X		D
Quercus durata	Leather Oak	10′	X			X			E
Quercus kelloggii	Black oak	30-80′	X			X			D
Quercus lobata	Valley oak	50-70′	X			X			D
Quercus wislizenii	Interior live oak	30-80′	X	X		X			E
	VINES								
Aristolochia californica	California pipe vine	10-40′	X	X		X	X		D
Clematis ligusticifolia	Western clematis	4-30′		X	X	X	X		D
Clematis sp.	Virgin's Bower	10-30′	X	X			X		D
Lonicera hispidula	Pink Honeysuckle	8-12′	x	x			x		D
Vitis californica	California wild grape	10-20′	X	X			X		D

SIZING DESIGN GOALS AND REQUIREMENTS

The Post-Construction Storm Water Quality Plan (SWQP) Form 3-5 should be used to calculate the Water Quality Volume (WQV) of bioretention areas for Regulated Projects. This value is then used to iteratively determine the necessary bioretention area sizing to capture the remainder of the 85th percentile, 24-hour design storm not retained by Site Design Measures. The equation for determining the WQV is as follows:

$$\mathbf{WQV = Unit\ WQV * A_{imp} * R_C}$$

Where:

WQV	= Water Quality Volume (ft^3);
Unit WQV	= design storm based on elevation and drawdown time
A_{imp}	= impervious drainage area untreated by Site Design Measures (ft^2); and
R_C	= Runoff Coefficient (default 0.9).

Sites with documented high concentrations of pollutants in underlying soil or groundwater, sites located where infiltration could contribute to a geotechnical hazard, and sites located on elevated plazas or other structures may incorporate an impervious liner and may locate the underdrain discharge at the bottom of the gravel layer to create a "Flow-Through Planter." These Flow-Through Planters must be sized according to Water Quality Flow (WQF) using Form 3-5 and Form 3-7 of the SWQP. The equation for determining the WQF for Flow-Through Planters is as follows:

$$\mathbf{WQF = A_{imp} * P_F / 43{,}200}$$

Where:

WQF	= Water Quality Flow (cfs);
A_{imp}	= impervious drainage area untreated by Site Design Measures (ft^2); and
P_F	= flow based design storm intensity (0.2 inch/hr).

CONSTRUCTION PHASE CONSIDERATIONS

Protection and Excavation

Protecting bioretention areas during all phases of construction is a top priority. In project specifications, and during pre-bid and pre-construction meetings, communicate requirements and expectations to the contractor. From the start of construction, areas should be fenced to define limits and keep heavy equipment out. Erosion and sediment control measures should be placed so that construction sediment and wastes cannot enter the facility. Excavation activities should avoid compacting the facility base and sidewalls and should not take place during wet weather. Inlets should be blocked until construction sediment sources are removed and plants are sufficiently established to hold up to stormwater flows. Plant establishment times will depend on plant species. Storm water directed away from bioretention areas during plant establishment must be managed using temporary BMPs.

Structures and Materials

Structures such as curbs, inlets, checkdams, bypass and underdrain systems and containment walls are critical to facility function. During construction, verify that the elevations of these elements match the design drawings. For example, the raised overflow structures used in bioretention facilities may look like a plan error to contractors not

experienced with LID. Clearly communicating design objectives will help avoid uninformed field adjustments.

The bioretention soil mix and aggregate layers are also key components to achieving the desired performance. During pre-bid and pre-construction meetings, explain the characteristics and purpose of these materials to contractors and follow up by thoroughly reviewing construction material submittals.

INSPECTION AND MAINTENANCE REQUIREMENTS

A maintenance plan shall be provided with the Final SWQP. The maintenance plan shall include recommended maintenance practices, state the parties responsible for maintenance and upkeep, specify the funding source for ongoing maintenance, with provisions for full replacement when necessary, and provide site specific inspection checklist.

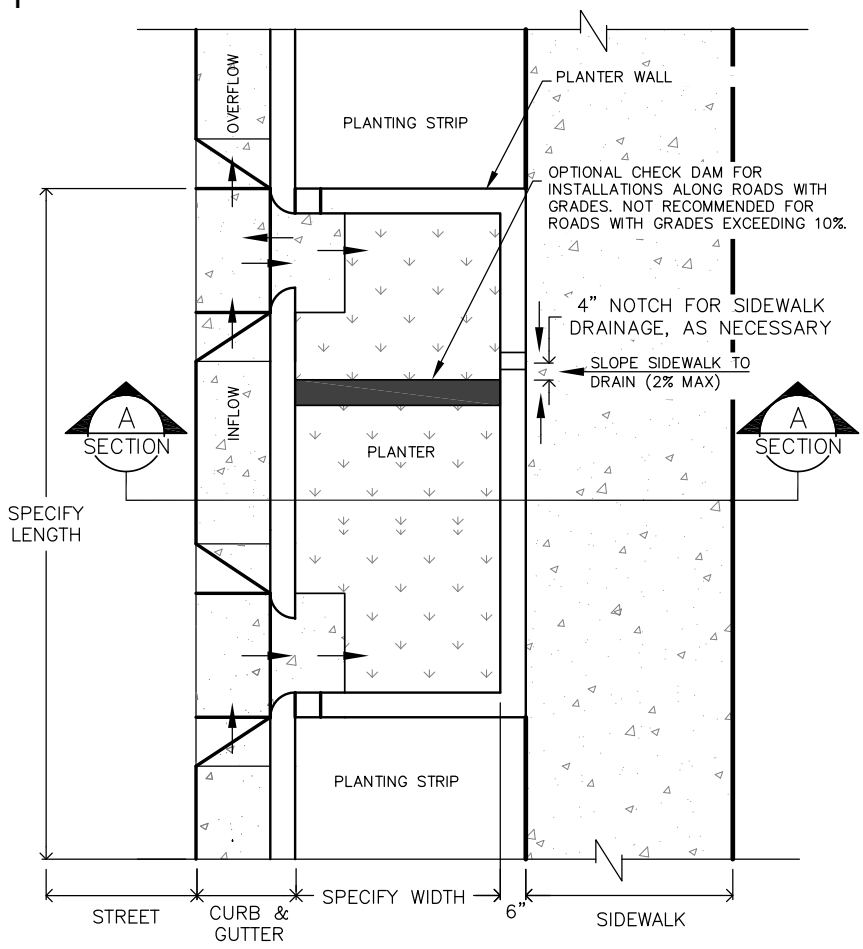
At a minimum the following inspections and maintenance activities should be conducted on an annual basis or more frequently if necessary:

Maintenance Indicator	Required Maintenance Activity
Is litter, excess sediment or debris present in the upstream drainage or in the bioretention facility?	Remove litter, sediment/debris. Inspect the areas upstream of the bioretention facility to make sure the tributary area is properly stabilized.
Is standing water present in the facility for longer than 72 hours after a storm?	Remove any accumulated sediment and flush drainage system including underdrain. Remove and replace top few inches of soil. Remove and replace all soil, re-grade and re-plant.
Are dead plants, weeds present?	Remove dead vegetation and replace as necessary. Pull weeds and trim excess plant growth.
Is erosion occurring within the facility or drainage system?	Repair erosion and stabilize to prevent recurrence
Are holes or voids present in the facility?	Inspect underdrain and replace soil if needed.
Are unwanted rodents or other pests present?	Implement environmentally friendly pest control practices. Do not use pesticides or herbicides in the bioretention facility.

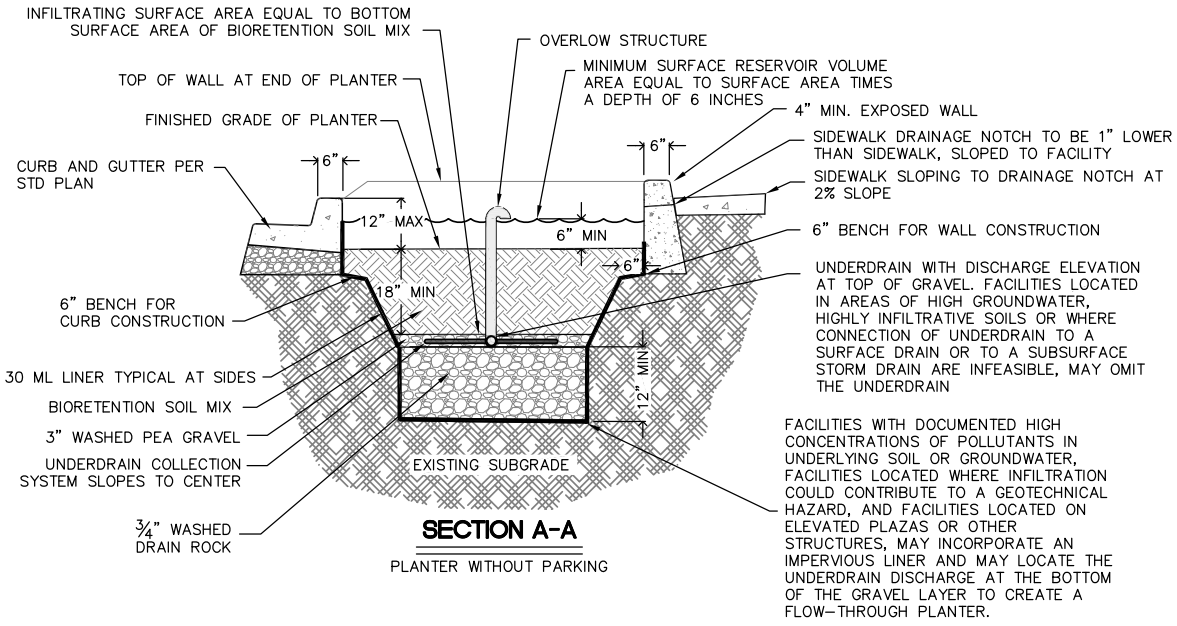
REFERENCES

City of Salinas Department of Engineering and Transportation. 2014. Stormwater Standard Plans (SWSPs). Available online at: http://www.ci.salinas.ca.us/services/engineering/engineering.cfm

Placer County Planning Services Division. 2013. Placer County Landscape Design Guidelines. Available online at: http://www.placer.ca.gov/~/media/cdr/Planning/documents/DesignGuides/Landscape%20Design%20Guidelines.pdf



PLAN VIEW

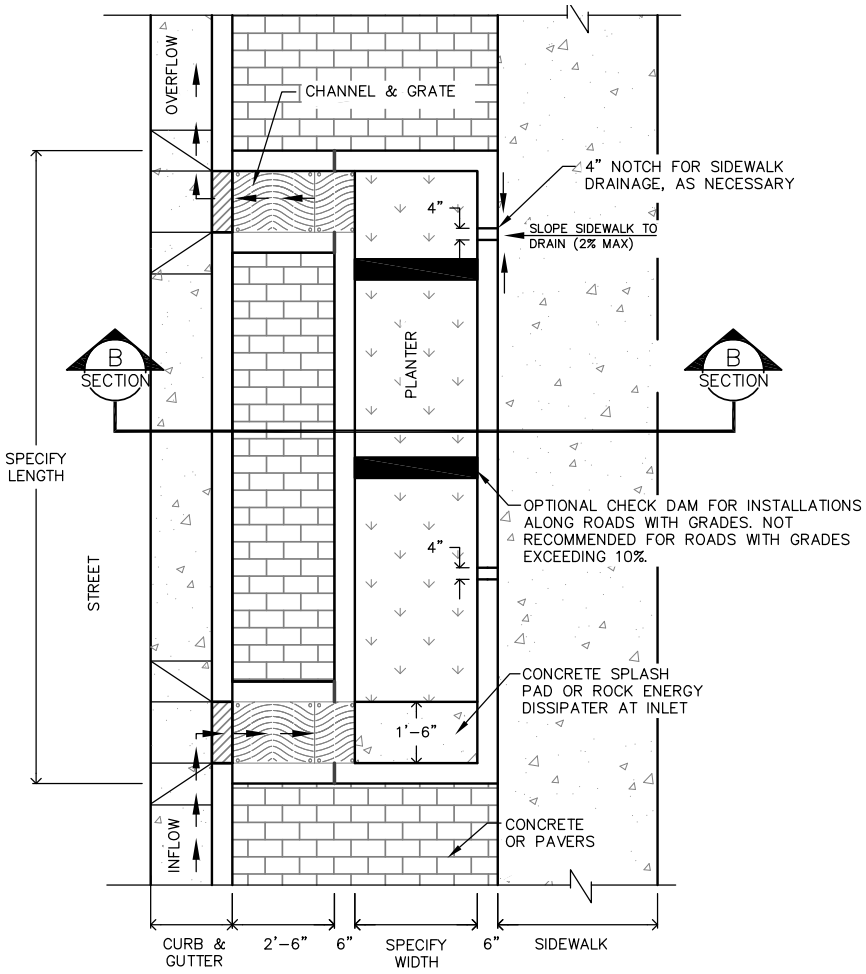


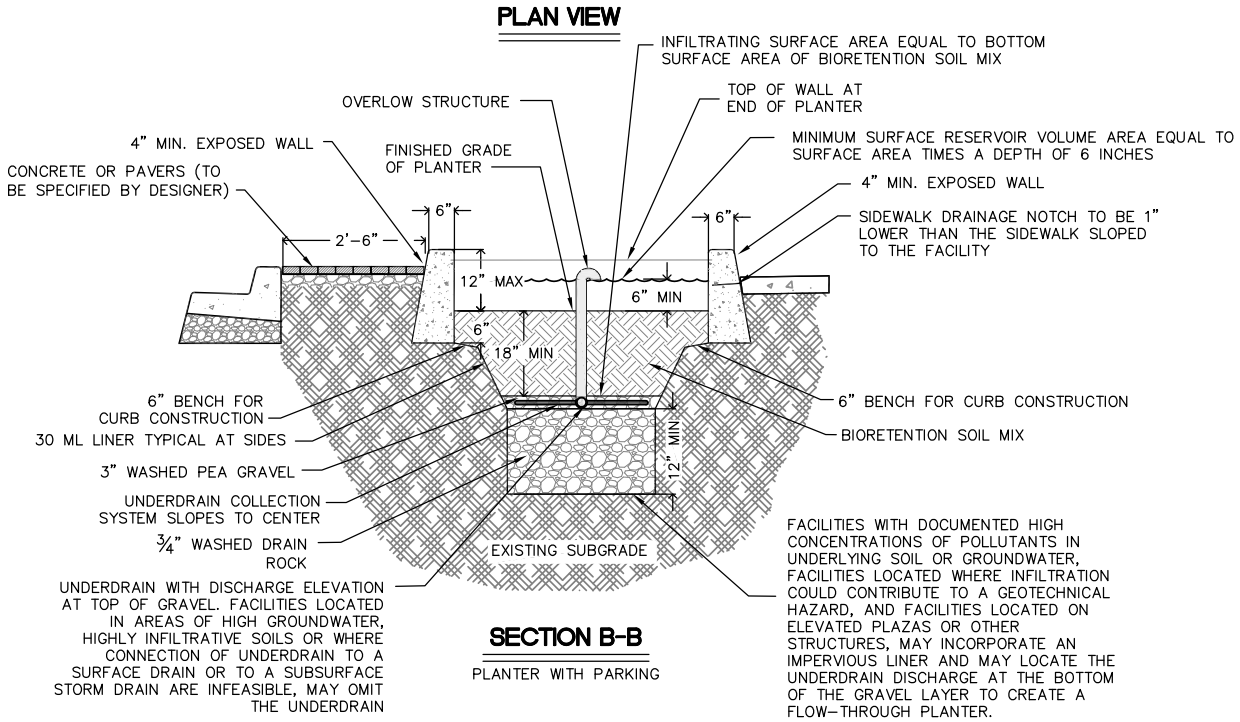
SECTION A-A

PLANTER WITHOUT PARKING

IN STREET BIORETENTION - WITHOUT PARKING
Plan & Section Views

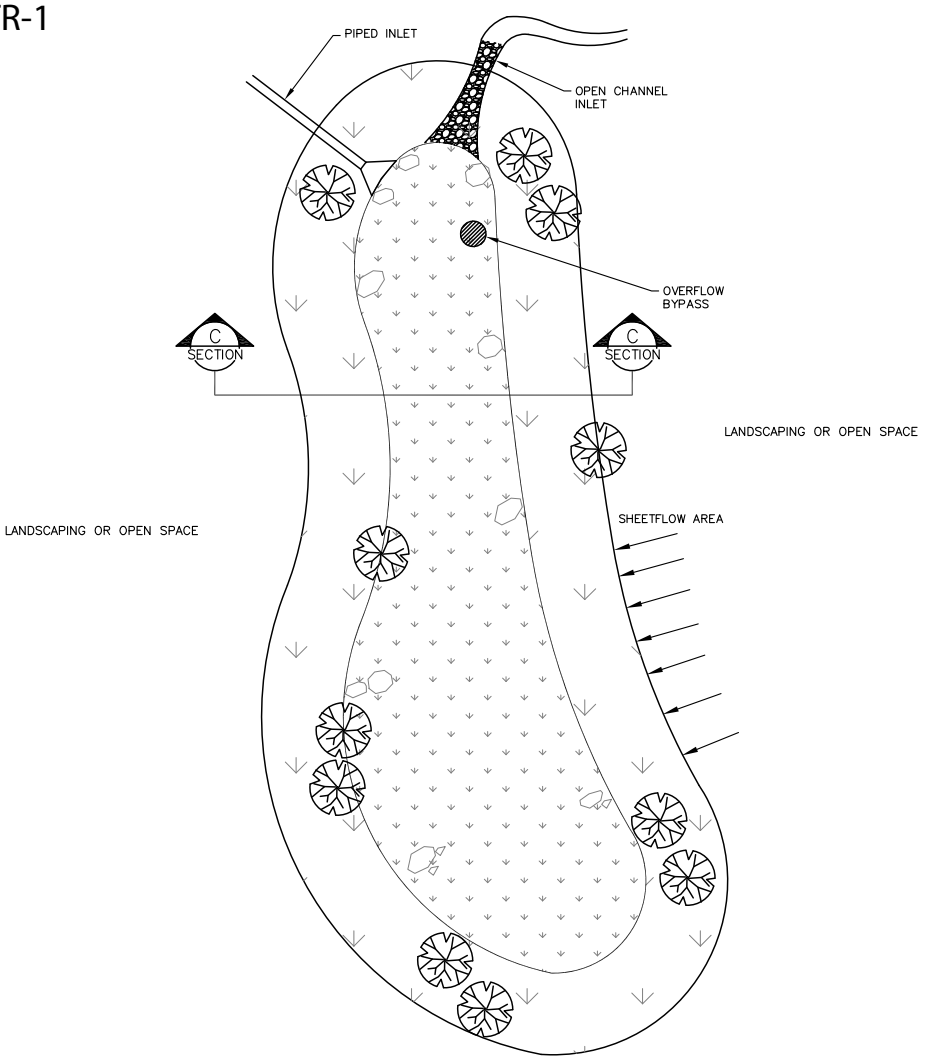
DRAWING NOT TO SCALE
Source: Adapted from City of Salinas



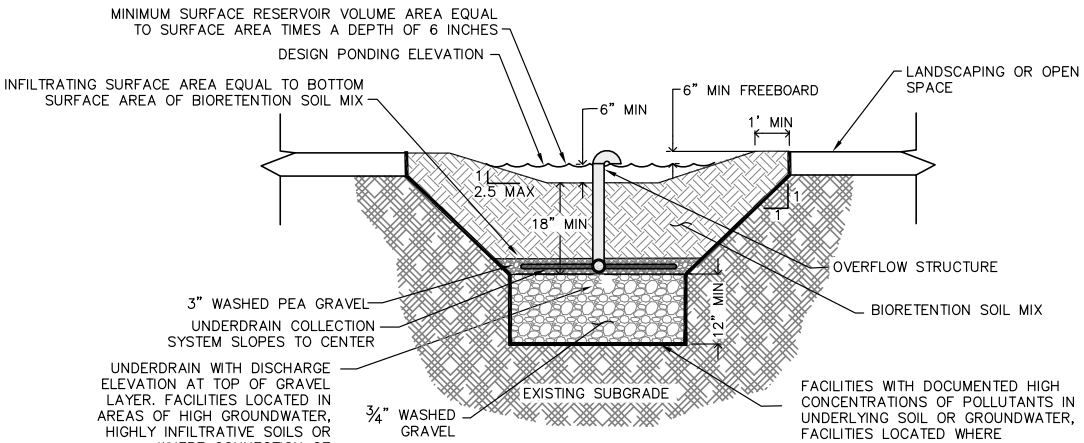


IN STREET BIORETENTION - WITH PARKING
Plan and Section Views

DRAWING NOT TO SCALE
Source: Adapted from City of Salinas



PLAN VIEW



SECTION C-C

BIORETENTION IN LANDSCAPE OR OPEN SPACE AREAS
Plan and Section Views

DRAWING NOT TO SCALE
Source: Adapted from City of Salinas

MEDIA FILTER

Fact Sheet TR-2

DESCRIPTION

Storm water media filters are typically two-chambered including a pretreatment settling basin and a filter consisting of sand, gravel, or other adsorptive filtering media. As storm water flows into the first chamber, large particles settle out, and then finer particles and other pollutants are removed as stormwater flows through the filtering media in the second chamber. There are a number of design variations including the Austin sand filter, Delaware sand filter, multi-chambered treatment train (MCTT), and manufactured storm water filters. Treated storm water is collected in an effluent chamber or underdrain, and subsequently discharged to a storm water conveyance system or other appropriate location.



Photo Source: Portland BES

Manufactured storm water filters are typically underground systems that utilize membranes of various materials or cartridges filled with different types of media to filter stormwater runoff. For cartridge systems, the media used can be inert, such as sand, or adsorptive, such as peat or manufactured media. The effectiveness of these systems depends on the type of membrane or media being implemented, the filter loading rate, and the characteristics of the influent storm water. For some systems, the water chemistry will also determine the effectiveness of the filter in removing dissolved constituents.

ADVANTAGES

- Protects and improves water quality by removing pollutants from storm runoff.
- Customizable sizing (small footprint).
- Customizable filter media to target key site pollutants.
- May be located underground.
- Does not require irrigation.

LIMITATIONS

- Minimal reduction in runoff volume in comparison to other systems that promote infiltration, evaporation, or evapotranspiration.
- Designs that maintain permanent standing water may create vector concerns
- Confined space training may be required for maintenance on vault systems.
- Failure to maintain media filter may result in clogging and system failure.
- Significant head loss through filters may limit use on flat sites.
- High installation and maintenance costs.

KEY DESIGN FEATURES

Media filters may only be implemented for Regulated Projects that demonstrate use of bioretention facilities to be infeasible. Regulated Projects implementing media filters must meet the following requirements:

1. Projects creating or replacing an acre or less of impervious area, and located in a designated pedestrian-oriented commercial district (i.e., smart growth projects), and having at least 85% of the entire project site covered by permanent structures;
2. Facilities receiving runoff solely from existing (pre-project) impervious areas; and

3. Historic sites, structures or landscapes that cannot alter their original configuration in order to maintain their historic integrity.

The performance of any media filter is governed primarily by the following factors which should be carefully evaluated when designing the facility:

- Hydraulic Loading Rate – The application rate of untreated water to the surface of the filter media usually expressed as a flow rate per filter surface area (i.e. gpm/ft^2);
- Filter Media Gradation – A finer media gradation reduces hydraulic conductivity and increases the capture efficiency for fine particulate pollutants. Finer media also has a greater surface area which increases sorption rates for chemically active media. A more homogenous media gradation increases voids volume in a media bed. Finer media is more susceptible to surface clogging.
- Residence Time - Residence time is a function of media gradation, hydraulic loading rate and the media bed depth and configuration. A longer residence time generally improves pollutant removal performance.
- Media Chemical Properties – Filter media can be inert (i.e. sand) or can be selected to target specific pollutants of concern (i.e. activated carbon for trace organics). Chemically active options may be organic, mineral or synthetic or a combination of types. Media should be selected with consideration of the type and load of pollutants requiring removal.
- Pretreatment – Integrate adequate pretreatment facilities into media filter designs to reduce sediment loading and maintenance frequency. The level of pretreatment required is dependent on the tributary drainage area, but typical pretreatment consists of a sedimentation chambers, hydrodynamic separator, vegetated buffer strips, and vegetated swales.
- Hydraulic Head – Different media filters types have varying hydraulic head requirements that must be considered during design. Certain media filter configurations may not be suitable for flat sites.

SIZING DESIGN GOALS AND REQUIREMENTS

The Post-Construction Storm Water Quality Plan (SWQP) Form 3-5 should be used to calculate the Water Quality Flow (WQF) of media filters for Regulated Projects. This value is then used in Form 3-7 to iteratively determine the necessary media filter sizing to capture the remainder of the 85th percentile, 24-hour design storm not retained by Site Design Measures. The equation for determining the WQF for media filters is as follows:

$$\mathbf{WQF = A_{imp} * P_F / 43{,}200}$$

Where:

WQF = Water Quality Flow (cfs);
A_{imp} = impervious drainage area untreated by Site Design Measures (ft^2); and
P_F = flow based design storm intensity (0.2 inch/hr).

CONSTRUCTION PHASE CONSIDERATIONS

- Divert flow around the sand filter to protect it from sediment loads during construction. If sediment does enter the facility during construction, the sediment will require removal after the tributary area has been stabilized. Diverted flow must be managed using temporary BMPs.

- Where underdrains are used, ensure that the minimum slope of the pipe is 0.5 (1/2) percent.
- Ensure that the inverts of notches, orifices, or weirs dividing chambers correspond with design elevations to ensure proper function.
- The surface of bed filters should be completely level to promote uniform filtration.
- If precast concrete lids are used, provide lifting rings or threaded sockets to allow easy removal with standard lifting equipment.
- Once construction is complete, stabilize the entire tributary area to the media filter before allowing runoff to enter the unit.

MAINTENANCE CONSIDERATIONS

Media filters may exhibit decreased effectiveness after a single year of operation, depending on the activities occurring in the drainage area and filter loading. They clog easily when subjected to high sediment loads, and sediment reducing pretreatment practices placed upstream of the filter should be maintained properly to reduce sediment loads into the filter.

Maintenance efforts will need to focus on basic housekeeping practices such as removal of sediment and debris accumulations to prevent clogs and/or ponds of standing water. To minimize the potential for clogging, frequent maintenance and inspection practices are required. Waste sand, gravel, membranes, or filter media must be disposed of properly and in accordance with all applicable laws.

Media filters can become a nuisance due to mosquito or midge breeding if not properly designed and maintained. Installations should dewater completely (recommended 96 hour or less residence time) to prevent creating mosquito and other vector habitats.

AVAILABLE VENDOR PRODUCTS

The names of vendor products listed below are for informational purposes only. Their appearance here is not an endorsement of the products or manufacturers by Placer County.

- BayFilter™
- Fabco Filter Cartridges
- Jellyfish®
- Media Filtration System (MFS)
- Perk Filter™
- Puristorm™
- Up-Flo™
- StormFilter®
- VortFilter™



Photo Source: Contech®

REFERENCES

California Department of Transportation (Caltrans). 2010. Treatment BMP Technology Report. CTSW-RT-09-239.06. Available online at: http://www.dot.ca.gov/hq/env/stormwater/pdf/CTSW-RT-09-239-06.pdf

California Stormwater Quality Association (CASQA). 2003. California Stormwater BMP Handbook – New Development and Redevelopment. BMP Fact Sheet TC-40: Media Filter and BMP Fact Sheet MP-40: Media Filter. Available online at: https://www.casqa.org/resources/bmp-handbooks/new-development-redevelopment-bmp-handbook

Low Impact Development Center, Inc. 2010. Low Impact Development Manual for Southern California: Technical Guidance and Site Planning Strategies. Available online at: https://www.casqa.org/sites/default/files/downloads/socallid-manual-final-040910.pdf

Sacramento County, et al. 2014. Stormwater Quality Design Manual for the Sacramento Region. Available online at: http://www.beriverfriendly.net/docs/files/Master%20Stormwater%20Quality%20Manual%202014_FINAL_W%20APPEND_W%20COVER.pdf

APPENDIX D – Oversized Exhibit SWQ-1

Environmental Noise Assessment

Westbrook Parcel WB-41 Residential Development

Roseville, California

BAC Job # 2021-128

Prepared For:

Westpark SV 400, LLC

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Roseville, CA 95661

Prepared By:

Bollard Acoustical Consultants, Inc.



Dario Gotchet, Senior Consultant

August 25, 2021

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Introduction

The Westbrook Parcel WB-41 Residential Development (project) is located south of Pleasant Grove Boulevard, between Santucci Boulevard and Daylight Drive in Roseville, California. The project is located within the Sierra Vista Specific Plan (SVSP). The project area and tentative subdivision map are provided as Figures 1 and 2, respectively.

Due to the proximity of the proposed residential uses to Pleasant Grove Boulevard and Santucci Boulevard, BAC was retained by the project applicant to prepare this assessment. Specifically, the purposes of this assessment are to quantify noise levels associated with traffic on those roadways, and to compare those levels against the applicable City of Roseville and Sierra Vista Specific Plan noise criteria for new residential uses.

Noise Fundamentals and Terminology

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard, and thus are called sound. Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in levels (dB) correspond closely to human perception of relative loudness. Appendix A contains definitions of Acoustical Terminology. Figure 3 shows common noise levels associated with various sources.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by weighing the frequency response of a sound level meter by means of the standardized A-weighing network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels in decibels.

Community noise is commonly described in terms of the “ambient” noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}) over a given time period (usually one hour). The L_{eq} is the foundation of the Day-Night Average Level noise descriptor, L_{dn} or DNL, and shows very good correlation with community response to noise.



Legend

Project Area Boundary (Approximate)

N

Scale (Feet)

0 100 200

Westbrook Parcel WB-41
Roseville, California

Project Area

Figure 1

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Legend

- Project Area Boundary
- Masonry Walls

N

Scale (Feet)

0 50 100

Westbrook Parcel WB-41
Roseville, California

Tentative Subdivision Map

Figure 2

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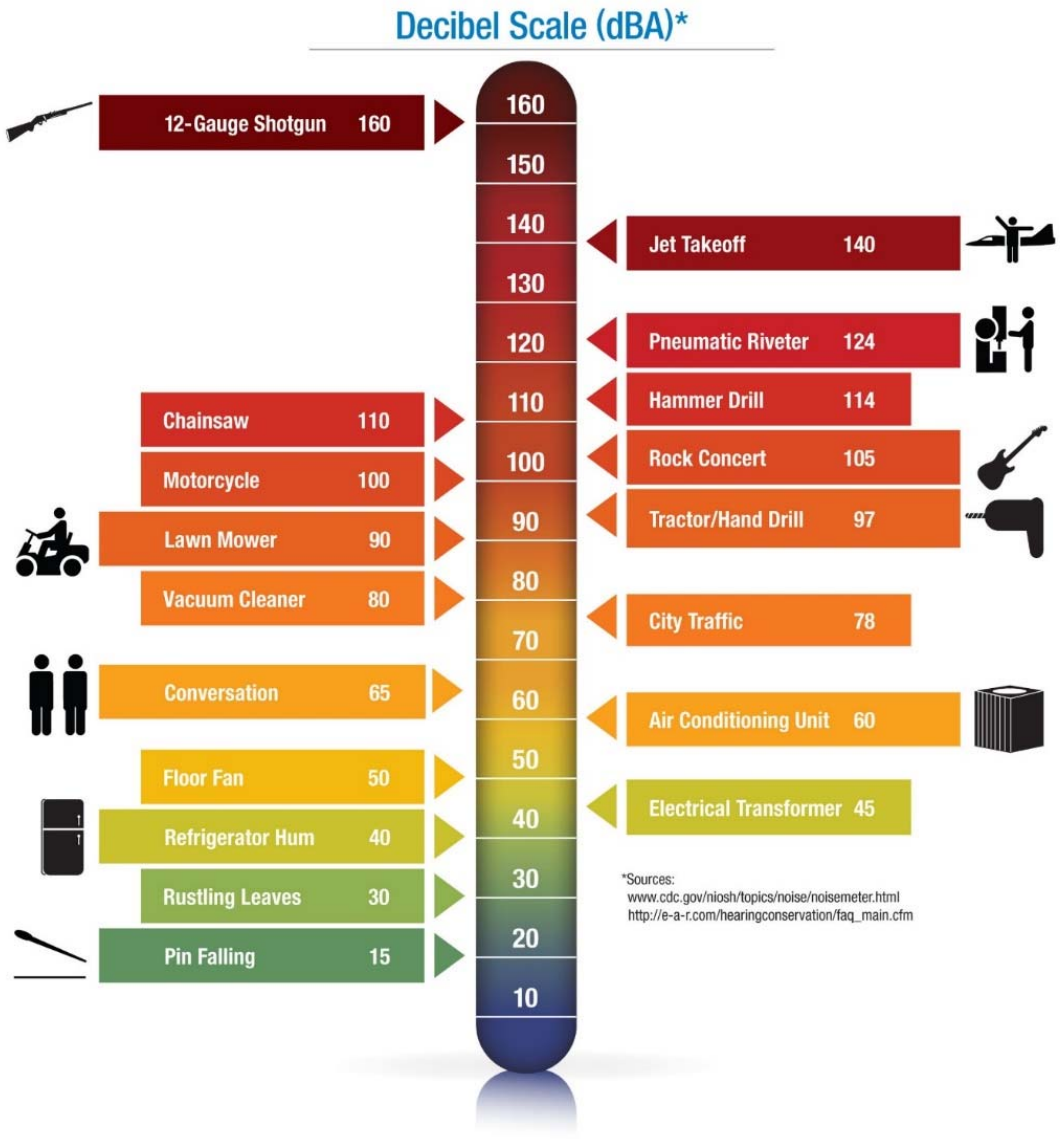
Figure 3
Typical A-Weighted Sound Levels of Common Noise Sources



The Day-Night Average Level (DNL) is based upon the average noise level over a 24-hour day, with a +10-decibel weighting applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because DNL represents a 24-hour average, it tends to disguise short-term variations in the noise environment. DNL-based noise standards are commonly used to assess noise impacts associated with traffic, railroad, and aircraft noise sources.

Criteria for Acceptable Noise Exposure

City of Roseville General Plan 2035

The Noise Element of the Roseville General Plan 2035 contains goals and policies intended to protect city residents from the harmful and annoying effects of exposure to excessive noise. The General Plan policies which would be applicable to this project are reproduced below:

Transportation Noise Sources

Policy 1 Allow the development of new noise-sensitive land uses (which include but are not limited to residential, schools, and hospitals) only in areas exposed to existing or projected levels of noise from transportation noise sources which satisfy the levels specified in Table 1. Noise mitigation measures may be required to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table 1.

Recognizing that in increasingly urban areas it is difficult to maintain suburban noise standards, and in order to facilitate the City's goals to encourage reinvestment and economic development in the Riverside and Downtown Specific Plan areas, the City may elect to allow new noise-sensitive land uses on a case by case basis in proximity to transportation sources. Noise mitigation, including an acoustical analysis, would be required to reduce interior space noise levels to the standards specified in Table 1. Exterior noise levels would require mitigation to the extent feasible using building orientation, construction, and design features; however ultimately, noise levels may exceed the noise standards identified in Table 1.

Policy 2 Require new roadway improvement projects to be mitigated so as not to exceed the noise levels specified in Table 1 at outdoor activity areas or interior spaces of existing noise-sensitive land uses.

Policy 3 Evaluate new transportation projects, such as light and heavy rail, using the standards contained in Table 1. However, noise from these projects may be allowed to exceed the standards contained in Table 1 if the City Council finds that there are special overriding circumstances.

Policy 4 Require an acoustical analysis where:

a. Noise sensitive land uses are proposed in areas exposed to existing or projected noise levels exceeding the levels specified in Table 1;

b. Proposed transportation noise source projects are likely to produce noise levels exceeding the levels specified in Table 1 at existing or planned noise-sensitive uses.

An acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be considered in the project design.

Table 1
Maximum Allowable Noise Exposure - Transportation Noise Sources
City of Roseville General Plan Noise Element

Land Use	Outdoor Activity Areas[1]	Interior Spaces	
	DNL/CNEL, dB	DNL/CNEL, dB	L_{eq}, dB[2]
Residential	60[3]	45	--
Transient lodging	60[3]	45	--
Hospitals, nursing homes	60[3]	45	--
Theaters, auditoriums, music halls	--	--	35
Churches, meeting halls	60[3]	--	40
Office buildings	65	--	45
Schools, libraries, museums	--	--	45
Playgrounds, neighborhood parks	70	--	--

[1] Outdoor activity areas for residential developments are considered to be the backyard patios or decks of single-family dwelling, and the patios or common areas where people generally congregate for multi-family development.

Outdoor activity areas for non-residential developments are considered to be those common areas where people generally congregate, including pedestrian plazas, seating areas and outside lunch facilities.

Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

[2] As determined for a typical worst-case hour during periods of use.

[3] Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 75 dB Ldn/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

Note: Where a proposed use is not specifically listed on this table, the use shall comply with the noise exposure standards for the nearest similar use as determined by the Planning Department. Commercial and industrial uses have not been listed because such uses are not considered to be particularly sensitive to noise exposure.

-- = not applicable

DNL = Day-Night Average Sound Level

CNEL = Community Noise Equivalent Level

dB = Decibels

Leq = Noise Equivalent Level

Source: City of Roseville General Plan Noise Element

Sierra Vista Specific Plan Final EIR

The Sierra Vista Specific Plan (SVSP) Final EIR (May 2010) contains mitigation measures intended to protect future city residents from the harmful and annoying effects of exposure to excessive noise. The transportation noise related mitigation measures of the specific plan are reproduced below:

WMM 4.5-8 *On-site Traffic Noise Attenuation (Impact 4.6-6 SVSP and Urban Reserve)*

The project developer shall demonstrate through an acoustical study that residences along roadways will be subject to noise levels consistent with the

City's standards. The standards could be achieved through a combination of setbacks, sound walls or other barriers, building orientation or other measures. An acoustical analysis shall be required to demonstrate that these measures will result in acceptable noise levels.

WMM 4.5-10 ***On-site Traffic Noise Policies (Impact 4.6-6 and 4.6-8 Urban Reserve)***

Specific Plans and/or other development proposals in the Remainder Area Urban Reserve shall include policies and/or conditions that require that residential development adjacent to roadways will be subject to traffic noise levels that fall within City standards. The standards could be achieved through a combination of setbacks, sound walls or other barriers, building orientation or other measures. An acoustical analysis shall be required to demonstrate that these measures will result in acceptable noise levels.

MM 4.6- 4: ***Traffic Noise Attenuation (Impact 4.6-6 and 4.6-8 SVSP)***

MM 4.6-4(a): Masonry walls and/or landscaped berms shall be constructed along the major project-area roadways adjacent to proposed residential uses if acoustical studies warrant sound attenuation, otherwise standard wood fencing is acceptable. Draft EIR Table 4.6-10 data shall be consulted to determine appropriate barrier heights. If the assumptions shown in Table 4.6-10 vary considerably, a detailed analysis of exterior and interior mitigation measures should be conducted when tentative maps become available.

MM 4.6-4(b): In areas requiring sound attenuation, noise barrier walls shall be constructed of concrete panels, concrete masonry units, earthen berms, or any combination of these materials. Wood is not recommended for construction due to eventual warping and degradation of acoustical performance.

MM 4.6-4(c): Tentative map applications for residential uses located along Fiddyment Road would be required to include an analysis of interior noise levels. The report shall be conducted by a qualified acoustical engineer and shall specify the measures required to achieve compliance with the City of Roseville 45 dB DNL interior noise level standard.

Evaluation of Future Traffic Noise Environment at Project Site

Traffic Noise Prediction Methodology

The Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to predict traffic noise levels at project subdivisions. The model is based upon the CALVENO noise emission factors for automobiles, medium trucks, and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. The FHWA Model was developed to predict hourly

L_{eq} values for free-flowing traffic conditions and is considered to be accurate within 1.5 dB in most situations.

Predicted Future Exterior Traffic Noise Levels

The FHWA Model was used with future traffic data to predict future Pleasant Grove Boulevard and Santucci Boulevard traffic noise levels at the project site. Future daily traffic (ADT) volumes for the roadways were calculated using data obtained from the Sierra Vista Specific Plan Traffic Impact Analysis prepared by DKS Associates (2009). Specifically, the future average daily traffic (ADT) volumes for the roadways were conservatively estimated by applying a factor of 5 to the sum of AM and PM peak hour conditions (Cumulative Plus Project). A complete listing of FHWA Model inputs and predicted future traffic noise levels at the project site are contained in Appendix B and are summarized in Table 2.

Table 2
Predicted Future Exterior Traffic Noise Levels at the Project Site

Roadway	Location Description	Predicted DNL (dB)[1,2]
Pleasant Grove Boulevard	Nearest backyards	63
	Nearest first-floor facades	62
	Nearest upper-floor facades	64
Santucci Boulevard	Nearest backyards	66
	Nearest first-floor facades	66
	Nearest upper-floor facades	68

[1] A complete listing of FHWA Model inputs and results are provided in Appendix B.
[2] Predicted traffic noise levels at upper-floor building facades include consideration of reduced ground absorption of sound at elevated positions.
Source: Bollard Acoustical Consultants, Inc. (2021)

Exterior Traffic Noise Compliance Evaluation

As indicated in Table 2, future Pleasant Grove Boulevard and Santucci Boulevard traffic noise levels at the proposed outdoor activity areas (backyards) nearest to the roadways are predicted to exceed the City of Roseville General Plan exterior noise level standard of 60 dB DNL. However, the project site plans indicate that masonry walls (Proto II system construction) are proposed to be constructed along Pleasant Grove Boulevard and Santucci Boulevard at the locations shown on Figure 2. The results presented in Table 3 below contain predicted future traffic noise levels at proposed ground level locations with consideration of the noise attenuation that would be provided by the proposed masonry walls. Barrier effectiveness worksheets for the walls are provided in Appendix C. Because elevated upper-floor building facades of the residences constructed adjacent to the roadways would not receive shielding from the masonry walls, barrier analyses were not conducted for those locations.

It should be noted that, although the project site plans show the locations of the masonry walls, information pertaining to the overall heights of said walls is not included. For the purposes of this analysis, it was assumed that the masonry walls will have a minimum height of 6-feet.

Table 3
Predicted Future Exterior Traffic Noise Levels at Project Site with 6-Foot-Tall Masonry Walls

Roadway	Location Description	Predicted DNL (dB)[1]
Pleasant Grove Boulevard	Nearest backyards	57
	Nearest first-floor facades	56
	Nearest upper-floor facades	64
Santucci Boulevard	Nearest backyards	60
	Nearest first-floor facades	60
	Nearest upper-floor facades	68

[1] Predicted noise levels at ground level locations include consideration of shielding provided by 6-foot-tall masonry walls at the locations shown on Figure 2. Barrier insertion loss calculation worksheets are provided in Appendix C.

Source: Bollard Acoustical Consultants, Inc. (2021)

The Table 3 data indicate that future Pleasant Grove Boulevard and Santucci Boulevard traffic noise levels at the proposed outdoor activity areas (backyards) nearest to the roadways are predicted to satisfy the City of Roseville General Plan exterior noise level standard of 60 dB DNL, including consideration of the shielding provided by masonry walls having a minimum height of 6-feet at the locations illustrated in Figure 2. Thus, provided that masonry walls having a minimum height of 6-feet are constructed at the locations shown in Figure 2, no further consideration of exterior Pleasant Grove Boulevard or Santucci Boulevard traffic noise mitigation measures would be warranted for the project. It should be noted that the 6-foot wall height required for compliance indicated above is relative to adjacent residential lot or roadway elevation, whichever is greater.

Interior Traffic Noise Compliance Evaluation

As indicated in Table 3, future Pleasant Grove Boulevard and Santucci Boulevard traffic noise levels at the first-floor building facades nearest to the roadways are predicted to range from 56 to 60 dB DNL, including consideration of the shielding that would be provided by the masonry walls. Due to reduced ground absorption at elevated positions and lack of screening by the walls, future traffic noise levels at the upper-floor facades of those residences are predicted to range from 64 to 68 dB DNL. To satisfy the City of Roseville General Plan 45 dB DNL interior noise level standard, minimum noise reductions of 15 dB and 23 dB would be required of the first- and upper-floor building facades (respectively) of the residences constructed adjacent to the roadways.

Standard residential construction (stucco siding, STC-27 windows, door weather-stripping, exterior wall insulation, composition plywood roof), typically results in an exterior to interior noise reduction of at least 25 dB with windows closed and approximately 15 dB with windows open. This level of noise reduction would be adequate to reduce future Pleasant Grove Boulevard and Santucci Boulevard traffic noise levels within all floors of residences in this development to 45 dB DNL or less, which would satisfy the General Plan 45 dB DNL interior noise level standard for residential uses. Nonetheless, mechanical ventilation (air conditioning) should be provided

for all residences within this development to allow the occupants to close doors and windows as desired for additional acoustical isolation.

Conclusions & Recommendations

The Westbrook Parcel WB-41 Residential Development is predicted to be exposed to future Pleasant Grove Boulevard and Santucci Boulevard traffic noise exposure in compliance with the applicable City of Roseville General Plan 60 dB DNL exterior noise level standard for residential uses provided that the project design includes the construction of masonry walls having a minimum height of 6-feet at the locations shown on Figure 2 (as proposed). The minimum masonry wall height of 6-feet required for compliance is relative to adjacent residential lot or roadway elevation, whichever is greater.

In addition, standard residential construction (stucco siding, STC-27 windows, door weather-stripping, exterior wall insulation, composition plywood roof) would be adequate to reduce future Pleasant Grove Boulevard and Santucci Boulevard traffic noise levels within all floors of residences in this development to 45 dB DNL or less, which would satisfy the applicable City of Roseville General Plan 45 dB DNL interior noise level standard for residential uses. Nonetheless, mechanical ventilation (air conditioning) should be provided for all residences within this development to allow the occupants to close doors and windows as desired for additional acoustical isolation.

These conclusions are based on the future traffic data cited in Appendix B, the project site plan shown on Figure 2, and on noise reduction data for standard residential dwellings and for typical STC rated window data. Deviations from the above-mentioned resources could cause future traffic noise levels to differ from those predicted in this assessment. In addition, Bollard Acoustical Consultants, Inc. is not responsible for degradation in acoustic performance of the residential construction due to poor construction practices, failure to comply with applicable building code requirements, or for failure to adhere to the minimum building practices cited in this report.

This concludes BAC's traffic noise assessment for the proposed Westbrook Parcel WB-41 Residential Development in Roseville, California. Please contact BAC at (916) 663-0500 or dariog@bacnoise.com with any questions regarding this assessment.

Appendix A
Acoustical Terminology

Acoustics The science of sound.

Ambient Noise The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.

Attenuation The reduction of an acoustic signal.

A-Weighting A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.

Decibel or dB Fundamental unit of sound. A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.

CNEL Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.

Frequency The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.

IIC Impact Insulation Class (IIC): A single-number representation of a floor/ceiling partition's impact generated noise insulation performance. The field-measured version of this number is the FIIC.

L_{dn} Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.

L_{eq} Equivalent or energy-averaged sound level.

L_{max} The highest root-mean-square (RMS) sound level measured over a given period of time.

Loudness A subjective term for the sensation of the magnitude of sound.

Masking The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.

Noise Unwanted sound.

Peak Noise The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the "Maximum" level, which is the highest RMS level.

RT_{60} The time it takes reverberant sound to decay by 60 dB once the source has been removed.

STC Sound Transmission Class (STC): A single-number representation of a partition's noise insulation performance. This number is based on laboratory-measured, 16-band (1/3-octave) transmission loss (TL) data of the subject partition. The field-measured version of this number is the FSTC.

Appendix B-1
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet

Project Information:

Job Number: 2021-128
Project Name: Westbrook Parcel WB-41 Residential Development
Roadway Name: Pleasant Grove Boulevard

Traffic Data:

Year: Future
Average Daily Traffic Volume: 8,905
Percent Daytime Traffic: 85
Percent Nighttime Traffic: 15
Percent Medium Trucks (2 axle): 1
Percent Heavy Trucks (3+ axle): 1
Assumed Vehicle Speed (mph): 45
Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

				DNL, dB			
Location	Description	Distance	Offset (dB)	Autos	Medium Trucks	Heavy Trucks	Total
1	Nearest backyards	85		62	50	55	63
2	Nearest first-floor facades	95		61	50	54	62
3	Nearest upper-floor facades	95	2	63	52	56	64

Traffic Noise Contours (No Calibration Offset):

DNL Contour (dB)	Distance from Centerline (ft)
75	14
70	29
65	63
60	136

Notes:
1. Future average dailty traffic volume (ADT) calculated from data obtained from the Sierra Vista Specific Plan Traffic Impact Analysis prepared by DKS Associates (2009). Specifically, future (Cumulative Plus Project) roadway ADT was conservatively estimated by applying a factor of 5 to the sum of AM and PM peak hour conditions.
2. An offset of +2 dB was applied at upper-floor facades due to reduced ground absorption of sound at elevated positions.

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Appendix B-2
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet

Project Information:

Job Number: 2021-128
Project Name: Westbrook Parcel WB-41 Residential Development
Roadway Name: Santucci Boulevard

Traffic Data:

Year: Future
Average Daily Traffic Volume: 25,895
Percent Daytime Traffic: 85
Percent Nighttime Traffic: 15
Percent Medium Trucks (2 axle): 1
Percent Heavy Trucks (3+ axle): 1
Assumed Vehicle Speed (mph): 45
Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

				DNL, dB			
Location	Description	Distance	Offset (dB)	Autos	Medium Trucks	Heavy Trucks	Total
1	Nearest backyards	105		65	54	58	66
2	Nearest first-floor facades	115		65	53	58	66
3	Nearest upper-floor facades	115	2	67	55	60	68

Traffic Noise Contours (No Calibration Offset):

DNL Contour (dB)	Distance from Centerline (ft)
75	28
70	60
65	129
60	278

Notes:
1. Future average dailty traffic volume (ADT) calculated from data obtained from the Sierra Vista Specific Plan Traffic Impact Analysis prepared by DKS Associates (2009). Specifically, future (Cumulative Plus Project) roadway ADT was conservatively estimated by applying a factor of 5 to the sum of AM and PM peak hour conditions.
2. An offset of +2 dB was applied at upper-floor facades due to reduced ground absorption of sound at elevated positions.



Appendix C-1
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2021-128
Project Name: Westbrook Parcel WB-41 Residential Development
Roadway Name: Pleasant Grove Boulevard

Noise Level Data:

Year: Future
Auto DNL (dB): 62
Medium Truck DNL (dB): 50
Heavy Truck DNL (dB): 55

Site Geometry:

Receiver Description: Nearest backyards
Centerline to Barrier Distance (C_1): 75
Barrier to Receiver Distance (C_2): 10
Automobile Elevation: 0
Medium Truck Elevation: 2
Heavy Truck Elevation: 8
Pad/Ground Elevation at Receiver: 0
Receiver Elevation: 5
Base of Barrier Elevation: 0
Starting Barrier Height: 6

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	DNL, dB: Medium Trucks	DNL, dB: Heavy Trucks	DNL, dB: Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
6	6	56	44	50	**57**	Yes	Yes	Yes
7	7	54	43	49	**56**	Yes	Yes	Yes
8	8	53	41	47	**54**	Yes	Yes	Yes
9	9	52	40	46	**53**	Yes	Yes	Yes
10	10	51	39	44	**52**	Yes	Yes	Yes
11	11	49	38	43	**51**	Yes	Yes	Yes
12	12	49	37	42	**50**	Yes	Yes	Yes
13	13	48	36	42	**49**	Yes	Yes	Yes
14	14	47	36	41	**49**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

BOLLARD
Acoustical Consultants

Appendix C-2
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2021-128
Project Name: Westbrook Parcel WB-41 Residential Development
Roadway Name: Pleasant Grove Boulevard

Noise Level Data:

Year: Future
Auto DNL (dB): 61
Medium Truck DNL (dB): 50
Heavy Truck DNL (dB): 54

Site Geometry:

Receiver Description: Nearest first-floor facades
Centerline to Barrier Distance (C_1): 75
Barrier to Receiver Distance (C_2): 20
Automobile Elevation: 0
Medium Truck Elevation: 2
Heavy Truck Elevation: 8
Pad/Ground Elevation at Receiver: 0
Receiver Elevation: 5
Base of Barrier Elevation: 0
Starting Barrier Height: 6

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
6	6	55	44	49	**56**	Yes	Yes	Yes
7	7	54	43	49	**55**	Yes	Yes	Yes
8	8	53	42	48	**54**	Yes	Yes	Yes
9	9	52	41	46	**53**	Yes	Yes	Yes
10	10	51	39	45	**52**	Yes	Yes	Yes
11	11	50	39	44	**51**	Yes	Yes	Yes
12	12	49	38	43	**51**	Yes	Yes	Yes
13	13	48	37	43	**50**	Yes	Yes	Yes
14	14	48	36	42	**49**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

BOLLARD
Acoustical Consultants

Appendix C-3
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2021-128
Project Name: Westbrook Parcel WB-41 Residential Development
Roadway Name: Santucci Boulevard

Noise Level Data:

Year: Future
Auto DNL (dB): 65
Medium Truck DNL (dB): 54
Heavy Truck DNL (dB): 58

Site Geometry:

Receiver Description: Nearest backyards
Centerline to Barrier Distance (C_1): 95
Barrier to Receiver Distance (C_2): 10
Automobile Elevation: 0
Medium Truck Elevation: 2
Heavy Truck Elevation: 8
Pad/Ground Elevation at Receiver: 0
Receiver Elevation: 5
Base of Barrier Elevation: 0
Starting Barrier Height: 6

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB Autos	DNL, dB Medium Trucks	DNL, dB Heavy Trucks	DNL, dB Total	Barrier Breaks Line of Sight to… Autos?	Barrier Breaks Line of Sight to… Medium Trucks?	Barrier Breaks Line of Sight to… Heavy Trucks?
6	6	59	48	53	**60**	Yes	Yes	Yes
7	7	58	46	52	**59**	Yes	Yes	Yes
8	8	56	45	50	**57**	Yes	Yes	Yes
9	9	55	44	49	**56**	Yes	Yes	Yes
10	10	54	43	48	**55**	Yes	Yes	Yes
11	11	53	42	47	**54**	Yes	Yes	Yes
12	12	52	40	46	**53**	Yes	Yes	Yes
13	13	51	40	45	**52**	Yes	Yes	Yes
14	14	51	39	44	**52**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).



Appendix C-4
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2021-128
Project Name: Westbrook Parcel WB-41 Residential Development
Roadway Name: Santucci Boulevard

Noise Level Data:

Year: Future
Auto DNL (dB): 65
Medium Truck DNL (dB): 53
Heavy Truck DNL (dB): 58

Site Geometry:

Receiver Description: Nearest first-floor facades
Centerline to Barrier Distance (C_1): 95
Barrier to Receiver Distance (C_2): 20
Automobile Elevation: 0
Medium Truck Elevation: 2
Heavy Truck Elevation: 8
Pad/Ground Elevation at Receiver: 0
Receiver Elevation: 5
Base of Barrier Elevation: 0
Starting Barrier Height: 6

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	DNL, dB: Medium Trucks	DNL, dB: Heavy Trucks	DNL, dB: Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
6	6	59	47	53	**60**	Yes	Yes	Yes
7	7	58	46	52	**59**	Yes	Yes	Yes
8	8	57	45	51	**58**	Yes	Yes	Yes
9	9	56	44	50	**57**	Yes	Yes	Yes
10	10	54	43	49	**56**	Yes	Yes	Yes
11	11	54	42	48	**55**	Yes	Yes	Yes
12	12	53	42	47	**54**	Yes	Yes	Yes
13	13	52	41	46	**53**	Yes	Yes	Yes
14	14	51	40	45	**53**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).



FEHR PEERS

TECHNICAL MEMORANDUM

Date: July 30, 2021
To: Jack Varozza, PE – City of Roseville
From: John Gard, PE – Fehr & Peers
Subject: *Transportation Evaluation of Proposed Rezone of Sierra Vista Specific Plan Parcel WB-41*
RS21-4077

This memorandum presents the assumptions, analysis methods, and results of our evaluation of the proposed rezone of Parcel WB-41 in the Sierra Vista Specific Plan (SVSP). The analysis focuses on how conditions would change under cumulative (2035) conditions because the surrounding area is mostly undeveloped. A baseline analysis would therefore not be meaningful.

Proposed Land Use Changes

The project site is situated in the southeast corner of the Pleasant Grove Boulevard/Santucci Boulevard intersection. The proposed project would rezone the 10.1-acre Parcel WB-41 from community commercial to medium density residential. Refer to Figure 1 for project location and Figure 2 for project site plan for the proposed medium density residential.

The *Sierra Vista Specific Plan* (2010) indicates that community commercial parcels could be constructed with a floor-to-area ratio (FAR) of up to 0.4. However, experience on other retail parcels in the City suggests a 0.25 FAR is a more reasonable yield. Accordingly, it is assumed the existing zoning would yield 110,000 square feet of retail space.

According to the project site plan (*Tentative Subdivision Map for Sierra Vista Specific Plan Parcel WB-41*, MacKay & Somps, April 2021) the proposed rezone would yield 63 single-family detached dwelling units.

Trip Generation Comparison

We compared the trip generation of Parcel 41 based on its existing and proposed zoning using trip generation rates from the City of Roseville 2035 travel demand model[1]. **Table 1** shows the results, and indicates that the proposed rezoning would result in substantially fewer trips generated by the property. This suggests that traffic volumes in the vicinity of the project would be reduced during peak hours and on a daily basis as a result of the land use change.

[1] Trip rates from the City's model were used for this comparison because subsequent analysis of changes in external travel (i.e., at the specific plan boundary) also rely on the City's travel demand model and rates.

Table 1
Trip Generation Comparison – Existing vs. Proposed Zoning

Land Use	Amount	Trip Rate [1]			Trips		
		AM Peak Hour	PM Peak Hour	Daily	AM Peak Hour	PM Peak Hour	Daily
Existing Zoning							
Retail	110 ksf	0.72	2.67	35	79	294	3,850
Proposed Zoning							
Single-Family Residential	63 du's	0.67	0.78	9	42	49	567
				Difference	***-37***	***-245***	***-3,283***

Notes:
1. Daily and PM peak hour trip rates from the City of Roseville travel demand model. AM peak hour rate estimated by calculating the difference in trip rates from the City's model (for PM peak hour and daily) versus the *Trip Generation Manual* (ITE, 2017) and applying this factor to ITE's AM peak hour rate.

ksf = thousand square feet. du's = dwelling units.
Source: Fehr & Peers, 2021.

External Trip Generation Comparison

The proposed land use change would reduce the overall amount of retail in the SVSP. An analysis was performed to determine whether the reduction in retail would cause a greater amount of Specific Plan trips to be external to the Plan.

The analysis was performed using the City's 2035 travel demand model. Trips generated by the Specific Plan were tracked as either remaining internal or being external to the plan. The results are shown in **Table 2** and indicate that the proposed rezone would result in fewer external AM and PM peak hour and daily trips generated by the Specific Plan when compared to the existing zoning.

Table 2
SVSP External Trip Generation Comparison – 2035 With Existing vs. Proposed Zoning

Scenario	External Trips		
	AM Peak Hour	PM Peak Hour	Daily
2035 with Existing Zoning	7,493	8,996	114,281
2035 with Proposed Zoning	7,439	8,877	112,615
Difference	***-54***	***-119***	***-1,666***

Source: City of Roseville travel demand model output.

Vehicle Miles Traveled (VMT)

VMT was calculated using the City of Roseville 2035 travel demand model on a Citywide basis (i.e., travel generated by all land uses within the city) and for the SVSP only. The model was run with the existing and proposed rezoning. The results are shown in **Table 3** and indicate that the rezone would decrease in total VMT both for the SVSP only and for the City as a whole.

Table 3
VMT Comparison – 2035 With Existing vs. Proposed Zoning

	City of Roseville Total VMT	Sierra Vista Specific Plan Total VMT
2035 with Existing Zoning	9,728,939	837,375
2035 with Proposed Zoning	9,711,358	825,776
Difference	***-17,581***	***-11,599***

Notes:
1. Source: City of Roseville travel demand model output.

When compared to the existing zoning, the proposed rezone would generate fewer site trips, fewer trips entering/exiting the SVSP area, and less VMT. Thus, there would be no adverse effects to the roadway network caused by the rezone.

We hope this information is helpful. Please with any questions or comments.



Roseville City Boundary

Park

Figure 1

Project Location

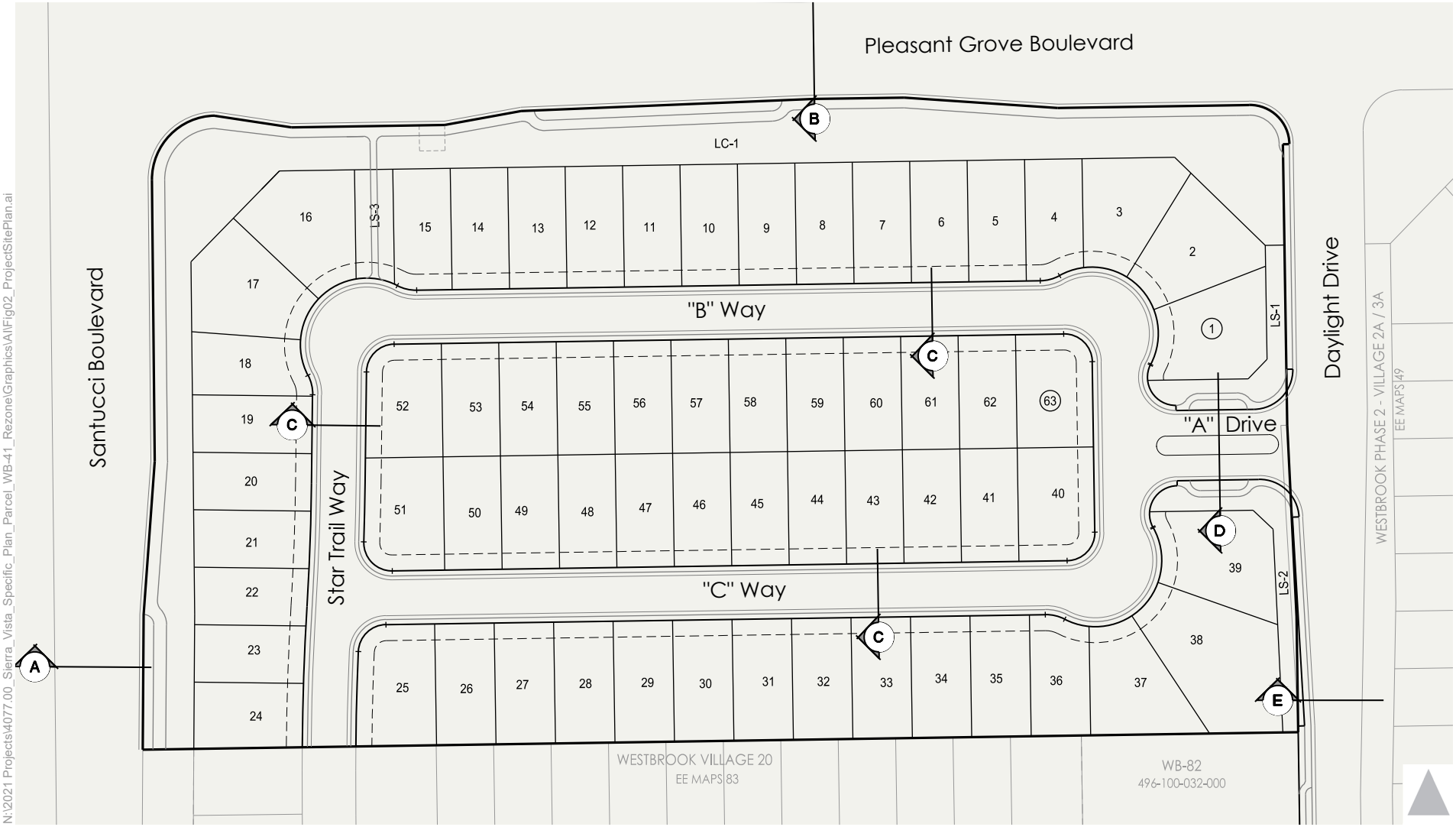


Figure 2

Project Site Plan

SB18
Tribal Consultation Notice

August 5, 2021

To:

Anna Starkey, Cultural Regulatory Specialist
United Auburn Indian Community
10720 Indian Hill Road
Auburn, CA 95603

Grayson Coney, Cultural Director
Tsi Akim Maidu
P.O. Box 510
Browns Valley, CA 95918

Pamela Cubbler, Treasurer
Colfax-Todds Valley Consolidated Tribe
P.O. Box 4884
Auburn, CA 95604

Darrel Cruz, Cultural Resources Department, THPO
Washoe Tribe of Nevada & California
919 Hwy 395 South
Gardnerville, NV 89410

Don Ryberg, Chairperson
Tsi Akim Maidu
P.O. Box 510
Browns Valley, CA 95918

Regina Cuellar, Chairperson
Shingle Springs Band of Miwok Indians
P.O. Box 1340
Shingle Springs, CA 95682

Clyde Prout, Chairman
Colfax-Todds Valley Consolidated Tribe
P.O. Box 4884
Auburn, CA 95604

Subject: Tribal Consultation Pursuant to SB 18 for Project #PL21-0161: SVSP PCL WB-41 – Rezone in the City of Roseville

The City of Roseville is processing an application for the above-referenced project, located in the northwestern portion of the City of Roseville. Recognizing the importance of tribal participation in the local planning process, the City is requesting your review of the project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (SB 18). Pursuant to Government Code Section 65352.3(a)(2) you have 90 days from receipt of this letter to respond.

The project description is attached to this letter.

The City looks forward to hearing from you. Should you have any questions, please send your written response by letter or by email to:

Mackenzie Harrison
311 Vernon Street
Roseville, CA 95678
msharrison@roseville.ca.us

Project Description:

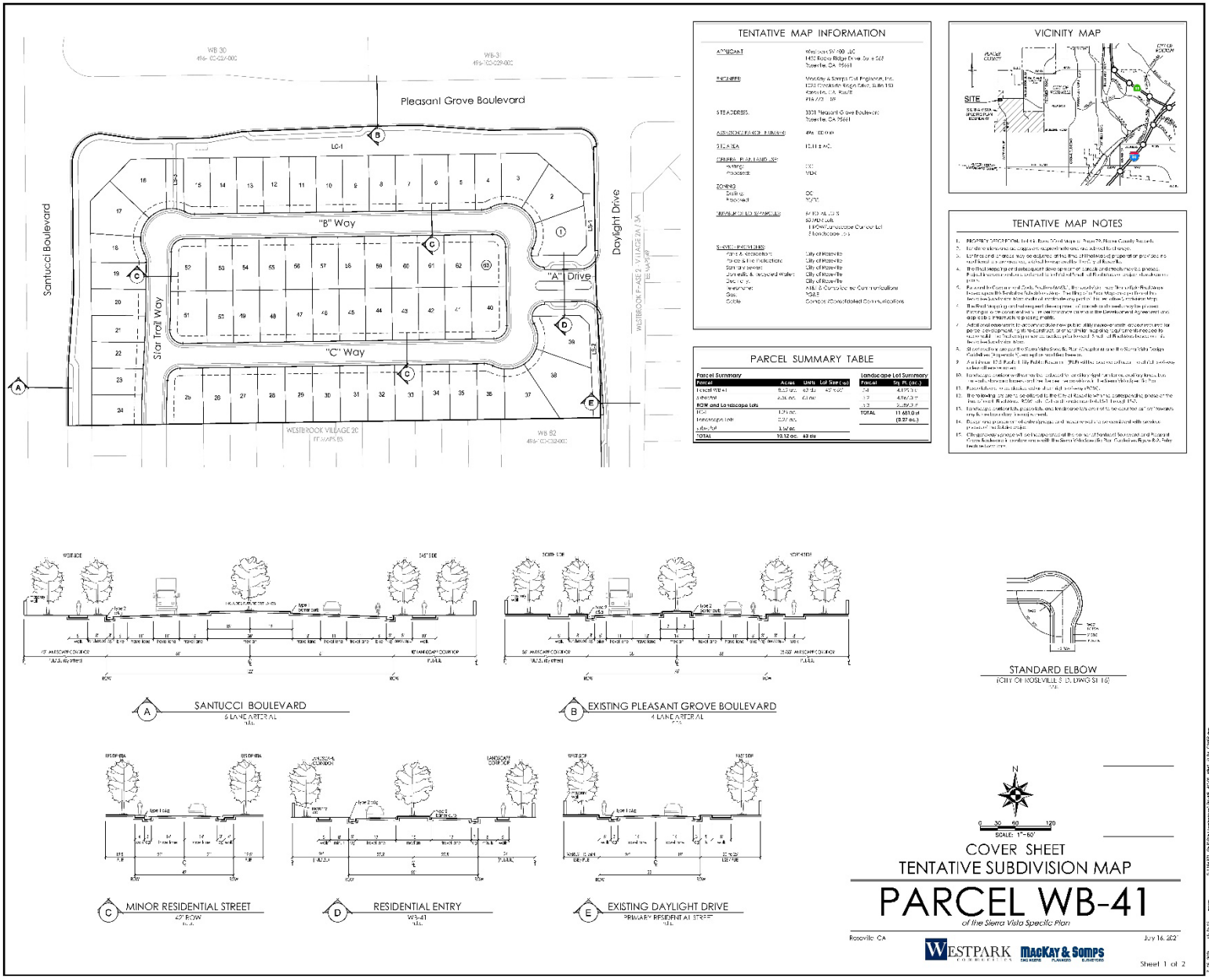
The project site is an undeveloped 10.11-acre parcel (APN 496-100-030-000) located on Parcel WB-41 of the Sierra Vista Specific Plan (SVSP), which was approved on May 5, 2010. The address of the property is 3301 Pleasant Grove Boulevard. The Environmental Impact Report (EIR) for the SVSP included an evaluation of the Cultural and Paleontological Resources within the project area. The proposed project will not result in any additional ground disturbance that was not considered in the EIR for the SVSP. The site has an existing General Plan land use designation and zoning designation of Community Commercial (CC). The site is adjacent to vacant High Density Residential (HDR) parcels to the north across Pleasant Grove Boulevard, a Low Density Residential (LDR) parcel currently under construction to the east across Daylight Drive, a lift station and a LDR parcel to the south, and agricultural land to the west beyond City limits across Santucci Boulevard.

The proposed project is a 63-unit single-family residential subdivision. The project entitlements include a General Plan Amendment and Specific Plan Amendment for Parcel WB-41 to modify the land use from CC to Medium Density Residential (MDR), a Rezone from CC to Small Lot Residential with Modified Development Standards (RS/DS), and Tentative Subdivision Map to create 63 single-family residential lots on WB-41. A Development Agreement Amendment (DAA) is included to update unit allocations and reflect the land use change.

Aerial View of Project Site



Proposed Tentative Subdivision Map



SB18
Tribal Consultation Notice

August 17, 2021

To:

Anna Starkey, Cultural Regulatory Specialist
United Auburn Indian Community
10720 Indian Hill Road
Auburn, CA 95603

Grayson Coney, Cultural Director
Tsi Akim Maidu
P.O. Box 510
Browns Valley, CA 95918

Pamela Cubbler, Treasurer
Colfax-Todds Valley Consolidated Tribe
P.O. Box 4884
Auburn, CA 95604

Jesus Tarango, Chairperson
Wilton Rancheria
9728 Ken Street
Elk Grove, CA 95624

Darrel Cruz, Cultural Resources Department, THPO
Washoe Tribe of Nevada & California
919 Hwy 395 South
Gardnerville, NV 89410

Don Ryberg, Chairperson
Tsi Akim Maidu
P.O. Box 510
Browns Valley, CA 95918

Regina Cuellar, Chairperson
Shingle Springs Band of Miwok Indians
P.O. Box 1340
Shingle Springs, CA 95682

Clyde Prout, Chairman
Colfax-Todds Valley Consolidated Tribe
P.O. Box 4884
Auburn, CA 95604

Steven Hutchason, THPO
Wilton Rancheria
9728 Kent Street
Elk Grove, CA 95624

Dahlton Brown, Director of Admin.
9728 Kent Street
Elk Grove, CA 95624

Subject: Tribal Consultation Pursuant to SB 18 for Project #PL21-0161: SVSP PCL WB-41 – Rezone in the City of Roseville

The City of Roseville is processing an application for the above-referenced project, located in the northwestern portion of the City of Roseville. Recognizing the importance of tribal participation in the local planning process, the City is requesting your review of the project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (SB 18). Pursuant to Government Code Section 65352.3(a)(2) you have 90 days from receipt of this letter to respond.

The project description is attached to this letter.

The City looks forward to hearing from you. Should you have any questions, please send your written response by letter or by email to:

Mackenzie Harrison
311 Vernon Street
Roseville, CA 95678
msharrison@roseville.ca.us

Project Description:

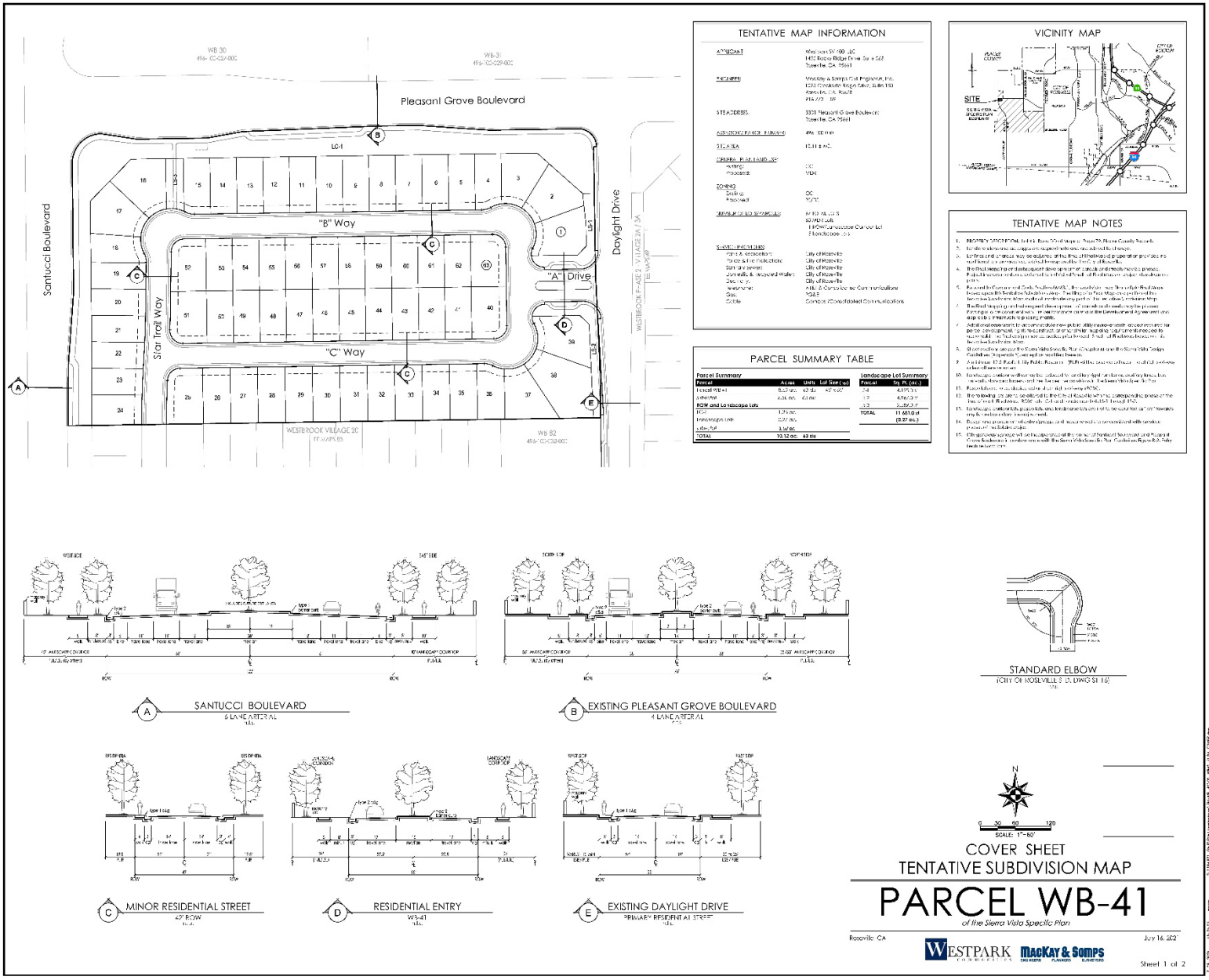
The project site is an undeveloped 10.11-acre parcel (APN 496-100-030-000) located on Parcel WB-41 of the Sierra Vista Specific Plan (SVSP), which was approved on May 5, 2010. The address of the property is 3301 Pleasant Grove Boulevard. The Environmental Impact Report (EIR) for the SVSP included an evaluation of the Cultural and Paleontological Resources within the project area. The proposed project will not result in any additional ground disturbance that was not considered in the EIR for the SVSP. The site has an existing General Plan land use designation and zoning designation of Community Commercial (CC). The site is adjacent to vacant High Density Residential (HDR) parcels to the north across Pleasant Grove Boulevard, a Low Density Residential (LDR) parcel currently under construction to the east across Daylight Drive, a lift station and a LDR parcel to the south, and agricultural land to the west beyond City limits across Santucci Boulevard.

The proposed project is a 63-unit single-family residential subdivision. The project entitlements include a General Plan Amendment and Specific Plan Amendment for Parcel WB-41 to modify the land use from CC to Medium Density Residential (MDR), a Rezone from CC to Small Lot Residential with Modified Development Standards (RS/DS), and Tentative Subdivision Map to create 63 single-family residential lots on WB-41. A Development Agreement Amendment (DAA) is included to update unit allocations and reflect the land use change.

Aerial View of Project Site



Proposed Tentative Subdivision Map



CEQA AB52
Tribal Consultation Notice

Date: August 5, 2021

To:

Anna Starkey, Cultural Regulatory Specialist
United Auburn Indian Community
10720 Indian Hill Road
Auburn, CA 95603

Don Ryberg, Chairperson
Tsi Akim Maidu
PO Box 510
Browns Valley, CA 95918

Sara D. Setshwaelo, Cultural Committee Chair
Ione Band of Miwok Indians
P.O. Box 699
Plymouth, CA 95669

Nicholas Fonseca, Chairperson
Shingle Springs Band of Miwok Indians
P.O. Box 1340
Shingle Springs, CA 95682

RE: Notice of Opportunity to Consult Under AB52 for the SVSP PCL WB-41 – Rezone Project (File #PL21-0161) in the City of Roseville

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The City of Roseville will soon be initiating environmental review under the California Environmental Quality Act (CEQA) for the above referenced project. A project location map and preliminary project description are enclosed for your information.

In accordance with Assembly Bill 52 (AB 52) and Section 21080.3.1(d) of the California Public Resources Code (PRC), we are responding to your Tribe's request to be notified of projects in our jurisdiction that will be reviewed under CEQA. The above names were provided to the City of Roseville as the point of contact for your tribe. We are hereby notifying you of an opportunity to consult with us regarding the potential for this project to impact Tribal Cultural Resources, as defined in Section 21074 of the PRC. The purposes of tribal consultation under AB 52 are to determine, as part of the CEQA review process, whether or not Tribal Cultural Resources are present within the project area, and if so, whether or not those resources will be significantly impacted by the project. If Tribal Cultural Resources may be significantly impacted, then consultation will also help to determine the most appropriate way to avoid or mitigate those impacts.

Mackenzie Harrison is the City's Lead Agency Contact to receive replies in response to this notice. In accordance with Section 21080.3.1(d) of the PRC, you have 30 days from the receipt of this notice to either request or decline AB52 consultation in writing for this project from the City's Lead Agency Contact. Please send your written response by letter or by email to:

Mackenzie Harrison
311 Vernon Street
Roseville, CA 95678
msharrison@roseville.ca.us

Cc: Jason Camp, Tribal Historic Preservation Officer

Project Description:

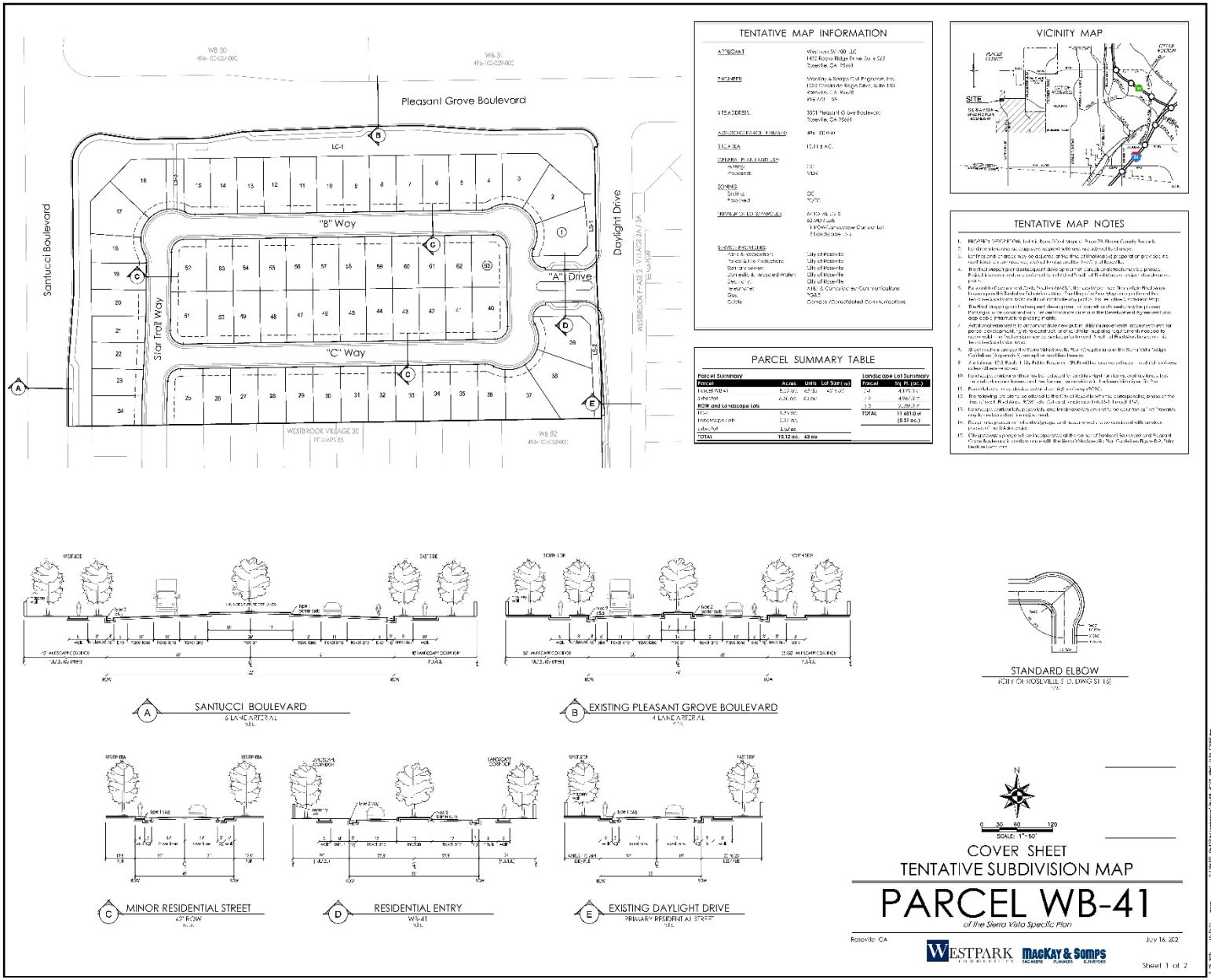
The project site is an undeveloped 10.11-acre parcel (APN 496-100-030-000) located on Parcel WB-41 of the Sierra Vista Specific Plan (SVSP), which was approved on May 5, 2010. The address of the property is 3301 Pleasant Grove Boulevard. The Environmental Impact Report (EIR) for the SVSP included an evaluation of the Cultural and Paleontological Resources within the project area. The proposed project will not result in any additional ground disturbance that was not considered in the EIR for the SVSP. The site has an existing General Plan land use designation and zoning designation of Community Commercial (CC). The site is adjacent to vacant High Density Residential (HDR) parcels to the north across Pleasant Grove Boulevard, a Low Density Residential (LDR) parcel currently under construction to the east across Daylight Drive, a lift station and a LDR parcel to the south, and agricultural land to the west beyond City limits across Santucci Boulevard.

The proposed project is a 63-unit single-family residential subdivision. The project entitlements include a General Plan Amendment and Specific Plan Amendment for Parcel WB-41 to modify the land use from CC to Medium Density Residential (MDR), a Rezone from CC to Small Lot Residential with Modified Development Standards (RS/DS), and Tentative Subdivision Map to create 63 single-family residential lots on WB-41. A Development Agreement Amendment (DAA) is included to update unit allocations and reflect the land use change.

Aerial View of Project Site



Proposed Tentative Subdivision Map



MEMORANDUM

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

Date: **October 15, 2021** **Project Number:** **18512 and 18437**

To: **Ryan O'Keefe**

From: **Allison Wathen**

Subject: **Sierra View, WB-31, and WB-41 Water and Sewer Demands**

Message:

MacKay and Somps is processing a specific plan amendment and general plan amendment for Sierra View, Parcel WB-41 and Parcel WB-31 within the City of Roseville. Sierra View is located south of Diamond Oaks Road and north of Shasta Street. Parcel WB-41 is located south of Pleasant Grove Boulevard, west of Daylight Drive, and east of Santucci Boulevard. Parcel WB-31 is located north of Pleasant Grove Boulevard and east of Santucci Boulevard.

Sierra View is currently designated as a residential land use in the medium density residential (MDR) category and allocates 168 units. Parcel WB-41 is approximately 10.11 acres and is currently designated as commercial (CC) land use. Parcel WB-31 is approximately 11.1 acres and is currently designated as high density residential (HDR) land use with a current allocation of 263 units. This condition is referred to in the tables below as the "Approved Project"

The applicant is proposing to change the land uses for these projects as follows:

- Sierra View: 75 low density residential (LDR) units
- Parcel WB-41: 63 (MDR) units
- Parcel WB-31: 293 HDR units

This proposed condition is referred to in the tables below as the "Proposed Project".

MacKay and Somps has analyzed the changes in sanitary sewer flow and potable water demand based on the proposed land use designations and unit allocations. Table 1 below calculates and compares the sewer flow for the Approved Project and Proposed Project conditions. It has been determined that the proposed changes to the land use designations and unit allocations results in approximately 0.07 MDG less flow.

Table 2 below calculates and compares the total surface water required for the Approved Project and Proposed Project conditions. It has been determined that the proposed changes to the land use designations and unit allocations results in a reduced need for surface water, approximately 2.0 AFY less. These calculations have been confirmed with the City of Roseville in an email exchange dated June 23, 2021.

MEMORANDUM

MacKay & Somps
ENGINEERS PLANNERS SURVEYORS

Table 1 - Sewer								
APPROVED PROJECT	ZONING	ACRES	TOTAL UNITS	FLOW FACTOR	Q(ADWF)	FACTORED FLOW	PEAK FACTOR	Q(PWWF)
			EDU	GPD/EDU	MG/D	MG/D	MG/D	MG/D
PARCEL WB-41	CC	10.11		850	0.009	0.017	3.5	0.06
PARCEL WB-31	HDR	11.1	263	130	0.034	0.068	3.5	0.24
SIERRA VIEW	MDR	23.1	168	190	0.032	0.064	3.5	0.22
								0.52
PROPOSED PROJECT	ZONING	ACRES	TOTAL UNITS	FLOW FACTOR	Q(ADWF)	FACTORED FLOW	PEAK FACTOR	Q(PWWF)
			EDU	GPD/EDU	MG/D	MG/D	MG/D	MG/D
PARCEL WB-41	MDR	10.11	63	190	0.012	0.024	3.5	0.0838
PARCEL WB-31	HDR	11.1	293	130	0.038	0.076	3.5	0.2666
SIERRA VIEW	LDR	23.1	75	190	0.014	0.029	3.5	0.10
								0.45
							LESS FLOW	0.07

Table 2 - Water											
APPROVED PROJECT	ZONING	ACRES	UNITS	DENSITY	DEMAND FACTOR	PROJECTED DEMAND (MGD)	TOTAL AFY	ANNUAL IRRIGATION DEMAND	% SITE IRRIGATED	RW AFY	TOTAL SURFACE WATER
PARCEL WB-41	CC	10.11			2598	0.03	29.42	3.60	0.30	10.92	18.50
PARCEL WB-31	HDR	11.1	263	23.7	177	0.05	52.14	3.60	0.40	15.98	36.15
SIERRA VIEW	MDR	23.1	168	7.3	430	0.07	80.91			0.00	80.91
											135.56
PROPOSED PROJECT	ZONING	ACRES	UNITS	DENSITY	DEMAND FACTOR	PROJECTED DEMAND (MGD)	TOTAL AFY	ANNUAL IRRIGATION DEMAND	% SITE IRRIGATED	RW AFY	TOTAL SURFACE WATER
PARCEL WB-41	MDR	10.11	63	6.2	430	0.0271	30.3			0.00	30.34
PARCEL WB-31	HDR	11.1	293	26.4	177	0.052	58.1	3.60	0.4	15.98	42.10
SIERRA VIEW	LDR	23.1	75	3.2	728	0.055	61.2			0.00	61.15
											133.59
										ADDITIONAL WATER REQUIRED	**-2.0**

Best Regards,

MacKay & Somps Civil Engineers, Inc.

BY: Allison Wathen

cc: Eric Crow

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
SVSP EIR MM 4.1-2. Agricultural Conversion Policies One acre of open space shall be preserved within Placer County for each acre of open space impacted within the Specific Plan area. This is to be accomplished through the recordation of conservation easements that result in the formation of preserve lands (as a "mitigation property or "preserve site" and collectively, "mitigation lands" or "preserve lands"). For the purposes of assessing impacts associated with a specific development project, "open space" impacts shall include all land proposed to be developed for urban uses. For purposes of mitigation for the specific development project, the term "open space" shall include any and all undeveloped land proposed to be preserved by conservation easement or otherwise required by any governmental agency to be preserved for any reason, specifically including all lands preserved for habitat or agricultural mitigation is required beyond the 1:1 open space requirement noted above, as long as a substantial portion, as determined by the Planning Director, of the mitigation lands acquired are (1) in agricultural production, (2) are undeveloped and have the same or higher value CDC categorization as lands being affected within the Specific Plan property at issue. In-kind mitigation is not required for agricultural land development within the Specific Plan area.	The Applicant shall be responsible for securing the offsite grassland mitigation prior to approval of tentative maps proportional to the development proposed.	Prior to the issuance of a Grading Permit.	Planning Director, City Open Space Preserve Manager, and CDD Director	Documentation of conservation easements	
SVSP EIR MM 4.3-1. Roseville Intersections: Pay Fair Share of Improvements in the CIP including Improvements to [] Intersections • Fiddyment/Baseline Road: improve intersection as part of the project • Watt Avenue/Baseline Road: improve intersection as part of the project Improvements would be necessary to the following intersections, as part of the project to achieve acceptable service levels under the 2025 CIP plus Project scenario. However, as noted, many intersections cannot be mitigated because of constraints. 1. Foothills Boulevard and Baseline Road: No feasible mitigation 2. Industrial Avenue and Alantown Drive: No feasible mitigation 3. Cirby Way and Northridge Drive: No feasible mitigation	The Development Agreements between Applicant and the City, require the City to update the CIP and the Applicants to pay fair share fees.	In accordance with Development Agreements, the traffic mitigation fees shall be paid on a pro-rata basis prior to the issuance of	Public Works Director	Project will pay fair share of fees	

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
4. Foothills Boulevard and Junction Boulevard: No feasible mitigation 5. Junction Boulevard and Baseline Road: No feasible mitigation 6. Roseville Parkway and Sierra College Boulevard: No feasible mitigation 7. Blue Oaks Boulevard and Crocker Ranch Road: Re-stripe to include two south bound to east bound left turn lanes and a separate right turn. This improvement shall be added to the City of Roseville's Capital Improvement program. Development within the Sierra Vista Specific Plan Area shall be required to pay fair share costs for this improvement 8. Blue Oaks Boulevard and New Meadow Drive: Re-stripe the southbound through lane to a shared through and left-turn lane. This improvement shall be added to the City of Roseville's Capital Improvement program. Development within the Sierra Vista Specific Plan Area shall be required to pay fair share costs for this improvement. As such, this impact would be reduced to less than significant. 9. Foothills Boulevard and Baseline/Main: No feasible mitigation 10. Sunrise Boulevard and Sandringham/Kensinton: add a dedicated southbound right-turn lane 11. Woodcreek Oaks and Baseline Road: construction of a second eastbound through lane. This improvement is currently in the City's CIP program. SVSP would be required to pay fair share costs for this improvement. The SVSP will develop over a period of years. Therefore, the impacts on these impacts would occur over a period of time. As with other improvements in the 2025 CIP, the City shall monitor traffic conditions and determine when specific improvements are needed. The City of Roseville's traffic impact fees should be revised to include the SVSP area. The City of Roseville's Traffic Impact Fees should be revised to include the SVSP. Specific Plans and/or development proposals shall provide for fair share contributions of the cost of the improvements through the updated traffic impact fees. Construction of intersection improvements could have impacts on biological and cultural resources, air quality, water quality, and noise levels. These impacts will be evaluated as part of the CIP update to incorporate the adopted mitigation.		any building permit.			
SVSP EIR MM 4.3-6. State Facilities Segments: Pay Fair Share Costs No specific improvements have been identified to mitigate project	The City and Sutter County shall implement a regional traffic fee to fund the identified improvements.	Payment of applicable fees by the Applicant at the time	Sutter County Public Works Director	Project will pay fair share of fees	

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
impacts on I-80, SR 70/99, or SR 65; however, the City is willing to work with Caltrans & the Placer County Transportation Planning Agency (PCTPA) to establish a regional approach to institute a fee program for the purpose of funding improvements on these facilities. If and when Caltrans and the City enter into an enforceable agreement, the Project shall pay impact fees to the City of Roseville in amounts that constitute the Project's fair share contributions to the construction of transportation facilities and/or improvements, consistent with the Mitigation Fee Act (Gov. Code, § 66000 et seq.). The City shall determine the means of providing the project's fair share of the funds for these improvements to Caltrans through the inter-agency agreement or other arrangement required by Mitigation Measure 4.3-7.	Applicant within the SVSP shall be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreements. The State shall be responsible for overseeing the improvements.	of each building permit.	and the City Public Works Director		
SVSP EIR MM 4.3-7. Sutter County Facilities: Pay Fair Share Costs • Reigo Road and Pleasant Grove South • Riego Road and Pleasant Grove North • Riego Road The City of Roseville shall negotiate in good faith to enter into a fair agreement with Sutter County regarding Sierra Vista's fair share mitigation for this improvement. In reaching an accommodation with Sutter County, the City and Sutter County, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or Joint Powers Authority additional public agencies with whom it must work to mitigate transportation-related impacts, such as Placer County, Sacramento County, and Caltrans. As the City strives to achieve agreement(s) with one or more of these other agencies, the City shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SVSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigation the significant effects of such development on the City's transportation network. Any such arrangement(s), with just Sutter County or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. The City intends that its arrangement(s) with Sutter County and any other agencies shall permit the participating agencies flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and	The City and Sutter County shall implement a regional traffic fee to fund the identified improvements. Applicant within the SVSP shall be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreements. Sutter County shall be responsible for overseeing the improvements.	Payment of fees by the Applicant at the time of each building permit.	Sutter County Public Works Director and the City Public Works Director	Project will pay fair share of fees	

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements (e.g., the Curry Creek Community Plan in Placer County), (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. Implementation of MM 4.3-8 would reduce impacts to a less than significant level; however, these improvements lie outside the jurisdiction of the City of Roseville. As such, this impact is considered significant and unavoidable.					
SVSP EIR MM 4.4-1. Dust and Construction Control Policies 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/a irpolut.htm). The applicant shall keep a hard or electronic copy of Rule 228, Fugitive Dust on-site for reference. • The Construction Emission/Dust Control Plan shall include a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower (HP) of greater) that will be used an aggregate of 40 or more hours for the construction project. The project representative shall	The Applicant shall submit construction management plans as part of the Grading Permit application. The Public Works Director shall review grading plans for inclusion of these measures prior to issuance of grading permits. The City Code Enforcement Officer shall respond to complaints.	Prior to issuance of Grading Permits.	Director of Public Works	Dust Control Plan and proof of submittal to PCAPCD	

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
provide PCAPCD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The plan shall demonstrate that the heavy-duty (> 50 HP) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20% NOX reduction and 45% particulate reduction compared to the most recent ARB fleet average. PCAPCD shall be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure (http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls). The following measures are also included to reduce construction-related ROG, Nox, PM10 and PM2.5 emissions: • All construction equipment shall be maintained in good operating condition. Contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer's specifications. Maintenance records shall be available at the construction site for verification. This measure will reduce combustion emissions of all criteria air pollutants. • Prior to the issuance of any grading permits, all applicants shall submit construction plans denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction will be used, or that their use was investigated and found to be infeasible for the project. Low emission equipment is defined as meeting the California Air Resources Board's Tier III standards. Contractors shall also conform to any construction measures imposed by the PCAPCD as well as City Planning Staff. This measure will primarily reduce ROG, Nox, PM10, and PM2.5 exhaust emissions. • Paints and coating shall be applied either by hand or by high volume, low-pressure spray. This measure will reduce evaporative ROG emissions. • All construction shall comply with the following measures to reduce fugitive dust related emissions of PM10 and PM2.5: o Maintain a minimum 24-inch freeboard on soil haul trucks or cover payloads using tarps or other suitable means. o Suspend grading operations during high winds (greater than 15 mph).					

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
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o Sweep streets as necessary if silt is carried off-site to adjacent public thoroughfares or occurs as a result of hauling. o Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices. o Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods. o Phase grading into smaller areas to prevent the susceptibility of larger areas to erosion over extended periods of time. o Pave or apply gravel to any on-site haul roads. o Reestablish ground cover on the construction site through seeding and water. o Clean earth moving construction equipment with water or sweep clean, once per day, or as necessary (e.g., when moving onsite), consistent with National Pollutant Discharge Elimination System Best Management Practices and the Roseville Grading Ordinance. Water shall be applied to control dust as needed to prevent dust impacts offsite. Operational water truck(s), shall be on-site, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned, as needed, to prevent dust, silt, mud, and dirt from being released or tracked off-site. o Spread soil binders on unpaved roads and employee/equipment parking areas. Soil binders shall be non-toxic in accordance with state and local regulations. Apply approved chemical soil stabilizers, or vegetated mats, etc. according to manufacturers' specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours). o Minimize diesel idling time to a maximum of five minutes. o Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible. o An applicant representative, ARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely (i.e., once per week) evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement for projects grading more than 20 acres in size, regardless of how many acres are to be disturbed daily. o Construction equipment exhaust emissions shall not exceed the PCAPCD Visible Emissions Rule 202. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. Operators of vehicles and					

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours. The City of Roseville is currently working with the Placer County Pollution Control District to update the standard mitigation measures. The following measures will likely be required at the time specific development is proposed. 1c. Prior to approval of Grading/ plans the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. The plan must be submitted by certified mail, or receive a date stamp or other submittal proof. This plan must address the minimum Administrative Requirements found in section 300 and 400 of APCD Rule 228, Fugitive Dust. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission/Dust Control Plan. If the applicant has submittal proof of submittal and no response is received from the District within 20 working days the plan shall be deemed complete, and construction may begin. 1c. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower of greater) that will be used an aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall the prime contractor shall contact the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the property owner, project manager, and on-site foreman. 1c. Prior to approval of Grading/Improvement Plans, the applicant shall provide a plan to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent Nox reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. 2. Include the following standard note on the Improvement/Grading Plan: If required by the Public Works Department, the contractor shall hold a pre-					

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
construction meeting prior to grading activities. The contractor shall invite the Placer County APCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors. 3. 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. 4. 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. 5. 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) 6. 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) 7. 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. 8. Diesel trucks shall be prohibited from idling more than five minutes. Prior to the issuance of a Building Permit, the applicant shall show that all truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two dock doors. Diesel Trucks idling for more than five minutes shall be required to connect to the 110/208 volt power to run any auxiliary equipment. 2'x3' signage which indicates "Diesel engine Idling Limited to a Maximum of 5 Minutes" shall be shown on the building elevations and shall be submitted to the Placer County APCD prior to the issuance of Building Permits for the project. 9. Prior to approval of Improvement Plans, an enforcement plan shall be established, and submitted to the APCD for review, in order to evaluate project-					

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
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) PCAPCD Rules (Existing District requirements to be added as construction notes or referenced in conditions of approval) New Standard Condition of Approval (for all projects): The project shall comply with all applicable Placer County Air Pollution Control District rules and regulations, and shall obtain applicable permits and/or clearances from the District prior to the start of construction. The following air quality notes shall be added to the grading and/or improvement plans: • The contractor shall use CARB ultra low sulfur diesel fuel for all diesel–powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. (California Standards for Motor Vehicle Diesel Fuel, title 13, article 4.8, chapter 9, California Code of Regulations). • Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. Permits are required for both construction and operation. Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (Rule 501) • Pursuant to the Placer County Air Pollution Control District Rule 501, General Permit Requirements, the proposed project may need a permit from the District prior to construction. In general, any engine greater than 50 brake horsepower or any boiler with heat greater than 1,000,000 Btu per hour shall require a permit issued by the District. (Rule 501) • All on-site stationary equipment which is classified as 50 hp or greater shall either obtain a state issued portable equipment permit or a Placer County APCD issued portable equipment permit. (California Portable Equipment Air Quality					

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Registration Program, Section 2452). • The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators if feasible. • During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. • During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. (Rule 228 / section 401.2) Contact the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the property owner, project manager, and on-site foreman. 1. Prior to approval of Grading/Improvement Plans, the applicant shall provide a plan to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent Nox reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. 2. Include the following standard note on the Improvement/Grading Plan: If required by the Public Works Department, the contractor shall hold a pre-construction meeting prior to grading activities. The contractor shall invite the Placer County APCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors. 3. 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. 4. 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.					

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
5. 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) 6. 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) 7. 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. 8. Diesel trucks shall be prohibited from idling more than five minutes. Prior to the issuance of a Building Permit, the applicant shall show that all truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two dock doors. Diesel Trucks idling for more than five minutes shall be required to connect to the 110/208 volt power to run any auxiliary equipment. 2'x3' signage which indicates "Diesel engine Idling Limited to a Maximum of 5 Minutes" shall be shown on the building elevations and shall be submitted to the Placer County APCD prior to the issuance of Building Permits for the project. 9. 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) PCAPCD Rules (Existing District requirements to be added as construction notes or referenced in conditions of approval) New Standard Condition of Approval (for all projects): The project shall comply with all applicable Placer County Air Pollution Control District rules and					

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
regulations, and shall obtain applicable permits and/or clearances from the District prior to the start of construction. The following air quality notes shall be added to the grading and/or improvement plans: • The contractor shall use CARB ultra low sulfur diesel fuel for all diesel–powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. (California Standards for Motor Vehicle Diesel Fuel, title 13, article 4.8, chapter 9, California Code of Regulations). • Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. Permits are required for both construction and operation. Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (Rule 501) • Pursuant to the Placer County Air Pollution Control District Rule 501, General Permit Requirements, the proposed project may need a permit from the District prior to construction. In general, any engine greater than 50 brake horsepower or any boiler with heat greater than 1,000,000 Btu per hour shall require a permit issued by the District. (Rule 501) • All on-site stationary equipment which is classified as 50 hp or greater shall either obtain a state issued portable equipment permit or a Placer County APCD issued portable equipment permit. (California Portable Equipment Registration Program, Section 2452). • The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators if feasible. • During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. • During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. (Rule 228 / section 401.2)					
SVSP EIR MM 4.5-1. Reduction of Operational Emissions Implementation of the Air Quality Mitigation Measures listed in Section 4.3 Air Quality would reduce operational and construction-related emissions of criteria air pollutants and precursors, and would also act to reduce GHG emissions	The Applicant shall submit construction management plans as part of the Grading Permit application. The Public Works Director	Prior to issuance of Grading Permits.	Director of Public Works	Operational Emissions Plan	

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
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associated with project construction and operation. Mitigation Measure 4.4-1 found in the Air Quality section of this EIR, is relevant to impact 4.5-1 because both criteria air pollutant and GHG emissions are frequently associated with combustion byproducts. In addition, the City shall implement the following measures to reduce direct and indirect GHG emissions associated with the proposed project. Certain measures would already be components of the project (i.e., Specific Plan policies, design guidelines and standards), and/or would be applied consistent with the City's General Plan Policies, addressing GHG emissions and climate change, but are provided here for purposes of completeness.	shall review grading plans for inclusion of these measures prior to issuance of grading permits. The City Code Enforcement Officer shall respond to complaints. In addition, plans will be reviewed by the Placer County Air Pollution Control District for compliance with their rules and regulations.				
SVSP EIR MM 4.5-2. Additional Measures to Reduce GHG Emissions For each new development within the project site requiring a discretionary approval (e.g., tentative subdivision map, conditional use permit), the City shall impose mitigation measures that reduce GHG emissions to the extent feasible and to the extent appropriate with respect to the state's progress at the time toward meeting GHG emissions reductions required by the California Global Warming Solutions Act of 2006 (AB 32). The City shall require feasible reduction measures that, in combination with existing and future regulatory measures developed under AB 32, will reduce GHG emissions associated with the operation of developments and supporting infrastructure that are part of the proposed project by 30% from business-as-usual emissions levels projected for 2025, if feasible.	The Applicant shall submit construction management plans as part of the Grading Permit application. The Public Works Director shall review grading plans for inclusion of these measures prior to issuance of grading permits. The City Code Enforcement Officer shall respond to complaints. In addition, plans will be reviewed by the Placer County Air Pollution Control District for compliance with their rules and regulations.	Prior to issuance of Grading Permits.	Director of Public Works	Construction Management Plan	
SVSP EIR MM 4.6-1. Construction Noise Reduction	These measures shall be included on building plans. The Chief	Prior to approval of grading	Chief Building Inspector,	Measures shall be located on	

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
MM 4.6-1(a): Construction activities shall comply with the requirements of the City of Roseville Noise Ordinance. MM4.6-1(b): Locate fixed construction equipment such as compressors and generators as far as possible from sensitive receptors. Shroud or shield all impact tools, and muffle or shield all in-take and exhaust ports on power construction equipment. MM 4.6-1(c): Designate a construction disturbance coordinator and conspicuously post the Coordinator's contact information around the project site and in adjacent public spaces. The disturbance coordinator will receive all public complaints about construction noise disturbances, and will be responsible for determining the cause of the complaint, and implementing any feasible measures to be taken to alleviate the problem. MM 4.6-1(d): Well drilling shall occur prior to construction of the adjacent subdivision, to the extent feasible. If construction timing for the wells occurs after subdivision construction, then measures to reduce noise shall include; hanging flexible sound control curtains around the drilling apparatus, and the drill rig, to the degree feasible, as determined by the Environmental Utilities Director, if located within 1,000-feet of an occupied residence.	Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits. The Code Enforcement Inspector shall respond to complaints.	permits and/or building permits.	Building Official, Code Enforcement Inspector	Building Permit Plans	
SVSP EIR MM 4.8-3. Avoid Nesting Sites To ensure that fully protected bird and raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures: Raptors a) When feasible, all tree removal shall occur between August 30th and February 15th to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area. b) For Swainson's hawk, if avoidance of tree removal outside the breeding season is not feasible, and a nest is present, the applicants would be required to obtain a 2081 permit from CDFG to mitigate for potential "take" under CESA. If no nesting is occurring, a take permit would not be required. c) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15th and August 30th, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30-days prior to disturbance. If	Results of preconstruction surveys shall be submitted to the Chief Building Inspector prior to the issuance of a grading permit. Applicable construction restrictions shall be reflected within building 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	Prior to approval of grading and building permits.	Chief Building Inspector, Building Official, Code Enforcement Inspector, Environmental Coordinator	Nesting Bird Surveys	

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
active raptor nests or burrows are found, and the site is within 350-feet of potential construction activity, a highly visible temporary fence shall be erected around the tree or burrow(s) at a distance of up to 350-feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. d) Preconstruction and non-breeding season exclusion measures shall be developed in consultation with CDFG, and shall preclude burrowing owl occupation of the portions of the project site subject to disturbance such as grading. Burrowing owls may be passively excluded from burrows in construction areas by placing one-way doors in the burrows according to CDFG protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls regardless of whether they exhibit signs of occupation must be cleared with the one way doors. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow. e) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones) unless directly related to the management or protection of the legally protected species. f) If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist. Black Rails and Tri-colored Blackbirds Prior to earth moving that would disturb marsh habitat, a qualified biologist shall conduct surveys to determine the presence of the California black rail. If either of these species is found, all earth moving within 250 feet shall stop and measures, including establishing nest protection buffers along both sides of Curry Creek during the nesting season (generally February 1 through August 31st) shall be implemented. Rookeries No heron rookeries are present within the plan area. Prior to earthmoving that would disturb marsh habitat or tree removal of the eucalyptus grove, pre-construction surveys should be conducted to verify that no rookeries have been established. If rookeries are present all earth moving within 250-feet shall stop, during the breeding season.	necessary any mitigation plans in an effort to attain mitigation success.				

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Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
SVSP EIR MM 4.8-4. Onsite and Offsite Grassland Preservation Swainson's Hawk a) CDFG recommends that projects that result in the loss of potential foraging habitat for Swainson's hawk (which includes grasslands) within 10-miles of an active nest site provide mitigation for that loss. To the extent feasible, strategies for preserving on-site grasslands as raptor and migratory bird foraging habitat will be addressed in the Operations and Maintenance Plan prepared pursuant to the Section 404 Permit. Some of these strategies could include; but are not necessarily limited to, grazing for grassland management, monitoring for biological values, and adaptive management. Mitigation for Swainson's hawk foraging habitat would concurrently mitigate for loss of habitat for a number of other wildlife species in the region such as burrowing owl, red-tailed hawk, white-tailed kite, northern harrier, Ferruginous hawk, and logger-head shrike among others. Based on information obtained through consultation with CDFG and otherwise, a Swainson's Hawk Grassland Habitat Mitigation Plan shall be developed to mitigate for the loss of grassland foraging habitat, consistent with the ratios set forth in Table 4.8-7. Areas within Placer County including the Toad Hill Mitigation Bank, the Western Placer Schools Mitigation Area and a portion of Koshman Ranch and other sites that will be located within Placer County via conservation easements or other mechanisms would provide a total of 1,036 upland/grassland acres. This would reduce the impacts to Swainson's Hawk to a less than significant level. [See Table 4.8-8 in SVSP EIR] Long-billed Curlew, Burrowing Owls Mitigation for the Swainson's hawk would ensure that adequate grassland is preserved at ratios identified in Table 4.8-7. For foraging within one mile of an active nest, mitigation would be 1:1. Greater than a mile would be at an amount of .75:1. This would set aside adequate grassland that would reduce impacts from loss of grasslands to these species to a less than significant level.	The applicant shall submit documentation certifying that grassland habitat has obtained to the City's Environmental Coordinator.	Prior to grading plan approval.	Environmental Coordinator	Documentation of Conservation Easements	
SVSP EIR MM 4.8-5. Wildlife Movement Protection Policies	The Applicant shall enter into a Section	Prior to approval of	NPDES Coordinato	1600 Alteration Agreement	

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To protect the long term habitat of the stream channels and the WAPA corridor and their potential use by wildlife as movement corridors, the project applicants shall ensure that movement corridors are not obstructed. Through compliance with Section 1600 of the CDFG Code, the applicant(s) will enter into a Streambed Alteration Agreement prior to conducting any construction activities within a stream corridor, which sets forth mitigation measures that the applicant must implement. These measures shall include, but not be limited to; the use of either bridges or culverts that are large enough that wildlife have enough space to pass through road crossings without having to travel over the road surface, the implementation of bank stabilization measures, and/or restoration and re-vegetation of stream corridor habitat that has been damaged due to the project's construction. Furthermore, the recreational trails shall be lined by post and rail fence and signage would be used to direct trail users to stay within the designated trail corridor. The trails would be closed after dark and no exterior lighting would be used. Lastly, the implementation of MM 4.8-1 which provides for the conservation of onsite open space along the WAPA corridor and the stream channels would ensure adequate opportunities for wildlife movement through the plan area.	1600 Streambed Alteration Agreement with CDFG. The City's NPDES Coordinator shall ensure measures are included in the project to reduce water quality impacts.	grading permits.	r, Environmental Coordinator		
SVSP EIR MM 4.8-7. Offsite Surveys Prior to construction of any off- site infrastructure, a qualified biologist shall perform detailed, and if necessary, focused biological surveys of any undisturbed areas that would be affected by infrastructure development. Because infrastructure for the proposed project would be located in road right-of-way, or undeveloped land similar to the project site, the biological resources that would be expected to occur would not differ substantially from those identified in this EIR. If it is determined that wetland resources or sensitive species would be impacted MM 4.8-1 and MM 4.8-2 shall be implemented, as appropriate to the resource. If it is determined that active nests exist within the off-site improvement location, MM 4.8-3 shall be implemented as appropriate to the species. If it is determined the off-site improvement is located within or adjacent to a wildlife movement corridor, MM 4.8-5 shall be implemented.	Appropriate biological surveys, environmental review, and appropriate permits shall be conducted in accordance with applicable rules and regulations governing the protection of listed species.	Prior to issuance of grading permit.	Public Works Director, Environmental Coordinator	Biological Survey	
SVSP EIR 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	This condition shall be reflected in all construction and building plans. The Public Works Director	Prior to issuance of grading permit and/or	Public Works Director, Building Official,	Measure to be reflected on all construction plans	

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Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
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. UPDATED TEXT: Post-Review Discovery Procedures. If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and tribal monitor(if present), or, in the absence of either, contact consulting tribes and a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations, in coordination with the consulting tribe(s) if the find is a tribal cultural resource. All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional archeologist, and consulting tribe(s), and approved by the City, this may include modification of the no-work radius.	shall review plans for inclusion and permits of specifications prior to the issuance of building permits	approval of improvement plans.	Code Enforcement Inspector		

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Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural or tribal cultural resource or has the potential to be a cultural or tribal cultural resource. The consulting tribe shall also be given the opportunity to provide, within one business day of being notified, a determination as to whether or not the find represents a tribal cultural resource or has the potential to be a tribal cultural resource. The subsequent actions will be determined by the type of discovery, as described below. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions. Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted. The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City: • Response to False Alarms: If the professional archaeologist determine that the find is negative for any cultural indicators and tribal representatives have not indicated the find is a tribal cultural resource, then work may resume immediately upon notice to proceed from the City's representative.. No further notifications or archaeological consultation is necessary if it is determined that the discovery is not a cultural or tribal cultural resource of any kind. The professional archaeologist shall provide written documentation of this finding to the City, which shall include as an attachment any written documentation provided by tribal representatives or monitors.					

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Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
• Response to Non-Tribal Discoveries: If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and a tribal representative shall have the opportunity to determine whether or not the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by a [tribe(s)], the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction. • Response to Tribal Discoveries: If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the consulting tribe(s) and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment					

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measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction. • Response to Human Remains: If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist and (if present) tribal monitor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open					

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space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.					
SVSP EIR MM 4.9-3. Cease Work Until Review conducted by Qualified Paleontologist and Recommendations Implemented Should any evidence of paleontological resources (e.g. fossils) be encountered during grading or excavation, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance, if feasible in light of project design or layout, or data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff in consultation with the paleontologist for the protection of the paleontological resources.	This condition shall be reflected in all construction and building plans and permits. The Public Works Director shall review plans for inclusion of specifications prior to the issuance of building permits.	During construction, as a condition of Grading and Building Permits.	Public Works Director, Building Official, Code Enforcement Inspector	Measure to be reflected on all construction plans	
SVSP EIR MM 4.10-1. Identify and Remediate Soil Contamination 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 Applicant shall be responsible for conducting soil testing and/or recommendation of the Phase I environmental site assessments.	Prior to issuance of building permits.	Fire Department	Documentation indicating soil has been remediated	
SVSP EIR MM 4.11-5. Treatment Plant Capacity Prior to obtaining building permits for development that would cause total wastewater flows from SVSP to contribute to total flows at the PGWWTP	The applicant shall demonstrate that the PGWWTP shall be expanded.	Prior to issuance of building permit that	Environmental Utilities Director	Documentation of the measure to be provided	

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exceeding 75 percent utilization of treatment plant capacity (General Plan Policy 3), the City shall confirm that the PGWWTP has adequate capacity and/or will be expanded to accommodate total flow from the SVSP by the time needed to serve that development. This includes obtaining all necessary permits to discharge the treated flow. The City shall also demonstrate that the timing of the plant expansion will be adequate to serve the SVSP area without impeding other planned development within the 2005 SAB. The City shall ensure that all relevant mitigation measures identified in the Wastewater Master Plan EIR are implemented. A list of mitigation measures applicable to this project area are found in Appendix H of this EIR.		would cause total wastewater flows to exceed 75 percent utilization of treatment plant capacity.			
SVSP EIR 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.	This condition shall be reflected in all construction and building plans. The Public Works Director shall review plans for inclusion of specifications prior to the issuance of building permits.	Prior to issuance of grading or building permits.	Public Works Director, Building Official, Code Enforcement Inspector	Measure to be reflected on all construction plans	
SVSP EIR MM 4.14-3. Avoid Light Spillover in Open Space Areas Areas Outdoor lighting shall be placed, designed and directed so as to avoid light spillover into the habitat of Curry Creek and the Open Space Preserve areas located immediately adjacent to the open space, as shown on the Land Use Map as parcels KT-1, KT-40, KT-30, KT-41, DF-1, DF-2, DF-40, CG-1, CG-82m JM-21, JM-3, and JM-4.	The City shall implement policies to reduce the nuisance effects of nighttime/daytime and/or high-intensity illumination from the project.	Prior to issuance of Building Permits; the disclosures shall occur prior to the issuance of Occupancy Permits	Parks and Recreation Director	Plans will be reviewed to ensure compliance	

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SVSP EIR WMM 4.1-2. Policies to Minimize Agricultural Impacts Condition of Approval for Deed Disclosure and WMM 4.1-2 Policies to Minimize Agricultural impacts; WMM 4.5-2 Construction Noise Policies, and WMM 4.4-3 Reduction of Construction Emissions In order to reduce potential conflicts between sensitive uses and agricultural uses, residential units within 100-feet of undeveloped parcels to the west of the SVSP are where agricultural uses exist shall be provided with a deed disclosure or similar notice approved by the City attorney regarding the proximity and nature of neighboring potential agricultural uses. This disclosure shall be applied at the tentative map stage to the affected properties. A written disclosure shall be supplied to the property purchaser or renter by the vendor prior to the completion of the purchase or rental agreement, until such time, the uses are converted to urban development. The text of the disclosure language shall be approved by the City Attorney. To ensure that residents are made aware of other land uses in proximity to their respective neighborhoods, the developers shall also provide through deed disclosure or other similar notice approved by the City Attorney; proximity to the WAPA corridor and overhead power lines, high pressure gas lines in Baseline Road and Fiddyment Road, use of recycled water, and proximity to parks and schools that may generate noise and light.	The Applicant shall include site-specific design measures, such as setbacks, landscape buffers, building orientation, and appropriate design features, through the specific plan.	Prior to occupancy of any residence or sensitive use.	City Attorney, Public Works Department, Code Enforcement	Included in the SVSP	
SVSP EIR WMM 4.5-2. Construction Noise Policies Condition of Approval for Deed Disclosure and WMM 4.1-2 Policies to Minimize Agricultural impacts; WMM 4.5-2 Construction Noise Policies, and WMM 4.4-3 Reduction of Construction Emissions In order to reduce potential conflicts between sensitive uses and agricultural uses, residential units within 100-feet of undeveloped parcels to the west of the SVSP are where agricultural uses exist shall be provided with a deed disclosure or similar notice approved by the City attorney regarding the proximity and nature of neighboring potential agricultural uses. This disclosure shall be applied at the tentative map stage to the affected properties. A written disclosure shall be supplied to the property purchaser or renter by the vendor prior to the completion of the purchase or rental agreement, until such time, the uses are converted to urban development. The text of the disclosure language shall be approved by the City Attorney.	The Applicant shall include site-specific design measures, such as setbacks, landscape buffers, building orientation, and appropriate design features, through the specific plan.	Prior to occupancy of any residence or sensitive use.	City Attorney, Public Works Department, Code Enforcement	CC&R's shall be submitted for review	

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To ensure that residents are made aware of other land uses in proximity to their respective neighborhoods, the developers shall also provide through deed disclosure or other similar notice approved by the City Attorney; proximity to the WAPA corridor and overhead power lines, high pressure gas lines in Baseline Road and Fiddyment Road, use of recycled water, and proximity to parks and schools that may generate noise and light.					
SVSP EIR WMM 4.5-8. Onsite Traffic Noise Attenuation The project developer shall demonstrate through an acoustical study that residences along roadways will be subject to noise levels consistent with the City's standards. The standards could be achieved through a combination of setbacks, soundwalls or other barriers, building orientation or other measures. An acoustical analysis shall be required to demonstrate that these measures will result in acceptable noise levels.	Done	Done	Done	See Attachment 4 of Addendum	
SVSP EIR WMM 4.11.3-2. School Transportation Policies The applicants shall work with the school districts to identify safe routes to school. The school district should encourage an appropriate mechanism for transporting students to schools, both within the specific plan area, as well as outside the project area. Bus programs would reduce traffic congestion and reduce potential air quality impacts.	Prior to building permits being issued within the SVSP, school transportation policies should be developed in coordination with appropriate school district.	Prior to issuance of Building Permits.	Planning Director, Public Works Director	Done	
SVSP EIR WMM 4.11-7. Expand the WRSL Landfill (occurred) WMM 4.11-7 Expand the WRSL Landfill Development in the SVSP Area and Urban Reserve shall pay collection fess to the City of Roseville, a portion of which shall be used to service bonds necessary to fund landfill expansion. As a member of the WPWMA, the City of Roseville can support the expansion of the landfill, as needed; however, the City cannot compel the WPWMA to expand the landfill.	The City shall support the WPWMA efforts to expand the Western Regional Sanitary Landfill.	At the time of construction debris will be diverted to an appropriate recycling facility.	Environmental Utilities Director	Done	
SVSP EIR WMM 4.11-11. Divert Construction Debris The applicants shall ensure a 50% reduction in the development's	The applicant shall submit evidence of their waste diversion plan to	Prior to Building Permit issuance.	Building Division	Records of diversion	

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construction waste stream. 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.	the City's Building Division.				
SVSP EIR WMM 4.12-1. Prepare Site Specific Drainage Study ~~If a larger detention basin near the main branch of Curry Creek is used for the Remainder Area, and includes flows for the WRSP Area,~~ Specific Plans and/or other development proposals for the ~~Remainder Area~~ Urban Reserve shall prepare a site specific drainage study. The study shall identify appropriate sizing and to ensure that ~~Remainder Area~~ Urban Reserve flows~~, in combination with flows generated in the WRSP Area, can be accommodated in the larger basin The study shall also be used to identify features that~~ will limit peak flow runoff from the areas drained to Curry Creek to pre-development levels per the PCFCWCD SWMM and City standards. ~~The study shall also be used to demonstrate the larger basin will not cause or exacerbate downstream flooding conditions in the SOI Amendment Area or at downstream locations outside the SOI Amendment area.~~ The drainage study shall be submitted to the PCFCWCD and the City of Roseville for review. ~~If a basin in the Remainder Area is used to store flows generated by sheds C-WP7 and C-WP8 in the WRSP Area, in addition to Remainder Area generated flows, the drainage study shall ensure that sufficient capacity is provided to manage total flows into the basin.~~	Done	Done	Done	See Attachment 3 of Addendum	
SVSP EIR WMM 4.12-2. Pay fair share of Roseville Regional Stormwater Retention Facility improvements The City shall collect the Pleasant Grove Drainage fee from the applicants prior to the approval of each building permit, which would cover the cost of retention for that development's portion of the Roseville regional retention basin at Reason Farms.	The City shall collect the Pleasant Grove Drainage fee from applicants.	Prior to the issuance of Building Permits.	Public Works Director	Fees will be collected	