AGENDA
January 10, 2019

PLANNING COMMISSION MEETING
7:00pm
Council Chambers
311 Vernon Street
Roseville, CA 95678
www.roseville.ca.us

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENTS**
5. **CONSENT CALENDAR**

5.1. Minutes of December 13, 2018

6. REQUESTS/PRESENTATIONS

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

REQUEST

The applicant requests approval of a Tentative Subdivision Map to create 250 single-family residential lots, a Lot Line Adjustment to reconfigure large lot parcel lines, and an Administrative Permit to transfer units within parcels WB-20, WB-21, WB-22, WB-23, and WB-31 in the Westbrook area of the Sierra Vista Specific Plan.
Owner – Westpark S V 400, LLC, Attn: Ryan O'Keefe
Applicant -- Vance Jones, MacKay & Somps

RECOMMENDATION

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

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

REQUEST

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

RECOMMENDATION

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

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

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

REQUEST

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

RECOMMENDATION

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

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

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT

PLANNING COMMISSION COMMUNICATION

Title: Minutes of December 13, 2018
Contact:

Meeting Date: 1/10/2019
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of December 13, 2018 Meeting

MINUTES
December 13, 2018

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

1. CALL TO ORDER

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

2. ROLL CALL

Present: Brashears, Caporusso, Dohner, Jensen, Krafka, Mendonsa
Absent: Houdesheldt

3. PLEDGE OF ALLEGIANCE

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

4. PUBLIC COMMENTS

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

5. CONSENT CALENDAR

Motion by Erich Brashears, seconded by Justin Caporusso, to approve the Consent Calendar. The Motion Passed.

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

Absent: Houdesheldt

5.1. Minutes of October 25, 2018

5.2. Conditional Use Permit Modification & Design Review Permit Modification –

NERSP Parcel 16 Roseville Golfland Sunsplash Rocketblast Slide and Snack Bar Addition – 1893 Taylor Road – File #PL18-0290

REQUEST

The applicant requests approval of a Conditional Use Permit Modification and Design Review Permit Modification to construct a new water slide and expand the existing snack bar within the existing water park.

Applicant/ Property Owner: Fred Kenney, Roseville Golfland Ltd.

RECOMMENDATION

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

A. Adopt the two (2) findings of fact for the Conditional Use Permit Modification and approve the Conditional Use Permit Modification subject to five (5) conditions of approval.

B. Adopt the two (2) findings of fact for the Design Review Permit Modification and approve the Design Review Permit Modification subject to forty-five (45) conditions of approval.

6. REQUESTS/PRESENTATIONS

6.1. INFILL PCL 187 – Drive-Thru Coffee Kiosk, File #PL18-0006

REQUEST

The applicant requests approval of a Design Review Permit to construct an 800 square-foot drive thru coffee kiosk and associated improvements, an Administrative Permit for a one (1) space parking reduction, and a Voluntary Merger to merge two (2) existing lots into one (1) lot for development.

RECOMMENDATION

Staff recommends that this item be continued to a future date.

Motion by Kristine Dohner, seconded by Robert Jensen, to continue this item to a future date.

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

Absent: Houdesheldt

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Report:

- Planning Commission Meetings are scheduled for January 10 and January 24, 2019.

- The Diamond Creek project was appealed to the City Council. The City Council upheld the actions of the Planning Commission with a minor design modification to the proposed intersection at Skeena Court. The modification eliminated a four-way intersection.
- The Galleria Specific Plan Amendment was approved by the City Council.
- The Campus Oaks Commercial project was appealed to the City Council. The City Council upheld the actions of the Planning Commission.

Commissioner Report:

- Justin Caporusso requested that staff look into the timing of the light at Pleasant Grove Blvd. and Highland Pointe Drive.

8. ADJOURNMENT

Motion by Erich Brashears, seconded by Robert Jensen, to adjourn the meeting. The Motion Passed unanimously at 7:08 p.m. with a voice vote.

PLANNING COMMISSION COMMUNICATION

Title:	Tentative Subdivision Map, Lot Line Adjustment, and Administrative Permit – 4280 Santucci Blvd– SVSP PCL WB-20, WB-21, WB-22 & WB-23 – Westbrook Phase 3 Small Lot Map – PL18-0266
Contact:	Shelby Vockel svockel@roseville.ca.us 916-746-1347

Meeting Date: 1/10/2019
Item #: 6.1.

RECOMMENDATION

REQUEST
The applicant requests approval of a Tentative Subdivision Map to create 250 single-family residential lots, a Lot Line Adjustment to reconfigure large lot parcel lines, and an Administrative Permit to transfer units within parcels WB-20, WB-21, WB-22, WB-23, and WB-31 in the Westbrook area of the Sierra Vista Specific Plan.
Owner – Westpark S V 400, LLC, Attn: Ryan O'Keefe
Applicant -- Vance Jones, MacKay & Somps

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

BACKGROUND

Respectfully Submitted,

Shelby Vockel, Associate Planner

Greg Bitter, Planning Manager

PLANNING COMMISSION COMMUNICATION

Title:	ARSP Administrative Permit and Large Lot Tentative Subdivision Map – 3884 Westbrook Boulevard – File #PL18-0345
Contact:	Charity Gold cgold@roseville.ca.us 916-774-5247

Meeting Date: 1/10/2019
Item #: 6.2.

RECOMMENDATION

REQUEST

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

Owner – Amoruso Family Living Trust

Applicant – John Norman, Brookfield Sunset, LLC

RECOMMENDATION

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

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

BACKGROUND

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

Respectfully Submitted,

Charity Gold, Associate Planner

Greg Bitter, Planning Manager

ATTACHMENTS:

Description

Staff Report

Attachment 1; ARSP Mitigation Monitoring and Reporting Program

PL18-0345; 3884 Westbrook Blvd; ARSP Large Lot Tentative Subdivision Map; 03 Exhibit A; Large Lot Tentative Map

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting January 10, 2019

Prepared by: Charity Gold, Associate Planner

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

REQUEST

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

Owner – Amoruso Family Living Trust
Applicant – John Norman, Brookfield Sunset, LLC

SUMMARY RECOMMENDATION

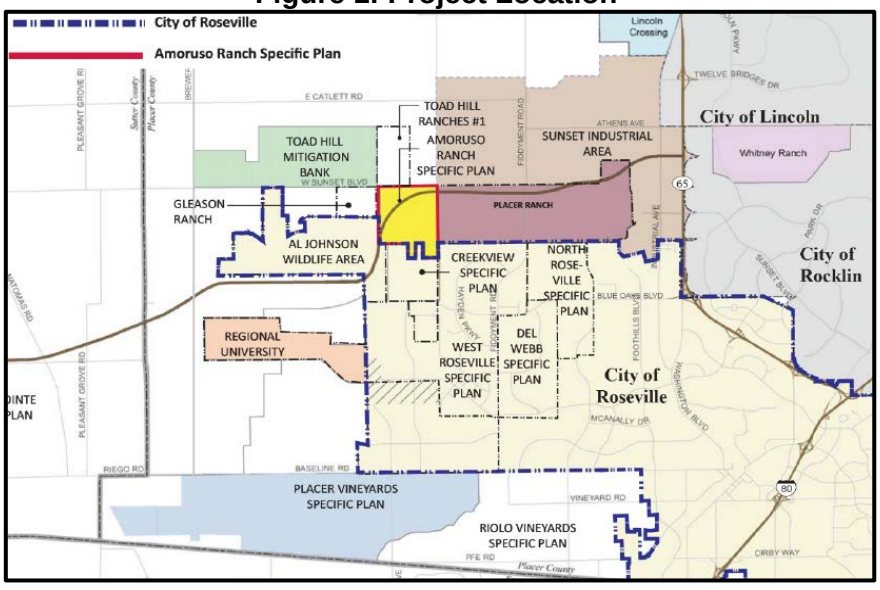
The Planning Division recommends that the Planning Commission take the following actions:

A. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map subject to 52 conditions of approval.
B. Adopt the three (3) findings of fact and approve the Administrative Permit for a Minor Modification to the Amoruso Ranch Specific Plan subject to one (1) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

Figure 1: Project Location

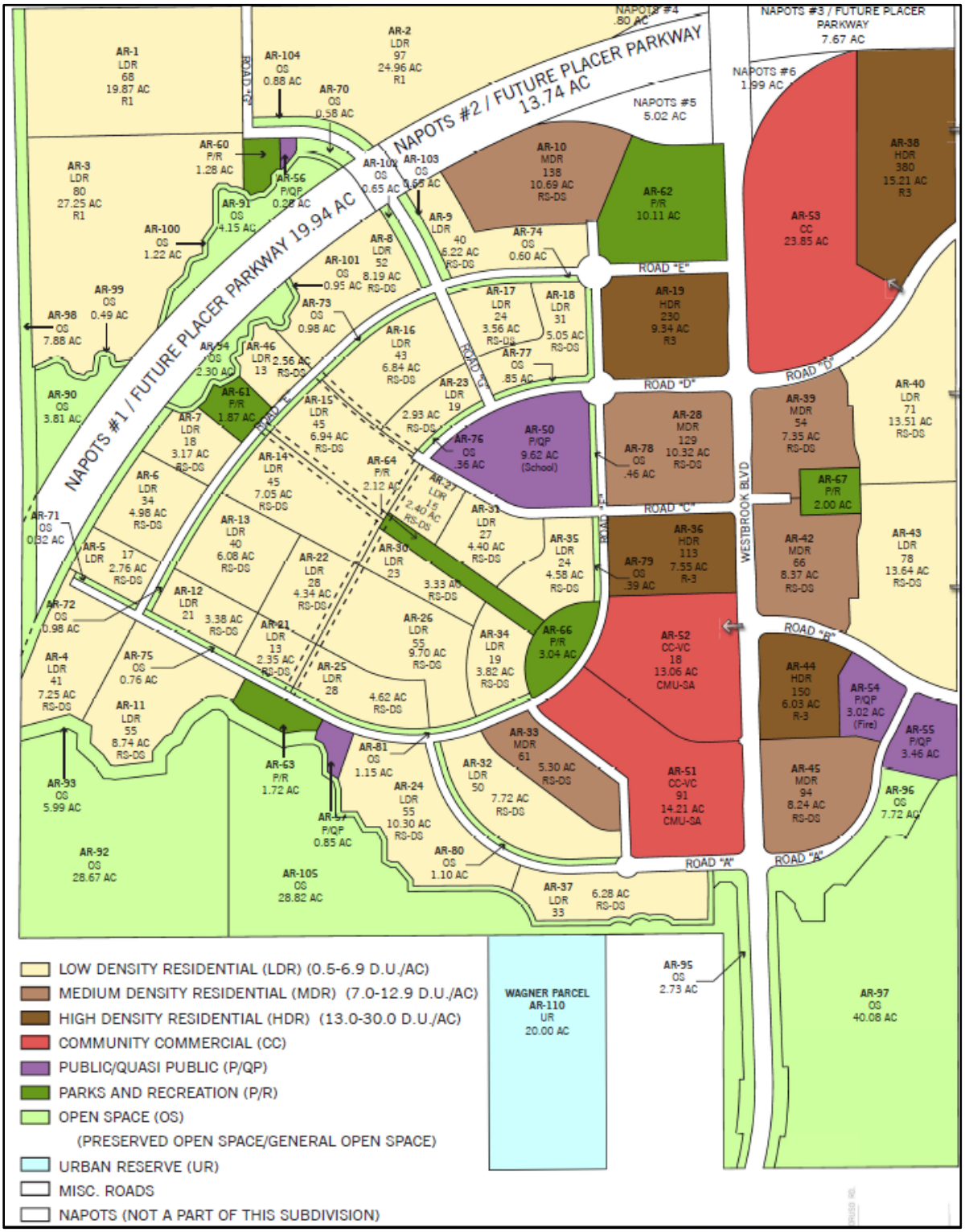


BACKGROUND

The ARSP area is approximately 694 acres located within the northern portion of the City of Roseville adjacent to the Al Johnson Wildlife Area to the west, the Creekview Specific Plan to the south, and Placer County to the west, north, and east (Figure 1). The County's Placer Ranch Specific Plan project abuts the eastern boundary of the plan area. The ARSP was approved by the City Council on June 15, 2016. The approvals included an Annexation, Sphere of Influence Amendment, General Plan Amendment, Specific Plan, Rezone (Pre-Zone), and Development Agreements for the 694 acre site. The annexation of the plan area was approved by the Placer Local Agency Formation Commission (LAFCO) on November 14, 2018 and became effective on December 18, 2018. The ARSP includes a mix of uses consisting of residential, commercial, parks, and public facilities including an elementary school site. Approximately 135 acres within the plan area will be maintained as open space.

The site currently consists of four parcels. The requested LLTM will implement the initial land divisions within the ARSP area by merging the existing four parcels then dividing the site into 86 large lot parcels, which are consistent with the adopted land uses and zoning within the ARSP (Figure 2). To facilitate

Figure 2: ARSP Land Use Plan



phasing of land dedications within the plan area, the applicant requests a minor modification to the ARSP Land Use Plan to divide two open space parcels, AR-93 and AR-98, into four separate parcels.

EVALUATION – LARGE LOT TENTATIVE SYUBDIVISION 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 map. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

1. ***The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***

With the exception of the minor modification discussed below for lots AR-93 and AR-98, the proposed lot sizes, design, location, orientation and configuration of lots, and road configurations are consistent with the ARSP land use plan and the specific plan lots shown thereon (Figure 3). No improvements or grading are proposed with this map, nor will approval of the proposed LLTM prevent future implementation of improvements or grading within the specific plan area.

Pursuant to Table 7.1 of the ARSP Circulation Plan, the landscape corridors adjacent to low density and medium density residential uses are considered part of the right-of-way (ROW), and per General Plan policy, gross acreage is calculated exclusive of all adjacent ROWs. Because the provided large lot acreages do not account for landscape corridors adjacent to the LDR and MDR land uses, they are considered preliminary and do not include the level of specificity needed to determine density. The ultimate gross acreage and corresponding density will be determined as the Small Lot Tentative Maps (SLTM) are submitted. The proposed LLTM implements the large lots as planned in the ARSP to facilitate land transfer and the phased development within the plan area. Any discrepancies in acreage and/or density will be reconciled as the as SLTMs are submitted. As shown, the estimated density within each large lot is consistent with the density ranges of the applicable land use designation.

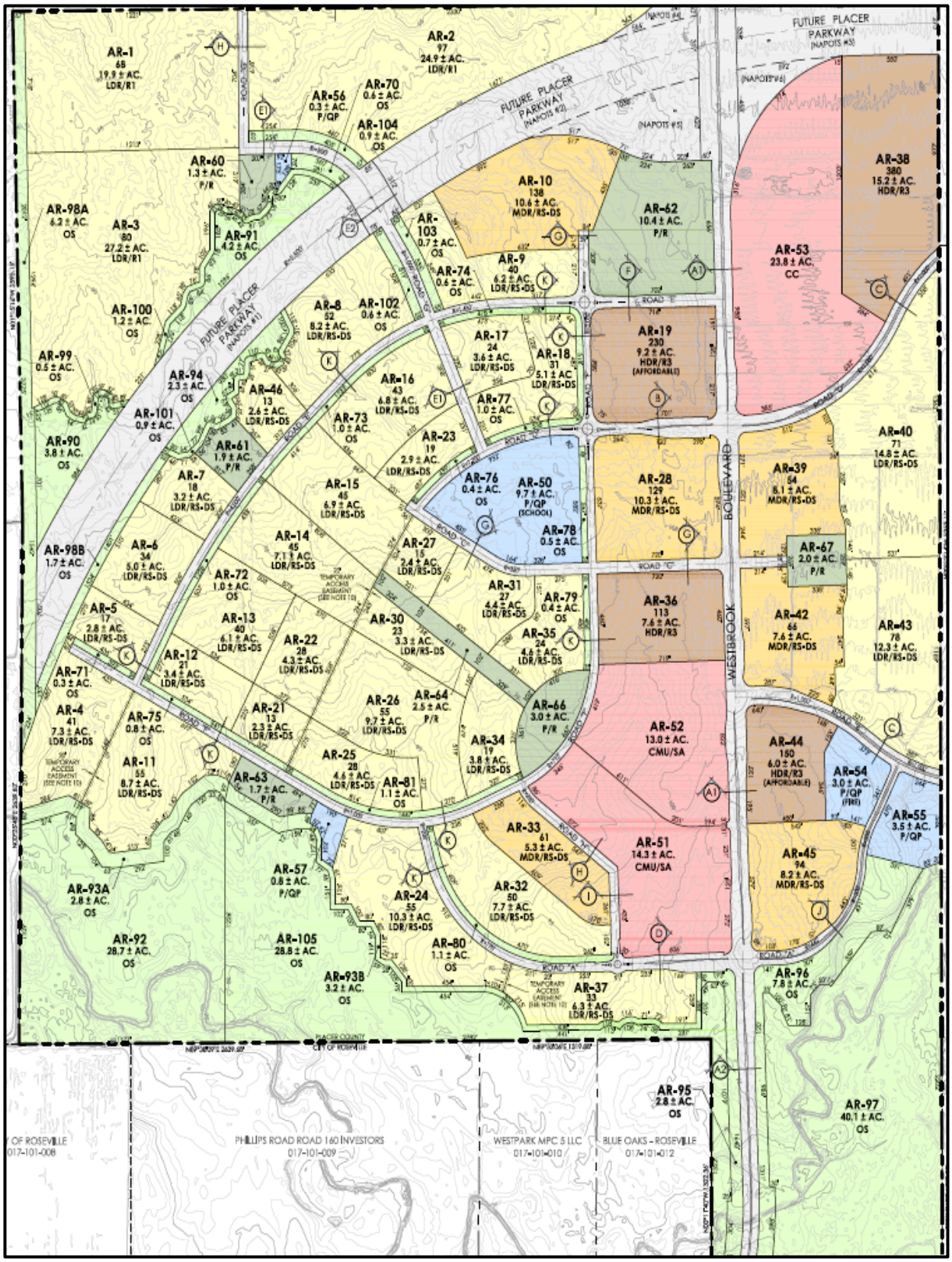
2. ***The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate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

The proposed LLTM facilitates development within the ARSP area. The map includes residential, commercial, and public lots, which set the framework for development within the specific plan. The LLTM also includes the necessary easements and Irrevocable Offer of Dedications (IODs) for public infrastructure. Future development within the plan area requires approval of SLTM, which are anticipated in the future. The LLTM is consistent with the anticipated development within the plan area and will not impede future development.

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

Approval of the LLTM will not change the existing development intensity and allowed uses on the site, and thus will not increase demands on sewage services; there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

Figure 3: Proposed Large Lot Tentative Subdivision Map



EVALUATION – MINOR SPECIFIC PLAN MODIFICAITON (ADMINISTRATIVE PERMIT)

Pursuant to the requirements of Section 10.6 of the ARSP, minor modifications to the ARSP may be processed administratively if the Development Services Director or designee determines that the modification maintains the intent and design character of the specific plan. The request to divide parcels AR-93 and AR-98 into four separate parcels is considered a minor modification as the parcels will otherwise maintain the intent and design of the ARSP. Therefore, the request can be processed with an Administrative Permit. Section 19.78.060A of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve or conditionally approve an Administrative Permit. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the request in relation to each finding.

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

The Administrative Permit will allow ARSP open space lots AR-93 and AR-98 to be separated into two lots, which will be re-designated as A and B lots (AR-93A, AR-93B; and AR-98A, AR-98B). The overall acreages, land use, and zoning of these lots will remain as shown on the General Plan and ARSP land use diagrams and consistent with the General Plan and the ARSP.

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

There are no development standards that apply to the subject open space lots. The open space lots will remain undeveloped consistent with all applicable Zoning Ordinance requirements for open space uses.

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

The location, size, design, and operating characteristics of the subject lots will remain consistent with the configurations approved in the ARSP. No change beyond dividing the lots into two lots is proposed.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on December 28, 2018, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

An Environmental Impact Report (EIR) was prepared for the ARSP and certified by City Council on June 15, 2016 (SCH#2013102057). The EIR included a project level analysis of foreseeable development within the ARSP area. The proposed LLTM is within the scope of the ARSP EIR; therefore, pursuant to the California Environmental Quality Act, Sections 15162, no further analysis is required. The project is subject to the mitigation measures identified in the Addendum, as provided in Attachment 1.

The ARSP EIR is available for review at:

https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774579.

RECOMMENDATION

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

A. Adopt three (3) findings of fact as stated in the staff report and approve the **Large Lot Tentative Subdivision Map –3884 Westbrook Boulevard – ARSP Large Lot Tentative Subdivision Map – File #PL18-0345** subject to 52 conditions of approval.

B. Adopt three (3) findings of fact as stated in the staff report and approve the **Administrative Permit –3884 Westbrook Boulevard – ARSP – File #PL18-0345** subject to one (1) conditions of approval.

CONDITIONS OF APPROVAL FOR LARGE LOT TENTATIVE MAP ARSP FILE #PL18-0345

1. The Large Lot Tentative Subdivision Map is approve as shown in Exhibit A, and as conditioned or modified below. (Planning)

2. The Large Lot Tentative Subdivision Map shall be valid for a period of two (2) years from the approval date, **January 10, 2019**, and shall expire on **January 10, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided however, that this approval shall be extended for no more than six (6) years from **January 10, 2021**. (Planning)

3. The project shall comply with all required environmental mitigation identified in the Amoruso Ranch Specific Plan Final Environmental Impact Report (ARSP FEIR) and shall include all applicable mitigation measures as notes on the grading and improvement plans. (All Departments)

5. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

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

7. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)

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

9. Per the Development Agreement, the landowner shall pay prior to recordation of the final map, its fair share of the City's Long Range Transit Master Plan, Short Range Transit Plan Update and Bicycle Master Plan Update (see section 3.5.12) (Engineering, Alternative Transportation)

10. A standard (unless noted as a BRT stop) bus shelter pad shall be installed on:

    Northbound Westbrook Boulevard after Road A

    Southbound Westbrook Boulevard after Road B (BRT Bus Rapid Transit stop also)

    Northbound Westbrook Boulevard after Road B (BRT Bus Rapid Transit stop also)

    Eastbound Road B before Road A

    Westbound Road B at Road A

    Southbound Westbrook Boulevard after Road D

    Northbound Westbrook Boulevard after Road D

    Eastbound Road D after Westbrook Boulevard

    A BRT (Bus Rapid Transit stop) will require an enhanced turnout and pad. (Engineering, Alternative Transportation)

11. 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)

12. 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

13. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1,000 feet on center. (Fire)

14. Minimum fire flow is 1,500 gallons per minute with 20 pounds per square inch residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)

15. There shall be two points of access for all phasing plans. (Fire)

16. Testing of all fire systems shall be performed prior to the sales office being opened for business. (Fire)

17. Framing construction cannot commerce until access roads and public fire hydrants are approved by the Fire Department. (Fire)

18. If this project will be phased, the fire department requirements for access and circulation throughout shall be reviewed and approved by the Fire Department. Access roads shall comply with the California Fire Code and the City of Roseville's Amendments. (Fire)

19. All median dividers with a roadways of less than 20 feet shall be of a roll curbs. (Fire)

20. All roundabouts shall be designed with roll curbs. (Fire)

21. 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)

22. 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)

23. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)

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

    a) one (1) set of improvement plans

    b) load calculations

    c) electrical panel one-line drawings

25. 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)

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

PRIOR TO OR UPON RECORDATION OF FINAL MAP

General (includes similar conditions from other depts.)

27. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:

    a) Water, sewer, and reclaimed water easements; and,

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

28. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

29. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville." All legal descriptions shall be prepared by a licensed Land Surveyor (Environmental Utilities, Electric, Engineering)

30. The applicant shall dedicate a separate easement to the City of Roseville for all future bus stops. The BRT stops will include enhanced turnouts and pads based upon anticipated amenities. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the County Recorder's Office (Alternative Transportation, Engineering)

31. The final map shall include dedication of a public access easement over the open space in the Amoruso Ranch Large Lot Final Map for purposes of trail construction, public trail use, and trail maintenance to be effective upon construction of the paved trails as called for in the Specific Plan (Special Condition of Open Space and Trails)

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

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

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

33. Parcels will not be accepted by the City, either in fee or as an easement, until after the subdivider has fulfilled the terms of the Permit from the Department of Fish and Wildlife or Army Corps of Engineers. Upon completion of the monitoring period, the owner shall notify the City of Roseville Planning Division. (Planning)

34. Street names shall be approved by the City of Roseville. (Engineering)

35. Lot AR-57 shall be 0.85 acres minimum as identified in Table 4.1 of the Amoruso Ranch Specific Plan. (Engineering, Environmental Utilities)

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

37. Per the Development Agreement Section 3.31, Temporary Construction Easements (TCE), including rights of access and rights to construct, shall be placed over all right of way/irrevocable offers of dedication, public utility easements, temporary access easements, and open space parcels. (Engineering)

38. All intersections identified to be signalized by the Development Agreement and/or the Amoruso Ranch Specific Plan shall provide enough right of way to accommodate the road configurations as laid out in the Final Traffic Study for the Amoruso Ranch Specific Plan, dated February 16, 2016 and prepared by Fehr & Peers. (Engineering)

39. 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)

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

41. The Final/Parcel Map shall be submitted per “The Digital Submittal of Cadastral Surveys.” A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)

42. The cost of any facilities, which are identified in the Capital Improvement Program 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, for 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 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)

43. 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)

44. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

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

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

47. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)

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

OTHER CONDITIONS OF APPROVAL

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

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

51. If site survey or earthmoving 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)

52. A separate Affordable Rental Housing Agreement shall be executed and recorded prior to issuance of building permits for each parcel with affordable rental obligations: AR-19 & AR44. (Housing)

Amoruso Ranch Parcel	Total Affordable Units	Very Low Income Units	Low Income Units
AR-19	170	68	102
AR-44	113	45	68
Totals	283	113	170

CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT ARSP FILE #PL18-0345

53. The Administrative Permit for the creation of specific plan parcels AR-93A, AR-93B, AR-98A, and AR-98B is approved as shown in Exhibit A. (Planning)

Attachments

1. ARSP Mitigation Monitoring and Reporting Program

Exhibits

A. Large Lot Tentative Subdivision Map

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

PC ATTACHMENT 1

AMORUSO RANCH SPECIFIC PLAN
MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires that all state and local agencies establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of an Environmental Impact Report (EIR).

The mitigation monitoring and reporting program (MMRP) contained herein is intended to satisfy the requirements of CEQA as it relates to the Amoruso Ranch Specific Plan (ARSP or Proposed Project). This MMRP is intended to be used by City Staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation.

The Final EIR for the Proposed Project presents a detailed set of mitigation measures applicable to implementation of the Proposed Project. In addition, the EIR includes program-level mitigation measures for Urban Reserve Area (the area consisting of non-participating property owners that is only the subject of a sphere of influence amendment, annexation, and Urban Reserve pre-zoning at this time). The mitigation measures were initially developed during preparation of the Draft EIR (February 2016) and, in some cases, were refined during preparation of the Final EIR.

The intent of the MMRP is to ensure the effective implementation and enforcement of all adopted mitigation measures. The MMRP will provide for monitoring of construction activities, as necessary, and in the field identification and resolution of environmental concerns.

MITIGATION MONITORING PROGRAM DESCRIPTION

COMPLIANCE

The City of Roseville will coordinate monitoring activities and document the implementation of mitigation measures. The table below identifies the mitigation measures, the monitoring actions, the implementing entities, the responsible parties for monitoring actions, and the timing of mitigation actions. The entity identified as having implementing responsibility has the primary duty to execute the mitigation measures. The “Applicant(s)” shall refer to any entity that seeks entitlements for development of a project in the project area. In some instances this may require contracting for specialized consultant services. In instances where the implementing responsibility is shared between the City and Construction Contractors, the City would be responsible for ensuring that the mitigation requirements are implemented. In instances where the Reviewing Party is identified as a department manager or director, the manager or director may delegate review to appropriate subordinate staff.

Field Monitoring of Mitigation Measures

Prior to the issuance of grading and building permits, while detailed development plans are being prepared for acceptance by City Staff, City Staff will be responsible for ensuring compliance with mitigation monitoring applicable to the project design phase.

During construction and following the Proposed Project, the City's Development Services Department will assign inspectors who will be responsible for monitoring the implementation of the mitigation measures. The inspectors will report to the City's Development Services Department and will be thoroughly familiar with the mitigation measures in the MMRP. In addition, the inspectors will be familiar with construction contract requirements, schedules, standard construction practices, and mitigation techniques. The City will be responsible for onsite, day-to-day monitoring of construction activities, reviewing construction plans and equipment staging/access plans to ensure conformance with adopted mitigation measures. The City will also have the authority to enforce mitigation measures by suspending particular construction activities.

Once construction has been completed, the City will monitor the Proposed Project as necessary.

If any mitigation measures are not being implemented, the City may pursue corrective action. Penalties that may be applied include, but are not limited to, the following: (1) a written notification and request for compliance; (2) withholding of permits; (3) administrative fines; (4) a stop-work order; (5) criminal prosecution and/or administrative fines; (6) forfeiture of security bonds or other guarantees; and (7) revocation of permits or other entitlements.

Changes to Mitigation Measures

Any substantive change in the monitoring plan made by City Staff shall be reported in writing to the Development Services-Planning Division. Modifications to the mitigation may be made by City Staff subject to one of the following findings, documented by evidence included in the record:

a. The mitigation measure included in the Final EIR and MMRP is no longer required because the significant environmental impact identified in the Final EIR has been found not to exist or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in conditions of the environment or other factors.

   Or

b. The modified or substitute mitigation measure to be included in the MMRP provides a level of environmental protection equal to or greater than that afforded by the mitigation included in the Final EIR and the MMRP; and the modified or substitute mitigation measures do not have significant adverse effects on the environment in addition to or greater than those which were considered by the responsible hearing bodies in their decisions on the Final EIR and the Proposed Project; and the modified or substitute mitigation measures are feasible, and the City through measures included in the MMRP or other City procedures can ensure their implementation.

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file with the MMRP and shall be made available to the public upon request.

MITIGATION MONITORING PROGRAM

The table presented on the following pages provides the MMRP for the Proposed Project. The MMRP identifies:

1. An explanation of each impact by issue area, summarized as an impact statement;
2. The full text of the mitigation measure(s) applicable to each impact statement;
3. The method and/or process by which the mitigation measure will be implemented;
4. The timing of implementation of each mitigation measure; and
5. The party responsible for ensuring implementation of each mitigation measure.

As individual projects consistent with the specific plan are proposed, City Staff will review the Proposed Project for consistency with the ARSP Final EIR. In doing so all ARSP Final EIR mitigation measures will be reviewed and those that apply to the project will be identified and monitoring and reporting will be conducted consistent with this plan.

Following completion of the monitoring and reporting process, the final monitoring results will then be entered into the City's Mitigation Monitoring and Reporting database maintained by the Environmental Coordinator.

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
Land Use and Agriculture				
MM 4.1-1: Agricultural Compensation A minimum of six hundred thirty-six (636) acres of open space shall be preserved within Placer County to mitigate for the loss of 636 acres of agricultural and grazing lands. This shall be accomplished through the recordation of conservation easements that result in the formation of preserve lands (each a "mitigation property or "preserve site" and collectively, "mitigation lands" or "preserve lands"). For purposes of mitigation, 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 as set forth below and lands in agricultural use. No additional agricultural mitigation is required beyond the 1:1 open space requirement, as long as a substantial portion of the mitigation lands acquired, as determined by the Planning Director, are: (1) in agricultural production, (2) undeveloped and have an Natural Resource Conservation Service (NRCS) soils classification of the same or greater value than lands being affected within the specific plan property at issue, or (3) undeveloped and have the same or higher value California Department of Conservation (DOC) categorization as lands being affected within the specific plan property at issue. In-kind mitigation is not required for agricultural land developed within the ARSP project site.	The Applicant(s) shall be responsible for securing the offsite conservation easement prior to approval of tentative maps proportional to the development proposed.	Prior to approval of tentative map.	The Planning Manager, City Open Space Preserve Manager, and Development Services Director will ensure that the conservation easement is recorded.	
Transportation and Circulation				
MM 4.3-1: Roseville Intersections: Pay Fair Share of Improvements in the CIP The Applicant shall pay fair-share fees toward the following improvements detailed within the CIP: ▪ **Baseline Road/Fiddyment Road**: Addition of a second eastbound left-turn lane. ▪ **Cirby Way/Riverside Avenue**: Addition of a third eastbound through lane. ▪ **Baseline Road/Foothills Road**: Addition of a third northbound through lane. ▪ **Baseline Road/Woodcreek Oaks Boulevard**: Addition of a second eastbound through lane. ▪ **Blue Oaks Boulevard/Foothills Boulevard**: Addition of a third northbound left-turn lane and a third southbound through lane. ▪ **Cirby Way/Vernon Street**: Addition of a second southbound left-turn lane. ▪ **Foothills Boulevard/Junction Boulevard**: Addition of a second eastbound left-turn lane. ▪ **Roseville Parkway/Galleria Boulevard**: Addition of a fourth westbound through lane.	The Development Agreement between the Applicant(s) and the City require the City to update the CIP and the Applicant(s) to pay fair share fees.	In accordance with Development Agreement, the traffic mitigation fees shall be paid on a pro-rata basis prior to the issuance of any building permit.	City of Roseville Public Works Director shall ensure that the mitigation measures are implemented. The Public Works Director will oversee the CIP and ensure that improvements are implemented in a timely fashion.	
MM 4.3-2: Transit Services: Pay Fair Share toward Transit Improvements	The Applicant(s) would be required to pay fair	Prior to issuance of building permits.	City Public Works Director will ensure	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
The Applicant shall pay its fair share towards the capital improvements for expanded transit services to the project site. This includes bus turn-outs, shelter pads, and shelters.	share fees for transit improvements as determined by the Public Works Director, in accordance with the City's Improvement Standards.		that the improvements are implemented and fair share costs are collected at the time of building permit.	
MM 4.3-3: Placer County Intersections: Pay Fair Share Costs to Placer County Intersection Improvements The Applicant shall pay the fair share cost of improvements to restore acceptable operations during peak hours at the following intersections: a) **Watt Avenue/PFE Road**: Installation of a traffic signal at this intersection. This improvement is included in the Placer County CIP (December 2014). b) **Walerga Road/PFE Road**: Widening of Walerga Road to four lanes through the intersection, to consist of two northbound and two southbound travel lanes. The Placer County Countywide CIP (December 2014) includes funding right-of-way (ROW) acquisition for the widening of Walerga Road to six lanes from Baseline Road to the Sacramento County line. However, funding for construction is not provided. c) **Cook-Riolo Road/PFE Road Intersection**: Development of capacity-enhancing improvements identified by Placer County. This improvement is not included in any existing fee program. d) **Fiddyment Road/Sunset Boulevard West**: Installation of a traffic signal at this intersection. This improvement is not included in any existing fee program. e) **Fiddyment Road/Athens Avenue**: Installation of a traffic signal at this intersection. This improvement is not included in any existing fee program. f) **Fiddyment Road/Sunset Boulevard West:** The addition of a second eastbound left-turn lane at the intersection. This improvement is not included in any existing fee program. g) **Fiddyment Road/Athens Avenue:** The addition of a second westbound left-turn lane to the intersection. This improvement is not included in any existing fee program. h) **N Foothills Boulevard/Athens Avenue**: Installation of a traffic signal at this intersection. This improvement is not included in any existing fee program. Consistent with Placer County's Mitigation Measure 4.7-2a for the Placer Vineyards Specific Plan and Mitigation Measure 6.12-1 for the Regional University Specific Plan, the City of Roseville, in working with Placer County to provide funding for improvements not	The City and Placer County shall work in good faith to implement a regional traffic fee that if and when established will fund the identified improvements. Applicant(s) within the ARSP will be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreement. Placer County will be responsible for overseeing the improvements. The City of Roseville will monitor traffic volumes and coordinate with the County regarding traffic mitigation fees to fund regional improvements.	Payment of fees by the Applicant(s) at the time of building permits issuance.	Placer County Public Works Director and the City Engineer will work towards the implementation of a regional traffic fee program that if and when formed will collect fees and implement mitigating improvements. The City of Roseville will monitor traffic volumes and coordinate with Placer County regarding traffic mitigation fees to fund regional improvements.	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
already subject to an existing interagency fee program, shall negotiate in good faith with Placer County to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the ARSP, commitment for the provision of adequate fair share mitigation from the ARSP for significant impacts on Placer County roadways. In reaching an accommodation with Placer County, the City and Placer 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 (JPA; if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter 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 ARSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the City's transportation network. Any such arrangement(s), with just Placer 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 Placer 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 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. The City will monitor traffic volumes and coordinate with the County regarding traffic mitigation fees to fund regional improvements.				
MM 4.3-4: Sutter County Facilities: Pay Fair Share Costs to Sutter County Intersection Improvements The Applicant shall pay the fair share costs of improvements to restore acceptable operations during peak hours at the following intersections:	The City and Sutter County shall work in good faith to implement a regional traffic fee that if and	Payment of fees by the Applicant(s) at the time of building permits issuance.	Sutter County Public Works Director and the City Engineer will work towards the implementation of a	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
a) **Pleasant Grove Road N/Riego Road**: Widening of Riego Road to four lanes through the intersection, to consist of two eastbound and two westbound travel lanes. This improvement is not included in any known fee program. b) **Pleasant Grove Road S/Riego Road**: Widening of Riego Road to four lanes through the intersection, to consist of two eastbound and two westbound travel lanes. This improvement is not included in any known fee program. The City of Roseville shall negotiate in good faith to enter into a fair agreement with Sutter County regarding the ARSP's fair share mitigation for these improvements. 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 JPA 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 ARSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating 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 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 **Mitigation Measure 4.3-4** would reduce impacts to a less-than-significant level; however, these improvements lie outside the jurisdiction of the City of Roseville.	when established will fund the identified improvements. Applicant(s) within the ARSP will be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreement. Sutter County will be responsible for overseeing the improvements.		regional traffic fee program that if and when formed will collect fees and implement mitigating improvements.	
MM 4.3-5: Placer County Segments: Pay Fair Share Costs to Placer County Facilities The Applicant shall pay the fair share costs of improvements to restore acceptable operations on the following roadway segments:	The City and Placer County shall work in good faith to implement a regional	Payment of fees by the Applicant(s) at the time of building permits issuance.	Placer County Public Works Director and the City Engineer will work towards the	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
a) **Walerga Road between Baseline Road and PFE Road**: Widening of this roadway to four lanes, consisting of two continuous northbound and southbound travel lanes. The Placer County Countywide Traffic Fee Program (December 2014) includes funding for ROW acquisition for the widening of Walerga Road to size lanes from Baseline to the Sacramento County line. However, funding for construction is not provided. b) **Sunset Boulevard West between Fiddyment Road and Westbrook Boulevard**: Widening of this roadway to include four lanes. However, only two travel lanes are necessary (based on travel demand) upon construction of Placer Parkway. Therefore, Placer County may request that the fair share contribution cover roadway widening for dedicated turn lanes and/or shoulders, capacity widening, or a contribution toward the construction of Placer Parkway. It should be noted that consistent with Mitigation Measure 4.3-7, the Proposed Project is required to contribute to the construction of Placer Parkway through payment of the South Placer Regional Transportation Authority (SPRTA) fees. Improvements to Sunset Boulevard West are not included in any existing fee program. c) **Fiddyment Road from Athens Avenue to Sunset Boulevard West**: Widening of this roadway to six lanes. This improvement is not included in any existing fee program. The City shall determine the means of providing the ARSP's fair share to fund these improvements with Placer County through the inter-agency agreement or other arrangement required by **Mitigation Measure 4.3-3**. Widening of Walerga Road south of Baseline to six lanes is identified in the Dry Creek Community Plan.	traffic fee that if and when established will fund the identified improvements. Applicant(s) within the ARSP will be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreement. Placer County will be responsible for overseeing the improvements.		implementation of a regional traffic fee program that if and when formed will collect fees and implement mitigating improvements.	
MM 4.3-6: Sacramento County Segments: Pay Fair Share Costs to Sacramento County Facilities The Applicant shall pay their fair share cost of improvements to restore operations on the following roadway segment: ▪ **Walerga Road between PFE Road and Singing Tree Way**: Widening of this roadway to four lanes, consisting of two northbound and southbound travel lanes. The Sacramento County General Plan Circulation Element (amended 2011) shows this segment of Walerga Road as a planned four-lane road. However, the Final Report for the Sacramento County Development Transportation Impact Fee Program (2010) does not include this widening in the fee program. Consistent with Placer County's Mitigation Measure 4.7-2a for the Placer Vineyards Specific Plan and Mitigation Measure 6.12-1 for the Regional University Specific Plan, which require Placer County to attempt to enter into an agreement with Sacramento County in order to mitigate the significant effects of the those two Placer County projects	The City and Sacramento County shall work in good faith to implement a regional traffic fee that if and when established will fund the identified improvements. Applicant(s) within the ARSP shall be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreement.	Payment of fees by the Applicant(s) at the time of each building permit	Sacramento County Public Works Director and the City Engineer will work towards the implementation of a regional traffic fee program that if and when formed will collect fees and implement mitigating improvements.	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
within Sacramento County, the City of Roseville shall negotiate in good faith to enter into a fair agreement with Sacramento County regarding the ARSP's fair share mitigation for this improvement. In reaching an accommodation with Sacramento County, the City and Sacramento County, in order to better ensure an effective subregional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA additional public agencies with whom it must work to mitigate transportation-related impacts, such as Placer County, Sutter 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 ARSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the City's transportation network. Any such arrangement(s), with just Sacramento 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 Sacramento 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 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, (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 **Mitigation Measure 4.3-6** would reduce impacts to a less-than-significant level; however, these improvements lie outside the jurisdiction of the City of Roseville.	Sacramento County will be responsible for overseeing the improvements.			
MM 4.3-7: State Facilities: Payment of Fees for State Roadway Segments No specific improvements have been identified to mitigate project impacts on I-80 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 Proposed Project shall pay impact fees to the City of Roseville in amounts that constitute the Proposed 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	The City, Caltrans, and PCTPA shall work in good faith to implement a regional traffic fee that if and when established will fund the identified improvements. Applicant(s) within the ARSP will be required to contribute to the regional fee to fund a	Payment of fees by the Applicant(s) prior to issuance of building permits.	Caltrans Director and the City Engineer will work towards the implementation of a regional traffic fee program that if and when formed will collect fees and implement mitigating improvements.	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
these improvements to Caltrans through the inter-agency agreement or other arrangement. The Applicant shall pay the Highway 65 JPA fee and the 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 SR 65 Widening Project and Placer Parkway.	portion of the improvements per the Development Agreement. Caltrans will be responsible for overseeing the improvements.			
MM 4.3-8: City of Roseville Facilities: Update the City of Roseville Capital Improvement Plan The City of Roseville shall modify its CIP to include the following improvements: ▪ **Blue Oaks Boulevard/Westbrook Boulevard**: Provide two left-turn lanes, three through lanes, and one right turn lane on all approaches and operate the westbound right-turn movement with an overlap phase. ▪ **Westbrook Boulevard/Vista Grande Boulevard**: Redesign the westbound approach (currently proposed to consist of one left-turn, two through lanes, and one right-turn lane) to be striped to consist of two left-turn lanes, one through lane, and one right-turn lane. Once the CIP is modified, the Applicant shall pay fair-share fees toward the above improvements.	The Development Agreement between the Applicant(s) and the City require the City to update the CIP and the Applicant(s) to pay fair share fees.	In accordance with Development Agreement, the traffic mitigation fees shall be paid on a pro-rata basis prior to the issuance of any building permit.	City of Roseville Development Services Director shall confirm that the mitigation measures are integrated into the City's CIP. The Public Works Director will oversee the CIP and confirm that improvements are implemented in a timely fashion.	
Air Quality				
MM 4.4-1: Measures to Reduce Short-Term Construction-Related Emissions The following mitigation measures shall be implemented to reduce short-term construction-related air quality impacts. a. Prior to approval of Grading or Improvement Plans, (whichever occurs first), on project sites greater than five acres, the Applicant shall submit to Placer County Air Pollution Control District (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 Applicant shall provide written evidence, provided by the PCAPCD, to the City that the plan has been submitted to PCAPCD. 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 PCAPD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit, unless the PCAPCD does not respond within 20 days of submission of the plan, and the plan is deemed approved. b. The following shall be included in the Dust Control Plan:	Grading and Improvement Plans will be reviewed by the Placer County Air Pollution Control District for compliance with their rules and regulations. The Applicant(s) shall submit a PCAPCD approved Construction Emission/Dust Control Plan as part of the Grading Permit or Improvement Plan application to the City.	Prior to approval of Grading or Improvement Plans.	The City Engineer shall confirm that construction emission and dust control measures are implemented.	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
▪ 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. ▪ 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. ▪ 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 percent opacity). ▪ All exposed soils be watered a minimum of once every two hours of active operation or sufficiently often to keep the area adequately wetted. ▪ 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 High Efficiency Particulate Air (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. c. Include the following standard note on the Grading or Improvement 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 or 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 PCAPCD 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. d. Prior to approval of Grading or Improvement Plans, whichever occurs first, the Applicant shall provide a written calculation to the PCAPCD for approval by the District demonstrating that the heavy-duty (50 horsepower or greater) 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 NO_x reduction and 45 percent particulate reduction as required by California Air Resources Board (CARB). Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine	The Development Services Director shall review grading or improvement plans for inclusion of these measures prior to issuance of grading permits. The City Code Enforcement Officer shall respond to complaints.			

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
retrofit technology, after-treatment products, and/or other options as they become available. e. In order to control dust, operational watering trucks shall be on-site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent PCAPCD rules (or as required by ordinance within each local jurisdiction). f. Include the following standard notes on the Improvement/Grading Plan: ▪ During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. 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. g. Signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling time is limited to a maximum of 5 minutes.				
MM 4.4-2: Project Measures to Reduce Operational Emissions Following receipt of an application for a Tentative Map (excluding the Large Lot Subdivision Map), Design Review Permit, conditional use permits and/or any other discretionary permits, the City will forward an early consultation notice to the PCAPCD. Where the PCAPCD provides comments on a specific development proposal, the City shall consult with PCAPCD and the developer to incorporate measures recommended by the PCAPCD and agreed to by the City into the project. Where the PCAPCD does not provide comment on a specific development proposal, the City shall incorporate measures that reduce vehicle emissions and operation emissions from the proposed development. This measure will be implemented through project design, conditions of approval, noticing and disclosure statements, or through the City's plan check and inspection processes. This process is intended to ensure that best available and practical approaches are used to reduce operational emissions in specific tentative map and design review permit applications. The following is a listing of measures that shall be implemented for the purpose of reducing vehicle and operational emissions, unless the Applicant provides an analysis that demonstrates to the City's satisfaction that the measure is infeasible or other measure is comparably effective. If the Applicant demonstrates that any particular measure in the list below is infeasible for a Proposed Project to which it would otherwise be applicable, the Applicant must provide an analysis supported by substantial evidence demonstrating that a replacement measure is comparably effective.	The Applicant(s) shall provide this information as general notes on grading and/or improvement plans submitted with permit applications. The City shall consult with PCAPCD and shall require the incorporation of measures to reduce vehicle emissions prior to issuance of building permits. The City Code Enforcement Officer shall respond to complaints.	Prior to issuance of building permits.	The Development Services Director, the City Engineer and Code Enforcement Officer shall confirm that the operational emission measures are implemented.	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
▪ Provide tree plantings that meet or exceed the requirements of the City's Community Design Guidelines to provide shading of buildings and parking lots. ▪ Landscape with native drought-resistant plants (ground covers, shrubs and trees) with particular consideration of plantings that are not reliant on gas-powered landscape maintenance equipment. ▪ Require all flat roofs on non-residential structures to have a white or silver cap sheet to reduce energy demand. ▪ Provide conductive/inductive electric vehicle charging station and signage prohibiting parking for non-electric vehicles within designated spaces within non-residential developments. ▪ Provide vanpool parking only spaces and preferential parking for carpools to accommodate carpools and vanpools in employment areas (e.g. community commercial, business-professional uses) ▪ All truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two-dock doors. Signs shall be posted stating "Diesel trucks are prohibited from idling more than five minutes and trucks requiring auxiliary power shall connect to the 110/208-vot outlets to run auxiliary equipment". ▪ Design streets to maximize pedestrian access to transit stops. ▪ Require site design to maximize access to transit lines, to accommodate bus travel, and to provide lighted shelters at transit access points. ▪ Develop the plan consistent with the higher residential densities (within approved residential density ranges of zone) provided around the village nodes and transit corridors. ▪ Participate in Roseville Electric incentive programs for energy-efficient development where feasible if available at the time of construction. ▪ Ten percent of the residential units shall be designated as low to very-low income residential units. ▪ A pedestrian access network shall link areas of the project site with other land uses. ▪ Electric landscape maintenance equipment shall be utilized to the extent feasible on parks and public/quasi-public lands. ▪ Design buildings to meet the 2013 Title 24 Energy Efficiency Standards (which is a 25% reduction below 2010 Title 24 Energy Efficiency Standards). ▪ Ensure that all area lighting installed on the site shall be considered high efficiency lighting. All public street lighting shall meet the lighting standards of Roseville Electric at the time of construction. ▪ Utilize reclaimed water for irrigation of all non-single family areas within the project site, including the school, parks, paseos, roadway landscaping and commercial landscaping.				

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
▪ Reduce the area of turf allowed consistent with the City's Water Efficient Landscape Ordinance and the Water Conservation Strategy (see **Appendix G**). ▪ Install water efficient landscape irrigation systems at all public land uses. Measures for Residential Units: ▪ Require electrical outlets be installed on the exterior walls of both the front and back of residences to promote the use of electric landscape maintenance equipment. ▪ Require every garage of each single family home to be considered "Electric Vehicle Ready". This by definition is not limited to, but includes a conduit raceway to a spare electric box in the garage that is sized for a future minimum 50-amp 220v outlet. A 220v breaker space must be available in the electrical panel. ▪ Require installation of a gas outlet in the rear of residential buildings for use of outdoor cooking appliances, such as gas burning barbeques. ▪ Require installation of low NO_x hot water heaters (beyond District Rule 246 requirements) ▪ Prior to approval of Tentative Maps: provide notice to homebuyers through CC&Rs or other mechanisms to inform them that only gas fireplaces are permitted. ▪ The Applicant shall ensure that builders offer only energy efficient appliances for installation in residential units, including Energy Star refrigerators, clothes washers, dishwashers, and ceiling fans. ▪ 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.				
MM 4.4-3: Off-Site Mitigation for Operational Emissions Prior to the issuance of building permits, in order to mitigate the contribution to long-term emissions of pollutants, subject to the PCAPCD's review and approval, the Applicant shall either: a. Establish mitigation on-site by incorporating design features within the project. This may include, but not be limited to: "green" building features such solar panels, energy efficient heating and cooling, exceeding Title 24 standards, bike lanes, bus shelters, etc as described in Mitigation Measure 4.4-3. The specific amounts of "credits" received shall be established and coordinated through the PCACPD; b. Establish mitigation off-site within the same region (i.e., east or west Placer County) by participating in an offsite mitigation program, coordinated through the District. Examples include, but are not limited to: participation in a "Biomass" program that provides emissions benefits; retrofitting, repowering, or replacing heavy duty engines from mobile sources (e.g., buses, construction equipment, on road haulers);	The Applicant(s) shall provide evidence of compliance with this measure in building permit applications submitted to the City. The Development Services Director shall review plans for inclusion of measures prior to issuance of building permits. The City Code Enforcement Officer shall respond to complaints.	Prior to issuance of building permits.	The Development Services Director, the City Engineer and Code Enforcement Officer shall confirm that the operational emission measures are implemented.	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
or other programs that the project proponent may propose to reduce emissions; c. Participate in the District's Offsite Mitigation Program (Resolution Number 01-06) by paying fees equal to the project's contribution of pollutants (reactive organic gas [ROG] and NO_x) in excess of the threshold of 82 lbs per day. The estimated payment for the Proposed Project is $885,870 based on a rate of $18,260 per ton for a one year period. The actual amount to be paid shall be determined, and satisfied pursuant to current California Air Resource Board guidelines, at the time of recordation of the Final Map or issuance of Building Permits; or d. Any combination of a, b, or c, calculated to reduce or off-set the project's emissions above thresholds, and as determined feasible by the Director of the PCAPCD.				
MM 4.4-4: Screen Health Risks. a. The siting of proposed land use types, including fueling facilities and other stationary source/industrial land use types, within the project site shall meet the minimum screening buffer recommendations within the applicable CARB Air Quality and Land Use Handbook in effect at the time of building permit issuance. Within the current (April 2005) Handbook, this would require that sensitive land uses, including residential and school uses, be located greater than 50 feet from the fence line of typical gas dispensing facilities, and greater than 300 feet from large gasoline dispensing facilities, defined as a facility with a throughput of 3.6 million gallons per year or greater. b. For projects that include stationary sources of air pollutants or toxic air contaminants (TACs) e.g., gasoline dispensing facility, auto painting, dry cleaning, large heating, ventilation, and air conditioning [HVAC] units, etc.), a copy of the Authority to Construct permit from PCAPCD shall be provided to the City prior to the issuance of a Certificate of Occupancy.	The Applicant shall submit a Permit to Operate to PCAPCD during the design review process.	Prior to issuance of a certificate of occupancy.	The PCAPCD shall review proposals and notify the Planning Manager should a proposed use exceed the TAC threshold. The Planning Manager and Environmental Coordinator shall determine if additional environmental review is required prior to approval of the use and ensure that measures are implemented to reduce exposure to TACs.	
Climate Change and Greenhouse Gas Emissions				
MM 4.5-1: Measures to Reduce GHG Emissions Implementation of the Air Quality **Mitigation Measures 4.4-1** and **4.4-2** would reduce operational and construction-related emissions of criteria air pollutants and precursors, and would also act to reduce GHG emissions associated with project construction and operation. The requirements of **Mitigation Measure 4.4-2** are listed below and would achieve a 21 percent reduction in GHG emissions over business as usual (BAU): Refer to **MM 4.4-1** and **MM 4.4-2**.	Refer to **MM 4.4-1** and **MM 4.4-2**.	Refer to **MM 4.4-1** and **MM 4.4-2**.	Refer to **MM 4.4-1** and **MM 4.4-2**.	
Noise				
MM 4.6-1: Construction Noise Reduction The following measures shall be implemented to reduce impacts of construction noise:	These measures shall be included on building	Prior to approval of building permits.	The Chief Building Inspector shall ensure	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
▪ Ensure construction activities comply with the requirements of the City of Roseville Noise Ordinance with respect to hours of operation. ▪ 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 intake and exhaust ports on power construction equipment. ▪ Designate a disturbance coordinator and conspicuously post this person's number around the project site and in adjacent public spaces. The disturbance coordinator shall receive all public complaints about construction noise disturbances and shall be responsible for determining the cause of the complaint, and implement any feasible measures to be taken to alleviate the problem. ▪ Well Drilling Construction Noise: o The on-site ASR well shall be drilled prior to the occupancy of residential units within 500 feet of the well site. o Noise curtains shall be utilized during drilling of the well if, at the time of well construction, homes are occupied within 1,000 feet of the well.	plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits. The Disturbance Coordinator shall respond to complaints.		that appropriate noise control measures are reflected in the building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's Noise Ordinance regulations.	
MM 4.6-2: Commercial Noise Controls For all commercial uses within 500 feet of residential uses, the developer shall implement the following or equally effective measures: ▪ Where commercial land uses adjoin residential property lines, the following measures shall be included in the design of the commercial use. If the primary noise sources are parking lot noise, HVAC equipment and light truck deliveries, then 6-7 foot tall masonry walls shall be constructed to provide adequate isolation of parking lot and delivery truck activities. HVAC equipment shall be located either at ground level, or when located on roof-tops the building facades shall include parapets for shielding. ▪ Where commercial uses adjoin common residential property lines, and loading docks or truck circulation routes face the residential areas, the following mitigation measures shall be included in the project design: o Loading docks and truck delivery areas shall be a minimum distance of 211 feet from residential property lines; o Property line barriers shall be eight feet in height. Circulation routes for trucks shall be located a minimum of 80 feet from residential property lines; o Loading dock and truck deliveries shall be limited to daytime hours; o All heating, cooling and ventilation equipment shall be located within mechanical rooms where possible;	The Planning Department shall review development proposals to ensure that the uses are compatible and that these measures have been implemented.	At the time of occupancy.	The Planning Manager shall review all commercial plans and ensure that appropriate measures are implemented.	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
○ All heating, cooling and ventilation equipment shall be shielded from view with solid barriers; ○ Emergency generators shall comply with the local noise criteria at the nearest noise-sensitive receivers; and ○ In cases where loading docks or truck delivery circulation routes are located less than 211 feet from residential property lines or if nighttime deliveries are required, an acoustical evaluation shall be submitted to the City to verify compliance with the City of Roseville Noise Level Performance Standards. Uses that do not comply with the City of Roseville Noise Level Performance Standards shall not be permitted. ▪ Prior to City approval of conditionally permitted uses which include more substantial exterior noise sources such as car washes, automotive repair, and outdoor recreation, a noise study shall be prepared by an acoustical engineer that identifies the necessary measures required to achieve compliance with the City of Roseville Noise Level Performance Standards at the nearest sensitive receptors. The City shall require that the measures identified in the noise study are implemented as a condition of approval of conditional use permits.				
MM 4.6-3: Traffic Noise Control The following measures would reduce impacts to off-site sensitive receptors from traffic noise levels: ▪ Sunset Boulevard West shall be repaved from Pleasant Grove Road to Westbrook Boulevard using Open Graded Asphalt Concrete (OGAC). ▪ Pleasant Grove Road shall be repaved north of Baseline Road using OGAC.	The City will seek to incorporate this measure into the regional traffic fee program developed with Placer County. If incorporated into the regional traffic fee, the Applicant(s) within the ARSP will be required to contribute to the regional fee on a pro-rata basis. The County will be responsible for overseeing the improvements.	Prior to approval of building permits.	The City Engineer will verify the feasibility of this measure with the Placer County Public Works Director. If feasible, the County Public Works Director will ensure that the regional traffic fee program is implemented, the fees collected, and the improvements implemented.	
MM 4.6-4: Traffic Noise Attenuation within the Project Site The following measure shall be implemented to reduce traffic noise impacts: ▪ A detailed analysis of interior noise levels shall be conducted when building plans are available for the residential uses adjacent to the proposed Placer Parkway	Applicant(s) shall submit site-specific acoustical analyses to the Chief Building Inspector for review	Prior to approval of building permits.	The Chief Building Inspector shall ensure that appropriate noise control measures are reflected in the building plans. The Building	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
alignment. The analysis shall identify noise control measures that are required to achieve compliance with the City of Roseville 45 decibels (dB) L_{dn} interior noise level standard, such as installation of windows and doors with a sound transmission class (STC) rating of 30 to 35, and these noise control measures shall be implemented to achieve compliance with the City's standard. Such analysis shall be conducted by a qualified acoustical consultant recognized by the City of Roseville. ▪ Mechanical ventilation shall be installed in all residential uses adjacent to Placer Parkway to allow residents to keep doors and windows closed, as desired for acoustical isolation.			Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's Noise Ordinance regulations.	
Vegetation and Wildlife				
MM 4.8-1(a): Ensure No Net Loss of Wetlands The City shall not issue a grading permit for the ARSP unless a Clean Water Act (CWA) Section 404 permit is first obtained from the U.S. Army Corps of Engineers (USACE), or an equivalent approval for waters of the State is obtained from the Regional Water Quality Control Board (RWQCB). The CWA Section 404 permit process (including Section 7 Consultation under Federal Endangered Species Act [FESA]) is the standard method for developing mitigation for projects that affect wetlands and vernal pool species such as special-status plants, vernal pool crustaceans, and Western spadefoot. Through this process, project Applicants shall be required to obtain the necessary permits and approvals to implement their Proposed Project while remaining in compliance with CWA and FESA. If a 404 permit is not obtained, the City shall not issue a grading permit for the Proposed Project. The obligation to obtain the 404 permit shall ensure no net loss to federally protected wetlands. After obtaining such a permit, however, the Applicant shall demonstrate to the City's Planning Director that they have also achieved no net loss of wetlands. Mitigation shall consist of a combination of the preservation of on-site vernal pool and other wetland habitat and the acquisition of off-site property with existing vernal pool and other wetland habitat for preservation. Mitigation shall include off-site creation and/or restoration of vernal pool and other wetland habitat, and/or participation in a mitigation credit program from a wetlands mitigation bank approved by the USACE and U.S. Fish and Wildlife Service (USFWS). These banks charge fees in exchange for credits that are based upon the mitigation obligation of the Applicant. If the Applicant chooses to buy mitigation credits, the Applicant shall pay fees that shall be used to restore, create, enhance, and/or preserve wetlands at an established mitigation bank. The credits shall be in direct proportion to the wetland impacts resulting from the Proposed Project. The project Applicants have identified appropriate off-site mitigation in the form of preservation, as shown in **Figure 4.8-3**. This off-site mitigation, coupled with on-site preservation and avoidance, shall be a component of the required compensation for the	The Applicants shall obtain appropriate permits from USACE and USFWS to ensure that there is no net loss of wetlands. The Applicant(s) shall coordinate with USFWS to modify as necessary any mitigation plans in an effort to attain mitigation success.	Prior to issuance of grading permit.	The City's Environmental Coordinator shall confirm that a Section 404 Permit has been issued and appropriate mitigation has been implemented for the proposed development areas. The Developer's biological monitor shall ensure that onsite wetlands are preserved and maintained consistent with the Section 404 Permit and applicable management plan.	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
Proposed Project. All wetland restoration and creation shall be conducted in a manner consistent with applicable USACE and USFWS mitigation guidelines and policies.				
MM 4.8-1(b): Wetland Avoidance/Mitigation Plan For any wetlands to be restored or created outside of an approved mitigation bank, the Applicant shall submit a Wetland Mitigation Plan that describes the specific method(s) to be implemented to mitigate for all on-site or off-site project-related impacts. This detailed Wetland Mitigation Plan shall be prepared in accordance with applicable USACE and USFWS policies and regulations, and the City's Grading and Erosion Control Ordinance. A copy of the 404 permit, the biological opinion, and the Wetland Mitigation Plan shall be provided to the City at the time of specific entitlements (grading permit, tentative map, etc), and the Wetland Mitigation Plan shall ensure the following to the satisfaction of the City: a) Describe the location of the proposed wetland mitigation site(s), including a detailed map showing the acreage, distribution, and type of wetlands to be restored/created to ensure no net loss in wetland habitat acreage, values and functions. The compensation wetlands shall be designed, at a minimum, to meet or exceed the functions of the existing wetlands to be impacted. b) Include a monitoring plan to assess whether the compensation wetlands are functioning as intended. Specific performance standards for hydrologic, floral, and faunal parameters shall be proposed to determine success of the created wetlands. The monitoring plan shall specify the corrective measures/ modifications to be implemented in the event that monitoring indicates that the performance standards are not being met. c) Include a long-term maintenance plan for the wetland preservation/mitigation areas describing the measures implemented to assure that they are maintained as wetland habitat in perpetuity. d) Require that fencing be installed around all existing wetlands that are within 50 feet of any haul route, spoil zone, stockpile zone, creation zone, or other construction area. The fencing shall be of high visibility material. Fencing shall be placed no closer than 10 feet to the delineated, verified perimeter of wetlands. This fencing shall be maintained until all adjacent construction activities are completed. e) A qualified biological resources monitor, approved by the City, shall be on the site(s) at all times when working in the open space corridor or other sensitive areas to ensure compliance with identified mitigation for the duration of all the proposed activities. The biological resources monitor shall submit bi-annual compliance reports to City monitor for review for a period of five years after completion of construction or until all performance standards have been satisfied. f) The wetland mitigation site(s) shall be surveyed by a qualified biologist, no more than 30 days prior to the start of construction, for the presence of raptor and federal	The Applicants shall obtain necessary approvals from USACE and USFWS in accordance with Section 404 of the CWA to ensure that there is no net loss of wetlands and submit a Wetland Mitigation Plan to the City. The Applicant(s) shall coordinate with USACE and USFWS to modify as necessary any mitigation plans in an effort to attain mitigation success.	Prior to issuance of specific entitlements.	The City's Environmental Coordinator shall confirm that wetlands are preserved consistent with the agency approved wetland avoidance and mitigation plan.	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
and state listed bird nesting sites, unless it is determined that construction will occur outside of the breeding season for all species likely to occur on site or observed present. If active nesting sites are observed, all state and federal guidelines pertaining to active nesting sites shall be strictly adhered to in consultation with a qualified biologist. g) Applicant shall grant full access to the wetland mitigation site(s) to the City for the monitoring of construction activities and mitigation compliance. Access shall be granted during all construction activities and the City monitor may issue stop work orders if mitigation non-compliance is identified. h) Applicant shall specify measures for reuse or disposal of excavated material that is suitable for use in the project site. The plan should minimize the elapsed time between excavation and reuse and provide adequate stockpile coverage and protection from wind and water erosion during the entire storage period. If excavated material is unsuitable for reuse at the project site, the plan shall include specific information regarding the eventual reuse or disposal site, transportation method(s), disposal reuse management, and schedule. i) The Wetland Avoidance Mitigation Plan shall include a spill prevention and response plan to the satisfaction of the City. j) All disturbed areas shall be re-vegetated by the following methods: hydro seeding, drill seeding, or spreading of upland seed bearing soil. The method of re-vegetation shall be approved by a qualified wetland specialist and the City. k) The Applicant shall apply non-toxic soil stabilizers according to manufacturer's specifications to all inactive construction areas. Non-toxic binders shall be applied to exposed areas after cut and fill operations and hydro seeded areas. The wetland mitigation site shall be watered as directed by the City of Roseville Public Works Department. The frequency shall be based on the type of operation, and soil and wind exposure. l) To reduce air emissions, idling time for all construction vehicles shall be limited to a maximum of 10 minutes. The City may curtail construction during high ambient pollutant concentrations, including but not limited to, ceasing construction during peak-hour vehicular traffic on adjacent or nearby roadways. All land clearing, grading, earth moving or excavation activities shall be suspended when winds exceed 15 mph. m) The Applicants shall ensure that all inactive storage/stock piles are adequately covered, and that all trucks hauling dirt, sand, soil, or other loose materials also are adequately covered or maintain at least two feet of freeboard (i.e., minimum vertical distance between the top of the load and top of the trailer) in accordance with the requirements of the California Vehicle Code (CVC) section 23114.				
MM 4.8-2: Vernal Pool Fairy Shrimp Measures The project Applicant shall mitigate the 14.461 acres of vernal pool fairy shrimp habitat	The Applicant(s) shall obtain appropriate	Prior to issuance of grading permit.	The City's Environmental	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
that will be directly impacted at a 2:1 ratio for preservation (28.922 acres preserved) and 1:1 ratio for creation (14.461 acres created). The 9.972 acres of vernal pool fairy shrimp that may be indirectly impacted will be mitigated at a 1:1 ratio for preservation (9.972 acres). This equates to a total of 38.894 acres of preservation and 18.640 acres of creation. The locations of the preserved and created vernal pool fairy shrimp (*Branchinecta lynchi*) habitat shall be disclosed in the Wetland Avoidance/Mitigation Plan required in **Mitigation Measure 4.8-1 (b)**.	approvals from the USACE and USFWS to ensure that vernal pool fairy shrimp habitat is preserved. The Applicant(s) shall coordinate with USFWS to modify as necessary any mitigation plans in an effort to attain mitigation success.		Coordinator shall confirm that onsite vernal pool fairy shrimp habitat is preserved and maintained consistent with the Section 404 Permit.	
MM 4.8-3: Special Status Plant Measures The following mitigation measures shall be implemented to reduce impacts to special status plant species: a) A qualified botanist or biologist shall collect source pool inoculum from the two vernal pools containing dwarf downingia and shall transfer the soil inoculum to the created and/or restored wetlands within the proposed off-site Mitigation Properties. A botanist or qualified biologist shall determine which created pools will provide the best suitable habitat. Created and/or restored wetlands will require monitoring according to Section 404 permit guidelines and therefore transferred inoculum would be covered under such efforts. b) Perform focused special-status plant surveys according to California Department of Fish and Wildlife (CDFW), California Native Plant Society (CNPS), and USFWS protocols (CDFW, 2000; CNPS, 2001; Cypher, 2002; USFWS, 1996b) for the three off-site Mitigation Properties. Surveys shall be timed according to the blooming period for target species and known reference populations will be visited prior to surveys to confirm the species is blooming where known to occur. c) The USFWS generally considers survey results valid for approximately three years. Therefore, follow-up surveys may be necessary within the project site to avoid take of any special status plant species. This shall be determined during consultation with USFWS. The presence or absence of special-status plant species shall be determined through rare plant surveys conducted according to CDFW, CNPS and USFWS protocols (CDFW, 2000; CNPS, 2001; Cypher, 2002; USFWS, 1996b). Surveys shall be timed according to the blooming period for target species and known reference populations will be visited prior to surveys to confirm the species is blooming where known to occur. d) If no special-status plants are found, no further measures pertaining to special-status plants are necessary.	The Applicant(s) shall obtain appropriate permits from the USACE and USFWS to ensure that there is no net loss of habitat for special-status plant species. The Applicant(s) shall prepare follow-up reports on the status and success of mitigation and shall submit these responses to USFWS. The Applicant(s) shall coordinate with USFWS to modify as necessary any mitigation plans in an effort to attain mitigation success. The results of pre-construction surveys and transfer of the soil inoculum to the off-site mitigation properties shall be submitted to	Prior to issuance of grading permit.	The City's Chief Building Inspector shall confirm that requirements of MM 4.8-3 have been fulfilled consistent with the Section 404 Permit.	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
e) If special-status plant species are found within the project site, avoidance zones shall be established around plant populations to clearly demarcate areas for avoidance. Avoidance measures and buffer distances may vary between species and the specific avoidance zone distance will be determined in coordination with appropriate resource agencies (CDFW and USFWS). f) If special-status plant species are found within the project site and avoidance of the species is not possible, then additional measures such as seed collection and/or transplantation shall be developed in consultation with the appropriate agencies (CDFW and USFWS).	the Chief Building Inspector prior to the construction of each phase.			
MM 4.8-4: Relocate Western Spadefoot The following mitigation measures shall be implemented to reduce impacts to Western spadefoot (*Spea hammondii*): a) A qualified biologist shall perform preconstruction surveys for Western spadefoot within the construction area in the appropriate season (generally February) to detect adults, larvae, and/or egg masses, within 14 days prior to the start of construction. b) If no Western spadefoots are found, no further measures pertaining to this species are necessary. c) Pools that are found to support Western spadefoot shall be avoided if feasible. If avoidance is not feasible, then the CDFW shall be consulted for its recommendation with respect to relocation of adults, larvae, tadpoles, or egg masses. Although there is no set protocol for the relocation of Western spadefoot, the capture and relocation of reptile and amphibian species from habitat that will be impacted to similar areas of protected suitable habitat is a standard part of both USFWS and CDFW procedures and recommendations for mitigating impacts. When done in combination with habitat restoration and preservation, the procedure is known to be successful in reducing potential impacts to special-status amphibian and reptile populations.	The results of pre-construction surveys shall be submitted to the Chief Building Inspector prior to the construction of each phase.	Prior to issuance of grading permit.	The Planning Manager shall verify the results of the pre-construction survey.	
MM 4.8-5: Relocate Northwestern Pond Turtle The following mitigation measures shall be implemented to reduce impacts to northwestern pond turtle (*Actinemys armorata*): a) A qualified biologist shall perform preconstruction surveys for northwestern pond turtle within the construction area for each phase of the Proposed Project within 24 hours prior to the start of construction. b) If no northwestern pond turtles are found, no further measures pertaining to this species are necessary. c) If northwestern pond turtles are found within an area proposed for impact, a qualified biologist shall relocate the northwestern pond turtle to a suitable location away from	Results of preconstruction surveys shall be submitted to the Chief Building Inspector prior to construction of each phase. Should it be required, a qualified biologist shall relocate northwestern pond turtles prior to construction.	Prior to construction of each phase.	The City's Planning Manager shall ensure that onsite northwestern pond turtle are appropriately relocated.	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
the proposed construction, in consultation with CDFW.				
MM 4.8-6: Avoid Nesting Sites for Protected Bird Species To ensure that raptor and other bird species protected under the Migratory Bird Treaty Act (MBTA) are not injured or disturbed by construction in the vicinity of nesting habitat, the project Applicant shall implement the following measures: a) **Nesting Raptors:** All raptors and their active nests are protected under the California Fish and Game Code and federal MBTA. To ensure that there are no impacts to protected active nests, the following mitigation measures shall be implemented: o A qualified biologist shall conduct a pre-construction nesting bird survey of all suitable habitats within the limits of construction of the project site and all accessible areas within 300 feet of the limits of construction activity. The preconstruction surveys shall occur within 3 days of the initiation of construction activity during the nesting season (February 1 through August 31). If there is a break in construction activity of more than 2 weeks then subsequent surveys should be conducted; however no additional surveys are required for ongoing construction activities. o If no active raptor nests are found, no further measures pertaining to raptors nests are necessary. o If active nests are found, the active nests shall be monitored by a qualified biologist for the first 24 hours prior to any construction-related activity to establish a behavioral baseline. A no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in accordance with CDFW's recommendations for buffer distances relative to the species identified. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist. o Once construction activities commence within the project site, all nests shall be monitored by a qualified biologist to detect any behavioral changes as a result of construction. If behavioral changes are observed that may result in adverse effects to the success of breeding, the work causing that change shall cease and consultation with CDFW shall be initiated to identify potential avoidance and minimization measures. Should construction activities cause observed stress to nesting birds, the exclusionary buffer shall be adjusted (e.g. increased) based on findings of a qualified biologist. o Pre-construction nest surveys are not required for construction activity outside the nesting season.	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 Avoidance measures shall be implemented during construction, and consultation with the CDFW shall ensure mitigation is adequate.	Prior to approval of grading and building permits.	The Chief Building Inspector shall ensure that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations. The City Preserve Manager shall oversee City owned open space areas and the Landowner shall oversee private open space areas for compliance with the Section 404 Permit and applicable Operations and Maintenance Plan(s).	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
b) **Burrowing Owl:** Burrowing owls were detected within the project site during surveys. To minimize impacts to protected burrowing owls and their burrows, the following mitigation measures shall be implemented: o If possible, initiate construction activities during the non-breeding season, September 1 through January 31. o A qualified biologist shall conduct a take avoidance (pre-construction) burrowing owl survey of all suitable habitats within the limits of construction of the project site and all accessible areas within 150 meters (492 feet) of the limits of construction within 14 days of the initiation of construction activity, according to the Staff Report on Burrowing Owl Mitigation (CDFW, 2012). If no burrowing owls or sign are observed, construction may proceed. o If burrowing owls or sign are found, avoidance setbacks shall be implemented in accordance with CDFW Burrowing Owl Mitigation (CDFW, 2012). o If avoidance setbacks are infeasible, the qualified biologist shall coordinate with CDFW, and prepare and implement a Burrowing Owl Exclusion Plan that will include passive relocation according to protocol outlined in the Staff Report on Burrowing Owl Mitigation (CDFW, 2012). If passive relocation methods are employed, the project impact site shall be rendered inhospitable for further burrowing owl re-occupation in accordance with the Exclusion Plan. c) **Swainson's Hawk:** Swainson's hawks have been found nesting on the adjacent Creekview Specific Plan (CSP) Area to the south of the project site (City of Roseville, 2011a). To minimize impacts to protected Swainson's hawks and their nests, the following mitigation measures shall be implemented: o If possible, initiate site construction activities during the non-breeding season, September 1 through February 28. o A qualified biologist shall conduct a pre-construction nesting bird survey of all suitable habitats within the limits of construction of the project site and all accessible areas within 0.5 mile of the limits of construction within 14 days of the initiation of construction activity during the nesting season (March 1 through August 31). o If no active Swainson's hawk nests are found, no further measures pertaining to Swainson's hawk nests are necessary. o If active nests are found, the qualified biologist shall monitor the active nests for the first 24 hours prior to any construction-related activity to establish a behavioral baseline. A no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in accordance with CDFW's recommendations.				

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
○ Once construction activities commence on-site, all nests shall be monitored by a qualified biologist to detect any behavioral changes as a result of construction within the project site. If behavioral changes are observed that may result in adverse effects to the success of breeding, the work causing that change shall cease and consultation with CDFW shall be initiated to identify potential avoidance and minimization measures. ○ Pre-construction Swainson's hawk nesting surveys are not required for construction activity outside the nesting season. d) **California Black Rail:** There is no potential California black rail habitat with the project site. However, surveys or habitat assessments for this species have not been performed within the off-site Al Johnson Wildlife Area improvements area. To ensure that there are no impacts to California black rail, the following mitigation measures shall be implemented: ○ A qualified biologist shall conduct a habitat assessment of the off-site Al Johnson Wildlife Area improvements area to identify suitable California black rail habitat. The qualified biologist shall prepare a map identifying areas that support suitable habitat. ○ If suitable habitat is within areas proposed for construction during the breeding season (February 1 through July 31), the qualified biologist shall conduct a pre-construction survey for the California black rail. Three surveys shall be conducted at least seven days apart during peak calling times (one half hour before dawn until three hours after, and three hours before sunset until one half hour after) using playback of taped breeding calls. The last survey shall occur within 14 days of the start of construction. ○ If no California black rail is detected, no further measures pertaining to this species are necessary. ○ If a California black rail is detected, impacts shall be avoided by establishing an appropriate buffer, as determined by the qualified biologist in consultation with CDFW. No project activity shall commence within the buffer area until a qualified biologist confirms that the rail has evacuated the area. The size of the buffer shall be determined by the biologist and confirmed by CDFW; buffer size may vary, depending on the nest location, nest stage, and construction activity. e) **Western Yellow-billed Cuckoo:** There is no Western yellow-billed cuckoo habitat with the project site. However, surveys or habitat assessments have not been performed within the off-site Al Johnson Wildlife Area improvements area. To ensure that there are no impacts to Western yellow-billed cuckoo, the following mitigation measures shall be implemented:				

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
○ A qualified biologist shall conduct a habitat assessment of the off-site Al Johnson Wildlife Area improvements area and the three off-site Mitigation Properties to identify suitable Western yellow-billed cuckoo habitat. The qualified biologist shall prepare a map identifying areas that support suitable habitat. ○ If suitable habitat is proposed for construction during the breeding season (June 15 to August 31), prior to construction, the qualified biologist shall conduct a pre-construction survey for Western yellow-billed cuckoo. ○ The survey shall include three visits at least 10 days apart. Each survey shall be conducted during peak activity times (6:30 a.m. to 12:00 noon) by using playback of taped "kowlp" calls. Five taped calls (each at least 30 seconds apart) shall be played every 100 meters of linear habitat. ○ If a Western yellow-billed cuckoo is detected, impacts shall be avoided by establishing an appropriate buffer, as determined by the qualified biologist in consultation with CDFW. No project activity shall commence within the buffer area until a qualified biologist confirms that the cuckoo has evacuated the area. The size of the buffer shall be determined by the biologist and confirmed by CDFW; buffer size may vary, depending on the nest location, nest stage, and construction activity. ○ If no Western yellow-billed cuckoos are detected, no further measures pertaining to Western yellow-billed cuckoos are necessary. f) **Nuttall's Woodpecker, Loggerhead Shrike, Yellow-billed Magpie, Oak Titmouse, and Grasshopper Sparrow:** The project site support potential nesting habitat for one special-status woodpecker and five special status passerine bird species: Nuttall's woodpecker (USFWS conservation concern), loggerhead shrike (USFWS conservation concern and CDFW species of special interest [SSC]), yellow-billed magpie (USFWS conservation concern), oak titmouse (USFWS conservation concern), and grasshopper sparrow (CDFW SSC). To ensure that there are no impacts to protected active nests of these species, the following mitigation measures shall be implemented: ○ A qualified biologist shall conduct a pre-construction nesting bird survey of all suitable habitats within the limits of construction within the project site and all accessible areas within 50 feet of the limits of construction within 14 days of the initiation of construction activity during the nesting season (Nuttall's woodpecker, March-July; loggerhead shrike, March-May; yellow-billed magpie, late February-mid-July; oak titmouse, March-July; grasshopper sparrow, May-July).				

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
○ If no active special-status bird nests are found, no further measures pertaining to special-status birds are necessary. ○ If active nests are found, the active nests will be monitored by a qualified biologist prior to any construction-related activity to establish a behavioral baseline. A no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in consultation with CDFW. ○ Once construction activities commence on-site, all nests shall be monitored by a qualified biologist to detect any behavioral changes as a result of construction of the Proposed Project. If behavioral changes are observed that may result in adverse effects to the success of breeding, the work causing that change shall cease and consultation with CDFW shall be initiated to identify potential avoidance and minimization measures. ○ Pre-construction bird nesting surveys are not required for construction activity outside the nesting season. g) **Migratory Bird Treaty Act Birds:** Many birds, including commonly occurring species, are protected under the California Fish and Game Code and the Federal MBTA. To ensure that there are no impacts to protected birds or their active nests, the following mitigation measures shall be implemented: ○ A qualified biologist shall conduct a pre-construction nesting bird survey of all suitable habitats within the limits of construction within the project site and all accessible areas within 50 feet of the limits of construction within 3 days of the initiation of construction activity during the nesting season (February 1 to August 31). If there is a break in construction activity of more than 2 weeks then subsequent surveys should be conducted; however no additional surveys are required for ongoing construction activities. ○ If no protected birds are found, no further measures pertaining to protected birds are necessary. ○ If active nests are found, a qualified biologist shall monitor the active nests prior to any construction-related activity to establish a behavioral baseline. A no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in consultation with CDFW. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist. ○ Once construction activities commence on-site, all nests will be monitored by a qualified biologist to detect any behavioral changes as a result of construction of the Proposed Project. If behavioral changes are observed that may result in adverse effects to the success of breeding, the work causing that change shall				

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
cease and consultation with CDFW shall be initiated to identify potential avoidance and minimization measures. Should construction activities cause observed stress to nesting birds, the exclusionary buffer shall be adjusted (e.g. increased) based on findings of a qualified biologist. o Pre-construction bird nesting surveys are not required for construction activity outside the nesting season.				
MM 4.8-7: Off-Site and On-Site Preservation of Grassland Habitat CDFW 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 shall 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 bird species in the region such as burrowing owl, red-tailed hawk, white-tailed kite, northern harrier, Ferruginous hawk, and loggerhead shrike among others. A Swainson's Hawk Grassland Habitat Mitigation Plan shall be developed to mitigate for the loss of foraging habitat. Therefore, the project Applicant shall preserve no less than 595.7 acres of grassland and agricultural foraging habitat for Swainson's hawk. Approximately 91.4 acres of Swainson's hawk foraging habitat shall be maintained and preserved onsite. The remainder of the mitigation shall be accomplished via the preservation of 499.9 acres of grassland communities within the three off-site Mitigation Properties, which will offset the loss of foraging habitat pursuant to the CDFW-established formula for Swainson's hawk foraging habitat replacement.	Applicable construction restrictions shall be reflected within building plans. The Applicant(s) shall coordinate with CDFW to modify as necessary any mitigation plans in an effort to attain mitigation success.	Prior to approval of grading and building permits.	The Chief Building Inspector shall ensure that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations. The City Preserve Manager shall oversee City owned open space areas and the Landowner shall oversee private open space areas for compliance with the Section 404 Permit and applicable Operations and Maintenance Plan(s).	
MM 4.8-8: Wildlife Movement Protection Policies To protect the long term habitat of the University Creek stream channel and associated riparian corridor as for use as wildlife movement and migration corridors, the project Applicants shall ensure that movement corridors are not obstructed. Through compliance with Section 1600 of the CDFW Code, the Applicant(s) shall enter into a Streambed Alteration Agreement prior to conducting any construction activities within the stream corridor, which sets forth mitigation measures that the Applicant must implement. These measures shall include, but not be limited to, the use of a bridge and/or culvert for the	The Applicant(s) shall enter into a Section 1600 Streambed Alteration Agreement with CDFW. The City's National Pollutant Discharge Elimination System	Prior to approval of grading permits.	The City of Roseville's NPDES Coordinator shall confirm that water quality measures are implemented and the City's Preserve Manager shall ensure that activities are	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
road crossing that is large enough that wildlife have enough space to pass without having to travel over the road surface, the implementation of bank stabilization measures, and/or restoration and revegetation of stream corridor habitat that has been damaged due to the project's construction. The road crossing feature shall be constructed in a configuration as to provide wildlife with unimpeded passage. Furthermore, recreational use trails shall be lined by post and rail fence and signage shall be posted to direct trail users to stay within the designated trail corridor. The trails shall be closed to use one-half hour after sunset to one-half hour before sunrise and shall not be illuminated.	(NPDES) Coordinator shall ensure measures are included in the Proposed Project to reduce water quality impacts.		consistent with the Section 404 Permit and applicable Operation and Maintenance Plan(s).	
MM 4.8-9: Pre-Construction Surveys for Special Status Bats To ensure that there are no impacts to active bat roosts, the following mitigation measures are recommended: a) A qualified biologist shall conduct a dusk emergence survey (start one hour before sunset and last three hours), followed by a pre-dawn re-entry survey (start one hour before sunrise and last for two hours), in addition a daytime visual inspection of all potential bat roosting habitat within the limits of construction within the project site included as part of the pre-construction clearance survey. If no active bat roosts or sign are observed, construction may proceed. b) If no active special-species bat roosts are found, no further measures pertaining to special-species bats are necessary. c) If roosting special-species bats are found on-site during the surveys, avoid direct and indirect impacts to roosting sites by establishing a no-disturbance buffer of 100 feet around roost sites, in consultation with CDFW. d) Clearing and grubbing adjacent to the roost site and lighting use near the roost site where it would shine on the roost or interfere with bats entering or leaving the roost shall be prohibited. e) Operation of internal combustion equipment, such as generators, pumps, and vehicles within 100 feet of the roost site shall be prohibited.	Results of preconstruction surveys shall be submitted to the Chief Building Inspector prior to the issuance of a grading permit. Avoidance measures, if required, shall be included on grading plans and implemented during construction, and consultation with the CDFW shall ensure mitigation is adequate.	Prior to issuance of grading permit and if bats are found during grading operations	The Construction Inspector shall confirm that onsite special-status bats are appropriately protected consistent with applicable grading permit conditions.	
MM 4.8-10: Pre-Construction Surveys for American Badger The annual grasslands within the project site have a low potential to support habitat for American badger. To ensure that there are no impacts to American badgers and their burrows, the following mitigation measures are required: a) In conjunction with pre-construction burrowing owl surveys (**Mitigation Measure 4.8-6**), a qualified biologist shall conduct pre-construction surveys for American badgers, including burrows. If no American badgers or signs are observed, construction may proceed. b) If no American badgers/active burrows are found, no further measures pertaining to this species are necessary.	Results of preconstruction surveys shall be submitted to the Chief Building Inspector prior to the issuance of a grading permit. Avoidance measures, if required, shall be included on grading plans and implemented during	Prior to issuance of grading permit	The City's Construction Inspector shall confirm that onsite American badgers are appropriately protected consistent with applicable grading permit conditions.	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
c) If American badgers are found on-site during the surveys, the qualified biologist shall avoid direct and indirect impacts to burrows by establishing a no-disturbance buffer of 100 feet around burrows, in consultation with CDFW.	construction, and consultation with the CDFW shall ensure mitigation is adequate.			
MM 4.8-11: Additional Surveys for Off-Site Improvement Areas 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. If it is determined that wetland resources or sensitive species would be impacted, **Mitigation Measure 4.8-1 (a)** and **(b)**, **Mitigation Measure 4.8-2**, or **Mitigation Measure 4.8-3** shall be implemented, as appropriate to the resource. If it is determined that impacts to western spadefoot or northwestern pond turtle may occur due to off-site constructions, **Mitigation Measures 4.8-4** and **4.8-5** shall be implemented, respectively. If it is determined that active nests exist within the off-site improvement location, **Mitigation Measure 4.8-6** shall be implemented as appropriate to the species. If it is determined the offsite improvement is located within or adjacent to a wildlife movement corridor, **Mitigation Measure 4.8-8** shall be implemented. If any bat roosts are identified, **Mitigation Measure 4.8-9** shall be implemented. If any badger burrows are located, **Mitigation Measure 4.8-10** shall be implemented.	Refer to **MM 4.8-1(a)**, **MM 4.8-1(b)**, **MM 4.8-2**, **MM 4.8-3**, **MM 4.8-4**, **MM 4.8-5**, **MM 4.8-6**, **MM 4.8-7**, **MM 4.8-8**, **MM 4.8-9**, and **MM 4.8-10**.	Refer to **MM 4.8-1(a)**, **MM 4.8-1(b)**, **MM 4.8-2**, **MM 4.8-3**, **MM 4.8-4**, **MM 4.8-5**, **MM 4.8-6**, **MM 4.8-7**, **MM 4.8-8**, **MM 4.8-9**, and **MM 4.8-10**.	Refer to **MM 4.8-1(a)**, **MM 4.8-1(b)**, **MM 4.8-2**, **MM 4.8-3**, **MM 4.8-4**, **MM 4.8-5**, **MM 4.8-6**, **MM 4.8-7**, **MM 4.8-8**, **MM 4.8-9**, and **MM 4.8-10**.	
MM 4.8-12: Conduct Biological Surveys of the Urban Reserve Parcel Prior to construction activities within the Urban Reserve parcel, a qualified biologist shall perform detailed, and if necessary, focused biological surveys of any undisturbed areas that would be affected by development. If it is determined that wetland resources or sensitive species would be impacted, **Mitigation Measure 4.8-1 (a)** and **(b)**, **Mitigation Measure 4.8-2**, or **Mitigation Measure 4.8-3** shall be implemented, as appropriate to the resource. If it is determined that impacts to western spadefoot or northwestern pond turtle may occur, **Mitigation Measures 4.8-4** and **4.8-5** shall be implemented, respectively. If it is determined that active nests exist, **Mitigation Measure 4.8-6** shall be implemented as appropriate to the species. If development is proposed within or adjacent to a wildlife movement corridor, **Mitigation Measure 4.8-8** shall be implemented. If any bat roosts are identified, **Mitigation Measure 4.8-9** shall be implemented. If any badger burrows are located, **Mitigation Measure 4.8-10** shall be implemented.	Refer to **MM 4.8-1(a)**, **MM 4.8-1(b)**, **MM 4.8-2**, **MM 4.8-3**, **MM 4.8-4**, **MM 4.8-5**, **MM 4.8-6**, **MM 4.8-7**, **MM 4.8-8**, **MM 4.8-9**, and **MM 4.8-10**.	Refer to **MM 4.8-1(a)**, **MM 4.8-1(b)**, **MM 4.8-2**, **MM 4.8-3**, **MM 4.8-4**, **MM 4.8-5**, **MM 4.8-6**, **MM 4.8-7**, **MM 4.8-8**, **MM 4.8-9**, and **MM 4.8-10**.	Refer to **MM 4.8-1(a)**, **MM 4.8-1(b)**, **MM 4.8-2**, **MM 4.8-3**, **MM 4.8-4**, **MM 4.8-5**, **MM 4.8-6**, **MM 4.8-7**, **MM 4.8-8**, **MM 4.8-9**, and **MM 4.8-10**.	
Cultural and Paleontological Resources				
MM 4.9-1: Conduct Archaeological Survey of Urban Reserve Parcel Development proposals for the Urban Reserve parcel shall identify known and/or potential archaeological sites, based on field surveys of the area proposed for development conducted by a qualified archaeologist. If significant resources or significant archaeological sites are present, the development proposal shall designate the area surrounding the site as open space and the site shall be completely avoided.	Cultural resource surveys shall be conducted by a qualified archaeologist and any resulting recommendations to protect resources shall be reflected in all	Prior to approval of Grading and Building Permits for the Urban Reserve Parcel.	The City Engineer will confirm that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
	construction and building plans. The City Engineer shall review plans for inclusion of specifications prior to the issuance of building permits.		construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations.	
MM 4.9-2: Cease Work and Consult with Qualified Archaeologist (a) Should any cultural resources, such as wells, foundations, or debris, or unusual amounts of bone, stone or shell, artifacts, burned or baked soils, charcoal, or human remains be encountered during subsurface excavation or construction activities, work shall be suspended within 100 feet of the discovery. The City shall be immediately notified. At that time, a qualified professional archaeologist shall assess the resource and provide recommendations for treatment if the resource appears to be potentially eligible for listing on the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR). Possible management recommendations could include, but not be limited to, avoidance, construction monitoring, recordation, site testing, or data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City Staff, in consultation with a qualified archaeologist, to avoid or minimize significant effects to the cultural resources prior to resumption of ground-disturbing activities. (b) If human remains are uncovered during project construction, pursuant to Public Resources Code (PRC) Section 5097.98 and Section 7050.5 of the California Health and Safety Code, the Placer County Coroner shall be notified immediately. California law recognizes the need to protect interred human remains, particularly Native American burials and items of cultural patrimony, from vandalism and inadvertent destruction. The procedures for the treatment of discovered human remains are contained in California Health and Safety Code §7050.5 and §7052 and California PRC §5097. If human remains are uncovered during ground-disturbing activities, all such activities within a 100-foot radius of the find shall be halted immediately and the City's designated representative shall be notified. The City shall immediately notify the Placer County coroner. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (Health and Safety Code Section 7050[c]). The City shall contact the Most Likely Descendent (MLD), as determined by the NAHC, regarding the remains. The MLD, in cooperation with the City and a qualified professional archaeologist shall develop a plan of action to avoid or minimize	This condition shall be reflected in all construction and building plans. The City Engineer shall review plans for inclusion of specifications prior to the issuance of building permits.	During construction, as a condition of Grading and Building Permits.	The City Engineer will confirm that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations.	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
significant effects to the human remains prior to resumption of ground-disturbing activities.				
MM 4.9-3: Monitor for Paleontological Resources, Cease Work and Consult with Qualified Paleontologist The paleontological report prepared for the Proposed Project included identification of fossiliferous Turlock Lake and Riverbank formations within portions of the project site, beginning approximately two feet below ground surface and continuing up to eight feet below ground surface. Because fossil localities cannot be predicted without actually disturbing a rock unit, a qualified professional paleontologist (as defined by the Society of Vertebrate Paleontology, 2010) shall be retained to provide awareness training for construction personnel involved in earth-moving activities. Construction personnel to be involved with earth-moving activities shall be informed that fossils could be discovered during excavation that these fossils are protected by laws, on the appearance of common fossils, and on proper notification procedures should fossils be discovered. In addition, a qualified professional paleontologist shall monitor earth-moving during the initial project grading that impacts sediment greater than two feet (0.6 meters) in depth in areas with mapped Turlock Lake or Riverbank formation geologic units to observe the stratigraphy and any fossils exposed by excavation. This shall not be required in areas where sediments will be buried but not otherwise be disturbed. If no evidence of fossils is seen in the initial grading, a program of periodic spot checks of the deepest excavations or those judged most likely to disturb fossils shall be instituted until excavations have been completed. Should any evidence of paleontological resources (e.g., fossils) be encountered, work shall be suspended within 100 feet of the discovery, and the City shall be notified immediately. At that time, the paleontologist shall assess the resource and provide appropriate management recommendations. Recommendations shall include, but are not limited to, salvage and treatment as described by the Society of Vertebrate Paleontology (2010). This treatment shall include preparation, identification, determination of significance, and curation into a public museum.	This condition shall be reflected in all construction and building plans and permits. The City Engineer shall review plans for inclusion of specifications prior to the issuance of building permits.	During construction, as a condition of Grading and Building Permits.	The City Engineer will confirm that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations.	
MM 4.9-4: Conduct Appropriate Off-Site Studies Prior to undertaking construction of off-site infrastructure, the City shall determine whether or not cultural resource surveys have been undertaken for any areas to be disturbed during construction. If surveys were conducted, the City shall document that any identified resources were treated as recommended in the studies. If no studies or surveys were conducted, the City shall ensure that a qualified archaeologist conducts the appropriate level of study. If significant resources or significant archaeological sites are present, they shall be avoided, as feasible. If avoidance of such resources is not feasible, recordation of the sites shall be required, along with treatment as is recommended by the archaeologist after consultation with State Historic Preservation Office (SHPO) and, if the find is prehistoric, NAHC. If unknown resources are encountered during construction, recommendations, including the possible management recommendations listed in	Cultural resource surveys shall be conducted by a qualified archaeologist or paleontologist and any resulting recommendations to protect resources shall be reflected in all construction and building plans. The Public Works Director	Prior to approval of Grading and Building Permits of off-site infrastructure.	The City Engineer will confirm that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
Mitigation Measures 4.9-2 and **4.9-3**, shall be implemented to ensure that the resources are avoided, protected, and/or recorded.	shall review plans for inclusion of specifications prior to the issuance of building permits.		Enforcement Inspector shall enforce the City's regulations. The City Preserve Manager shall oversee City owned open space areas and the Landowner shall oversee private open space areas for compliance with the Section 404 Permit and applicable Operations and Maintenance Plan(s). The Parks and Recreation Director shall ensure that measures to protect and mitigate historic resources are implemented for any historic structures within parks property.	
Hazardous Materials and Public Safety				
MM 4.10-1: Identify and Remediate Soil Contamination and Existing Hazardous Materials within the ARSP As a condition of approval of the ARSP, the following recommendations from the Phase I Environmental Site Assessment (ESA) for the project site (ENGEO, 2006) shall be completed prior to issuance of grading permits: 1. Stained soil observed beneath one of the 5-gallon buckets used to store Tech 2000 Mineral Gear Oil shall be removed and properly disposed of at an appropriate disposal facility. 2. Stained soil measuring approximately 1 foot in diameter beneath one of the above-ground fuel storage tanks next to the steel silo in the northern portion of the property shall be removed and properly disposed of at an appropriate disposal facility. 3. The 21 55-gallon steel drums near the farm facility shall be removed and properly disposed of at an appropriate disposal facility.	The Applicant(s) shall be responsible for conducting soil testing and/or recommendation of the Phase I environmental site assessments.	Prior to approval of Building Permits.	The Roseville Fire Department shall oversee any activities related to hazardous materials.	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
4. A statistically significant number of soil samples shall be collected from the surface soil within the boundaries of the proposed school site and analyzed for agricultural chemicals per U.S. Environental Policy Act (EPA) guidelines. 5. Should the results indicate the presence of a statistically significant concentration of agricultural chemicals with the potential to cause harm to sensitive receptors (such as school children), a Phase II ESA shall be conducted to determine the extent of the contamination and provide recommendation to remediate the school site. In consultation with Department of Toxic Substances Control (DTSC), the proponent of the school development shall develop a workplan based on the recommendations of the Phase II ESA to remediate the project site. 6. Debris at various locations across the project site shall be removed and properly disposed of. 7. The burn wood pile measuring approximately 500 feet long by 6 feet tall by 6 feet wide along the southern portion of the project site shall be removed prior to construction at the project site. 8. If evidence of further soil contamination, septic tanks, or other underground storage tanks are encountered in the project site, work shall cease until the area can be tested by a qualified professional meeting EPA's definition of an Environmental Professional under the All Appropriate Inquiries Rule in accordance with Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The qualified professional shall provide recommendations for further remediation in compliance with federal, state, and local regulations. If necessary, contaminated materials shall be removed and properly disposed or remediated, and regulatory site closure obtained. Remediation activities could include removal of contaminated soil, and/or treatment. The City shall ensure that any necessary investigation and/or remediation activities are coordinated with the Roseville Fire Department (RFD), Placer County Department of Environmental Health (PCDEH), and if needed, other appropriate federal, state and local agencies. Once a site is remediated to the satisfaction of the appropriate regulatory agency, construction can continue.				
MM 4.10-2: Identify and Remediate Soil Contamination and Existing Hazardous Materials within the Urban Reserve Parcel Development proposals for the Urban Reserve parcel shall include a Phase I ESA and require that recommended testing and remediation identified in the Phase I ESA be performed. City conditions of approval shall require that, if evidence of soil contamination is encountered in the area of the Urban Reserve proposed to be developed, work shall cease until the area can be tested, and, if necessary, be remediated. As part of this process, the City shall ensure that any necessary investigation and/or remediation activities conducted in the Urban Reserve parcel are coordinated with the RFD, PCDEH, and if needed, other appropriate state and/or local agencies. Once a site is remediated, construction may continue.	The Applicant(s) shall be responsible for conducting soil testing and/or recommendation of the Phase I ESAs.	Prior to approval of building permits for the Urban Reserve Parcel.	The Roseville Fire Department shall oversee any activities related to hazardous materials.	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
Public Utilities – Water				
MM 4.12.1-1: Secure Adequate Water Supply Prior to the approval of building permits, proponents of the Proposed Project will provide their proportionate share of required funding to the City for the acquisition and delivery of treated potable and recycled water supplies to the Proposed Project area. Additionally, prior to the approval of building permits, the City shall enter into agreement with Placer County Water Agency (PCWA) to acquire water supplies of sufficient quantity to serve the ARSP as described in the EIR and Water Supply Assessment (WSA). The identified source would need to be legally available and sufficient to meet the demand of the Proposed Project, consistent with the WFA and City policies and California Water Code Section 10910 et seq. and Government Code Section 66473.7 subject to a completed environmental review, approved by the agency with jurisdiction over the source, and funded.	The City shall enter into an agreement with PCWA for water supply. The Applicant(s) shall pay their proportionate share of funding costs to the City for the new water supply.	Prior to issuance of building permits.	The Environmental Utilities Director shall confirm execution of the required water supply agreement.	
Public Utilities – Wastewater				
MM 4.12.3-1: Treatment Plant Capacity Prior to issuance of building permits for development in the ARSP, the Applicant shall demonstrate to the City that the South Placer Wastewater Authority (SPWA) has approved expansion of the SPWA 2005 SAB to include the ARSP. All Applicants shall participate financially in the construction of additional wastewater treatment capacity sufficient to accommodate projected flows through payment of connection fees. Applicant shall also participate on a fair share basis in other financial mechanisms for any additional environmental review required to secure approvals necessary to increase wastewater discharges from the plant, including approval by the SPWA for expansion of the service area boundary. It is recognized that the ARSP Applicant shall rely on the City (on behalf of the SPWA partners) to construct regional treatment and regional transmission facilities needed to treat and discharge wastewater produced within the service area boundary. In the event the City is unable to obtain all required permits (e.g. NPDES permit and Waste Discharge Requirements [WDRs]) or is unable to complete the required facility expansion(s), development within the service area boundary may continue until existing capacity has been exhausted, at which time any remaining development shall be curtailed until such time as sufficient wastewater treatment and discharge capacity becomes available.	The Applicant(s) shall demonstrate that the PGWWTP will or has been expanded.	Prior to issuance of building permits.	The Environmental Utilities Director shall monitor the capacity of the PGWWTP and ensure that expansion occurs in advance of the need.	
MM 4.12.3-2: Treatment Plant Expansion The City shall implement all relevant construction related mitigation measures for expansion of the PGWWTP listed in **Appendix V** and all water quality and aquatic resource mitigation measures applicable to this project as listed in **Table 4.12.3-4**.	See applicable mitigation measures in **Appendix V** and **Table 12.3-4** of the Final EIR.	Prior to issuance of building permits.	The Environmental Utilities Director shall monitor the capacity of the PGWWTP and ensure that expansion occurs in advance of the need.	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
Public Utilities – Solid Waste				
MM 4.12.4-1: Divert Construction Debris Developers of the ARSP shall ensure a 50 percent diversion of the construction waste stream from Western Regional Sanitary Landfill (WRSL) disposal. In developer contracts with construction contractors and their sub-contractors, the developer shall require that the amount of construction waste be diverted from WRSL disposal be no less than 50 percent. 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.	Development contracts shall require 50 percent diversion of construction waste from the WRSL.	At the time of construction debris will be diverted to an appropriate recycling facility.	The Environmental Utilities Director shall ensure that the Applicant(s) are complying with the construction debris diversion requirements.	
Hydrology and Water Quality				
MM 4.13-1: Implementation of Construction Activity Stormwater Standards Prior to the issuance of a City grading permit and the commencement of construction activities, the Applicant shall demonstrate to the City compliance with the State Water Resources Control Board (SWRCB) NPDES General Permit for Discharges of Storm Water Runoff Associated with Construction Activity (General Permit), the City of Roseville's Construction Standards, and the City's Stormwater Best Management Practice (BMP) Guidance Manual. The SWRCB requires that all construction sites have adequate control measures to reduce the discharge of sediment and other pollutants to streams to ensure compliance with Section 303 of the CWA. To comply with the NPDES permit, the Applicant shall file a Notice of Intent with the SWRCB and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction, which includes a detailed, site-specific listing of the potential sources of stormwater pollution; pollution prevention measures (erosion and sediment control measures and measures to control non-stormwater discharges and hazardous spills) to include a description of the type and location of erosion and sediment control BMPs to be implemented at the project site, and a BMP monitoring and maintenance schedule to determine the amount of pollutants leaving the project site. A copy of the SWPPP must be current and remain on the project site. Control measures are required prior to and throughout the rainy season. Water quality BMPs identified in the SWPPP could include but are not limited to the following: ▪ Temporary erosion control measures (such as silt fences, staked straw bales, and temporary revegetation) shall be employed for disturbed areas. No disturbed surfaces will be left without erosion control measures in place during the winter and spring months. ▪ Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures. ▪ A spill prevention and countermeasure plan shall be developed which would identify proper storage, collection, and disposal measures for potential pollutants (such as	This condition shall be reflected in all construction and building plans. The City Engineer shall review plans for inclusion of specifications prior to the issuance of building permits.	Prior to approval of grading or building permits.	The City Engineer will confirm that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations.	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
fuel, fertilizers, pesticides, etc.) used onsite. The plan would also require the proper storage, handling, use, and disposal of petroleum products. ▪ Construction activities shall be scheduled to minimize land disturbance during peak runoff periods and to the immediate area required for construction. Soil conservation practices shall be completed during the fall or late winter to reduce erosion during spring runoff. Existing vegetation will be retained where possible. To the extent feasible, grading activities shall be limited to the immediate area required for construction. ▪ Surface water runoff shall be controlled by directing flowing water away from critical areas and by reducing runoff velocity. Diversion structures such as terraces, dikes, and ditches shall collect and direct runoff water around vulnerable areas to prepared drainage outlets. Surface roughening, berms, check dams, hay bales, or similar devices shall be used to reduce runoff velocity and erosion. ▪ Sediment shall be contained when conditions are too extreme for treatment by surface protection. Temporary sediment traps, filter fabric fences, inlet protectors, vegetative filters and buffers, or settling basins shall be used to detain runoff water long enough for sediment particles to settle out. Store, cover, and isolate construction materials, including topsoil and chemicals, to prevent runoff losses and contamination of groundwater. ▪ Topsoil removed during construction shall be carefully stored and treated as an important resource. Berms shall be placed around topsoil stockpiles to prevent runoff during storm events. ▪ Establish fuel and vehicle maintenance areas away from all drainage courses and design these areas to control runoff. ▪ Disturbed areas shall be revegetated after completion of construction activities. ▪ All necessary permits and approvals shall be obtained. ▪ Provide sanitary facilities for construction workers.				
MM 4.13-2: Stormwater Management Development Standards At the tentative map or site development stage, development shall be conditioned to include source control and Low Impact Development (LID) strategies, treatment control measures, including but not limited to bio-retention treatment as required by the City's then current design standards and the City's then current General Phase II Municipal Separate Storm Sewer System (MS4) Permit issued by the State. The measures shall include, but are not limited to, the measures identified in the Amoruso Drainage Master Plan. In addition, necessary erosion and sediment control measures for University Creek at Discharge Point E and monitoring of University Creek downstream of the discharge point shall be incorporated into the project design plans and submitted to the City for review and approval prior to receiving building/grading permits.	This condition shall be reflected in all construction and building plans. The City Engineer shall review plans for inclusion of specifications prior to the issuance of building permits.	Prior to approval of grading or building permits.	The City Engineer will confirm that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
			shall enforce the City's regulations.	
MM 4.13-3: Fair Share Payment to Regional Stormwater Retention The Applicant shall annex into the fee district and pay the Pleasant Grove Drainage fee to the City prior to the approval of each building permit, which would cover the cost of retention for that development's portion of the Pleasant Grove Retention Basin Project at the Al Johnson Wildlife Area.	The City shall collect the Pleasant Grove Drainage fee from Applicant(s).	Prior Building Permits issuance.	The City Engineer shall monitor and confirm that the Pleasant Grove drainage fee is collected.	
MM 4.13-4: North Retention Basin Construction All relevant construction-related mitigation measures for construction of the north retention basin within the Al Johnson Wildlife Area listed in the adopted Mitigation, Monitoring, and Reporting Program shall be implemented. The City shall monitor the discharge at the western boundary on a yearly basis, to ensure that there are no impacts and that the existing facility within the Al Johnson Wildlife Area is functioning properly.	Refer to applicable mitigation measures in the adopted MMRP for the north retention basin. The City shall monitor discharge yearly.	Refer to applicable mitigation measures in the adopted MMRP for the north retention basin.	Public Works Director	
MM 4.13-5: Erosion Monitoring Plan At the onset of any grading activities within the ARSP that increase the existing drainage area tributary to the University Creek channel within Al Johnson Wildlife Area, a geomorphologic assessment of University Creek through the Al Johnson Wildlife Area property shall be conducted. The geomorphologic assessment shall include erosion protection measures, such as stream bank stabilization and velocity reduction measures, and the location for their implementation. The construction of the erosion protection measures shall be triggered by criteria established within the geomorphologic assessment.	A geomorphic assessment of University Creek shall be completed prior to grading. Mitigation measures shall be included based on the results of the assessment.	Prior to approval of grading permits.	The City Engineer shall confirm the geomorphologic assessment is conducted and appropriate erosion protection measures are properly implemented.	
Aesthetics				
MM 4.14-1: Sight Lighting to Minimize Nuisance Light producing uses, such as ball fields, within the project site shall be located and oriented to minimize visual impacts on adjacent residential areas. Lighting shall be shielded and designed to distribute light in the most effective and efficient manner, using the minimum amount of light to achieve the necessary illumination for the use. Light poles shall be designed using either 100 watt or LED light bulbs, and shall use the best technology that maximizes glare and spillage reduction.	The City shall implement policies to reduce the nuisance effects of nighttime/daytime and/or high-intensity illumination from the Proposed Project.	Prior to Building Permit issuance.	The Parks and Recreation Director shall review the proposed plans and ensure that nighttime lighting is directed away from residences and open space corridors.	
MM 4.14-2: Low Glare Materials for New Development In order to reduce the effects of daytime glare from development of commercial or office uses within the project site, building developers shall utilize, when feasible, low-glare materials.	The City shall implement policies to reduce the nuisance effects of	Prior to Building Permit issuance.	The Planning Manager shall review the proposed plans and ensure that nighttime	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
	nighttime/daytime and/or high-intensity illumination from the Proposed Project.		lighting is directed away from residences and open space corridors.	
MM 4.14-3: Avoid Light Spill Over into University Creek and Open Space Areas Outdoor lighting shall be placed, designed, and directed so as to avoid light spillover into the habitat of University Creek, Open Space Preserve Areas, and the Al Johnson Wildlife Area. These parcels include those immediately adjacent to the open space and shown on the Land Use Map as parcels, AR-3, AR-4, AR-7, AR-8, AR-11, AR-20, AR-24, AR-37, AR-56, AR-57, AR-60, AR-63, and the Urban Reserve parcel AR-110.	The City shall implement policies to reduce the nuisance effects of nighttime/daytime and/or high-intensity illumination from the Proposed Project.	Prior to Building Permit issuance.	The Parks and Recreation Director and City Preserve Manager shall review the proposed plans and ensure that nighttime lighting is directed away from residences and open space corridors.	
Energy				
MM 4.15-1: Implement Measures to Reduce Energy Consumption Implementation of the Air Quality **Mitigation Measures 4.4-1(d)** and **(f)** and **Mitigation Measure 4.4-2** reduce direct and indirect operational energy consumption. The requirements of **Mitigation Measures 4.4-1(d)** and **(f)** and **Mitigation Measure 4.4-2** are listed below: Refer to **MM 4.4-1** and **MM 4.4-2**.	Refer to **MM 4.4-1** and **MM 4.4-2**.	Refer to **MM 4.4-1** and **MM 4.4-2**.	Refer to **MM 4.4-1** and **MM 4.4-2**.	

PC EXHIBIT A

LARGE LOT TENTATIVE MAP
AMORUSO RANCH
3884 WESTBROOK BOULEVARD
CITY OF ROSEVILLE, CALIFORNIA
DECEMBER 7, 2018

PROJECT NOTES

RECORD OWNER
JENNIFER M. AMORUSO, SUCCESSOR TRUSTEE
AMORUSO FAMILY LIVING TRUST
PO BOX 640
PLYMOUTH, CA 95669

APPLICANT
BROOKFIELD RESIDENTIAL
2271 LAVA RIDGE CT, SUITE 220
ROSEVILLE, CA 95661
CONTACT: JOHN NORMAN
PHONE: (916) 783-1177

ENGINEER/ PLANNER
WOOD RODGERS INC.
3301 'C' STREET, BLDG. 100B
SACRAMENTO, CA 95816
CONTACT:
PAUL KLEIN, PE #48367
STAN METTE
PHONE: (916) 341-7760

ASSESSORS PARCEL NUMBERS
017-020-032, -033, 017-101-011

AREA
674.4 ± ACRES

NUMBER OF PARCELS
86 LARGE LOT PARCELS

EXISTING USE
VACANT

PROPOSED USE
FUTURE PLANNED DEVELOPMENT

EXISTING ZONING
F-B-X

PROPOSED ZONING
SEE LAND USE SUMMARY BELOW

PARK DISTRICT
CITY OF ROSEVILLE

FIRE PROTECTION
CITY OF ROSEVILLE

SCHOOL DISTRICT
ROSEVILLE CITY SCHOOL DISTRICT
ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

SEWER
CITY OF ROSEVILLE

STORM DRAIN
CITY OF ROSEVILLE

WATER
CITY OF ROSEVILLE

ELECTRICITY
CITY OF ROSEVILLE

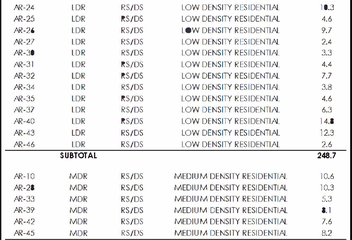
GAS
PG&E

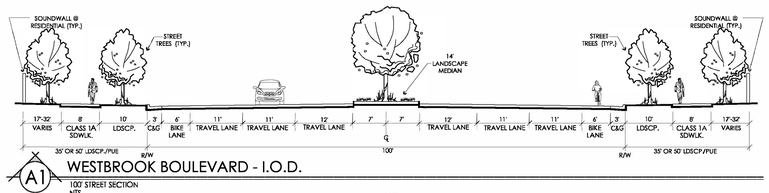
NOTE:
1) SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
2) A 10' P.U.E. SHALL BE LOCATED ADJACENT TO ALL PUBLIC STREETS UNLESS OTHERWISE SHOWN ON THIS EXHIBIT.
3) MASTER PARCEL NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT.
4) ALL EXISTING STRUCTURES TO BE REMOVED AND ALL EXISTING WELLS TO BE ABANDONED.
5) EXISTING TOPOGRAPHY PROVIDED BY OTHERS.
6) THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
7) THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
8) PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE LAND SHOWN HEREON IS HEREBY TO BE MERGED AND RE-SUBDIVIDED.
9) MASTER PARCEL LINES SHOWN HEREON ARE SUBJECT TO CHANGE AS ACCESS, PUBLIC UTILITIES AND/OR PHASING REQUIREMENTS DICTATE.
10) TEMPORARY ACCESS EASEMENTS TO BE ABANDONED & RE-LOCATED ON SUBSEQUENT SMALL LOT TENTATIVE MAPS.
11) FUTURE PUBLIC LANDS, INCLUDING THE WELL SITE, SEWER LIFT STATION, FIRE STATION, OPEN SPACE, DRAINAGE CHANNELS, PARKS AND THE FUTURE PLACER PARKWAY ALIGNMENT TO BE DEDICATED TO THE CITY AS AN IRREVOCABLE OFFER OF DEDICATION (IOD). SCHOOL SITE IS EXCLUDED.
12) OFF-SITE DRAINAGE IMPROVEMENTS TO BE CONSTRUCTED PER SPECIFIC PLAN DRAINAGE STUDY AND DEVELOPMENT AGREEMENT.

LAND USE SUMMARY

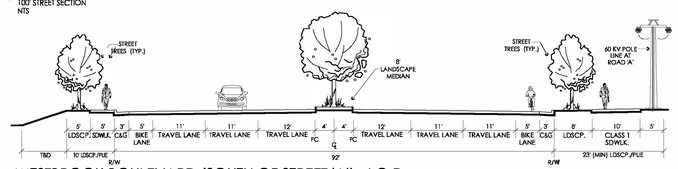
LOT NO.	GENERAL PLAN DESIGNATION	ZONING	LAND USE DESCRIPTION	GROSS ACRE
AR-1	LDR	R1	LOW DENSITY RESIDENTIAL	19.9
AR-2	LDR	R1	LOW DENSITY RESIDENTIAL	24.9
AR-3	LDR	R1	LOW DENSITY RESIDENTIAL	27.2
AR-4	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.3
AR-5	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.8
AR-6	LDR	RS/DS	LOW DENSITY RESIDENTIAL	5.0
AR-7	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.2
AR-8	LDR	RS/DS	LOW DENSITY RESIDENTIAL	8.2
AR-9	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.2
AR-11	LDR	RS/DS	LOW DENSITY RESIDENTIAL	8.7
AR-12	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.4
AR-13	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.1
AR-14	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.1
AR-15	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.9
AR-16	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.8
AR-17	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.6
AR-18	LDR	RS/DS	LOW DENSITY RESIDENTIAL	5.1
AR-21	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.3
AR-22	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.3
AR-23	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.9
AR-24	LDR	RS/DS	LOW DENSITY RESIDENTIAL	10.3
AR-25	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.6
AR-26	LDR	RS/DS	LOW DENSITY RESIDENTIAL	9.7
AR-27	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.4
AR-30	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.3
AR-31	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.4
AR-32	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.7
AR-34	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.8
AR-35	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.6
AR-37	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.3
AR-40	LDR	RS/DS	LOW DENSITY RESIDENTIAL	14.8
AR-43	LDR	RS/DS	LOW DENSITY RESIDENTIAL	12.3
AR-46	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.4
	SUBTOTAL			248.7
AR-10	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	10.6
AR-28	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	10.3
AR-33	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	5.3
AR-39	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	8.1
AR-42	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	7.6
AR-45	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	8.2
	SUBTOTAL			50.1
AR-19	HDR	R3	HIGH DENSITY RESIDENTIAL	9.3
AR-36	HDR	R3	HIGH DENSITY RESIDENTIAL	7.6
AR-38	HDR	R3	HIGH DENSITY RESIDENTIAL	15.2
AR-44	HDR	R3	HIGH DENSITY RESIDENTIAL	6.0
	SUBTOTAL			38.1
AR-50	P/QP	P/QP	SCHOOL	9.7
* AR-54	P/QP	P/QP	FIRE STATION	3.0
* AR-55	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	3.5
* AR-56	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	0.3
* AR-57	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	0.8
	SUBTOTAL			17.3
AR-51	CC/VC	CMU/SA	COMMUNITY COMMERCIAL	14.3
AR-52	CC/VC	CMU/SA	COMMUNITY COMMERCIAL	13.0
AR-53	CC	CC	COMMUNITY COMMERCIAL	23.8
	SUBTOTAL			51.1
* AR-60	P/R	P/R	PARKS & RECREATION	1.3
* AR-61	P/R	P/R	PARKS & RECREATION	1.9
* AR-62	P/R	P/R	PARKS & RECREATION	10.4
* AR-63	P/R	P/R	PARKS & RECREATION	1.7
* AR-64	P/R	P/R	PARKS & RECREATION	2.5
* AR-66	P/R	P/R	PARKS & RECREATION	3.0
* AR-67	P/R	P/R	PARKS & RECREATION	2.0
	SUBTOTAL			22.8
* AR-70	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.6
* AR-71	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.3
* AR-72	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.0
* AR-73	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.0
* AR-74	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.6
* AR-75	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.8
* AR-76	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.4
* AR-77	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.0
* AR-78	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.5
* AR-79	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.4
* AR-80	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.1
* AR-81	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.1
* AR-90	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	3.8
* AR-91	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	4.2
* AR-92	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	28.7
* AR-93A	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	2.8
* AR-93B	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	3.2
* AR-94	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	2.3
* AR-95	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	2.8
* AR-96	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	7.8
* AR-97	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	40.1
* AR-98A	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	6.2
* AR-98B	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.7
* AR-99	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.5
* AR-100	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.2
* AR-101	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.9
* AR-102	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.6
* AR-103	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.7
* AR-104	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.9
* AR-105	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	28.8
	SUBTOTAL			146.0
* -	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	51.1
	SUBTOTAL			51.1
* -	RW	RW	FUTURE PLACER PARKWAY	49.2
	SUBTOTAL			49.2
	TOTAL			674.4

* TO BE DEDICATED TO THE CITY AS AN IRREVOCABLE OFFER OF DEDICATION.

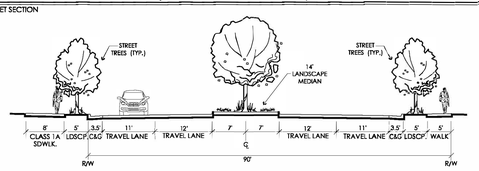




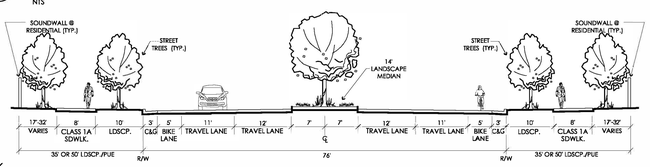
A1 WESTBROOK BOULEVARD - I.O.D.
100' STREET SECTION
NTS



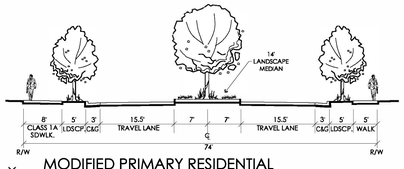
A2 WESTBROOK BOULEVARD (SOUTH OF STREET 'A') - I.O.D.
92' STREET SECTION
NTS



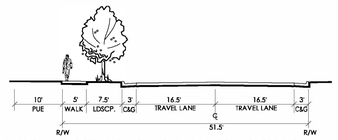
B MODIFIED PRIMARY RESIDENTIAL ROAD 'D' - I.O.D.
90' STREET SECTION
NTS



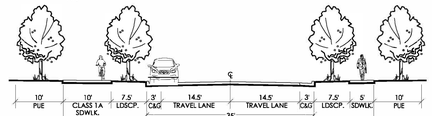
C MINOR ARTERIAL ROAD 'B' & 'D' - I.O.D.
76' STREET SECTION
NTS



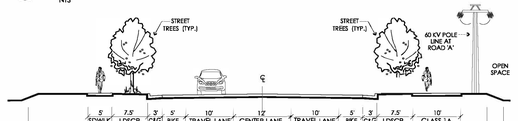
D MODIFIED PRIMARY RESIDENTIAL ROAD 'A' AT WESTBROOK BOULEVARD - I.O.D.
74' STREET SECTION
NTS



I MODIFIED PRIMARY RESIDENTIAL ROAD ROAD 'H' - I.O.D.
51.5' STREET SECTION
NTS

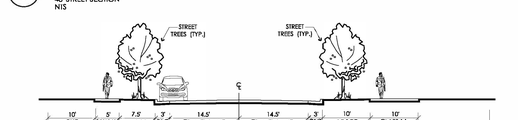


D MODIFIED PRIMARY RESIDENTIAL ROAD 'A' AT WESTBROOK BOULEVARD - I.O.D.
74' STREET SECTION
NTS

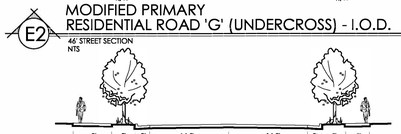


J MODIFIED COLLECTOR ROAD 'A' - I.O.D.
48' STREET SECTION
NTS

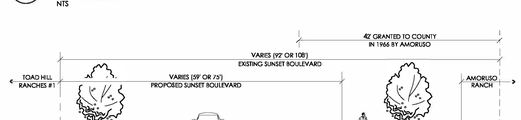
E1 MODIFIED PRIMARY RESIDENTIAL ROAD 'G' - I.O.D.
65' STREET SECTION
NTS



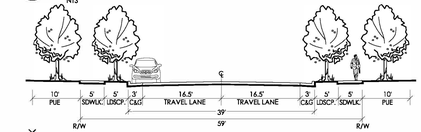
K MODIFIED PRIMARY RESIDENTIAL ROAD 'A', 'D', 'E' & 'F' - I.O.D.
47.5' STREET SECTION
NTS



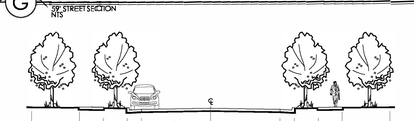
E2 MODIFIED PRIMARY RESIDENTIAL ROAD 'G' (UNDERCROSS) - I.O.D.
66' STREET SECTION
NTS



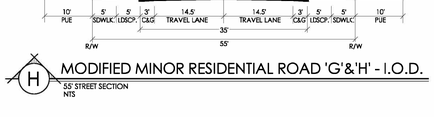
L1 WEST SUNSET BOULEVARD
32' STREET SECTION
NTS
PER FIGURE 7.2N1 OF THE AMOROSO SPECIFIC PLAN



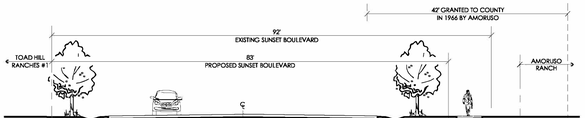
F MODIFIED PRIMARY RESIDENTIAL ROAD 'E' AT WESTBROOK BOULEVARD - I.O.D.
62' STREET SECTION
NTS



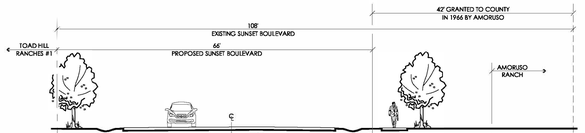
G MODIFIED PRIMARY RESIDENTIAL ROAD 'C' - I.O.D.
59' STREET SECTION
NTS



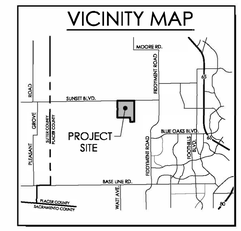
H MODIFIED MINOR RESIDENTIAL ROAD 'G'&'H' - I.O.D.
55' STREET SECTION
NTS

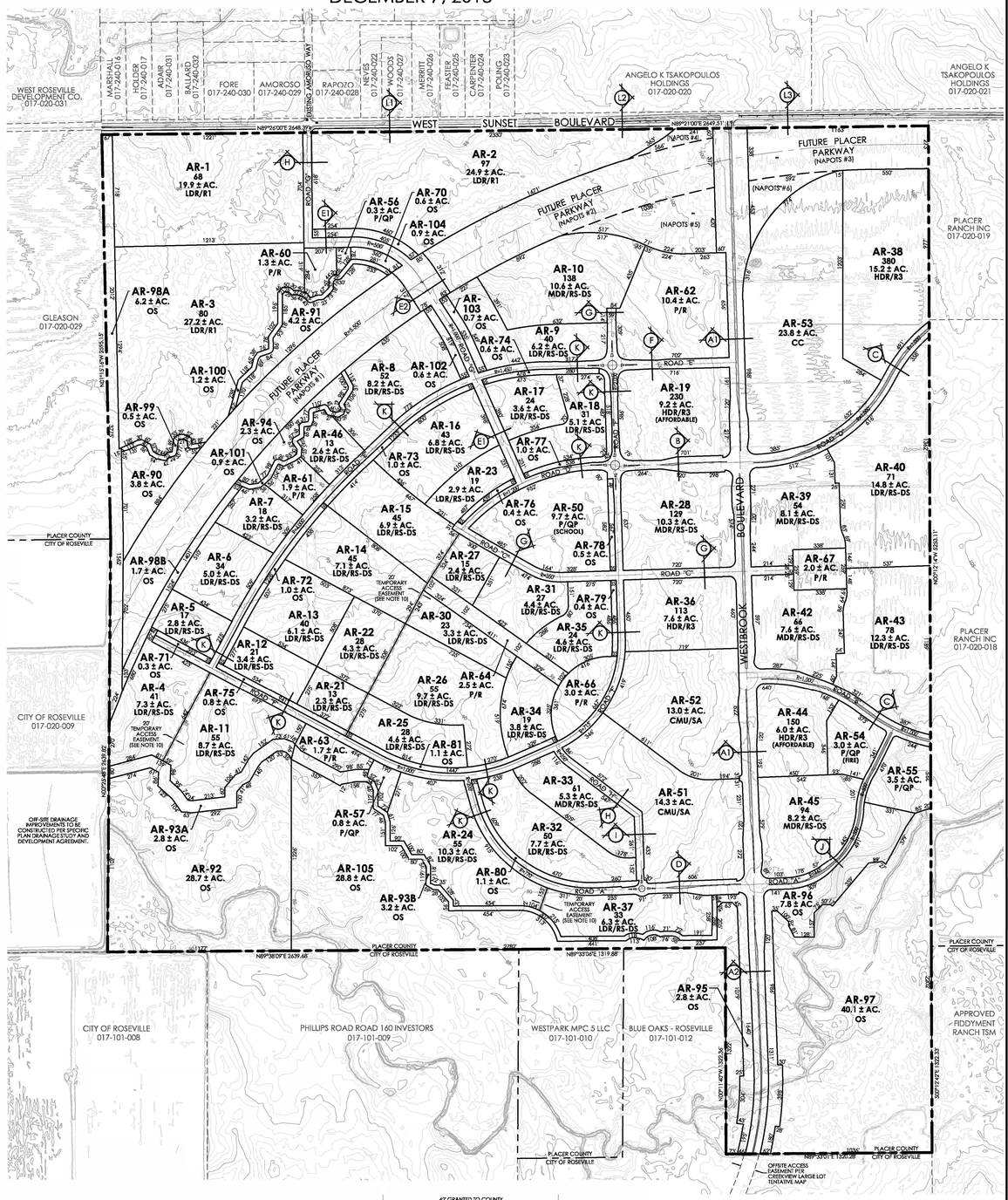


L2 WEST SUNSET BOULEVARD
56' STREET SECTION
NTS
PER FIGURE 7.2N2 OF THE AMOROSO SPECIFIC PLAN



L3 WEST SUNSET BOULEVARD
44' STREET SECTION
NTS
PER FIGURE 7.2N3 OF THE AMOROSO SPECIFIC PLAN





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PLANNING COMMISSION COMMUNICATION

Title:	Tentative Subdivision Map, Major Project Permit Stage 2, and Administrative Permit – 8841 Crimson Ridge Drive – NIPA PCL CO-11, CO-13, CO-14, CO-16 – PL18-0175
Contact:	Shelby Vockel svockel@roseville.ca.us 916-746-1347

Meeting Date: 1/10/2019
Item #: 6.3.

RECOMMENDATION

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

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

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

BACKGROUND

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

Respectfully Submitted,

Shelby Vockel, Associate Planner

Greg Bitter, Planning Manager

ATTACHMENTS:

Description

Staff Report

Attachment 1 Table of Applicable Mitigation Measures

Exhibit A; Phased Tentative Subdivision Map

Exhibit B; Site Development Plan

Exhibit C; Preliminary Grading Plan

Exhibit D; Preliminary Utility Plan

Exhibit E.1; Elevations and Color Palettes

Exhibit E.2; Elevations and Color Palettes

Exhibit E.3; Elevations and Color Palettes

Exhibit E.4; Elevations and Color Palettes

Exhibit E.5; Elevations and Color Palettes

Exhibit E.6; Elevations and Color Palettes

Exhibit F; Preliminary Landscape Plans

Exhibit G; Campus Oaks Master Plan Amended Pages

Exhibit H; Development Standards

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting January 10, 2019

Prepared by: Shelby Vockel, Associate Planner

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

REQUEST

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

Applicant—Stephen Des Jardins, BBC Diamond Creek, LLC
Owner – BBC Roseville Oaks, LLC

SUMMARY RECOMMENDATION

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

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

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

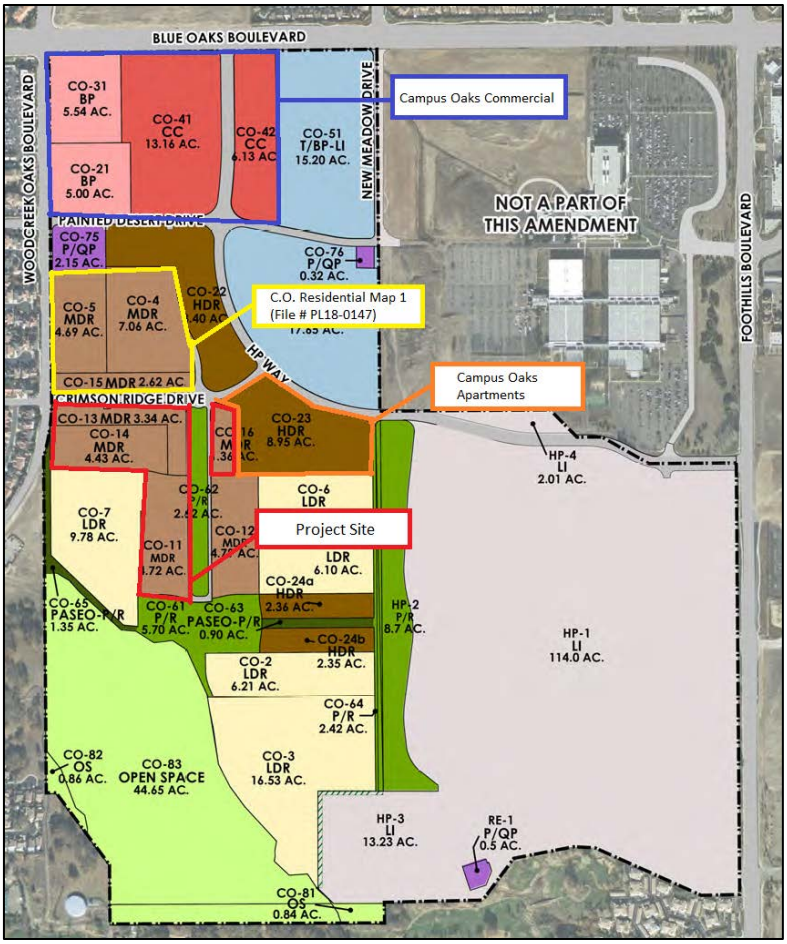
The proposed project is located at 8841 Crimson Ridge Drive, on Parcels CO-11, CO-13, CO-14, and CO-16 within the Campus Oaks portion of the Hewlett Packard Campus Oaks Master Plan Area (Master Plan). The Master Plan, adopted in 2015 (PL14-0373), consists of a mix of residential, commercial, and office uses within an undeveloped portion of the former Hewlett Packard campus, formerly designated for light industrial uses. The Master Plan is the guiding document for future development of the plan area. Subsequent to the adoption of the Master Plan, the Campus Oaks Design Standards and Guidelines document was adopted (PL15-0340). The document ensures that the area is developed in a manner consistent with the character envisioned in the Master Plan.

The project is located on the western side of the Master Plan area, on the south side of Crimson Ridge Drive. Parcels CO-11, CO-13, and CO-14 are located on the west side of the planned park couplet on Parcel CO-62, and parcel CO-16 is located to the east of the park couplet. Parcel CO-7, identified as a Low Density Residential (LDR) parcel is to the west of CO-11. To the east of parcel CO-16, parcel CO-23 is a High Density Residential (HDR) parcel that contains the Campus Oaks Apartments (PL16-0331), which is currently under construction. Figure 1 identifies the subject parcels within the Master Plan area, and Figure 2 shows an aerial view of the project site.

The Master Plan is in the early stages of buildout, with the majority of the plan area still requiring additional entitlements. Most of the Master Plan area has been rough graded and internal collector streets have

been constructed. The Planning Commission approved a Tentative Subdivision Map, Major Project Permit Stage 2, and Administrative Permit for a 132 small-lot residential development on parcels CO-4, CO-5, and CO-15 on September 27, 2018 (PL18-0147). A new commercial development on parcels CO-21, CO-31, CO-41, and CO-42, including a General Plan Amendment, Rezone, Development Agreement Amendment, Major Project Permit Stage 1 Modification, Major Project Permit Stage 2, and a Tentative Subdivision Map was approved December 5, 2018 by City Council (PL18-0080). Additional entitlements are in review for a subdivision to the east of the project (Parcel CO-12, PL18-0192) that includes a Master Plan Amendment.

Figure 1: Master Plan Land Use Diagram



The project site has a Medium Density Residential (MDR) General Plan land use designation and is zoned Small Lot Residential/Development Standards (RS/DS). The project proposes to develop the site with 101 single-family residential lots, four common area lots, three landscape corridor lots, one public paseo lot, and two lots that are intended to be incorporated into the future subdivision of parcel CO-7. The application includes a request to transfer 13 residential units from parcels CO-1 and CO-7 to parcels CO-11, CO-13, CO-14, and CO-16, which are permitted by the Master Plan to be approved administratively, as discussed in this report.

MAJOR PROJECT PERMIT PROCESS

The intent of the Major Project Permit (MPP) process is to streamline the review of large development projects that could be constructed over a period of several years. The MPP process allows for the resolution of issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is ready. In accordance with the City's MPP Ordinance, the MPP review process is segregated into three separate stages. Provided below is a summary of each stage:

- Stage 1: This portion of the MPP application consists of the approval of a preliminary development plan. The preliminary development plan will establish the configuration of the buildings, conceptual building elevations, parking areas and ratios, landscaping and open space locations, rough grading and drainage on and off site, vehicular and parking circulation, and development

phasing. The complete environmental review of the project is also performed at this stage. The Planning Commission is the hearing authority for Stage 1 review and approval.

- Stage 2: This portion of the MPP application process consists of the review of the detailed architecture and landscaping for the project. The Planning Commission is the hearing authority for Stage 2 review and approval.

- Stage 3: Stage 3 is an administrative review, approved by the Planning Manager, of the improvement plans and building plans for compliance with the conditions of the Stage 1 and 2 approvals.

The HPCO Master Plan was approved through the MPP Stage 1 process. Development of the individual parcels within the master plan area will be evaluated through the MPP Stage 2 process to ensure conformance with the intent of the MPP Stage 1.

EVALUATION

This application includes a MPP Stage 2 for development of parcels CO-11, CO-13, CO-14, and CO-16 with a 101-unit, single family residential project. An Administrative Permit for a unit transfer is requested to add 13 additional units to the project. The project also includes a Tentative Subdivision Map to create 101 medium density single family lots (Figure 3). The evaluation section of this report includes an analysis of the MPP Stage 2, Tentative Subdivision Map, and Administrative Permit. Each entitlement is analyzed separately for its consistency with the goals and policies of the applicable regulations, including the General Plan, the Zoning Ordinance, the Community Design Guidelines, and the Master Plan.

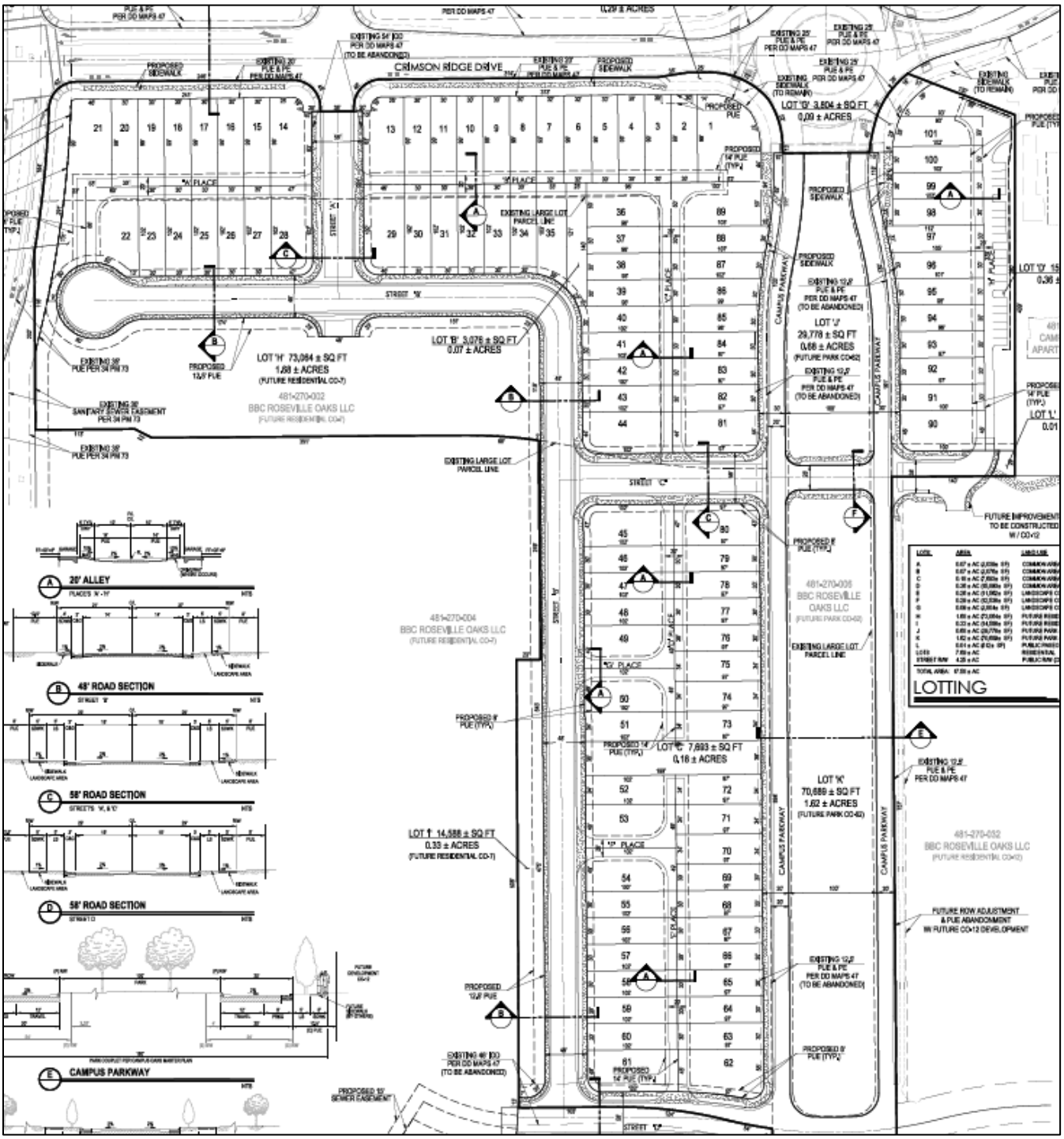
Figure 2: Aerial View of Project Site

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 in the Recommendation section of this report.

The Tentative Subdivision Map is included as Exhibit A. The proposed lot sizes, depths, and widths conform to the proposed development standards for the project, and the design of the proposed improvements have been reviewed by City divisions and departments involved in the development process. The lots have been found to conform to City standards. The applicant has reviewed a lotting plan and home design which shows the lots can be used and built upon. Approval of the project will not result in significant increases in demands on sewage services, and there will be no impacts to the existing requirements established by the Regional Water Quality Control Board. Below is an evaluation which focuses on the design elements of the subdivision.

Figure 3: Tentative Subdivision Map



The subdivision consists of medium density residential (MDR) small lots, with garages facing rear-loaded alley ways. The minimum lot size proposed by the project development standards is 2,800 square feet. A few lots, such as those located on corners, are slightly larger. The internal circulation (Streets "A", "B", and "C") connect to the larger alleys to provide multiple access points for residents. The alleys are designed so that each unit has a garage internal to the alley, and a front door facing out to a public street. Separated sidewalks and paseo areas are planned throughout the subdivision, providing pedestrian access to both Crimson Ridge Dr. and Campus Parkway. An overflow parking area with 20 additional parking spaces is shown on Lot "D". A similar medium density, alley-loaded project was recently approved to the north, across Crimson Ridge Way.

Access and Circulation

The proposed subdivision is located on the southeast corner of Woodcreek Oaks Boulevard and Crimson Ridge Drive. Crimson Ridge Drive is currently developed from Woodcreek Oaks Blvd to the roundabout at the intersection of Crimson Ridge Drive and Campus Parkway. The proposed subdivision is also adjacent to the planned park couplet area, shown on parcel CO-62. This area is characterized by a one-way loop road (Campus Parkway) that circumnavigates a 100-foot wide linear park. The park couplet is bisected by Street "C", which provides cross access between the eastern and western portions of the subdivision. Access will be available to the subdivision via both Crimson Ridge Drive and Campus Parkway, which will connect to internal Streets "A", "B", "C", and "D". As discussed above, the residences will be accessed by private alleys with garage access.

Pedestrian access to the front of the homes is provided via sidewalk and paseo areas. Landscaped paseo lots provide through access for pedestrians, on lots identified as Lots "A", "B", and "C". Of the 101 proposed units, 40 units front directly onto Parcel CO-62, the future park couplet. Paseos throughout the subdivision intend to provide more direct access to the park area and Crimson Ridge Dr. for the units that do not face the park, creating a continuous and complete network of pedestrian paths.

Street "C", which bisects CO-62 and provides access to parking lot "D", terminates adjacent to parcel CO-12. While the Campus Oaks Master Plan currently shows that roadway as a through street, the applicant has informed staff that they will propose a Major Project Permit Stage 1 Modification to change the roadway to a pedestrian paseo connection. The request to convert the road to a paseo will be evaluated under a separate application.

It is also noted on the tentative subdivision map that the applicant intends to abandon two Irrevocable Offers of Dedication (IOD) for right-of-way and a public utility easement (PUE) along Campus Parkway. As the tentative subdivision map was refined for the proposed project, it was discovered that the existing dedications on the large lot map affected the placement of Campus Parkway along Parcel CO-62 (the park couplet area). Approval of the requested Tentative Subdivision Map will correct the existing right-of-way dedications consistent with the Master Plan.

Parking

The City's Zoning Ordinance requires two parking spaces for each single-family residential unit. With 101 units, the total parking required for the residential development is 202 spaces. Each residential unit within the subdivision includes an attached two-car garage, therefore providing the minimum 202 spaces. Additionally, Lot "D", which is located on the eastern side of the project, provides an overflow parking area of 20 spaces. Of the proposed 101 homes, 71 units will have driveways with adequate depth to provide two additional parking spaces in front of their garages. An estimated 364 parking spaces will be available within the subdivision (not including available street parking), resulting in a surplus of 162 parking spaces.

MAJOR PROJECT PERMIT STAGE 2

The Major Project Permit Stage 2 (MPP Stage 2) includes review of the architectural and landscape design for the proposed subdivision. Staff evaluated the project to establish consistency with the Master Plan and the Campus Oaks Design Standards and Guidelines.

Architecture and Residential Design

All homes within the proposed subdivision will face onto public roadways, and have paved walkways extending from the front door of each home to the sidewalk along the street. The proposed elevations for these lots have four floorplans in three styles (the "Hacienda", "Hollywood", and "Santa Barbara"), as well as six color palette options. One of the defining features of the proposed home design in the low-walled courtyard that is located on the active, pedestrian side of each home, along the street frontage. The elevations are included as Exhibit E, and the development standards are included in Exhibit H. The elevations are the same as what was constructed on Parcel W-24 in the West Roseville Specific Plan area (PL15-0142). The proposed elevations conform to the Campus Oaks Design Standards and Guidelines as well as the Community Design Guidelines. The homes will provide a mix of colors and materials, include wall plane and roofline variation, and general provide for an engaging and active streetscape (Figure 4).

Figure 4: Typical Streetscape Elevation

Landscaping

The applicant submitted a landscape plan that is included as Exhibit F of this report. The landscape design includes a conceptual layout and plant palette. The proposed plantings are consistent throughout the subdivision, and will provide a layering of plant materials along Woodcreek Oaks Boulevard and Crimson Ridge Drive that are consistent with Table 3-1 of the Campus Oaks Design Guidelines. The landscape corridors include a mix of primary and secondary street trees, followed by shrubs and groundcovers to match the existing street planting. Each lot will include a tree in the front and rear of the lot.

The Campus Oaks Design Standards and Guidelines Section 3-4 includes a plant list and design concepts for streets within the plan area, and requires that accent trees be selected from the Campus Oaks Recommended Plant list. The conceptual plan submitted by the applicant is consistent with the intent of the Master Plan; however, the ultimate plant selection and layout will be reviewed for consistency with the Master Plan during improvement plan review. MPP Condition 3 will ensure that the landscape plan and plant selection is consistent with Section 3-4 prior to being approved.

Retaining Wall

A retaining wall is shown along the eastern property boundary of parcel CO-16, adjacent to the high density residential apartment site (parcel CO-33). The project site has been rough graded, and in its current condition sits at a lower elevation than the apartment site. The first phase of the Campus Oaks

Apartments has been constructed along this property boundary, and a retaining wall was installed for that project.

The preliminary grading plan indicates that an additional retaining wall is required, up to five feet in height. The wall shown on the plan will be terraced to provide a visual break from the existing retaining wall. An approximately three-foot-wide landscape planter runs along the base of the lowest retaining wall, and an additional five feet of landscaping (with shrubs and ground cover) is proposed adjacent to the existing wall. The overflow parking area, identified on the plans as Lot "D", runs adjacent to the wall, and four proposed landscape finger islands will allow for the planting of trees to provide additional screening. As proposed, the retaining wall complies with the Community Design Guidelines policies CC-18 and 19 in that it utilizes landscaping to minimize visual impact and the retaining wall does not exceed six feet in height.

Conclusion

The project has been designed in a manner consistent with the General Plan, Community Design Guidelines, and Master Plan, providing both appropriate vehicular and pedestrian access and circulation; a varied, interesting, and high-quality landscape proposal; building designs which use a variety of materials, colors, and building form; and infrastructure adequate to serve the proposed use. The site is appropriately designed, and will not be detrimental to the public health and safety or materially detrimental to the public welfare.

ADMINISTRATIVE PERMIT

Section 5.6 of the Master Plan describes the process for minor density transfers and states that unit transfers can be approved administratively if the following conditions are satisfied:

1. The transfer and receiving parcels are located within Campus Oaks and are subject to a Development Agreement;

2. The transfer of units does not result in a change to the land use designation, specifically, the transfer does not: a) reduce the number of units from the transfer parcel below the minimum number of units allowed by the applicable land use designation, or b) increase the number of units to the receiving parcel above the maximum number of units allowed by the applicable land use designation;

3. The transfer of units does not result in increased impacts beyond those identified in the Master Plan EIR/Master Plan Addendum and does not preclude the ability of the parcels to conform to the applicable standards or regulations contained in this Master Plan and related Development Standards and Design Guidelines;

4. The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities, fee programs, and assessment districts;

5. The cumulative increase or decrease in units resulting from the transfer does not change the unit allocation by more than 20-percent of the units to either the transfer or receiving parcel, as established at the time of the Master Plan;

6. HDR units designated as affordable units may be transferred administratively until such time as they are encumbered by an Affordable Housing Rental Agreement (or other form as approved by the City); and,

7. For Parcel CO-22, unit transfers may be approved administratively provided the resulting density of the parcel does not fall below 25 dwelling units per acre.

The project includes a unit allocation transfer between multiple parcels within the Master Plan area. As a part of this request. Unit transfers are proposed from Low Density Residential (LDR) parcels CO-1 (four units) and CO-7 (nine units) to increase the densities on the subject parcels, CO-11, CO-13, CO-14, and CO-16. It is noted that parcel CO-1 presently has a unit allocation of 35 units due to a recently approved administrative transfer; however, for the purpose of comply with Condition 1 of Section 5.6 of the Master Plan, the original number of units at the time of Master Plan adoption is considered. Table 1 below shows the change in units and density from the adoption of the Master Plan to the proposed project, as well as a cumulative percentage change in units:

Table 1: Unit Transfers Proposed by Campus Oaks Residential Map CO-11, CO-13, CO-14, CO-16

Parcel	Number of Units at time of Plan Adoption	Proposed Number of Units	Original Density (dwelling units/acre)	Proposed Density (dwelling units/acre)	Percentage Change in Units (from time of Plan Adoption)
Low Density Residential (LDR) Parcels)					
CO-1	36	31	5.9	5.1	-13.9%
CO-7	58	49	5.9	5.0	-15.5%
Medium Density Residential (MDR) Parcels					
CO-11	34	38	7.2	8.1	+11.8%
CO-13	24	28	7.2	8.4	+16.7%
CO-14	34	37	7.7	8.4	+8.8%
CO-16	10	12	7.4	8.8	+20.0%

The proposed unit transfer occurs within the Master Plan area and is subject to the existing development agreement, and the transfer will not result in a change to the land use designation or increase/decrease the unit allocation by more than 20% for either a giving or receiving parcel. No changes to the Development Agreement are necessitated by the proposed action. The unit transfers proposed are relatively minor in nature and expected as development plans are refined for a project the size of the Master Plan. In addition, no environmental impacts that were not identified in the EIR or Addendum will occur.

As described, the requested unit transfer meets the criteria outlined by the Master Plan. The unit transfer is therefore determined to be consistent with the intent of the General Plan, Zoning Ordinance, and the Campus Oaks Master Plan. The resultant unit allocations for the parcels are found to be compatible with the surrounding uses and will not be detrimental to people or property within the area. The three findings for approval of an Administrative Permit are listed in the Recommendation section of this report. As analyzed above, staff recommends approval of the unit allocation transfer.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on December 28, 2018, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

An Addendum to the Hewlett-Packard Master Plan Environmental Impact Report (HPMP EIR) was prepared as part of the analysis for the Campus Oaks Master Plan project (Hewlett-Packard Campus Oaks Addendum), which was approved by City Council on August 5, 2015. The addendum is available for review at https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775121. This activity is within the scope of the Addendum to the HPMP EIR; therefore, pursuant to the California Environmental Quality Act, Sections 15168 and 15162, no further analysis is required. The project is subject to the mitigation measures identified in the Addendum, as provided in Attachment 1.

RECOMMENDATION

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

A. Adopt three (3) findings of fact as listed below and approve the **Tentative Subdivision Map,– NIPA PCL CO-11, CO-13, CO-14, CO-16 – PL18-0175** subject to 72 conditions of approval.

   1. The size, design, character, grading, location, orientation, and configuration of lots, roads, and all improvements for the tentative subdivision map are consistent with the density, uses, circulation, and open space systems, applicable policies and standards of the General Plan or any specific plan for the area, whichever is more restrictive, and the design standards of this Title.

   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 watercourse in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.

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

B. Adopt two (2) findings of fact as listed below and approve the **Major Project Permit Stage 2 – NIPA PCL CO-11, CO-13, CO-14, CO-16 – PL18-0175** subject to 24 conditions of approval.

   1. ***The Architecture and Landscaping is consistent with the General Plan, Campus Oaks Master Plan, and Community Design Guidelines; and***

   2. ***The design shall not be detrimental to public health and safety, or be materially detrimental to the public welfare.***

C. Adopt three (3) findings of fact as listed below and approve the **Administrative Permit – NIPA PCL CO-11, CO-13, CO-14, CO-16 – PL18-0175** subject to one (1) condition of approval.

   1. ***The proposed use or development is consistent with the City of Roseville General Plan and the Campus Oaks Master Plan.***

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

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

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP NIPA CO-11, CO-13, CO-14, CO-16 – CAMPUS OAKS RESIDENTIAL 2 (FILE #PL18-0175)

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

2. The design and construction of all improvements shall conform to the 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 developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Development Services Engineering Division. (Engineering)

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 Hewlett-Packard Master Plan Environmental Impact Report and HPCO Addendum 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 Campus Oaks Master Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)

7. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)

8. 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)

9. 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)

10. 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)

11. 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)

12. 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)

13. 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)

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

15. 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)

16. Streets "A", "C", and "D" are public roadways and shall be designed and constructed per the City's primary residential road standard. Street "B" is a public roadway and shall be designed and constructed per the City's minor residential road standard. (Engineering)

17. Campus Parkway shall be designed and constructed as a park couplet per Figure 3-8 of the HP Campus Oaks Master Plan. Each leg of Campus Parkway will only allow one way traffic and no parking shall be allowed on the park side of the road. A park couplet connector shall be constructed to a right of width of 28-feet as measured from back of curb to back of curb. (Engineering)

18. All Alleys shall be design and constructed to the 20-foot alley section and per Figure 3-12 of the HP Campus Oaks Master Plan. The alleys are private and shall be maintained by the Home Owners Association. (Engineering)

19. A 5-foot detached walk shall be constructed along the Crimson Ridge Drive frontage. (Engineering)

20. Prior to construction of the improvements for lots 90 through 101, the applicant shall obtain an IOD in fee to the City from the owner of CO-12 for the southern half of the driveway to access these lots. (Engineering)

21. 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 parcel CO-7. The easement document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

22. 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)

23. 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). (Engineering)

24. The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. (Engineering)

25. 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)

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. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality

Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)

28. 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)

29. 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)

30. 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)

31. Our Refuse trucks cannot turn around in dead end alleys. Residential units will be required to bring out there refuse bins to the main street to a designated pick up area. Wording to this affect will be included in the CC&Rs. (Environmental Utilities)

32. 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)

33. 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)

34. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)

35. 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)

36. Testing of all fire systems shall be performed prior to the sales office can be opened for business. (Fire)

37. Framing construction cannot commerce until access roads and public fire hydrants are approved by the Fire Department. (Fire)

38. Within new subdivisions that are compact in development (i.e. parcels that are roughly less than 3000 sq. ft.), all interior roads that are 20 ft. in width, and classified as alleys or not clearly classified as roads, must be identified as a road with the type of Place. In these compact development subdivisions, houses will be addressed off of roads *within* the development. If the front doors of the houses within the subdivision face interior streets, they will be addressed off the front doors first. Where the front doors of the houses are facing walkways, common areas, or to streets outside the subdivision, the houses will be addressed off of the street the garage is facing. In all of these developments, the developer is required to provide signage on both front and back sides of the house identifying the Street Number and Street Name the houses are addressed off of.(Fire)

39. The required fire department access with a turning radii of 30 and 50 respectively shall be continuous without interruption similar to our typical driving patterns. This is especially critical at all entry points and interior parking aisles to this complex in which our drivers are expected to maneuver our apparatuses without obstructions. The designated fire lanes shall be for aisles fronting the premises excluding the public right of ways. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)

40. If this project will be phased, the fire department requirements for access and circulation throughout shall be approved by the City for such proposal. Access road shall comply in accordance with the California Fire Code and the City of Roseville's Amendments. A separate phasing plan shall be reviewed and approved by this department. (Fire)

41. 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)

42. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)

43. 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)

44. 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)

45. Park and Public Facilities Fees will be applied to this project. The Public Facilities Fee will include funding for library services. (Parks, Recreation & Libraries)

46. 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)

47. 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 THE FINAL/PARCEL MAP

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

49. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

50. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Environmental Utilities, Electric, Engineering)

51. 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 shall be required to bring their trash bins to a designated trash pickup area on the main street, because refuse trucks are not able to turn around in dead-end streets. Designated pick-up areas shall be established to the satisfaction of the Environmental Utilities division, and shall be memorialized in the CC&Rs.

    d) A clause noting that the two required vehicle parking spaces within the garage must be kept clear and maintained for parking at all times. Storage of items which cause an inability to park within the required spaces is prohibited.

    e) A clause allowing reciprocal access and drainage across all lots. (Engineering)

52. The City shall not approve the Final Map for recordation until either:

    a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

    OR

b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

53. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)

54. Street names shall be approved by the City of Roseville. (Engineering)

55. 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)

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

57. 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)

58. 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)

59. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)

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

OTHER CONDITIONS OF APPROVAL

66. 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)

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

68. 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)

69. 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)

70. 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)

71. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor 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)

72. All plant material shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)

CONDITIONS OF APPROVAL FOR MAJOR PROJECT PERMIT STAGE 2 NIPA CO-11, CO-13, CO-14, CO-16 – CAMPUS OAKS RESIDENTIAL 2 (FILE #PL18-0175)

1. The development standards, unit designs and landscape plans for **NIPA PCL CO-11, 13, 14, 16 – Campus Oaks Residential 2** are approved as described in Exhibits A–H, except as modified by these conditions of approval. (Planning)

2. This permit shall expire on the same date as the Tentative Map for **NIPA PCL CO-11, 13, 14, 16 – Campus Oaks Residential 2, which January 10, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **January 10, 2022**. Effectuation of this Major Project Permit Stage 2 shall occur with the first residential Building Permit. (Planning)

3. The landscape plan shall comply with the Landscape Guidelines Campus Oaks Master Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)

4. The project shall comply with all required environmental mitigation identified in Hewlett-Packard Master Plan Environmental Impact Report and HPCO Addendum, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

PRIOR TO ISSUANCE OF BUILDING PERMITS

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

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

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

6. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)

7. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6),

California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

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

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

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

11. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)

12. Framing construction cannot commerce until access roads and public fire hydrants are approved by the Fire Department. (Fire)

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

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS

14. All electric metering shall be directly outside accessible. (Electric)

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

OTHER CONDITIONS OF APPROVAL

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

17. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)

18. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)

19. All alley loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (Fire)

20. Signs are not approved as part of the Major Project Permit Stage 2. A Sign Permit is required for all project signs. (Planning)

21. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)

22. Fences and walls shall be consistent with the locations and treatments specified in the Campus Oaks Master Plan Design Guidelines. (Planning)

23. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)

24. Any relocation or modification to the existing utility facilities or other existing improvements required for the development of this subdivision shall be at the developer's expense. (Electric, Environmental Utilities, Engineering, Fire)

CONDITIONS OF APPROVAL FOR AN ADMINISTRATIVE PERMIT NIPA CO-11, CO-13, CO-14, CO-16 – CAMPUS OAKS RESIDENTIAL 2 (FILE #PL18-0175)

1. The Administrative Permit for the unit transfers from CO-1 and CO-7 to CO-11, CO-13, CO-14, and CO-16 is approved as shown in Exhibit G. (Planning)

Attachments

1. HPCO Applicable Mitigation Measures

Exhibits

A. Phased Tentative Subdivision Map
B. Site Development Plan
C. Preliminary Grading Plan
D. Preliminary Utility Plan
E. Elevations and Color Palettes
F. Preliminary Landscape Plans
G. Campus Oaks Master Plan Amended Pages
H. Development Standards

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

TABLE OF APPLICABLE MITIGATION MEASURES
HEWLETT PACKARD CAMPUS OAKS MASTER PLAN AMENDMENT MITIGATION MONITORING PROGRAM

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
1996 Mitigation Measure 4.10-1: Provide Dust Controls. In order to reduce construction-generated PM10 emissions, the contractor shall comply with the dust control strategies developed by the Placer County APCD. The developer shall include in construction contracts the following requirements or measures shown to be equally effective: a) The contractor shall water as indicated by City inspectors to keep all earth surfaces most during clearing, grading, earthmoving and other site preparation activities. b) The contractor shall use tarpaulins or other effective covers for haul trucks that travel on public streets. c) The contractor shall sweep streets within and adjacent to the project as needed or as directed by City inspectors. d) The contractor shall schedule clearing, grading and earthmoving activities during periods of low wind speeds, and restrict those construction activities during high wind conditions with wind speeds greater than 20 mph average during an hour. e) The contractor shall control construction and site vehicle speed to 15 mph on unpaved roads. f) The contractor shall minimize open burning of wood and vegetative waste materials from both construction and operation of the project. No open burning shall occur unless it can be demonstrated to the Placer County APCD that alternatives have been explored. These alternatives may include, but are not limited to, chipping, mulching and conversion of biomass fuel. For any open burning, an APCD permit must be obtained in conformance with APCD Regulation 3 (Open Burning), Rules 301-325.	The applicants shall submit construction management plans as part of the Grading Permit or Improvement Plan application. Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	*Pre-Construction*: Prior to issuance of Grading Permits or Improvement Plans. Add as note on Improvement Plans.	Engineering	Dust Control Plan and proof of submittal to PCAPCD	
1996 Mitigation Measure 4.10-2(a): Maintain construction equipment and vehicles. The contractor shall reduce NOx, ROG and CO emissions by complying with the construction vehicle air pollutant control strategies developed by the Placer County APCD.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review grading plans for inclusion of these measures prior to issuance of grading permits.	*Pre-Construction*: Prior to issuance of Grading Permits. Add as note on Improvement Plans.	Engineering	None	
1996 Mitigation Measure 4.10-2(b): Develop and Implement Construction Employee Trip Reduction Plan. Consistent with the City's TSM Ordinance, the construction contractor shall develop and implement a trip reduction plan designed to reduce construction-phase employee vehicle trips. Elements of this plan could include the following: 1. Providing all construction employees with information relating to public transit facilities serving the site, such as bus routes and schedules; 2. Carpooling incentives, including incentives for carpool participants such as preferred on-site parking; and 3. Carpool rider matching services.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review grading plans for inclusion of these measures prior to issuance of grading permits.	*Pre-Construction*: Prior to issuance of Grading Permits. Add as note on Improvement Plans.	Engineering	None	
2015 Mitigation Measure 3-1. Participation in Mitigation Program. The Applicant shall participate in the District's Offsite Mitigation Program by paying the equivalent amount of money, which is equal to the projects contribution of pollutants (ROG and NOx), which exceeds the cumulative threshold of 10 lbs per day. The estimated payment for the proposed project is $65,274 based on $16,640 per ton for a one year period. The actual amount to be paid shall be determined, and satisfied per current California Air Resource Board guidelines, at the time of recordation of the Final Map (residential projects), or issuance of a Building Permit (non-residential projects).	The applicants shall submit proof of payment as part of the Grading Permit application.	*Pre-Construction*: Prior to issuance of Grading Permits.	Engineering	Proof of payment.	

1996 Mitigation Measure 4.5-5 – Develop and implement construction protocols. The Proposed Project shall include policies that require the implementation of construction protocols that include, but may not be limited to, the following: • Restrict construction activities to areas away from preserved oak and riparian habitat Construction activities in the vicinity of oak trees shall be minimized. Laydown, staging, refueling and parking areas shall not be located adjacent to open space oak or riparian zones. Construction activities that by necessity occur in the vicinity of oak woodlands and riparian zones to be preserved. Encroachments or damage that have not been authorized by a tree permit shall be implemented as detailed in the Tree Preservation Ordinance. • Provide for construction parking away from sensitive habitat resources. Parking areas for construction personnel shall be located a minimum of 350 feet from the drip line of any mature oak tree intended for preservation, where parking will not compact or contaminate soils, damage tree roots, or otherwise degrade trees intended for open space or landscape preservation. • Erect temporary barrier fencing to delimit protected areas. Temporary fencing, consisting of five-foot orange construction drift fence, flagging, signs or other markings shall be erected around open space areas and restricted areas, and maintained for the duration of construction, to prevent inadvertent damage to natural resources. Fencing shall be maintained bi-weekly, and shall be the responsibility of an on-site compliance officer designated by the developer. The Applicant shall monitor and prepare annual reports as required by USCOE.	The applicants shall submit construction management plans as part of the Grading Permit or Improvement Plan application. Planning and Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	*Pre-Construction*: Prior to issuance of Grading Permits. Add as note on Improvement Plans and Grading Plans.	Planning and Engineering	None	
1996 Mitigation Measure 4.5-7 – Conduct pre-construction survey and implement restrictions. To ensure that fully protected and raptor species are not injured or disturbed, the Applicant shall implement one of the three following measures: A. All tree removal shall occur between August 30 and March 15 to avoid the breeding season of any raptor species that could be using the area. This period may be modified with the authorization of the DFG [DFW]. -OR- B. Prior to the beginning of construction during the period between March 15 to August 30, all trees within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests by a qualified biologist. If active raptor nests are found, a fence or equally effective demarcation shall be erected around the tree at a distance of 350 feet from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. -OR- C. The Applicant shall confer with CDFG [CDFW] and develop measures that satisfy the requirements of CDFG [CDFW] and the City. Any raptor nest should be relocated according to CDFG [CDFW] protocol, or in consultation with CDFG [CDFW], to the nearest suitable nest tree. Alternatively, the Applicant could develop protocol to the satisfaction of CDFG [CDFW] and the City.	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans. The applicants shall prepare annual reports on the status and success of mitigation and shall submit these reports to USFWS and CDFG. The applicants shall coordinate with USFWS and CDFG to modify as necessary any mitigation plans in an effort to attain mitigation success.	*Pre-Construction and Construction*: Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans and Grading Plans.	Planning and Engineering	Nesting bird Survey	
1996 Mitigation Measure 4.6-1. Unidentified Cultural Resources. In the event of the discovery of buried archaeological deposits it is recommended that project activities in the vicinity of the find should be temporarily halted and a qualified archaeologist consulted to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recover excavations.	The applicants shall submit construction management plans as part of the Grading Permit or Improvement Plan application. Planning and Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	Add as note on Improvement Plans and Grading Plans.	Planning and Engineering	None	

1996 Mitigation Measure 4.3-2. Site-specific geotechnical evaluation to assess development on soils characterized by slow permeability, low strength and high shrink-swell potential. To comply with General Plan Policies SA-2 and SA-3, a site-specific geotechnical evaluation shall be conducted as part of the development review process per the determination of the Public Works Director. Additionally, the site-specific geotechnical evaluations shall provide recommendations for development in areas with identified soil constraints, which shall be implemented during construction.	The applicants shall be responsible for conducting soil testing and/or recommendation of the Phase I environmental site assessments, if conditions are encountered which warrant such studies.	*Construction*: Applies if conditions found which warrant assessment (e.g. stained soils, underground tanks). Add as note on Improvement Plans.	Engineering and Fire	Phase I environmental assessment, if conditions warrant	
1996 Mitigation Measure 4.4-4. Implement erosion control plan. Mitigation Measure 4.4-4 requires that for any construction activities that would disturb fewer than five acres of land, all contractors must prepare and retain on site an erosion control plan that includes a description of post-construction sediment, erosion control measures and maintenance responsibilities, and non-storm water management controls. The State General Permit requires implementation of BMPs. BMPs include schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce pollution (e.g., straw bales, dikes, silt fences, sediment traps, or similar methods). These measures would reduce water quality impacts associated with construction activities to a less-than-significant level.	The developer shall create a SWPPP, submit it to the City, and comply with its provisions.	*Pre-Construction and Construction*: Submit SWPPP and ensure that BMPs remain in place during construction. Add as note on Improvement Plans and Building Plans.	Engineering	SWPPP	
2015 Mitigation Measure 12.1a: Construction contractors shall be required to limit construction activities to daytime hours from 7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 8:00 p.m. on Saturday and Sunday.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review grading plans for inclusion of these measures prior to issuance of grading permits.	*Pre-Construction*: Prior to issuance of Grading Permits. Add as note on Improvement Plans and Grading Plans.	Engineering	None	
2015 Mitigation Measure 12.1b: Construction contractors shall post signs at construction sites that include information on permitted construction days and hours, a day and evening contact number for the job site, and a contact number in the event of problems. An onsite complaint and enforcement manager shall respond to and track complaints and questions related to noise.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review grading plans for inclusion of these measures prior to issuance of grading permits.	*Pre-Construction*: Prior to issuance of Grading Permits. Add as note on Improvement Plans and Grading Plans.	Engineering	None	
2015 Mitigation Measure 12.1c: The applicant shall require construction contractors working within 800 feet of an occupied residence to implement the following measures: • Equipment and trucks used for proposed project construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible). • Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for proposed Project construction shall be hydraulically or electrically powered where feasible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible; this could achieve a reduction of 5 dBA. Quieter procedures, such as use of drills rather than impact tools, shall be used whenever feasible. • Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent this does not interfere with construction purposes.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review grading plans for inclusion of these measures prior to issuance of grading permits.	*Pre-Construction*: Prior to issuance of Grading Permits. Add as note on Improvement Plans and Grading Plans.	Engineering, Code Enforcement	None	

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

PC EXHIBIT A

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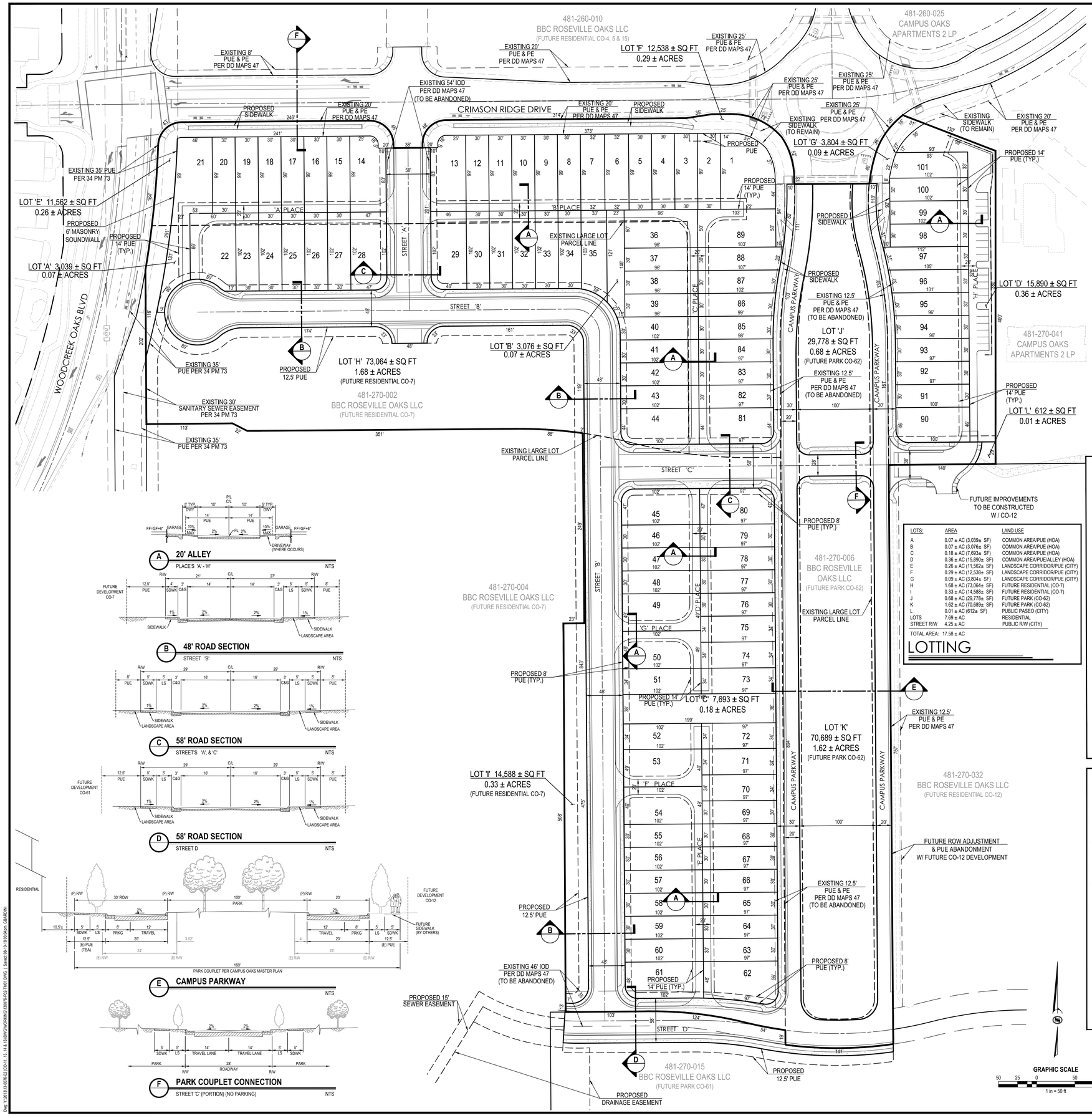
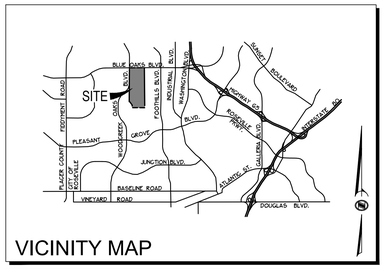
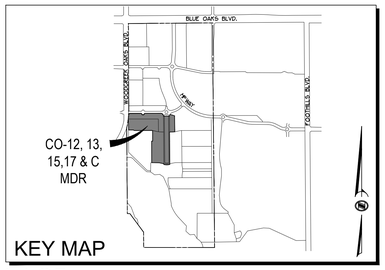
CONSULTANT

APPROVALS





VICINITY MAP



KEY MAP

SMALL-LOT TENTATIVE SUBDIVISION MAP CAMPUS OAKS MASTER PLAN - 11, 13, 14, 16 & 62

SHEET 1 OF 4

A MERGER AND RE-SUBDIVISION OF LOTS 12, 13, 15, 17 & C OF DD MAPS 47

OWNER / APPLICANT

BBC ROSEVILLE OAKS, LLC
CONTACT: STEPHEN DES JARDINS
130 DIAMOND CREEK PLACE
ROSEVILLE, CALIFORNIA 95747
PHONE: (916) 786-8158

ENGINEER / PLANNER

MORTON & PITALO, INC.
2870 GATEWAY OAKS DR., SUITE #120
SACRAMENTO, CA 95833
CONTACT: SCOTT PEDERSEN / KEN TOPPER
PHONE: (916) 496-8763
EMAIL: SPEDERSEN@MPENGR.COM
KTOPPER@MPENGR.COM

UTILITY PROVIDERS

WATER:	CITY OF ROSEVILLE
WATES:	CITY OF ROSEVILLE
GAS:	PG&E
ELECTRIC:	ROSEVILLE ELECTRIC
TELEPHONE:	ROSEVILLE TELEPHONE
CABLE TV:	COMCAST

SERVICE PROVIDERS

SCHOOL DISTRICT:	ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT ROSEVILLE ELEMENTARY SCHOOL DISTRICT
FIRE PROTECTION :	CITY OF ROSEVILLE
POLICE PROTECTION:	CITY OF ROSEVILLE
STORM DRAINAGE:	CITY OF ROSEVILLE
SOLID WASTE:	CITY OF ROSEVILLE

LOTS:	AREA	LAND USE
A	0.07 ± AC (3,039± SF)	COMMON AREA/PUE (HOA)
B	0.07 ± AC (3,076± SF)	COMMON AREA/PUE (HOA)
C	0.18 ± AC (7,693± SF)	COMMON AREA/PUE (HOA)
D	0.36 ± AC (15,890± SF)	COMMON AREA/PUE/ALLEY (HOA)
E	0.26 ± AC (11,562± SF)	LANDSCAPE CORRIDOR/PUE (CITY)
F	0.29 ± AC (12,538± SF)	LANDSCAPE CORRIDOR/PUE (CITY)
G	0.09 ± AC (3,804± SF)	LANDSCAPE CORRIDOR/PUE (CITY)
H	1.68 ± AC (73,064± SF)	FUTURE RESIDENTIAL (CO-7)
I	0.33 ± AC (14,588± SF)	FUTURE RESIDENTIAL (CO-7)
J	0.68 ± AC (29,778± SF)	FUTURE PARK (CO-62)
K	1.62 ± AC (70,689± SF)	FUTURE PARK (CO-62)
L	0.01 ± AC (612± SF)	PUBLIC PASEO (CITY)
LOTS	7.69 ± AC	RESIDENTIAL
STREET R/W	4.25 ± AC	PUBLIC R/W (CITY)
TOTAL AREA:	17.58 ± AC	

LOTTING

PROJECT INFORMATION

ASSESSOR PARCEL NUMBERS: 481-270-001, 481-270-002, 481-270-005 and 481-270-039

USE:	VACANT
EXISTING ZONING:	RS/DS
PROPOSED ZONING:	RS/DS
GENERAL PLAN:	MDR

EXISTING	#	ACRES
EXISTING NUMBER OF PARCELS	5	17.58 ± AC

PROPOSED	#	ACRES
PROPOSED NUMBER OF LOTS	101	7.70 ± AC (NET)

PROPOSED PARCELS

DENSITY: 12.38	
OFF-SITE (STREET) PARKING:	20 (LOT D)
ON-SITE (GARAGE) PARKING: 2 PER DU	202
ON-SITE (DRIVEWAY) PARKING:	142
TOTAL PARKING PROVIDED:	364

1. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
2. MINOR MODIFICATION MAY BE MADE TO LOT LINES AT FINAL MAP.
3. FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.
4. PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
5. ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
6. GRADING SHOWN ON THIS TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
7. LOTS A, B AND C ARE COMMON AREA LOTS TO BE DEDICATED TO THE HOA FOR LANDSCAPE PURPOSES AND SHALL INCLUDE PE, DE, PUE
8. LOT D IS A COMMON AREA LOT TO BE DEDICATED TO THE HOA FOR PARKING AND LANDSCAPE PURPOSES AND SHALL INCLUDE PE, DE, PUE
9. LOTS E, F AND G ARE LANDSCAPE CORRIDOR LOTS TO BE DEDICATED TO THE CITY AS AN IOD IN FEE
10. LOTS H & I ARE FOR FUTURE RESIDENTIAL (CO-7) & ARE TO BE RETAINED BY BBC ROSEVILLE OAKS, LLC
11. LOTS J & K ARE PARK LOTS TO BE DEDICATED TO THE CITY AS AN IOD IN FEE (CO-62)
12. PURSUANT TO SECTION 66445 (J) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED:
    12.1. 54' IOD PER DD MAPS 47 AFFECTING LOTS 13 & 14
    12.2. 46' IOD PER DD MAPS 47 AFFECTING LOTS 61 & 62
    12.3. 12.5' PUE PER DD MAPS 47 AFFECTING LOTS C, F, G, 62-88 & 90-97
13. PUBLIC UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS THE LAND DESIGNATED ON THESE PLANS AS "P.U.E." FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL UTILITY SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES, AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, SANITARY, AND WATER SERVICES, AND ALL APPURTENANCES THERETO TOGETHER WITH THE RIGHT TO CONSTRUCT, PLACE TRAFFIC CONTROL, AND TRIM AND REMOVE TREES AND VEGETATION.
14. ALL PRIVATE ALLEYS IDENTIFIED AS "PLACE" SHALL INCLUDE PE, DE, PUE, AE
15. ALL PUBLIC ROADS (ROADS A, B, C AND D) SHALL BE DEDICATED TO THE CITY AS AN IOD IN FEE.

NOTES

DE	DRAINAGE EASEMENT (PRIVATE)
IOD	IRREVOCABLE OFFER OF DEDICATION
PUE	PUBLIC UTILITY EASEMENT
PE	PEDESTRIAN EASEMENT
R/W	RIGHT OF WAY

ABBREVIATIONS

City of Roseville Approval

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

ELEV = 112.83

3-1/4" BRASS DISC STAMED LS5614, TOP OF CURB WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. & ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY

DESIGNED BY KT

DRAWN BY RM

PROJECT ENGINEER SP

PROJECT

ENTITLEMENT DRAWINGS FOR

CAMPUS OAKS MASTER PLAN

8841 CRIMSON RIDGE WAY

C0-11, 13, 14, 16 & 62

ROSEVILLE, CA

DRAWING

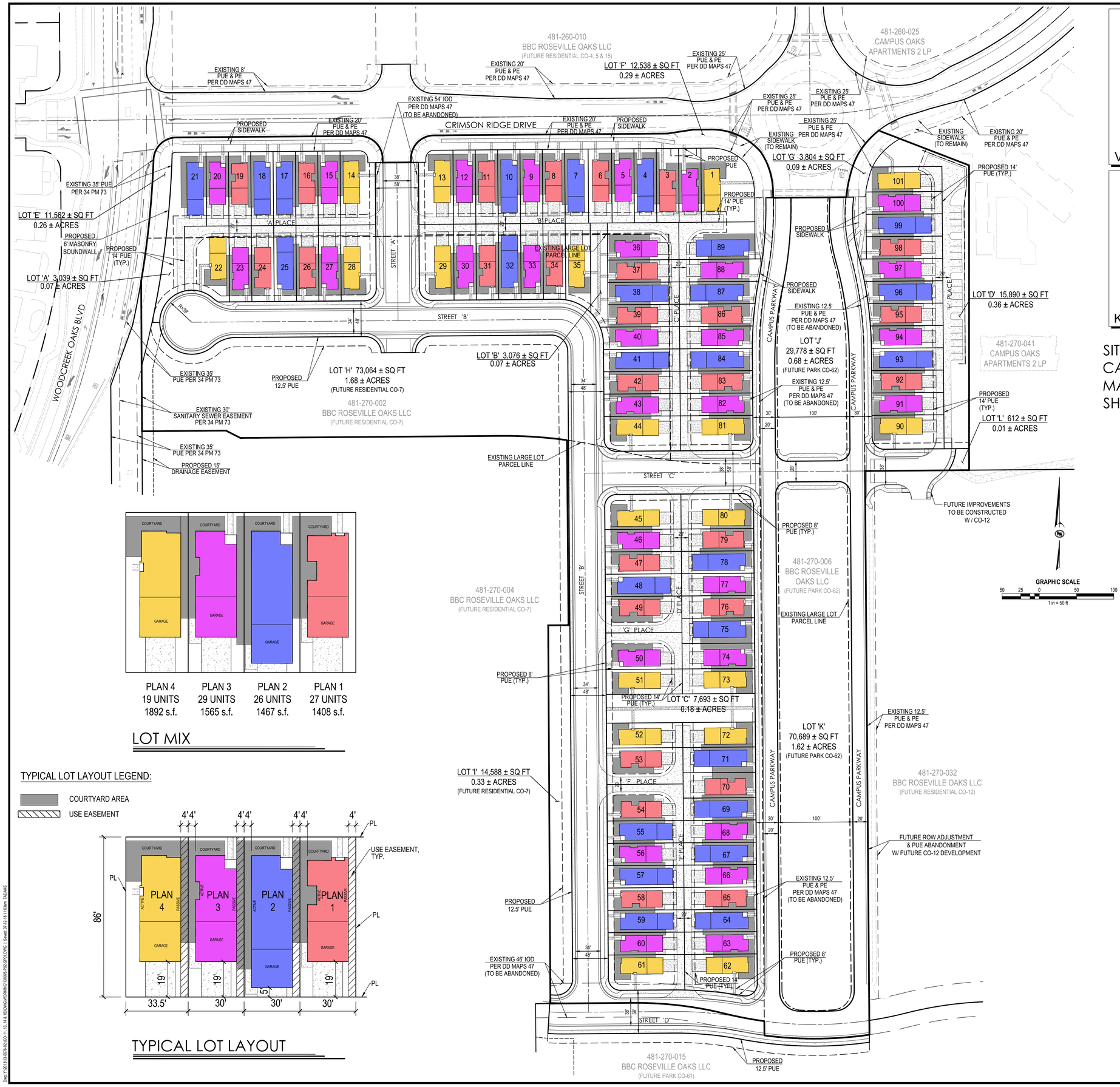
TENTATIVE SUBDIVISION MAP

DATE NOVEMBER 19, 2018
SCALE 1" = 50'
JOB NUMBER 13-0076-02
SHEET 1
OF 4

NOT FOR CONSTRUCTION

Date: 11/20/2018 9:09:56 AM | 2013-11, 13, 14 & 16\ENGR\ENGR\SUBDIV\Sheets\13-0076-002 TM01.DWG | Sheet: 1 | By: RM

PC EXHIBIT B



PLAN 4 — 19 UNITS — 1892 s.f.
PLAN 3 — 29 UNITS — 1565 s.f.
PLAN 2 — 26 UNITS — 1467 s.f.
PLAN 1 — 27 UNITS — 1408 s.f.

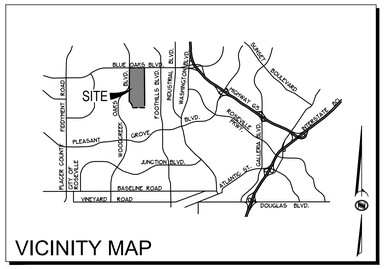
LOT MIX

TYPICAL LOT LAYOUT LEGEND:

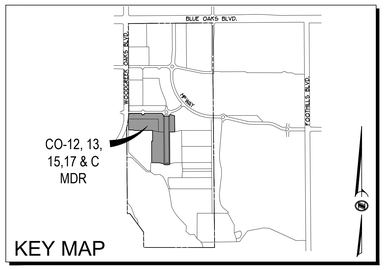
COURTYARD AREA

USE EASEMENT

TYPICAL LOT LAYOUT



VICINITY MAP



KEY MAP

SITE DEVELOPMENT PLAN FOR CAMPUS OAKS MASTER PLAN - 11, 13, 14, 16 & 62

SHEET 2 OF 4

MORTON & PITALO, INC.
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survey email: staking@mpengr.com • web: www.mpengr.com

CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

ELEV = 112.83

3-1/4" BRASS DISC STAMED LS5614, TOP OF CURB WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. & ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY

DESIGNED BY KT

DRAWN BY RM

PROJECT ENGINEER SP

PROJECT

ENTITLEMENT DRAWINGS FOR

CAMPUS OAKS MASTER PLAN

8841 CRIMSON RIDGE WAY

CO-11, 13, 14, 16 & 62

ROSEVILLE, CA

DRAWING

SITE DEVELOPMENT PLAN

DATE	SHEET
NOVEMBER 19, 2018	2
SCALE 1" = 50'	
JOB NUMBER 13-0076-02	OF 4

NOT FOR CONSTRUCTION

City of Roseville Approval

Dwg: H:\2013\13-0076-02\CO-11, 13, 14 & 16\ENGR\WORKING\13-0076-02SDP1.DWG | Saved: 07-12-18 11:02am | PADAMS

PC EXHIBIT C

MORTON & PITALO, INC.
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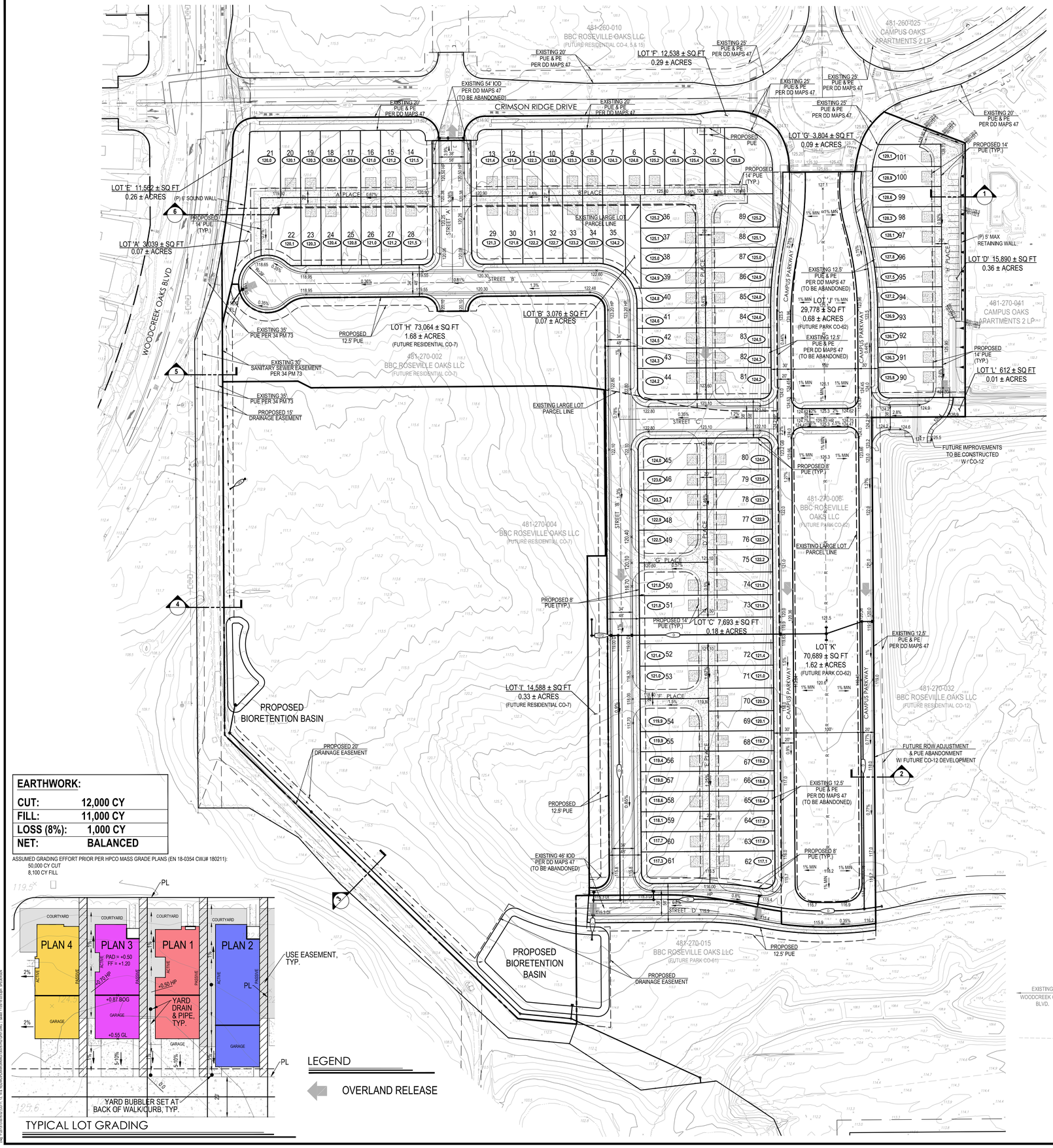
survey email: staking@mpengr.com • web: www.mpengr.com

CONSULTANT

APPROVALS



EARTHWORK:	
CUT:	12,000 CY
FILL:	11,000 CY
LOSS (8%):	1,000 CY
NET:	BALANCED

ASSUMED GRADING EFFORT PRIOR PER HPCO MASS GRADE PLANS (EN 18-0354 CW.# 180211):
50,000 CY CUT
8,100 CY FILL

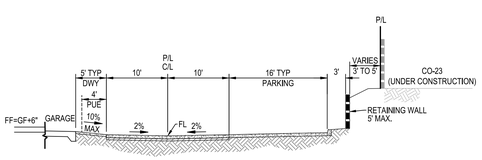
TYPICAL LOT GRADING

LEGEND

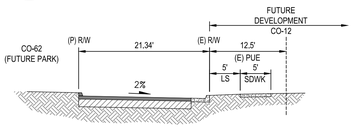
OVERLAND RELEASE

GRAPHIC SCALE
60 30 0 60 120
1 in = 60 ft

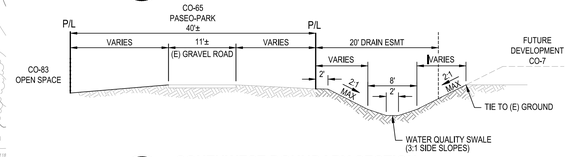
PRELIMINARY GRADING PLAN FOR CAMPUS OAKS MASTER PLAN - 11, 13, 14, 16 & 62 SHEET 3 OF 4



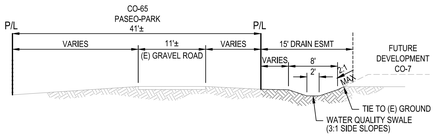
1 - **EASTERN BOUNDARY SECTION**
CO-16 TO CO-23 N.T.S.



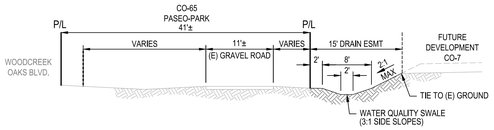
2 - **EASTERN BOUNDARY SECTION**
ALONG CAMPUS PARKWAY N.T.S.



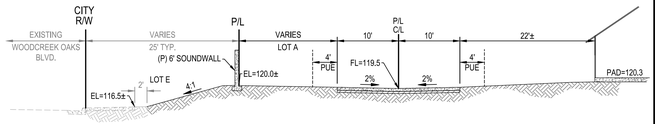
3 - **SOUTHWEST BOUNDARY SECTION**
ALONG OPEN SPACE N.T.S.



4 - **WESTERN BOUNDARY SECTION**
ALONG OPEN SPACE N.T.S.



5 - **WESTERN BOUNDARY SECTION**
WOODCREEK OAKS BLVD. N.T.S.



6 - **WESTERN BOUNDARY SECTION**
WOODCREEK OAKS BLVD. N.T.S.

City of Roseville Approval

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK
ELEV = 112.83
3-1/4" BRASS DISC STAMED LS5614, TOP OF CURB WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. & ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY

DESIGNED BY KT

DRAWN BY RM

PROJECT ENGINEER SP

PROJECT

ENTITLEMENT DRAWINGS FOR
CAMPUS OAKS MASTER PLAN
8841 CRIMSON RIDGE WAY
CO-11, 13, 14, 16 & 62
ROSEVILLE, CA

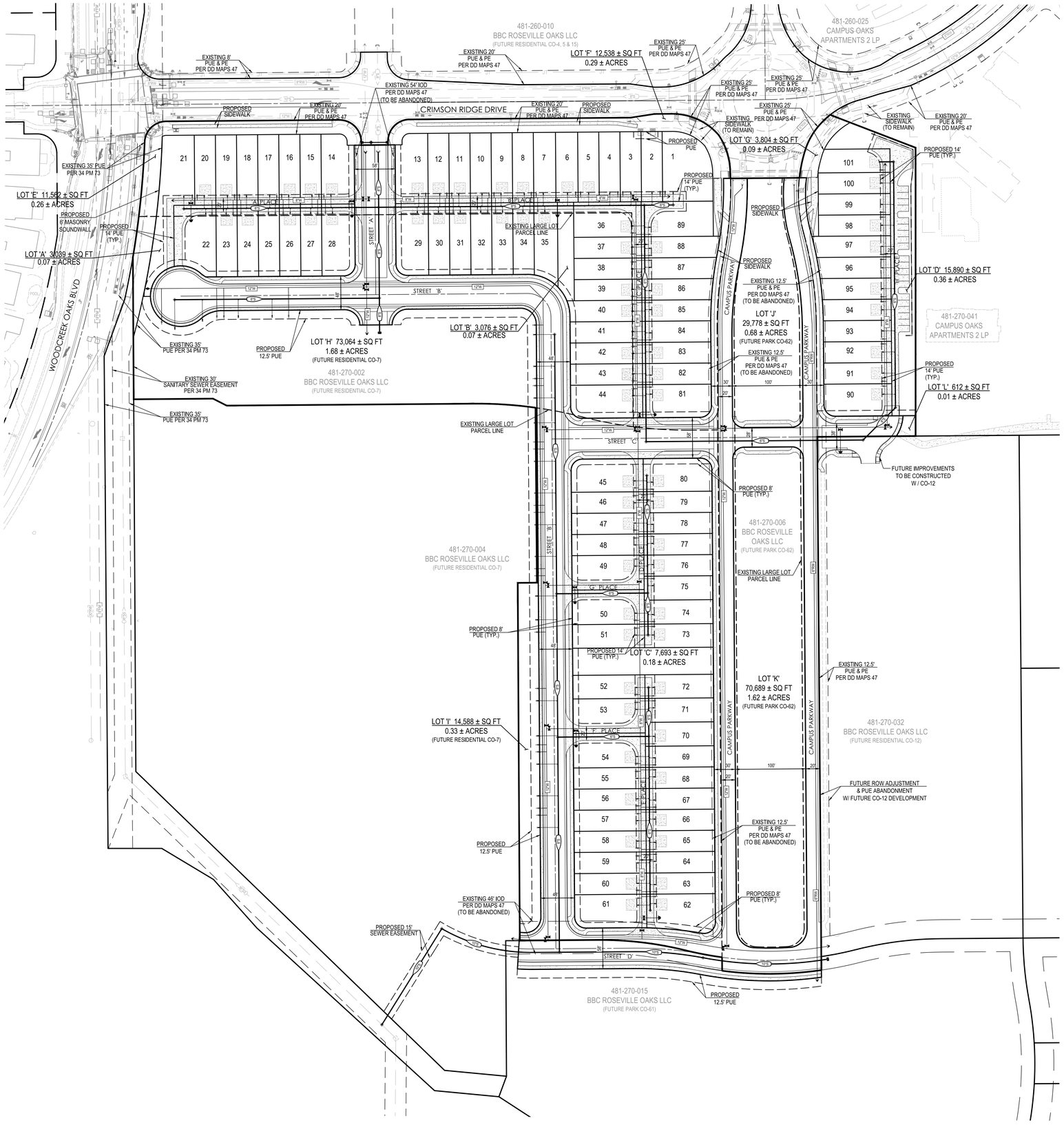
DRAWING

PRELIMINARY GRADING PLAN

DATE	SHEET
NOVEMBER 19, 2018	3
SCALE 1" = 60'	OF 4
JOB NUMBER 13-0076-02	

NOT FOR CONSTRUCTION

PC EXHIBIT D

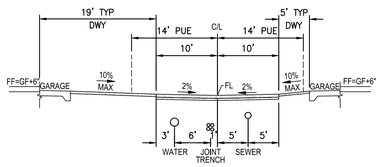


EXISTING	PROPOSED	DESCRIPTION
6"S	6"S	SANITARY SEWER PIPE & SIZE
8"W	8"W	DOMESTIC WATER PIPE & SIZE
		SANITARY SEWER MANHOLE
		GATE VALVE
		FIRE HYDRANT
		BLOW OFF VALVE
		AIR RELIEF VALVE
		WATER SERVICE
		SEWER SERVICE

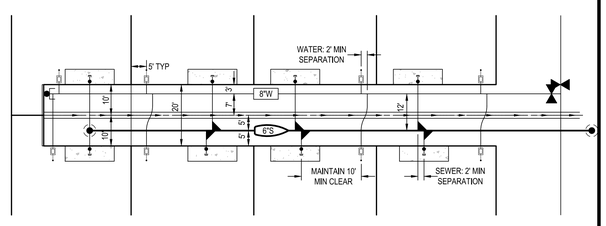
SYMBOLS

PRELIMINARY UTILITY PLAN FOR CAMPUS OAKS MASTER PLAN - 11, 13, 14, 16 & 62

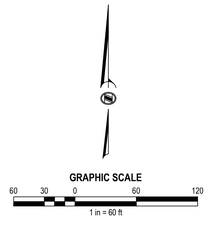
SHEET 4 OF 4



UTILITY LAYOUT



UTILITY LOT LAYOUT



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MORTON & PITALO, INC.
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LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
75 Iron Point Circle, Suite 120 • Folsom, CA 95630
phone: 916.984.7621 • fax: 916.984.9617 • survey fax: 916.563.6770
survey email: staking@mpengr.com • web: www.mpengr.com

CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

ELEV = 112.83

3-1/4" BRASS DISC STAMED LS5614, TOP OF CURB WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. & ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY

DESIGNED BY KT

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CAMPUS OAKS MASTER PLAN

8841 CRIMSON RIDGE WAY

CO-11, 13, 14, 16 & 62

ROSEVILLE, CA

DRAWING

PRELIMINARY UTILITY PLAN

DATE NOVEMBER 19, 2018

SCALE 1" = 60'

JOB NUMBER 13-0076-02

SHEET 4

OF 4

NOT FOR CONSTRUCTION

Dwg: S:\2013\13-0076-02\CO-11, 13, 14, 16\ENGR\PRELIM\PRELIM PLAN.dwg Saved: 11/19/2018 8:50:11 AM By: JBARNES

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CAMPUS OAKS

VILLAGES 11, 13, 14 & 16

City of Roseville, California

Design Review Submittal

Prepared by Jeffrey DeMure + Associates Architects Planners, Inc.

July 17, 2018

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ARCHITECTS • PLANNERS

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PC EXHIBIT E

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Style Narrative

The Community Vision

A cohesive village displaying a sense of individuality was the inspiration for this community. The Architecture embraces this concept with styles cut from the same cloth. The Santa Barbara, Hacienda, and Hollywood styles all demonstrate the use of similar materials, yet display a variety of unique details to allow distinction between the styles and still maintain a sense of familiarity.

The Hacienda Style

Inspired by the architecture found in Early California, this style takes its inspiration from the more simplistic forms found during that time period. Because clay and loam were plentiful in California, and lumber was sometimes scarce the plaster walls and barrel tile roofs characterize this elevation style. Seasonal rain made gentle sloping gables with clay-tiled roofs and deep eaves very practical.

Identifying features such as simple wood lintels at windows and doors, wood beams at gables, and iron rail detailing added the features necessary to make the elevations distinct. This elevation is low in profile and typically follows the natural contours of the land. Patios and courtyards are placed in or near the home to interconnect and allow freedom of movement in and out of the house.

Living spaces have a spacious feeling by taking advantage of the direct visual connection between the indoor and outdoor spaces. Aesthetically, the Hacienda style expresses a direct and honest architecture using simple details, and intentionally does not overly embellishment with decorative elements.

The Hollywood Style

This hybrid style combines the massing and proportions of the California Spanish Colonial Style with a more sophisticated level of detailing found in homes during the Hollywood heyday. This home is adorned with gables and has a low-pitched Spanish tile roof with smooth exterior plaster walls. Bracketed arched openings, sculpted cornice detailing, decorative plant shelves, and decorative gable vents are just some of the embellishments found on this style.

The home is designed with exterior living spaces which take full advantage of the indoor, outdoor spatial relationship. Great for entertaining or just casual relaxation, these outdoor spaces not only provide additional living space for the home owner, but also take advantage of the direct visual connection between the interior and exterior spaces.

The Santa Barbara Style

Made famous through the California movement in Spanish Colonial Revival architecture, the Santa Barbara style has become a staple in many communities throughout the Sacramento area.

Classic, timeless combinations of rich textures, colors, and patterns make this architectural style charming, elegant, and beautiful. Identifying features include natural or white stucco surfaces, barrel tile hipped roofs, arched windows and openings, colorful shutters, decorative stone or tiling, and defined courtyard spaces. These elements are carefully combined to create a relaxed Mediterranean atmosphere inspired by Spanish, Italian, Portuguese, and Andalusian traditions.

With its bright colors, whimsical forms, and unique stone elements, the Santa Barbara style will add a playful element to the neighborhood while blending seamlessly into the Spanish-inspired vision for the community.

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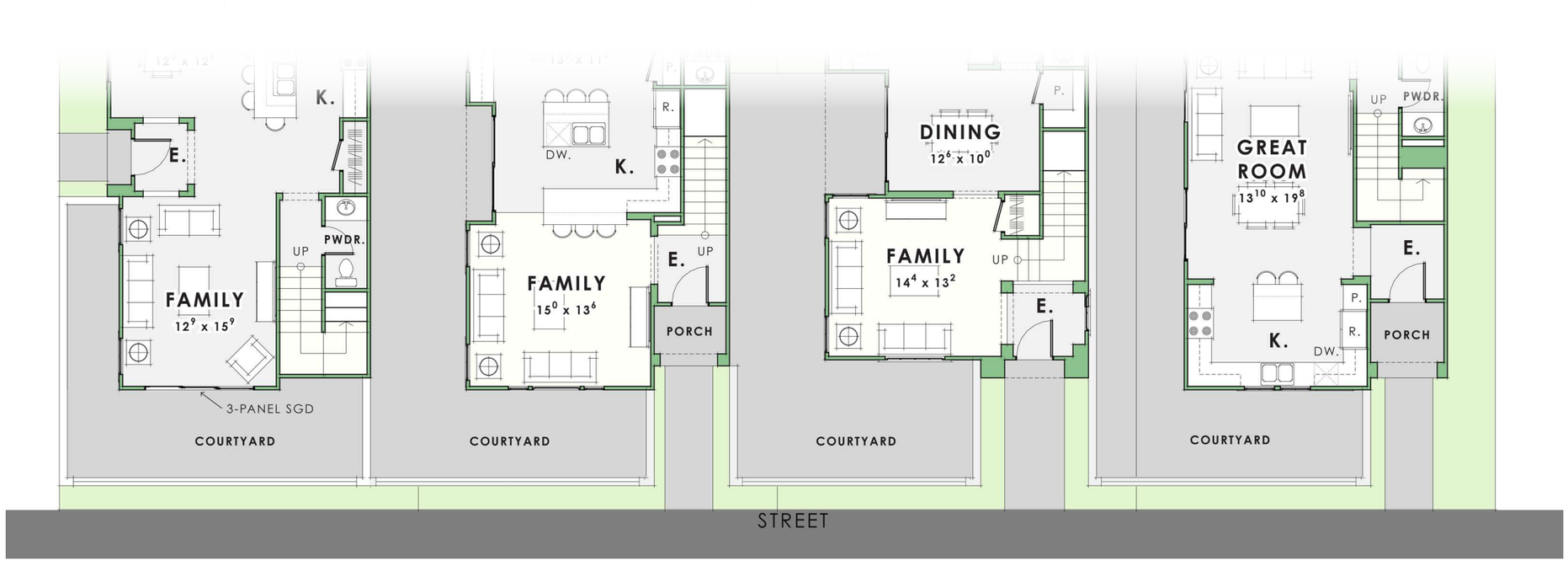
Streetscape



PLAN 4
1,892 SF

PLAN 3
1,565 SF

PLAN 1
1,408 SF

PLAN 2
1,467 SF

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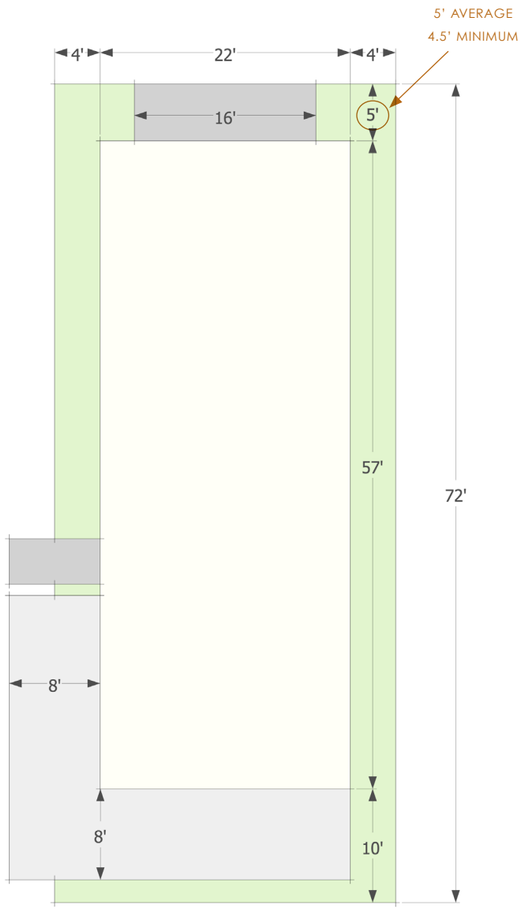
Typical Lot & Building Envelope Exhibit

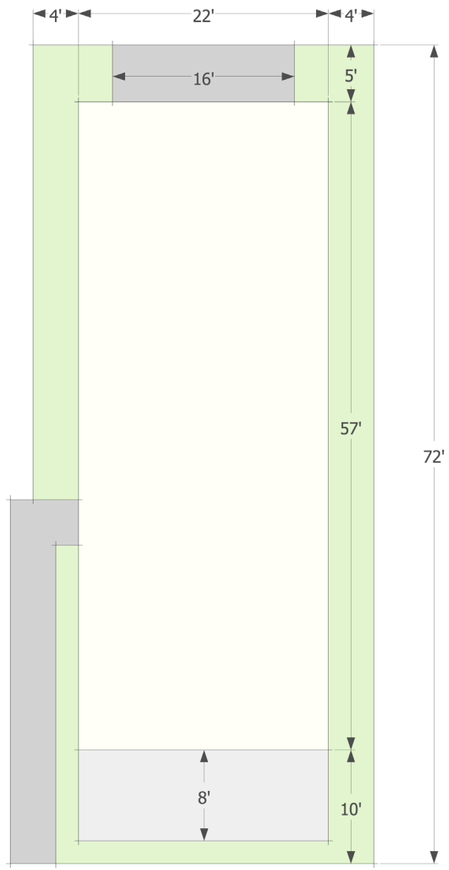
THESE LOTS SHOW ***MINIMUM*** LOT MEASUREMENTS

72’ Deep Lot



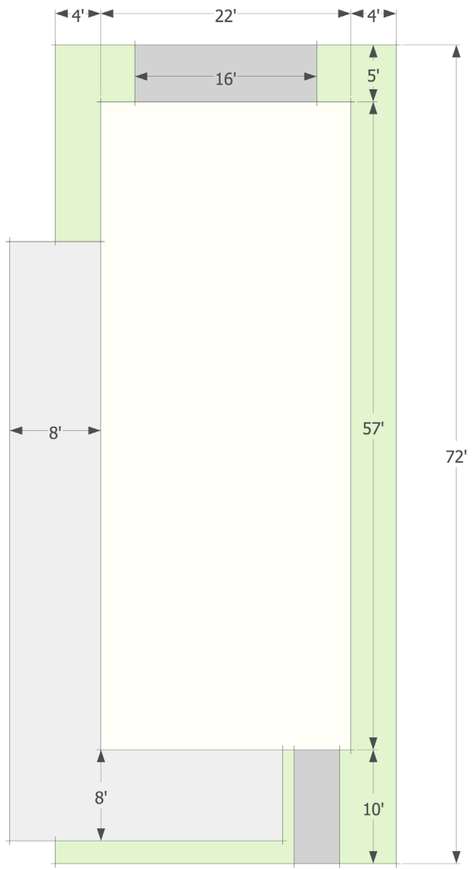
Side Entry
Corner Lot Only
(Plan 4)

72’ Deep Lot



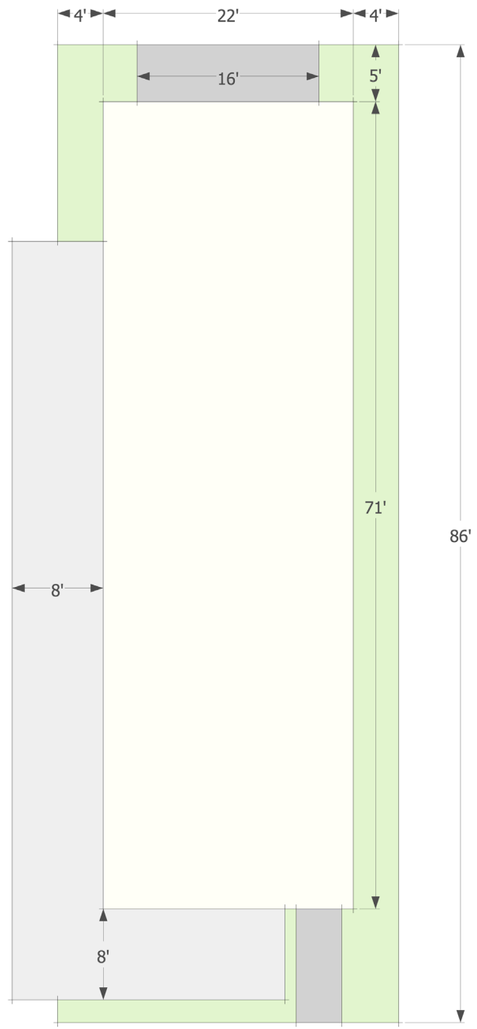
Side Entry
Center Lot Only
(Plan 4)

72’ Deep Lot



Front Entry
Center or Corner Lot
(Plan 1 or 3)

86’ Deep Lot



Front Entry
Center Lot Only
(Plan 2)

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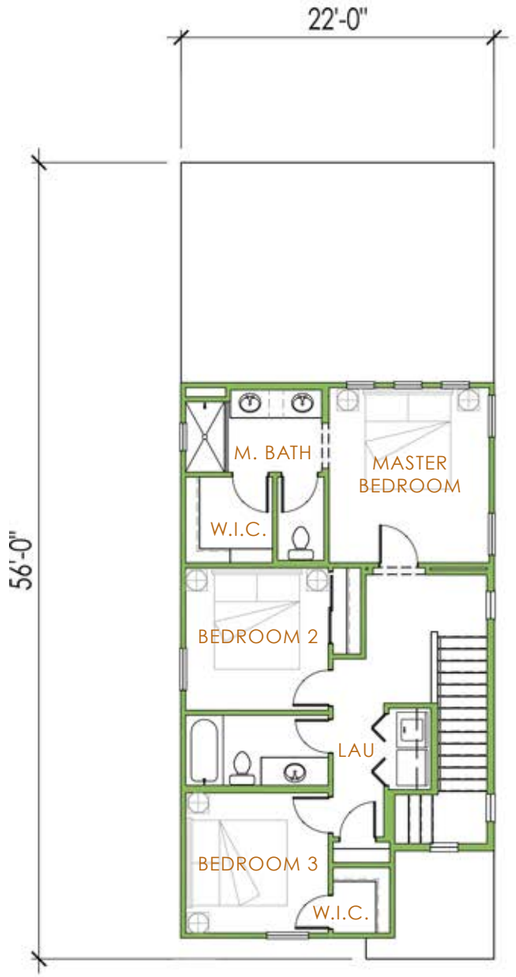
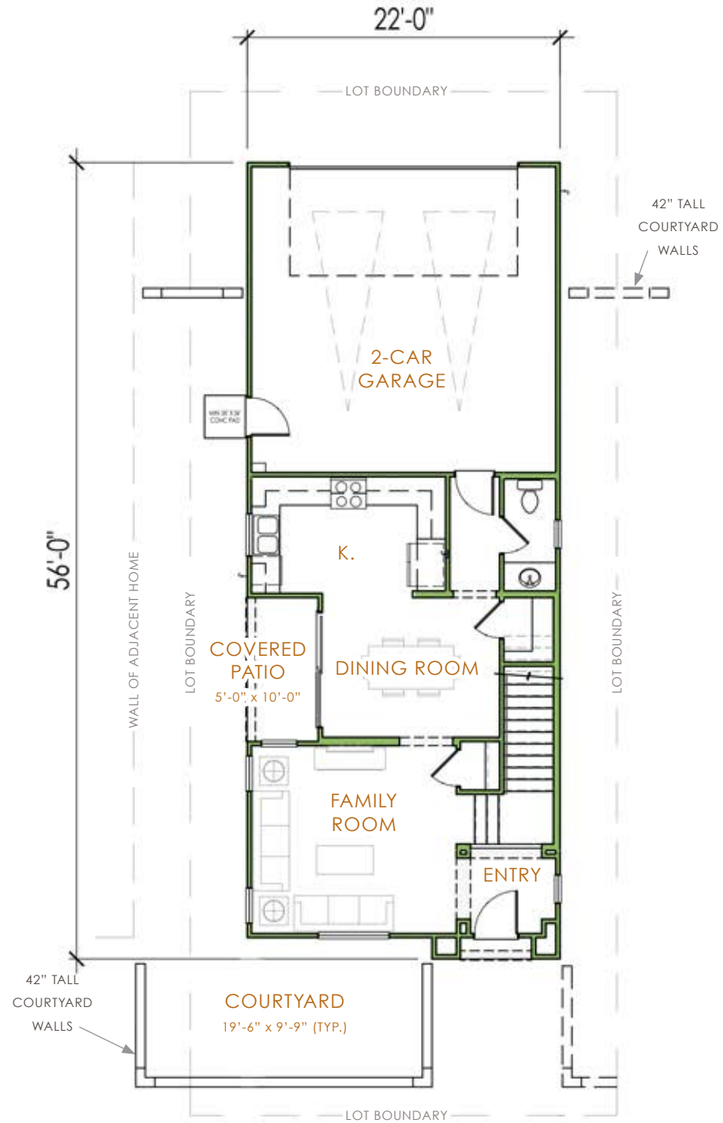
Plan 1 - Floor Plan 1,408 SF



UPPER FLOOR

ELEVATION "A" SHOWN



MAIN FLOOR

ELEVATION "A" SHOWN

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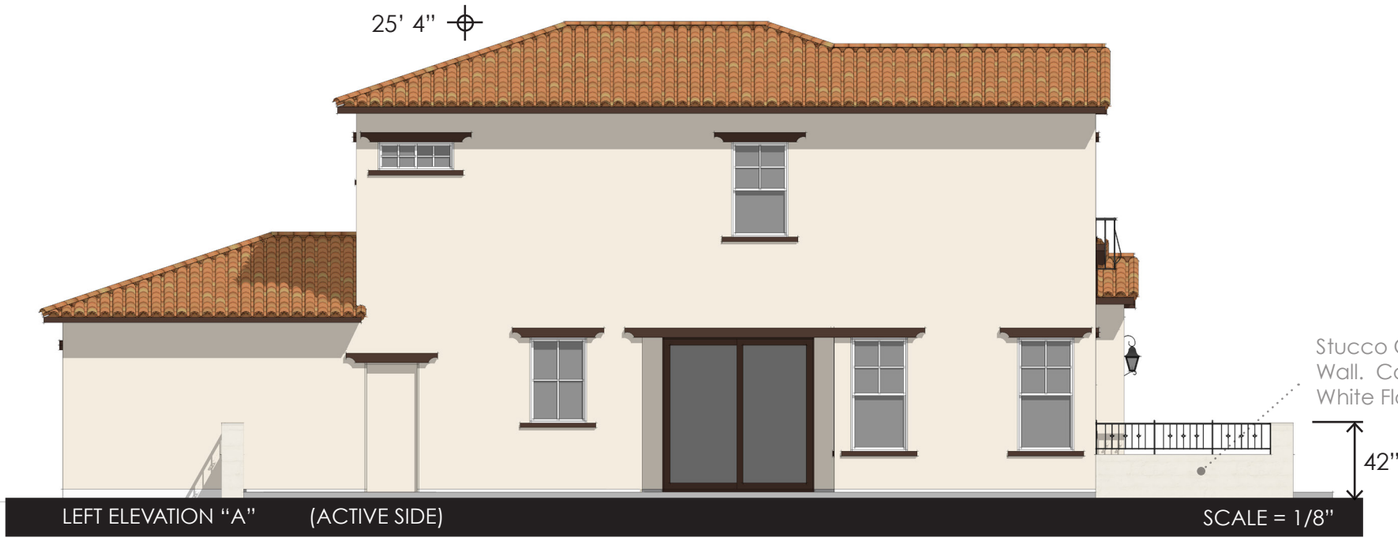
Plan 1 - Elevation ‘A’ Hacienda

The “Ravine” Palette

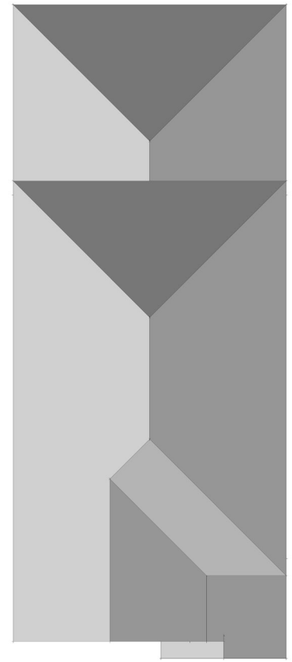
PC EXHIBIT E

Plan 1 - Elevation 'A' Sides & Rear

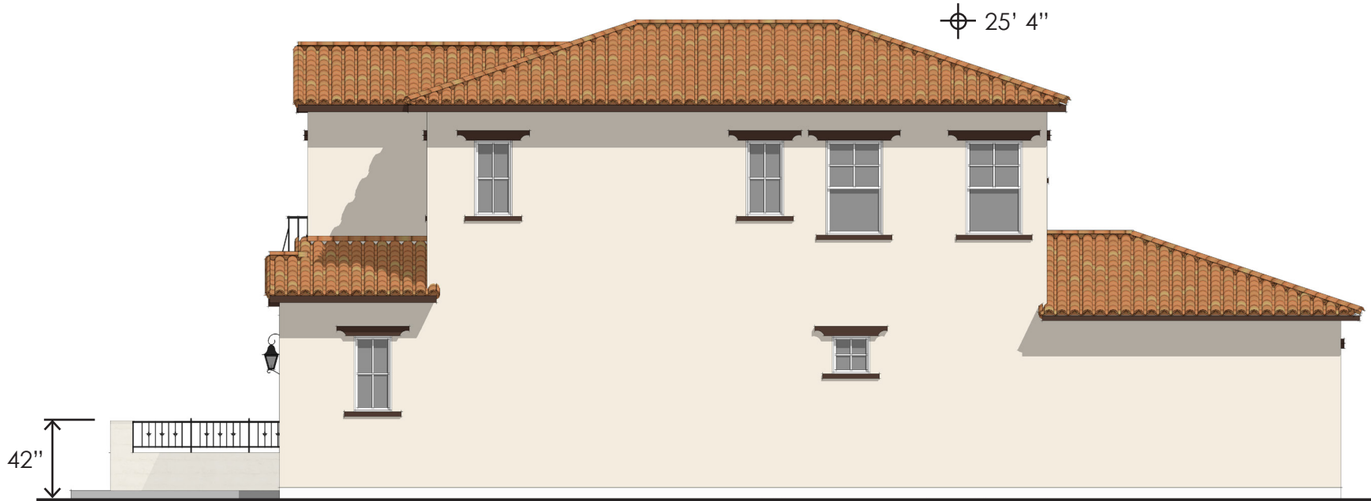
THESE ELEVATIONS WILL ***NOT*** BE USED ON CORNER LOTS



LEFT ELEVATION "A" (ACTIVE SIDE) SCALE = 1/8"



ROOF PLAN "A"
Not to Scale



RIGHT ELEVATION "A" (PASSIVE SIDE) SCALE = 1/8"

REAR ELEVATION "A" SCALE = 1/8"

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Plan 1 - Elevation ‘B’ Hollywood

The “Coastal” Palette

SCALE = 1/4”

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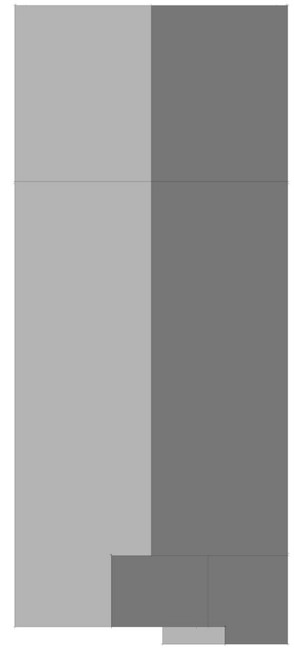
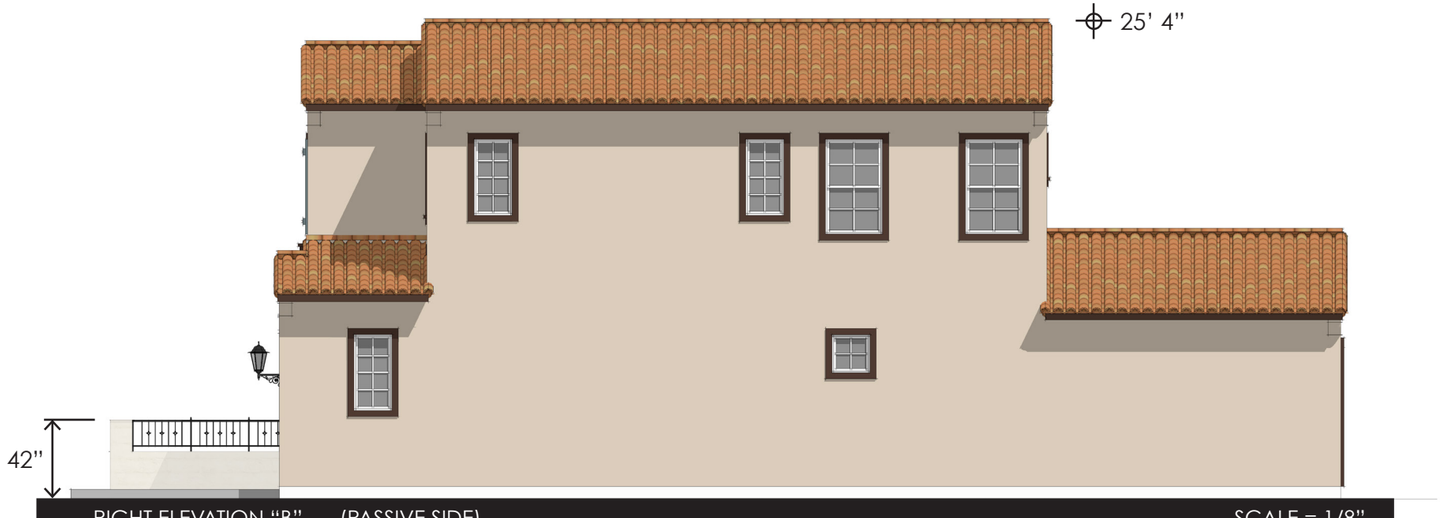
Plan 1 - Elevation 'B' Sides & Rear

THESE ELEVATIONS WILL ***NOT*** BE USED ON CORNER LOTS

LEFT ELEVATION "B" (ACTIVE SIDE) SCALE = 1/8"



ROOF PLAN "B"
Not to Scale



RIGHT ELEVATION "B" (PASSIVE SIDE) SCALE = 1/8"

REAR ELEVATION "B" SCALE = 1/8"

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Plan 1 - Elevation ‘C’ Santa Barbara

The “Strata” Palette

SCALE = 1/4”

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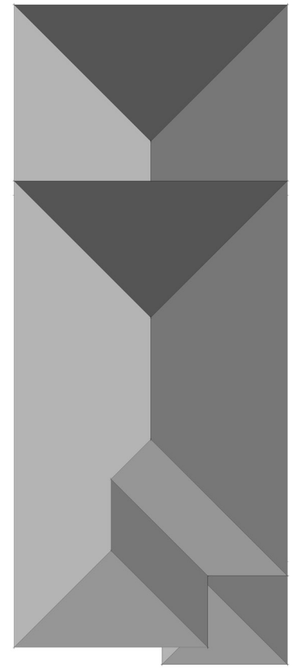
PC EXHIBIT E

Plan 1 - Elevation ‘C’ Sides & Rear

THESE ELEVATIONS WILL ***NOT*** BE USED ON CORNER LOTS

LEFT ELEVATION “C” (ACTIVE SIDE) SCALE = 1/8”



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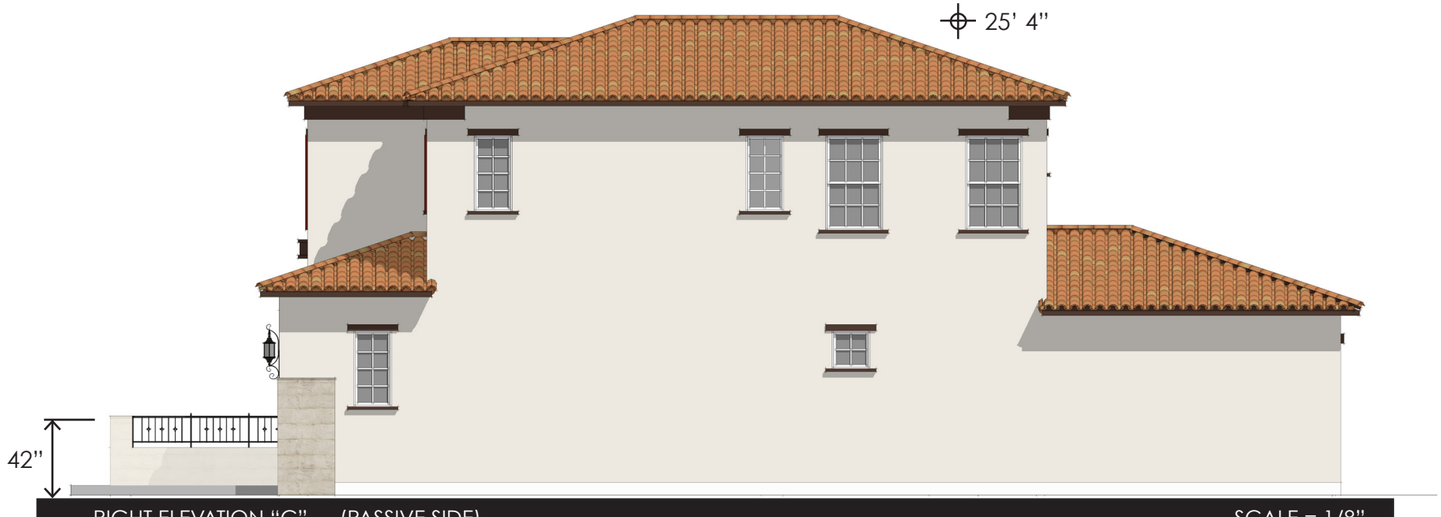

RIGHT ELEVATION “C” (PASSIVE SIDE) SCALE = 1/8”

REAR ELEVATION “C” SCALE = 1/8”

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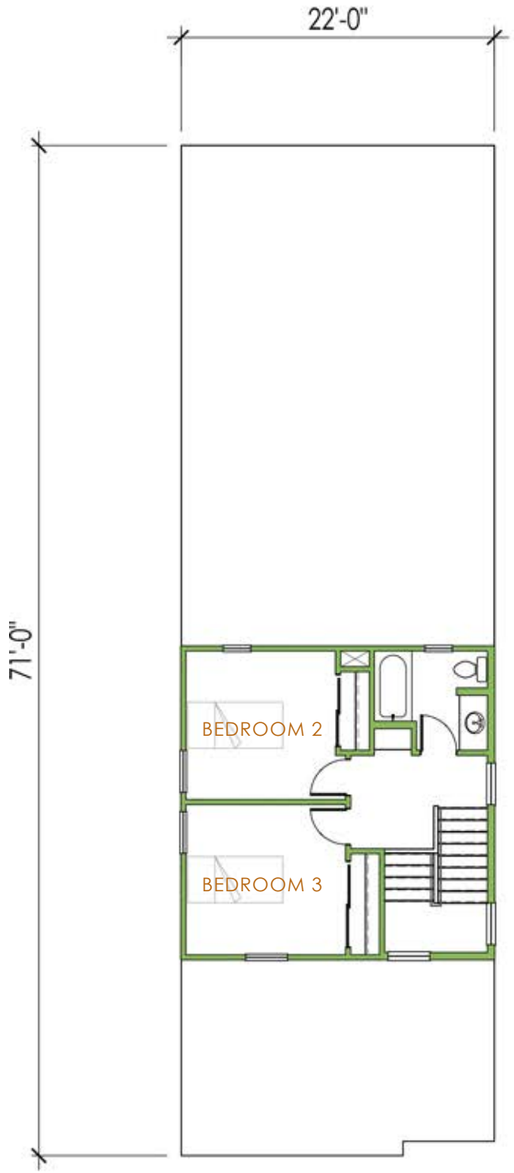
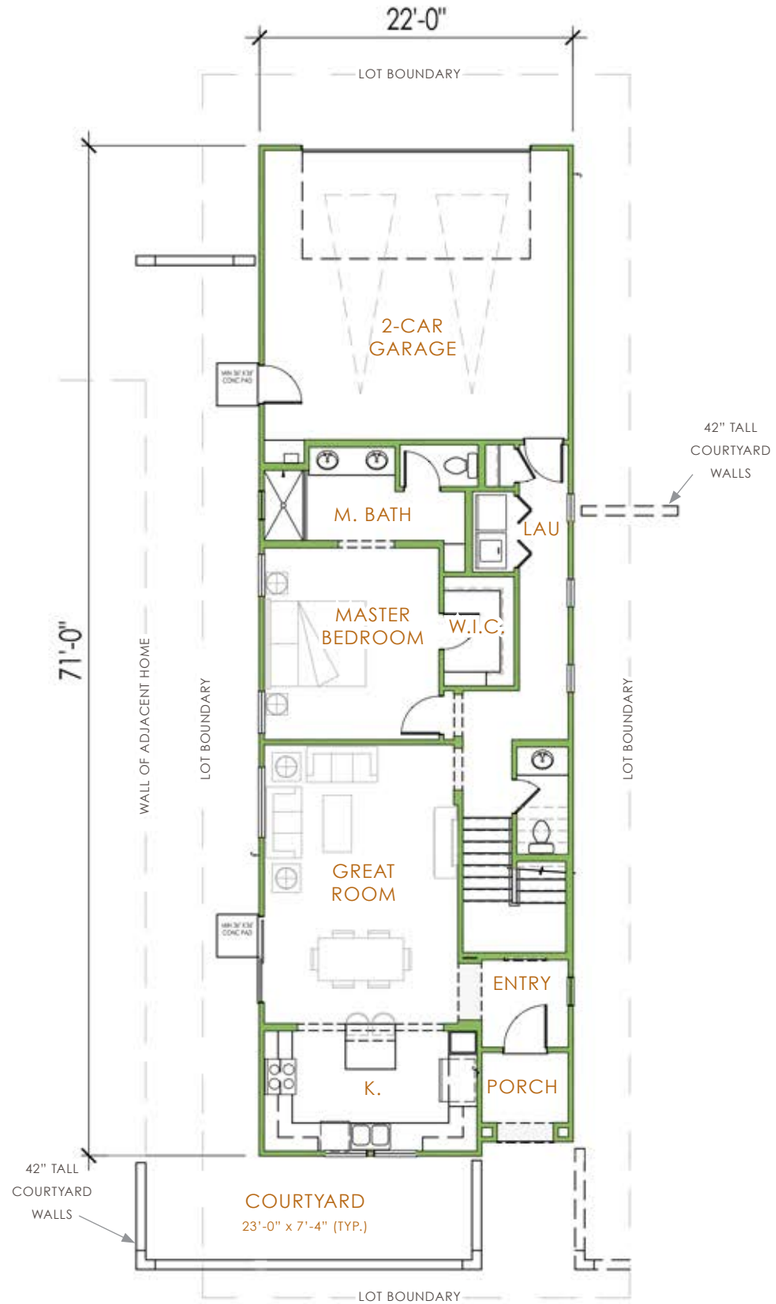
Plan 2 - Floor Plan 1,467 SF



UPPER FLOOR

ELEVATION "A" SHOWN



MAIN FLOOR

ELEVATION "A" SHOWN

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Plan 2 - Elevation ‘A’ Hacienda

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The “Canyon” Palette

SCALE = 1/4”

PC EXHIBIT E

Plan 2 - Elevation 'A' Sides & Rear

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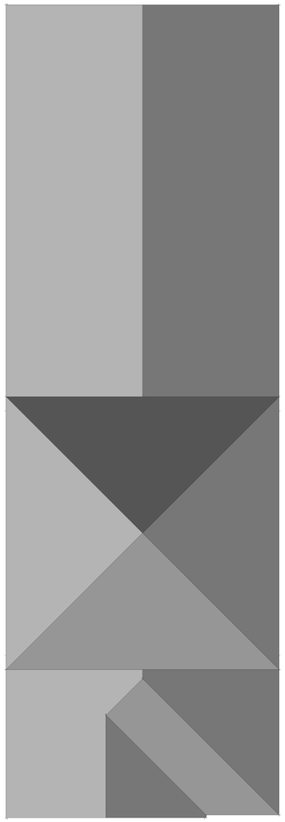
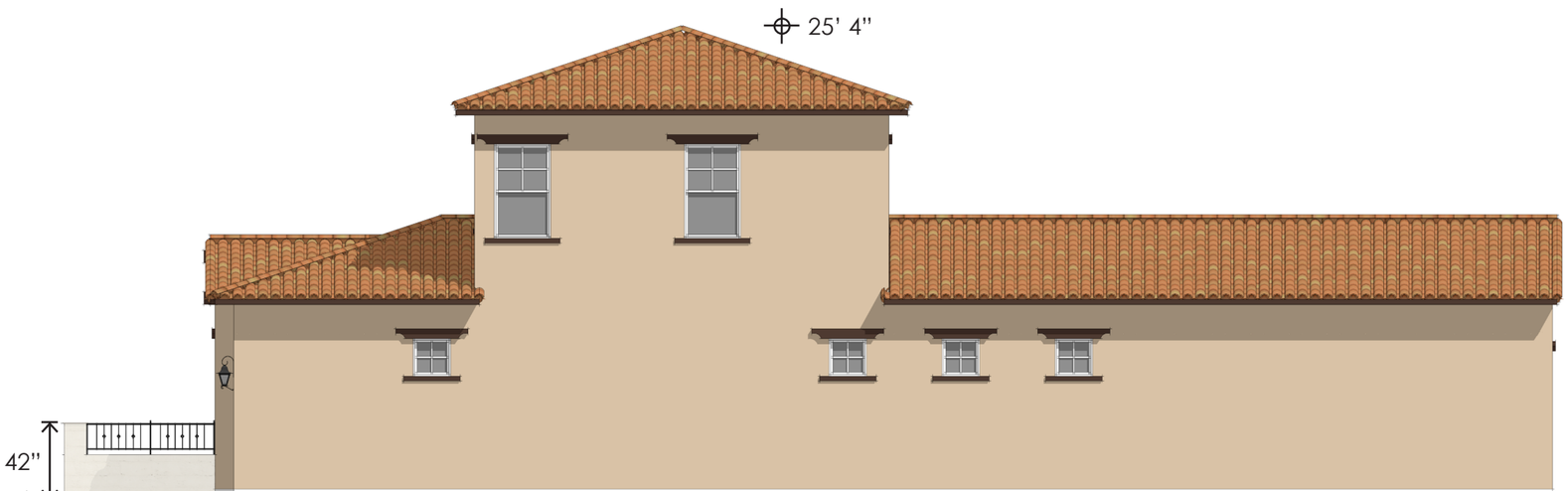
LEFT ELEVATION "A" (ACTIVE SIDE) SCALE = 1/8"



ROOF PLAN "A"
Not to Scale



RIGHT ELEVATION "A" (PASSIVE SIDE) SCALE = 1/8"

REAR ELEVATION "A" SCALE = 1/8"

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PC EXHIBIT E

Plan 2 - Elevation ‘B’ Hollywood

The “Sunset” Palette

SCALE = 1/4”

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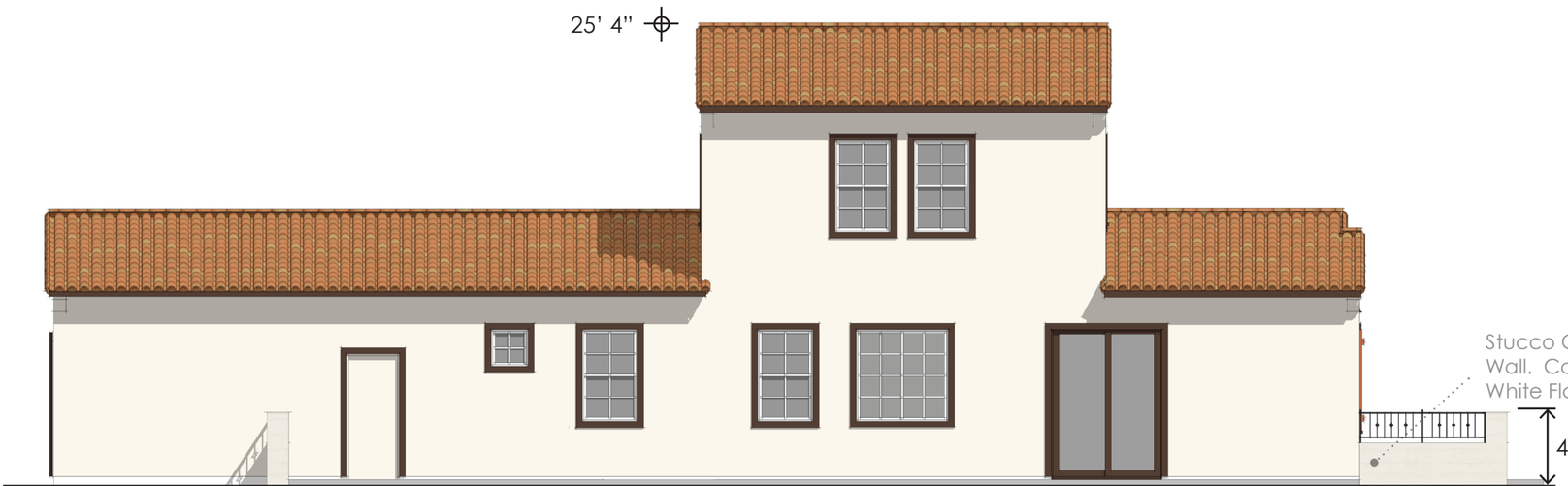
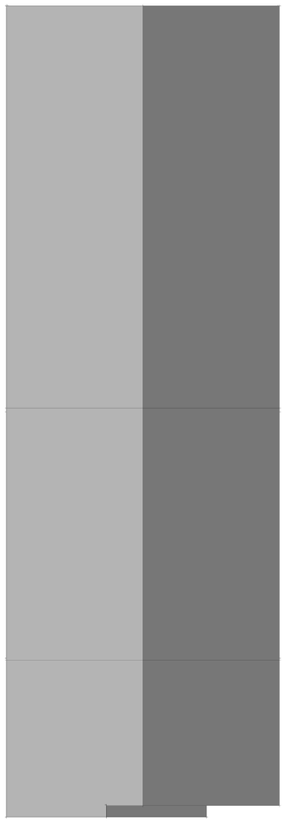
Plan 2 - Elevation 'B' Sides & Rear

THESE ELEVATIONS WILL ***NOT*** BE USED ON CORNER LOTS



LEFT ELEVATION "B" (ACTIVE SIDE) SCALE = 1/8"



ROOF PLAN "B"
Not to Scale

RIGHT ELEVATION "B" (PASSIVE SIDE) SCALE = 1/8"

REAR ELEVATION "B" SCALE = 1/8"

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Plan 2 - Elevation ‘C’ Santa Barbara

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The “Dunes” Palette

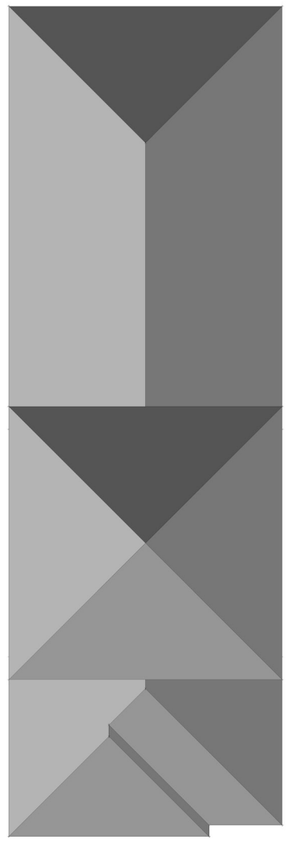
SCALE = 1/4”

PC EXHIBIT E

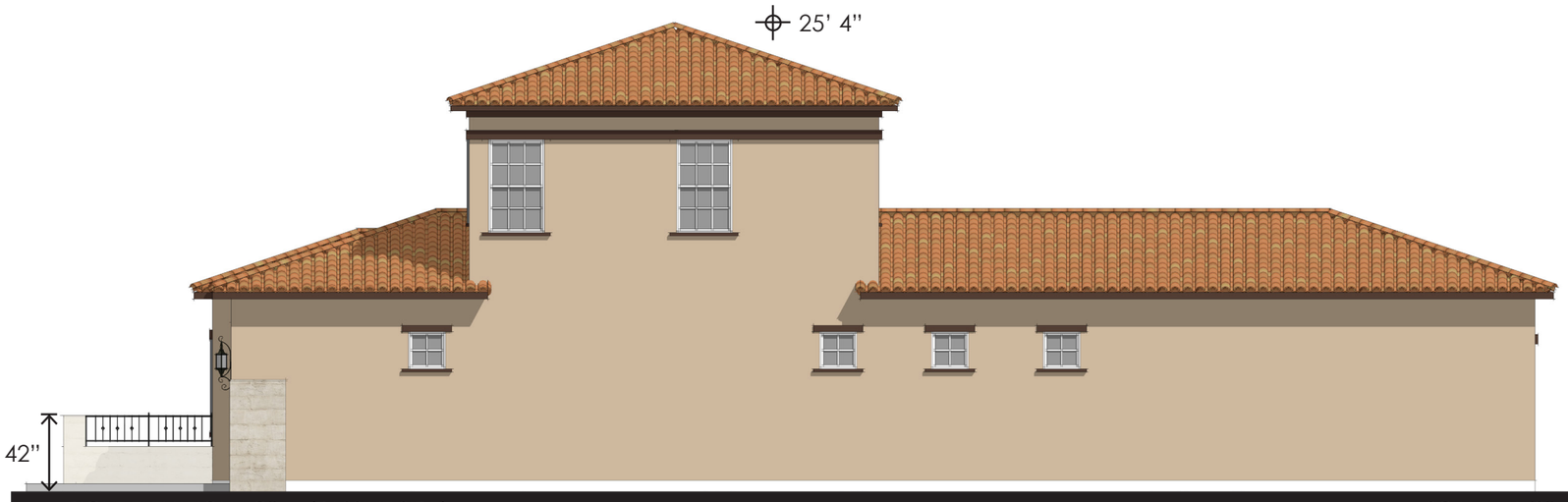
Plan 2 - Elevation 'C' Sides & Rear

THESE ELEVATIONS WILL ***NOT*** BE USED ON CORNER LOTS

LEFT ELEVATION "C" (ACTIVE SIDE) SCALE = 1/8"



ROOF PLAN "C"
Not to Scale



RIGHT ELEVATION "C" (PASSIVE SIDE) SCALE = 1/8"

REAR ELEVATION "C" SCALE = 1/8"

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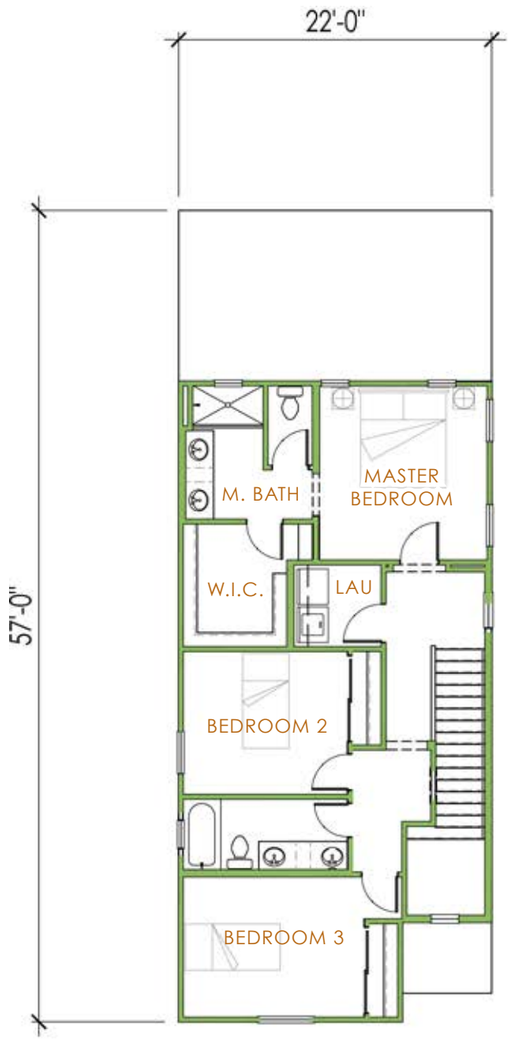
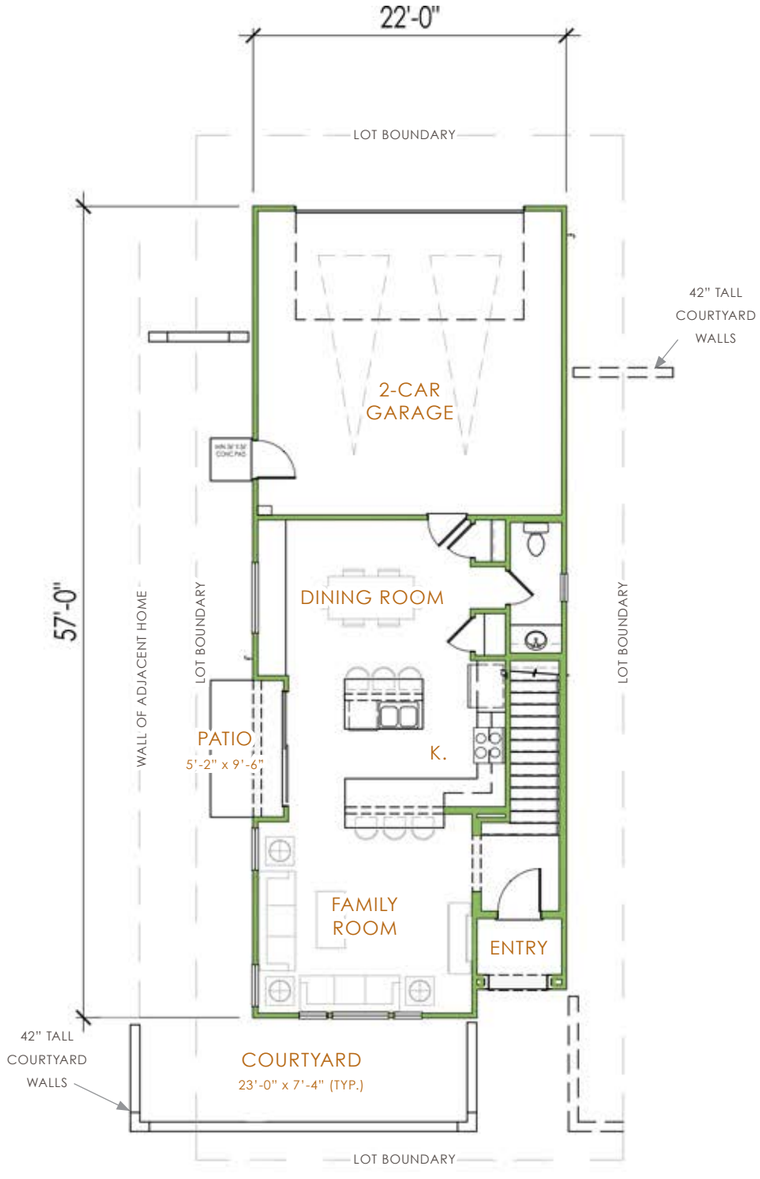
PC EXHIBIT E

Plan 3 - Floor Plan 1,565 SF



UPPER FLOOR

ELEVATION "A" SHOWN



MAIN FLOOR

ELEVATION "A" SHOWN

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Plan 3 - Elevation ‘A’ Hacienda

The “Dunes” Palette

SCALE = 1/4”

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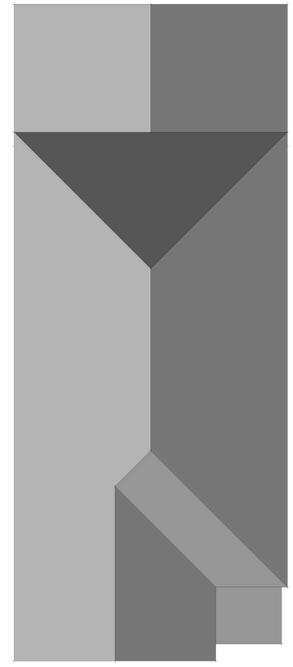
PC EXHIBIT E

Plan 3 - Elevation 'A' Sides & Rear

LEFT SIDE ELEVATION (WITH ENHANCEMENTS) WILL BE USED ON CORNER LOTS

LEFT ELEVATION "A" (ACTIVE SIDE - ENHANCED ELEVATION AT CORNER LOTS) SCALE = 1/8"



ROOF PLAN "A"
Not to Scale

RIGHT ELEVATION "A" (PASSIVE SIDE) SCALE = 1/8"

REAR ELEVATION "A" SCALE = 1/8"

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Plan 3 - Elevation 'B' Hollywood

The "Ravine" Palette

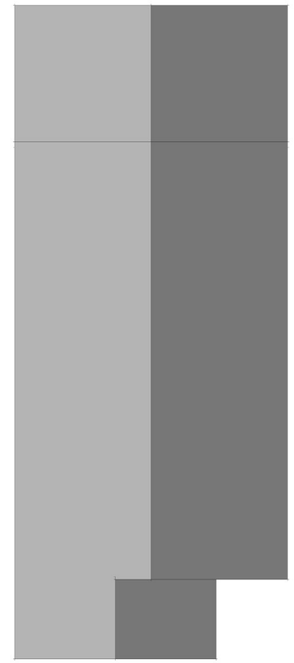
SCALE = 1/4"

PC EXHIBIT E

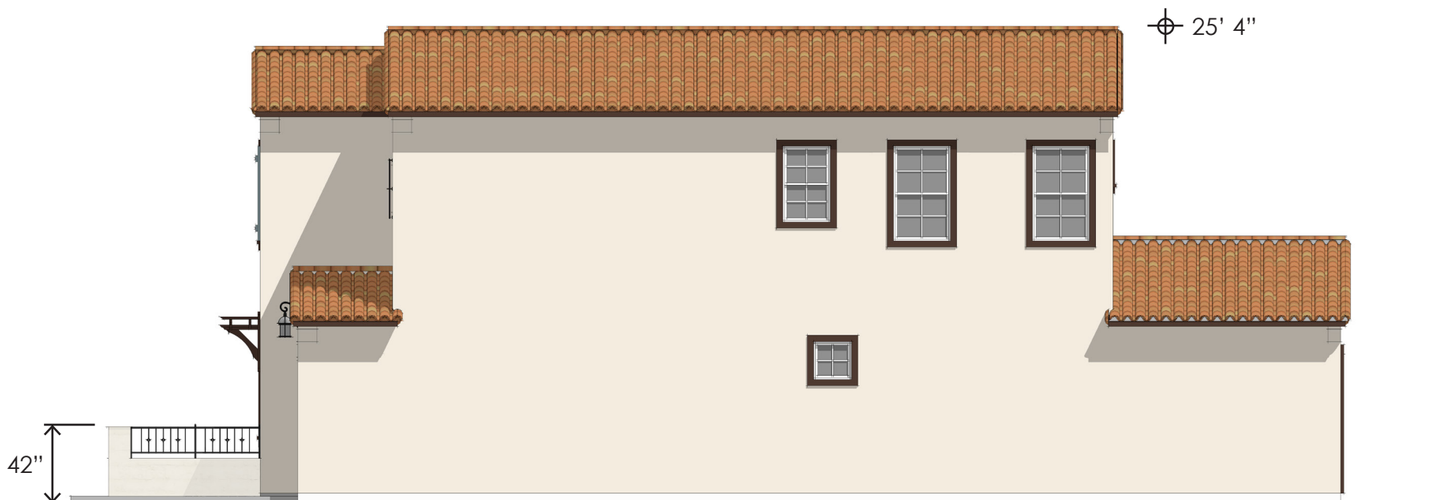
Plan 3 - Elevation 'B' Sides & Rear

THESE ELEVATIONS WILL ***NOT*** BE USED ON CORNER LOTS

LEFT ELEVATION "B" (ACTIVE SIDE) SCALE = 1/8"



ROOF PLAN "B"
Not to Scale



RIGHT ELEVATION "B" (PASSIVE SIDE) SCALE = 1/8"

REAR ELEVATION "A" SCALE = 1/8"

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Plan 3 - Elevation ‘C’ Santa Barbara

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The “Coastal” Palette

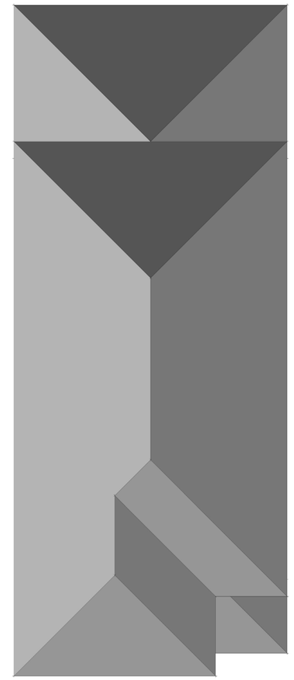
SCALE = 1/4”

PC EXHIBIT E

Plan 3 - Elevation ‘C’ Sides & Rear

THESE ELEVATIONS WILL ***NOT*** BE USED ON CORNER LOTS

LEFT ELEVATION “C” (ACTIVE SIDE) SCALE = 1/8”



ROOF PLAN “C”
Not to Scale

RIGHT ELEVATION “C” (PASSIVE SIDE) SCALE = 1/8”

REAR ELEVATION “A” SCALE = 1/8”

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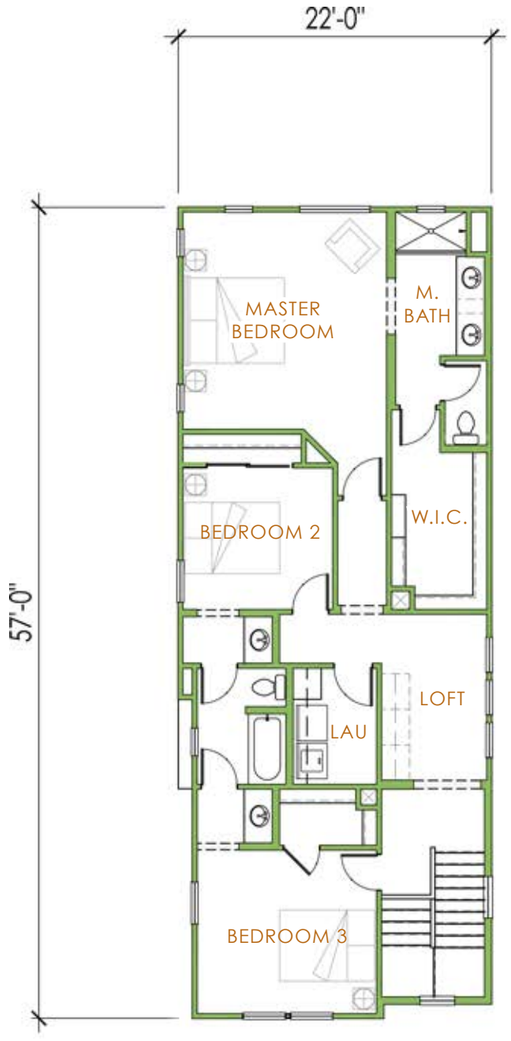
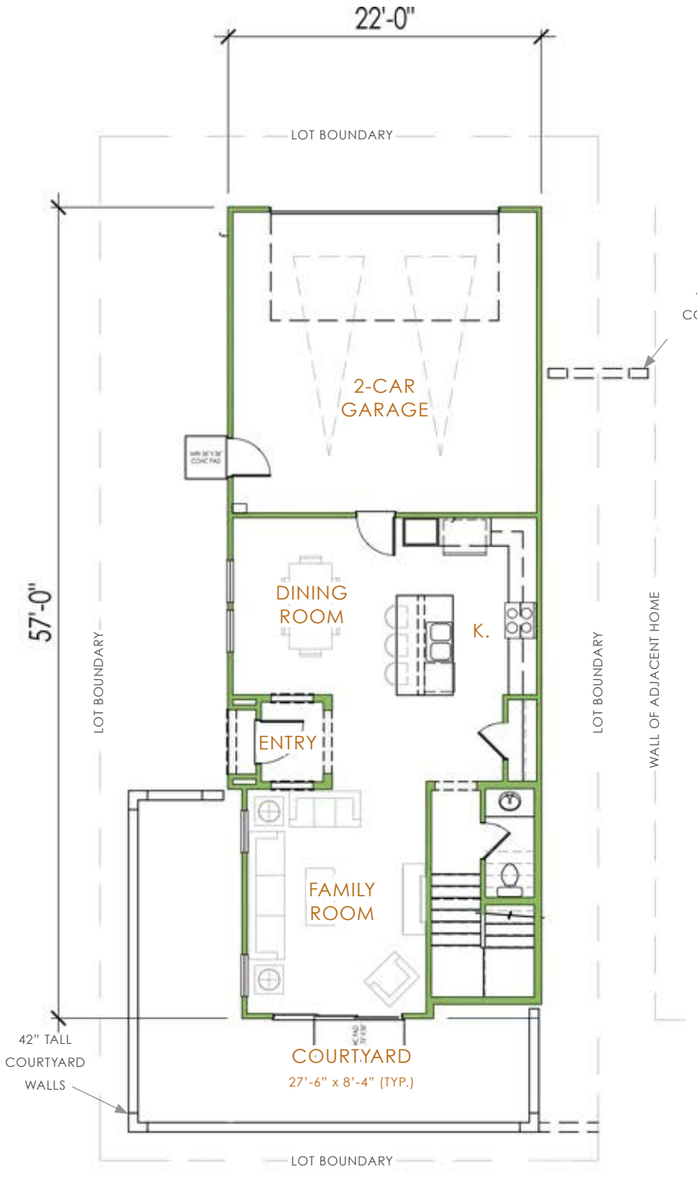
Plan 4 - Floor Plan 1,892 SF



UPPER FLOOR

ELEVATION "A" SHOWN



MAIN FLOOR

ELEVATION "A" SHOWN

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Plan 4 - Elevation 'A' Hacienda

The "Sunset" Palette

SCALE = 1/4"

PC EXHIBIT E

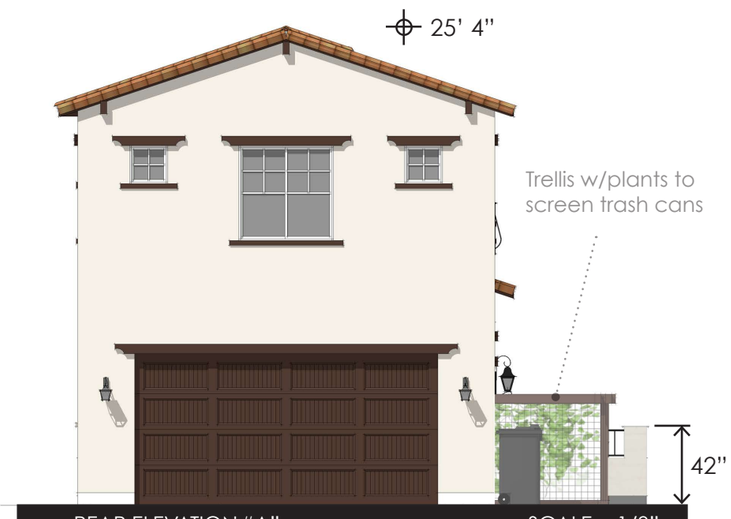
Plan 4 - Elevation ‘A’ Sides & Rear

LEFT SIDE ELEVATION WILL BE USED ON CORNER LOTS

LEFT ELEVATION “A” (ACTIVE SIDE - ENHANCED ELEVATION AT CORNER LOTS) SCALE = 1/8”

ROOF PLAN “A”
Not to Scale

RIGHT ELEVATION “A” (PASSIVE SIDE) SCALE = 1/8”



REAR ELEVATION “A” SCALE = 1/8”

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Plan 4 - Elevation ‘B’ Hollywood

The “Strata” Palette

SCALE = 1/4”

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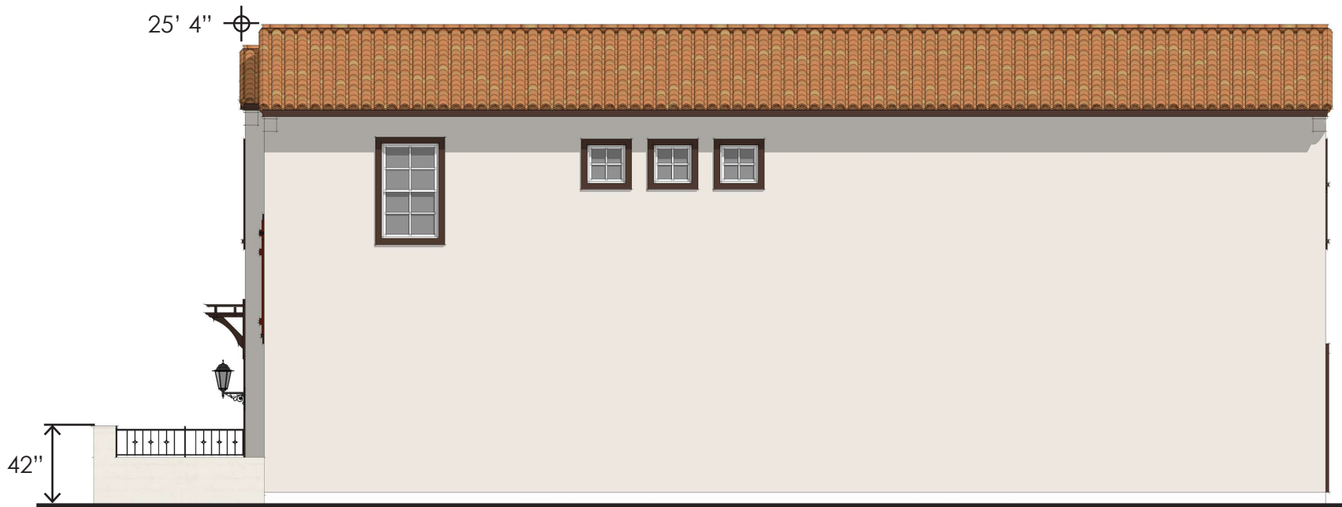
Plan 4 - Elevation ‘B’ Sides & Rear

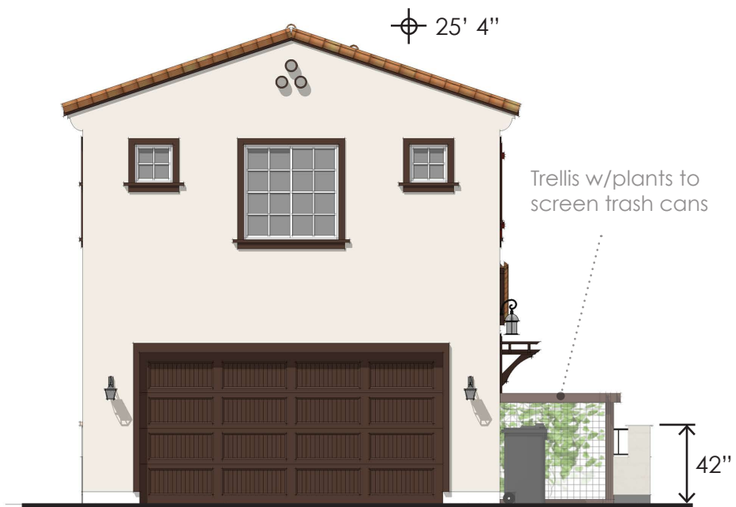
LEFT SIDE ELEVATION WILL BE USED ON CORNER LOTS

LEFT ELEVATION “B” (ACTIVE SIDE - ENHANCED ELEVATION AT CORNER LOTS) SCALE = 1/8”

ROOF PLAN “B”
Not to Scale



RIGHT ELEVATION “B” (PASSIVE SIDE) SCALE = 1/8”



REAR ELEVATION “B” SCALE = 1/8”

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Plan 4 - Elevation ‘C’ Santa Barbara

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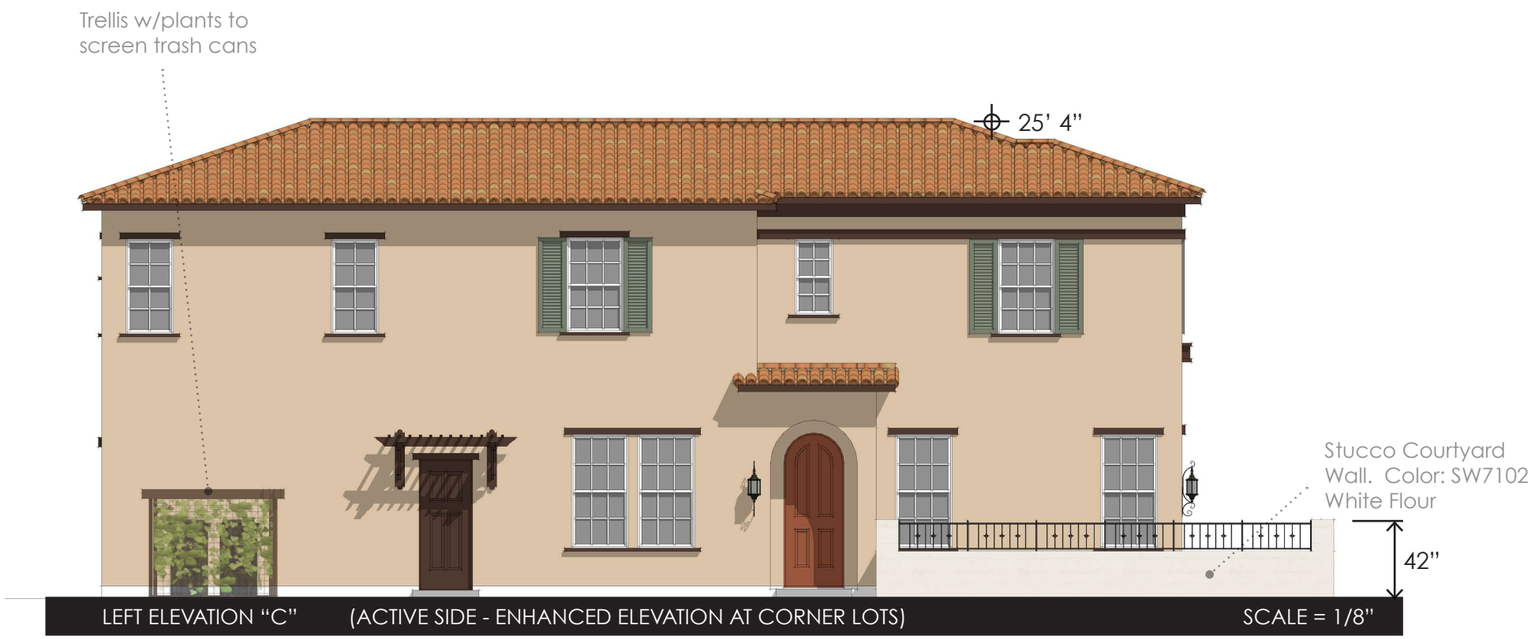
The “Canyon” Palette

SCALE = 1/4”

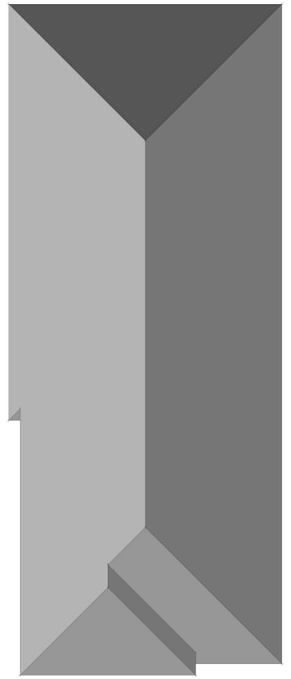
PC EXHIBIT E

Plan 4 - Elevation ‘C’ Sides & Rear

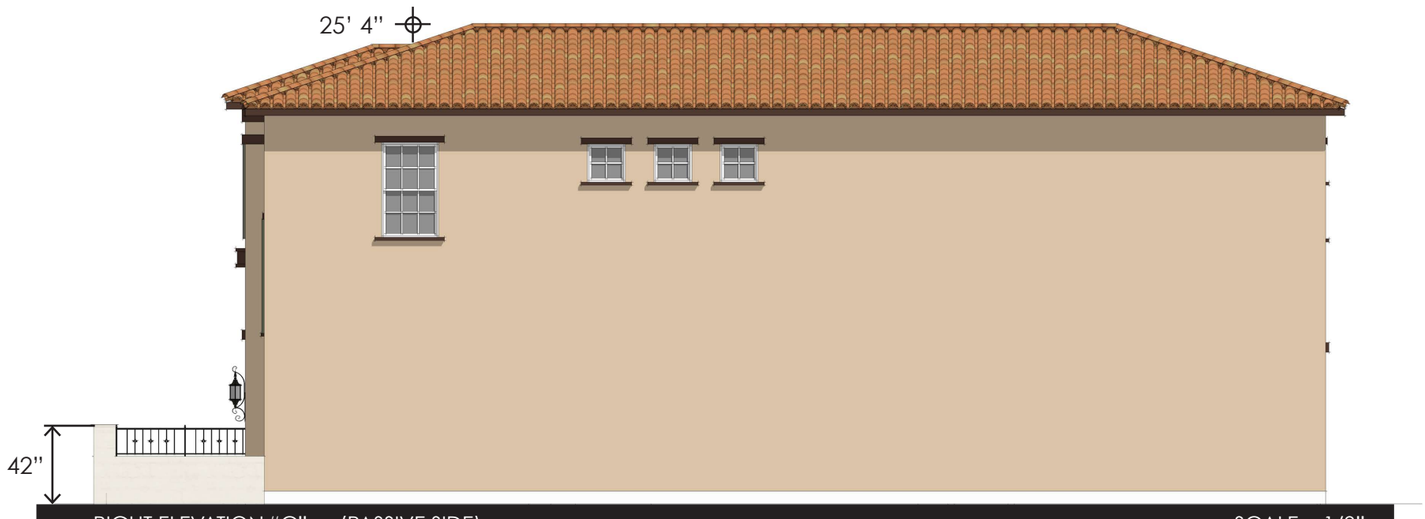
LEFT SIDE ELEVATION WILL BE USED ON CORNER LOTS



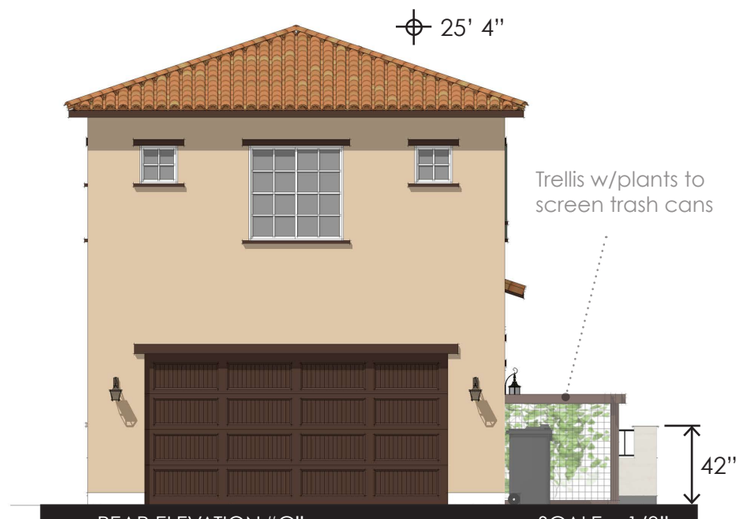
LEFT ELEVATION “C” (ACTIVE SIDE - ENHANCED ELEVATION AT CORNER LOTS) SCALE = 1/8”



ROOF PLAN “C”
Not to Scale



RIGHT ELEVATION “C” (PASSIVE SIDE) SCALE = 1/8”



REAR ELEVATION “C” SCALE = 1/8”

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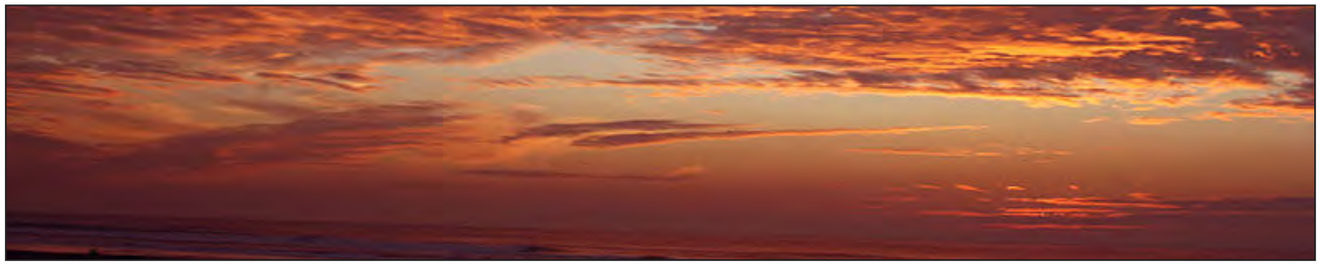
Color Palettes

Roofing: Boral Espana 600
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

The SUNSET PALETTE



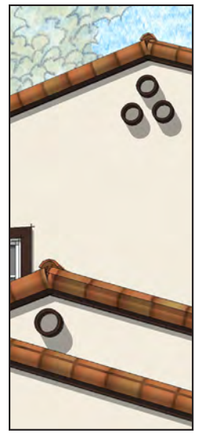
BODY
SW 6112
Biscuit

SHUTTERS
SW 0007
Decorous Amber

DOORS
SW 2838
Polished Mahogany

TRIM
SW 7027
Well Bred Brown

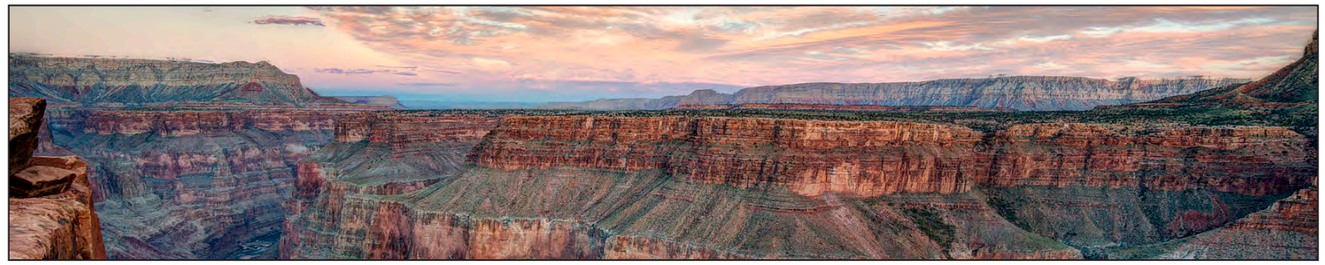
Boral Cultured Stone (Santa Barbara style only)
French Gray
Cast Fit



Color Palettes

Roofing: Boral Espana 600
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

The CANYON PALETTE



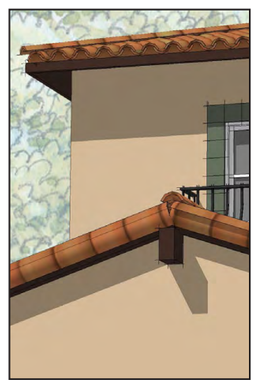
BODY
SW 7696
Toasted Pine Nut

SHUTTERS
SW 6186
Dried Thyme

DOORS
SW 2803
Rookwood Terra Cotta

TRIM
SW 7027
Well Bred Brown

Boral Cultured Stone (Santa Barbara style only)
French Gray
Cast Fit



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Color Palettes

Roofing: Boral Espana 600
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

The COASTAL PALETTE

BODY
SW 7565
Oyster Bar

SHUTTERS
SW 6220
Interesting Aqua

DOORS
SW 2815
Renwick Olive

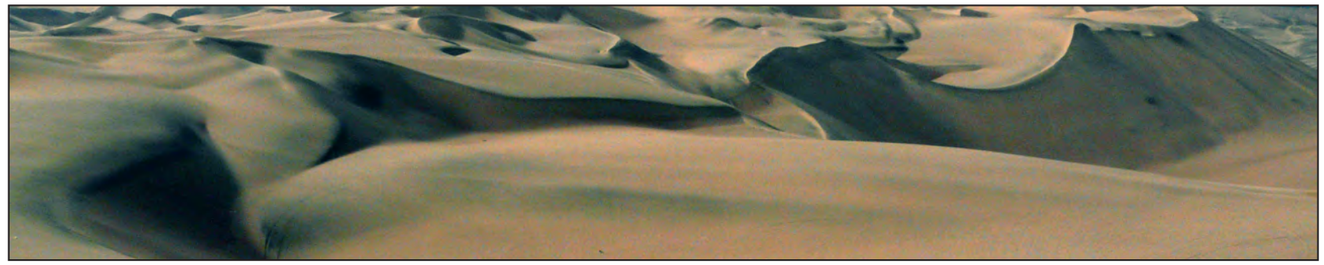
TRIM
SW 7027
Well Bred Brown

Boral Cultured Stone (Santa Barbara style only)
French Gray
Cast Fit

Color Palettes

Roofing: Boral Espana 600
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

The DUNES PALETTE



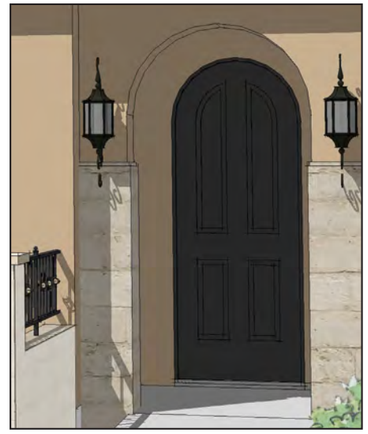
BODY
SW 6107
Nomadic Desert

SHUTTERS
SW 6249
Storm Cloud

DOORS
SW 7062
Rock Bottom

TRIM
SW 7027
Well Bred Brown

Boral Cultured Stone (Santa Barbara style only)
French Gray
Cast Fit



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LENNAR®

Color Palettes

Roofing: Boral Espana 600
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

The RAVINE PALETTE

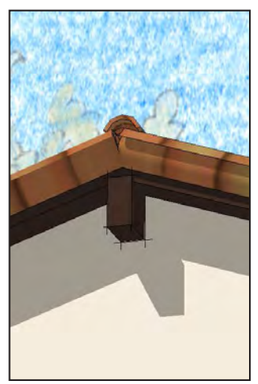
BODY
SW 7562
Roman Column

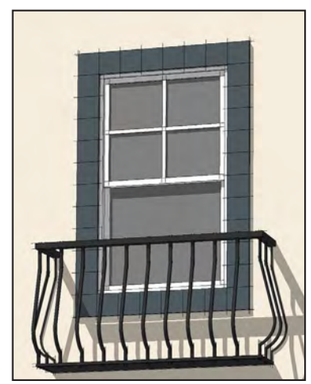
SHUTTERS
SW 6242
Bracing Blue

DOORS
SW 6117
Smoky Topaz

TRIM
SW 7027
Well Bred Brown

Boral Cultured Stone (Santa Barbara style only)
French Gray
Cast Fit





Color Palettes

Roofing: Boral Espana 600
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

The STRATA PALETTE

BODY
SW 7551
Greek Villa

SHUTTERS
SW 6335
Fired Brick

DOORS
SW 6362
Tigereye

TRIM
SW 7027
Well Bred Brown

Boral Cultured Stone (Santa Barbara style only)
French Gray
Cast Fit

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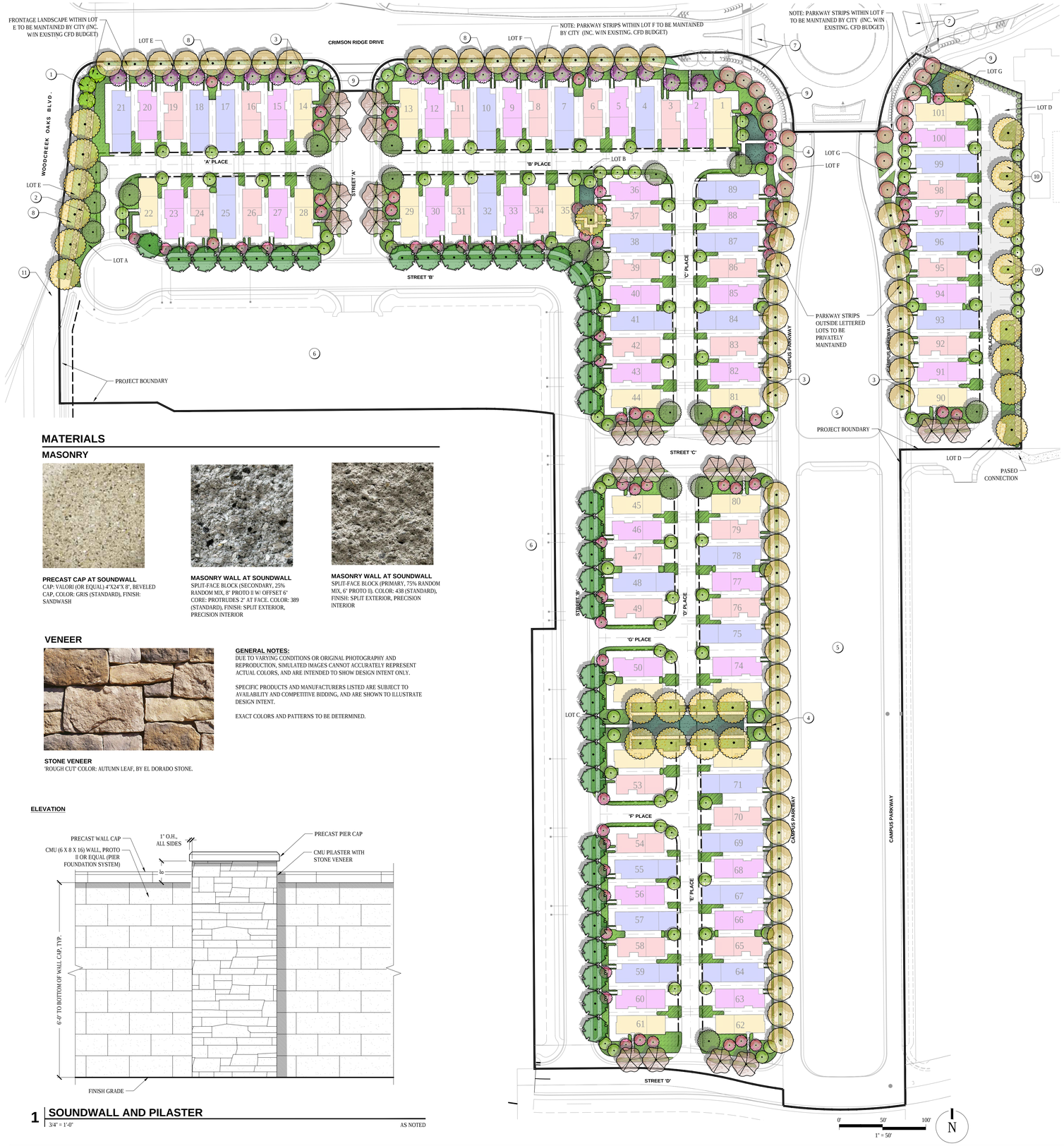


MATERIALS

MASONRY

PRECAST CAP AT SOUNDWALL
CAP: VALORI (OR EQUAL) 4"X24"X 8", BEVELED CAP, COLOR: GRIS (STANDARD), FINISH: SANDWASH

MASONRY WALL AT SOUNDWALL
SPLIT-FACE BLOCK (SECONDARY, 25% RANDOM MIX, 8" PROTO II W/ OFFSET 6" CORE: PROTRUDES 2" AT FACE. COLOR: 389 (STANDARD), FINISH: SPLIT EXTERIOR, PRECISION INTERIOR

MASONRY WALL AT SOUNDWALL
SPLIT-FACE BLOCK (PRIMARY, 75% RANDOM MIX, 6" PROTO II). COLOR: 438 (STANDARD), FINISH: SPLIT EXTERIOR, PRECISION INTERIOR

VENEER

GENERAL NOTES:
DUE TO VARYING CONDITIONS OR ORIGINAL PHOTOGRAPHY AND REPRODUCTION, SIMULATED IMAGES CANNOT ACCURATELY REPRESENT ACTUAL COLORS, AND ARE INTENDED TO SHOW DESIGN INTENT ONLY.

SPECIFIC PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO AVAILABILITY AND COMPETITIVE BIDDING, AND ARE SHOWN TO ILLUSTRATE DESIGN INTENT.

EXACT COLORS AND PATTERNS TO BE DETERMINED.

STONE VENEER
'ROUGH CUT' COLOR: AUTUMN LEAF, BY EL DORADO STONE.

ELEVATION

1 SOUNDWALL AND PILASTER
3/4" = 1'-0" AS NOTED

PRELIMINARY PLANT LEGEND

ACCENT TREES
SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES IN THE PATIO SPACES OR IN TIGHTER PLANTING BEDS AS AN ARCHITECTURAL ACCENT.
CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD 15 GAL
WUCOLS (L), 25'-35' H/W
CHIONANTHUS RETUSUS / CHINESE FRINGE TREE 15 GAL
WUCOLS (M), 15'-20' H X 20'-25' W
CORNUS KOUSA / KOUSA DOGWOOD 15 GAL
WUCOLS (M), 25' H X 20'-25' W
ERIOBOTRYA DEFLEXA / BRONZE LOQUAT 15 GAL
WUCOLS (L), 15'-20' H/ W
LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE 15 GAL
WUCOLS (L), 15'-20' H X 15' W

COLUMNAR SHADE TREES
COLUMNAR SHADE TREES IN TIGHER LOCATIONS.
ACER GINNALA / AMUR MAPLE 15 GAL.
WUCOLS (M), 15'-20' H/W
NYSSA SYLVATICA / SOUR GUM 15 GAL.
WUCOLS (M), 30'-50' H X 15'-25' W
QUERCUS ROBUR 'REGAL PRINCE' / REGAL PRINCE ENGLISH OAK 15 GAL.
WUCOLS (M), 50' H X 20'-25' W

FOUNDATION SHRUBS
LARGE, EVERGREEN SHRUBS USED AS A BACKDROP AND FOR SCREENING.
ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE 5 GAL.
WUCOLS (L), 6'-8' H X 5'-6' W
COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER 5 GAL.
WUCOLS (M), 6'-8' H X 6'-12' W
DODONAEA VISCOSA 'PURPUREA' / PURPLE LEAFED HOPSEED BUSH 5 GAL.
WUCOLS (L), 10'-12' H X 6'-8' W
FEIJOA SELLOWIANA / PINEAPPLE GUAVA 5 GAL.
WUCOLS (L), 10'-15' H/ W
LAURUS NOBILIS 'SARATOGA' / SWEET BAY 5 GAL.
WUCOLS (L), 20-30' H X 15'-25' W
LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET 5 GAL.
WUCOLS (L), 8'-10' H X 4'-6' W
OSMANTHUS FRAGRANS / SWEET OLIVE 5 GAL.
WUCOLS (M), 10' H X 6'-8' W
PHOTINIA X FRASERI / PHOTINIA 5 GAL.
WUCOLS (M), 8'-12' H X 8'-10' W
PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE 5 GAL.
WUCOLS (L), 6'-8' H X W
PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM / BRIGHT 'N TIGHT CAROLINA LAUREL 5 GAL.
WUCOLS (L), 8'-10' H X 6'-10' W

VINES
MIX OF EVERGREN AND DECIDIOUS VINES, PLANTED ON MASONRY SCREEN WALLS OR TRELLISES
FICUS PUMILA / CREEPING FIG 5 GAL.
WUCOLS (M)
PARTHENOCISSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY 5 GAL.
WUCOSL (M)

INTERIOR PLANTING
ENHANCED PLANTING ADJACENT TO ARCHITECTURE. TIGHTER PLANT SPACING AND CONTRASTING FORM AND TEXTURE. GENERALLY ONE GALLON PLANTING AT 18-32" O.C., WITH 20-30% TWO GALLON OR FIVE GALLON PLANTINGS LIKELY.
BUXUS SUFFRUTICOSA / BOXWOOD 1 GAL.
WUCOLS (M), 1'-2' H/W
DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY 1 GAL.
WUCOLS (L), 18"-24" H/W
ILEX CRENATA 'STOKES' / JAPANESE HOLLY 5 GAL.
WUCOLS (L), 6'-8' H X 2'-3' W
LOROPETALUM C. RUB.'FIRE DANCE' / PURPLE LEAF FRINGE FLOWER 5 GAL.
WUCOLS (M), 3'-6' H/W
OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE 15 GAL.
WUCOLS (L)
PHORMIUM T. 'MAORI MAIDEN' / TRICOLOR NEW ZEALAND FLAX 1 GAL.
WUCOLS (M)
PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE 5 GAL.
WUCOLS (L), 6'-8' H X W
PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL 5 GAL.
RHAPHIOLEPIS UMBELLATA 'PINKIE' / PINK INDIAN HAWTHORNE 1 GAL.
WUCOLS (L), 2'-3' H/W
ROSA X 'FLOWER CARPET WHITE' / ROSE 2 GAL.
WUCOLS (M), 2'-2.5' H X 3' W
ROSMARINUS OFFICINALIS 'INGRAMII' / ROSEMARY 1 GAL.
WUCOLS (L), 2'-3' H, 3'-4' W

ALLEY SHRUBS AND GROUNDCOVER
SHRUBS AND GROUNDCOVER TO COMPLIMENT AND PROVIDE SCALE TO THE ARCHITECTURE WHILE MAINTAINING A CONSISTENT LOOK AND EASY VISIBILITY.
CALLISTEMON VIMINALIS 'BETTER JOHN' / DWARF WEEPING BOTTLE BRUSH 1 GAL.
WUCOSL (L), 2'-3' H X 3' W
CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE 1 GAL.
WUCOLS (L), 2-2.5' H X 4'-6' W
COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER 1 GAL.
WUCOLS (L), 1' H X 12' W
DIETES VEGETA / AFRICAN IRIS 1 GAL.
WUCOSL (L), 2'-3' H/ W
ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY 1 GAL.
WUCOLS (UN), 6'-8' H 2'-3' W
PITTOSPORUM TOBIRA 'VARIEGATA DWARF' / DWARF VARIEGATED MOCK ORANGE 1 GAL.
WUCOLS (M), 2'-3' H X 3'-5' W
PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW 1 GAL.
WUCOLS (M), 8'-10' H X 3'-4' W
RHAPHIOLEPIS UMBELLATA 'MINOR' / YEDDA HAWTHORN 1 GAL.
WUCOLS (L), 2'-3' H/W
RHAPHIOLEPIS UMBELLATA 'PINKIE' / PINK INDIAN HAWHORNE 1 GAL.
WUCOLS (L), 2'-3' H/W
ROSMARINUS OFFICINALIS 'INGRAMII' / ROSEMARY 1 GAL.
WUCOLS (L), 2'-3' H, 3'-4' W
TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE 1 GAL.
WUCOLS (M), 1'-2' H X 10'-15' W

STREETSCAPE SHRUBS AND GROUNDCOVER
MEDIUM TO LOW SHRUBS, WITH GROUNDCOVERS (SEE BELOW) IN LARGER AREAS THAT MATCH EXISTING STREET PLANTINGS.
CALLISTEMON VIMINALIS 'BETTER JOHN' / DWARF WEEPING BOTTLE BRUSH 1 GAL.
WUCOSL (L), 2'-3' H X 3' W
CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE 1 GAL.
WUCOLS (L), 2-2.5' H X 4'-6' W
COTONEASTER DAMMERI 'LOWFAST' / BEARBERRY COTONEASTER 1 GAL.
WUCOLS (L), WUCOLS (L), 1' H X 12' W
DIETES VEGETA / AFRICAN IRIS 1 GAL.
WUCOSL (L), 2'-3' H/ W
ESCALLONIA FRADESII / ESCALLONIA 1 GAL.
WUCOLS (M), 5'-6' H/ W
GREVILLEA X 'NOELLII' / GREVILLEA 1 GAL.
WUCOLS (L) 4'H/W
JUNIPERUS CONFERTA 'COMPACTA' / SHORE JUNIPER 1 GAL.
WUCOLS (L), 12"-18" H X 4' W
RHAPHIOLEPIS UMBELLATA 'MINOR' / YEDDA HAWTHORN 1 GAL.
WUCOLS (L), 2'-3' H/W

GROUNDCOVER
SPREADING EVERGREEN PLANTS,MEDIUM AND LOW WATER USE. PRIMARILY SELECTED FOR HARDINESS, SOME FLOWERING. USED AS FOREGROUND FOR MIXED PLANTING.
COPROSMA KIRKII / CREEPING MIRROR PLANT 1 GAL.
WUCLS (L), 1'-2' H X 6' W
FESTUCA MAIREI 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE 1 GAL.
WUCOLS (L)
JUNIPERUS HORIZONTALIS VARS. / CREEPING JUNIPER 1 GAL.
WUCOLS (L), 12"-18" H X 4' W
ROSA X 'FLOWER CARPET CORAL' / ROSE 1 GAL.
WUCOLS (M)2-1/2'-3' H/W
ROSMARINUS OFF.'HUNTINGTON CARPET' / H. CARPET ROSEMARY 1 GAL.
WUCOLS (L), 1'-2' H X 8' W
TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE 1 GAL.
WUCOLS (M), 1'-2' H X 10'-12' W
TRACHELOSPERMUM JASMINOIDES / STAR JASMINE 1 GAL.
WUCOLS (M), 1'-2' H X 10'-15' W

TURF
TURF / 90% DWARF FESCUE / 10% KENTUCKY BLUE. SOD
WUCOLS (H)

PRELIMINARY STREET TREE LEGEND

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
	ACE ARM	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE WUCOLS (M)	24" BOX	16
	ACE FRA	ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE WUCOLS (M), PRIMARY TREE AT ROSEVILLE PARKWAY, GOOD NEAR WATER QUALITY SWALES	15 GAL.	22
	GIN FAI	GINKGO BILOBA 'FAIRMONT' / MAIDENHAIR TREE	24" BOX	3
	PIS KEI	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE WUCOLS (L), PRIMARY TREE ON CRIMSON RIDGE DR.	15 GAL.	56
	PLA COL	PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE WUCOLS (L)	24" BOX	24
	PRU SER	PRUNUS SERRULATA / JAPANESE FLOWERING CHERRY WUCOLS (M), CRIMSON RIDGE SECONDARY TREE	15 GAL.	20
	QUE WIS	QUERCUS WISLIZENII / INTERIOR LIVE OAK WUCOLS (VL), SECONDARY TREE ALONG WOODCREEK OAKS BLVD., MIN. 6' FROM HARDSCAPE W/O ROOT BARRIER	24" BOX	18
	ULM ACC	ULMUS X 'ACCOLADE' / ACCOLADE ELM WUCOLS (M), STREET TREE	15 GAL.	38

(NOTE: STREET TREES ARE IDENTIFIED BY SPECIES AND ALIGN WITH CAMPUS OAKS DESIGN GUIDELINES AND STREETSCAPE PRECEDEN WITHIN THE PLANNING AREA)

KEYNOTES

1. PROJECT ENTRY WITH ENHANCED PLANTING (PER CAMPUS OAKS DESIGN GUIDELINES)
2. MASONRY SOUND WALL WITH DECORATIVE STONE PILASTERS SPACED PER CAMPUS OAKS DESIGN GUIDELINES (SEE DETAIL L1.1/ 1)
3. VINYL FENCING AT SIDE YARDS, TYPICAL (SEE DETAIL L1.2/4)
4. PEDESTRIAN ACCESS TO COMMUNITY
5. FUTURE PARK BY OTHERS
6. FUTURE RESIDENTIAL AREA
7. EXISTING STREETSCAPE PLANTING
8. NEW STREETSCAPE PLANTING TO MATCH EXISTING PER CAMPUS OAKS DESIGN GUIDELINES
9. ENHANCED PLANTING AT PRIMARY AND SECONDARY ENTRANCES
10. AREA USED FOR SHADE CALCULATIONS
11. FUTURE BIKE PATH (NOT A PART OF THIS PROJECT)

IRRIGATION DESIGN STATEMENT

IRRIGATION SYSTEM WILL CONFORM TO THE CITY'S WATER USE ORDINANCE. HOA MAINTAINED PASEOS, ALLEYS, AND COMMON AREAS WILL BE CONTROLLER WILL BE "SMART" WITH SELF-ADJUSTING PROGRAMS BASED ON LOCAL WEATHER CONDITIONS. HYDROZONES WILL BE BASED ON EXPOSURE, PLANT WATER REQUIREMENTS AND EMISSION TYPE. IRRIGATION EMISSION SYSTEM WILL GENERALLY CONSIST OF:

- HARD PIPED DRIP OR BUBBLERS TO LARGE SHRUBS IN LINEAR ARRANGEMENTS,
- POP-UP HEADS WITH MULTI-STREAM, MULTI-TRAJECTORY ROTATING NOZZLES FOR TURF AND GROUND COVER AREAS GREATER THAN 10' WIDE, SET BACK 2' FROM HARDSCAPE,
- DRIP IRRIGATION FOR SHRUB AND GROUNDCOVER AREAS LESS THAN 10' IN WIDTH

ALL AREAS TO BE CITY MAINTAINED (AS NOTED ABOVE), SHALL BE CONSTRUCTED TO CITY PARKS CONSTRUCTION STANDARDS AND SHALL BE SEPARATED FROM PRIVATELY MAINTAINED AREAS.

PARKING AREA SHADE CALCULATIONS (PER CITY OF ROSEVILLE DESIGN GUIDELINES)

Parking Lot Shade Calculations	Project:	18028A
Campus Oaks- 11, 13, 14 & 16	Date:	8/28/2018

	25%	50%		100%	Total
Qty. 35' Diameter Trees	4	4			
sub total of shade at 962 sf for 100% canopy	*960*	*1924*		*0*	*2,884*
Qty. 30' Diameter Trees					
sub total of shade at 706 sf for 100% canopy	*0*	*0*		*0*	*-*
Qty. 25' Diameter Trees					
sub total of shade at 491sf for 100% canopy	*0*	*0*		*0*	*-*
Qty. 20' Diameter Trees		7			
sub total of shade at 314sf for 100% canopy	*0*	*1099*		*0*	*1,099*
				Total Shade Provided	*3,983*
				Total Parking Area	*6,470*
				Percent Shaded	*62%*

BOUNDARY OF PAVED AREA TO BE SHADED: INCLUDES PARKING STALLS AND BACKUP AREAS; EXCLUDES DRIVEWAYS AND LOADING AREAS

(SPECIES LISTED ARE REPRESENTATIVE AND NOT EXCLUSIVE; FINAL SELECTION TO CONFORM TO CAMPUS OAKS & CAMPUS OAKS TOWN CENTER DESIGN GUIDELINES)
QUANTITIES ARE NOT EXACT: PLANS ARE PRELIMINARY AND PLANTING (SHRUBS, GROUNDCOVER, ETC) IS SHOWN GRAPHICALLY: ESTIMATORS ARE ADVISED THAT INDIVIDUAL PLANTS MAY BE SMALLER THAN SHOWN AT THIS PRELIMINARY PLANNING LEVEL, AND QUANTITIES THEREFORE MAY BE GREATER.

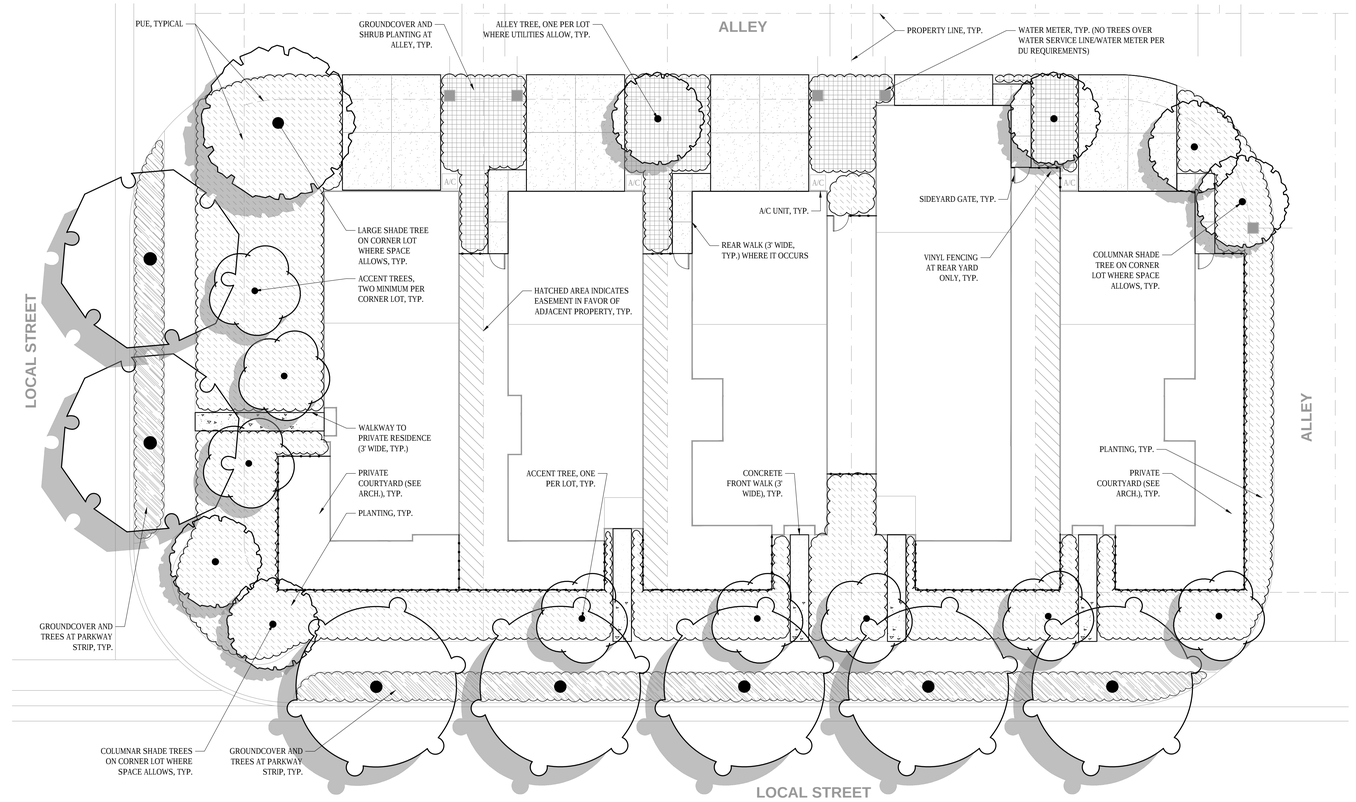
CITY OF ROSEVILLE APPROVAL

Roach & Campbell

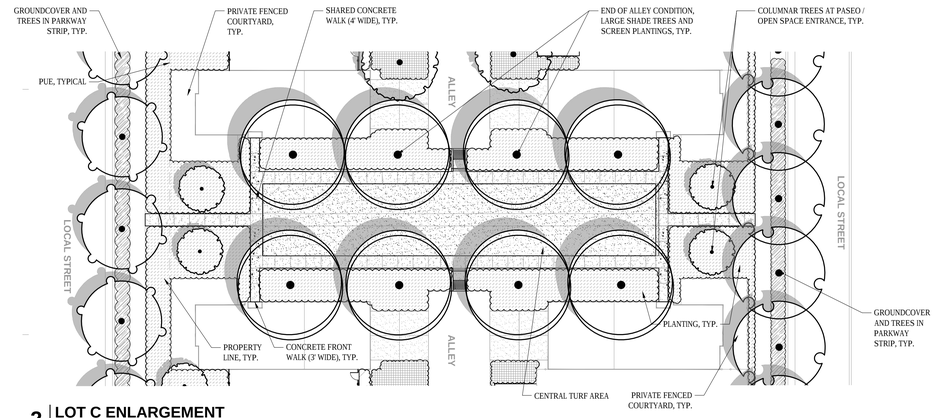
DECEMBER 2018
ROSEVILLE, CA
BBC ROSEVILLE OAKS, LLC

CAMPUS OAKS- 11, 13, 14, 16
PRELIMINARY LANDSCAPE OVERALL PLAN

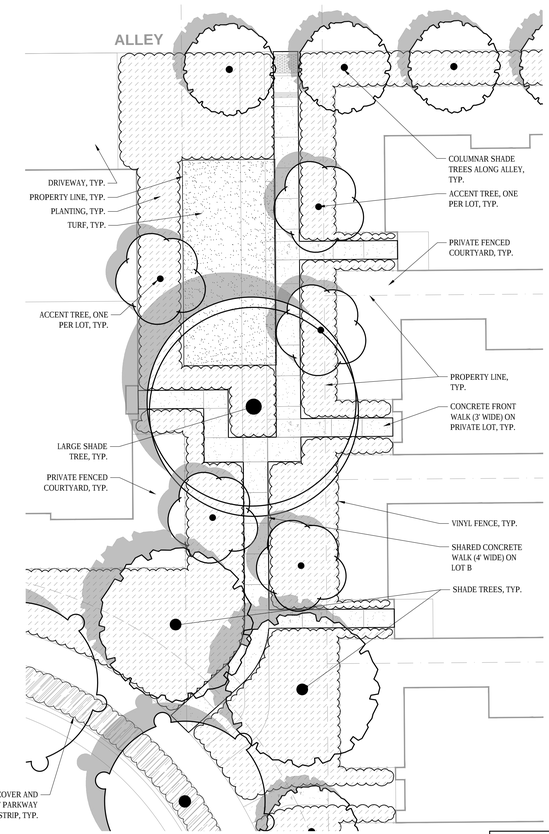
L1.1



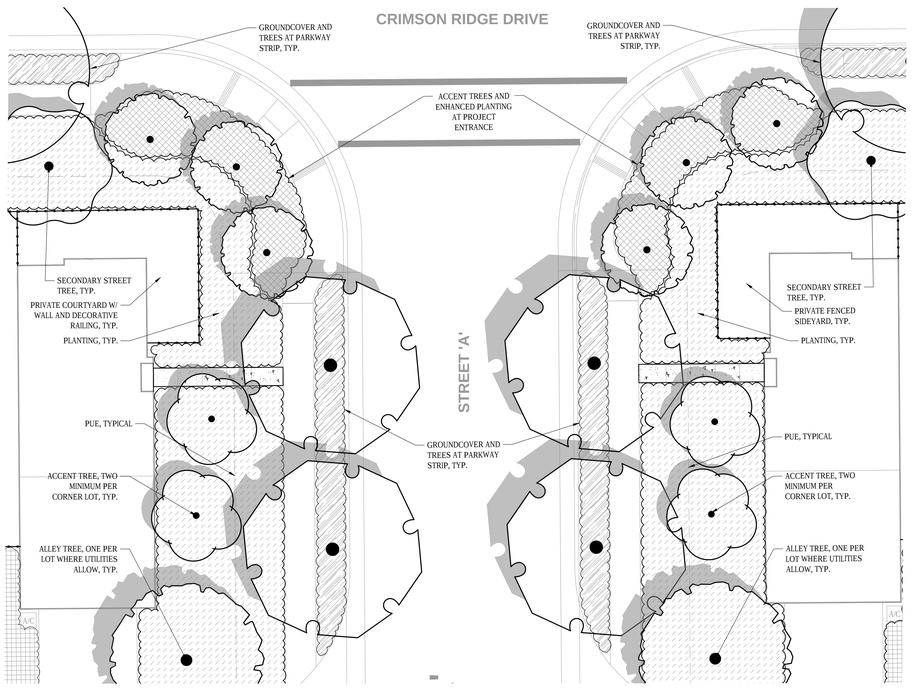
1 | PRODUCTION TYPICAL ENLARGEMENT
1"= 10'-0" PLAN



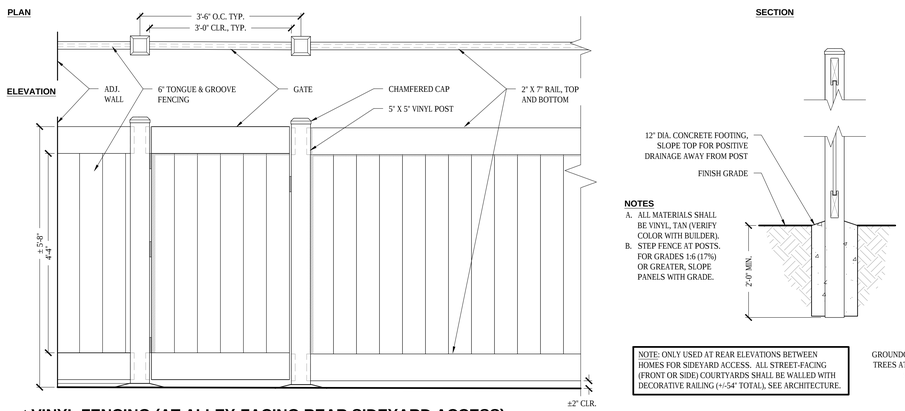
2 | LOT C ENLARGEMENT
1"= 20'-0" PLAN



5 | LOT B ENLARGEMENT
1"= 10'-0" PLAN



3 | COMMUNITY ENTRY ENLARGEMENT
1"= 10'-0" PLAN



4 | VINYL FENCING (AT ALLEY-FACING REAR SIDEYARD ACCESS)
3/4" = 1'-0" AS NOTED

NOTES
A. ALL MATERIALS SHALL BE VINYL, TAN (VERIFY COLOR WITH BUILDER).
B. STEP FENCE AT POSTS. FOR GRADES 1:6 (17%) OR GREATER, SLOPE PANELS WITH GRADE.

NOTE: ONLY USED AT REAR ELEVATIONS BETWEEN HOMES FOR SIDEYARD ACCESS. ALL STREET-FACING (FRONT OR SIDE) COURTYARDS SHALL BE WALLED WITH DECORATIVE RAILING (+/-54" TOTAL), SEE ARCHITECTURE.

CITY OF ROSEVILLE APPROVAL

Roach & Campbell

DECEMBER 2018
ROSEVILLE, CA
BBC ROSEVILLE OAKS, LLC

CAMPUS OAKS- 11, 13, 14, 16
PRELIMINARY LANDSCAPE ENLARGEMENTS

L1.2

TABLE 3-1: HPCO Project Area Land Use Summary

Land Use	Gross Acres	Building Square Feet (sf)					Dwelling Units (du)		
		Existing	Future	Total Capacity	FAR Range	Avg. FAR	Units	du/ac Range	Avg. du/ac
EMPLOYMENT AND COMMERCIAL USES									
Light Industrial (LI)	129.24 ac	593,820 sf	606,180 sf	1,200,000 sf	20-50%	21%			
Tech/Business Park (T/BP-LI)	32.85 ac		300,000 sf	300,000 sf	20-40%	21%			
Business Professional (BP)	10.54 ac		60,000 sf	60,000 sf	10-40%	13%			
Community Commercial (CC)	19.29 ac		170,000 sf	170,000 sf	20-40%	20%			
Sub-Total	***191.92 ac***	***593,820 sf***	***1,136,180 sf***	***1, 730.000 sf***		***21%***			
RESIDENTIAL USES									
Low Density (LDR)	44.26 ac					209 ~~222~~	~~230~~ du	0.5-6.9	~~5.2~~ ~~5.0~~ 4.72
Medium Density (MDR)	33.01 ac					281 ~~268~~ ~~261~~	du	7.0-12.9	~~7.9~~ ~~8.1~~ 8.5
High Density (HDR)	22.06 ac					458	~~457~~ du	13.0+	~~20.7~~ 20.8
Sub-Total	***99.33 ac***						***948 du***		**9.5**
PARK, OPEN SPACE AND PUBLIC USES									
Park & Recreation (P/R)	19.44 ac								
Paseo (P/R)	2.25 ac								
Open Space (OS)	46.35 ac								
Public (P/QP)	2.97 ac								
Sub-Total	***71.01 ac***								
Backbone Roads	13.47 ac								
TOTAL	**375.73 ac**	**593,820 sf**	**1,136,180 sf**	**1,730.000 sf**		**21%**	**948 du**		**9.5**

NOTE: Existing development consists of Buildings R3 (126,220 sf), R4 (131,190 sf), R5 (158,760 sf), and R6 (177,650 sf). See Section 04, Hewlett-Packard Development Plan, for additional detail.

TABLE 3-2: HPCO Land Use and Zoning by Parcel

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
EMPLOYMENT AND COMMERCIAL USES						
Light Industrial (LI)						
HP-1	LI/SA	114.00 ac			1,157,820 sf	23%
HP-3	LI/SA	13.23 ac			42,180 sf	7%
HP-4	LI/SA	2.01 ac			-	-
Sub-Total		*129.24 ac*			***1,200,000 sf***	***21%***
Tech/Business Park – Light Industrial (T/BP LI)						
CO-51	MP/SA	15.20 ac			150,000 sf	23%
CO-52	MP/SA	17.65 ac			150,000 sf	20%
Sub-Total		***32.85 ac***			***300,000 sf***	***21%***
Business Professional (BP)						
CO-21	BP	5.00 ac			28,000 sf	13%
CO-31	BP	5.54 ac			32,000 sf	13%
Sub-Total		***10.54 ac***			***60,000 sf***	***13%***
Community Commercial (CC)						
CO-41	CC	13.16 ac			120,000 sf	21%
CO-42	CC	6.13 ac			50,000 sf	19%
Sub-Total		***19.29 ac***			***170,000 sf***	***20%***
Sub-Total Employment & Comm.		***191.92 ac***			***1,7300,000 sf***	***21%***
RESIDENTIAL USES						
Low Density Residential (LDR)						
CO-1	RS/DS	6.10 ac	31~~35~~~~36~~ du	5.1~~5.7~~~~5.9~~ du/ac		
CO-2	RS/DS	6.21 ac	36 du	5.8 du/ac		
CO-3	R1/DS	16.53 ac	64 du	3.9 du/ac		
CO-6	RS/DS	5.64 ac	29~~36~~ du	5.1~~6.4~~ du/ac		
CO-7	RS/DS	9.78 ac	49~~58~~ du	5.0~~5.9~~ du/ac		
Sub-Total		***44.26 ac***	209~~222~~~~230~~ ***du***	4.7~~5.0~~~~5.2~~ ***du/ac***		
Medium Density Residential (MDR)						
CO-4	RS/DS	14.37~~7.06~~ ac	132~~60~~ du	9.2~~8.5~~ du/ac		
~~CO-5~~	~~RS/DS~~	~~4.69 ac~~	~~46 du~~	~~9.8 du/ac~~		
CO-11	RS/DS	4.72 ac	38~~34~~ du	8.1~~7.2~~ du/ac		
CO-12	RS/DS	4.79 ac	34 du	7.1 du/ac		
CO-13	RS/DS	3.34 ac	28~~24~~ du	8.4~~7.2~~ du/ac		
CO-14	RS/DS	4.43 ac	37~~34~~ du	8.4~~7.7~~ du/ac		
~~CO-15~~	~~RS/DS~~	~~2.62 ac~~	~~19 du~~	~~7.3 du/ac~~		
CO-16	RS/DS	1.36 ac	12~~10~~ du	8.8~~7.4~~ du/ac		
Sub-Total		***33.01 ac***	281~~268~~~~261~~ ***du***	8.5~~8.1~~~~7.0~~ ***du/ac***		

TABLE 3-2: HPCO Land Use and Zoning by Parcel (continued)

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
RESIDENTIAL USES (cont.)						
High Density Residential (HDR)						
CO-22	R3/DS	8.40 ac	210 du	25.0 du/ac		
CO-23	R3/DS	8.95 ac	186 ~~185~~ du	20.8 ~~20.7~~ du/ac		
CO-24a	R3/DS	2.36 ac	31 du	13.1 du/ac		
CO-24b	R3/DS	2.35 ac	31 du	13.2 du/ac		
Sub-Total		***22.06 ac***	458 ~~457~~ ***du***	20.8 ~~20.7~~ ***du/ac***		
Sub-Total Residential		***99.33 ac***	***948 du***	***9.5 du/ac***		
PARKS, OPEN SPACE & PUBLIC USES						
Parks (P/R)						
HP-2[1]	PR	8.7 ac				
CO-61	PR	5.70 ac				
CO-62	PR	2.62 ac				
CO-64	PR	2.42 ac				
Sub-Total		***19.44 ac***				
Paseos (P/R)						
CO-63	PR (Paseo)	0.90 ac				
CO-65	PR (Paseo)	1.35 ac				
Sub-Total		***2.25 ac***				
Open Space (OS)						
CO-81	OS	0.84 ac				
CO-82	OS	0.86 ac				
CO-83	OS	44.65 ac				
Sub-Total		***46.35 ac***				
Public (P/QP)						
RE-1	P/QP	0.50 ac				
CO-75	P/QP	2.15 ac				
CO-76	P/QP	0.32 ac				
Sub-Total		***2.97 ac***				
Sub-Total Parks, OS & Public		***71.01 ac***				
Backbone Roads		13.47 ac				
TOTAL		**375.73 ac**	***948 du***	***9.5 du/ac***	**1,730.000 sf**	**21%**

1. Parcel HP-2 park acreage credited towards Campus Oaks. See Table 3-5.

3.4.2 LIBRARIES

The City of Roseville operates a public library system consisting of three individual facilities, providing print and online services to all City residents. The closest library to the Project Area is the Martha Riley Community Library at Mahany Park, a joint use facility that includes a community TV studio and Utility Exploration Center. The Project Area will offset its contribution to library services through payment of the City's Public Facilities Fee.

3.4.3 SCHOOLS

The Project Area is within the boundaries of the Roseville City School District (grades K-8) and Roseville Joint Union High School District (grades 9-12). The number of students generated within the Project Area does not create sufficient demand for new school facilities (see Table 3-7). Students will be served at existing schools including Oakmont High School, Robert C. Cooley Middle School, and Blue Oaks Elementary School. The High School District will study potential enrollment boundary changes upon future construction of the new high school within West Roseville. Campus Oaks will enter into mutual benefit impact fee agreements to fully mitigate school impacts in accordance with its Development Agreement and Funding Agreements with the school districts.

TABLE 3-7: Student Generation

	Single Family[1]	Multi-Family Detached[2]	Multi-Family Attached[3]	Students Generated	School Capacity	Schools Required
ROSEVILLE CITY SCHOOL DISTRICT						
Grades K-5	0.3329	0.2200	0.1118	184 ~~185~~ ~~186~~	600	0.31
Grades 6-8	0.1164	0.0776	0.0352	64 ~~63~~	1,000	~~0.06~~ 0.07
ROSEVILLE JOINT UNION SCHOOL DISTRICT						
Grades 9-12	0.161	0.036	0.036	62 ~~63~~	1,800	~~0.05~~ 0.04

1. Single Family = units at less than 8 dwelling units per net acre. ~~230~~ 209 ~~222~~ Single Family units.
2. Multi-Family detached = detached units at or above 8 dwelling units per net acre. ~~261~~ 281 ~~268~~ Multi-Family detached units.
3. Multi-Family attached = attached units at or above 8 dwelling units per net acre. ~~457~~ 458 Multi-Family attached units.

TABLE 5-1: Campus Oaks Land Use Summary

Land Use	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
		Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
EMPLOYMENT AND COMMERCIAL USES					
Tech/Business Park (T/BP-LI)	32.85 ac			300,000 sf	21%
Business Professional (BP)	10.54 ac			60,000 sf	13%
Community Commercial (CC)	19.29 ac			170,000 sf	20%
Sub-Total	***62.68 ac***			***530,000 sf***	***19%***
RESIDENTIAL USES					
Low Density Residential (LDR)	44.26 ac	209~~222~~~~230~~ du	4.7~~5.0~~ ~~5.2~~ du/ac		
Medium Density Residential (MDR)	33.01 ac	281~~268~~~~261~~ du	8.5~~8.1~~~~7.9~~ du/ac		
High Density Residential (HDR)	22.06 ac	458 ~~457~~ du	20.8 ~~20.7~~ du/ac		
Sub-Total	***99.33 ac***	***948 du***	***9.5 du/ac***		
PARK, OPEN SPACE & PUBLIC USES					
Parks (P/R)	10.74 ac				
Paseo (P/R)	2.25 ac				
Open Space (OS)[1]	46.35 ac				
Public (P/QP)	2.47 ac				
Sub-Total	***61.81 ac***				
Backbone Roads	10.71 ac				
TOTAL	***234.53 ac***	***948 du***	***9.5 du/ac***	***530,000 sf***	***19%***

1. Includes City Open Space Preserve.

TABLE 5-2: Campus Oaks Land Use and Zoning by Parcel

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
EMPLOYMENT AND COMMERCIAL USES						
Tech/Business Park – Light Industrial (T/BP LI)						
C0-51	MP/SA	15.20 ac			150,000 sf	23%
C0-52	MP/SA	17.65 ac			150,000 sf	20%
Sub-Total		***32.85 ac***			***300,000 sf***	***21%***
Business Professional (BP)						
C0-21	BP	5.00 ac			28,000 sf	13%
C0-31	BP	5.54 ac			32,000 sf	13%
Sub-Total		***10.54 ac***			***60,000 sf***	***13%***
Community Commercial (CC)						
C0-41	CC	13.16 ac			120,000 sf	21%
C0-42	CC	6.13 ac			50,000 sf	19%
Sub-Total		***19.29 ac***			***170,000 sf***	***20%***
Sub-Total Employment & Comm.		***62.68 ac***			***530,000 sf***	***19%***
RESIDENTIAL USES						
Low Density Residential (LDR)						
C0-1	RS/DS	6.10 ac	31~~35~~~~36~~ du	5.1~~5.7~~~~5.9~~ du/ac		
C0-2	RS/DS	6.21 ac	36 du	5.8 du/ac		
C0-3	R1/DS	16.53 ac	64 du	3.9 du/ac		
C0-6	RS/DS	5.64 ac	29 ~~36~~ du	5.1 ~~6.4~~ du/ac		
C0-7	RS/DS	9.78 ac	49 ~~58~~ du	5.0 ~~5.9~~ du/ac		
Sub-Total		***44.26 ac***	209~~222~~~~230~~ ***du***	4.7~~5.0~~~~5.2~~ ***du/ac***		
Medium Density Residential (MDR)						
C0-4	RS/DS	14.37~~7.06~~ ac	132~~60~~ du	9.2~~8.5~~ du/ac		
~~C0-5~~	~~RS/DS~~	~~4.69 ac~~	~~46 du~~	~~9.8 du/ac~~		
C0-11	RS/DS	4.72 ac	38 ~~34~~ du	8.1~~7.2~~ du/ac		
C0-12	RS/DS	4.79 ac	34 du	7.1 du/ac		
C0-13	RS/DS	3.34 ac	28 ~~24~~ du	8.4 ~~7.2~~ du/ac		
C0-14	RS/DS	4.43 ac	37 ~~34~~ du	8.4 ~~7.7~~ du/ac		
~~C0-15~~	~~RS/DS~~	~~2.62 ac~~	~~19 du~~	~~7.3 du/ac~~		
C0-16	RS/DS	1.36 ac	12 ~~10~~ du	8.8 ~~7.4~~ du/ac		
Sub-Total		***33.01 ac***	281~~268~~~~261~~ ***du***	8.5~~8.1~~~~7.9~~ ***du/ac***		

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
RESIDENTIAL USES (cont.)						
High Density Residential (HDR)						
CO-22	R3/DS	8.40 ac	210 du	25.0 du/ac		
CO-23	R3/DS	8.95 ac	186~~185~~ du	20.8~~20.7~~ du/ac		
CO-24a	R3/DS	2.36 ac	31 du	13.1 du/ac		
CO-24b	R3/DS	2.35 ac	31 du	13.2 du/ac		
Sub-Total		***22.06 ac***	458 ~~***457 du***~~	20.8~~***20.7 du/ac***~~		
Sub-Total Residential		***99.33 ac***	***948 du***	***9.5 du/ac***		
PARKS, OPEN SPACE & PUBLIC USES						
Parks (P/R)[1]						
CO-61	PR	5.70 ac				
CO-62	PR	2.62 ac				
CO-64	PR	2.42 ac				
Sub-Total		***10.74 ac***				
Paseos (P/R)						
CO-63	PR (Paseo)	0.90 ac				
CO-65	PR (Paseo)	1.35 ac				
Sub-Total		***2.25 ac***				
Open Space (OS)						
CO-81	OS	0.84 ac				
CO-82	OS	0.86 ac				
CO-83	OS	44.65 ac				
Sub-Total		***46.35 ac***				
Public (P/QP)						
CO-75	P/QP	2.15 ac				
CO-76	P/QP	0.32 ac				
Sub-Total		***2.47 ac***				
Sub-Total Parks, OS & Public		***61.81 ac***				
Backbone Roads		10.71 ac				
TOTAL		***234.53***	***948 du***	***9.1 du/ac***	***530,000 sf***	***21%***

1. Parcel HP-2 park acreage credited towards Campus Oaks. See Tables 4-1 and 3-5.

Exhibit "H"

RS/DS Development Standards for Campus Oaks Master Plan Parcels 11, 13, 14 & 16

	Single Family
Lot Size (minimum)	
Area	2500 sq. ft.
Width	30ft.
Permitted Density (maximum per lot)	
Residential Density	1 dwelling
Setbacks (minimum)	
Front	Public R/W (Detached walk): 8' min Building 2' min Courtyard. (3' min. adjacent to Campus Parkway) Public R/W (Attached walk): N/A
Side:	4 ft. min. from property line Paseo : 7.5 ft. min Building 0' min Courtyard
Rear	18 ft. min. garage door to Alley edge 4.5 ft. min. garage door to Alley edge (No Parking)
Coverage (maximum)	
Site Coverage	None[1]
Height (maximum)	
Height	35'
Parking (Minimum)	2 per Dwelling
Supplemental Design Standards	
1. Front Yard Stagger	None required, but optional per unit design
3. Two-story unit mix	No limit
4. Separation Between Second Story Elements	A minimum of 7 feet shall be provided between second story elements of adjacent two-story dwellings[2]

Notes:

(1) Maximum coverage is a function of lot size, required setbacks and usable open space.

(2) Second Story Elements such as but not limited to eaves and cornices may encroach up to 1' into a required setback provided adequate access/emergency egress paths are maintained.

(3) Steps may encroach into setback

(4) Residential development standards identified above may be modified, expanded, or eliminated through the approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in the Roseville Municipal Code, Title 19- Zoning, Article V. - Administration and Procedures.