



City Council Chambers
311 Vernon Street, Roseville, California

roseville.ca.us

The City of Roseville welcomes your participation.

Meeting Schedule: Regular meetings of the Planning Commission are held on the second and fourth Thursday of the month at 6:30 p.m.

Public Comment: Speakers have three (3) minutes under Public Comment to address the Chair of the meeting on issues that are not listed on the agenda and are within the City's jurisdiction. Please submit a yellow speaker card to the Secretary before the item is heard if you wish to make a comment.

Brown Act: The Planning Commission cannot discuss or act on items not listed on the agenda.

Agenda Items: Speakers have five (5) minutes to address items that are listed on the agenda.

Levine Act Provisions: If you've made a campaign contribution totaling more than \$500 to a Planning Commissioners in the last twelve (12) months, you must disclose it before addressing an item on the agenda. Please visit Levine Act – City of Roseville for updated forms and information.

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

Americans with Disabilities Act: If special assistance is required to participate in a meeting including the need of auxiliary aids or services, please notify the City Clerk at least 72 hours in advance of the meeting.

City Clerk 311 Vernon Street cityclerkroseville@roseville.ca.us 916-774-5263 TDD: 916-774-5220

Security Measures: All Roseville meeting attendees must successfully pass through a security metal detector. Any person with a prohibited item will not be allowed entry. Prohibited items include but are not limited to firearms (even with valid CCW), knives, pepper spray/mace, explosives of any kind/any weapons and/or dangerous devices of any kind, illegal drugs, and alcohol. (City Council Only)

Viewing Options: The City of Roseville provides three options for viewing meetings:

In person	Online	On TV
 Meetings take place at the City Council Chambers, 311 Vernon Street	 Watch meetings live on the City's YouTube channel or at roseville.ca.us/watch. Past meetings are also available on the City's YouTube channel.	 Watch live on government access channel (Comcast 14).



John Prior, Chair
Clifford Haggengos, Jr., Vice Chair
Erich Brashears, Commissioner
Tracy Covington, Commissioner
Robert Jensen, Commissioner
Andraé Randolph, Commissioner
Kim Ryan Unidad, Commissioner
Greg Bitter, Liaison
Lupe Nelson, Secretary

AGENDA

Planning Commission Meeting

May 8, 2025

6:30 PM

City Council Chambers

311 Vernon Street, Roseville, California

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

5. CONSENT CALENDAR

Items appearing on the Consent Calendar are considered routine and may be approved by one motion of the Planning Commission. Any person may request an item be removed from the Consent Calendar for further discussion.

5.1 Minutes of March 13, 2025 (DEVELOPMENT SERVICES - PLANNING)

Summary: Minutes of March 13, 2025

CONTACT: Lupe Nelson 916-774-5281 lnelson@roseville.ca.us

6. REQUESTS/PRESENTATIONS

**6.1 Infill Parcel 86B – Rocky Ridge Apartments, 1995 Rocky Ridge Dr, File # PL23-0351
(DEVELOPMENT SERVICES - PLANNING)**

REQUEST: The applicant requests a Design Review Permit (DRP) for an 18-unit multifamily project on a 1.23-acre Medium Density Residential (MDR-10) parcel within the City's Infill area. The development consists of 18 units, with units ranging from one (1) to two (2) bedrooms. The proposed development also requests a density bonus of six (6) units. Of the 18 units, two (2) units will be affordable (very low-income units), and 16 units will be market rate. A total of 27

parking spaces will be provided on-site. The project also includes a Tree Permit (TP) to authorize the removal of 42 protected oak trees from the project site.

Applicant: Sara Lebastchi, D and S Development

Owner: Steve Lebastchi, SSL Enterprise

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

1. Adopt the Rocky Ridge Apartments Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty (80) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

CONTACT: Escarlet Mar 916-774-5247 emar@roseville.ca.us

6.2 Zoning and Subdivision Ordinance Legislative Update 2025, File # PL25-0221 (DEVELOPMENT SERVICES - PLANNING)

REQUEST: The request is a city-initiated update to Title 18 (Subdivision Ordinance) and Title 19 (Zoning Ordinance) of the Roseville Municipal Code (RMC) in response to state legislation passed in 2024 and to make minor corrections and maintenance updates. The request includes amendments to the following Zoning Ordinance sections: Section 19.08.090 (Commercial Use Types) to add a definition for microbreweries, update language from “coin-operated” to “pay-for-play” within the definition for amusement center, add permanent make-up/microblading to the types of uses categorized as Personal Services, and to include brewpubs as a type of convenience and full service eating establishment; Section 19.10.020 (Residential Zone Permitted Use Types) and Section 19.12.020 (Commercial Zone Permitted Use Types) to add footnotes specifying that administrative and office space not exceed 25% of the total floor area for supportive housing per changes to state law, and to add veterinary clinics as allowed with a Conditional Use Permit in the Regional Commercial zone district; Section 19.14.020 (Industrial Zone Permitted Use Types) to add microbreweries as an allowed use by right in all Industrial zones; Section 19.22.020 (Accessory Uses) to create specific regulations for the use and operation of portable on-demand (POD) storage containers within Residential zones; Section 19.22.030 (Permitted Accessory Structures to Dwelling Use Type) to add shipping containers as an accessory structure that is prohibited in Residential zones; Section 19.26.030 (Parking Space Requirements by Use Type) to allow parking reductions for eating and drinking establishments to be approved administratively; Chapter 19.28 (Residential Density Bonus) to incorporate changes to residential density bonuses per changes to state law; Chapter 19.33 (Commercial Corridor Specific Plans) to require a minimum density of 20 units/acre for multifamily uses in the Commercial Corridor Specific Plan Areas; Sections 19.60.060 (Accessory Dwelling Units) to specify that replacement parking is not required for ADUs if an uncovered parking space is demolished and that multifamily sites may have up to eight detached Accessory Dwelling units

per changes to state law; Section 19.76.210 (Extension); Section 19.76.050 (Application Processing Procedures) to require all projects subject to public hearing post a project notification on-site; and Section 19.82.030 (Procedure) to allow Major Project Permit Extensions to be approved administratively. The project also includes amendments to the following Subdivision Ordinance sections: Chapter 18.05 (Tentative Map Applications – Ministerial) to further revise the Ministerial Maps eligibility criteria to include certain single-family zones. The amendments to the Subdivision Ordinance are to reflect changes in state law (Senate Bill 1123 of 2024).

Applicant: City of Roseville

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

1. Consider the two (2) findings of fact and recommend City Council approve the Ordinance Amendment to Title 19 of the Roseville Municipal Code.
2. Review and comment on the Ordinance Amendment to Title 18 of the Roseville Municipal Code.

CONTACT: Eric Singer 916-774-5536 ejsinger@roseville.ca.us

7. COMMISSIONER/STAFF REPORTS

8. ADJOURNMENT



Planning Commission Communication

Meeting Date: 5/8/2025

Item #: 5.1

File #:

Item ID: 2025-179

Title:	Minutes of March 13, 2025
Contact:	Lupe Nelson 916-774-5281 lnelson@roseville.ca.us

SUMMARY

Minutes of March 13, 2025

RECOMMENDATION

The Planning Division recommends that the Planning Commission approve the Consent Calendar.

BACKGROUND

N/A

FISCAL IMPACT

N/A

ENVIRONMENTAL REVIEW

N/A

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Respectfully Submitted,
Lupe Nelson, Administrative Assistant

Greg Bitter, Planning Manager

ATTACHMENTS:

1. Draft Minutes

REVIEWERS:

Lupe Nelson, Development Services Department

Created/Initiated - 5/1/2025



DRAFT MINUTES
March 13, 2025

PLANNING COMMISSION MEETING
6:30 p.m.
Council Chambers
311 Vernon Street, Roseville, California

1. CALL TO ORDER

Chair Prior called the meeting to order at 6:30 p.m.

2. ROLL CALL

Present: Brashears, Jensen, Randolph, Unidad, Prior.

Absent: Covington, Haggenjos.

3. PLEDGE OF ALLEGIANCE

Chair Prior led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Chair Prior opened the Public Comment.

Jennifer Chapman commented on a traffic study that looked at accidents on Sunrise Avenue between Coloma and Cirby between 2020 and 2023. She expressed concerns that this study was not provided to the Commission at their January 9, 2025, public hearing regarding the Sunrise Medical Office project. She believed the study was relevant and should have been brought to the Commissions attention. She pointed out that the number of accidents reported in the study was typical for a roadway similar to Sunrise. She questioned whether or not all the accidents were reported. She encouraged the Commission to look at the study.

Chair Prior closed the Public Comment.

5. CONSENT CALENDAR

5.1. Minutes of January 9, 2025

Staff stated there is an edit to the public comments for Item 6.1 as follows:

A commentator provided a petition ~~with 39 signatures opposing the project~~ signed by residents of the Terraces of Roseville asking for a 15-day extension to the public comment period for the environmental documents

5.2. Highland Reserve North Specific Plan Parcel 40 - Pinkberry Parking Reduction, 781 Pleasant Grove Bl, File # PL24-1092

REQUEST

The applicant requests an Administrative Permit for a Parking Reduction of 6 spaces for a proposed 921-square foot Pinkberry restaurant.

5.3. North Industrial Plan Area Parcel 50 - Charis Day Spa Conditional Use Permit, 9077 Foothills Bl, File # PL24-0926

REQUEST

The applicant requests a Conditional Use Permit to operate a massage and day spa in the Light Industrial (M1) zone district.

Chair Prior opened the public comment.

Jennifer Chapman asked that the video record be reviewed when preparing the minutes and that Sheila Dorr-Las' name be corrected.

Chair Prior closed the public comment.

Motion by Commissioner Randolph, seconded by Commissioner Unidad, to approve the Consent Calendar.

Roll Call Vote:

Ayes: Unidad, Randolph, Jensen, Brashears, Prior.

Noes: None.

The Motion passed.

6. COMMISSIONER / STAFF REPORT

6.1. Review and Comment Regarding Modifications To Roseville Municipal Code Section 19.26.030.C.4 (Parking Reductions For Eating And Drinking Establishments)

REQUEST

Staff request that the Commission consider modifications to Roseville Municipal Code Section 19.26.030C.4 that would allow for parking reductions related to eating and drinking establishments to be approved by the Planning Manager. Currently, parking reductions for eating and drinking establishments may only be considered by the Planning Commission.

The Commission's direction will be reflected in an upcoming amendment to the Zoning Ordinance (RMC Title 19 – Zoning).

Commissioners Discussion

- A Commissioner inquired whether the proposed Zoning Ordinance Amendment will streamline the parking reduction process and reduce turnaround for the applicants. Staff stated that it will, when applicable.
- A Commissioner asked staff to clarify whether the public notification process would remain the same if the proposed Zoning Ordinance Amendment were to be approved. Staff stated that this will not alter the requirements of the public notification process.
- A Commissioner asked whether the proposed parking reductions may still be brought to Planning Commission upon request. Staff responded that upon any recipient's receipt of the Notice of Intent to Approve, they will have 10 days to request a public hearing.
- A Commissioner requested for staff to consider setting a threshold at which the size of the parking reduction would create the need for a Planning Commission public hearing.
- A Commissioner inquired whether onsite signage for administrative permits will be present for public notification purposes. Staff stated they are still determining which circumstances will create the need for project notification signage.
- A Commissioner expressed that the proposed Zoning Ordinance Amendment creates the potential for improved efficiency when staff process parking reduction permits.

Chair Prior opened the public comment.

Jennifer Chapman and Brinderjit Parhar provided public comments.

- Brinderjit Parhar, the applicant for Item 5.2, commented that allowing approval of parking reductions by the Planning Manager rather than requiring each reduction request related to an eating and drinking establishment to be evaluated by the Planning Commission may reduce project delays significantly.
- Jennifer Chapman expressed concern about the approval of a proposed Zoning Ordinance Amendment. She suggested the Commission maintain the current regulations. She then made general comments regarding parking calculations, noticing and the parking approvals for a previously approved project.

Hearing no further public comment, Chair Prior closed public comment period.

Commissioner Discussion

- A commissioner asked staff whether the level of analysis on a proposed parking reduction would differ under review of the Planning Manager versus presentation before the Planning Commission. Staff responded that there would be no change in the information requested or the level of analysis.

7. ADJOURNMENT

Motion by Commissioner Brashears, seconded by Commissioner Randolph, to adjourn the meeting. The Motion passed unanimously at 7:03 p.m. with a voice vote.

Title:	Infill Parcel 86B – Rocky Ridge Apartments, 1995 Rocky Ridge Dr, File # PL23-0351
Contact:	Escarlet Mar 916-774-5247 emar@roseville.ca.us

SUMMARY

REQUEST: The applicant requests a Design Review Permit (DRP) for an 18-unit multifamily project on a 1.23-acre Medium Density Residential (MDR-10) parcel within the City's Infill area. The development consists of 18 units, with units ranging from one (1) to two (2) bedrooms. The proposed development also requests a density bonus of six (6) units. Of the 18 units, two (2) units will be affordable (very low-income units), and 16 units will be market rate. A total of 27 parking spaces will be provided on-site. The project also includes a Tree Permit (TP) to authorize the removal of 42 protected oak trees from the project site.

Applicant: Sara Lebastchi, D and S Development

Owner: Steve Lebastchi, SSL Enterprise

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

1. Adopt the Rocky Ridge Apartments Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty (80) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

RECOMMENDATION

See Planning Commission Staff Report

BACKGROUND

See Planning Commission Staff Report

FISCAL IMPACT

N/A

ENVIRONMENTAL REVIEW

See Planning Commission Staff Report

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Respectfully Submitted,
Escarlet Mar, Associate Planner

Greg Bitter, Planning Manager

ATTACHMENTS:

1. Staff Report
2. Attachment 1 Arborist Report
3. Attachment 2 Access & Traffic Study
4. Attachment 3 Bio Study
5. Exhibit A ISMND
6. Exhibit B MMRP
7. Exhibit C ISMND Response to Comments
8. Exhibit D Site Plan
9. Exhibit E Floor and Roof Plan
10. Exhibit F Bld Elevations
11. Exhibit G Lighting Plan
12. Exhibit H Photometric Plan
13. Exhibit I Landscape Plan
14. Exhibit J Trash Enclosure Plan
15. Exhibit K Material & Color Board
16. Exhibit L Tree Removal Plan
17. Exhibit M Preliminary Grading Plan
18. Exhibit N Preliminary Utility Plan
19. Exhibit O Striping Plan
20. Added After Agenda Was Published - Correspondences
21. Added After Agenda Was Published - Correspondences 2

REVIEWERS:

Lupe Nelson, Development Services Department

Created/Initiated - 5/1/2025

ITEM 6.1: **Design Review Permit and Tree Permit – 1995 Rocky Ridge Drive – INFILL PCL 86B – Rocky Ridge Apartments – File #PL23-0351**

REQUEST

The applicant requests a Design Review Permit (DRP) for an 18-unit multifamily project on a 1.23-acre Medium Density Residential (MDR-10) parcel within the City's Infill area. The development consists of 18 units, with units ranging from one (1) to two (2) bedrooms. The proposed development also requests a density bonus of six (6) units. Of the 18 units, two (2) units will be affordable (very low-income units), and 16 units will be market rate. A total of 27 parking spaces will be provided on-site. The project also includes a Tree Permit (TP) to authorize the removal of 42 protected oak trees from the project site.

Applicant – Sara Lebastchi, D and S Development
Owner – Steve Lebastchi, SSL Enterprise

SUMMARY RECOMMENDATION

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

1. Adopt the Rocky Ridge Apartments Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty (80) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

On November 19, 2024, the Maidu Neighborhood Association held their monthly neighborhood meeting at George Sargeant Elementary where several residents were in attendance. At the neighborhood meeting those residents raised concerns regarding increased traffic and general safety, site access, and the total number of parking stalls and lack of visitor parking spaces. The residents expressed concerns with potential tree removal and overall development of the site. Similar concerns are also raised in the Maidu Neighborhood Association Committee CEQA IS/MND comment letter received on April 24, 2025 (see Exhibit C). A response to all comments received on the Rocky Ridge Apartments IS/MND are included within Exhibit C. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

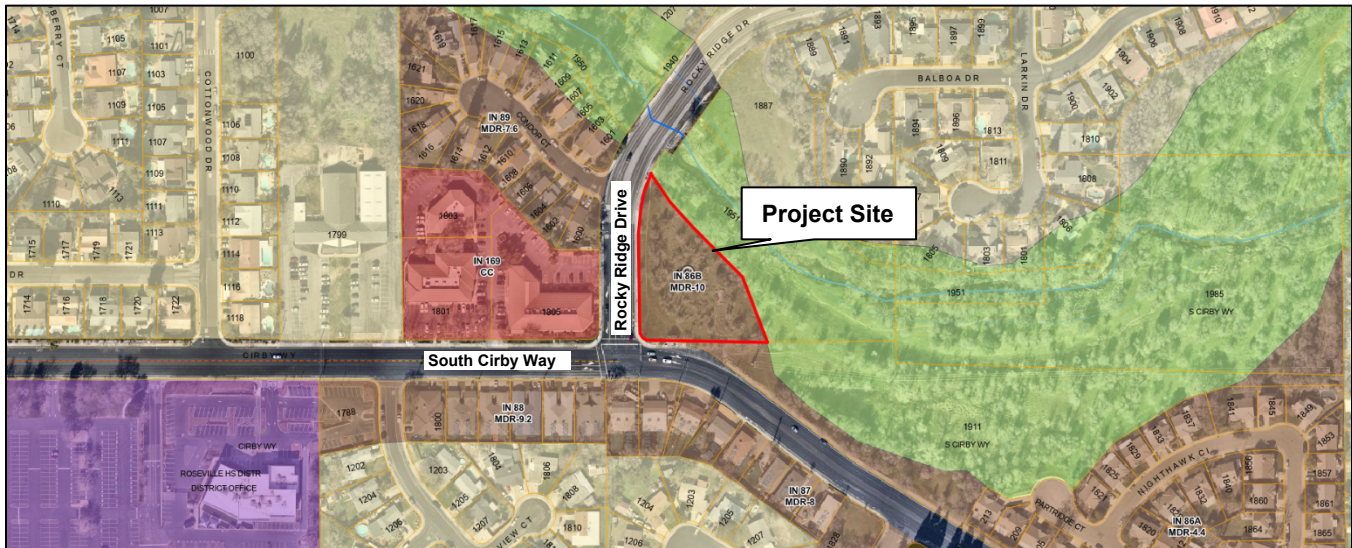
The project site is located on Parcel 86B within the City's Infill area (see Figure 1). The property is 1.23-acres in size and has an address of 1995 Rocky Ridge Drive. The site is currently undeveloped and has a zoning designation of Multi-Family Housing (R3) and a General Plan land use designation of Medium Density Residential (MDR-10). The MDR-10 designation would allow for the development of 12 residential units on the 1.23-acre site. The Project site is bordered by Linda Creek to the north and east, South Cirby Way to the south, and across Rocky Ridge Drive to the west are residential dwelling units and a commercial development. On March 9, 2006, the City Planning Commission approved a Design Review Permit, Tentative Subdivision Map and Tree Permit that would have allowed the development of

a nine (9) unit single family subdivision. That project was never constructed, and the entitlements have since expired.

The applicant requests a Design Review Permit (DRP) for an 18-unit multi-family project on a 1.23-acre MDR-10 parcel within the City's Infill area. The development consists of 18 units, with units ranging from one (1) to two (2) bedrooms. The project also requests a density bonus of six (6) units. Of the 18 units, two (2) units will be affordable (very low-income units), and 16 units will be market rate. A total of 27 parking spaces will be provided on-site. The project also includes a Tree Permit (TP) to authorize the removal of 42 protected oak trees from the project site.

Pursuant to California Government Code Sections 65915 through 65918 and the City's Residential Density Bonus Ordinance (Chapter 19.28 of the Roseville Municipal Code (RMC)), a developer of a housing development containing five (5) or more units may qualify for a density bonus if at least one (1) of the eligibility criteria listed in RMC Section 19.28.040 is met. In this case, the developer has elected to dedicate two (2) units for rent to very low-income households. Based on the proposed percentage of very low-income units (i.e., 16.7%) the developer is eligible for a 50% density bonus, or a total of six (6) additional market rate units. The developer proposes a total of 18 units, including two (2) affordable units for very low-income households and 16 market-rate units. The project has been conditioned (see Condition #4) to enter into an Affordable Housing Agreement with the City to ensure these two (2) units will be affordable for a term of 55 years.

Figure 1: Project Location



EVALUATION – DESIGN REVIEW PERMIT

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance and the City's Community Design Guidelines (CDG). Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in ***italicized, bold*** text and are followed by an evaluation of the project in relation to each finding.

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

The project site is currently undeveloped and is comprised of annual non-native grasses with 51 oak trees scattered across the site. Ground cover is composed primarily of non-native annual grassland and large areas of bare ground. Based on the Biological Resources Assessment (see Attachment 3), there are no wetlands or other regulated waters on the site. The topography of the site ranges in elevation, while the drainage generally flows from the southeast corner of the site to the north into Linda Creek. The site is bounded by Open Space and Linda Creek on the north and east property lines as illustrated in Figure 1. In order to accommodate development and site access, significant grading will need to occur which necessitates the removal of many of the oak trees onsite. Further evaluation of oak tree removal is provided in the Tree Permit evaluation below.

Stormwater drainage from the western portion of the property currently flows onto the city street. The project has been reviewed by the City’s Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities. With development of the site, stormwater will be collected onsite, treated and piped to the City’s stormwater system.

2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.

Residential development standards are included within the Zoning Ordinance. The development standards include setbacks, residential density, and height standards. The following discussions provide an evaluation with respect to the applicable design guidelines in the Zoning Ordinance and the Community Design Guidelines (CDG).

Site Planning and Building Siting

The residential parcel is an irregular shaped lot that was created in 1979 via the Sierra Gardens Unit No. 18 subdivision map. The parcel is similar in size to the surrounding residential parcels within the City. The site is undeveloped with the exception of frontage improvements along Rocky Ridge Drive. Frontage improvements consist of a sidewalk, curb and gutter, and a dedicated bike lane. The use of the property will include an approximately 17,200-square-foot two-story multi-family complex with 27 off-street parking stalls, and landscaping improvements. All other applicable development standards for this zone will be met as shown in Table 1 below.

Table 1: R3 Development Standards

Criteria	R3 Zoning District Standard ¹	Proposed	
Area, corner lot	7,500 sq ft	Existing 53,638 sq ft	Complies
Width, corner	75 ft	Existing 250 ft	Complies
Max number of primary dwelling units per lot	As provided by General Plan, but a min. of 3 dwelling units	18 units	Complies (General Plan provides 12 units. Additional units allowed by state density bonus law)
Front	20 ft min. on all street frontages	Min. 20 ft	Complies
Sides	5 ft interior; 20 ft min. on all street frontages	Min. 20 ft	Complies

Rear	20 ft interior; 20 ft min. on all street frontages	Min. 20 ft	Complies
Lot Coverage (primary buildings)	50%	32%	Complies
Height Limits	45 ft.	30 ft.	Complies

Traffic and Access

Access to the site will be provided by two (2) new driveways, one along Rocky Ridge Drive (Driveway 1) and the second along South Cirby Way (Driveway 2). As part of Staff's review of the project, the need for a site-specific traffic and access study was requested. The study (Attachment 2) was prepared by Fehr & Peers, who evaluated the Project's access driveways and sight distances into and from the project site. The traffic study also analyzed the project's trip generation, based on Institute of Transportation Engineers (ITE) studies, and found the project would generate approximately 121 new daily trips, (seven (7) AM peak hour vehicle trips, and nine (9) PM peak hour vehicle trips).

The study also describes the project's estimated distribution of new trips. The trip distribution percentages were estimated by adding the project to the City's base year (2020) travel demand model and performing a select zone traffic assignment to track the directions of travel of project trips. Trips generated by the proposed apartments were assigned to the two project driveways. The total peak hour trips generated by the project are modest, indicating that no movement into and out of either project driveway would exceed five (5) vehicles per hour. Project trips would not have a significant effect on existing roadway operations or volumes.

As summarized in the Fehr & Peers Memorandum, the project access review focuses on the access and design of both project driveways relative to standards established in the City of Roseville Design and Construction Standards (2023).

Rocky Ridge Drive Driveway (Driveway 1)

As proposed, Driveway 1 is situated directly opposite from Condor Court and would meet the City's minimum offset requirements of 600 feet for right hand offsets and 400 feet for left hand offsets. While Driveway 1 is located on an arterial roadway, it does not meet the criteria to warrant a right turn deceleration lane. However, the City's Development Engineering staff determined that a right-turn deceleration taper (flare) should be added as a condition of approval given the volume of traffic on Rocky Ridge Drive and the presence of the S Curve immediately beyond the driveway (see Condition #23). In addition, the City requires that left turn deceleration lanes be provided for driveways on arterials where left turns into a site are permitted. The City allows for this to be provided in the form of a continuous two-way left-turn lane on a four-lane road. Inbound left-turn vehicles would use the existing open median on Rocky Ridge Drive. To achieve consistency with City standards, Fehr & Peers recommends that the project install a 200-foot southbound left turn lane into Driveway 1.

South Cirby Way Driveway (Driveway 2)

The second Project driveway is proposed along South Cirby Way approximately 125 east of Rocky Ridge Drive. Based on the Project Driveway 2 location and design, the Fehr & Peers study recommended that the Project construct a raised, triangular median at Driveway 2 to limit vehicular movements to right-in/right-out access only. The City's Development Engineering staff have determined that instead of a raised triangular median at the driveway, a condition requiring a raised median curb within South Cirby Way, to ensure that left ingress and egress turn movements are physically prevented, is more appropriate (see Condition #24). This raised median curb within South Cirby Way will ensure residents and guests exiting the site cannot make left turns from Driveway 2. This improvement would also limit access for several residential driveways on the south side of South Cirby Way. According to the project trip generation estimates, westbound right turns at Driveway 2 would be modest (less than 10 vehicles per hour). Thus, no additional deceleration or right turn curb taper is required per City standards at Driveway 2.

Lastly, with the right-in/right-out restriction at Driveway 2, vehicles exiting the project site at Driveway 2 could be encouraged to u-turn at the intersection to continue eastbound on South Cirby Way. Fehr & Peers

recommends that the project install a no U-turn sign at the westbound approach of the South Cirby Way/Rocky Ridge Drive intersection to restrict this movement and reduce potential conflicts. Other sign improvements were also mentioned in the study and will be included as conditions of the project.

As summarized above the study concluded the following improvements would need to be constructed by the project as outlined in the Mitigation Monitoring and Reporting Program (Exhibit B). The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with emergency and refuse service standards as well.

Parking

Pursuant to the Roseville Municipal Code Section 19.28.060.B.1 and the California Government Code Section 65915(p)1, the parking requirements for a project requesting a density bonus shall be one (1) on-site parking space per one (1) bedroom and 1.5 on-site parking spaces for two (2) to three (3) bedroom units. The project consists of 18 units; two (2) one-bedroom units and 16 two-bedroom units, requiring a total of 26 parking spaces (see Figure 2). The project site includes 27 parking spaces, exceeding the Zoning Ordinance the California Government Code requirements. The parking spaces are located along the back of the multi-family building farthest away from the intersection.

Figure 2: Parking Breakdown

PARKING REQUIREMENT:	
1 BEDROOM:	1 SPACE PER UNIT
2 BEDROOM:	1.5 SPACES PER UNIT
TOTAL PARKING REQUIRED:	
1 BEDROOM:	2 X 1 = 2 SPACES
2 BEDROOM:	1.5 X 16 = 24 SPACES
TOTAL:	26 SPACES
	2 ACCESSIBLE SPACES
PARKING PROVIDED:	
	27 SPACES
	2 ACCESSIBLE SPACES

Landscaping and Lighting

The Zoning Ordinance requires that all front and side yard setbacks be landscaped, irrigated and maintained with primarily low ground cover or turf. The landscape shall include grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation. The CDG recommends using landscaping throughout the site, placing trees to provide shading for sidewalks and public spaces, using native or drought-tolerant plants where possible, and providing a minimum of 50-percent shading (based on 15-year maturity) over the parking spaces.

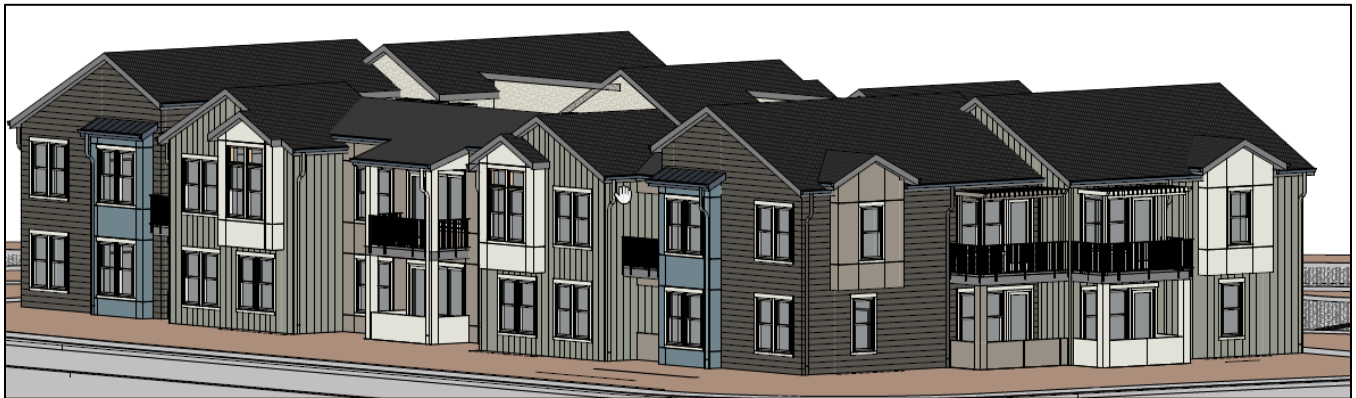
The proposed landscaping plan is included as Exhibit I. The project includes landscape along the frontage of the project site, in the parking lot areas, and around the building where permissible. Several trees are included within the landscaping areas along the project frontage and in the rear adjacent to the creek. Along the frontage 24-inch box Chinese Pistache trees are proposed, as well as Zelkova Serrata trees. In the rear along the creek the applicant proposes four (4) 24-inch box valley oak trees, California Sycamore, and Majestic Beauty Olive trees. And within the parking lot 24-inch box blue oak and cork oak are proposed. The proposed landscaping plans show 57-percent parking lot shade coverage, exceeding the minimum requirement. The understory plants include a variety of shrubs and groundcover to provide a visually engaging streetscape.

The project includes lighting standards for the parking areas, and the conditions of approval ensure that a minimum of one (1) foot-candle of lighting in the parking area and 0.5 foot-candles of lighting in the pedestrian walkways are provided. Light standards will be a maximum of 12 feet in height throughout the project site and shielded to ensure there is no off-site glare into the City open space area or surrounding homes.

- 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.***

The proposed project is a two-story multi-family building approximately 17,700-square feet in size. The height is approximately 30-feet tall at the roof peak. The design utilizes varying wall planes, roof forms and pitches to add visual interest to the building. Window pop outs, decks and varying materials help to further break up the building elevations and add interest. The design utilizes materials including both vertical and horizontal fiber cement siding, and smooth finish cement siding. The project will utilize a cool, earth tone color palette with shades of taupe, blue and olive. The building roof material is made up of tile with metal accent materials. The color palette is harmonious with the surrounding residential and commercial areas. Architectural features and details are applied to all elevations. As proposed, the elevations are consistent with the Zoning Ordinance and the CDG for residential buildings.

Figure 3: Building Rendering



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

All trash containers will be screened within trash enclosures. The enclosures will surround the three non-accessible sides of the trash container and will be surrounded by landscaping. All rooftop mechanical equipment will be located within equipment wells and will be sufficiently screened from public view.

EVALUATION – TREE PERMIT

Section 19.66.0300, a Tree Permit is required for any removal of native oak trees or for more than 20% encroachment into the dripline of a native oak tree. The findings for a Tree Permit are as follows:

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

2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.

Edwin E. Stirtz, an ISA Certified Arborist with California Tree and Landscape Consulting, Inc., prepared an arborist report and tree inventory for the project in June 2024 (Attachment 1). The report includes a summary identifying 51 trees on the site, one (1) tree is in good condition, ten (10) are in fair condition, and the remainder are in fair-to-poor or poor condition. Table 2 provides a breakdown of the oak trees proposed for removal based on each tree's diameter at breast height (DBH).

Of the 42 oak trees proposed for removal, 17 have a DBH of 10 inches or smaller, 21 have a DBH between 10 and 15 inches, and only four (4) have a DBH greater than 15 inches. The largest oak tree proposed for removal has a DBH of 26.5 inches.

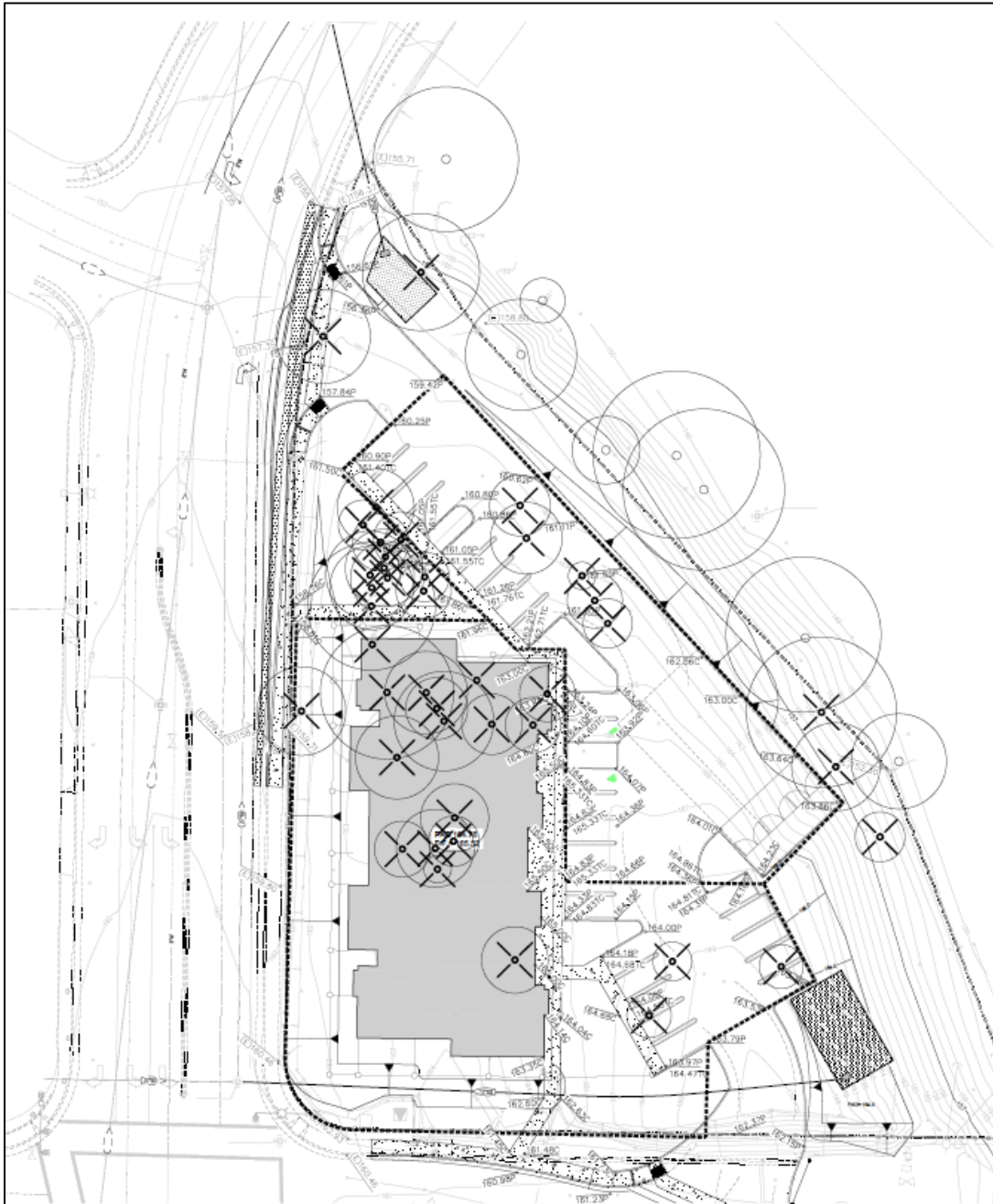
Table 2: Project Oak Tree Inventory

Tree Size Range (DBA)	Total # of Oak Trees	Total DBH
>10"	17	121*
10" – 15"	21	257
<15"	4	90
Total		443
*There is a total of 25-inches of dead oak tree		

Staff evaluated the site plans, site, and tree locations to determine the feasibility of retaining additional trees (Figure 4). However, the site is significantly constrained due to its small size, irregular shape, and its location on a street corner defines where and how access must be designed. There is no area of the site where a building and access roads could be located to avoid tree removal. Furthermore, the site is not level, sloping up from the street approximately 10 feet, before sloping back down toward Linda Creek. Grading is required both to create a level pad for the apartment building and to ensure safe, adequate vehicle access from Rocky Ridge Drive and South Cirby Way. The site is also designed to avoid stormwater drainage from improved areas directly into Linda Creek, consistent with stormwater quality regulations. All of these factors significantly limit the ability of development to avoid removal of trees on the site. Based on the site constraints, and site design the applicant proposes to remove 42 oak trees and will be subject to the requirements of the Tree Preservation Ordinance, and mitigation for these trees will be completed consistent with the Ordinance.

Consistent with the City's Tree Preservation Ordinance, the TP for the proposed project will include regulations regarding the removal and preservation of trees on the project site. This includes compensatory mitigation for all regulated oak trees removed and protective measures to ensure preserved trees are protected during construction. A total of 443 inches will be required for mitigation consistent with the Ordinance.

Figure 4: Tree Removal Exhibit



California Housing Regulations

Over the past 10 years the State of California has passed a considerable amount of legislation to address a statewide housing shortage. The result of this legislation has been to create regulations that limit the ability of local governments to reduce land designated for residential development or to implement policy and regulatory barriers to housing production. In 2019, the state enacted Senate Bill (SB) 330, the Housing Crisis Act of 2019. This Act places restrictions on certain types of development standards, amends the Housing Accountability Act, and made changes to the local approval processes and the Permit Streamlining Act.

A key provision of the law is to sharply restrict the circumstances in which a jurisdiction may either disapprove a project or reduce the housing density of a project. According to California Government Code Section 65589.5.(j), the below findings are required to deny or lower the density of a housing project

that complies with objective general plan, zoning, and subdivision standards. The jurisdiction is required to base its decision “upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

- (A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
- (B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.”

The section further states that if the local agency considers the housing development to be inconsistent with the applicable regulations, the local agency must provide the applicant with written documentation “identifying the provision or provisions, and an explanation of the reason or reasons it considers the housing development to be inconsistent, not in compliance, or not in conformity as follows:

- (i) Within 30 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains 150 or fewer housing units.
- (ii) Within 60 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains more than 150 units.”

Failure to comply with these timelines result in the project automatically being deemed consistent with objective standards, according to the law.

As discussed throughout this staff report, staff has found the project is consistent with all objective standards of the General Plan, Zoning Ordinance, and Subdivision Ordinance. According to Government Code 65589(f)(9) an objective standard means “criteria that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion.” Policies which use words like “may” and “should” instead of “shall” and “must” are not objective standards, because they allow for subjective judgement instead of imposing a uniform requirement. Denial of the project would require the above findings be made in writing and that the findings be supported by a preponderance of the evidence.

In addition to the above standards and findings applicable to all housing projects, Government Code Section 65589.5(d) includes additional required findings for the denial of a project which includes affordable units. Based on a preponderance of the evidence, one of the following findings must be made:

- 1) The jurisdiction has adopted a housing element pursuant to this article that has been revised in accordance with Section 65588, is in substantial compliance with this article, and the jurisdiction has met or exceeded its share of the regional housing need allocation pursuant to Section 65584 for the planning period for the income category proposed for the housing development project, provided that any disapproval or conditional approval shall not be based on any of the reasons prohibited by Section 65008. If the housing development project includes a mix of income categories, and the jurisdiction has not met or exceeded its share of the regional housing need for one or more of those categories, then this paragraph shall not be used to disapprove or conditionally approve the housing development project. The share of the regional housing need met by the jurisdiction shall be calculated consistently with the forms and definitions that may be adopted by the Department of Housing and Community Development pursuant to Section 65400. In the case of an emergency shelter, the jurisdiction

shall have met or exceeded the need for emergency shelter, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583. Any disapproval or conditional approval pursuant to this paragraph shall be in accordance with applicable law, rule, or standards.

- 2) The housing development project or emergency shelter as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible. As used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. The following shall not constitute a specific, adverse impact upon the public health or safety:

(A) Inconsistency with the zoning ordinance or general plan land use designation.

(B) The eligibility to claim a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code.

- 3) The denial of the housing development project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible.
- 4) The housing development project or emergency shelter is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.
- 5) On the date an application for the housing development project or emergency shelter was deemed complete, the jurisdiction had adopted a revised housing element that was in substantial compliance with this article, and the housing development project or emergency shelter was inconsistent with both the jurisdiction’s zoning ordinance and general plan land use designation as specified in any element of the general plan.

(A) This paragraph shall not be utilized to disapprove or conditionally approve a housing development project proposed on a site, including a candidate site for rezoning, that is identified as suitable or available for very low, low-, or moderate-income households in the jurisdiction’s housing element if the housing development project is consistent with the density specified in the housing element, even though the housing development project was inconsistent with both the jurisdiction’s zoning ordinance and general plan land use designation on the date the application was deemed complete.

(B) If the local agency has failed to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit, has failed to demonstrate that the identified zone or zones include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7) of subdivision (a) of Section 65583, or has failed to demonstrate that the identified zone or zones can accommodate at least one emergency shelter, as required by paragraph (4) of subdivision (a) of Section 65583, then this paragraph shall not be utilized to disapprove or conditionally approve an emergency shelter proposed for a site designated in any element of the general plan for industrial, commercial, or multifamily residential uses. In any action in court, the burden of proof shall be on the local agency to show that its housing element does satisfy the requirements of paragraph (4) of subdivision (a) of Section 65583.

- 6) On the date an application for the housing development project or emergency shelter was deemed complete, the jurisdiction did not have an adopted revised housing element that was in substantial compliance with this article and the housing development project is not a builder's remedy project.

Denial of the project would require one of the above findings be made in writing and that the findings be supported by a preponderance of the evidence.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on April 25, 2025 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. To date only one phone call has been received in direct response to the public hearing notification, which was related to the raised median on South Cirby Way. The inquirer did not have any follow up questions or comments.

As discussed above, the applicant and staff attended a meeting of the Maidu Neighborhood Association on November 19, 2024 to discuss the project. There was considerable discussion and concern expressed related to the project. Residents expressed concerns regarding traffic, pedestrian safety, site access, parking and potential tree removal. On April 24, 2025, the Maidu Neighborhood Association delivered a letter to the City that included both project comments and comments specific to the Initial Study/Mitigated Negative Declaration (IS/MND). This letter included concerns consistent with those expressed at the November 19, 2024 meeting. Also on April 24, 2025, staff received an email from an individual with comments on the IS/MND. The Environmental Section, below, expands on the comments provided in this correspondence. Exhibit C of this staff report includes all the written comments received along with a response to each comment.

ENVIRONMENTAL DETERMINATION

As required by the California Environmental Quality Act (CEQA), the City of Roseville, acting as Lead Agency, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) to evaluate the environmental effects of the project. The document was released for a 20-day public comment period, which began on April 4, 2024, and ended on April 24, 2024. The document analyzed the potential for environmental impacts due to project implementation and determined that potentially significant impacts related to Biological, Noise, Transportation, and Tribal Cultural Resources could be reduced to less than significant levels with mitigation. The Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program are included as Exhibit A and Exhibit B, respectively.

During the 20-day public comment period, the City received two (2) comment letters. The first was submitted by the Maidu Neighborhood Association (MNA) Committee, and the second (an email) by local resident, Jennifer Chapman. A summary of the key concerns raised by each commenter is provided below; a detailed City response addressing each point is included in Exhibit C.

MNA Committee

- Pedestrian safety concerns
- Project related traffic impacts
- Parking & ADA compliance
- Site layout and driveway design
- Project interface with the adjacent floodplain
- Tree removal and associated impacts
- Recommendation to install a raised median along South Cirby Way and a deceleration lane on Rocky Ridge Drive

- Request for an Environmental Impact Report
- Project land use conversion request

Jennifer Chapman, local resident

- Comment on the lifespan and value of native oak trees
- Concern that the project is inconsistent with the City's Riparian and Creeks Management Plan (2005)
- Observations regarding the Arborist Report and compliance with the City's Tree Preservation Ordinance
- Additional comment referencing the General Plan and the Roseville Creek and Riparian Management and Restoration Plan

CONCLUSION

The proposed project is a principally permitted mixed income 18-unit multi-family residential development located on property with a General Plan Land Use Designation of Medium Density Residential (MDR-10), and a Zoning Designation of Multi-Family Housing (R3). The MDR-10 designation allows for the development of 12 residential units on the 1.23-acre site. The applicant has requested a Density Bonus of 50%, (six (6) additional units) by proposing to provide two (2) very-low income affordable housing units. The site design and architecture are compatible with the surrounding community and environment and will provide a beneficial use of the site. Based on the analysis included in this staff report, the IS/MND and associated technical studies, and as conditioned, the proposed project is consistent with the General Plan, and CDG, and the required findings for the Design Review Permit can be made. Furthermore, the proposed project advances the goals and requirements found in the Housing Element of the City's General Plan.

RECOMMENDATION

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

1. Adopt the **Rocky Ridge Apartments Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program**;
2. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 1995 ROCKY RIDGE DRIVE – INFILL PCL 86B – ROCKY RIDGE APARTMENTS – FILE #PL23-0351** subject to eighty (80) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the **TREE PERMIT – 1995 ROCKY RIDGE DRIVE – INFILL PCL 86B – ROCKY RIDGE APARTMENTS – FILE #PL23-0351** subject to twenty (20) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL23-0351

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **May 8, 2025** and if not effectuated shall expire on **May 8, 2027**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in Exhibits A-O, and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Rocky Ridge Apartments Initial Study/Mitigated Negative Declaration and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. An Affordable Rental Housing Agreement for two (2) very low income units shall be executed prior to building permit issuance for Infill Parcel 86B. (Housing)

5. The project shall be addressed as 1995 Rocky Ridge Drive. All projects with multi-tenants shall submit a site plan and floor plans (for all floors and all uses) upon initial Building Permit submittal for address assignment. At that time addresses for buildings and apartments will be assigned by city staff. They will be provided to the applicant prior to second submittal for the plans to be updated with the approved addresses. Please specify “Business Services – Addressing” on the submittal. See *City of Roseville Addressing Guidelines* at Roseville.ca.us/Addressing for more information. (Business Services)
6. The applicant shall pay City’s actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
7. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
8. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
9. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

10. Parking lot design shall conform to the City’s design standards, including the following minimum standards for parking stalls:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)

11. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
12. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
13. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
 - f. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - g. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - h. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
14. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
15. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
16. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
17. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)

18. 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)
19. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
20. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Development Services – Engineering Division prior to approval of any plans. (Engineering)
21. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
22. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
23. The applicant shall provide a minimum 35 foot wide, Type A7 driveway for the entry off Rocky Ridge Drive. The entry will include right turn flare per City standard ST-24.
24. The applicant shall provide a minimum 35' wide A-7 driveway for the entry off South Cirby Way. This will include providing a 2-foot-wide raised centerline median that will prevent vehicular traffic from left egress/ingress. (Engineering)
25. The applicant shall complete (fill) the existing gap of curb-gutter and sidewalk along South Cirby Way concentric with the centerline of the street adjacent to the project site. (Engineering)
26. The applicant shall provide a 200-foot-long left turn lane for traffic traveling southbound along Rocky Ridge for entry into the site. Refer to the traffic study provided by Fehr & Peers dated April 1st 2024. (Engineering)
27. The applicant shall relocate the existing chevron signs along South Cirby Way, behind the proposed back of sidewalk. (Engineering)
28. The applicant shall maintain access to the maintenance road located on the southeast corner of the site. (Engineering)
29. The applicant shall prune the existing trees to a 6' clear height along the east side of Rocky Ridge Drive, north of the proposed driveway. (Engineering)

30. The applicant shall relocate the traffic signal appurtenances along South Cirby Way as directed by Public Works -Traffic Division. (Engineering)
31. A LOMR or LOMR-F will be required for any development occurring within the FEMA floodplain/special flood hazard area. (Engineering)
32. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
33. Bike parking and electric vehicle parking spaces shall be provided per the California Green Building Standards. Carpool spaces shall also be provided per the City of Roseville's Transportation System Management (TSM) Ordinance, R.M.C Chapter 11.33. Bike rack/locker design and designated parking space markings and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
34. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual, which includes trash capture requirements. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
35. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
36. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
37. 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)
38. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Development Services – Engineering Division will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
39. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services Department, Planning)

40. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services Department, Planning)
41. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services Department, Planning)
42. 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)
43. 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)
44. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, and sewer 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)
45. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
46. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water and sewer shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
47. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
48. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
49. A trash enclosure, organics enclosure and recycling enclosure is required for the project, otherwise, the building owner is responsible for the trash service. (Refuse)

50. 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)
51. 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)
52. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings
53. This project shall be annexed into CFD #4 for services related to neighborhood park and streetscape maintenance. (Parks, Recreation, and Libraries)
54. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
55. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)
56. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

57. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
58. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. A 12.5 -foot-wide public utilities easement along Rocky Ridge Drive.
 - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

59. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)
60. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:
- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
61. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
62. 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)
63. Water and sewer and shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
64. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
65. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
66. 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)
67. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
68. 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)
69. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:

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

70. 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:

71. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)

72. 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)

73. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)

74. 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)

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

76. 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)

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

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

79. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)

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

CONDITIONS OF APPROVAL FOR THE TREE PERMIT – FILE #PL23-0351

- All recommendations contained in the Arborist Report (Attachment 1) are incorporated by reference into these conditions, except as modified herein. (Planning)
- Trees listed in Appendix 2 of the Arborist Report (see Attachment 1) and depicted on the Tree Removal Exhibit (see Exhibit L) are approved for removal with this tree permit. All other protected native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)
- The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 443. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)
- No activity shall be permitted within the protected zone of any protected native oak tree beyond those identified by this report. Encroachment into the protected zone of the Trees listed in Exhibit L and described in the staff report is permitted. (Planning)
- A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)
- A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)
- A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)
- The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. Where encroachment is permitted pursuant to

Condition 4, above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)

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

18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

PRIOR TO ISSUANCE OF FINAL

19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)
20. The approval of this Tree Permit shall expire on November 8, 2025. (Planning)

ATTACHMENTS

1. CA Tree & Landscape Consulting, Inc. Arborist Report
2. Fehr & Peers Access & Traffic Study
3. Biological Resources Assessment

EXHIBITS

- A. Rocky Ridge Apartments Initial Study/Mitigated Negative Declaration
- B. Rocky Ridge Apartments MMRP
- C. City's Response to Comments for the Rocky Ridge Apartments IS/MND
- D. Site Plan
- E. Floor and Roof Plans
- F. Building Elevations
- G. Lighting Plan
- H. Photometric Plan
- I. Landscape Plan
- J. Trash Enclosure Plan
- K. Material & Color Board
- L. Tree Removal Plan
- M. Preliminary Grading Plan
- N. Preliminary Utility Plan
- O. Striping Plan

Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Planning Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Planning 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.



California Tree and Landscape Consulting, Inc.

359 Nevada Street, #201, Auburn, CA 95614

(530) 745-4086

June 20, 2024

D&S Development
Attn: Sara Lebastchi
1725 Capitol Ave.
Sacramento, CA 95811
(916) 442-4288 x 102
(916) 765-1676
Via Email: sara@dandsdev.com

REVISED¹ PRE-DEVELOPMENT ARBORIST REPORT & TREE INVENTORY

RE: 1995 Rocky Ridge Drive, APN #469-100-013; City of Roseville Jurisdiction

Executive Summary:

Sara Lebastchi of D&S Development, on behalf of the property owner, contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the protected trees on the site or within 25' of development for purposes of evaluating the impacts to the trees from development². The property is within the jurisdiction of the City of Roseville. See Supporting Information Appendix A –Tree Location Map.

Tyler Thomson, ISA Certified Arborist #WE-12751A visited the site on November 13, 2023. A total of 52 trees were evaluated on this property, 1 of which may be offsite, on the east edge of the property. 4 additional offsite trees (one at the northern tip of the property and 3 along the east edge of the property) were noted. Of the trees evaluated, 45 are protected: 6 Blue oaks (*Quercus douglasii*), 2 Interior live oaks (*Quercus wislizeni*), and 37 Valley oaks *Quercus lobata*).

Tree Species	Trees Inventoried	Trees located on the Parcel ³	Protected by Code	Proposed for Removal	Mitigation Inches
Blue oak, <i>Quercus douglasii</i>	6	4	6	4	31
Interior live oak, <i>Quercus wislizeni</i>	2	2	2	1	19.5
Valley oak, <i>Quercus lobata</i>	40	38 (1 may be offsite)	37	35	392.5
0-Dead/666-Unprotected	8	8	0	2	0
Total	56	52 (1 may be offsite)	45	42	443

See Appendices for specific information on each tree and preservation requirements and/or restrictions

¹ This report has been revised to include removal trees. The original report was dated 11/21/2023.

² Plan titled 'Preliminary Demolition Plan, Sheet G.1' dated 4/26/2024.

³ CalTLC is not a licensed land surveyor. Tree ownership was not determined. Conclusions within this report are based on existing fences or other landmarks which may not represent the actual property boundary.

METHODS

Appendix 2 in this report is the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Description will further explain our findings.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture’s best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI’s ArcGIS collector application on an Apple iPhone or Samsung. The data was then processed in ESRI’s ArcMap to produce the tree location map.

Tree Measurements: DBH (diameter breast high) is normally measured at 4’6” (above the average ground height for “Urban Forestry”), but if that varies then the location where it is measured is noted. A steel diameter tape was used to measure the DBH. A Stanley laser distance meter was used to measure distances. Canopy radius measurements may also have been estimated due to obstructions.

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.
Species	The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
DBH	Diameter at breast height is normally measured at 4’6” (above the average ground height for “Urban Forestry”), but if that varies then the location where it is measured is noted in the next column “measured at”
Canopy radius and Protection Zone Area	The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement further defines the radius of the protection zone to be specified on any development plans unless otherwise indicated in the arborist recommendations, Appendix 2.
Critical Root Zone	The radius of the critical root zone is a circle equal to the trunk diameter inches converted to feet and factored by tree age, condition and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition and health.
Arborist Rating	Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

Roseville Rating	Arborist	Rating	
Excellent	Excellent	5	No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect
Good	Good	4	The tree is in good condition and there are no apparent problems that can be seen from a visual ground inspection.
Fair	Fair	3	The tree is in fair condition. There are some minor structural or health problems that pose no immediate risk of death or failure. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated and/or health can be improved.
Fair to Poor	Poor	2	The tree has major problems. If the option is taken to preserve the tree, additional evaluation to identify if health or structure can be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. Additionally, risk should be evaluated as a tree rated 2 may have structural conditions which indicate there is a high likelihood of failure. Trees rated 2 should be removed if these additional evaluations will not be performed.
Poor	Very Poor	1	The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a high risk.
Dead	Dead	0	This indicates the tree has no significant sign of life.

Notes: Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why dbh may have been measured at a location other than the standard 54"). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

Development Restrictions/Actions Recommended actions to increase health and longevity.

Development Impacts Projected development impacts are based solely on distance relationships between tree location and grading. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and requirements can result in a higher chance of survival, while requirements that are overlooked can result in a dramatically lower chance of survival. Impacts are measured as follows:

Impact Term:

Long Term Result of Impact:

Negligible

Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.

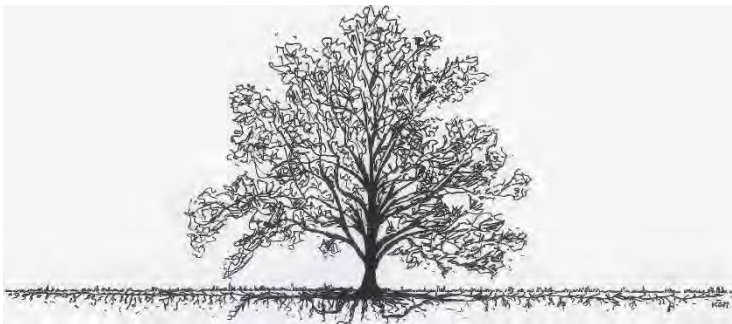
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

Discussion

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience and the City ordinance requirements to enhance tree longevity. This requires their root zones remain intact and viable despite the use of heavy equipment to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil can have serious consequences for tree health. Tree Protection measures should be incorporated into the site plans in order to protect the trees.

Root Structure

The majority of a tree’s roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6” to 3’ of soil. It is a common misconception that a tree underground resembles the canopy. The correct root structure of a tree is in the drawing below. All plants’ roots need both water and air for survival. Poor canopy development or canopy decline in mature trees after development is often the result of inadequate root space and/or soil compaction.



The reality of where roots are generally located

Our native oak trees are easily damaged or killed by having the soil within the Protected Root Zone (PRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don’t be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies: These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

Arborists: Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: asca-consultants.org

RECOMMENDATIONS: Summary of Tree Protection Measures for Site Planning

The Owner and/or Developer should ensure the project arborist's protection measures are incorporated into the site plans and followed. Tree specific protection measures can be found in Appendix 2 – Tree Information Data.

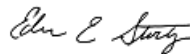
- **The stumps of the trees to be removed that are within the root zone of the City trees shall be removed using a backhoe or other piece of grading equipment only with supervision by the project arborist.** Roots from the other nearby trees may have intertwined and will be required to be severed and cut clean during the removal process. Pulling on the stumps with equipment will likely result in the lifting of the asphalt in the parking areas on the adjacent parcels.
- Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site or in the access path. The Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist.
- Clearly designate an area on the site outside the drip line of all trees on the adjacent parcels where construction materials may be stored and parking can take place. No materials or parking shall take place within the root zones of trees to be retained.
- Sewer line installation and trenching inside the root protection zone of trees to remain on the site shall be directly supervised by the project arborist. A hydraulic or air spade may be required for digging and placement of pipes underneath the roots, or boring of deeper trenches underneath the roots.
- Follow all of the General Development Guidelines, Appendix 3, for all trees not identified as requiring special preservation measures in the summary and in Appendix 2.

Report Prepared by:



Caroline Nicholas
Arborist Assistant

Project Arborist:



Edwin E. Stirtz
Consulting Arborist
ISA Certified Arborist #WE-0510A, TRAQ

Appendix 1A – Tree Location Map

Appendix 1B – Preliminary Demolition Plan

Appendix 2 – Tree Data and Tree Specific Recommendations

Appendix 3 – General Development Guidelines

Appendix 4 – Site Photographs

Bibliography

- International Society of Arboriculture. (2015). *Glossary of Arboricultural Terms*. Champaign: International Society of Arboriculture.
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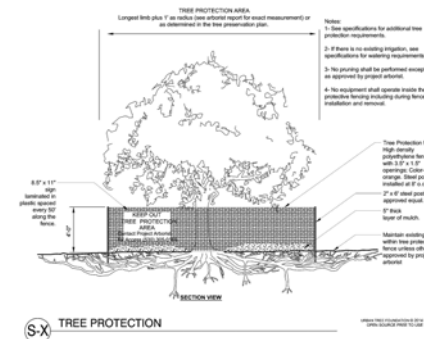


California Tree & Landscape Consulting, Inc.

359 Nevada Street, Suite 201
Auburn, CA 95603

Tree Protection General Requirements

1. The project arborist for this project is California Tree & Landscape Consulting. The primary contact information is R. Cory Kinley (916) 955-6162. The project arborist may continue to provide expertise and make additional recommendations during the construction process if and when additional impacts occur or tree response is poor. Monitoring and construction oversight by the project arborist is recommended for all projects and required when a final letter of assessment is required by the jurisdiction.
2. The project arborist should inspect the exclusionary root protection fencing installed by the contractor prior to any grading and/or grubbing for compliance with the recommended protection zones. Additionally, the project arborist shall inspect the fencing at the onset of each phase of construction. The protection zone for trees is specified as the 'canopy radius' in Appendix 2 unless otherwise specified in the preservation requirements. The location of the tree protection fencing shall be depicted on the plans pursuant to the arborist recommendations. Note 'drip line' is not an acceptable location for installation of tree protection fencing.
3. The project arborist should directly supervise any clearance pruning, irrigation, fertilization, placement of mulch and/or chemical treatments. If clearance pruning is required, the Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist. Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site.
4. No trunk within the root protection zone of any trees shall be removed using a backhoe or other piece of grading equipment.
5. Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
6. Any and all work to be performed inside the protected root zone fencing, including all grading and utility trenching, shall be approved and/or supervised by the project arborist.
7. Trenching, if required, inside the protected root zone shall be approved and/or supervised by the project arborist and may be required to be by a hydraulic or air spade, placing pipes underneath the roots, or placing deeper trenches underneath the roots.



TREE INVENTORY MAP

>Tree locat bns are approximate and were collected using apple IOS products.
>Property line informat bn was downloaded from Placer County on 11/20/2023.

Legend	
Arborist Rating...	Parcel
0-Dead	Canopy
1-Extreme structure or health problems...	
2-Major structure or health problems...	
3-Minor Problems...	
4-No Apparent Problems...	
5-Excellent...	
▲ Unprotected	



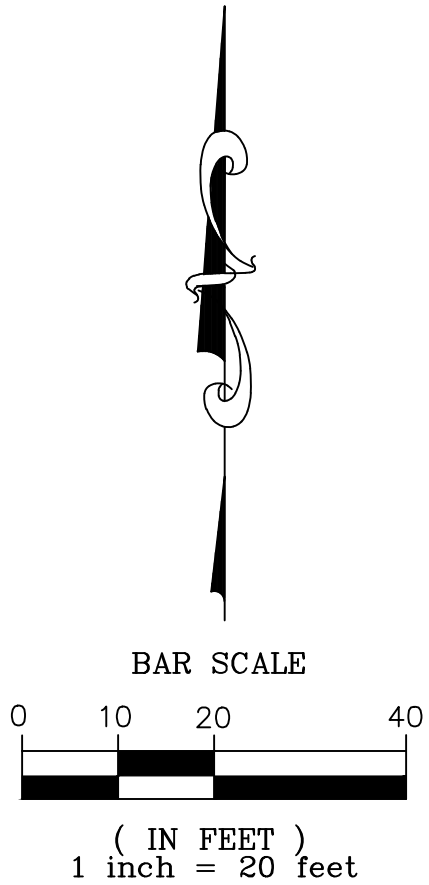
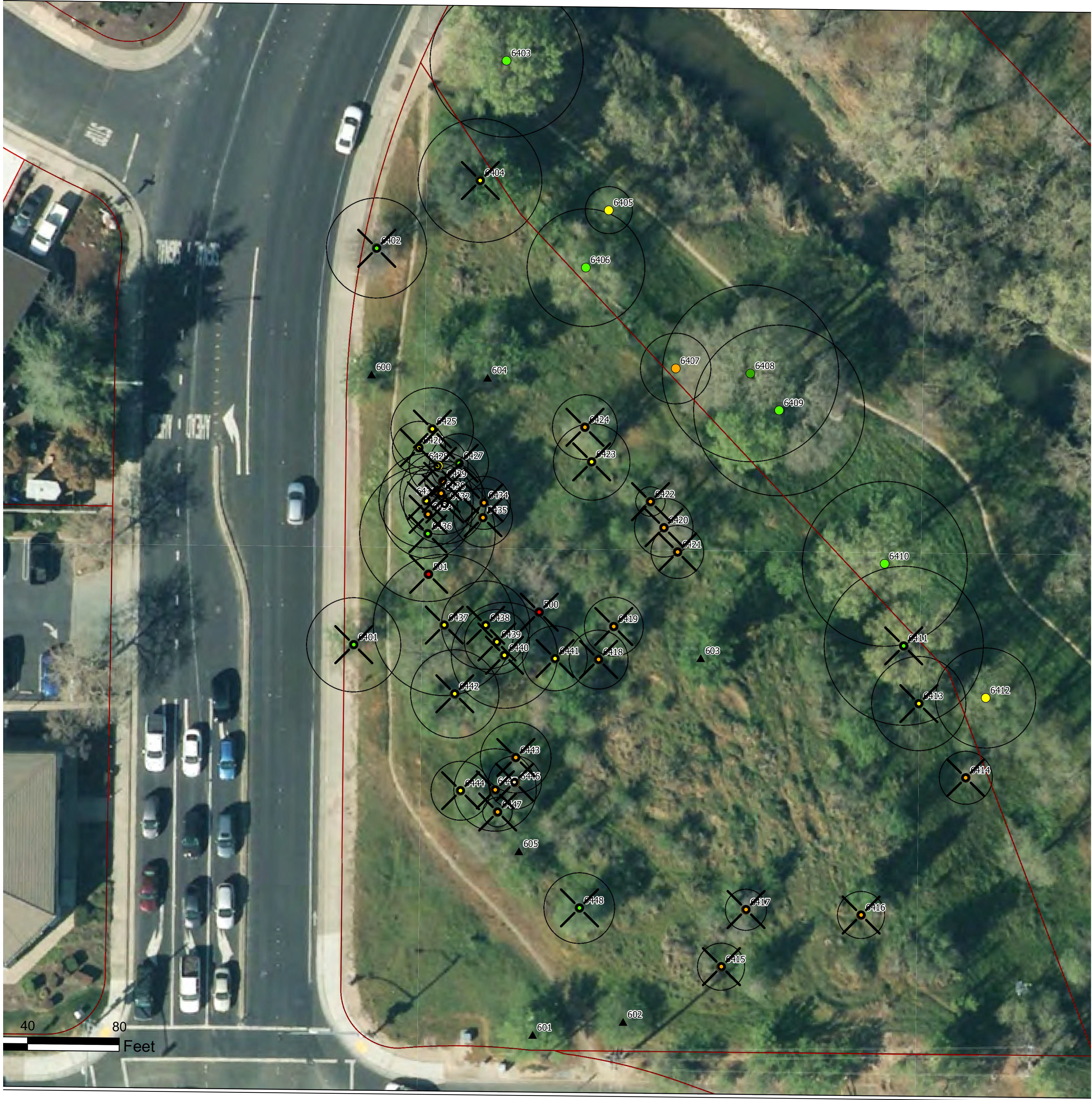
Sheet No.
TPP 1.0

PLAC, Rocky Ridge

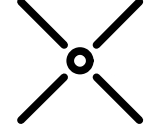
1995 Rocky Ridge
Roseville, Placer County, CA

Prepared For: D&S Development

Date: 11/20/2023



LEGEND:

 REMOVE EXISTING TREE

PRELIMINARY DEMOLITION PLAN
SCALE: 1"= 20'



CLIENT

PROJECT TITLE
Rocky Ridge
Apartments

1995 ROCKY RIDGE DR.
ROSEVILLE
CALIFORNIA

SHEET TITLE

**PRELIMINARY
DEMOLITION PLAN**

DATE	REVISION	DATE

DRAWN/CHK BY: MT / RP
DATE: 4/26/2024
JOB NO.: 0420.006
SHEET NUMBER

APPENDIX 2 – TREE DATA

Tag #	Old Tag #	Protected by Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	City of Roseville Rating	Notes	Development Status
500		No		Valley oak	<i>Quercus lobata</i>	14		54		0-Dead		standing dead, 90% intact.	Proposed for removal
501		No		Valley oak	<i>Quercus lobata</i>	11		54		0-Dead		standing dead, 95% intact.	Proposed for removal
600		No		Almond	<i>Prunus dulcis</i>			54		666-Unprotected			
601		No		Almond	<i>Prunus dulcis</i>	10		6		666-Unprotected			
602		No		Almond	<i>Prunus dulcis</i>			6		666-Unprotected		cut stump, many small sprouts.	
603		No		Almond	<i>Prunus dulcis</i>			54		666-Unprotected		large decayed stump 3 feet high with small diameter sprouts.	
604		No		Almond	<i>Prunus dulcis</i>			54		666-Unprotected		large decayed stump with small diameter sprouts.	
605		No		Almond	<i>Prunus dulcis</i>			54		666-Unprotected		80% dead. stump with mature sprouts.	
6401		Yes		Valley oak	<i>Quercus lobata</i>	10		54	16	3-Minor Problems	Fair	partially buried flare, 1.5 feet from sidewalk. signs of sidewalk beginning to lift. codominant at 5 feet, fair connection. fair crown balance and density.	Proposed for removal
6402		Yes		Valley oak	<i>Quercus lobata</i>	15		15	17	3-Minor Problems	Fair	partially buried flare, 6 feet from sidewalk. signs of sidewalk beginning to lift. codominant at 2 feet, crowded connection with included bark. fair crown balance and density. low small lateral branches.	Proposed for removal
6403		Yes	Yes	Valley oak	<i>Quercus lobata</i>	21.5		12	26	3-Minor Problems	Fair	fair base on top of slope leading to drainage. fair crown balance and density. south canopy branches overlap property line by approximately 6 feet.	

Tag #	Old Tag #	Protected by Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	City of Roseville Rating	Notes	Development Status
6404		Yes		Interior live oak	<i>Quercus wislizeni</i>	19.5	10, 9.5	54	21	2-Major Structure or health problems	Fair to Poor	swollen codominant base grafted against adjacent almond trees base. both stems lean heavy south and west, lean low. healthy foliage.	Proposed for removal
6405		Yes		Valley oak	<i>Quercus lobata</i>	11.5	4, 4, 3.5	54	8	2-Major Structure or health problems	Fair to Poor	swollen base with staining, multi-stem with poor attachments, on slope. crowded stems. fair foliage health.	
6406		Yes		Valley oak	<i>Quercus lobata</i>	17.5		12	20	3-Minor Problems	Fair	fair flare. codominant at 2 feet with swollen/elevated inclusion. moderate small branch die-back throughout canopy. fair canopy balance and density.	
6407		Yes		Interior live oak	<i>Quercus wislizeni</i>	9.5		6	12	1-Extreme Structure or Health Problems	Poor	severe/extensive internal decay and dead bark on base and stems. unbalanced base on slope. good foliage health.	
6408	4	Yes	Yes	Blue oak	<i>Quercus douglasii</i>	25		54	30	4-No Apparent Problems	Good	good base, structure and vigor. low branches southwest overlap property line by approximately 20 feet.	
6409	3	Yes	Yes	Blue oak	<i>Quercus douglasii</i>	43	23, 20	54	29	3-Minor Problems	Fair	fair base, structure and vigor. low branches south overlap property line by approximately 25 feet. both stems lean moderately east.	
6410	2	Yes	Unknown	Valley oak	<i>Quercus lobata</i>	19.5		54	28	3-Minor Problems	Fair	base close to property line, if i had to guess id say its 3 feet north, offsite. slightly buried flare. codominant at 11 feet, fair connection. minor small branch die-back throughout canopy. fair crown balance and density. branches overlap property line by approximately 25 feet.	
6411	1	Yes		Valley oak	<i>Quercus lobata</i>	14.5		54	27	3-Minor Problems	Fair	fair flare. codominant at 8 feet, fair connection. south codominant stem	Proposed for removal

Tag #	Old Tag #	Protected by Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	City of Roseville Rating	Notes	Development Status
												leans heavy south. small branch die-back throughout canopy. fair vigor.	
6412		Yes	Yes	Valley oak	<i>Quercus lobata</i>	8.5		54	17	2-Major Structure or health problems	Fair to Poor	slightly swollen base. high amount of branch die-back throughout, high amount of epicormic sprouts. sparse foliage. low vigor. branches overlap property line by approximately 13 feet.	
6413		Yes		Valley oak	<i>Quercus lobata</i>	6		54	16	2-Major Structure or health problems	Fair to Poor	mostly closed vertical wound in south base with visible frass. high amount of dead main branches. epicormic sprouts. unbalanced canopy southeast, poor understory structure.	Proposed for removal
6414		Yes		Valley oak	<i>Quercus lobata</i>	6		54	9	1-Extreme Structure or Health Problems	Poor	extensive/severe internal decay and dead bark throughout entire tree. sparse foliage. low vigor.	Proposed for removal
6415		Yes		Valley oak	<i>Quercus lobata</i>	6.5		54	8	1-Extreme Structure or Health Problems	Poor	extensive bark decay throughout entire tree, crumbling dead bark with staining throughout, bark disease? low vigor.	Proposed for removal
6416		Yes		Valley oak	<i>Quercus lobata</i>	13.5	5.5, 4.5, 3.5	54	8	1-Extreme Structure or Health Problems	Poor	multi-stem at grade, heavy debris, base not visible. crowded unbalanced stems. short intranodal growth and miniaturized foliage. poor structure and vigor.	Proposed for removal
6417		Yes		Valley oak	<i>Quercus lobata</i>	13	7, 6	54	7	1-Extreme Structure or Health Problems	Poor	codominant at grade, swollen bases. severe branch die-back. poor structure. low vigor.	Proposed for removal
6418		Yes		Blue oak	<i>Quercus douglasii</i>	7		54	10	1-Extreme Structure or Health Problems	Poor	50% dead bark on base and lower trunk. severe/extensive internal decay east. 60% dead branches. sparse miniaturized foliage. low vigor.	Proposed for removal

Tag #	Old Tag #	Protected by Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	City of Roseville Rating	Notes	Development Status
6419		Yes		Valley oak	<i>Quercus lobata</i>	7.5		10	10	1-Extreme Structure or Health Problems	Poor	60% dead bark on base and lower trunk. severe/extensive internal decay south. multi-stem at 2 feet, weak attachments. miniaturized foliage. low vigor.	Proposed for removal
6420		Yes		Valley oak	<i>Quercus lobata</i>	11		12	10	1-Extreme Structure or Health Problems	Poor	buried flare. swollen codominant union at 2 feet. west codominant stem completely dead, still standing. east codominant stem has severe bark and internal decay. sparse foliage, severe branch die-back. low vigor.	Proposed for removal
6421		Yes		Valley oak	<i>Quercus lobata</i>	6		54	9	1-Extreme Structure or Health Problems	Poor	dead 4 inch lower stem northwest. 50% dead bark around base and trunk. severe branch die-back throughout. low vigor.	Proposed for removal
6422		Yes		Valley oak	<i>Quercus lobata</i>	10		3	5	1-Extreme Structure or Health Problems	Poor	85% dead. severe/extensive decay throughout. low vigor.	Proposed for removal
6423		Yes		Valley oak	<i>Quercus lobata</i>	13		3	13	2-Major Structure or health problems	Fair to Poor	buried flare. severely crowded multi-stem union at 1.5 feet. short intranodal growth, miniaturized foliage. low vigor.	Proposed for removal
6424		Yes		Valley oak	<i>Quercus lobata</i>	12	4.5, 4, 3.5	54	11	1-Extreme Structure or Health Problems	Poor	multi-stem at grade, possible weak connections. moderate bark decay in middle stem. top half dead north stem. severe branch die-back throughout. low vigor.	Proposed for removal
6425		Yes		Valley oak	<i>Quercus lobata</i>	26	6, 6, 6, 4, 4	54	14	2-Major Structure or health problems	Fair to Poor	crowded multi-stem union at grade, weak attachments. crowded unbalanced primary stems. epicormic sprouts. small branch die-back throughout. fair/low vigor.	Proposed for removal
6426		Yes		Blue oak	<i>Quercus douglasii</i>	6.5		12	9	2-Major Structure or	Fair to Poor	codominant at 2 feet, severe inclusion, open bark and staining. poor	Proposed for removal

Tag #	Old Tag #	Protected by Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	City of Roseville Rating	Notes	Development Status
										health problems		understory structure, leans southwest. sparse/small foliage. high branch die-back throughout.	
6427		Yes		Valley oak	<i>Quercus lobata</i>	6		48	10	3-Minor Problems	Fair	fair base, structure and vigor. leans slightly northeast. dead small lower branches.	Proposed for removal
6428		Yes		Valley oak	<i>Quercus lobata</i>	10	6.5, 3.5	6	10	2-Major Structure or health problems	Fair to Poor	codominant at grade, crowded stems. unbalanced canopy northwest. sparse foliage. low vigor.	Proposed for removal
6429		Yes		Valley oak	<i>Quercus lobata</i>	7		6	6	1-Extreme Structure or Health Problems	Poor	severe branch die-back, 75% dead throughout. low vigor.	Proposed for removal
6430		Yes		Valley oak	<i>Quercus lobata</i>	12	6, 6	12	14	1-Extreme Structure or Health Problems	Poor	crowded/swollen codominant union at grade. swollen lower trunks with decayed open wounds. east codominant stem 80% dead. west codominant stem leans heavy. low vigor.	Proposed for removal
6431		Yes		Valley oak	<i>Quercus lobata</i>	10.5		30	16	2-Major Structure or health problems	Fair to Poor	swollen base with closed large wound south. codominant at 3.5 feet, crowded stems with included bark. moderate/severe small branch die-back throughout. epicormic sprouts. fair/low vigor.	Proposed for removal
6432		No		Valley oak	<i>Quercus lobata</i>	8.5	5, 3.5	54	14	1-Extreme Structure or Health Problems	Poor	codominant at 1 foot, severely unbalanced codominant stems, weakly attached, open cavity in union. unbalanced stems east. low vigor.	Proposed for removal
6433		No		Valley oak	<i>Quercus lobata</i>	8.5	4.5, 4	54	15	1-Extreme Structure or Health Problems	Poor	severely swollen base. codominant at 1 foot, severely unbalanced codominant stems, weakly attached. unbalanced stems northwest, understory structure. low vigor.	Proposed for removal

Tag #	Old Tag #	Protected by Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	City of Roseville Rating	Notes	Development Status
6434		Yes		Valley oak	<i>Quercus lobata</i>	6.5		12	9	1-Extreme Structure or Health Problems	Poor	codominant at 2 feet, severe inclusion. northwest codominant stem 80% dead. south stem 60% dead. low vigor.	Proposed for removal
6435		Yes		Valley oak	<i>Quercus lobata</i>	6		54	10	1-Extreme Structure or Health Problems	Poor	swollen base with severe bark and internal decay, open cavity east. dead lower south stem along grade. fair upper canopy structure. miniaturized foliage. low vigor.	Proposed for removal
6436		Yes		Valley oak	<i>Quercus lobata</i>	13		54	23	3-Minor Problems	Fair	fair base, structure and vigor. moderate small lateral branch die-back mostly in east canopy.	Proposed for removal
6437		Yes		Valley oak	<i>Quercus lobata</i>	26.5	13.5, 13	54	24	2-Major Structure or health problems	Fair to Poor	codominant at 1 foot, fair attachment. fair branching and crown balance. low crown density with severe small branch die-back. low vigor.	Proposed for removal
6438		Yes		Valley oak	<i>Quercus lobata</i>	10		10	15	2-Major Structure or health problems	Fair to Poor	dead 6 inch stem at grade north. swollen lower trunk south at 1 foot. weak stem attachments with included bark. small branch die-back throughout.	Proposed for removal
6439		Yes		Blue oak	<i>Quercus douglasii</i>	8		12	11	2-Major Structure or health problems	Fair to Poor	swollen base, multiple small dead branches. codominant at 3 feet, crowded stems. sparse miniaturized foliage. low vigor.	Proposed for removal
6440		Yes		Valley oak	<i>Quercus lobata</i>	12		54	18	2-Major Structure or health problems	Fair to Poor	fair base. codominant at 8 feet. severe branch die-back throughout. low vigor.	Proposed for removal
6441		Yes		Blue oak	<i>Quercus douglasii</i>	9.5		3	11	2-Major Structure or health problems	Fair to Poor	severe bark and internal decay throughout base and stems. high amount of small branch die-back. sparse foliage. low vigor.	Proposed for removal
6442		Yes		Valley oak	<i>Quercus lobata</i>	15		6	15	2-Major Structure or	Fair to Poor	severely swollen lower trunk with crowded unbalanced stem	Proposed for removal

Tag #	Old Tag #	Protected by Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	City of Roseville Rating	Notes	Development Status
										health problems		attachments, bark decay, weak attachments. crowded branches and stems. moderate small branch die-back. fair/low vigor.	
6443		Yes		Valley oak	<i>Quercus lobata</i>	7		54	12	1-Extreme Structure or Health Problems	Poor	open 5 inch cavity in base east. severe bark decay throughout trunk and stems. severely unbalanced canopy south, 90 degree bend with severe decay, at risk of failure. low vigor.	Proposed for removal
6444		Yes		Valley oak	<i>Quercus lobata</i>	12		10	10	2-Major Structure or health problems	Fair to Poor	multi-stem at 2 feet, fair connections. sparse foliage, severe small branch die-back throughout. low vigor.	Proposed for removal
6445		Yes		Valley oak	<i>Quercus lobata</i>	12	6, 6	10	14	1-Extreme Structure or Health Problems	Poor	severely swollen codominant union at 2 feet, severely unbalanced codominant stems, 90 degree bends. high amount of epicormic sprouts on trunks. severe small branch die-back throughout. low vigor.	Proposed for removal
6446		No		Valley oak	<i>Quercus lobata</i>	8.5	4.5, 4	10	9	1-Extreme Structure or Health Problems	Poor	codominant at grade, severe bark decay. high amount of epicormic sprouts on stems. moderate/severe branch die-back throughout. low vigor.	Proposed for removal
6447		Yes		Valley oak	<i>Quercus lobata</i>	18	11, 7	6	5	1-Extreme Structure or Health Problems	Poor	codominant at grade, severe bark decay throughout. 11 dbh codominant stem completely dead. tree 95% dead.	Proposed for removal
6448		Yes		Valley oak	<i>Quercus lobata</i>	13.5		12	12	3-Minor Problems	Fair	fair base. crowded multi-stem union at 2 feet. fair crown balance and density. short intranodal growth, stunted short tree. small low branches all directions.	Proposed for removal

APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 10'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6’.

In areas of intense impact, a 6’ chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3’ of the construction area, place 2” by 4” boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.⁴

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of “preserved” roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼” to ½” of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the

⁴ International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

health of impacted trees, and make recommendations as to irrigation or other needs. After construction is complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

APPENDIX 4 – SITE PHOTOGRAPHS by Tyler Thomson, November 13, 2023



Photo #1, Shows Tree #6401, 1.5 feet from sidewalk



Photo #2, Shows Tree #6402, 6 feet from sidewalk



Photo #3, Shows offsite Trees #6409 & #6408, from left to right, and approximate property line



Photo #4, Shows Trees #6418 & #6419, from left to right



Photo #5, Shows Tree #6419, with dead bark and severe/ extensive internal decay



Photo #6, Shows Tree #6420, with dead codominant stem and sparse foliage



Photo #7, Shows Tree #6423, with severely crowded multi-stem union at 1.5 feet



Photo #8, Shows Tree #6437

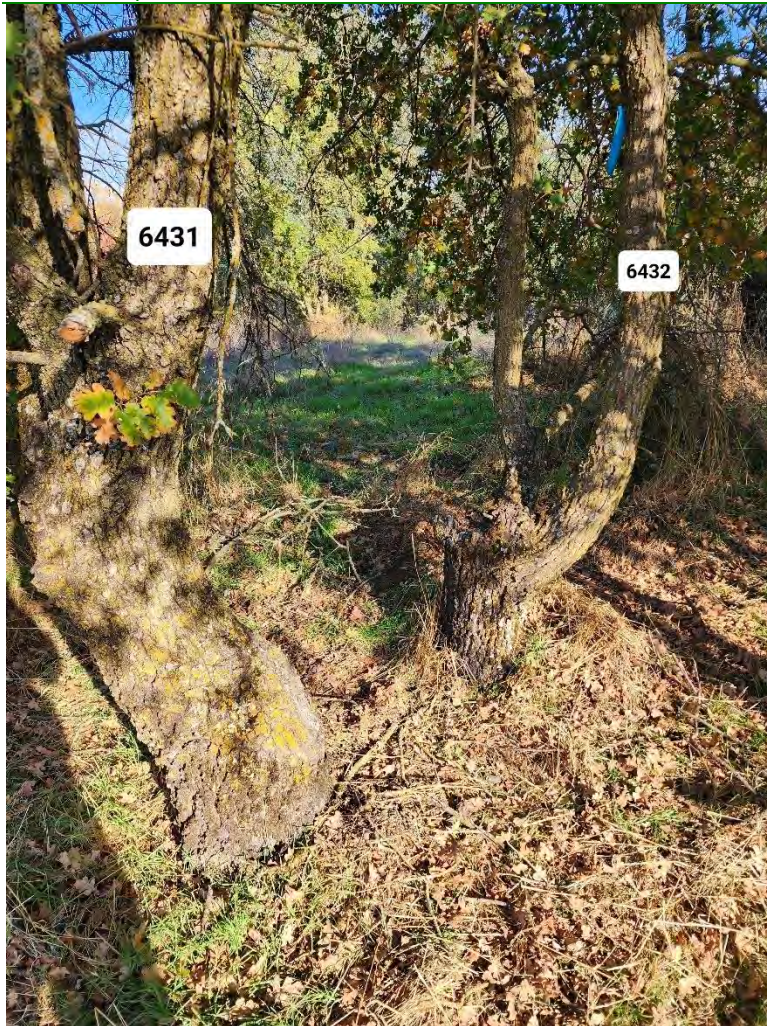


Photo #9, Shows Trees #6431 & #6432, from left to right



Photo #10, Shows Tree #6442, with crowded unbalanced stem attachments and bark decay



Photo #11, Shows Trees #6443, #6446, #6445 & #6444, from left to right

Memorandum

Date: April 1, 2024
To: Jack Varozza, PE, City of Roseville
From: Mary Ramones and John Gard, TE, Fehr & Peers
Subject: **Access Study for Rocky Ridge Apartments**

RS24-4340

This memorandum presents the data collection, analysis, and recommendations of our access study of the Rocky Ridge Apartments project, which would be situated at 1995 Rocky Ridge Drive in the City of Roseville.

Project Site Setting

According to the project site plan (*Rocky Ridge Apartments*, Peabody Tsumura Engineering, September 2023), the site would consist of an approximately 17,600 square foot apartment complex with 18 multi-family dwelling units and 27 parking spaces. Refer to **Figure 1** for the project site plan.

Access would be provided by the following driveways (see Figure 1):

- Driveway 1 on Rocky Ridge Drive would be 35 feet wide and located directly opposite Condor Court. It is assumed (for analysis purposes) that it would permit all turning movements.
- Driveway 2 on Cirby Way would be 25 feet wide and restricted to right-turns in and right-turns out only. The driveway would be located about 125 feet east of Rocky Ridge Drive.¹

¹ Driveway distance is measured from the driveway center line to the near curb return.



Existing Conditions

Roadway Network

The project site is located on an undeveloped parcel in the northeast corner of the Cirby Way/Rocky Ridge Drive intersection. The project site is located at the junction of two roadways featuring horizontal curvature. Cirby Way is an east-west minor arterial roadway within the study area. It begins at Roseville Road in the west and extends to Old Auburn Road in the east. Along the project frontage, Cirby Way has two lanes in each direction, which are separated by narrow centerline striping. The posted speed limit on Cirby Way is 40 miles per hour (MPH) in the project vicinity, however, an advisory 30 MPH sign is located in the westbound direction of Cirby Way east of Rocky Ridge Drive to alert motorists to an upcoming horizontal curve (along the project frontage). Similarly, an advisory 25 MPH speed sign is situated in advance of the curve for eastbound vehicles approaching Rocky Ridge Drive. There is a road providing gated utility access at the horizontal curve on Cirby Way, adjacent to the proposed project driveway location.

Rocky Ridge Drive is a north-south minor arterial roadway within the study area. The roadway begins at Cirby Way and extends northerly, terminating at Roseville Parkway. Along the project frontage, Rocky Ridge Drive has two lanes in each direction, which are separated by a center median turn lane. The posted speed limit is 40 MPH. The following advisory speed signs are present on Rocky Ridge Drive to advise motorists of horizontal curves:

- Northbound 30 MPH sign situated immediately south of Condor Court
- Northbound 30 MPH sign situated immediately south of Mallard Lane
- Southbound 30 MPH sign situated immediately south of McLaren Lane

Figure 2 shows the horizontal curves and advisory speed limit signs in the project vicinity.

Bicycle Network

Westbound on Cirby Way, a Class II bike lane begins at Old Auburn Road and extends 0.8 mile to Rocky Ridge Drive. It then becomes a Class III bike route west of Rocky Ridge Drive. Eastbound on Cirby Way, a Class II bike lane begins 240 feet east of Rocky Ridge Drive and extends 0.8 mile to Old Auburn Road.

Northbound on Rocky Ridge Drive, a Class II bike lane begins at Cirby Way and extends 0.8 mile to Hackamore Drive. There are no designated bikeway facilities north of Hackamore Drive to Douglas Boulevard. Southbound on Rocky Ridge Drive, a Class II bike lane begins at Professional Drive and extends 0.9 mile to Condor Court. There are no designated bikeway facilities between Condor Court and Cirby Way.



Pedestrian Network

A sidewalk begins on the east side of Rocky Ridge Drive at Cirby Way and is continuous across the project frontage and over the adjacent Linda Creek Bridge. There is an approximate 150-foot gap in the sidewalk along the project's Cirby Way frontage, as shown in Image 1. Just east of the project site, a sidewalk is continuous on the north side of Cirby Way for 0.75 mile to Old Auburn Road.



Image 1: Sidewalk gap and advisory chevron alignment signs on Cirby Way.

The signalized Cirby Way/Rocky Ridge Drive intersection features crosswalks with push-button pedestrian actuation on the west and north legs. A crosswalk is not provided on the east leg.



Project Travel Characteristics

Trip Generation

The trip generation of the Rocky Ridge Apartments was estimated using the *Trip Generation Manual, 11th Edition* (Institute of Transportation Engineers, 2021). **Table 1** shows the estimated daily, weekday AM peak hour, and PM peak hour trip generation. As shown, the project would generate 121 new daily trips, 7 new AM peak hour vehicle trips, and 9 new PM peak hour vehicle trips.

Table 1: Project Trip Generation

Land Use	ITE Code	Quantity	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise)	220 ¹	18	121	2	5	7	6	3	9

Notes:

¹ITE Trip Generation land use category (220) Multifamily Housing (Low-Rise) Not Close to Rail Transit (Adj Streets, 7-9A, 4-6P)

Daily: $T = 6.74(X)$

AM Peak Hour: $T = 0.40(X)$ (20% in, 80% out)

PM Peak Hour: $T = 0.51(X)$ (65% in, 35% out)

Sources: *Trip Generation Manual, 11th Edition* (Institute of Transportation Engineers, 2021); Fehr & Peers, 2024.

Trip Distribution

Table 2 displays the project's estimated distribution of new trips. The trip distribution percentages were estimated by adding the project to the City's base year (2020) travel demand model and performing a select zone traffic assignment to track the directions of travel of project trips.

Table 2: Project Trip Distribution

Trip Distribution	Percentage
Cirby Way to/from I-80 (West)	40%
Cirby Way to/from Old Auburn Road (East)	10%
Rocky Ridge Drive to/from Douglas Boulevard (North)	50%
Total	100%

Source: City of Roseville Travel Demand Model; Fehr & Peers, 2024.



Trip Assignment

Trips generated by the proposed apartments were assigned to the two project driveways assuming the Rocky Ridge Drive driveway permits all movements and the Cirby Way driveway permits right-turns only. As shown in Table 1, total peak hour trips generated by the project are modest, indicating that no movement into and out of either project driveway would exceed five vehicles per hour. Project trips would not have a significant effect on existing roadway operations or volumes.

Project Access Review

The project access review focuses on the access and design of both project driveways relative to standards established in the *City of Roseville Design and Construction Standards* (2023). Additionally, this review addresses potential modifications to the Cirby Way project frontage.

Recommendations resulting from the project access review are summarized in **Figure 3**.

Rocky Ridge Drive Driveway

Driveway Location & Permitted Turning Movements

The Rocky Ridge Drive Driveway (Driveway 1) would be situated directly opposite Condor Court. The City requires that driveways on arterials meet the minimum offset requirements of 600 feet for right hand offsets and 400 feet for left hand offsets (refer to Section 5-7 and ST-47). Therefore, Driveway 1 would meet the City's minimum offset requirements.

Driveway 1 would be located approximately 250 feet north of the Cirby Way/Rocky Ridge Drive intersection, as measured from the intersection near curb return to the driveway centerline. The driveway would be full access and allow all turning movements. The City establishes the following standards for the location of driveways relative to adjacent upstream arterial-arterial intersections and their associated permitted turning movements (refer to Section 5-3, Section 5-8, and ST-46)

- Zone 1 (0 to 240 feet) – No driveways allowed
- Zone 2 (240 to 370 feet) – Driveways allowed but outbound left turns prohibited
- Zone 3 (Over 370 feet) – Driveways allowed and all turning movement permitted

While the location of Driveway 1 would be allowed within Zone 2, the accommodation of all turning movements would not meet the City's driveway permitted turning movement requirements. It would not be possible to relocate Driveway 1 further to the north (i.e., within Zone 3) as it would not connect to the project site. The concept of prohibiting outbound left turns was also explored, but dismissed because it would cause severe challenges for project access and potentially result in other undesired movements (e.g., u-turns within the Rocky Ridge Drive S Curve). Thus, while Driveway 1 would not meet this standard, it is noted that its necessary



placement opposite full-access Condor Court is the primary issue resulting in this conclusion. Refer to the corner sight distance analysis below for additional information regarding potential line of sight implications associated with accommodating outbound left turns at Driveway 1 at the proposed location.

Fehr & Peers conducted field observations at the proposed Driveway 1 location to verify that motorists simultaneously turning left from Rocky Ridge Drive into the project site and into Condor Court would have an adequate light of sight of oncoming traffic. Image 2 shows the view of a southbound vehicle turning left into Driveway 1 from near the edge of the recommended southbound left turn lane. Given the slight lane offset resulting from the horizontal curve on Rocky Ridge Drive, vehicles making simultaneous left turns would have an unobstructed view of oncoming traffic.



Image 2: View from southbound left turn into the proposed Driveway 1 on Rocky Ridge Drive.



Need for Deceleration Lanes/Tapers at Driveway (5-5 and 5-6)

The City requires that a right turn deceleration lane be provided for a driveway if all of the following conditions are met (refer to Section 5-5):

- A. The driveway is located on an arterial or expressway.
- B. Right turn ingress volume is expected to exceed fifty (50) during peak hour flows on the roadway. For right turn ingress volumes between ten (10) and fifty (50) a right turn curb taper shall be constructed in conformance with the Standard Drawings.
- C. There is ample room and frontage to fit a deceleration lane as determined by the City Engineer.
- D. The travel speed of the roadway, as determined by the City Engineer, equals or exceeds 45 mph.

While Driveway 1 is located on an arterial, it does not meet the remaining criteria to warrant a right turn deceleration lane. Therefore, no right turn deceleration lane is recommended at Driveway 1. However, based on conversations with City of Roseville staff, a right-turn deceleration taper has been recommended given the volume of traffic on Rocky Ridge Drive and the presence of the S Curve immediately beyond the driveway.

The City requires that left turn deceleration lanes be provided for driveways on arterials where left turns in are permitted. The City allows for this to be provided in the form of a continuous two-way left-turn lane (TWLTL) on a four-lane road. Inbound left-turn vehicles would use the existing open median on Rocky Ridge Drive. To achieve consistency with City standards, Fehr & Peers recommends that the project install a 200-foot southbound left turn lane into Driveway 1. Alternatively, the City could consider the installation of a TWLTL on Rocky Ridge Drive to accommodate two-stage left turn movements at Driveway 1 and Condor Court (note that this modification would affect existing northbound left-turn movements into Condor Court by introducing southbound vehicles exiting the project site, as these vehicles would physically mix in the TWLTL).

Corner Sight Distance

Fehr & Peers analyzed corner sight distance for outbound left turns from Driveway 1 onto Rocky Ridge Drive. To determine an appropriate design speed for sight distance analysis of approaching vehicles coming around the horizontal curves, Fehr & Peers retained NDS to conduct a speed survey of southbound traffic on Rocky Ridge Drive at a location just south of Mallard Lane. The advisory speed limit around the curves is 30 MPH. The speed survey, which was conducted during non-peak hours with dry road conditions during daylight hours, revealed an 85th percentile speed for southbound traffic of 38 MPH. A design speed of 40 MPH was therefore selected for analysis of corner sight distance at Driveway 1.



Figure 4 shows the sight distance analysis results. As shown, from an aerial imagery perspective, there are several trees that appear to block the line of sight of southbound vehicles on Rocky Ridge Drive.

Fehr & Peers visited the project site on Tuesday, February 27, 2024, to conduct field observations and evaluate sight distance and corner time gap at the project driveway. Image 3 shows the view from a driver's eye level (exiting Driveway 1) looking towards the right at Rocky Ridge Drive. As shown, while there are tree branches that temporarily block part of the view of an approaching motorist, it was apparent to the engineers present at the site that oncoming traffic traveling southbound on Rocky Ridge Drive was detected well in advance of reaching Driveway 1. In fact, Fehr & Peers measured the elapsed time that a southbound vehicle on Rocky Ridge Drive is visible before passing the proposed Driveway 1 location. Oncoming traffic was visible, on average, for 13 seconds before reaching the driveway.

Table 405.1A in the *Highway Design Manual* (HDM), Caltrans, 2020, indicates that the unsignalized intersection passenger car corner sight distance time gap for vehicles making a left turn from stop is 7.5 seconds. This value should be adjusted for vehicles making a left turn onto a two-way major road with more than two lanes, adding 0.5 s for passenger cars for each additional lane to be crossed. Vehicles making the outbound left turn at Driveway 1 would have to cross 3 lanes, resulting in a corner sight distance time gap of 9 seconds. The 13 second time gap measured in the field exceeds the 9 seconds corner sight distance time gap specified by the HDM. Therefore, vehicles making the outbound left turn at Driveway 1 have ample time to complete the turn. Using the corner sight distance time gap of 9 seconds and a design speed of 40 MPH, the minimum corner sight distance was calculated to be 530 feet. Therefore, Driveway 1 would have adequate corner sight distance for outbound left turning vehicles.

Given that this photo was taken at a time when there were no leaves on the trees, it is possible that the line of sight may be impacted when the trees begin to bloom. Therefore, the pruning of trees located north of the project site adjacent to the sidewalk is recommended to ensure that a motorist exiting the driveway would have an adequate line of sight of oncoming traffic.²

² Sight distance adequacy determined using a 40 MPH design speed and applying the methodology related to corner sight distance outlined in 405.1 of the Highway Design Manual, Caltrans, 2020. See Figure 4.



Image 3: View of southbound Rocky Ridge Drive from the proposed Driveway 1 location.



Fehr & Peers visited the project site during the evening due to concerns of potential headlight visibility restrictions given the curvature on Rocky Ridge Drive. As shown in Image 4, vehicle headlights are clearly visible at the Driveway 1 location and adequate corner sight distance would be maintained during nighttime conditions.



Image 4: View of southbound Rocky Ridge Drive from the proposed Driveway 1 location under evening conditions.



Cirby Way Driveway

Driveway Location & Permitted Turning Movements

The Cirby Way Driveway (Driveway 2) would be located approximately 125 east of Rocky Ridge Drive, as measured from the intersection near curb return to the driveway centerline. The driveway would accommodate right-in/right-out access only. Under existing conditions, there is no median or barrier separating vehicles traveling on Cirby Way. The site plan does not show pavement markings, signage, or physical improvements at Driveway 2 that would prevent left turn movements. The site plan also does not show any proposed physical changes to Cirby Way to prevent eastbound left turns into Driveway 2 or southbound left turns out of Driveway 2.

Accordingly, Fehr & Peers recommends that the project construct a raised, triangular median at Driveway 2 to limit vehicular movements to right-in/right-out access only. This would maintain access for the residential driveways on the south side of Cirby Way and meets the City's turning movement restriction standard. The low travel demand generated at Driveway 2 suggests that many of the vehicles using the driveway would be users familiar with the project and the driveway restrictions. Additionally, the project's address of 1995 Rocky Ridge Drive indicates that any delivery drivers would be directed to enter the project site at Driveway 1, further limiting the number of vehicles that are unfamiliar with the project site and driveway restrictions. Given that Driveway 2 is proposed to be 25 ft wide, the driveway may need to be widened to accommodate the raised, triangular median. City Engineering staff will work with the applicant on a design that works to prohibit left ingress/egress while not conflicting with the existing bike lane.

Need for Deceleration Lanes/Tapers at Driveway

According to the project trip generation estimates, westbound right turns at Driveway 2 would be modest (less than 10 vehicles per hour). Thus, no additional deceleration or right turn curb taper is required per City standards at Driveway 2. However, in conjunction with the construction of the raised, triangular median, driveway widening would be necessary which could provide opportunities for partial deceleration (i.e., a short taper) approaching the driveway on westbound Cirby Way.



Modifications to Cirby Way Project Frontage

Chevron Alignment Signs

There are five existing chevron alignment signs (W1-8) located along project frontage on the westbound Cirby Way approach to the Rocky Ridge Drive intersection. Image 5 shows these signs and their location on the edge of the roadway.

If the signs were to remain in their current location, they would likely either be situated in the Class II bike lane or be co-located with the new sidewalk. Fehr & Peers spoke to City of Roseville staff about the placement of these signs, which were posted in 2020 as a result of an engineering and traffic study that assessed and considered a curve warning for Cirby Way at Rocky Ridge Drive. City staff indicated that the signs were installed due to vehicle collisions with the signal controller, which has been hit at least three times over the last 10 years. The City requests that the signal controller be relocated with the project to beyond the back of sidewalk. Additionally, City staff recommends the applicant work with City staff in determining the final location of the chevron alignment signs.

Gated Utility Access Road

Aerial imagery shows an existing gate connection that appears to provide vehicle access to the utility towers located east of the project site on Cirby Way. The site plan does not indicate that this connection would remain once Driveway 2 is constructed. Fehr & Peers recommends that the project site be modified to maintain the connection to the utility towers and that this connection restricts access via a gate.



Image 5: Existing gate on Cirby Way at the proposed location of Driveway 2.

Cirby Way/Rocky Ridge Drive Intersection Signage

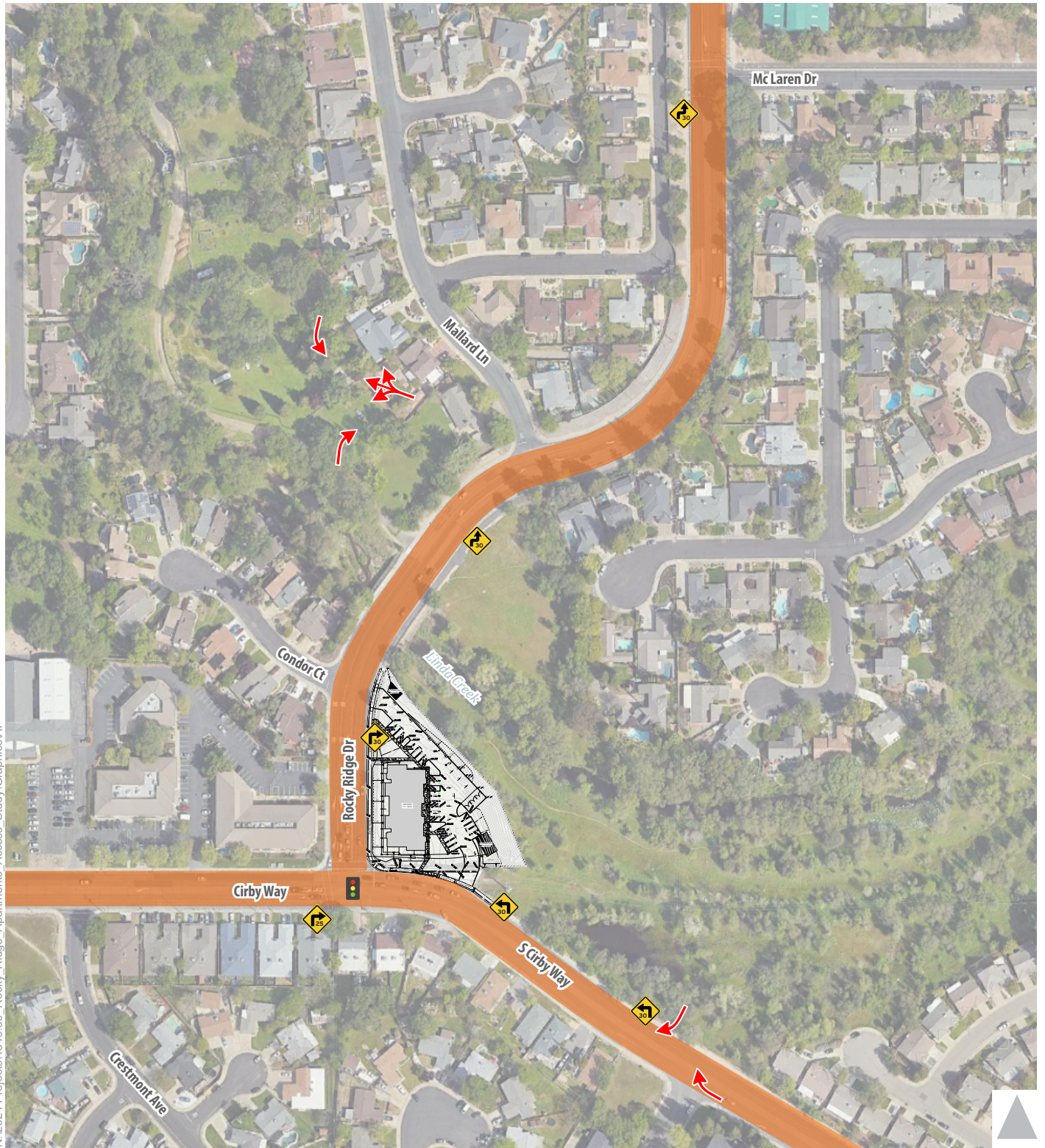
With the right-in/right-out restriction at Driveway 2, vehicles exiting the project site at Driveway 2 could be encouraged to u-turn at the intersection to continue eastbound on Cirby Way. Fehr & Peers recommends that the project install a no U-turn regulatory sign (R3-4) at the westbound approach of the Cirby Way/Rocky Ridge Drive intersection to restrict this movement and reduce potential conflicts.



-  Permitted Driveway Turning Movement
-  Stop Sign
-  Traffic Signal



Figure 1
Project Site Plan



Signalized Intersection



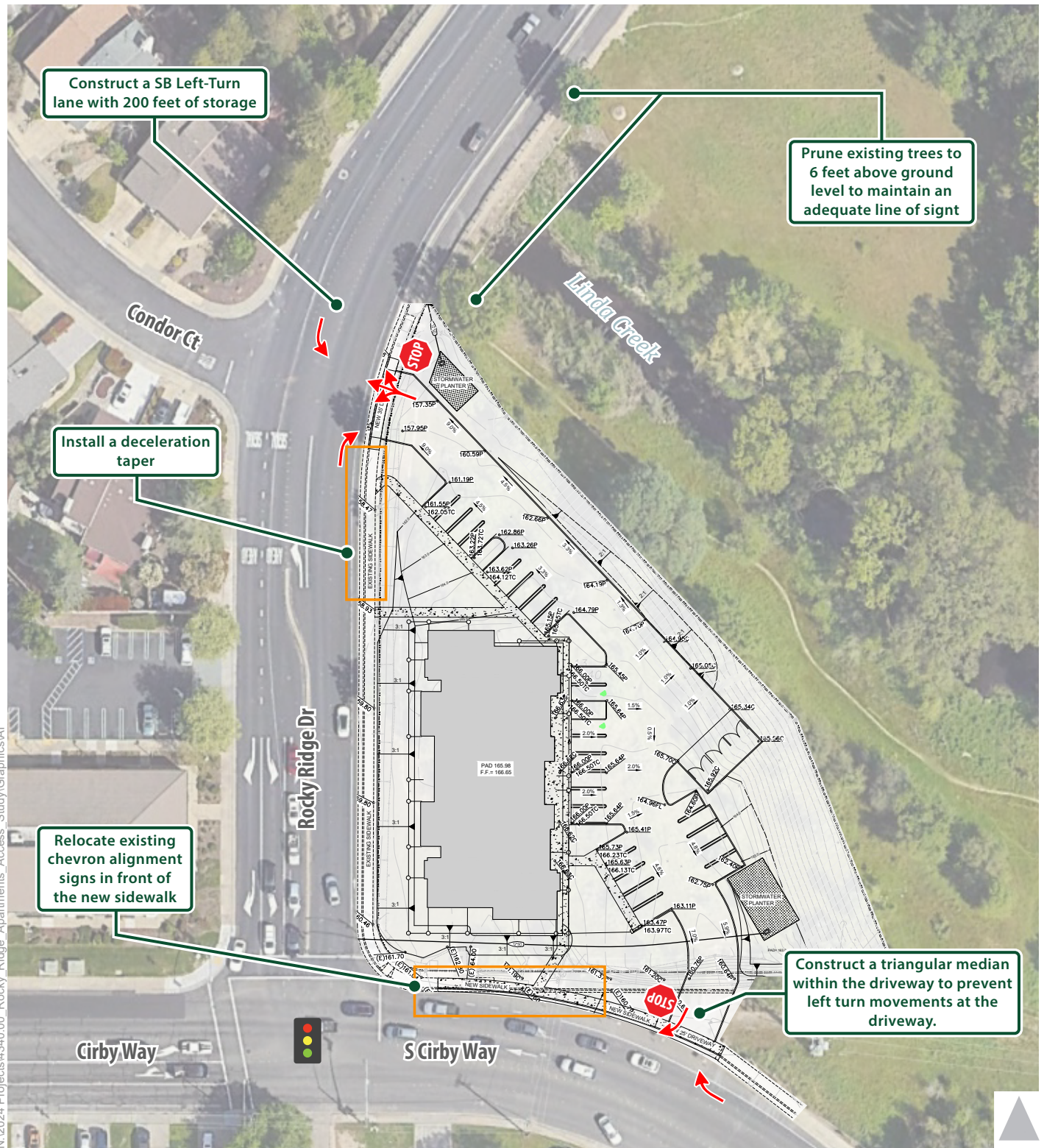
Advisory Speed Limit



40 MPH Posted Speed Limit



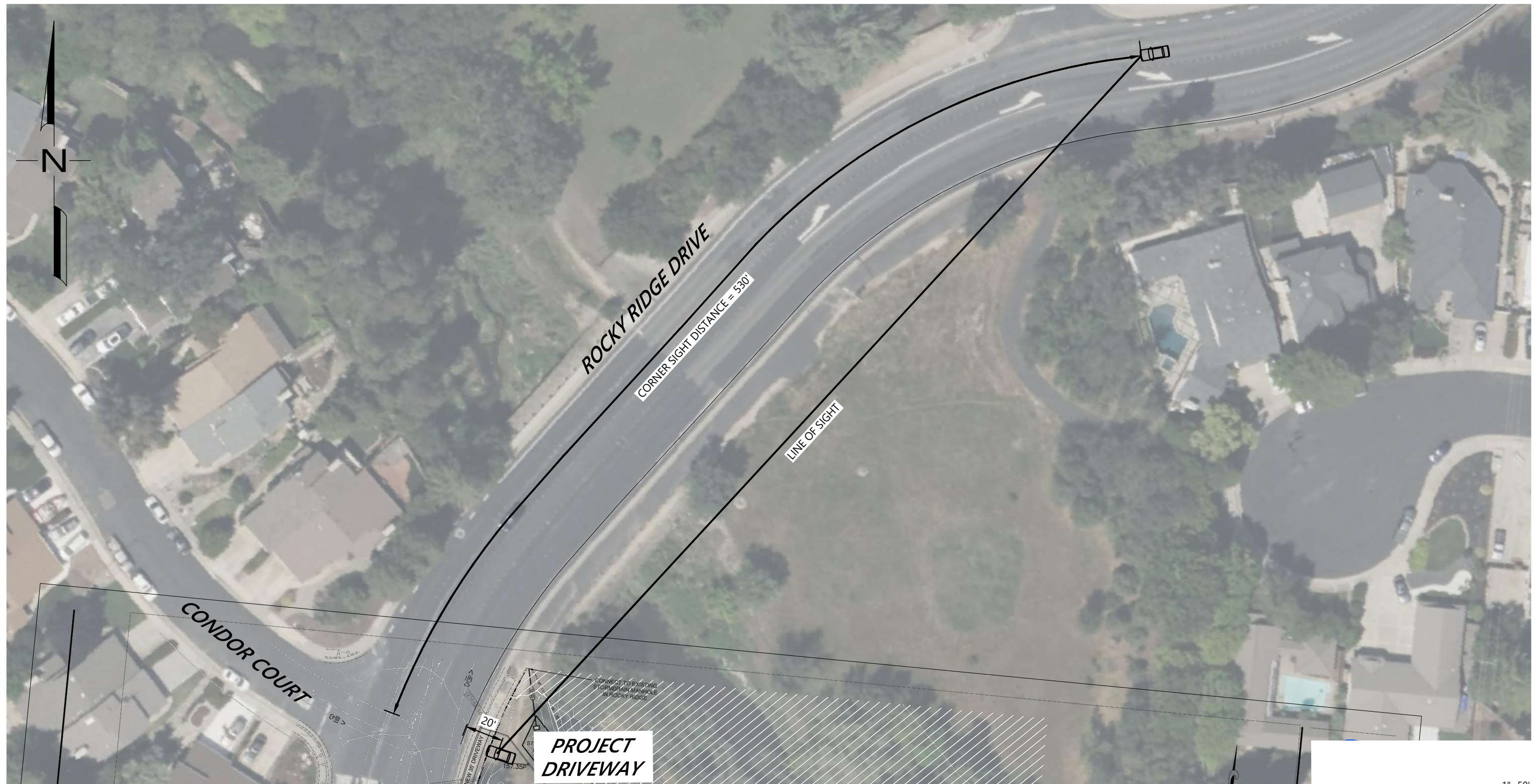
Figure 2
Project Location



-  Permitted Driveway Turning Movement
-  Stop Sign
-  Traffic Signal



Figure 3
Recommendations



LEGEND:

DESIGN SPEED:

ROCKY RIDGE DRIVE - 40 MPH
(BASED ON SPEED SURVEY PERFORMED BY NDS ON 2/22/2024)

CORNER SIGHT DISTANCE:

CORNER SIGHT DISTANCE = 530' CALCULATED PER
HIGHWAY DESIGN MANUAL TOPIC 405.1(2)



Figure 4
Sight Distance Analysis
Project Driveway at Rocky Ridge Drive

Spot Speed Study

Prepared by: National Data & Surveying Services

City of Roseville

DATE: 2/22/2024

TIME: 13:20-15:20

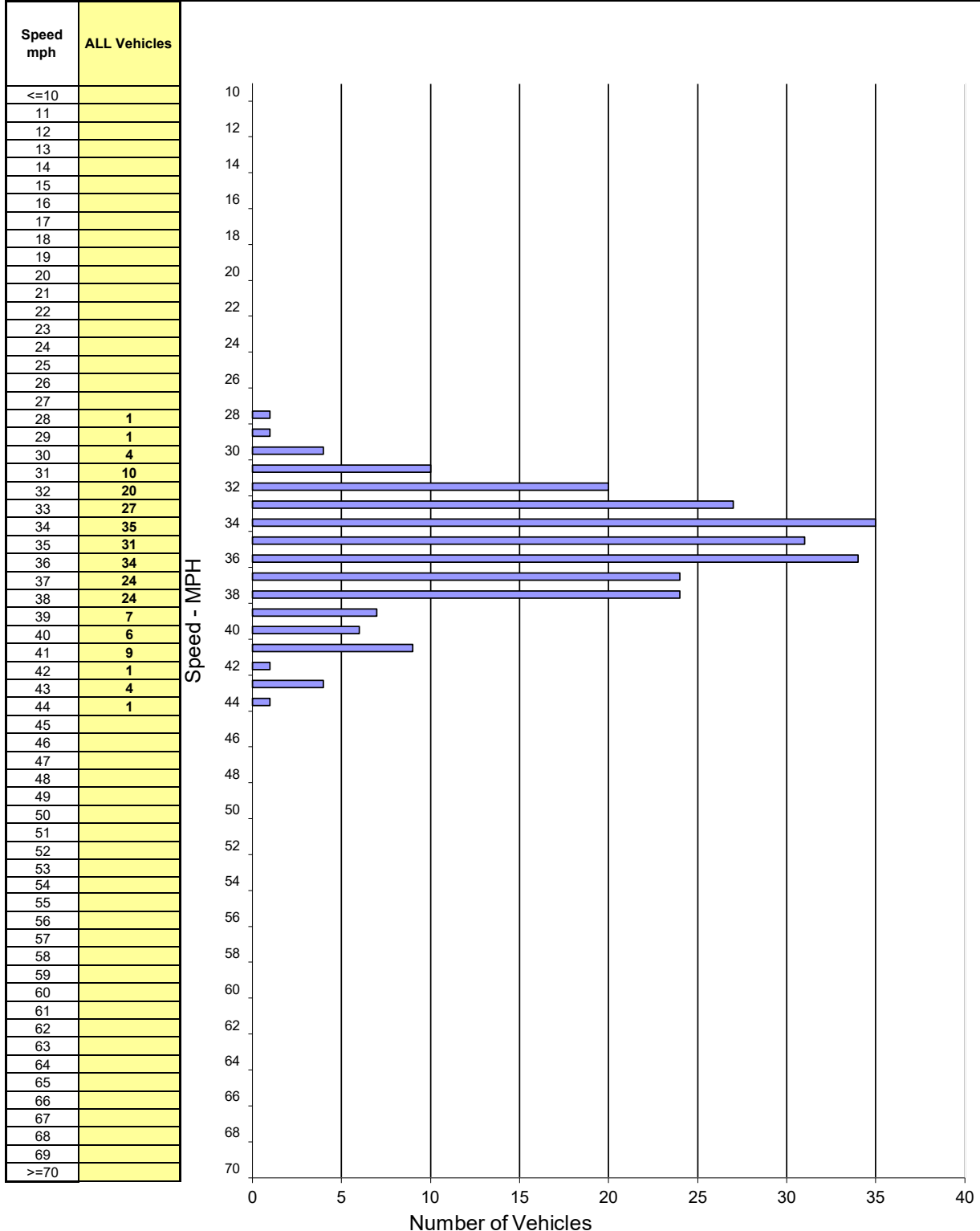
Location: Rocky Ridge Dr N/O Cirby Way

Posted Speed: 30 MPH

Clear/Dry

Project #: 24-070038-001

Northbound & Southbound Spot Speeds



SPEED PARAMETERS									
Class	Count	Range	50th Percentile	85th Percentile	10 MPH Pace	# in Pace	Percent in Pace	% / # Below Pace	% / # Above Pace
ALL	239	28 - 44	35 mph	38 mph	31 - 40	218	91%	2% / 6	7% / 15

Biological Resources Assessment

Apartment Complex Development Project

Assessor Parcel Number 469-100-013-000

City of Roseville, County of Placer, California



Prepared for
D&S Development
1725 Capitol Avenue.
Sacramento, CA 95811

Prepared by

1322 East Shaw Avenue, Suite 400
Fresno, CA 93710

July 19, 2024



Executive Summary

D&S Developers (Client) retained soar Environmental Consulting Inc. (Soar Environmental) to conduct a literature review and reconnaissance-level survey for the proposed apartment development project at 1995 Rocky Ridge Drive, Roseville, CA (Project). The survey identified vegetation communities, the potential for the occurrence of special status species, or habitats that could support special status wildlife species, and recorded all plants and animals observed or detected within the Project boundary. This Biological Resources Assessment is designed to address potential effects of the proposed project to designated critical habitats and/or any species currently listed or formally proposed for listing as endangered or threatened under the federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA), or species designated as sensitive by the California Department of Fish and Wildlife (CDFW) or the California Native Plant Society (CNPS). Information contained in this document is in accordance with accepted scientific and technical standards that are consistent with the requirements of the United States Fish and Wildlife Service (USFWS) and (CDFW).

This Biological Resources Assessment (BRA) analyzes potential effects of the Project in compliance with the National Environmental Policy Act (NEPA) and the requirements for interagency cooperation identified under section 7 of the Endangered Species Act (ESA), as amended (16 U.S. Government Code [USC] 1536[a]), and the California Endangered Species Act (CESA) (Fish and Game Code, chapter 1.5, sections 2050-2115.5).

The objectives of this BRA are to: 1) provide a general characterization of biological resources for the property; 2) inventory plant and wildlife species; 3) evaluate the potential for federally listed plant and animal species to occur or be adversely affected; and 4) describe the property's sensitive biological resources.

This BRA provides information about the biological resources within the Project area concerning species and critical habitat listed as threatened or endangered, and species proposed for such listing. Prior to field activities, Soar Environmental researched the California Natural Diversity Database (CNDDB) and the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), and the California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants of California, to compile a list of special-status species that could potentially be present in the vicinity of the Project Area. Soar Environmental researched specific species and habitat requirements for the species noted in the CNDDB, IPaC and CNPS databases and included species listing status, and proximal species observations in this report.

Survey efforts focused on birds and aquatic species identified in the data records search. No state or federally listed endangered or threatened species were observed in the Project area during the Habitat Assessment survey conducted on June 21, 2024. However, due to the observation of several bird species and removal of 8 valley oak trees, Soar Environmental recommends a preconstruction survey for nesting birds, to identify any potentially active nests prior to tree removal. Recommended mitigation measures to reduce impacts from project activities to less than significant are listed in **Section 7** of this report.



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1. Introduction

The proposed Project is for construction of an 18-unit apartment building on a 1.2-acre property located at 1995 Rocky Ridge Drive, Roseville, California. Soar Environmental Consulting Inc. (Soar Environmental) is tasked with providing this Biological Resource Assessment (BRA) in accordance with CEQA requirements.

This Biological Resource Assessment presents the findings of our Literature Review (**Section 3.1**) based on the California Department of Fish and Wildlife's (CDFW) Natural Diversity Data Base (CNDDB), the California Native Plant Society (CNPS) online electronic inventory of rare and endangered plants of California, and the U.S. Fish and Wildlife Service (USFWS) IPaC for reported occurrences of special status vegetation communities, plants and animals.

A Habitat Assessment was conducted to determine habitat suitability and potential presence of species identified in the data record search. The site visit was completed on June 21, 2024, by a qualified biologist from Soar Environmental. No special-status plant or wildlife species were observed. Survey efforts focused on habitats for special-status species with reasonable potential to occur based on proximity of documented occurrences from the Literature Review (**Section 3**). The following special-status species were determined to have reasonable potential to occur in the vicinity of the Project area:

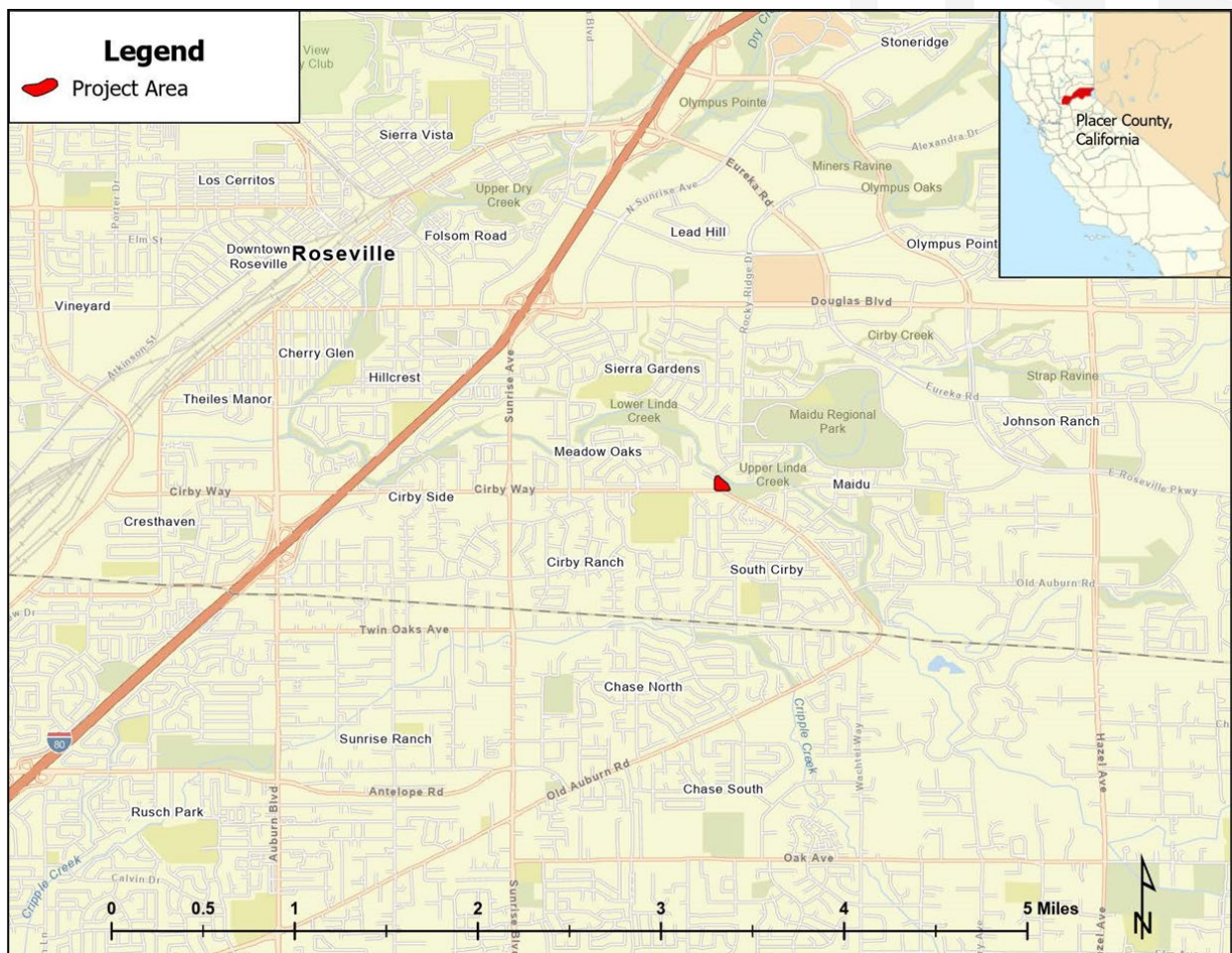
- 1) Western pond turtle (*Actinemys marmorata*)
- 2) Western spadefoot (*Spea hammondi*)
- 3) Nuttall's woodpecker (*Dryobates nuttallii*)
- 4) Oak titmouse (*Baeolophus inornatus*)

Based on the findings of the Habitat Assessment, the proposed development of the Project area is unlikely to have any adverse effect on aquatic species. However, grading of the Project site is likely to affect, stormwater runoff, and may result in temporary impacts to nesting bird species. Mitigation measures are listed in **Section 8** of this report to minimize adverse effects to listed species, and their habitats.

1.1 Project Location

The Project area is located at 1995 Rocky Ridge Drive, Roseville, Placer County, California, and is comprised of Assessor Parcel Number (APN) 469-100-013-000. The Project area is approximately 1.55-miles west of Interstate 80 (I-80) intersection with Cirby Way, on the corner of Cirby Way and Rocky Ridge Drive. The Project area can be found in the USGS Citrus Heights 7.5-minute quadrangle in Township 10 North, Range 6 East, in the southwest quarter of Section 7. The triangular shaped Project site is bounded to the northeast by Linda Creek and city streets on the other two sides.

Figure 1. Project Location



1995 Rocky Ridge Dr, Roseville, CA 95661

Assessor Parcel Number (APN) 208-0071-008

1.2 Regulatory Setting

Relevant Federal Regulations (NEPA)

The Fish and Game Code definition of "take" means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill (FGC 0.5(1)(86)). This includes the harassment of wildlife, which is defined as including all wild animals, birds, plants, fish, amphibians, reptiles, and related ecological communities, including the habitat upon which the wildlife depends for its continued viability (FGC 0.5(1)(89)).

The MBTA established a Federal prohibition against the following activities unless permitted by regulations: to "pursue, hunt, take, capture, kill, attempt to take, capture or ill, possess, offer to purchase, purchase, deliver for shipment, ship, carried by any means whatever, receive for shipment, transportation or carriage, or export, at any time, or in any manner, any migratory bird, included in the terms of this Convention... for the protection of migratory birds... or any part, nest or egg of any such bird (16 U.S.C. 703)."

Permits may be required for certain listed species from CDFW and USFWS. Fully protected species are exempt from take. Consultation with CDFW and USFWS may also be needed if the listed avoidance and minimization measures do not sufficiently address the scope of work proposed in this Project. Fines and fees can be imposed by CDFW and USFWS for the violations thereof.

California Endangered Species Act

The State of California enacted the California Endangered Species Act (CESA) in 1984. CESA is similar to the FESA but pertains to state-listed endangered and threatened species. CESA requires state agencies to consult with the California Department of Fish and Game (CDFG) when preparing California Environmental Quality Act (CEQA) documents. The purpose is to ensure that the state lead agency actions do not jeopardize the continued existence of a listed species or result in the destruction, or adverse modification of habitat essential to the continued existence of those species, if there are reasonable and prudent alternatives available (Fish and Game Code §2080). CESA directs agencies to consult with CDFG on projects or actions that could affect listed species, directs CDFG to determine whether jeopardy would occur and allows CDFG to identify "reasonable and prudent alternatives" to the project consistent with conserving the species. CESA allows CDFG to authorize exceptions to the state's prohibition against take of a listed species if the "take" of a listed species is incidental to carrying out an otherwise lawful project that has been approved under CEQA (Fish & Game Code § 2081).

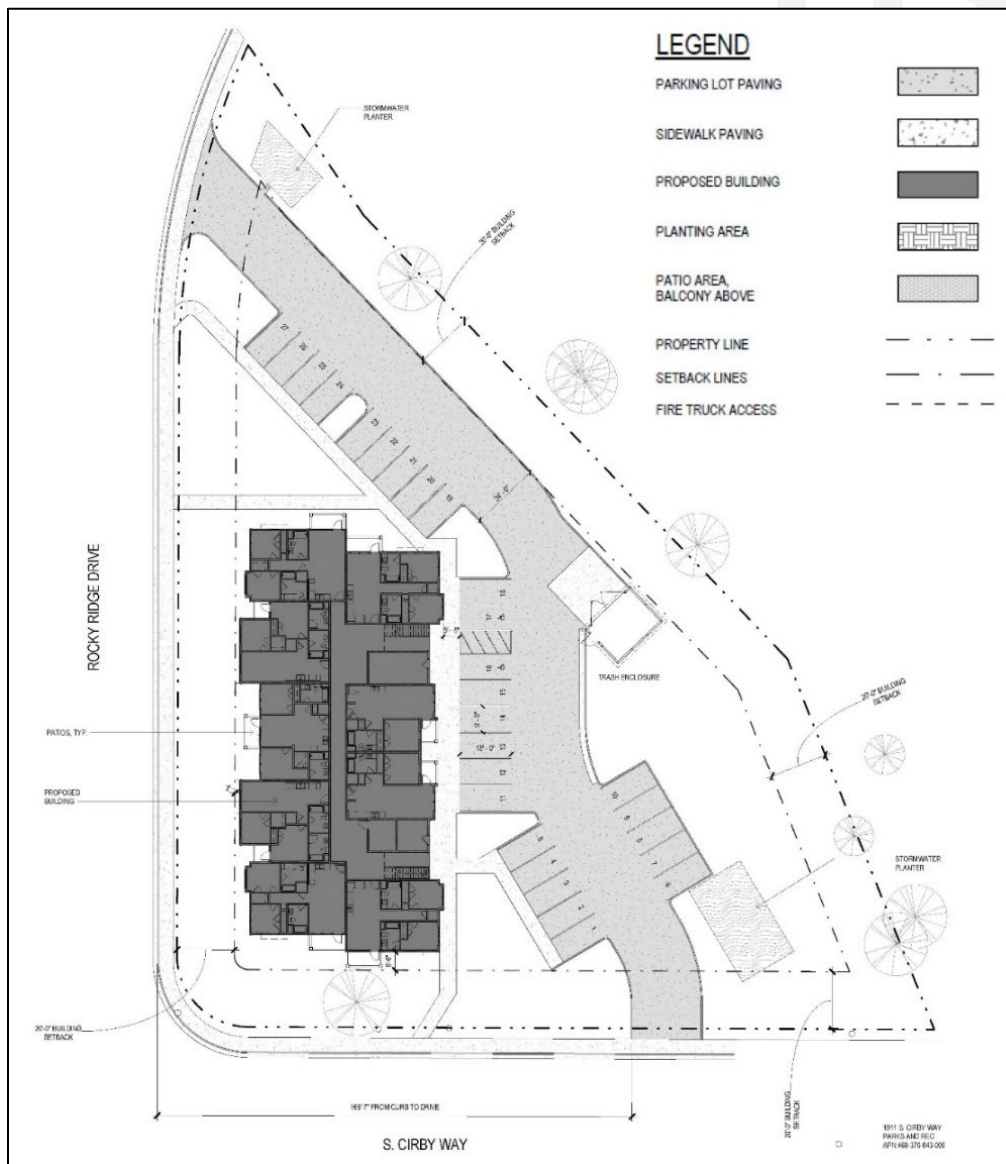
1.4 Project Description

The proposed Project is limited to the construction of an 18-unit apartment building on a 1.2-acre parcel within the city of Roseville. The Tentative Subdivision Map proposes to divide the parcel into 9 lots and 2 common area lots. The apartment buildings will be two stories covering 8,940 square feet on the ground floor, with 27 parking spaces. Construction of a new sidewalk is proposed on the south side of the Project, along Cirby Way. Construction of a new driveway is proposed from Rocky Ridge Drive, on the northern side of the property, where there is an existing sidewalk. The site plan includes an exit only driveway on the south end of the Project site which will allow right turns onto Cirby Way.

The riparian corridor of Linda Creek is approximately 60-feet from the northeastern property boundary. There is a 20-foot set back from the property line where grading activities will occur. The proposed construction of a retaining wall between the Project and the creek will avoid any encroachment into the 100-year floodplain.

Approximately 3,663 cubic yards of soil will be removed from the site. Exact excavation volume will be determined at the time of field excavation. Grading of the Project site will require the removal of eight native oak trees with approval of a Tree Permit. The remaining native oak trees will be preserved. In accordance with Section 19.66.070 of the City's Tree Ordinance, the developer has proposed to mitigate for the removal of native oak trees through the payment of in-lieu fees and on-site planting.

Figure 2. Site Plan



A detailed grading plan is shown in Appendix F

2. Environmental Setting

The Project area is a 1.2-acre vacant lot, dominated by annual non-native grasses, and native oak trees. The topography of the site ranges in elevation from 157 to 170 feet above mean sea level. The natural drainage generally flows from the southeast corner of the site to the north into Linda Creek. Stormwater drainage from the western portion of the property flows onto the city street. Ground cover is composed primarily of non-native annual grassland and large areas of bare ground. The surrounding area is mostly residential neighborhoods and commercial development. There is a walking path on the West side of the property, and in between the property and Linda Creek.

Figure 3. Project Location Map



Project Area: 1.2 acres.

3. Methods

3.1 Literature Review

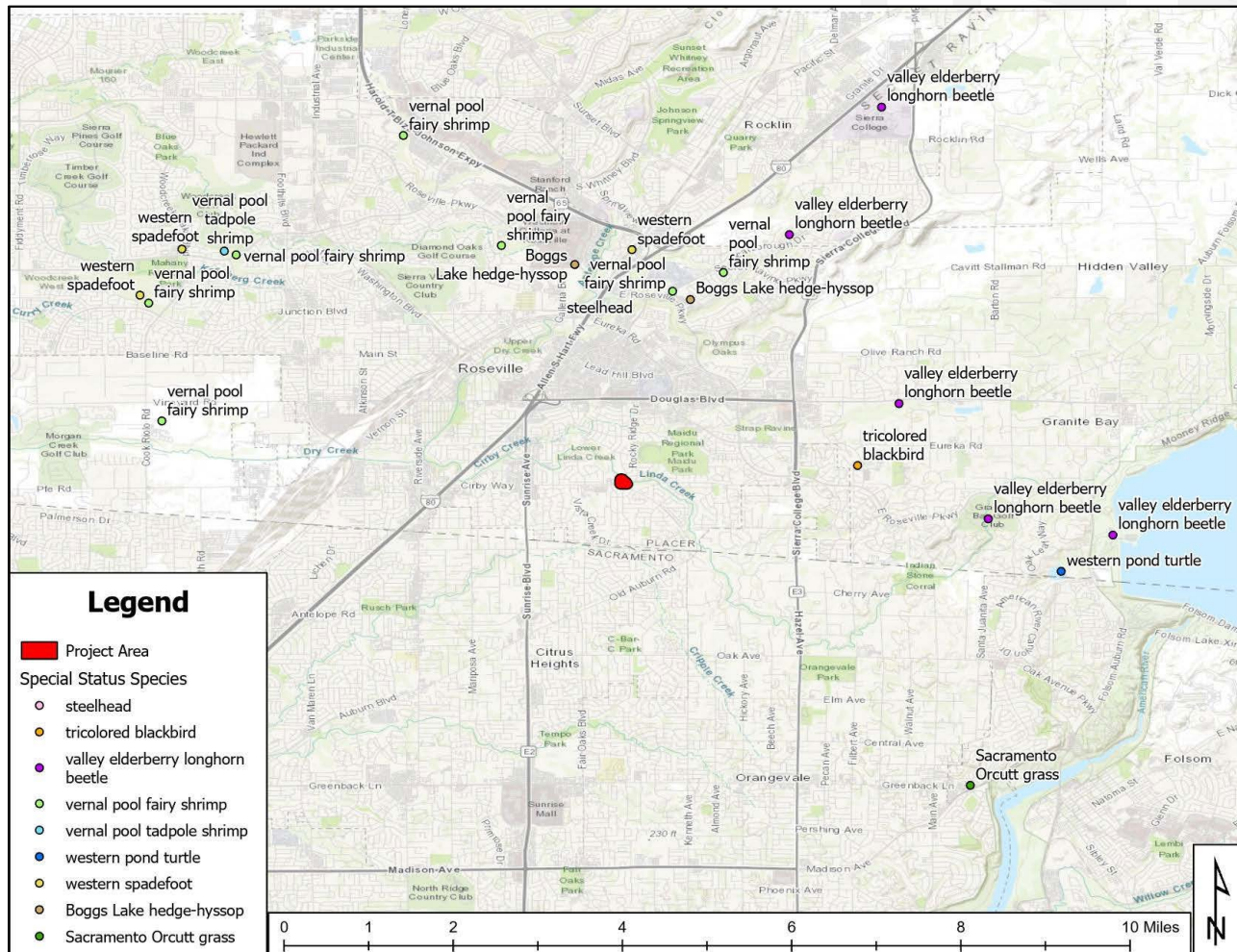
Before performing the Biological Assessment, Soar Environmental searched for threatened or endangered species that could occur near the Project area. The records search included a review of the California Natural Diversity Database (CNDDDB), the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), and the California Native Plant Society (CNPS) Online Rare Plant Inventory. The area covered by the data records search included the USGS 7.5-minute quadrangles of *Folsom, Citrus Heights, Roseville, Rocklin, Carmichael, Buffalo Creek, Rio Linda, Pleasant Grove, and Sacramento East*. From these sources a list of special-status plant and animal species was generated. Proximal locations of special-status plant and animal species located within 5 miles of the Project site are shown in (**Figure 4**).

3.2 Field Reconnaissance Methodology

The Habitat Assessment is a diurnal, non-protocol survey. The purpose of the Habitat Assessment Survey was to search for the presence of special-status species or suitable habitat for special-status species that have historically been observed within, or surrounding, the Project area. The site visit for the Habitat Assessment includes observation and noting the plant and wildlife species occurring on and around the Project site, habitat suitability for the species named in the Literature Review, present environmental conditions, and habitat, including microhabitat (only observable from the ground level).

The Habitat Assessment was conducted on June 21, 2024, by a qualified biologist from Soar Environmental Inc. to assess habitat quality for species listed in (**Section 3.1**). Survey efforts emphasized the search for suitable habitats, or presence of special-status species that had documented occurrences in the data records search of the CNDDDB, IPaC, and CNPS databases. The site visit consists of walking the perimeter of the property and meandering transects throughout the Project area. During the site visit, the surveyor identified vegetation, searched for bird nests, possible small mammal dens, vernal pools and other signs of wildlife occupancy or associated suitable habitats. Plants were surveyed (a) during the mid-blooming period, (b) during the late blooming period or (c) surveyed outside the blooming period. The biologist also surveyed the surrounding area by vehicle in accessible areas within 0.5 miles of the Project site to look for biological resources and features that may be conducive for suitable habitat of the identified special-status species. During the surveys, the biologist collected photos of the Project boundaries and other points of interest depicting the habitat and potential biological resources (**Appendix A**).

Figure 4. CNDDDB Map



This map shows the closest and most recent special-status species locations from the California Natural Diversity Database (CNDDDB).

4. Special-Status Species

Special-status plants and animals that have a reasonable possibility to occur in the Project area based on habitat suitability and requirements, elevation and geographic range, soils, topography, surrounding land uses, and proximity of known occurrences in the CNDDDB, IPaC, and CNPS databases to the Project area are listed in **(Table 1 and Table 2)**. The likelihood for occurrence of special-status species was assessed using information from the various listed sources in **(Section 3.1)**, as well as the Habitat Assessment. Narratives are provided for species for which there are land use planning and regulatory implications.

Results from the data records search identified 29 special-status species: 16 wildlife and 13 plant species. However, an analysis of recent occurrences, habitat suitability and proximity within 5-miles to the Project site identified 3 special-status species with low potential of occurrence. Special-status species for which there are no regulatory implications (i.e., lack of suitable habitat or no record of historical occurrences within 5 miles) are excluded from further analysis.

Listed Species with Low Potential for Occurrence:

- 1) Western pond turtle (*Actinemys marmorata*)
- 2) Western spadefoot (*Spea hammondi*)

MBTA Species Observed On Site:

- 1) Nuttall's woodpecker (*Dryobates nuttallii*)
- 2) Oak titmouse (*Baeolophus inornatus*)

Special-status species and sensitive habitats include plant and wildlife taxa, or other unique biological features afforded special protection by local land use policies, and/or state and federal regulations. Special-status plant and wildlife species are those listed as rare, threatened, or endangered under the state or federal Endangered Species Acts. Vegetation communities may warrant special status if they are of limited distribution, have high wildlife value, or are particularly vulnerable to disturbance. Listed and special-status species are defined as:

- Listed or proposed for listing under the state or Federal Endangered Species acts.
- Protected under other regulations (e.g., Migratory Bird Treaty Act).
- California Department of Fish & Wildlife (CDFW) Species of Special Concern.
- Listed as species of concern by CNPS or USFWS; and/or
- Receive consideration during environmental review under CEQA.

All species from the Section 3.1 search results are listed below including common and non-listed species. The analysis and following determination are based on Habitat Assessment results and the most recent occurrence and proximity to the Project site per Section 3.1 (**Table 1, Table 2**).

- **Present:** Species known to occur on the site, based on CNDDDB records, and/or was observed on the site during the field survey.
- **High:** Species known to occur on or near the site (based on CNDDDB record within 5 miles), and/or there is suitable habitat on the site.
- **Low:** Species known to occur on or near the site (based on CNDDDB record within 5 miles), but there is no suitable habitat onsite.
- **None:** Species is not known to occur on within 5 miles of the site and there is no suitable habitat on the site -OR- Species was surveyed for during the appropriate season with negative results.

Table 1. Potentially Occurring Listed Wildlife Species

Common/ Scientific Name	*Listing Status	Habitat Requirements	Potential for Occurrence
Amphibians			
Western spadefoot (<i>Spea hammondi</i>)	FC/-/SSC	Occurs primarily in grassland habitats but can be found in valley-foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.	Low: Habitat quality is low due to urbanization in the area.
Birds			
Bank Swallow (<i>Riparia riparia</i>)	-/ST/-	Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	None: Suitable nesting habitat does not present within the vicinity of the project site.
California black rail (<i>Laterallus jamaicensis coturniculus</i>)	FT/SE/FP	Woodlands near streams or lakes, abandoned farmland, old fruit orchards, successional shrubland and dense thickets.	None: Species is not known to occur on within 5 miles of the site and there is no suitable habitat on the site
Swainson's hawk (<i>Buteo swainsoni</i>)	-/ST/-	Nests in isolated trees or riparian woodlands adjacent to suitable foraging habitat (agricultural fields, grasslands, etc.).	None: Species is not known to occur on within 5 miles of the site and Species was surveyed for during the appropriate season with negative results.
Tricolored blackbird (<i>Agelaius tricolor</i>)	ST/BCC/MBTA	Found in areas near water, such as marshes, grasslands, and wetlands. They require some sort of substrate nearby to build nests.	None: No suitable nesting habitat to support breeding pairs.
Crustaceans			
Vernal pool fairy shrimp (<i>Branchinecta lynchi</i>)	FT/-/-	Endemic to the grasslands of the Central Valley, Central Coast mountains, and	None: No vernal pool in the project area.

Common/ Scientific Name	*Listing Status	Habitat Requirements	Potential for Occurrence
		South Coast mountains, in astatic rain-filled pools. General habitats include valley foothills grasslands, vernal pools, and wetlands.	
Vernal pool tadpole shrimp (<i>Lepidurus packardii</i>)	-/FE/-	Vernal pools, (hardpan, duripan, or claypan), grassland. Pools commonly found in grass-bottomed or mud-bottomed swales.	None: No vernal pool in the project area.
Fishes			
Steelhead (<i>Oncorhynchus mykiss irideus</i>)	FT	Freshwater, brackish, or marine waters of temperate zones. Productive streams have a good mixture of riffles and pools and overhanging vegetation for shade.	None: Project activities will have no impact on streams.
Invertebrates			
Crotch bumble bee (<i>Bombus crotchii</i>)	-/CCE/-	Found in coastal California east to the Sierra-Cascade crest and south into Mexico. Food plant genera include <i>Antirrhinum</i> , <i>Phacelia</i> , <i>Clarkia</i> , <i>Dendromecon</i> , <i>Eshscholzia</i> , and <i>Eriogonum</i> .	None: The project area lacks the native wildflower field nectar habitat needed to support this species.
Monarch butterfly (<i>Danaus plexippus</i>)	FC/-/-	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	None: No roosting, foraging (nectar-flowers) or reproductive host plant habitat (Milkweed, <i>Asclepias</i> sp.) is present in the project area.

Common/ Scientific Name	*Listing Status	Habitat Requirements	Potential for Occurrence
Valley elderberry longhorn beetle (<i>Desmocerus californicus dimorphus</i>)	-/FT/-	Occurs only in the Central Valley of California, in association with blue elderberry (<i>Sambucus mexicana</i>), in riparian scrub	None: There is no suitable habitat for the species on the site.
Reptiles			
Giant garter snake (<i>Thamnophis gigas</i>)	FT	Marshes, sloughs, drainage canals, irrigation ditches, and prefers locations with vegetation close to water for basking.	None: There is no suitable habitat for the species on the site.
Western Pond Turtle (<i>Actinemys marmorata</i>)	FPT/-/SSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6,000 feet of elevation. Needs basking sites and suitable upland habitat (sandy banks or grassy open fields) up to 0.5 km from water for egg-laying.	Low: habitat quality is low due to urbanization in the area.

*Listing Status Notes:

Federal:

- FE** Federally listed Endangered
- FT** Federally listed Threatened
- FCE** Federal Candidate Endangered species
- FCT** Federal Candidate Threatened species
- FPT** Federal Proposed Threatened
- FWL** USFWS Watch list
- BGEAC** Bald and Golden Eagle Protection Act
- BCC** USFWS Bird of Conservation Concern
- MBTA** Migratory Bird Treaty Act

State:

- CE** State listed Endangered
- CT** State listed Threatened
- CCE** State Candidate Endangered species
- CCT** State Candidate Threatened species
- CR** State Rare Species
- CA** State Special Animal
- FP** CDFW Fully Protected Species
- SSC** CDFW Species of Special Concern
- CWL** CDFW Watch List
- WRC-MSHCP** Western Riverside County Multiple Species Conservation Habitat Plan

Table 2. Regionally Occurring Special-Status Plant Species

Common/ Scientific Name	*Status Fed/CA/CNPS/ Bloom Period	Habitat Description	Potential for Occurrence
Ahart's dwarf rush (<i>Juncus leiospermus</i> var. <i>ahartii</i>)	-/-/1B.2 Mar-May	Valley and foothill grassland (mesic) at elevations between 100 and 750 feet.	None: Species is not known to occur on within 5 miles of the site and there is no suitable habitat on the site
Big-scale balsamroot (<i>Balsamorhiza</i> <i>macrolepis</i>)	-/-/1B.2 Mar-Jun	Chaparral, cismontane woodland, valley and foothill grassland at elevations between 150 and 5,100 feet.	None: Species is not known to occur on within 5 miles of the site and there is no suitable habitat on the site.
Boggs Lake hedge-hyssop (<i>Gratiola heterosepala</i>)	-/CE/1B.2 Apr-Aug	Clay marshes and swamps (lake margins), vernal pools. Found between 35 - 7790 ft elev.	None: No vernal pool or shallow body of waters in the project area.
Dwarf downingia (<i>Downingia pusilla</i>)	-/-/2B.2 Mar-May	Valley and foothill grassland, vernal pools. Found between 5 - 1460 ft elev.	None: No vernal pool habitat occurs in the project area.
Hispid salty bird's-beak (<i>Chloropyron molle</i> ssp. <i>hispidum</i>)	-/-/1B.1 Jun-Sep	Meadows and seeps, playas valley and foothill grassland. Alkaline soils at elevations between 5 and 510 feet.	None: The project area is composed entirely of upland habitat and lacks a native seedbank.
Legenere (<i>Legenere limosa</i>)	-/-/1B.1 Apr-Jun	Vernal pools. Found at elevations between 5 - 2885 feet.	None: The project area is composed entirely of upland habitat and lacks a native seedbank.
Pincushion navarretia (<i>Navarretia myersii</i> ssp. <i>myersii</i>)	1B.1 Apr-May	Vernal pools. Found at elevations between 65 - 1085 feet.	None: The project area is composed entirely of upland habitat and lacks a native seedbank.
Red Bluff dwarf rush (<i>Juncus leiospermus</i> var. <i>leiospermus</i>)	-/-/1B.1 Mar-Jun	Chaparral, Cismontane woodland, Meadows and seeps, Valley and foothill grassland, Vernal pools 115 – 4,100 feet	None: Species is not known to occur on within 5 miles of the site and there is no suitable habitat on the

Common/ Scientific Name	*Status Fed/CA/CNPS/ Bloom Period	Habitat Description	Potential for Occurrence
			site.
Sacramento Orcutt grass (<i>Orcuttia viscida</i>)	FE/CE/1B.1 Apr-Jul (Sep)	Vernal pools. Found at elevations between 100 - 330 feet.	None: Species was surveyed for during the appropriate season with negative results.
Sanford's arrowhead (<i>Sagittaria sanfordii</i>)	-/-/1B.2 May-Nov	Marshes, ponds, ditches and swamps (freshwater) at elevations between 0 - 2135 feet.	None: Species is not known to occur on within 5 miles of the site and there is no suitable habitat on the site.
Slender Orcutt grass (<i>Orcuttia tenuis</i>)	FT/CE/1B.1 May-Sep (Oct)	Vernal pools (often gravelly) at elevations between 115 - 5775 feet.	None: Species was surveyed for during the appropriate season with negative results.
Spicate calycadenia (<i>Calycadenia spicata</i>)	-/-/1B.3 May-Sep	Cismontane woodland, valley and foothill grassland. Found in clay, disturbed dry areas, gravelly openings and roadsides at elevations between 130 and 4595 feet.	None: No vernal pool or nearby bodies of water to project area
Woolly rose-mallow (<i>Hibiscus lasiocarpus</i> var. <i>occidentalis</i>)	-/-/1B.2 Jun-Sep	Freshwater marshes and swamps. Often found in riprap on sides of levees, at elevations between 0 and 395 feet.	None: No suitable habitat on the site and species was surveyed for during the appropriate season with negative results.

*Listing Status Notes:

Federal:	FE Federally listed Endangered	CRPR: California Native Plant Society Rare Plant Rank
	FT Federally listed Threatened	1A Considered extirpated in CA
	FC Federal Candidate Species	1B Rare, threatened, or endangered in CA and elsewhere
		2 Rare, threatened, or endangered in CA but common elsewhere
State:	CE State Listed Endangered	4 Limited distribution (Watch-list)
	CT State listed Threatened	CRPR Extensions
	CC State Candidate Species	0.1 Seriously endangered in California
	CR State Rare Species	0.2 Fairly endangered in California
		0.3 Not very endangered in California

4.1 Special-Status Species with Potential to Occur

This section describes identifiable physical characteristics and habitat requirements for special-status species identified in the CNDDDB records search that were within 5 miles of the Project area. It also discusses their potential to occur following the findings of the survey.

Western Pond Turtle (*Actinemys marmorata*)

The U.S. Fish and Wildlife Service is proposing federal protections for northwestern pond turtle under the Endangered Species Act. The Service is proposing to list this species as threatened under the ESA. They are also listed as a Species of Special Concern on the State level. Northwestern pond turtle is found throughout California west of the Pacific Crest, and along the Mojave River watershed, ranging from sea level to 4,500 feet (1,372 meters). The western pond turtle's diet consists of both plant material and invertebrates, any life forms found near water sources. Mating typically occurs between April and May, but this species has been observed relocating to find new food sources or breeding locations between March and June. This species requires basking sites and suitable upland habitat for egg-laying.

Habitat quality for northwestern pond turtle on the Project site is poor due to urbanization in the area, lack of basking sites and breeding habitat. According to CNDDDB records the nearest occurrence of this species was 4.1 miles east of the project site near Folsom lake in 1997. Occurrence of this species within the Project area is unlikely, and project activities would have no impact on habitat for this species.

Western Spadefoot (*Spea hammondi*)

Western spadefoot toad is a federally listed endangered species, and State species of special concern. Their range spans throughout the Central Valley and adjacent foothills. They can be common where they occur. In the Coast Ranges they are found from Point Conception in Santa Barbara County, south to the Mexican border. Elevations of occurrence extend from near sea level to 1,363 meters (4,460 feet) in the southern Sierra foothills (Jennings and Hayes 1994). This species occurs primarily in grasslands but occasionally appears in the valley-foothill hardwood woodlands or persists in orchard and vineyard habitats for a few years.

Western spadefoot toads spend most of the year underground in burrows up to 0.9 meters (36 inches) deep. They construct their own burrows but have been seen infrequently using mammal burrows. Adult western spadefoot toads feed on insects, worms, and other invertebrates (Stebbins 1972). Tadpoles consume planktonic organisms and algae but are also carnivorous—preying and consuming dead aquatic larvae of other amphibians as well as other western spadefoot tadpoles (Bragg 1964).

Rainfall is important in the formation and maintenance of breeding ponds. Most surface movements by adults are associated with rain or high humidities at night. Breeding and egg laying happens exclusively in shallow temporary pools formed by heavy winter rains. Egg masses are attached to plant

material or the upper surfaces of small, submerged rocks. During dry periods, the moist soil inside the burrows provides water for absorption through the skin (Ruibal et al. 1969, Shoemaker et al. 1969). Dispersal of post metamorphic juveniles from breeding ponds can occur without rainfall.

This species was not observed during the Habitat Assessment. Although Linda Creek may provide dispersal habitat, there is no breeding habitat within the vicinity of the project area. According to CNDDDB, the nearest and most recent occurrence of this species is approximately 4.6 miles north of the Project site. As recent as 2018 tadpoles and larvae have been observed in pooled areas between the railroad tracks approximately 0.4 miles south of the City's sewage disposal ponds. There is no suitable breeding habitat within the vicinity of the Project site for western spadefoot toad, and project activities are unlikely to have any adverse effect on populations of this species.

Nuttall's Woodpecker (*Picoides nuttallii*)

Habitat includes wooded canyons and foothills, river woods. In much of range almost always around oaks, especially where oaks meet other trees along rivers, also in pine-oak woods in foothills. In southern California also in riverside cottonwoods, sycamores, willows, even if no oaks present. At eastern edge of range may venture out into mesquite or other dry woods.

Nest sites are cavities in live or dead trees, usually cottonwood, willow, or sycamore near oak woods, sometimes in utility pole, fence post, or oak or another tree. Cavity usually 3-35' (0.9 – 10.7 m) above ground, sometimes up to 60' (18.3 m) or higher. Male does most of excavating, new nest cavity every year.

This species was observed during the site visit and suitable habitat is present in the vicinity of the Project site. No CNDDDB is available for this species.

Oak Titmouse (*Baeolophus inornatus*)

Oak titmouse is listed as a USFWS Bird of Conservation Concern and a species under the Migratory Bird Treaty Act. This relatively common species is year-round resident throughout much of California including most of the coastal slope, Central Valley and western Sierra Nevada foothills. Its primary habitat is woodland dominated by oaks. Local populations have adapted to woodlands of pines or junipers in some areas. The oak titmouse nests in tree cavities, usually natural cavities or those excavated by woodpeckers, though they may partially excavate their own. Seeds and arboreal invertebrates make up the birds' diet.

Oak titmouse was surveyed during the nesting season and not observed during the Habitat Assessment. Suitable habitat was observed in the oak woodland around the Project site. No CNDDDB is available for this species.

5. Biological Assessment Results

The survey was conducted by a qualified biologist during the blooming period for most of the sensitive plant species listed in the Literature Review. However, no special-status plant species were seen within or in the vicinity of the Project area, and conditions for these species do not appear to be conducive, due to urban and residential disturbances.

No special-status wildlife species were observed during the site visit conducted June 21, 2024. However, the Soar Biologist observed some common bird species flying around the area. Wildlife and plant species that were observed during the site visit are listed in **Table 3** and **Table 4**. No other wildlife species were observed during the Habitat Assessment.

Linda Creek is located approximately 60-feet from the property boundary. Several valley oak trees (*Quercus lobata*) were noted throughout the property, and non-native grasses covering most of the area. There are some areas of bare ground, but grasses were well established throughout the Project site.

Table 3. Wildlife Species Observed on the Project Area

Wildlife Species	Listing Status	Wildlife Species	Listing Status
Acorn woodpecker (<i>Melanerpes formicivorus</i>)	MBTA	Lesser goldfinch (<i>Spinus psaltira</i>)	MBTA
American robin (<i>Turdus migratorius</i>)	MBTA	Northern mockingbird (<i>Mimus polyglottos</i>)	MBTA
Bewick's wren (<i>Thryomanes bewickii</i>)	MBTA	Nuttall's woodpecker (<i>Dryobates nutallii</i>)	BCC
Black phoebe (<i>Sayornis nigricans</i>)	MBTA	Oak titmouse (<i>Baeolophus inornatus</i>)	BCC
Bushtit (<i>Psaltiparus minimus</i>)	MBTA	*Red-shouldered hawk (<i>Buteo lineatus</i>)	MBTA
California scrub-jay (<i>Aphelocoma californica</i>)	MBTA	Rock pigeon (<i>Columba livia</i>)	None
California towhee (<i>Melospiza crissalis</i>)	MBTA	Song sparrow (<i>Melospiza melodia</i>)	MBTA
California quail (<i>Callipepla californica</i>)	None	Spotted towhee (<i>Pipilo maculatus</i>)	MBTA
Cliff swallow (<i>Petrochelidon pyrrhonata</i>)	MBTA	Turkey vulture (<i>Cathartes aura</i>)	MBTA
House finch (<i>Haemorhous mexicanus</i>)	MBTA	Wild turkey (<i>Meleagris gallopavo</i>)	None

*not observed but feathers present on site

Table 4. Plant Species Observed on the Project Area

Plant Species	Listing Status	Plant Species	Listing Status
<i>Avena</i> (<i>sativa/barbata?</i>)	None	Bindweed (<i>Convolvulus arvensis</i>)	None
Curly dock (<i>Rumex crispus</i>)	None	Soft chess (<i>Bromus hordeaceus</i>)	None
Canadian horseweed (<i>Erigeron canadensis</i>)	None	Valley oak (<i>Quercus lobata</i>)	None
Ripgut brome (<i>Bromus diandrus</i>)	None	Almond (<i>Prunus amygdalus</i>)	None

6. Findings

During the Biological Assessment, Soar Environmental did not observe any of the referenced special-status species within the Project site or environmental footprint. From the information gathered in the data records search and analysis of the habitat on site, listed wildlife species with potential for occurrence include northwestern pond turtle, and western spadefoot toad. However, the project would not cause any loss of habitat for these species, and no permanent impacts to Linda Creek would result from the development of the proposed project.

The riparian area around Linda Creek could provide dispersal habitat for northwestern pond turtle, and western spadefoot toad. However, all known occurrences of these species are more than 4-miles from the Project site, on the outskirts of the City. The nearest occurrence of northwestern pond turtle was 4.1 miles east of the Project site near Folsom lake in 1997. The nearest occurrence of western spadefoot is approximately 4.6 miles north, in 2018 near the City's sewage disposal ponds. There is no suitable breeding habitat within the vicinity of the Project site for western spadefoot toad or northwestern pond turtle, and project activities are unlikely to have any adverse effect on populations of these species.

6.1 Critical Habitats

No critical habitats occur within the vicinity of the Project's environmental affect area, or footprint. The proposed project is in a residential and highly urbanized environment.

6.2 Project Impacts

Project activities are not likely to cause permanent affects to Linda Creek because the Creek is adjacent to but outside the project area and there would be no alteration to the Creek. Temporary or indirect impacts on biological resources may include increased sedimentation run off or other pollutants into the stream; disruption to wildlife due to increased human activity, noise, and vibrations.

7. Conclusion

The proposed development of This project is not likely to have any impact on the adjacent Linda Creek due to the approximate 60-foot empty space from the project boundary, and 20-foot setback of ground disturbing activities on the Project site. With implementation of sediment mitigation measures, project activities are not likely to have any adverse effect on aquatic species.

With the removal of 8 valley oak trees on the Project site temporary impacts to local bird species are expected due to a reduction in nesting habitat. With the presence of Nuttall's woodpecker, and Oak titmouse (two species listed as Birds of Conservation Concern). A preconstruction survey is recommended if project activities are initiated during the bird nesting season (between February 1 and September 15).

8. Recommendations

The following mitigation measures are intended to provide full mitigation under CEQA and the federal Endangered Species Act for effects on species and habitats. Implementation of the following mitigation measures would reduce project-related effects to covered species and other biological resources to less than significant.

Nuttall's woodpecker, and oak titmouse are protected species listed under the USFWS BCC and MBTA and known to occur in the vicinity of the Project site. This species, its nest, eggs, and young are protected under the MBTA. Active oak titmouse nests should not be disturbed during project activities which will constitute a CDFW "take."

Where feasible, avoidance and minimization measures should be employed. If avoidance and minimization measures cannot be utilized, then avoidance measures should be implemented. Lastly, if the take of an oak titmouse or Nuttall's woodpecker, its nesting cavity, egg, or young cannot be avoided, then a consultation with USFWS, application for a permit from USFWS or both may be needed to continue with the proposed project.

Mitigation Measure 1: Nesting Bird Pre-construction Survey

If ground disturbing activities occur during the regular bird nesting season (between February 1 and September 15), Soar Environmental Consulting, Inc. recommends a pre-construction survey for nesting birds no more than 14 days prior to ground disturbing activities. The survey should be conducted by a qualified biologist during the bird nesting season. In the event active bird nests are encountered during the survey, the biologist will determine the nest avoidance buffer zones as appropriate. If no active bird nests of sensitive bird species are found, project activities may continue as planned.

Mitigation Measure 2: Erosion and Sediment Control Plan

Develop an Erosion and Sediment Control Plan. Includes measures that will be implemented for ground-disturbing activities to control short-term and long-term erosion and sedimentation effects and to restore soils and vegetation in areas affected by construction activities, and that will be incorporated

into plans developed and implemented as part of the National Pollutant Discharge Elimination System permitting process for covered activities.

Erosion control measures may include but are not limited to the following:

- Erosion control measures
 - Implement effective wind erosion BMPs, such as watering, application of soil binders/tackifiers, and covering inactive stockpiles.
 - Provide effective soil cover for inactive areas and all finished slopes and utility backfill areas, such as seeding with a native seed mix, application of hydraulic mulch and bonded fiber matrices, and installation of erosion control blankets and rock slope protection.
- Sediment control measures
 - Prevent transport of sediment at the construction site perimeter, toe of erodible slopes, soil stockpiles, and into storm drains.
 - Capture sediment via sedimentation and stormwater detention facilities.
 - Reduce runoff velocity on exposed slopes.
 - Reduce offsite sediment tracking.
- Waste management measures
 - Prevent offsite disposal or runoff of any rinse or wash waters.
 - Implement concrete and truck washout facilities and appropriately sized storage, treatment, and disposal practices.
 - Ensure the containment of sanitation facilities (e.g., portable toilets).
 - Clean or replace sanitation facilities (as necessary) and inspect regularly for leaks/spills.
 - Cover waste disposal containers during rain events and at end of any day when rain is forecast.

9. Study Limitations

This Report has been prepared in accordance with generally accepted environmental methodologies and contains all the limitations inherent in these methodologies. The Report documents site conditions observed during field reconnaissance and do not apply to future conditions. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this Report.

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- University of California, Berkeley. (n.d.). The Jepson Herbarium. Vascular Plants of California. Thiede 2003 in Egli (ed.) *Illus Handbook Succulent Pls 6 (Crassulaceae)*:85--103. Springer. <https://ucjeps.berkeley.edu/eflora/eflora>

APPENDIX A: Project Site Photographs

Overview of Project Area



Photo 1. Oak Grassland



Photo 2. Oak Grassland



Photo 3. Linda Creek Riparian Area

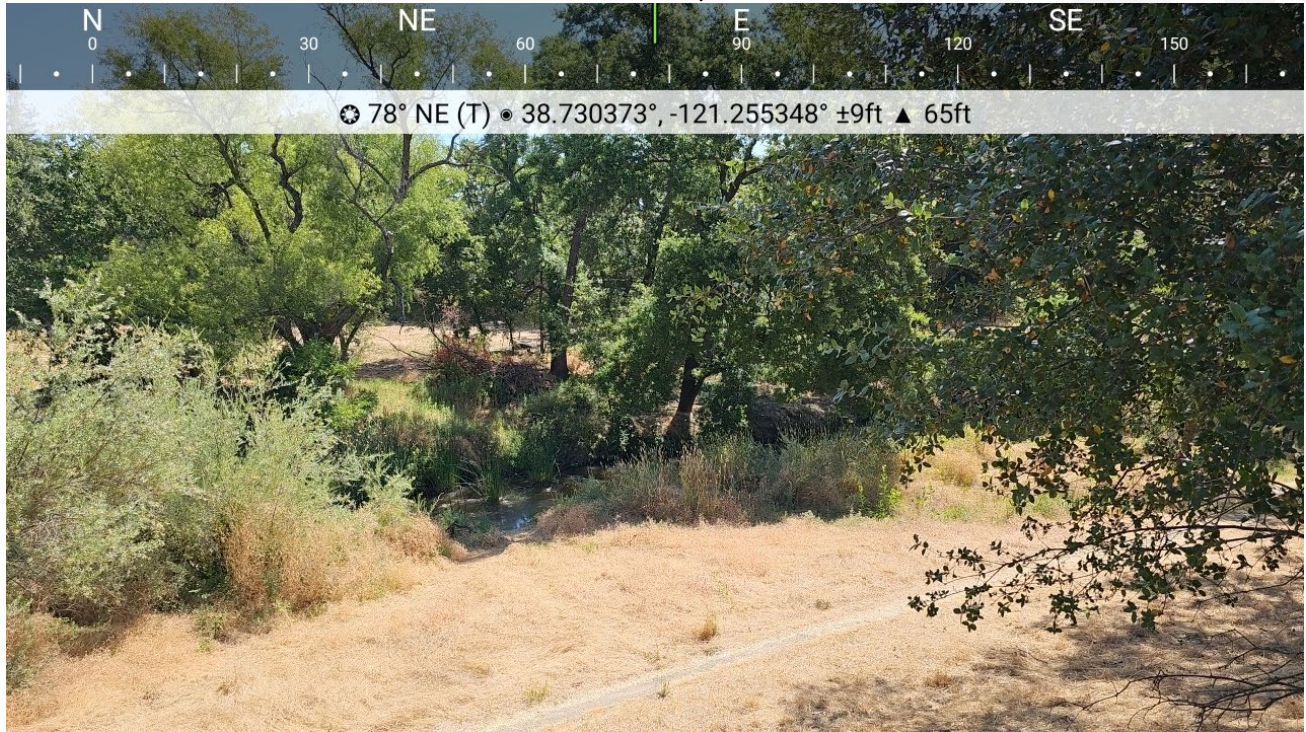


Photo 4. Non-native Grasses



Photo 5. Walking Path Through Property



Photo 6. Native Valley Oak Trees



Photo 7. Project Area



Photo 8. Project Area



Photo 9. .Project Area



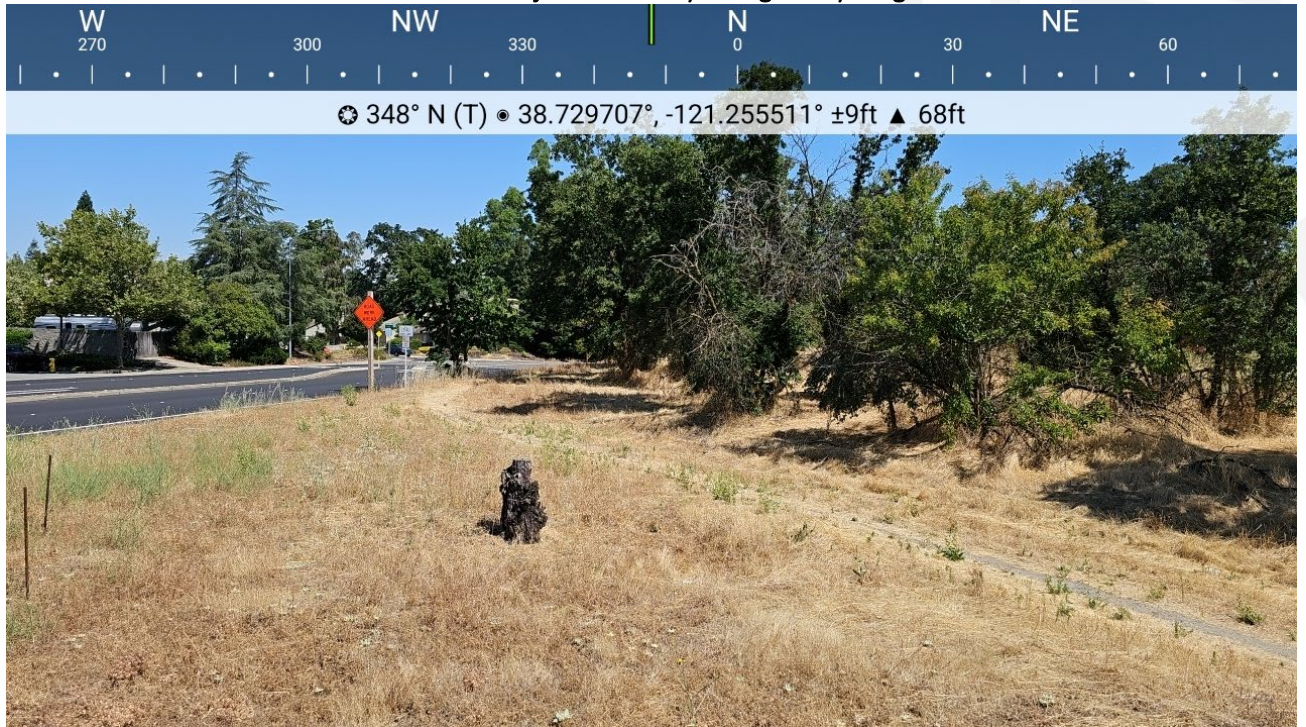
Photo 10. .Project Area



Photo 11. .West Project Boundary Along Rocky Ridge Dr.



Photo 11. .West Project Boundary Along Rocky Ridge Dr.





APPENDIX B:

United States Fish and Wildlife Service IPaC Resource List

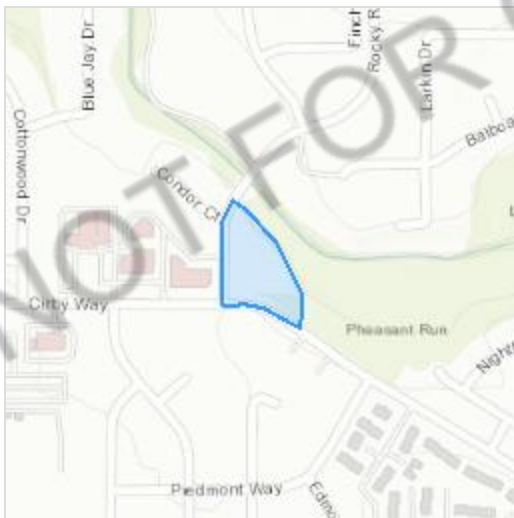
IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Placer County, California



Local office

Sacramento Fish And Wildlife Office

☎ (916) 414-6600

📅 (916) 414-6713

Federal Building

2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Reptiles

NAME	STATUS
Northwestern Pond Turtle <i>Actinemys marmorata</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1111	Proposed Threatened

Amphibians

NAME	STATUS
California Tiger Salamander <i>Ambystoma californiense</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/2076	Threatened
Western Spadefoot <i>Spea hammondi</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5425	Proposed Threatened

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate
Valley Elderberry Longhorn Beetle <i>Desmocerus californicus dimorphus</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/7850	Threatened

Crustaceans

NAME

STATUS

Vernal Pool Fairy Shrimp *Branchinecta lynchi*

Threatened

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/498>

Vernal Pool Tadpole Shrimp *Lepidurus packardii*

Endangered

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/2246>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below.

Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>

- Nationwide conservation measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Jan 1 to Aug 31
Golden Eagle <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey

effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

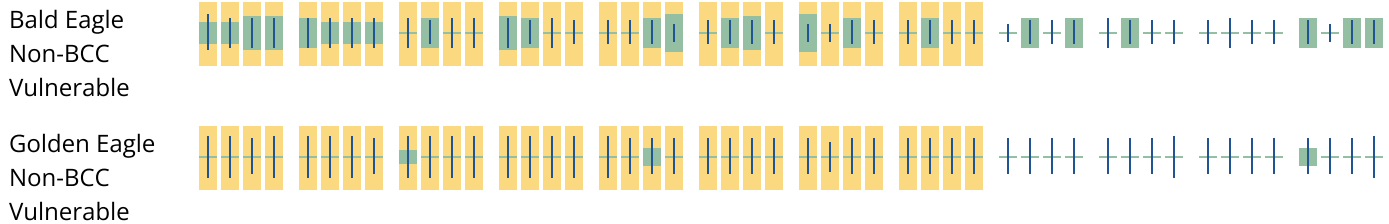
No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply). To see a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the [Eagle Act](#) should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Jan 1 to Aug 31

Belding's Savannah Sparrow <i>Passerculus sandwichensis</i> beldingi This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8	Breeds Apr 1 to Aug 15
Black Tern <i>Chlidonias niger surinamensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3093	Breeds May 15 to Aug 20
Bullock's Oriole <i>Icterus bullockii</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 21 to Jul 25
California Gull <i>Larus californicus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 1 to Jul 31
California Thrasher <i>Toxostoma redivivum</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jan 1 to Jul 31
Cassin's Finch <i>Haemorhous cassinii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9462	Breeds May 15 to Jul 15
Clark's Grebe <i>Aechmophorus clarkii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jun 1 to Aug 31
Common Yellowthroat <i>Geothlypis trichas sinuosa</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/2084	Breeds May 20 to Jul 31

Golden Eagle *Aquila chrysaetos*

Breeds Jan 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1680>

Lawrence's Goldfinch *Spinus lawrencei*

Breeds Mar 20 to Sep 20

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9464>

Marbled Godwit *Limosa fedoa*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9481>

Northern Harrier *Circus hudsonius*

Breeds Apr 1 to Sep 15

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/8350>

Nuttall's Woodpecker *Dryobates nuttallii*

Breeds Apr 1 to Jul 20

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/9410>

Oak Titmouse *Baeolophus inornatus*

Breeds Mar 15 to Jul 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9656>

Olive-sided Flycatcher *Contopus cooperi*

Breeds May 20 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/3914>

Santa Barbara Song Sparrow *Melospiza melodia graminea*

Breeds Mar 1 to Sep 5

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/5513>

Short-billed Dowitcher *Limnodromus griseus*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9480>

Tricolored Blackbird *Agelaius tricolor*

Breeds Mar 15 to Aug 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/3910>

Western Grebe *aechmophorus occidentalis*

Breeds Jun 1 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/6743>

Western Gull *Larus occidentalis*

Breeds Apr 21 to Aug 25

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Western Screech-owl *Megascops kennicottii cardonensis*

Breeds Mar 1 to Jun 30

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Willet *Tringa semipalmata*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Wrentit *Chamaea fasciata*

Breeds Mar 15 to Aug 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Yellow-billed Magpie *Pica nuttalli*

Breeds Apr 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9726>

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read

["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);

2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Wetland information is not available at this time

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

APPENDIX C:
California Department of Fish and Wildlife RareFind



Selected Elements by Common Name

California Department of Fish and Wildlife

California Natural Diversity Database



Query Criteria: Quad< IS (Folsom (3812162) OR Citrus Heights (3812163) OR Roseville (3812173) OR Rocklin (3812172) OR Carmichael (3812153) OR Buffalo Creek (3812152) OR Rio Linda (3812164) OR Pleasant Grove (3812174) OR Sacramento East (3812154))
 AND (Federal Listing Status IS (Endangered OR Threatened OR Proposed Threatened OR Candidate) OR State Listing Status IS (Endangered OR Threatened OR Rare OR Candidate Endangered OR Candidate Threatened))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
bank swallow <i>Riparia riparia</i>	ABPAU08010	None	Threatened	G5	S3	
Boggs Lake hedge-hyssop <i>Gratiola heterosepala</i>	PDSCR0R060	None	Endangered	G2	S2	1B.2
California black rail <i>Laterallus jamaicensis coturniculus</i>	ABNME03041	None	Threatened	G3T1	S2	FP
Crotch's bumble bee <i>Bombus crotchii</i>	IIHYM24480	None	Candidate Endangered	G2	S2	
giant gartersnake <i>Thamnophis gigas</i>	ARADB36150	Threatened	Threatened	G2	S2	
Sacramento Orcutt grass <i>Orcuttia viscida</i>	PMPOA4G070	Endangered	Endangered	G1	S1	1B.1
slender Orcutt grass <i>Orcuttia tenuis</i>	PMPOA4G050	Threatened	Endangered	G2	S2	1B.1
steelhead - Central Valley DPS <i>Oncorhynchus mykiss irideus pop. 11</i>	AFCHA0209K	Threatened	None	G5T2Q	S2	SSC
Swainson's hawk <i>Buteo swainsoni</i>	ABNKC19070	None	Threatened	G5	S4	
tricolored blackbird <i>Agelaius tricolor</i>	ABPBXB0020	None	Threatened	G1G2	S2	SSC
valley elderberry longhorn beetle <i>Desmocerus californicus dimorphus</i>	IICOL48011	Threatened	None	G3T3	S3	
vernal pool fairy shrimp <i>Branchinecta lynchi</i>	ICBRA03030	Threatened	None	G3	S3	
vernal pool tadpole shrimp <i>Lepidurus packardii</i>	ICBRA10010	Endangered	None	G3	S3	
western pond turtle <i>Emys marmorata</i>	ARAAD02030	Proposed Threatened	None	G3G4	S3	SSC
western spadefoot <i>Spea hammondi</i>	AAABF02020	Proposed Threatened	None	G2G3	S3S4	SSC
western yellow-billed cuckoo <i>Coccyzus americanus occidentalis</i>	ABNRB02022	Threatened	Endangered	G5T2T3	S1	

Record Count: 16

APPENDIX D:
California Native Plant Society Rare Plant Inventory



CNPS Rare Plant Inventory.

Search Results

13 matches found. Click on scientific name for details

Search Criteria: CRPR is one of [1A:1B:2A:2B] , 9-Quad include [3812162:3812163:3812173:3812172:3812153:3812152:3812164:3812174:3812154]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE	CA ENDEMIC	DATE ADDED	PHOTO
									PLANT RANK			
Balsamorhiza macrolepis	big-scale balsamroot	Asteraceae	perennial herb	Mar-Jun	None	None	G2	S2	1B.2	Yes	1974-01-01	 ©1998 Dean Wm. Taylor
Calycadenia spicata	spicate calycadenia	Asteraceae	annual herb	May-Sep	None	None	G3?	S3	1B.3		2023-04-05	 © 2023 Christopher Bronny
Chloropyron molle ssp. hispidum	hispid salty bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	Jun-Sep	None	None	G2T1	S1	1B.1	Yes	1974-01-01	No Photo Available
Downingia pusilla	dwarf downingia	Campanulaceae	annual herb	Mar-May	None	None	GU	S2	2B.2		1980-01-01	 © 2013 Aaron Arthur
Gratiola heterosepala	Boggs Lake hedge-hyssop	Plantaginaceae	annual herb	Apr-Aug	None	CE	G2	S2	1B.2		1974-01-01	 ©2004 Carol W. Witham
Hibiscus lasiocarpus var. occidentalis	woolly rose-mallow	Malvaceae	perennial rhizomatous herb (emergent)	Jun-Sep	None	None	G5T3	S3	1B.2	Yes	1974-01-01	 © 2020 Steven Perry
Juncus leiospermus var. ahartii	Ahart's dwarf rush	Juncaceae	annual herb	Mar-May	None	None	G2T1	S1	1B.2	Yes	1984-01-01	 © 2004 Carol W. Witham

<u>Juncus</u> <u>leiospermus</u> var. <u>leiospermus</u>	Red Bluff dwarf rush	Juncaceae	annual herb	Mar-Jun	None	None	G2T2	S2	1B.1	Yes	1974-01-01	 ©2016 Dylan Neubauer
<u>Legenere</u> <u>limosa</u>	legenere	Campanulaceae	annual herb	Apr-Jun	None	None	G2	S2	1B.1	Yes	1974-01-01	 ©2000 John Game
<u>Navarretia</u> <u>myersii</u> ssp. <u>myersii</u>	pincushion navarretia	Polemoniaceae	annual herb	Apr-May	None	None	G2T2	S2	1B.1	Yes	1994-01-01	 © 2020 Leigh Johnson
<u>Orcuttia tenuis</u>	slender Orcutt grass	Poaceae	annual herb	May-Sep(Oct)	FT	CE	G2	S2	1B.1	Yes	1974-01-01	 © 2013 Justy Leppert
<u>Orcuttia viscida</u>	Sacramento Orcutt grass	Poaceae	annual herb	Apr-Jul(Sep)	FE	CE	G1	S1	1B.1	Yes	1974-01-01	 © Rick York and CNPS
<u>Sagittaria</u> <u>sanfordii</u>	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May-Oct(Nov)	None	None	G3	S3	1B.2	Yes	1984-01-01	 ©2013 Debra L. Cook

Showing 1 to 13 of 13 entries

Suggested Citation:

California Native Plant Society, Rare Plant Program. 2024. Rare Plant Inventory (online edition, v9.5). Website <https://www.rareplants.cnps.org> [accessed 21 June 2024].



APPENDIX E:

United States Department of Agriculture: Natural Resources Conservation Service:
Custom Soil Resource Report



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Placer County, California, Western Part



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
146	Fiddymment loam, 1 to 8 percent slopes	1.6	62.7%
194	Xerofluvents, frequently flooded	0.9	37.3%
Totals for Area of Interest		2.5	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Placer County, California, Western Part

146—Fiddymment loam, 1 to 8 percent slopes

Map Unit Setting

National map unit symbol: hfzq
Elevation: 50 to 280 feet
Mean annual precipitation: 19 inches
Mean annual air temperature: 61 degrees F
Frost-free period: 230 to 300 days
Farmland classification: Not prime farmland

Map Unit Composition

Fiddymment and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Fiddymment

Setting

Landform: Terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from siltstone

Typical profile

H1 - 0 to 12 inches: loam
H2 - 12 to 28 inches: clay loam
H3 - 28 to 35 inches: indurated
H4 - 35 to 39 inches: weathered bedrock

Properties and qualities

Slope: 1 to 8 percent
Depth to restrictive feature: 20 to 35 inches to duripan; 35 to 39 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 2.7 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: D
Ecological site: R017XY902CA - Duripan Vernal Pools
Hydric soil rating: No

Minor Components

Cometa

Percent of map unit: 5 percent
Hydric soil rating: No

Kaseberg

Percent of map unit: 5 percent
Hydric soil rating: No

San joaquin

Percent of map unit: 3 percent
Hydric soil rating: No

Alamo

Percent of map unit: 2 percent
Landform: Depressions
Hydric soil rating: Yes

194—Xerofluvents, frequently flooded

Map Unit Setting

National map unit symbol: hg18
Elevation: 0 to 1,500 feet
Mean annual precipitation: 14 to 20 inches
Mean annual air temperature: 61 to 64 degrees F
Frost-free period: 250 to 270 days
Farmland classification: Not prime farmland

Map Unit Composition

Xerofluvents, frequently flooded, and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Xerofluvents, Frequently Flooded

Setting

Landform: Drainageways
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile

H1 - 0 to 15 inches: stratified loamy sand to fine sandy loam
H2 - 15 to 37 inches: stratified loamy sand to fine sandy loam to silt loam
H3 - 37 to 55 inches: stratified loam to silty clay loam to clay

Properties and qualities

Slope: 0 to 2 percent

Custom Soil Resource Report

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 1.98 in/hr)

Depth to water table: About 30 to 57 inches

Frequency of flooding: Frequent

Frequency of ponding: None

Calcium carbonate, maximum content: 5 percent

Available water supply, 0 to 60 inches: Moderate (about 8.1 inches)

Interpretive groups

Land capability classification (irrigated): 4w

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: B

Ecological site: R017XY903CA - Stream Channels and Floodplains

Hydric soil rating: Yes

Minor Components

Unnamed

Percent of map unit: 10 percent

Landform: Drainageways

Hydric soil rating: Yes

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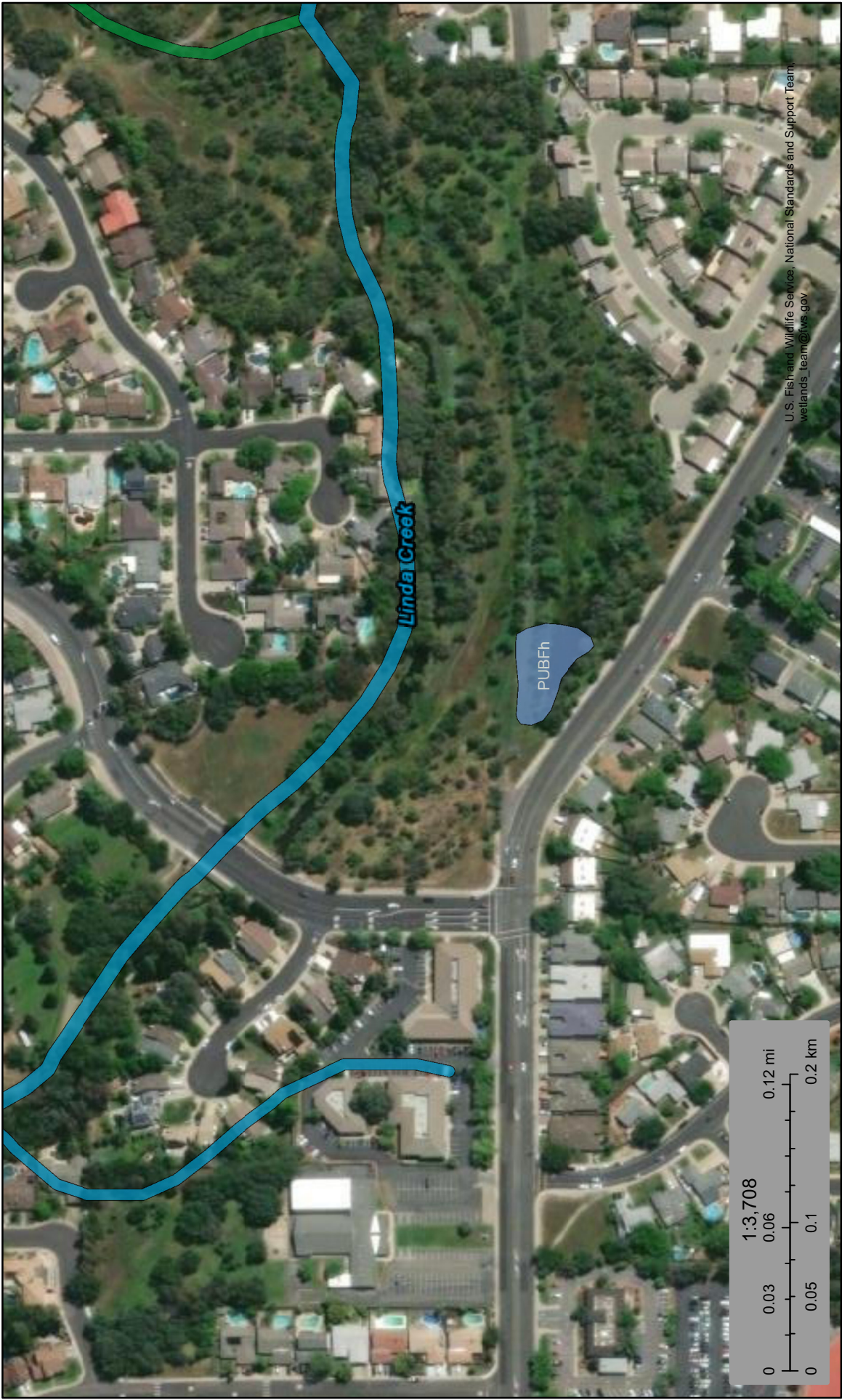
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APPENDIX F:

United States Fish and Wildlife Service: National Wetland Inventory Map



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



Corporate Headquarters
1322 E. Shaw Avenue, Suite 400 Fresno, CA, 93710
www.soarhere.com • 559.547.8884

APPENDIX G: Project Site Plan

ROCKY RIDGE APARTMENTS

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA

D&S
DEVELOPMENT

1995 ROCKY
RIDGE DRIVE,
ROSEVILLE

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661



PROJECT INFORMATION				BUILDING DATA				VICINITY MAP	PROJECT TEAM		SHEET INDEX	
ZONING:	R3			UNIT DATA:					OWNER:	D&S DEVELOPMENT 1725 CAPITOL AVE. SACRAMENTO, CA 95811 CONTACT: SARA LEBASTCHI EMAIL: SARA@DANDSDEV.COM PHONE: 916.442.4288 EXT. 102	GENERAL G001	COVER SHEET
SETBACKS: FRONT: SIDE: REAR:	20 FT. 5 FT. 20 FT.			1BDR / 1 BA UNIT A1	520 SF 675 SF	QUAN. 2	DEVELOPER:		D&S DEVELOPMENT 1725 CAPITOL AVE. SACRAMENTO, CA 95811 CONTACT: SARA LEBASTCHI EMAIL: SARA@DANDSDEV.COM PHONE: 916.442.4288 EXT. 102	CIVIL G.1	PRELIMINARY GRADING AND DRAINAGE PLAN PRELIMINARY UTILITY PLAN	
MAX BUILDING HEIGHT: ACTUAL BUILDING HEIGHT:	46 FT. 39 FT.			2BDR / 2 BA UNIT B1	633 SF 666 SF	2 2				ARCHITECTURAL A.101 A.201 A.202 A.301 A.351	ARCHITECTURAL SITE PLAN BUILDING PLANS ROOF PLAN EXTERIOR ELEVATIONS BUILDING SECTIONS	
SITE AREA:	53,838 SF (1.23 ACRES)			UNIT B3	638 SF	1				SITE LIGHTING E.001 E.100 E.101	ELECTRICAL SYMBOLS, LEGEND AND NOTES LIGHTING PLAN - SITE PLAN GENERAL LIGHTING PHOTO-METRIC PLAN	
PROJECT DENSITY CALCULATION				UNIT B5	842 SF	2	ARCHITECT:		ARCHITECTS LOCAL 2715 K STREET, SUITE 250 SACRAMENTO, CA 95816 CONTACT: STEVE WALDRON EMAIL: STEVEW@ARCHITECTSLOCAL.COM PHONE: 916.545.2512	LANDSCAPE L-1 L-2 L-3 L-4	SITE PLAN AND PLANT IMAGES SHADE DIAGRAM AND GENERAL NOTES DETAILS SPECIFICATIONS	
DENSITY BONUSES BASED ON CALIFORNIA TITLE DIVISION CHAPTER 4.3				UNIT B6	862 SF	2						
BASE DENSITY:				UNIT B7	633 SF	1						
AFFORDABLE UNITS:				UNIT C1	500 SF	2						
DENSITY BONUS %:				TOTAL:		18 UNITS						
BONUS UNITS:												
TOTAL UNITS:												
PARKING REQUIREMENT:												
1 BEDROOM:				1 SPACE PER UNIT								
2 BEDROOM:				1.5 SPACES PER UNIT								
TOTAL PARKING REQUIRED:												
1 BEDROOM:				214 = 20 SPACES								
2 BEDROOM:				15 X 18 = 24 SPACES								
TOTAL:				26 SPACES								
2 ACCESSIBLE SPACES												
PARKING PROVIDED:												
27 SPACES												
2 ACCESSIBLE SPACES												
LANDSCAPE:												
ARCHITECT:												



CLIENT

PROJECT TITLE
Rocky Ridge
Apartments

1995 ROCKY RIDGE DR.
ROSEVILLE
CALIFORNIA

SHEET TITLE

PRELIMINARY GRADING & DRAINAGE PLAN

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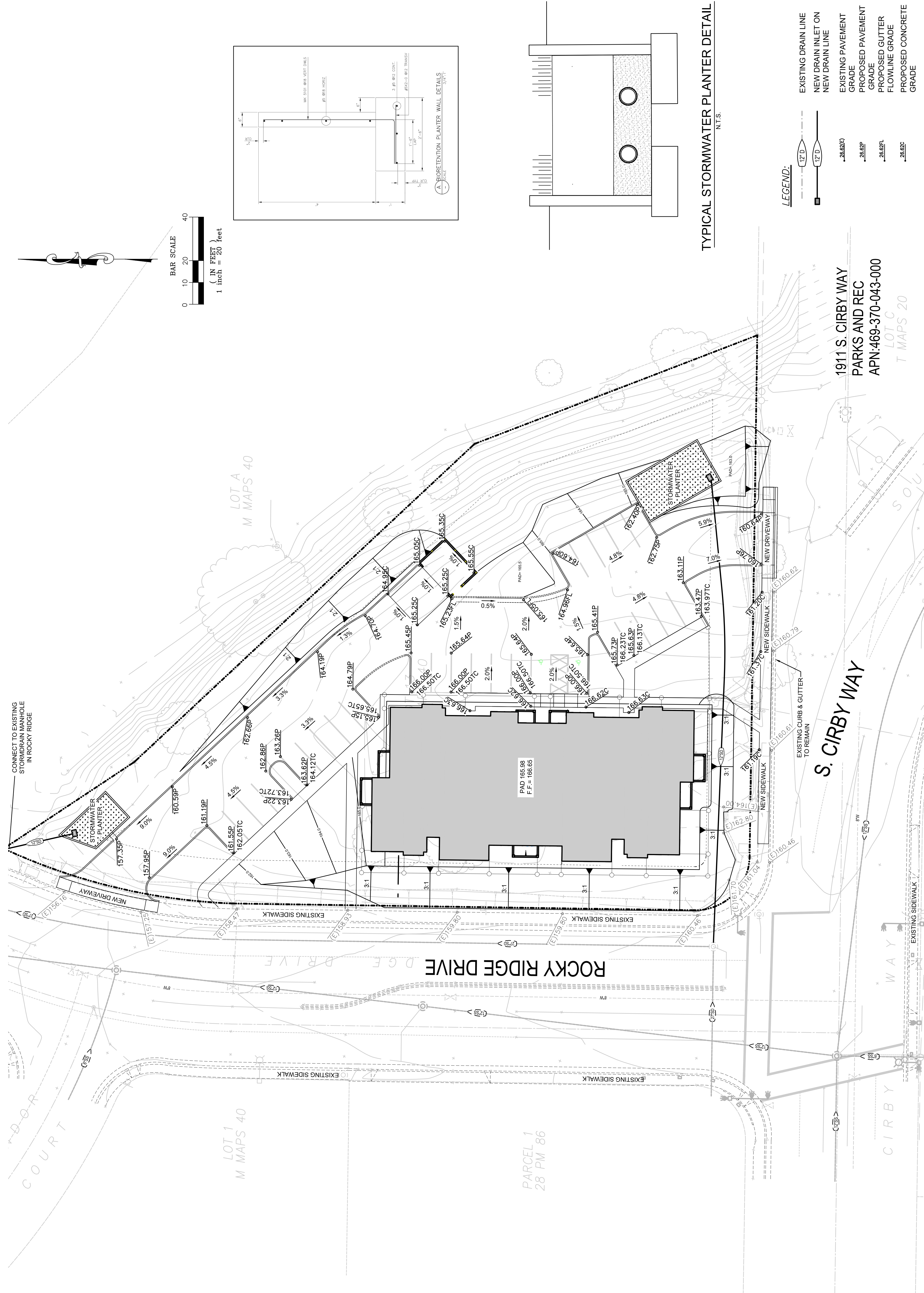
DRAWN/CHK BY: MT / RP

DATE: 9/19/2023

JOB NO.: 0420.006

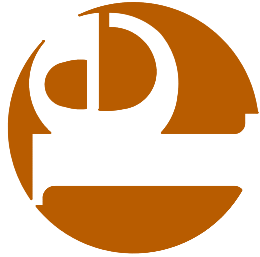
SHEET NUMBER

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PRELIMINARY GRADING & DRAINAGE PLAN

SCALE: 1"= 20'



Peabody Engineering
1700 Alhambra Blvd., Suite 102
Roseville, CA 95678
(916) 731-8088 office (916) 731-8086 fax



CLIENT

PROJECT TITLE
Rocky Ridge
Apartments

1995 ROCKY RIDGE DR.
ROSEVILLE
CALIFORNIA

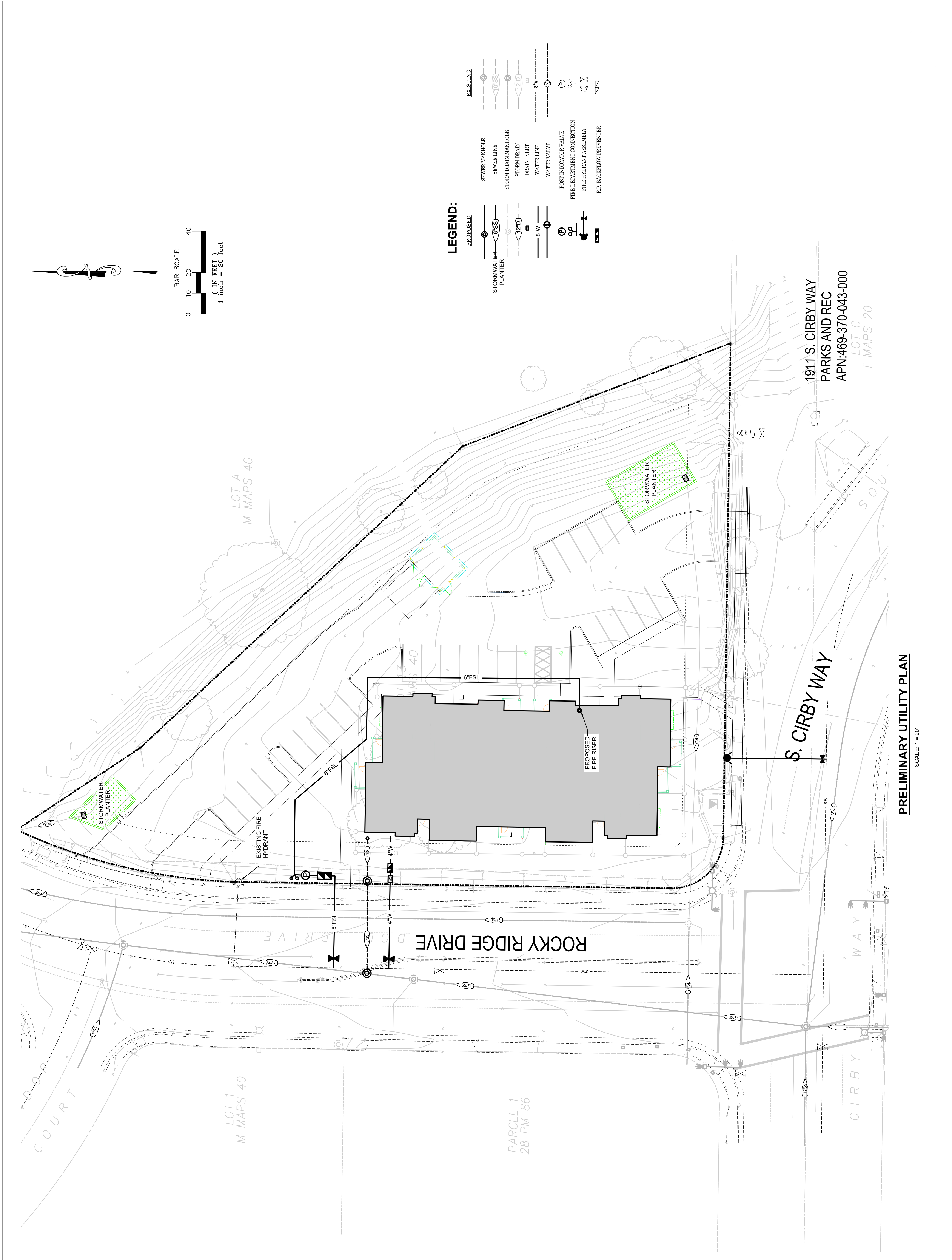
SHEET TITLE

PRELIMINARY
UTILITY PLAN

DATE	REVISION	DATE

DRAWN/CHK BY: MT / RP
DATE: 9/19/2023
JOB NO.: 0420.006
SHEET NUMBER

U.1



PRELIMINARY UTILITY PLAN

SCALE: 1"= 20'

NO.	ISSUANCE/REVISION	DATE

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.		
DATE:	AL PROJECT NUMBER:	
NOV. 21, 2023	2-232203	
	AHJ PROJECT NUMBER:	



**D&S
DEVELOPMENT**

**1995 ROCKY
RIDGE DRIVE,
ROSEVILLE**

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

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DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS
GOVERN. © ARCHITECTS LOCAL 2023.

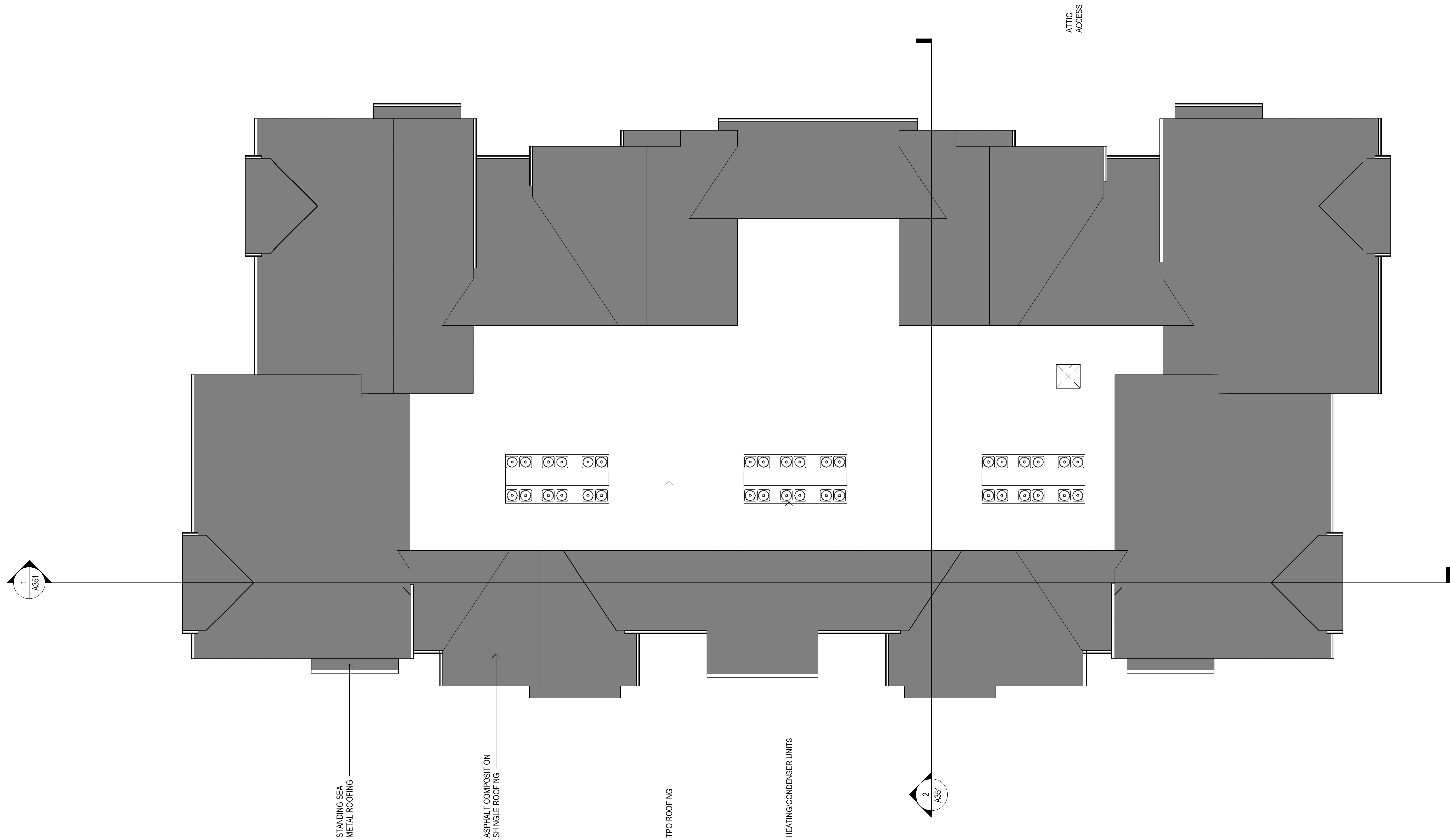
DATE: Nov. 21, 2023

AL PROJECT NUMBER: 2-232203

AHJ PROJECT NUMBER:

ROOF PLAN

A202



1 ROOF PLATE
1/8" = 1'-0"

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS

LOCAL

2715 K STREET, SUITE 200
SACRAMENTO, CA 95816
P: (916) 562-5214
WWW.ARCHITECTSLOCAL.COM

LEGEND - ELEVATIONS

BOARD & BATTEN - MFR. JAMES HARDIE. COLOR: DRIED EUCALYPTUS, FINISH: SMOOTH

HORIZONTAL SIDING - MFR. JAMES HARDIE. COLOR: SLATE STEPS, FINISH: SMOOTH

FIBER CEMENT PANEL - COLOR: ETHEREAL WHITE, FINISH: SMOOTH

FIBER CEMENT PANEL - COLOR: BLISTERY SKY, FINISH: SMOOTH

FIBER CEMENT PANEL - COLOR: ELEPHANT EAR, FINISH: SMOOTH

STANDING SEAM ROOF - MFR. MCLEROY METAL. COLOR: CHARCOAL

ASPHALT COMP. SHINGLE - MFR. TBD. COLOR: CHARCOAL

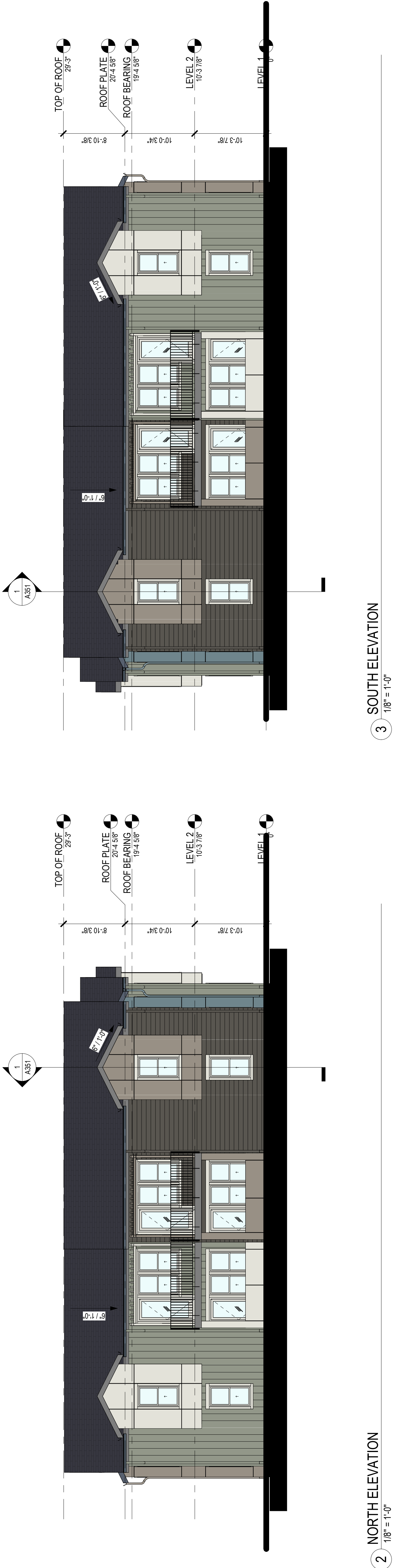
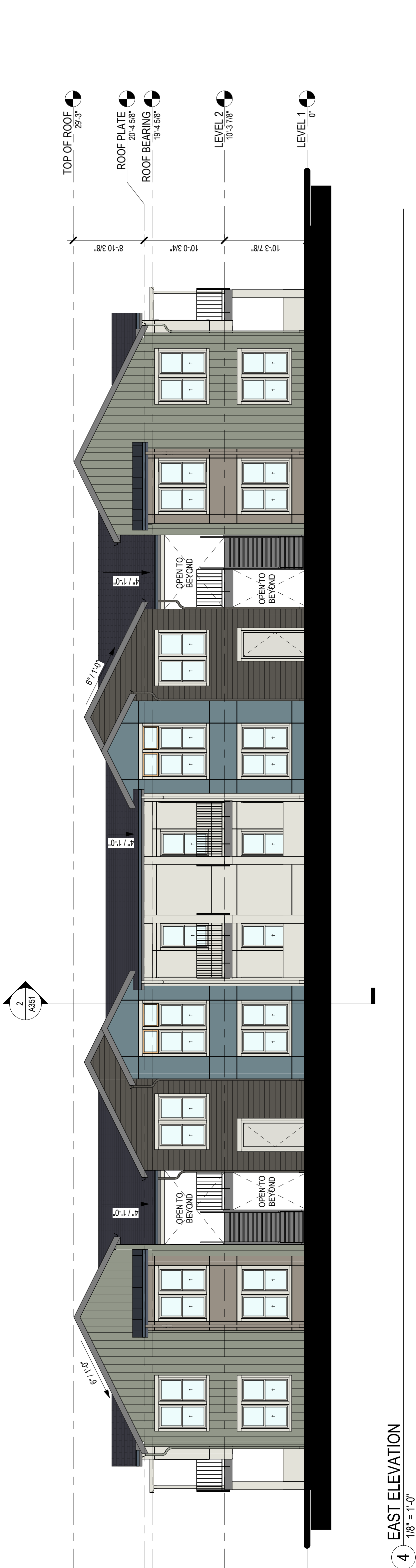
D&S
DEVELOPMENT

1995 ROCKY
RIDGE DRIVE,
ROSEVILLE

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

EXTERIOR
ELEVATIONS

A301



NO.	ISSUANCE/REVISION	DATE

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DATE: Nov. 21, 2023 2-232203
A/U PROJECT NUMBER:

D&S DEVELOPMENT

**1995 ROCKY
RIDGE DRIVE,
ROSEVILLE**

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

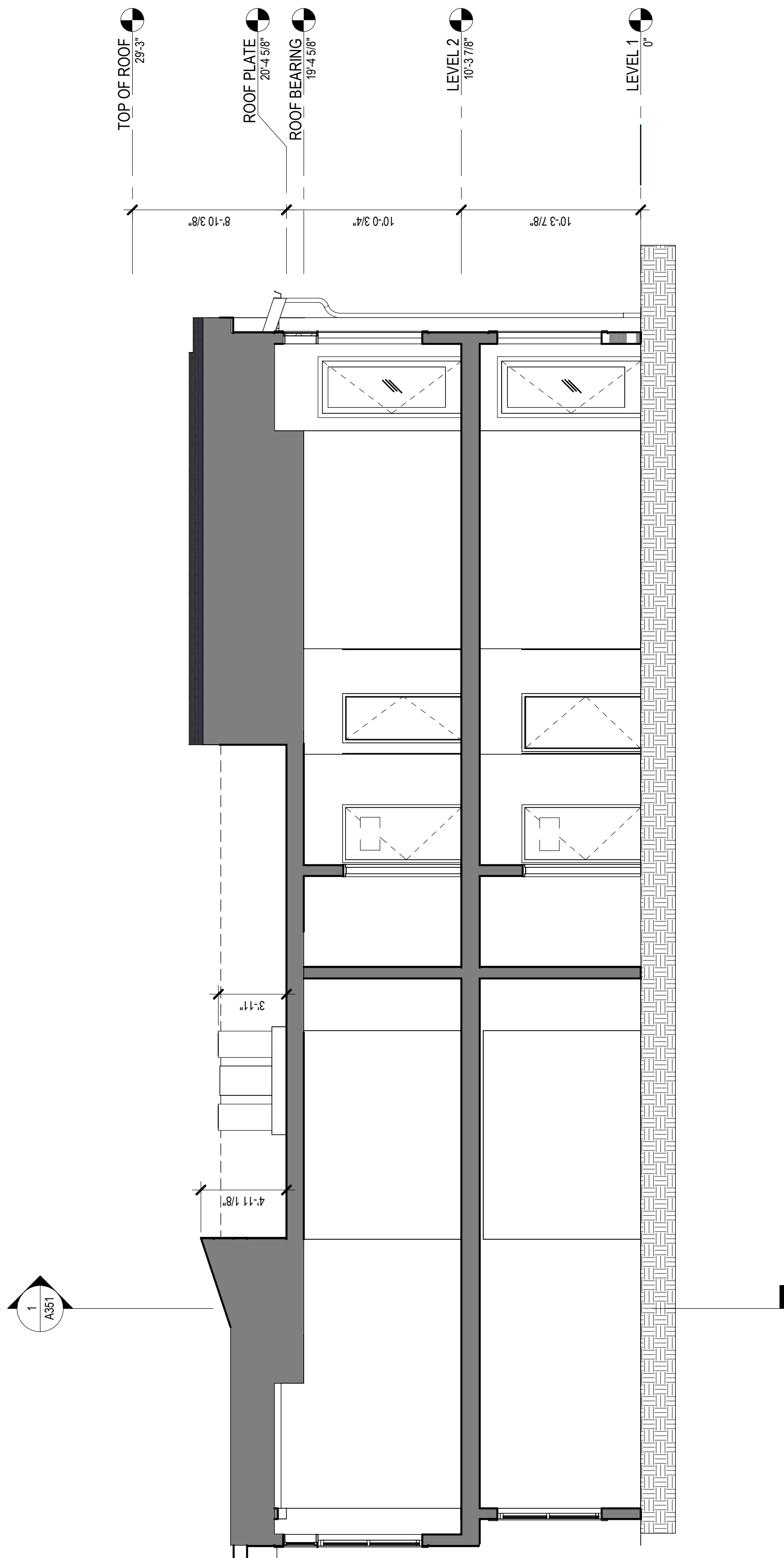
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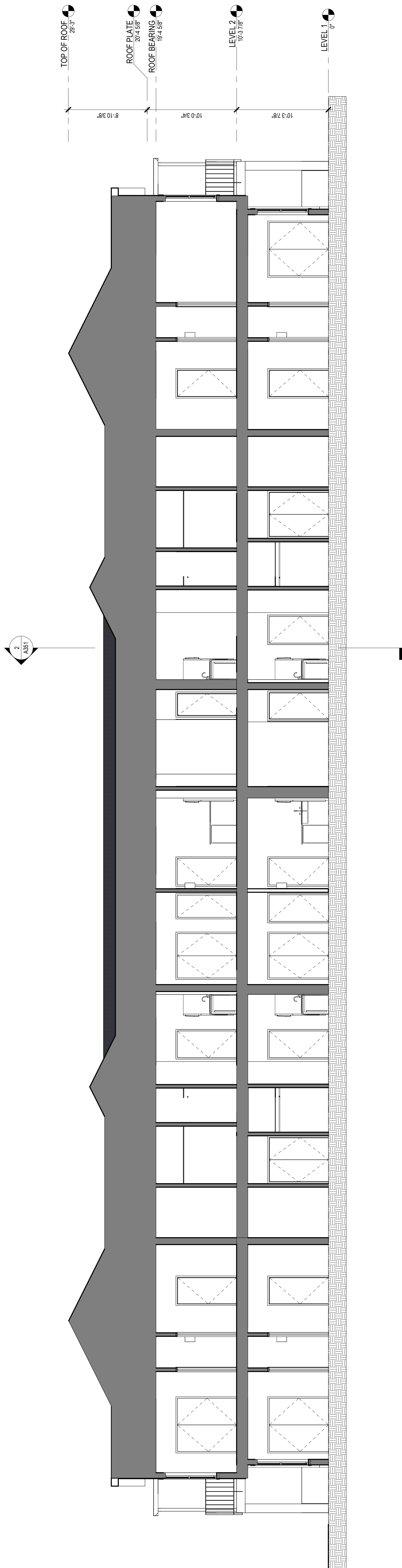
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BUILDING SECTIONS

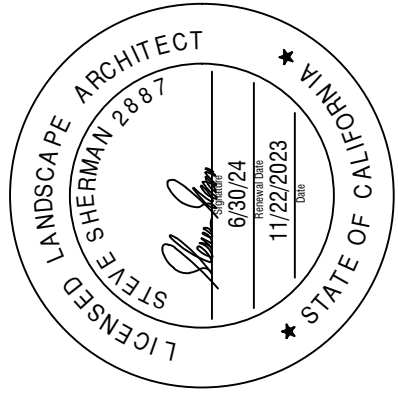
A351



2 BUILDING SECTION B
3/16" = 1'-0"



1 BUILDING SECTION A
3/16" = 1'-0"



**D&S
Development**

ROCKY RIDGE APARTMENTS

1995 Rocky Ridge Drive
Roseville, CA 95661

[illegible]SHADE DIAGRAM &
GENERAL NOTES

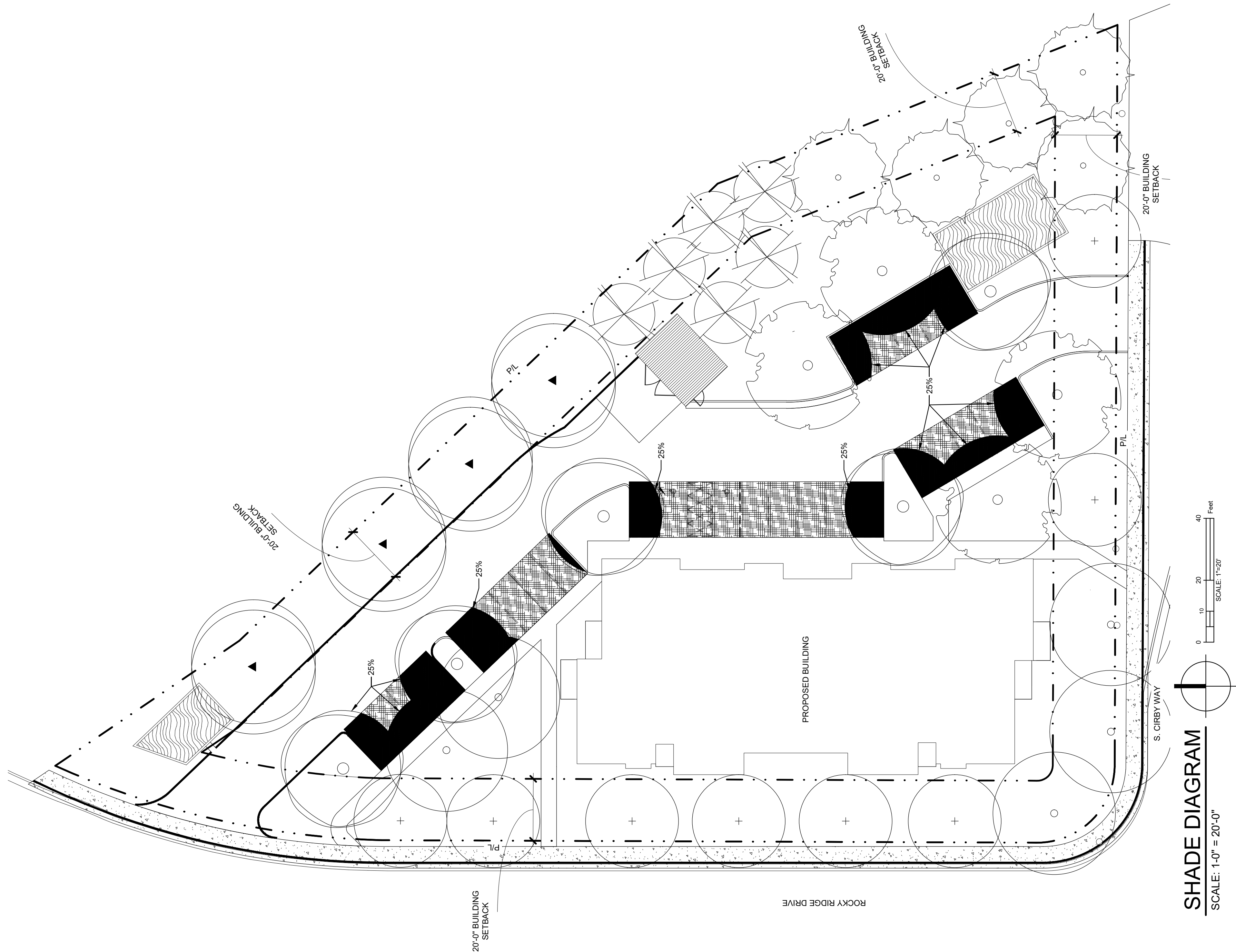
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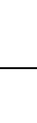
**landscape
architecture
Irrigation design**
86685 Vista Campana N.
Unit 41, Oceanside
CA 92057
760.809.3241

GENERAL LANDSCAPE NOTES

- 1) CONTACT LANDSCAPE ARCHITECT IN THE EVENT THAT MODIFICATIONS TO THE DESIGNS ARE REQUIRED TO ACCOMMODATE VARYING FIELD CONDITIONS OR MODIFIED PLANT ARRANGEMENTS.
- 2) QUANTITY AND SIZE OF PLANTS TO MEET AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- 3) ANY DISCREPANCIES THAT ARE FOUND IN LANDSCAPE LEGEND THAT DO NOT CORRELATE WITH PLANTINGS INDICATED ON PLAN. THE QUANTITIES INDICATED ON PLAN SHALL GOVERN.
- 4) MULCH, ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH A SHREDED CEDAR BARK. FIBROUS IN NATURE. (1" MINIMUM TO 4" MAXIMUM IN LENGTH, APPLIED 2" DEEP, EXCLUDING SLOPES REQUIRING RE-VEGETATION. ORGANIC RECYCLED OR POST-CONSUMER MULCH SHALL TAKE PRECEDENT OVER INORGANIC OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE.
- 5) NONBIODEGRADABLE TREE ROOT BARRIERS (12" DEEP) SHALL BE INSTALLED 2' FROM EDGE CONDITION WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER SHALL EXTEND 10' FROM CENTER OF TREE IN EACH DIRECTION ALONG EDGE AND WILL NOT WRAP AROUND THE ROOT BALL AND BE MANUFACTURED BY "DeepRoot" OR EQUAL.
- 6) MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER, LANDSCAPE AND IRRIGATION AREA IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE ABUTTING PREMISE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE FIRM FIRM TREE SYSTEMS, SHRUBS, AND GROUND COVERS SHOULD BE FREE OF INSECTS, PESTS, OR FUNGUS DISEASE OR THE EFFECTS OF PREVIOUS INFESTATIONS. THEY SHOULD HAVE NORMALLY WELL DEVELOPED BRANCH SYSTEMS AND A VIGOROUS AND FIBROUS ROOT SYSTEM WHICH IS NOT ROOT ROT OR BOUND.
- 7) PLANTS SHALL BE GUARANTEED AS TO HEALTH AND GROWTH FOR 90 DAYS AFTER END OF MAINTENANCE PERIOD.
- 8) WATERING SHOULD BE SCHEDULED BETWEEN THE HOURS OF 10:00PM AND 8:00AM OR AS REQUIRED BY LOCAL WATER AGENCY. WATERING PRACTICES SHALL BE UTILIZED TO PROMOTE DEEP ROOTING OF TREES AND SHRUBS.
- 9) TREES AND SHRUBS SHOULD BE TRIMMED OR PRUNED TO PREVENT BLOCKING OR INTERFERENCE WITH THE FOLLOWING:
- A. SIGHT DISTANCE VIEWS
- B. PEDESTRIAN AND VEHICLE ACCESS
- C. INSTALLATION, MAINTENANCE OR REPAIR OF ANY PUBLIC UTILITY OR FIRE LINE.
- D. DAMAGE TO PROPERTY LINE FENCES OR STRUCTURES ON ADJOINING PROPERTIES.
- 10) ALL LANDSCAPE AREAS SHOULD BE REGULARLY WATERED, FERTILIZED, WEEDED AND OTHERWISE KEPT IN GOOD CONDITION.
- 11) THIS PROJECT IS SUBJECT TO THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.
- 12) LANDSCAPE SHALL BE INSTALLED PRIOR TO BUILDING OCCUPANCY.
- 13) ALL PLANTER AREAS IN PARKING AND OTHER LANDSCAPE SPACES SHALL HAVE ALL DELETERIOUS MATERIALS SUCH AS ROCK, DEBRIS, AND TRASH REMOVED PRIOR TO PLACING TOPSOIL OR SUBSOIL BACKFILL.
- 14) SHRUBS SHALL BE PLACED IN PREPARED PLANTING PITS TWICE THE DIAMETER OF THE PLANT CONTAINER.
- 15) A PLANT ESTABLISHMENT PERIOD, UNDER THE INSTALLATION CONTRACT, IS REQUIRED FOR A MINIMUM OF SIXTY DAYS (60) AFTER ALL LANDSCAPE IMPROVEMENTS ARE INSTALLED.
- 16) ALL LANDSCAPE MATERIAL PER DESIGN AND ALL PERTAINING DETAILS/SPECIFICATIONS TO BE COMPLETED BY ARCHITECT.
- 17) ALL AREAS TO BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SHALL BE PROVIDED BY EFFICIENT ROTATING NOZZLES AND DRIP IRRIGATION. SYSTEM SHALL UTILIZE "SMART CONTROLLER" TECHNOLOGY AND SHALL CONFORM TO STATE AND LOCAL EFFICIENT IRRIGATION STANDARDS. DESIGN WEETS OR EXCEEDS MINIMA REQUIREMENTS.
- 18) ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE REGULATIONS AND THE CITY OF ROSEVILLE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- 19) TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES SHALL BE MAINTAINED AT 6 FEET ABOVE THE GRADE OF THE PEDESTRIAN WALKWAYS AND 16 FEET ABOVE THE GRADE OF THE VEHICULAR TRAVEL WAYS. NO TOPPING OF TREES.
- 20) THE VELOCITY OF WATER FLOWING IN IRRIGATION SYSTEM PIPING OR SUPPLY PIPES SHALL NOT EXCEED 5 FEET PER SECOND DOWNSTREAM OF THE WATER METER.
- 21) IF ANY REQUIRED TREE, SHRUB, OR PLANT SPECIES IS LISTED AS INVASIVE BY THE CALIFORNIA NATIVE PLANT SOCIETY, THE CALIFORNIA EXOTIC PEST PLANT COUNCIL, OR IDENTIFIED FROM TIME TO TIME BY THE STATE OF CALIFORNIA OR THE U.S. FEDERAL GOVERNMENT SHALL BE UTILIZED WITHIN THE PROPERTY.
- 22) IF ANY REQUIRED TREE, SHRUB, OR PLANT SPECIES IS LISTED AS NOXIOUS WEED BY THE STATE OF CALIFORNIA OR THE U.S. FEDERAL GOVERNMENT SHALL BE UTILIZED WITHIN THE PROPERTY.
- 23) IF ANY REQUIRED TREE, SHRUB, OR PLANT SPECIES IS LISTED AS INVASIVE BY THE CALIFORNIA NATIVE PLANT SOCIETY, THE CALIFORNIA EXOTIC PEST PLANT COUNCIL, OR IDENTIFIED FROM TIME TO TIME BY THE STATE OF CALIFORNIA OR THE U.S. FEDERAL GOVERNMENT SHALL BE UTILIZED WITHIN THE PROPERTY.
- 24) NO PLANT SPECIES LISTED AS INVASIVE BY THE CALIFORNIA NATIVE PLANT SOCIETY, THE CALIFORNIA EXOTIC PEST PLANT COUNCIL, OR IDENTIFIED FROM TIME TO TIME BY THE STATE OF CALIFORNIA OR THE U.S. FEDERAL GOVERNMENT SHALL BE EMPLOYED OR ALLOWED TO NATURALIZE ON THE PROPERTY.

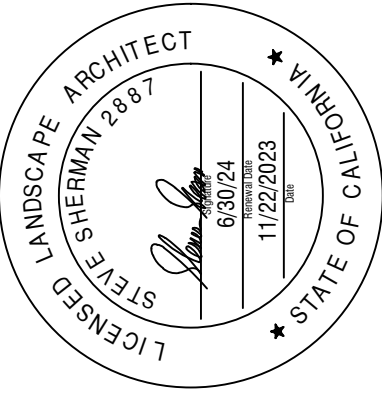


SHADE DIAGRAM
SCALE: 1" = 20'-0"

BOTANICAL NAME/ COMMON NAME	SYMBOL	PARKING LOT SHADE CALCULATION					TOTAL (SQ. FT.)
		TREE DIAMETER	QUANTITY @ 100% SHADE/ SQ. FT.	QUANTITY @ 75% SHADE/ SQ. FT.	QUANTITY @ 50% SHADE/ SQ. FT.	QUANTITY @ 25% SHADE/ SQ. FT.	
QUERCUS DOUGLASSII		35"	0 @ .962	0 @ .721	0 @ .481	0 @ .240	1440
ZELKOVA SERRATA		35"	0 @ .962	0 @ .721	0 @ .481	1 @ .240	240
QUERCUS SUBER		35"	0 @ .962	0 @ .721	0 @ .481	4 @ .240	960
TOTAL TREE SHADE =							2,640
TOTAL AXILLARY SHADE =							0
TOTAL PARKING AREA TO BE SHADED =							2,640
TOTAL PARKING AREA							4,616
PERCENT SHADED =							57% PROVIDED

PARKING AREA SHADE

	LOCATION
	PARKING AREA EXISTING
	SHADE AREA PROVIDED BY TREES



**D&S
Development**

ROCKY RIDGE APARTMENTS

1995 Rocky Ridge Drive
Roseville, CA 95661

[illegible]

SPECIFICATIONS

4



NOT FOR CONSTRUCTION

ON-GOING MAINTENANCE SCHEDULE

- 1) The establishment period shall include the following scope of work:
 - A. Test drip system and flush system monthly adjustment of sprinkler head height and watering pattern.
 - B. Weeding and removal of all weeds from ground cover areas, on a weekly basis.
 - C. Replacement of any dead, dying, or damaged trees, shrubs, or ground covers.
 - D. Filling and recompaction of eroded areas.
 - E. Weeding and replanting of areas which may cause standing water.
 - F. Weeding of all trash, litter, and debris, and all foreign debris.
 - G. Best Fertilizer Company 16-6-8 (or equal) shall be applied at the rate of six (6) pounds per 1,000 square feet to planting areas three times per year. Additional fertilizations shall be per soil test.
 - H. Daily watering of all plant material.

PLANTING SPECIFICATIONS

- A. The planting plan is diagrammatic. All plant locations are approximate.
- B. Quantities shown on the planting plan are approximate and are for the convenience of the contractor only. Plant symbols take precedence over plant quantities specified.
- C. Contractor shall notify the Landscape Architect of discrepancies between quantities and symbols shown.
- 1) Contractor shall apply a contact herbicide (herbicide applicator shall be licensed by the State of California) to all existing vegetation within the planting area. The herbicide shall be applied to the soil surface (10" deep) and the weeds shall be removed before proceeding with work.
- 2) Contractor shall receive site grades at +/- one-tenth foot (0.10') of finished grade. Contractor will be responsible for verifying grades prior to beginning work and shall be responsible for all grades once work has commenced. Fill material shall be top soil grade.
- 3) Soil level in all raised planters shall be four inches (4") below edge of planter or house foundation at the conclusion of planting. Contractor shall be responsible for providing fill material (planter mix/top soil) if, after grading, soil level is below four inches (4").
- 4) Contractor shall submit a soil analysis report from an authorized testing agency to Owner/Landscape Architect for review prior to beginning work. Actual soil amendment and plant backfill shall conform to soil report recommendations. For bidding purposes, assume that all areas to be planted (except slopes in excess of 5:1) shall be grade-qualified to a depth of eight inches (8") and the following amendments spread evenly and thoroughly blended in per 1000 square feet:
- A. 3 cubic yards compost
 - B. 15 pounds agricultural gypsum
 - C. 15 pounds sulfur
 - D. 25 pounds 16-8-8 slow release fertilizer
- 5) Soil shall be suitable for plant growth and free of harmful substances or deleterious materials prior to planting.
- 6) Contractor shall remove all rock in excess of one-inch (1") diameter exposed at the soil surface.
- 7) Prior to planting, irrigation system shall be fully operational and all planting areas shall be thoroughly soaked.
- 8) Each plant shall receive "agriform" (or equal) plant label as follows:
- a. 1 gallon container (1) 21 gram
 - b. 5 gallon container (3) 21 gram
 - c. 15 gallon container (9) 21 gram
 - d. per three inches (3") of boxed tree size (1) 21 gram
- 9) Plant material shall not be root bound. Five gallon plants and larger shall have been grown in containers for a minimum of six months and a maximum of two years. Plants shall exhibit healthy growth and be free of diseases and pests.
- 10) Plant pit shall be twice the width of the designated nursery container but shall be no deeper than the container. Root ball protrude above the plant pit 1/2 inch (1/2") at the completion of planting.
- 11) Backfill shall be per soil test. For bidding purposes, assume plant backfill shall be 75% rock-free site soil, and 25% compost by volume.
- 12) Plants shall not be placed within twelve inches (12") of sprinkler heads or within eighteen inches (18") of buildings.
- 13) Contractor shall maintain a minimum 2% drainage away from all buildings, structures, and walls. Finished grades shall be smoothed to eliminate puddling or standing water.
- 14) All slopes in excess of 2:1 and four-foot high or higher shall be installed with jute mesh if planting occurs between August 15 and April 15.
- 15) Contractor shall leave site in a clean condition, removing all unused material, trash, and tools.
- 16) Contractor shall maintain all plantings for a period of sixty (60) days or until plants are deemed established and irrigation is operating properly to the satisfaction of Owner and Landscape Architect - whichever period is longer.
- 17) At completion of all work outlined in these plans, Contractor shall contact Owner and arrange for a walk through to determine that all aspects of work are completed. Work must be fully completed according to all plans and specifications and must be completed in a good workmanship manner and must be accepted by Owner in writing prior to the beginning of the establishment period.
- 18) Prior to end of establishment period, Contractor shall contact Owner and arrange for a final walk through. Owner must accept all maintained areas in writing prior to end of establishment period.
- A) All groundcover and shrubs shall be guaranteed by Contractor in writing as to growth and health for a period of sixty (60) days after completion of establishment period and final acceptance. All trees shall be guaranteed by Contractor in writing to live and grow in an acceptable upright position for a period of one (1) year after completion of the specified establishment period and final acceptance.
- B) Contractor, within fifteen (15) days of written notification by Owner, shall remove and replace all guaranteed plant material which, for any reason, fail to meet the requirements of the guarantee. Replacement shall be made with plant materials as indicated or specified on the original plans, and all such replacement materials shall be guaranteed as specified for the original material guarantee.
- 19) Contractor, under the direction of the Landscape Architect, shall remove all unwanted groundcover, trees and shrubs.

PC Exhibit A

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that, as Lead Agency, the City of Roseville, Development Services Department, Planning Division has prepared an Initial Study leading to a Mitigated Negative Declaration for the project referenced below. This Mitigated Negative Declaration is available for public review and comment.

Project Title/File#: INFILL PCL 86B – Rocky Ridge Apartments, File #PL23-0351

Project Address: 1995 Rocky Ridge Drive, Roseville CA 95661 (APN 469-100-013-000)

Project Applicant: Sara Lebastchi, D and S Development

Project Owner: SSL Enterprise LLC

Project Planner: Escarlet Mar, Associate Planner

Project Description: The applicant requests a Design Review Permit (DRP) for an 18-unit multi-family project on a 1.23-acre Medium Density Residential (MDR-10) parcel within the City's Infill area. The development consists of 18 units, with units ranging from one (1) to two (2) bedrooms. The proposed development also requests a density bonus of six (6) units. Of the 18 units, two (2) units will be affordable (very low-income units), and 16 units will be market rate. A total of 27 parking spaces will be provided on-site. The project also includes a Tree Permit (TP) to authorize the removal of 42 protected oak trees from the project site.

The project site is not identified on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5

Document Review and Availability: The public review and comment period begins on **April 4, 2025** and ends on **April 24, 2025**. The Mitigated Negative Declaration may be reviewed online at: <https://www.roseville.ca.us/environmentaldocuments> (under Private Development Projects).

Written comments on the adequacy of the Mitigated Negative Declaration may be submitted to Escarlet Mar, Associate Planner at emar@roseville.ca.us or in person at 311 Vernon Street, Roseville, CA 95678 (Monday—Friday, 8 a.m. to 4 p.m.), and must be received no later than 5:00 pm on April 24, 2025.

This project will be scheduled for a public hearing before the City's Planning Commission. At this hearing, the Planning Commission will consider the Mitigated Negative Declaration and associated project entitlements. Separate notices will be published when the hearing is scheduled.

Mike Isom
Development Services Director

Dated: April 4, 2025

Publish: April 4, 2025

MITIGATED NEGATIVE DECLARATION

Project Title/File Number: INFILL PCL 86B – Rocky Ridge Apartments, File #PL23-0351
Project Location: 1995 Rocky Ridge Drive, Roseville, Placer County, CA 95661 (APN 469-100-013-000)
Project Applicant: Sara Lebastchi, D and S Development; (916) 442-4288; 1725 Capitol Avenue, Sacramento, CA 95811
Property Owner: SSL Enterprise LLC
Lead Agency Contact Person: Escarlet Mar, Associate Planner - City of Roseville; (916) 774-5247
Date: April 4, 2025

Project Description:

The applicant requests a Design Review Permit (DRP) for an 18-unit multi-family project on a 1.23-acre Medium Density Residential (MDR-10) parcel within the City's Infill area. The development consists of 18 units, with units ranging from one (1) to two (2) bedrooms. The proposed development also requests a density bonus of six (6) units. Of the 18 units, two (2) units will be affordable (very low-income units), and 16 units will be market rate. A total of 27 parking spaces will be provided on-site. The project also includes a Tree Permit (TP) to authorize the removal of 42 protected oak trees from the project site.

DECLARATION

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

- A. *The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, reduce the number or restrict the range of rare or endangered plants or animals or eliminate important examples of the major periods of California history or prehistory.*
- B. *The project will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.*
- C. *The project will not have impacts, which are individually limited, but cumulatively considerable.*
- D. *The project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.*
- E. *No substantial evidence exists that the project may have a significant effect on the environment.*
- F. *The project incorporates all applicable mitigation measures identified in the attached initial study.*
- G. *This Mitigated Negative Declaration reflects the independent judgment of the lead agency.*

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number:	INFILL PCL 86B – Rocky Ridge Apartments, File #PL23-0351
Project Location:	1995 Rocky Ridge Drive, Roseville CA 95661
Project Description:	The applicant requests a Design Review Permit (DRP) for an 18-unit multi-family project on a 1.23-acre Medium Density Residential (MDR-10) parcel within the City's Infill area. The development consists of 18 units, with units ranging from one (1) to two (2) bedrooms. The proposed development also requests a density bonus of six (6) units. Of the 18 units, two (2) units will be affordable (very low-income units), and 16 units will be market rate. A total of 27 parking spaces will be provided on-site. The project also includes a Tree Permit (TP) to authorize the removal of 42 protected oak trees from the project site.
Project Applicant:	Sara Lebastchi, D and S Development
Property Owner:	SSL Enterprise LLC
Lead Agency Contact:	Escarlet Mar, Associate Planner, (916) 774-5247

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

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

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

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PROJECT DESCRIPTION

Project Location

The Project site is located on the northeast corner of South Cirby Way and Rocky Ridge Drive, see Figure 1. The site is approximately 1.23-acres in size and located at 1995 Rocky Ridge Drive, within the Infill area of the City. The site has a General Plan land use designation of Medium Density Residential (MDR-10) and a zoning designation of Multi-Family Housing (R3). The Project site is bordered by Linda Creek to the north and east, South Cirby Way to the south, and across Rocky Ridge Drive to the west are residential dwelling units and a commercial development. The table below identifies the land use designation and uses of the site and surrounding properties.



Background

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	Multi-Family Housing (R3)	Medium Density Residential (MDR-10)	Vacant
North	Floodway (FW) & Single-Family Residential (R1)	Open Space/Park & Recreation/Floodplain (OS/PR/FP)	Open Space
East	FW & R1	OS/PR/FP	Open Space
South	Two-Family Residential (R2)	MDR-9.2	Duplexes
West	Planned Development (PD256)	Community Commercial	Commercial Business Center

Environmental Setting

The Project site is an irregular shaped lot approximately 1.23-acres in size bordered by Rocky Ridge Drive and South Cirby Way. The vacant lot is dominated by annual non-native grasses and native oak trees. The topography of the site ranges in elevation from 157 to 170 feet above mean sea level. The natural drainage generally flows from the southeast corner of the site to the north into Linda Creek. Stormwater drainage from the western portion of the property flows onto the city street. Ground cover is composed primarily of non-native annual grassland and large areas of bare ground.

The site is undeveloped with the exception of frontage improvements along Rocky Ridge Drive. Frontage improvements consist of a sidewalk, curb and gutter, and a dedicated bike lane. According to the Pre-Development Arborist Report & Tree Inventory completed by California Tree and Landscape Consulting, Inc. on June 10, 2024, there are currently 51 trees on the site, including 42 protected native oak trees (i.e., blue oak, interior live oak, and valley oak); eight (8) of the trees inventoried were identified as having failed and being in down and dead condition. Much of the site's surface has been disturbed throughout the years, with evidence of unauthorized trails across the Project site.

Proposed Project

The applicant requests a Design Review Permit (DRP) for an 18-unit multi-family project on a 1.23-acre Medium Density Residential (MDR-10) parcel within the City's Infill area. The development consists of 18 units, with units ranging from one (1) to two (2) bedrooms. The project also requests a density bonus of six (6) units. Of the 18 units, two (2) units will be affordable (very low-income units), and 16 units will be market rate. A total of 27 parking spaces will be provided on-site. The project also includes a Tree Permit (TP) to authorize the removal of 42 protected oak trees from the project site.

CITY OF ROSEVILLE MITIGATION ORDINANCES, GUIDELINES, AND STANDARDS

For projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, CEQA Guidelines section 15183(f) allows a lead agency to rely on previously adopted development policies or standards as mitigation for the environmental effects, when the standards have been adopted by the City, with findings based on substantial evidence, that the policies or standards will substantially mitigate environmental effects, unless substantial new information shows otherwise (CEQA Guidelines §15183(f)). The City of Roseville adopted CEQA Implementing Procedures (Implementing Procedures) which are consistent with this CEQA Guidelines section. The current version of the Implementing Procedures were adopted in April 2008 (Resolution 08-172), along with Findings of Fact, and were updated in January 2021 (Resolution 21-018). The below regulations and ordinances were found to provide uniform mitigating policies and standards and are applicable to development projects. The City's Mitigating Policies and Standards are referenced, where applicable, in the Initial Study Checklist.

- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- City of Roseville Improvement Standards (Resolution 02-37 and as further amended)
- City of Roseville Design and Construction Standards (Resolution 01-208 and as further amended)
- Tree Preservation Ordinance (RMC Ch.19.66)

- Internal Guidance for Management of Tribal Cultural Resources and Consultation (Tribal Consultation Policy) (Resolution 20-294)
- Subdivision Ordinance (RMC Title 18)
- Community Design Guidelines
- Specific Plan Design Guidelines:
 - Development Guidelines Del Webb Specific Plan
 - Landscape Design Guidelines for North Central Roseville Specific Plan
 - North Roseville Specific Plan and Design Guidelines
 - Northeast Roseville Specific Plan (Olympus Pointe) Signage Guidelines
 - North Roseville Area Design Guidelines
 - Northeast Roseville Specific Plan Landscape Design Guidelines
 - Southeast Roseville Specific Plan Landscape Design Guidelines
 - Stoneridge Specific Plan and Design Guidelines
 - Highland Reserve North Specific Plan and Design Guidelines
 - West Roseville Specific Plan and Design Guidelines
 - Sierra Vista Specific Plan and Design Guidelines
 - Creekview Specific Plan and Design Guidelines
 - Amoruso Ranch Specific Plan and Design Guidelines
- City of Roseville 2035 General Plan

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- 2035 General Plan Update Final Environmental Impact Report, certified August 5, 2020 (<https://www.roseville.ca.us/cms/one.aspx?portalId=7964922&pageId=8774544>)

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

EXPLANATION OF INITIAL STUDY CHECKLIST

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

of the setting is provided, followed by the checklist responses, thresholds used, and finally a discussion of each checklist answer.

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

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

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

INITIAL STUDY CHECKLIST

I. Aesthetics

The Project is located in an urbanized setting within a residential zoned area of the City. Public views of the Project site are from Rocky Ridge Drive and South Cirby Way.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

c) The project site is in an urban setting, and as a result lacks any prominent or high-quality natural features which could be negatively impacted by development. The City of Roseville has adopted Community Design Guidelines (CDG) for the purpose of creating building and community designs which are a visual asset to the community. The CDG includes guidelines for building design, site design and landscape design, which will result in a project that enhances the existing urban visual environment. The project does not conflict with applicable zoning and other regulations governing scenic quality. Accordingly, the aesthetic impacts of the project are less than significant.

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

II. Agricultural & Forestry Resources

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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

III. Air Quality

The City of Roseville, along with the south Placer County area, is located in the Sacramento Valley Air Basin (SVAB). The SVAB is within the Sacramento Federal Ozone Non-Attainment Area. Under the Clean Air Act, Placer County has been designated a "serious non-attainment" area for the federal 8-hour ozone standard, "non-

attainment” for the state ozone standard, and a "non-attainment" area for the federal and state PM₁₀ standard (particulate matter less than 10 microns in diameter). Within Placer County, the Placer County Air Pollution Control District (PCAPCD) is responsible for ensuring that emission standards are not violated. Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

a–c) Analyses are not included for sulfur dioxide, lead, and other constituents because there are no mass emission thresholds; these are concentration-based limits in the Federal and State Ambient Air Quality Standards which require substantial, point-source emissions (e.g. refineries, concrete plants, etc) before exceedance will occur, and the SVAB is in attainment for these constituents. Likewise, carbon monoxide is not analyzed because the SVAB is in attainment for this constituent, and it requires high localized concentrations (called carbon monoxide “hot spots”) before the ambient air quality standard would be exceeded. “Hot spots” are typically associated with heavy traffic congestion occurring at high-volume roadway intersections. The General Plan EIR analysis of Citywide traffic indicated that more than 70% of signalized intersections would operate at level of service C or better—that is, they will not experience heavy traffic congestion. It further indicated that analyses of existing CO concentrations at the most congested intersections in Roseville show that CO levels are well below federal and state ambient air quality standards. The discussions below focus on emissions of ROG, NO_x, or PM. A project-level analysis has been prepared to determine whether the project will, on a singular level, exceed the established thresholds.

The PCAPCD recommends that lead agencies use the California Emissions Estimator Model (CalEEMod) to quantify a project’s construction and operational emissions for criteria air pollutants (NO_x, ROG, and MP). The results are then compared to the significance thresholds established by the district, as detailed above. However, the PCAPCD has performed CalEEMod analysis on a variety of project types and publishes a screening table. According to PCAPCD’s published screening table for operational emissions, an apartment project with 911 units or less will not result in NO_x emissions that exceed 55 lbs/day. Typically, NO_x emissions are substantially higher than ROG and PM₁₀; therefore, it can be assumed that projects that do not exceed the NO_x threshold will not exceed the ROG and PM₁₀ thresholds and will not result in a significant impact related to operational emissions. The Project site is undeveloped with 51 oak trees scattered across the site. The proposed Project consists of 18 units with 27 on-site parking spaces, landscaping and lighting improvements. The proposed 18-unit project is well below the PCAPCD’s modeled example and given the Project’s small size; the project is not expected to result in operational emissions that would exceed the district’s thresholds for significance.

The PCAPCD does not publish screening thresholds for construction emissions, but other air districts in the SVAB do. The Sacramento Metropolitan Air Quality Management District (SMAQMD) indicates in their CEQA Guide that projects of less than 35 acres will generally not exceed construction significant threshold. At 1.23 acres the Project is 97% smaller than this screening threshold. The Project is not anticipated to result in construction emissions that would exceed the PCAPCD thresholds of significance. Since the project would not exceed significance thresholds, the project would not conflict with or obstruct implementation of the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (which is the SIP) or contribute substantially to the PCAPCD’s nonattainment status for ozone. In addition, because the proposed project would not produce substantial emissions of criteria air pollutants, CO, or TACs, adjacent residents would not be exposed to significant levels of pollutant concentrations during construction or operation. Therefore, implementation of the proposed project would result in less than significant impacts, and consistent with the analysis methodology outlined in the Significance Thresholds and Regulatory Setting section, cumulative impacts are less than significant.

With regard to TAC, there are hundreds of constituents which are considered toxic, but they are typically generated by stationary sources like gas stations, facilities using solvents, and heavy industrial operations. The proposed project is not a TAC-generating use, nor is it within the specified buffer area of a TAC-generating use, as established in the *Air Quality and Land Use Handbook – A Community Health Perspective*. Impacts due to substantial pollutant concentrations are less than significant.

e) Diesel fumes from construction equipment and delivery trucks are often found to be objectionable; however, construction is temporary and diesel emissions are minimal and regulated. Typical urban projects such

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

IV. Biological Resources

As described in the Project description, the site is dominated by annual non-native grasses with 51 oak trees scattered across the site. Based on the Biological Resources Assessment (Attachment 1), there are no wetland features within the Project site. Further, according to the Biological Resources Assessment, the site is dominated by non-native annual grassland and large areas of bare ground. The topography of the site ranges in elevation, while the drainage generally flows from the southeast corner of the site to the north into Linda Creek. There is

an unauthorized trail on the west side of the property and in between the property and Linda Creek (see Figure 1) that has been created by people walking through this area.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Thresholds of Significance and Regulatory Setting:

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

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

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

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

Checklist item b addresses all “sensitive natural communities” and riparian (creekside) habitat that may be affected by local, state, or federal regulations/policies while checklist item c focuses specifically on one type of such a community: protected wetlands. Focusing first on wetlands, the 1987 Army Corps Wetlands Delineation Manual is used to determine whether an area meets the technical criteria for a wetland. A delineation verification

by the Army Corps verifies the size and condition of the wetlands and other waters in question, and determines the extent of government jurisdiction as it relates to Section 404 of the Federal Clean Water Act and Section 401 of the State Clean Water Act.

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

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

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

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

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

Discussion of Checklist Answers:

a) The Project will require the removal of 42 oak trees, which could potentially provide habitat for nesting birds. Construction activities could also have the potential to disrupt offsite nesting species. A pre-construction nesting survey is required in order to ensure that nesting birds are not harmed during construction. Ground disturbing activities shall not occur during the active nesting season, if it is necessary to conduct such activities during the nesting season, pre-construction surveys and mitigation as described below would be required. Compliance with the pre-construction survey will ensure that potential impacts to nesting birds are less than significant. In addition, the Project will be required to implement the City’s Design and Construction Standards for ground-disturbance activities to control short-term and long-term erosion and sedimentation effects and to restore soils and vegetation in areas affected by construction activities. Compliance with the City’s Design and Construction standards will ensure the potential impacts during ground disturbance are less than significant.

Mitigation Measure BIO-1 (Nesting Bird-Pre-construction Survey): If ground disturbing activities occur during the regular bird nesting season (between February 1 and September 15), a pre-construction survey for nesting

birds shall be conducted no more than 14 days prior to ground disturbing activities. The survey should be conducted by a qualified biologist during the bird nesting season. In the event active bird nests are encountered during the survey, the biologist will determine the nest avoidance buffer zones as appropriate. If no active bird nests of sensitive bird species are found, project activities may continue as planned.

b-c) As discussed in the Environmental Setting, the project site is located in an urbanized area. The site is surrounded by existing roadways and Linda Creek open space to the north of the project site. However, the property does not contain any sensitive natural habitat which are protected by federal, state or local policies, nor does it contain any wetlands; thus, the project will have no impact with regard to this criterion.

During the Biological Assessment, Soar Environmental did not observe any of the referenced special-status species within the Project site or environmental footprint. From the information gathered in the data records search and analysis of the habitat on site, listed wildlife species with potential for occurrence include northwestern pond turtle, and western spadefoot toad. However, the project would not cause any loss of habitat for these species, and no permanent impacts to Linda Creek would result from the development of the proposed project.

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

e) As defined by the City of Roseville Zoning Ordinance (Chapter 19.66, Tree Preservation), native oak trees greater than six (6") diameter at breast height are defined as protected. A Tree Permit is required for the removal of any protected tree, and for any regulated activity within the protected zone of a protected tree where the encroachment exceeds 20 percent. An arborist report including a tree inventory summary was provided by California Tree and Landscape Consulting, Inc., dated June 20, 2024 (Attachment 2). A total of 51 trees were identified on the property. Of the 51 trees, 42 protected oak trees with a total aggregate diameter of 443 inches are proposed for removal to facilitate development of the site (see Attachment 2 - Executive Summary). Eight (8) of the trees inventoried were identified as having failed and being in down and dead condition. Some encroachment into the dripline of several offsite trees will be required, which overhang the access drive aisle and parking areas for the project. Figure 2 shows the location of the trees on and adjacent to the Project site, with an "X" designating the trees proposed for removal and Table 1 is the inventory of trees.

The Arborist Report indicates that of the 51 trees, one (1) tree is in good condition, ten (10) are in fair condition, and the remainder are in fair-to-poor or poor condition. Staff evaluated the site plans, site, and tree locations to determine the feasibility of retaining additional trees. However, the site is significantly constrained due to its small size, irregular shape, and its location on a street corner defines where and how access must be designed into the site. There is no area of the site where a building and access roads could be located to avoid tree removal. Furthermore, the site is not level, sloping up from the street by up to 10 feet, before sloping back down toward Linda Creek. Grading is required both to create a level pad for the building and to ensure the site is designed to avoid overland drainage from improved areas directly into Linda Creek, consistent with stormwater quality regulations. All of these factors significantly limit the ability of development to avoid removal of trees on the site. For the purposes of this Initial Study, it is conservatively assumed that all protected oak trees within the project boundaries will require removal to facilitate grading, paving, utility construction, and building construction, and that trees overhanging the site will experience dripline encroachment.

Table 1: Arborist Inventory

Tag #	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	City of Roseville Rating	Notes	Development Status
500	Valley oak	<i>Quercus lobata</i>	14		54		0-Dead		standing dead, 90% intact.	Proposed for removal
501	Valley oak	<i>Quercus lobata</i>	11		54		0-Dead		standing dead, 95% intact.	Proposed for removal
600	Almond	<i>Prunus dulcis</i>			54		666-Unprotected			
601	Almond	<i>Prunus dulcis</i>	10		6		666-Unprotected			
602	Almond	<i>Prunus dulcis</i>			6		666-Unprotected		cut stump, many small sprouts.	
603	Almond	<i>Prunus dulcis</i>			54		666-Unprotected		large decayed stump 3 feet high with small diameter sprouts.	
604	Almond	<i>Prunus dulcis</i>			54		666-Unprotected		large decayed stump with small diameter sprouts.	
605	Almond	<i>Prunus dulcis</i>			54		666-Unprotected		80% dead. stump with mature sprouts.	
6401	Valley oak	<i>Quercus lobata</i>	10		54	16	3-Minor Problems	Fair	partially buried flare, 1.5 feet from sidewalk. signs of sidewalk beginning to lift. codominant at 5 feet, fair connection. fair crown balance and density.	Proposed for removal
6402	Valley oak	<i>Quercus lobata</i>	15		15	17	3-Minor Problems	Fair	partially buried flare, 6 feet from sidewalk. signs of sidewalk beginning to lift. codominant at 2 feet, crowded connection with included bark. fair crown balance and density. low small lateral branches.	Proposed for removal
6403	Valley oak	<i>Quercus lobata</i>	21.5		12	26	3-Minor Problems	Fair	fair base on top of slope leading to drainage. fair crown balance and density. south canopy branches overlap property line by approximately 6 feet.	

6404	Interior live oak	<i>Quercus wislizeni</i>	19.5	10, 9.5	54	21	2-Major Structure or health problems	Fair to Poor	swollen codominant base grafted against adjacent almond trees base. both stems lean heavy south and west, lean low. healthy foliage.	Proposed for removal
6405	Valley oak	<i>Quercus lobata</i>	11.5	4, 4, 3.5	54	8	2-Major Structure or health problems	Fair to Poor	swollen base with staining, multi-stem with poor attachments, on slope. crowded stems. fair foliage health.	
6406	Valley oak	<i>Quercus lobata</i>	17.5		12	20	3-Minor Problems	Fair	fair flare. codominant at 2 feet with swollen/elevated inclusion. moderate small branch die-back throughout canopy. fair canopy balance and density.	
6407	Interior live oak	<i>Quercus wislizeni</i>	9.5		6	12	1-Extreme Structure or Health Problems	Poor	severe/extensive internal decay and dead bark on base and stems. unbalanced base on slope. good foliage health.	
6408	Blue oak	<i>Quercus douglasii</i>	25		54	30	4-No Apparent Problems	Good	good base, structure and vigor. low branches southwest overlap property line by approximately 20 feet.	
6409	Blue oak	<i>Quercus douglasii</i>	43	23, 20	54	29	3-Minor Problems	Fair	fair base, structure and vigor. low branches south overlap property line by approximately 25 feet. both stems lean moderately east.	
6410	Valley oak	<i>Quercus lobata</i>	19.5		54	28	3-Minor Problems	Fair	base close to property line, if i had to guess id say its 3 feet north, offsite. slightly buried flare. codominant at 11 feet, fair connection. minor small branch die-back throughout canopy.	

									fair crown balance and density. branches overlap property line by approximately 25 feet.	
6411	Valley oak	<i>Quercus lobata</i>	14.5		54	27	3-Minor Problems	Fair	fair flare. codominant at 8 feet, fair connection. south codominant stem leans heavy south. small branch die-back throughout canopy. fair vigor.	Proposed for removal
6412	Valley oak	<i>Quercus lobata</i>	8.5		54	17	2-Major Structure or health problems	Fair to Poor	slightly swollen base. high amount of branch die-back throughout, high amount of epicormic sprouts. sparse foliage. low vigor. branches overlap property line by approximately 13 feet.	
6413	Valley oak	<i>Quercus lobata</i>	6		54	16	2-Major Structure or health problems	Fair to Poor	mostly closed vertical wound in south base with visible frass. high amount of dead main branches. epicormic sprouts. unbalanced canopy southeast, poor understory structure.	Proposed for removal
6414	Valley oak	<i>Quercus lobata</i>	6		54	9	1-Extreme Structure or Health Problems	Poor	extensive/severe internal decay and dead bark throughout entire tree. sparse foliage. low vigor.	Proposed for removal
6415	Valley oak	<i>Quercus lobata</i>	6.5		54	8	1-Extreme Structure or Health Problems	Poor	extensive bark decay throughout entire tree, crumbling dead bark with staining throughout, bark disease? low vigor.	Proposed for removal
6416	Valley oak	<i>Quercus lobata</i>	13.5	5.5, 4.5, 3.5	54	8	1-Extreme Structure or Health Problems	Poor	multi-stem at grade, heavy debris, base not visible. crowded unbalanced stems. short intranodal growth and miniaturized foliage. poor structure and vigor.	Proposed for removal

6417	Valley oak	<i>Quercus lobata</i>	13	7, 6	54	7	1- Extreme Structure or Health Problems	Poor	codominant at grade, swollen bases. severe branch die-back. poor structure. low vigor.	Proposed for removal
6418	Blue oak	<i>Quercus douglasii</i>	7		54	10	1- Extreme Structure or Health Problems	Poor	50% dead bark on base and lower trunk. severe/extensive internal decay east. 60% dead branches. sparse miniaturized foliage. low vigor.	Proposed for removal
6419	Valley oak	<i>Quercus lobata</i>	7.5		10	10	1- Extreme Structure or Health Problems	Poor	60% dead bark on base and lower trunk. severe/extensive internal decay south. multi-stem at 2 feet, weak attachments. miniaturized foliage. low vigor.	Proposed for removal
6420	Valley oak	<i>Quercus lobata</i>	11		12	10	1- Extreme Structure or Health Problems	Poor	buried flare. swollen codominant union at 2 feet. west codominant stem completely dead, still standing. east codominant stem has severe bark and internal decay. sparse foliage, severe branch die-back. low vigor.	Proposed for removal
6421	Valley oak	<i>Quercus lobata</i>	6		54	9	1- Extreme Structure or Health Problems	Poor	dead 4 inch lower stem northwest. 50% dead bark around base and trunk. severe branch die-back throughout. low vigor.	Proposed for removal
6422	Valley oak	<i>Quercus lobata</i>	10		3	5	1- Extreme Structure or Health Problems	Poor	85% dead. severe/extensive decay throughout. low vigor.	Proposed for removal

6423	Valley oak	<i>Quercus lobata</i>	13		3	13	2-Major Structure or health problems	Fair to Poor	buried flare. severely crowded multi-stem union at 1.5 feet. short intranodal growth, miniaturized foliage. low vigor.	Proposed for removal
6424	Valley oak	<i>Quercus lobata</i>	12	4.5, 4, 3.5	54	11	1-Extreme Structure or Health Problems	Poor	multi-stem at grade, possible weak connections. moderate bark decay in middle stem. top half dead north stem. severe branch die-back throughout. low vigor.	Proposed for removal
6425	Valley oak	<i>Quercus lobata</i>	26	6, 6, 6, 4, 4	54	14	2-Major Structure or health problems	Fair to Poor	crowded multi-stem union at grade, weak attachments. crowded unbalanced primary stems. epicormic sprouts. small branch die-back throughout. fair/low vigor.	Proposed for removal
6426	Blue oak	<i>Quercus douglasii</i>	6.5		12	9	2-Major Structure or health problems	Fair to Poor	codominant at 2 feet, severe inclusion, open bark and staining. poor understory structure, leans southwest. sparse/small foliage. high branch die-back throughout.	Proposed for removal
6427	Valley oak	<i>Quercus lobata</i>	6		48	10	3-Minor Problems	Fair	fair base, structure and vigor. leans slightly northeast. dead small lower branches.	Proposed for removal
6428	Valley oak	<i>Quercus lobata</i>	10	6.5, 3.5	6	10	2-Major Structure or health problems	Fair to Poor	codominant at grade, crowded stems. unbalanced canopy northwest. sparse foliage. low vigor.	Proposed for removal

6429	Valley oak	<i>Quercus lobata</i>	7		6	6	1- Extreme Structure or Health Problems	Poor	severe branch die-back, 75% dead throughout. low vigor.	Proposed for removal
6430	Valley oak	<i>Quercus lobata</i>	12	6, 6	12	14	1- Extreme Structure or Health Problems	Poor	crowded/swollen codominant union at grade. swollen lower trunks with decayed open wounds. east codominant stem 80% dead. west codominant stem leans heavy. low vigor.	Proposed for removal
6431	Valley oak	<i>Quercus lobata</i>	10.5		30	16	2-Major Structure or health problems	Fair to Poor	swollen base with closed large wound south. codominant at 3.5 feet, crowded stems with included bark. moderate/severe small branch die-back throughout. epicormic sprouts. fair/low vigor.	Proposed for removal
6432	Valley oak	<i>Quercus lobata</i>	8.5	5, 3.5	54	14	1- Extreme Structure or Health Problems	Poor	codominant at 1 foot, severely unbalanced codominant stems, weakly attached, open cavity in union. unbalanced stems east. low vigor.	Proposed for removal
6433	Valley oak	<i>Quercus lobata</i>	8.5	4.5, 4	54	15	1- Extreme Structure or Health Problems	Poor	severely swollen base. codominant at 1 foot, severely unbalanced codominant stems, weakly attached. unbalanced stems northwest, understory structure. low vigor.	Proposed for removal
6434	Valley oak	<i>Quercus lobata</i>	6.5		12	9	1- Extreme Structure or Health Problems	Poor	codominant at 2 feet, severe inclusion. northwest codominant stem 80% dead. south stem 60% dead. low vigor.	Proposed for removal

6435	Valley oak	<i>Quercus lobata</i>	6		54	10	1-Extreme Structure or Health Problems	Poor	swollen base with severe bark and internal decay, open cavity east. dead lower south stem along grade. fair upper canopy structure. miniaturized foliage. low vigor.	Proposed for removal
6436	Valley oak	<i>Quercus lobata</i>	13		54	23	3-Minor Problems	Fair	fair base, structure and vigor. moderate small lateral branch die-back mostly in east canopy.	Proposed for removal
6437	Valley oak	<i>Quercus lobata</i>	26.5	13.5, 13	54	24	2-Major Structure or health problems	Fair to Poor	codominant at 1 foot, fair attachment. fair branching and crown balance. low crown density with severe small branch die-back. low vigor.	Proposed for removal
6438	Valley oak	<i>Quercus lobata</i>	10		10	15	2-Major Structure or health problems	Fair to Poor	dead 6 inch stem at grade north. swollen lower trunk south at 1 foot. weak stem attachments with included bark. small branch die-back throughout.	Proposed for removal
6439	Blue oak	<i>Quercus douglasii</i>	8		12	11	2-Major Structure or health problems	Fair to Poor	swollen base, multiple small dead branches. codominant at 3 feet, crowded stems. sparse miniaturized foliage. low vigor.	Proposed for removal
6440	Valley oak	<i>Quercus lobata</i>	12		54	18	2-Major Structure or health problems	Fair to Poor	fair base. codominant at 8 feet. severe branch die-back throughout. low vigor.	Proposed for removal
6441	Blue oak	<i>Quercus douglasii</i>	9.5		3	11	2-Major Structure or health problems	Fair to Poor	severe bark and internal decay throughout base and stems. high amount of small branch die-back. sparse foliage. low vigor.	Proposed for removal

6442	Valley oak	<i>Quercus lobata</i>	15		6	15	2-Major Structure or health problems	Fair to Poor	severely swollen lower trunk with crowded unbalanced stem attachments, bark decay, weak attachments. crowded branches and stems. moderate small branch die-back. fair/low vigor.	Proposed for removal
6443	Valley oak	<i>Quercus lobata</i>	7		54	12	1-Extreme Structure or Health Problems	Poor	open 5 inch cavity in base east. severe bark decay throughout trunk and stems. severely unbalanced canopy south, 90 degree bend with severe decay, at risk of failure. low vigor.	Proposed for removal
6444	Valley oak	<i>Quercus lobata</i>	12		10	10	2-Major Structure or health problems	Fair to Poor	multi-stem at 2 feet, fair connections. sparse foliage, severe small branch die- back throughout. low vigor.	Proposed for removal
6445	Valley oak	<i>Quercus lobata</i>	12	6, 6	10	14	1-Extreme Structure or Health Problems	Poor	severely swollen codominant union at 2 feet, severely unbalanced codominant stems, 90 degree bends. high amount of epicormic sprouts on trunks. severe small branch die-back throughout. low vigor.	Proposed for removal
6446	Valley oak	<i>Quercus lobata</i>	8.5	4.5, 4	10	9	1-Extreme Structure or Health Problems	Poor	codominant at grade, severe bark decay. high amount of epicormic sprouts on stems. moderate/severe branch die-back throughout. low vigor.	Proposed for removal
6447	Valley oak	<i>Quercus lobata</i>	18	11, 7	6	5	1-Extreme Structure or Health Problems	Poor	codominant at grade, severe bark decay throughout. 11 dbh codominant stem completely dead. tree 95% dead.	Proposed for removal

6448	Valley oak	<i>Quercus lobata</i>	13.5		12	12	3-Minor Problems	Fair	fair base. crowded multi-stem union at 2 feet. fair crown balance and density. short intranodal growth, stunted short tree. small low branches all directions.	Proposed for removal
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The Project is subject to the requirements of the Tree Preservation Ordinance and includes an entitlement for a Tree Permit. Consistent with the Ordinance, the Tree Permit for the proposed Project will include regulations regarding the removal and preservation of trees on the Project site. This includes compensatory mitigation for all regulated oak trees removed and protective measures to ensure preserved trees are protected during construction. A total of up to 443 inches will require mitigation consistent with the Ordinance. As part of the findings of the CEQA Implementing Procedures, a project which is consistent with the City's Tree Ordinance will have less than significant impacts. As proposed, the project is compliant with City policies and the Tree Ordinance and therefore, impacts are less than significant.

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

V. Cultural Resources

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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of an historic resource pursuant to in Section 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			X	
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

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

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

VI. Energy

Would the project:

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

Thresholds of Significance and Regulatory Setting:

Established in 2002, California's Renewable Portfolio Standard (RPS) currently requires that 33 percent of electricity retail sales be served by renewable energy resources by 2020, and 50 percent by 2030. The City published a Renewables Portfolio Standard Procurement Plan in June 2018, and continues to comply with the RPS reporting and requirements and standards. There are no numeric significance thresholds to define "wasteful, inefficient, or unnecessary" energy consumption, and therefore significance is based on CEQA Guidelines checklist items a and b, above, and by the use of expert judgment supported by facts, relying on the

policies, codes, and regulations adopted by the City and by regulatory agencies which relate to energy. The analysis considers compliance with regulations and standards, project design as it relates to energy use (including transportation energy), whether the project will result in a substantial unplanned demand on the City's energy resources, and whether the project will impede the ability of the City to meet the RPS standards.

Discussion of Checklist Answers:

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

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

The project is consistent with the existing land use designation of Medium Density Residential (MDR-10) and has been assumed for development with a residential use in citywide environmental analyses, such as the GP EIR. The project is consistent with the existing land use designation, and therefore is consistent with the current citywide assessment of energy demand, and will not result in substantial unplanned, inefficient, wasteful, or unnecessary consumption of energy; impacts are less than significant.

VII. Geology and Soils

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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?			X	

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

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

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

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

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

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

c, d) A review of the Natural Resources Conservation Service Soil Survey for Placer County, accessed via the Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/app/>), indicates that the soils on the site are Fiddymont loam, 1 to 8 percent slopes, which are not listed as geologically unstable or sensitive.

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

VIII. Greenhouse Gases

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

In Assembly Bill 32 (the California Global Warming Solutions Act), signed by Governor Schwarzenegger of California in September 2006, the legislature found that climate change resulting from global warming was a threat to California, and directed that "the State Air Resources Board design emissions reduction measures to

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

meet the statewide emissions limits for greenhouse gases . . .”. The target established in AB 32 was to reduce emissions to 1990 levels by the year 2020. CARB subsequently prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California’s GHG emissions, and has been updated twice.

The current 2017 Scoping Plan updated the target year from 2020 to 2030, based on the targets established in Senate Bill 32 (SB 32). SB 32 was signed by the Governor on September 8, 2016, to establish a reduction target of 40 percent below 1990 levels by 2030. Critically, the 2017 Scoping Plan also sets the path toward compliance with the 2050 target embodied within Executive Order S-3-05 as well. According to the 2017 Scoping Plan the statewide 2030 target is 260 million metric tons. The Scoping Plan recommends an efficiency target approach for local governments for 2030 and 2050 target years.

The Placer County Air Pollution Control District (PCAPCD) recommends that thresholds of significance for GHG be related to statewide reduction goals and has adopted thresholds of significance which take into account the 2030 reduction target. The thresholds include a de minimis and a bright-line maximum threshold, as well as residential and non-residential efficiency thresholds. However, the City developed its own thresholds as part of the 2035 General Plan Update project approved in July 2020. The justification for the City’s thresholds is contained within the General Plan EIR. The thresholds were developed based on statewide emissions data adjusted for relevant local conditions and land uses. The significance thresholds are shown in Table 2 below.

Table 2: GHG Significance Thresholds

	2020	2030	2035	2050
Per Capita Emissions Efficiency Targets (MT CO ₂ e/capita/yr)	7.21	4.00	3.22	1.19
Per Service Population Emissions Efficiency Targets (MT CO ₂ e/SP/yr)	5.07	2.79	2.25	0.83
Projects which use these thresholds for environmental analysis should include a brief justification of the type of efficiency target and the target year selected. Per capita is most applicable to projects which only include residential uses, or in cases where reliable data to generate a service population estimate is unavailable. Projects should generally use the 2035 target year. Note that future projects consistent with the General Plan will not require further analysis, per the tiering provisions of CEQA.				
Note: MMT CO ₂ e = million metric tons of carbon dioxide equivalent; Service Population (SP) = population + employment				

Discussion of Checklist Answers:

a–b) Per the tiering provisions of CEQA, and as explicitly stated within the City’s adopted GHG significance thresholds in Table 2 (above), a project which is consistent with the General Plan is not required to provide further analysis. The Project is consistent with the General Plan, and therefore does not require greenhouse gas analysis. The consistency of the project with the General Plan EIR analysis is described below. Greenhouse gases are primarily emitted as a result of vehicle operation associated with trips to and from a project, and energy consumption from operation of the buildings.

The PCAPCD’s CEQA Air Quality Handbook contains a screening table used to determine if a commercial project will exceed the long-term operational GHG emissions significance threshold (Table 2-6: Corresponding Size of a Project for De Minimis Level of 1,100 MT CO₂e/yr). The screening table identifies that apartment projects consisting of 115 units or less are considered to have a less-than-significant impact related to long-term operational GHG emissions. The project proposes a total of 18 units, which is well below the published threshold

of significance. Thus, project-generated GHG emissions would not conflict with and are consistent with statewide goals for greenhouse gas emissions reduction. This impact is considered less than significant.

IX. Hazards and Hazardous Materials

There are no hazardous cleanup sites of record within 1,000 feet of the Project site according to both the Department of Toxic Substances Control Envirostor database (<http://www.envirostor.dtsc.ca.gov/public/>) and the State Water Resources Control Envirostor database (<http://geotracker.waterboards.ca.gov/>). The project is not located on a site where existing hazardous materials have been identified, and the project does not have the potential to expose individuals to hazardous materials.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?				X

Thresholds of Significance and Regulatory Setting:

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

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

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

Discussion of Checklist Answers:

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

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

d) The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5³; therefore, no impact will occur.

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

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

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

X. Hydrology and Water Quality

As described in the Open Space and Conservation Element of the City of Roseville General Plan, the City is located within the Pleasant Grove Creek Basin and the Dry Creek Basin. Pleasant Grove Creek and its

³ <http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm>

tributaries drain most of the western and central areas of the City and Dry Creek and its tributaries drain the remainder of the City. Most major stream areas in the City are located within designated open space.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i) result in substantial erosion or siltation on or off-site;			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater systems or provide substantial additional sources of polluted runoff; or			X	
iv) impede or redirect flood flows?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
e) In flood hazard, tsunami, or seiches zones, risk release of pollutants due to project inundation?				X

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

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

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

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

XI. Land Use and Planning

The Project site is located within the City's Infill Area. The Project site has a General Plan land use designation of Medium Density Residential (MDR-10) and a consistent zoning designation of Multi-Family Housing (R3). Surrounding properties have a residential, commercial, or open space land use and zoning designations, as described in the Background section of this Initial Study.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect?				X

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

b) Consistent with the General Plan designation, the proposed project will create 12 new units plus an additional six (6) units pursuant to the provisions of California Government Code Sections 65915 through 65918. The Project site is consistent with the land use designation and therefore, no further environmental analysis is required.

XII. Mineral Resources

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

XIII. Noise

The Project site is located in an urbanized area and is surrounded by open space and commercial uses, which typically do not generate substantial noise volumes. The Project site is bounded by open space to the north and east, South Cirby Way on the south, and Rocky Ridge Drive on the west. The nearest sensitive receptors are the existing duplexes on the south across South Cirby Way. According to the General Plan, the Project site is within the 65 dB Ldn noise contour for existing and future roadways (City of Roseville 2035, Figure IX-1 and Figure IX-2).

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive ground borne vibration of ground borne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Thresholds of Significance and Regulatory Setting:

Standards for transportation noise and non-transportation noise affecting existing or proposed land uses are established within the City of Roseville General Plan Noise Element, and these standards are used as the thresholds to determine the significance of impacts related to items a and c. The significance of other noise impacts is based directly on the CEQA Guidelines checklist items b and c listed above. The Findings of the Implementing Procedures indicate that compliance with the City Noise Regulation (RMC Ch. 9.24) will prevent significant non-transportation noise as it relates to items a and b. The Ordinance establishes noise exposure standards that protect noise-sensitive receptors from a variety of noise sources, including non-transportation/fixed noise, amplified sound, industrial noise, and events on public property. The project is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the project area. Therefore, item c has been ruled out from further analysis.

Discussion of Checklist Answers:

a) The City of Roseville General Plan Noise Element includes Policy 7, which requires proposed fixed noise sources to be mitigated so as not to exceed the noise level performance standards contained within Noise Element Table IX-1. These standards are included in Table 3 below. Fixed noise sources are defined as noises that come from a specified area, while moving noise sources are from transportation facilities (roadway noise, train noise, etc.); the proposed project will generate fixed noise.

Table 3: Noise Element Table IX-3

Table IX-1 Exterior Noise Compatibility Standards for Uses Affected by Transportation Noise						
Land Use Category*	Community Noise Exposure L _{dn} or CNEL, dBA					
	55	60	65	70	75	80
Residential	Green	Green	Yellow	Orange	Red	Red
Lodging – Motels, Hotels	Green	Green	Green	Yellow	Orange	Red
Schools, Libraries, Places of Worship, Hospitals, Assisted Living	Green	Green	Green	Yellow	Orange	Red
Auditoriums, Concert Halls, Amphitheaters	Yellow	Yellow	Yellow	Yellow	Orange	Red
Sports Arena, Outdoor Spectator Sports	Yellow	Yellow	Yellow	Yellow	Orange	Red
Playgrounds, Neighborhood Parks	Green	Green	Green	Yellow	Orange	Red
Golf Courses, Riding Stables, Water Recreation, Cemeteries	Green	Green	Green	Green	Orange	Red
Office Buildings	Green	Green	Green	Yellow	Orange	Red

Interpretation

Green **Normally Acceptable**
Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

Yellow **Conditionally Acceptable**
New construction or development should be taken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

Orange **Normally Unacceptable**
New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Red **Clearly Unacceptable**
New construction or development should generally not be undertaken.

* Land uses not listed on this table will be evaluated according to guidance for the land use category that is most similar with regard to noise sensitivity. The land use-noise compatibility standards apply to outdoor (exterior) activity areas associated with each land use. Outdoor activity areas are the portion of a noise-sensitive property where outdoor activities would normally be expected. Outdoor activity areas for the purposes of this element do not include gathering spaces alongside transportation corridors or associated public rights-of-way.

The proposed project is a multi-family residential apartment complex consisting of 18 units. The project does not include any outdoor common area or any other noise generating outdoor space. An Environmental Noise Assessment was prepared for the project by Saxelby Acoustics and is included as Attachment 3. The assessment evaluates noise levels associated with traffic on Rocky Ridge Drive and South Cirby Way and compares these levels against the applicable City of Roseville standards for acceptable exterior and interior noise exposure for residential uses. The assessment concluded that the project would be exposed to future traffic noise exposure in excess of the applicable exterior noise level standards. As such, the following noise mitigation measures are recommended for this project:

Mitigation Measure NOI-1: Building facades shall include use of stucco with sheathing or cement fiber board with sheathing.

Mitigation Measure NOI-2: STC 33 minimum rated glazing shall be used on the building facades of the project.

Mitigation Measure NOI-3: Interior gypsum wallboards and gypsum ceiling shall be 5/8".

Mitigation Measure NOI-4: The mechanical ventilation penetrations for exhaust fans not face toward Cirby Way and Rocky Ridge Drive. Where feasible, these vents should be routed towards the opposite side of the building to minimize sound intrusion to sensitive areas of the buildings. Where vents must face toward Cirby Way and Rocky Ridge Drive, it is recommended that the duct work be increased in length and make as many "S" turns as feasible prior to exiting the dwelling. This separates the openings between the noise source and the living space with a long circuitous route. Each time the sound turns a corner, it is reduced slightly. Flexible duct work is preferred ducting for this noise mitigation. Where the vent exits the building, a spring-loaded flap with a gasket should be installed to reduce sound entering the duct work when the vent is not in use.

Mitigation Measure NOI-5: Mechanical ventilation shall be provided to allow occupants to keep doors and windows closed for acoustic isolation.

Mitigation Measure NOI-6: No PTAC's shall be used.

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

XIV. Population and Housing

The project site is located within the Infill area of the City and has a land use designation of Medium Density Residential 10 units per acre (MDR-10). The City of Roseville General Plan Table II-4 identifies the total number

of residential units and population anticipated as a result of buildout of the City, and the Specific Plan likewise includes unit allocations and population projections for the Plan Area. Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The CEQA Guidelines identify several ways in which a project could have growth-inducing impacts (Public Resources Code Section 15126.2), either directly or indirectly. Growth-inducement may be the result of fostering economic growth, fostering population growth, providing new housing, or removing barriers to growth. Growth inducement may be detrimental, beneficial, or of no impact or significance under CEQA. An impact is only deemed to occur when it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be shown that the growth will significantly affect the environment in some other way. The project is consistent with the land use designation of the site. Therefore, while the project in question will induce some level of growth, this growth was already identified and its effects disclosed and mitigated within the GP EIR. Therefore, the impact of the project is less than significant.

b) The project site is vacant. No housing exists on the project site, and there would be no impact with respect to these criteria.

XV. Public Services

Fire protection, police protection, park services, and library services are provided by the City. The project is located within the Roseville Elementary School District and Roseville Joint Union High School District. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which

could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to public services is based directly on the CEQA Guidelines checklist items a–e listed above. The EIR for the Specific Plan addressed the level of public services which would need to be provided in order to serve planned growth in the community. Development Agreements and other conditions have been adopted in all proposed growth areas of the City which identify the physical facilities needed to serve growth, and the funding needed to provide for the construction and operation of those facilities and services; the project is consistent with the Specific Plan. In addition, the project has been routed to the various public service agencies, both internal and external, to ensure that the project meets the agencies' design standards (where applicable) and to provide an opportunity to recommend appropriate conditions of approval.

Discussion of Checklist Answers:

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

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

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

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

e) Pursuant to the Development Agreement for the project area, the developer will be required to pay fees into a Community Facilities District, which provides funding for the library system and other such facilities and services. In addition, the City charges fees to end-users for other services, such as garbage and greenwaste

collection, in order to fund those services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

XVI. Recreation

The Project site is approximately 0.25 miles from Maidu Regional Park, 0.55 miles from Crestmont Park, and adjacent to Linda Creek. A future Class 1 bike trail is also planned to the east of the Project site.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The project could result in a minor increase in the use of the existing parks within the vicinity, but not beyond the facilities' anticipated usage. The minor increase would not result in a physical deterioration of the nearby facilities. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

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

XVII. Transportation

The Project site is bounded by Rocky Ridge Drive, a minor arterial roadway. Rocky Ridge Drive has two (2) lanes in each direction, which are separated by a center median turn lane. The Project site is also bounded by South Cirby Way on the south, a minor arterial roadway. South Cirby Way has two lanes in each direction which are separated by narrow centerline striping. Along the western property line, Rocky Ridge Drive is improved with

sidewalks, curb, and gutter. Ingress and egress for the project will be provided by both streets, Rocky Ridge Drive and S Cirby Way.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X		
d) Result in inadequate emergency access?			X	

Thresholds of Significance and Regulatory Setting:

The City has adopted the following plans, ordinances, or policies applicable to checklist item a: Pedestrian Master Plan, Bicycle Master Plan, Short-Range Transit Plan, and General Plan Circulation Element. The project is evaluated for consistency with these plans and the policies contained within them. For checklist item b, the CEQA Guidelines Section 15064.3 establishes a detailed process for evaluating the significance of transportation impacts. In accordance with this section, the analysis must focus on the generation of vehicle miles traveled (VMT); effects on automobile delay cannot be considered a significant impact. The City developed analysis guidance and thresholds as part of the 2035 General Plan Update project approved in July 2020. The detailed evaluation and justification is contained within the General Plan EIR.

Future projects consistent with the General Plan will not require further VMT analysis, pursuant to the tiering provisions of CEQA. For projects which are inconsistent, CEQA Guidelines Section 15064.3(b) allows lead agencies discretion to determine, in the context of a particular project, whether to rely on a qualitative analysis or performance-based standards. CEQA Guidelines Section 15064.7(b) allows lead agencies the discretion to select their own thresholds and allow for differences in thresholds based on context.

Quantitative analysis would not be required if it can be demonstrated that the project would generate VMT which is equivalent to or less than what was assumed in the General Plan EIR. Examples of such projects include:

- Local-serving retail and other local-serving development, which generally reduces existing trip distances by providing services in closer proximity to residential areas, and therefore reduce VMT.
- Multi-family residences, which generally have fewer trips per household than single-family residences, and therefore also produce less VMT per unit.
- Infill projects in developed areas generally have shorter trips, reduced vehicle trips, and therefore less VMT.
- Pedestrian, bicycle, transit, and electric vehicle transportation projects.
- Residential projects in low per-capita household VMT areas and office projects in low per-worker VMT areas (85 percent or less than the regional average) as shown on maps maintained by SACOG or within low VMT areas as shown within Table 4.3-8 of the General Plan EIR.

When quantitative analysis is required, the threshold of 12.8 VMT/capita may be used for projects not within the scope of the General Plan EIR, provided the cumulative context of the 2035 General Plan has not changed substantially. Since approval of the 2035 General Plan, the City has not annexed new land, substantially changed roadway network assumptions, or made any other changes to the 2035 assumptions which would require an update to the City's VMT thresholds contained within the General Plan EIR. Therefore, the threshold of 12.8 VMT/capita remains appropriate.

No qualitative VMT analysis was conducted for the proposed Project, as the development is both consistent with the General Plan land use designation and will be an infill project in a developed area.

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

Discussion of Checklist Answers:

a) The City of Roseville has adopted a Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan. The project was reviewed for consistency with these documents. The project will include the completion of a portion of sidewalk missing on the southern Project boundary. With this improvement, the surrounding pedestrian, transit, and bicycle facilities adjacent to the Project will be complete and the project will not decrease the performance or safety of those facilities. The project will provide pedestrian connections to the existing sidewalks along both streets and to the planned Class I bike trail to the east. The Dry Creek Greenway East trail system is also currently under construction and will be located offsite to the north of the Project, along Linda Creek. The project is consistent with these plans. In addition, the proposed project is consistent with the underlying land use designations, and does not contribute new, unanticipated trips; a cumulative conditions traffic model is not required.

b) No quantitative VMT analysis was completed for the proposed Project because it is consistent with the existing land use designation and therefore does not contribute more traffic to the roadways system than was anticipated in City wide analyses. Therefore, impacts are less than significant

c, d) The Project was reviewed by City Engineering staff and it was determined that an access and sight distance analysis was needed to evaluate the Project and the access into the site from the surrounding roadways. Fehr & Peers prepared the study for the proposed project (Attachment 4). The analysis evaluated the Project's access driveways and sight distances into and from these driveways. The study concluded that improvements would need to be constructed/addressed by the project as illustrated in Figure 3 and as outlined in the Mitigation Measures below. A driveway into the site will be constructed on Rocky Ridge Drive and on South Cirby, with

deceleration lanes provided for both driveways. The driveway on Rocky Ridge Drive will allow full access, while the driveway on Cirby Way will be limited to right-in/right-out only. Given the presence of the S-Curve in the roadway, a sight distance analysis was also performed to ensure that vehicles approaching or turning out of these driveways would be able to see oncoming traffic. City Engineering staff have reviewed the study and the proposed improvements and have determined that the design will not substantially increase hazards, conflict with the existing improvements such as the bicycle lanes, or result in inadequate emergency access.

Mitigation Measure TR-1: The applicant shall construct a SB Left-Turn lane with 200-feet of storage for traffic traveling southbound along Rocky Ridge for entry into the Project site.

Mitigation Measure TR-2: The applicant shall provide a minimum 35 foot wide, Type A7 driveway for the entry off Rocky Ridge Drive. The entry will include right turn flare per City standard ST-24. The applicant shall also provide a minimum 35' wide A-7 driveway for the entry off Cirby Way along with a triangular median to prevent left ingress into the site.

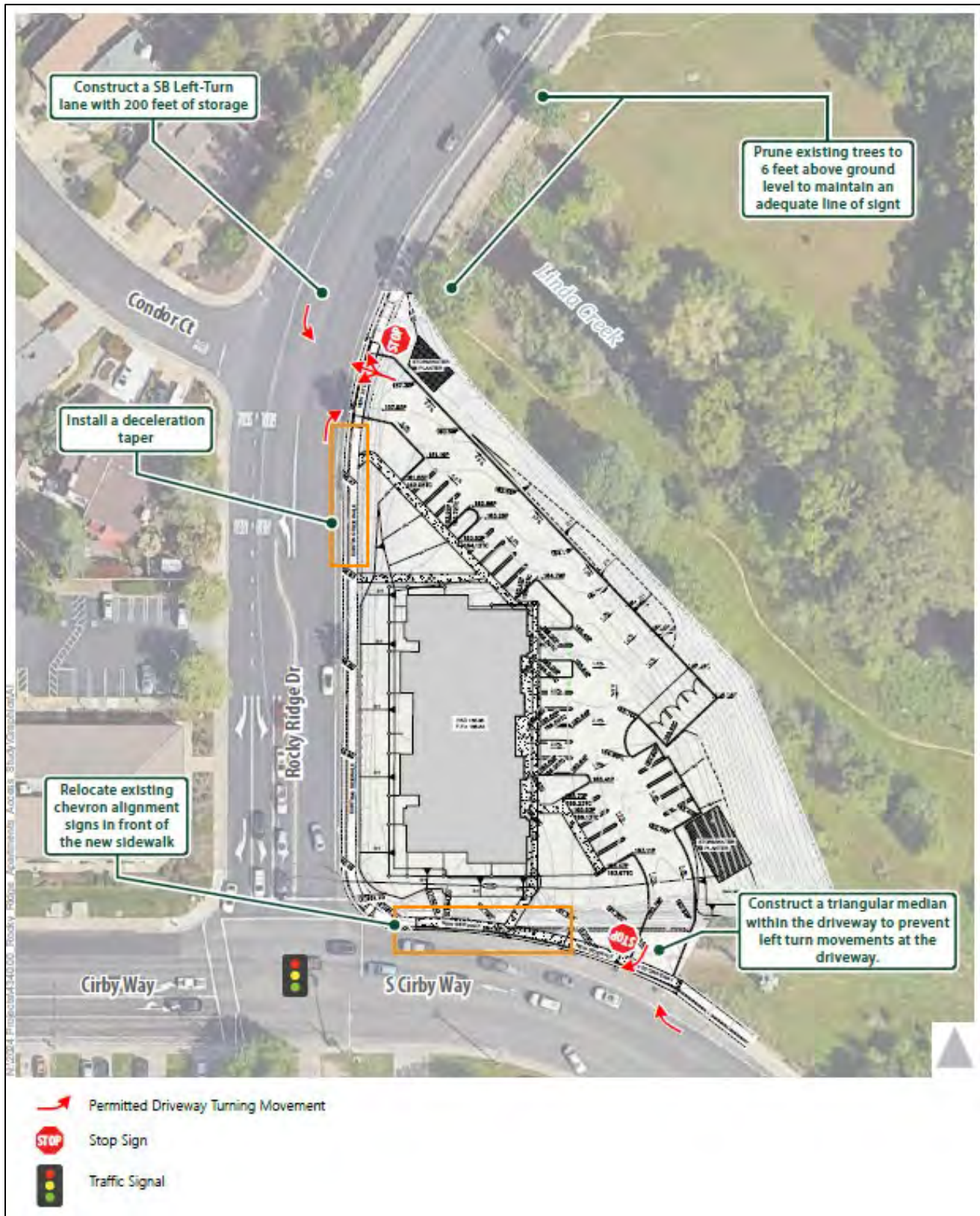
Mitigation Measure TR-3: The applicant shall prune the existing trees to a 6' clear height along the east side of Rocky Ridge Drive, north of the proposed driveway.

Mitigation Measure TR-4: The applicant shall relocate the existing chevron signs along Cirby Way, behind the proposed back of sidewalk.

Mitigation Measure TR-5: The applicant shall maintain access to the maintenance road located on the southeast corner of the site.

Mitigation Measure TR-6: The applicant shall relocate the traffic signal appurtenances along Cirby Way as directed by Public Works – Traffic Division.

Figure 3: Fehr & Peers Recommendations



In addition to the City's Engineering Division, the project has also been reviewed by the City Fire Department and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City project require compliance with Fire Codes and other design standards. With the improvements listed in the project mitigation measures the impact to areas c and d are considered less than significant.

XVIII. Tribal Cultural Resources

As described within the Open Space and Conservation Element of the City of Roseville General Plan, the Roseville region was within the territory of the Nisenan (also Southern Maidu or Valley Maidu). Two large permanent Nisenan habitation sites have been identified and protected within the City's open space (in Maidu Park). Numerous smaller tribal cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. The United Auburn Indian Community (UAIC) is a federally recognized Tribe comprised of both Miwok and Maidu (Nisenan) Tribal members who are traditionally and culturally affiliated with the project area. The UAIC has indicated that "the Tribe has deep spiritual, cultural, and physical ties to their ancestral land and are contemporary stewards of their culture and landscapes. The Tribal community represents a continuity and endurance of their ancestors by maintaining their connection to their history and culture. It is the Tribe's goal to ensure the preservation and continuance of their cultural heritage for current and future generations."

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

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

Thresholds of Significance and Regulatory Setting:

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes who requested notification of proposed projects within the geographic area of the project. Notice of the proposed project was mailed to tribes which had requested such notice pursuant to AB 52 on February 2, 2024. A request for consultation was received from the United Auburn Indian Community (UAIC) on February 28, 2024.

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

Discussion of Checklist Answers:

a) The GP EIR included historic and cultural resources study, which included research on whether any listed or eligible sites had been documented in the project area. Consultation with Tribes included a search of culturally significant TCRs in the project area. No sites eligible for the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) were identified. However, standard mitigation measures apply which are designed to reduce impacts to any previously undiscovered resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the GP EIR; project-specific impacts are less than significant.

b) For the identification of TCRs, UAIC conducted background research for this project which included a review of pertinent literature, historic maps, and a records search using UAIC's Tribal Historic Information System (THRIS). UAIC's THRIS database is composed of UAIC's areas of oral history, ethnographic history, and places of cultural and religious significance, including UAIC's Sacred Lands that are submitted to the Native American Heritage Commission (NAHC). The THRIS resources shown in this region also include previously recorded indigenous resources identified through the California Historic Resources Information System Center (CHRIS) as well as historic resources and survey data. UAIC Tribal Representatives Louis Mayor-Curson and Dereck Goodwin conducted a Tribal survey on March 21, 2024. No TCRs were identified.

The UAIC concluded consultation with a recommendation that standard mitigation measures be made a requirement of the project to reduce impacts to resources, should any be found on-site. The mitigation measure requires that outline post-review discovery procedures including an immediate cessation of work and contact with the appropriate agencies to address the resource before work can resume. With mitigation, impacts are less than significant.

TCR-1: If any suspected TCRs or resources of cultural significance to UAIC, including but not limited to features, anthropogenic/cultural soils, cultural belongings or objects (artifacts), shell, bone, shaped stones or bone, or ash/charcoal deposits are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist.

A Tribal Representative and the City shall be immediately notified, and the Tribal Representative in coordination with the City shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary.

TCR-2: The culturally affiliated Tribe shall consult with the City to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe.

The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored.

The construction contractor(s) and City shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe's preferences, excavation of the reburial location, and assisting with the reburial, upon request.

Any discoveries shall be documented on a Department of Parks and Recreation (DPR) 523 form within 2 weeks of the discovery and submitted to the appropriate CHRIS center in a timely manner.

Work at the TCR discovery location shall not resume until authorization is granted by the City in coordination with the culturally affiliated Tribe.

If articulated or disarticulated human remains, or human remains in any state of decomposition or skeletal completeness are discovered during construction activities, the County Coroner and the culturally affiliated Tribe shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.

XIX. Utilities and Service Systems

Water and sewer services will be provided by the City of Roseville. There are existing utilities such as water, sewer, and storm drain lines within Rocky Ridge Drive and South Cirby Way. Development on the site will require new connections to these facilities. Storm water will be collected on-site and transferred via pipe into an off-site storm drain system. Solid waste will be collected by the City of Roseville's Refuse Department. The City of Roseville will provide electric service to the site, while natural gas will be provided by PG&E. Comcast will provide cable. The project has been reviewed by the City's Engineering Division, Environmental Utilities, Roseville Electric and PG&E. Adequate services are available for the project.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The majority utility infrastructure to serve this area is already installed. Minor additional infrastructure will be constructed within the project site to tie the project into the major systems, but these facilities will be constructed in locations where site development is already occurring as part of the overall project; there are no additional substantial impacts specific or particular to the minor infrastructure improvements.

b) The City of Roseville 2020 Urban Water Management Plan (UWMP), adopted June 2021, estimates water demand and supply for the City through the year 2045, based on existing land use designations and population projections. In addition, the General Plan EIR estimates water demand and supply for ultimate General Plan buildout. The project is consistent with existing land use designations, and is therefore consistent with the assumptions of the UWMP and General Plan EIR. The UWMP indicates that existing water supply sources are sufficient to meet all normal years, and during single-dry and in certain multiple-dry years, water supply deficit may occur. The UWMP estimates a near-term (2025) demand of 51,585 acre-feet per year (AFY), and a long-term, buildout (2045) demand of 62,547 AFY. In normal years, supply exceeds demand by approximately 13,000 AFY in the near-term and by approximately 8,000 AFY at buildout. The UWMP establishes some water supply deficit during dry year scenarios, ranging from approximately 1,500 AFY to 5,000 AFY depending on the scenario, but establishes that mandatory water conservation measures and the use of groundwater to offset reductions in surface water supplies are sufficient to offset the deficit. The project, which is consistent with existing land use designations, would not require new or expanded water supply entitlements.

c) The proposed project would be served by the Dry Creek Wastewater Treatment Plant (DCWWTP). The Central Valley Regional Water Quality Control Board (RWQCB) regulates water quality and quantity of effluent discharged from the City's wastewater treatment facilities. The DCWWTP has the capacity to treat 18 million gallons per day (mgd) and is currently treating 8.9 mgd. The project is consistent with existing land use designations, which is how infrastructure capacity is planned. Therefore, the volume of wastewater generated by the proposed project could be accommodated by the facility; the proposed project will not contribute to an exceedance of applicable wastewater treatment requirements. The impact would be less than significant.

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

XX. Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to wildfire is based directly on the CEQA Guidelines checklist items a–d listed above. The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility.

Discussion of Checklist Answers:

a–d) Checklist questions a–d above do not apply, because the project site is not within a Very High Fire Hazard Severity Zone and is not in a CAL FIRE responsibility area.

XXI. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Significance Criteria and Regulatory Setting:

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

Discussion of Checklist Answers:

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

ENVIRONMENTAL DETERMINATION:

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

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

Initial Study Prepared by:



Escarlet Mar, Associate Planner
City of Roseville, Development Services – Planning Division

Attachments:

1. Biological Resources Assessment
2. California Tree and Landscape Consulting, Inc. Arborist Report & Tree Inventory
3. Environmental Noise Assessment
4. Fehr & Peers Study
5. Mitigation Monitoring & Reporting Program
6. Plans

Biological Resources Assessment

Apartment Complex Development Project

Assessor Parcel Number 469-100-013-000

City of Roseville, County of Placer, California



Prepared for
D&S Development
1725 Capitol Avenue.
Sacramento, CA 95811

Prepared by

1322 East Shaw Avenue, Suite 400
Fresno, CA 93710

July 19, 2024



Executive Summary

D&S Developers (Client) retained soar Environmental Consulting Inc. (Soar Environmental) to conduct a literature review and reconnaissance-level survey for the proposed apartment development project at 1995 Rocky Ridge Drive, Roseville, CA (Project). The survey identified vegetation communities, the potential for the occurrence of special status species, or habitats that could support special status wildlife species, and recorded all plants and animals observed or detected within the Project boundary. This Biological Resources Assessment is designed to address potential effects of the proposed project to designated critical habitats and/or any species currently listed or formally proposed for listing as endangered or threatened under the federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA), or species designated as sensitive by the California Department of Fish and Wildlife (CDFW) or the California Native Plant Society (CNPS). Information contained in this document is in accordance with accepted scientific and technical standards that are consistent with the requirements of the United States Fish and Wildlife Service (USFWS) and (CDFW).

This Biological Resources Assessment (BRA) analyzes potential effects of the Project in compliance with the National Environmental Policy Act (NEPA) and the requirements for interagency cooperation identified under section 7 of the Endangered Species Act (ESA), as amended (16 U.S. Government Code [USC] 1536[a]), and the California Endangered Species Act (CESA) (Fish and Game Code, chapter 1.5, sections 2050-2115.5).

The objectives of this BRA are to: 1) provide a general characterization of biological resources for the property; 2) inventory plant and wildlife species; 3) evaluate the potential for federally listed plant and animal species to occur or be adversely affected; and 4) describe the property's sensitive biological resources.

This BRA provides information about the biological resources within the Project area concerning species and critical habitat listed as threatened or endangered, and species proposed for such listing. Prior to field activities, Soar Environmental researched the California Natural Diversity Database (CNDDB) and the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), and the California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants of California, to compile a list of special-status species that could potentially be present in the vicinity of the Project Area. Soar Environmental researched specific species and habitat requirements for the species noted in the CNDDB, IPaC and CNPS databases and included species listing status, and proximal species observations in this report.

Survey efforts focused on birds and aquatic species identified in the data records search. No state or federally listed endangered or threatened species were observed in the Project area during the Habitat Assessment survey conducted on June 21, 2024. However, due to the observation of several bird species and removal of 8 valley oak trees, Soar Environmental recommends a preconstruction survey for nesting birds, to identify any potentially active nests prior to tree removal. Recommended mitigation measures to reduce impacts from project activities to less than significant are listed in **Section 7** of this report.



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1. Introduction

The proposed Project is for construction of an 18-unit apartment building on a 1.2-acre property located at 1995 Rocky Ridge Drive, Roseville, California. Soar Environmental Consulting Inc. (Soar Environmental) is tasked with providing this Biological Resource Assessment (BRA) in accordance with CEQA requirements.

This Biological Resource Assessment presents the findings of our Literature Review (**Section 3.1**) based on the California Department of Fish and Wildlife's (CDFW) Natural Diversity Data Base (CNDDB), the California Native Plant Society (CNPS) online electronic inventory of rare and endangered plants of California, and the U.S. Fish and Wildlife Service (USFWS) IPaC for reported occurrences of special status vegetation communities, plants and animals.

A Habitat Assessment was conducted to determine habitat suitability and potential presence of species identified in the data record search. The site visit was completed on June 21, 2024, by a qualified biologist from Soar Environmental. No special-status plant or wildlife species were observed. Survey efforts focused on habitats for special-status species with reasonable potential to occur based on proximity of documented occurrences from the Literature Review (**Section 3**). The following special-status species were determined to have reasonable potential to occur in the vicinity of the Project area:

- 1) Western pond turtle (*Actinemys marmorata*)
- 2) Western spadefoot (*Spea hammondi*)
- 3) Nuttall's woodpecker (*Dryobates nuttallii*)
- 4) Oak titmouse (*Baeolophus inornatus*)

Based on the findings of the Habitat Assessment, the proposed development of the Project area is unlikely to have any adverse effect on aquatic species. However, grading of the Project site is likely to affect, stormwater runoff, and may result in temporary impacts to nesting bird species. Mitigation measures are listed in **Section 8** of this report to minimize adverse effects to listed species, and their habitats.

1.1 Project Location

The Project area is located at 1995 Rocky Ridge Drive, Roseville, Placer County, California, and is comprised of Assessor Parcel Number (APN) 469-100-013-000. The Project area is approximately 1.55-miles west of Interstate 80 (I-80) intersection with Cirby Way, on the corner of Cirby Way and Rocky Ridge Drive. The Project area can be found in the USGS Citrus Heights 7.5-minute quadrangle in Township 10 North, Range 6 East, in the southwest quarter of Section 7. The triangular shaped Project site is bounded to the northeast by Linda Creek and city streets on the other two sides.

Figure 1. Project Location



1995 Rocky Ridge Dr, Roseville, CA 95661

Assessor Parcel Number (APN) 208-0071-008

1.2 Regulatory Setting

Relevant Federal Regulations (NEPA)

The Fish and Game Code definition of "take" means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill (FGC 0.5(1)(86)). This includes the harassment of wildlife, which is defined as including all wild animals, birds, plants, fish, amphibians, reptiles, and related ecological communities, including the habitat upon which the wildlife depends for its continued viability (FGC 0.5(1)(89)).

The MBTA established a Federal prohibition against the following activities unless permitted by regulations: to "pursue, hunt, take, capture, kill, attempt to take, capture or ill, possess, offer to purchase, purchase, deliver for shipment, ship, carried by any means whatever, receive for shipment, transportation or carriage, or export, at any time, or in any manner, any migratory bird, included in the terms of this Convention... for the protection of migratory birds... or any part, nest or egg of any such bird (16 U.S.C. 703)."

Permits may be required for certain listed species from CDFW and USFWS. Fully protected species are exempt from take. Consultation with CDFW and USFWS may also be needed if the listed avoidance and minimization measures do not sufficiently address the scope of work proposed in this Project. Fines and fees can be imposed by CDFW and USFWS for the violations thereof.

California Endangered Species Act

The State of California enacted the California Endangered Species Act (CESA) in 1984. CESA is similar to the FESA but pertains to state-listed endangered and threatened species. CESA requires state agencies to consult with the California Department of Fish and Game (CDFG) when preparing California Environmental Quality Act (CEQA) documents. The purpose is to ensure that the state lead agency actions do not jeopardize the continued existence of a listed species or result in the destruction, or adverse modification of habitat essential to the continued existence of those species, if there are reasonable and prudent alternatives available (Fish and Game Code §2080). CESA directs agencies to consult with CDFG on projects or actions that could affect listed species, directs CDFG to determine whether jeopardy would occur and allows CDFG to identify "reasonable and prudent alternatives" to the project consistent with conserving the species. CESA allows CDFG to authorize exceptions to the state's prohibition against take of a listed species if the "take" of a listed species is incidental to carrying out an otherwise lawful project that has been approved under CEQA (Fish & Game Code § 2081).

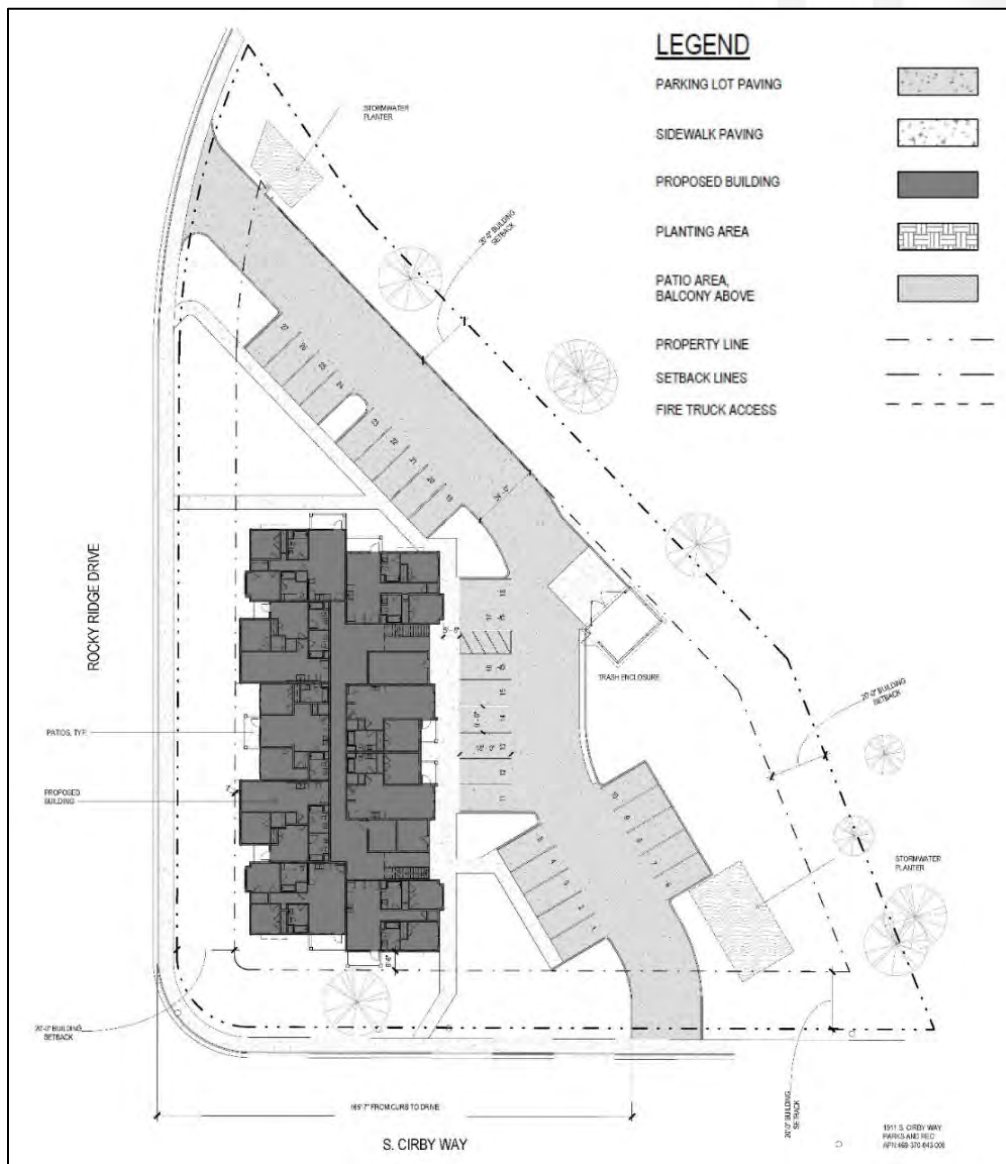
1.4 Project Description

The proposed Project is limited to the construction of an 18-unit apartment building on a 1.2-acre parcel within the city of Roseville. The Tentative Subdivision Map proposes to divide the parcel into 9 lots and 2 common area lots. The apartment buildings will be two stories covering 8,940 square feet on the ground floor, with 27 parking spaces. Construction of a new sidewalk is proposed on the south side of the Project, along Cirby Way. Construction of a new driveway is proposed from Rocky Ridge Drive, on the northern side of the property, where there is an existing sidewalk. The site plan includes an exit only driveway on the south end of the Project site which will allow right turns onto Cirby Way.

The riparian corridor of Linda Creek is approximately 60-feet from the northeastern property boundary. There is a 20-foot set back from the property line where grading activities will occur. The proposed construction of a retaining wall between the Project and the creek will avoid any encroachment into the 100-year floodplain.

Approximately 3,663 cubic yards of soil will be removed from the site. Exact excavation volume will be determined at the time of field excavation. Grading of the Project site will require the removal of eight native oak trees with approval of a Tree Permit. The remaining native oak trees will be preserved. In accordance with Section 19.66.070 of the City's Tree Ordinance, the developer has proposed to mitigate for the removal of native oak trees through the payment of in-lieu fees and on-site planting.

Figure 2. Site Plan



A detailed grading plan is shown in Appendix F

2. Environmental Setting

The Project area is a 1.2-acre vacant lot, dominated by annual non-native grasses, and native oak trees. The topography of the site ranges in elevation from 157 to 170 feet above mean sea level. The natural drainage generally flows from the southeast corner of the site to the north into Linda Creek. Stormwater drainage from the western portion of the property flows onto the city street. Ground cover is composed primarily of non-native annual grassland and large areas of bare ground. The surrounding area is mostly residential neighborhoods and commercial development. There is a walking path on the West side of the property, and in between the property and Linda Creek.

Figure 3. Project Location Map



Project Area: 1.2 acres.

3. Methods

3.1 Literature Review

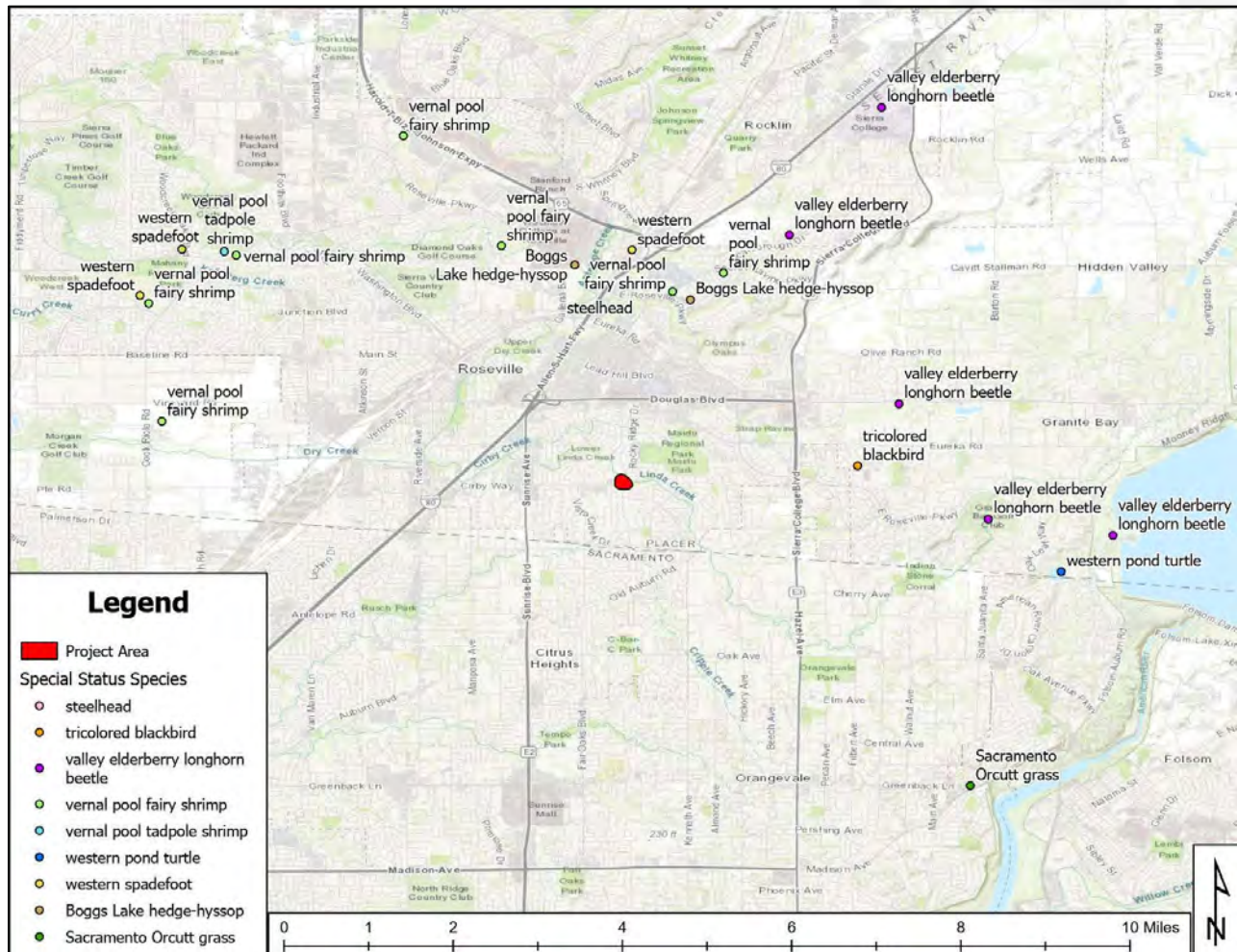
Before performing the Biological Assessment, Soar Environmental searched for threatened or endangered species that could occur near the Project area. The records search included a review of the California Natural Diversity Database (CNDDDB), the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), and the California Native Plant Society (CNPS) Online Rare Plant Inventory. The area covered by the data records search included the USGS 7.5-minute quadrangles of *Folsom*, *Citrus Heights*, *Roseville*, *Rocklin*, *Carmichael*, *Buffalo Creek*, *Rio Linda*, *Pleasant Grove*, and *Sacramento East*. From these sources a list of special-status plant and animal species was generated. Proximal locations of special-status plant and animal species located within 5 miles of the Project site are shown in (**Figure 4**).

3.2 Field Reconnaissance Methodology

The Habitat Assessment is a diurnal, non-protocol survey. The purpose of the Habitat Assessment Survey was to search for the presence of special-status species or suitable habitat for special-status species that have historically been observed within, or surrounding, the Project area. The site visit for the Habitat Assessment includes observation and noting the plant and wildlife species occurring on and around the Project site, habitat suitability for the species named in the Literature Review, present environmental conditions, and habitat, including microhabitat (only observable from the ground level).

The Habitat Assessment was conducted on June 21, 2024, by a qualified biologist from Soar Environmental Inc. to assess habitat quality for species listed in (**Section 3.1**). Survey efforts emphasized the search for suitable habitats, or presence of special-status species that had documented occurrences in the data records search of the CNDDDB, IPaC, and CNPS databases. The site visit consists of walking the perimeter of the property and meandering transects throughout the Project area. During the site visit, the surveyor identified vegetation, searched for bird nests, possible small mammal dens, vernal pools and other signs of wildlife occupancy or associated suitable habitats. Plants were surveyed (a) during the mid-blooming period, (b) during the late blooming period or (c) surveyed outside the blooming period. The biologist also surveyed the surrounding area by vehicle in accessible areas within 0.5 miles of the Project site to look for biological resources and features that may be conducive for suitable habitat of the identified special-status species. During the surveys, the biologist collected photos of the Project boundaries and other points of interest depicting the habitat and potential biological resources (**Appendix A**).

Figure 4. CNDDDB Map



This map shows the closest and most recent special-status species locations from the California Natural Diversity Database (CNDDDB).

4. Special-Status Species

Special-status plants and animals that have a reasonable possibility to occur in the Project area based on habitat suitability and requirements, elevation and geographic range, soils, topography, surrounding land uses, and proximity of known occurrences in the CNDDDB, IPaC, and CNPS databases to the Project area are listed in **(Table 1 and Table 2)**. The likelihood for occurrence of special-status species was assessed using information from the various listed sources in **(Section 3.1)**, as well as the Habitat Assessment. Narratives are provided for species for which there are land use planning and regulatory implications.

Results from the data records search identified 29 special-status species: 16 wildlife and 13 plant species. However, an analysis of recent occurrences, habitat suitability and proximity within 5-miles to the Project site identified 3 special-status species with low potential of occurrence. Special-status species for which there are no regulatory implications (i.e., lack of suitable habitat or no record of historical occurrences within 5 miles) are excluded from further analysis.

Listed Species with Low Potential for Occurrence:

- 1) Western pond turtle (*Actinemys marmorata*)
- 2) Western spadefoot (*Spea hammondi*)

MBTA Species Observed On Site:

- 1) Nuttall's woodpecker (*Dryobates nuttallii*)
- 2) Oak titmouse (*Baeolophus inornatus*)

Special-status species and sensitive habitats include plant and wildlife taxa, or other unique biological features afforded special protection by local land use policies, and/or state and federal regulations. Special-status plant and wildlife species are those listed as rare, threatened, or endangered under the state or federal Endangered Species Acts. Vegetation communities may warrant special status if they are of limited distribution, have high wildlife value, or are particularly vulnerable to disturbance. Listed and special-status species are defined as:

- Listed or proposed for listing under the state or Federal Endangered Species acts.
- Protected under other regulations (e.g., Migratory Bird Treaty Act).
- California Department of Fish & Wildlife (CDFW) Species of Special Concern.
- Listed as species of concern by CNPS or USFWS; and/or
- Receive consideration during environmental review under CEQA.

All species from the Section 3.1 search results are listed below including common and non-listed species. The analysis and following determination are based on Habitat Assessment results and the most recent occurrence and proximity to the Project site per Section 3.1 (**Table 1, Table 2**).

- **Present:** Species known to occur on the site, based on CNDDDB records, and/or was observed on the site during the field survey.
- **High:** Species known to occur on or near the site (based on CNDDDB record within 5 miles), and/or there is suitable habitat on the site.
- **Low:** Species known to occur on or near the site (based on CNDDDB record within 5 miles), but there is no suitable habitat onsite.
- **None:** Species is not known to occur on within 5 miles of the site and there is no suitable habitat on the site -OR- Species was surveyed for during the appropriate season with negative results.

Table 1. Potentially Occurring Listed Wildlife Species

Common/ Scientific Name	*Listing Status	Habitat Requirements	Potential for Occurrence
Amphibians			
Western spadefoot (<i>Spea hammondi</i>)	FC/-/SSC	Occurs primarily in grassland habitats but can be found in valley-foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.	Low: Habitat quality is low due to urbanization in the area.
Birds			
Bank Swallow (<i>Riparia riparia</i>)	-/ST/-	Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	None: Suitable nesting habitat does not present within the vicinity of the project site.
California black rail (<i>Laterallus jamaicensis coturniculus</i>)	FT/SE/FP	Woodlands near streams or lakes, abandoned farmland, old fruit orchards, successional shrubland and dense thickets.	None: Species is not known to occur on within 5 miles of the site and there is no suitable habitat on the site
Swainson's hawk (<i>Buteo swainsoni</i>)	-/ST/-	Nests in isolated trees or riparian woodlands adjacent to suitable foraging habitat (agricultural fields, grasslands, etc.).	None: Species is not known to occur on within 5 miles of the site and Species was surveyed for during the appropriate season with negative results.
Tricolored blackbird (<i>Agelaius tricolor</i>)	ST/BCC/MBTA	Found in areas near water, such as marshes, grasslands, and wetlands. They require some sort of substrate nearby to build nests.	None: No suitable nesting habitat to support breeding pairs.
Crustaceans			
Vernal pool fairy shrimp (<i>Branchinecta lynchi</i>)	FT/-/-	Endemic to the grasslands of the Central Valley, Central Coast mountains, and	None: No vernal pool in the project area.

Common/ Scientific Name	*Listing Status	Habitat Requirements	Potential for Occurrence
		South Coast mountains, in astatic rain-filled pools. General habitats include valley foothills grasslands, vernal pools, and wetlands.	
Vernal pool tadpole shrimp (<i>Lepidurus packardii</i>)	-/FE/-	Vernal pools, (hardpan, duripan, or claypan), grassland. Pools commonly found in grass-bottomed or mud-bottomed swales.	None: No vernal pool in the project area.
Fishes			
Steelhead (<i>Oncorhynchus mykiss irideus</i>)	FT	Freshwater, brackish, or marine waters of temperate zones. Productive streams have a good mixture of riffles and pools and overhanging vegetation for shade.	None: Project activities will have no impact on streams.
Invertebrates			
Crotch bumble bee (<i>Bombus crotchii</i>)	-/CCE/-	Found in coastal California east to the Sierra-Cascade crest and south into Mexico. Food plant genera include <i>Antirrhinum</i> , <i>Phacelia</i> , <i>Clarkia</i> , <i>Dendromecon</i> , <i>Eshscholzia</i> , and <i>Eriogonum</i> .	None: The project area lacks the native wildflower field nectar habitat needed to support this species.
Monarch butterfly (<i>Danaus plexippus</i>)	FC/-/-	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	None: No roosting, foraging (nectar-flowers) or reproductive host plant habitat (Milkweed, <i>Asclepias</i> sp.) is present in the project area.

Common/ Scientific Name	*Listing Status	Habitat Requirements	Potential for Occurrence
Valley elderberry longhorn beetle (<i>Desmocerus californicus dimorphus</i>)	-/FT/-	Occurs only in the Central Valley of California, in association with blue elderberry (<i>Sambucus mexicana</i>), in riparian scrub	None: There is no suitable habitat for the species on the site.
Reptiles			
Giant garter snake (<i>Thamnophis gigas</i>)	FT	Marshes, sloughs, drainage canals, irrigation ditches, and prefers locations with vegetation close to water for basking.	None: There is no suitable habitat for the species on the site.
Western Pond Turtle (<i>Actinemys marmorata</i>)	FPT/-/SSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6,000 feet of elevation. Needs basking sites and suitable upland habitat (sandy banks or grassy open fields) up to 0.5 km from water for egg-laying.	Low: habitat quality is low due to urbanization in the area.

*Listing Status Notes:

Federal:

FE Federally listed Endangered
FT Federally listed Threatened
FCE Federal Candidate Endangered species
FCT Federal Candidate Threatened species
FPT Federal Proposed Threatened
FWL USFWS Watch list
BGEAC Bald and Golden Eagle Protection Act
BCC USFWS Bird of Conservation Concern
MBTA Migratory Bird Treaty Act

State:

CE State listed Endangered
CT State listed Threatened
CCE State Candidate Endangered species
CCT State Candidate Threatened species
CR State Rare Species
CA State Special Animal
FP CDFW Fully Protected Species
SSC CDFW Species of Special Concern
CWL CDFW Watch List
WRC-MSHCP Western Riverside County Multiple Species Conservation Habitat Plan

Table 2. Regionally Occurring Special-Status Plant Species

Common/ Scientific Name	*Status Fed/CA/CNPS/ Bloom Period	Habitat Description	Potential for Occurrence
Ahart's dwarf rush (<i>Juncus leiospermus</i> var. <i>ahartii</i>)	-/-/1B.2 Mar-May	Valley and foothill grassland (mesic) at elevations between 100 and 750 feet.	None: Species is not known to occur on within 5 miles of the site and there is no suitable habitat on the site
Big-scale balsamroot (<i>Balsamorhiza</i> <i>macrolepis</i>)	-/-/1B.2 Mar-Jun	Chaparral, cismontane woodland, valley and foothill grassland at elevations between 150 and 5,100 feet.	None: Species is not known to occur on within 5 miles of the site and there is no suitable habitat on the site.
Boggs Lake hedge-hyssop (<i>Gratiola heterosepala</i>)	-/CE/1B.2 Apr-Aug	Clay marshes and swamps (lake margins), vernal pools. Found between 35 - 7790 ft elev.	None: No vernal pool or shallow body of waters in the project area.
Dwarf downingia (<i>Downingia pusilla</i>)	-/-/2B.2 Mar-May	Valley and foothill grassland, vernal pools. Found between 5 - 1460 ft elev.	None: No vernal pool habitat occurs in the project area.
Hispid salty bird's-beak (<i>Chloropyron molle</i> ssp. <i>hispidum</i>)	-/-/1B.1 Jun-Sep	Meadows and seeps, playas valley and foothill grassland. Alkaline soils at elevations between 5 and 510 feet.	None: The project area is composed entirely of upland habitat and lacks a native seedbank.
Legenere (<i>Legenere limosa</i>)	-/-/1B.1 Apr-Jun	Vernal pools. Found at elevations between 5 - 2885 feet.	None: The project area is composed entirely of upland habitat and lacks a native seedbank.
Pincushion navarretia (<i>Navarretia myersii</i> ssp. <i>myersii</i>)	1B.1 Apr-May	Vernal pools. Found at elevations between 65 - 1085 feet.	None: The project area is composed entirely of upland habitat and lacks a native seedbank.
Red Bluff dwarf rush (<i>Juncus leiospermus</i> var. <i>leiospermus</i>)	-/-/1B.1 Mar-Jun	Chaparral, Cismontane woodland, Meadows and seeps, Valley and foothill grassland, Vernal pools 115 – 4,100 feet	None: Species is not known to occur on within 5 miles of the site and there is no suitable habitat on the

Common/ Scientific Name	*Status Fed/CA/CNPS/ Bloom Period	Habitat Description	Potential for Occurrence
			site.
Sacramento Orcutt grass (<i>Orcuttia viscida</i>)	FE/CE/1B.1 Apr-Jul (Sep)	Vernal pools. Found at elevations between 100 - 330 feet.	None: Species was surveyed for during the appropriate season with negative results.
Sanford's arrowhead (<i>Sagittaria sanfordii</i>)	-/-/1B.2 May-Nov	Marshes, ponds, ditches and swamps (freshwater) at elevations between 0 - 2135 feet.	None: Species is not known to occur on within 5 miles of the site and there is no suitable habitat on the site.
Slender Orcutt grass (<i>Orcuttia tenuis</i>)	FT/CE/1B.1 May-Sep (Oct)	Vernal pools (often gravelly) at elevations between 115 - 5775 feet.	None: Species was surveyed for during the appropriate season with negative results.
Spicate calycadenia (<i>Calycadenia spicata</i>)	-/-/1B.3 May-Sep	Cismontane woodland, valley and foothill grassland. Found in clay, disturbed dry areas, gravelly openings and roadsides at elevations between 130 and 4595 feet.	None: No vernal pool or nearby bodies of water to project area
Woolly rose-mallow (<i>Hibiscus lasiocarpus</i> var. <i>occidentalis</i>)	-/-/1B.2 Jun-Sep	Freshwater marshes and swamps. Often found in riprap on sides of levees, at elevations between 0 and 395 feet.	None: No suitable habitat on the site and species was surveyed for during the appropriate season with negative results.

*Listing Status Notes:

Federal:	FE	Federally listed Endangered	CRPR:	California Native Plant Society Rare Plant Rank
	FT	Federally listed Threatened	1A	Considered extirpated in CA
	FC	Federal Candidate Species	1B	Rare, threatened, or endangered in CA and elsewhere
			2	Rare, threatened, or endangered in CA but common elsewhere
State:	CE	State Listed Endangered	4	Limited distribution (Watch-list)
	CT	State listed Threatened	CRPR Extensions	
	CC	State Candidate Species	0.1	Seriously endangered in California
	CR	State Rare Species	0.2	Fairly endangered in California
			0.3	Not very endangered in California

4.1 Special-Status Species with Potential to Occur

This section describes identifiable physical characteristics and habitat requirements for special-status species identified in the CNDDDB records search that were within 5 miles of the Project area. It also discusses their potential to occur following the findings of the survey.

Western Pond Turtle (*Actinemys marmorata*)

The U.S. Fish and Wildlife Service is proposing federal protections for northwestern pond turtle under the Endangered Species Act. The Service is proposing to list this species as threatened under the ESA. They are also listed as a Species of Special Concern on the State level. Northwestern pond turtle is found throughout California west of the Pacific Crest, and along the Mojave River watershed, ranging from sea level to 4,500 feet (1,372 meters). The western pond turtle's diet consists of both plant material and invertebrates, any life forms found near water sources. Mating typically occurs between April and May, but this species has been observed relocating to find new food sources or breeding locations between March and June. This species requires basking sites and suitable upland habitat for egg-laying.

Habitat quality for northwestern pond turtle on the Project site is poor due to urbanization in the area, lack of basking sites and breeding habitat. According to CNDDDB records the nearest occurrence of this species was 4.1 miles east of the project site near Folsom lake in 1997. Occurrence of this species within the Project area is unlikely, and project activities would have no impact on habitat for this species.

Western Spadefoot (*Spea hammondi*)

Western spadefoot toad is a federally listed endangered species, and State species of special concern. Their range spans throughout the Central Valley and adjacent foothills. They can be common where they occur. In the Coast Ranges they are found from Point Conception in Santa Barbara County, south to the Mexican border. Elevations of occurrence extend from near sea level to 1,363 meters (4,460 feet) in the southern Sierra foothills (Jennings and Hayes 1994). This species occurs primarily in grasslands but occasionally appears in the valley-foothill hardwood woodlands or persists in orchard and vineyard habitats for a few years.

Western spadefoot toads spend most of the year underground in burrows up to 0.9 meters (36 inches) deep. They construct their own burrows but have been seen infrequently using mammal burrows. Adult western spadefoot toads feed on insects, worms, and other invertebrates (Stebbins 1972). Tadpoles consume planktonic organisms and algae but are also carnivorous—preying and consuming dead aquatic larvae of other amphibians as well as other western spadefoot tadpoles (Bragg 1964).

Rainfall is important in the formation and maintenance of breeding ponds. Most surface movements by adults are associated with rain or high humidities at night. Breeding and egg laying happens exclusively in shallow temporary pools formed by heavy winter rains. Egg masses are attached to plant

material or the upper surfaces of small, submerged rocks. During dry periods, the moist soil inside the burrows provides water for absorption through the skin (Ruibal et al. 1969, Shoemaker et al. 1969). Dispersal of post metamorphic juveniles from breeding ponds can occur without rainfall.

This species was not observed during the Habitat Assessment. Although Linda Creek may provide dispersal habitat, there is no breeding habitat within the vicinity of the project area. According to CNDDDB, the nearest and most recent occurrence of this species is approximately 4.6 miles north of the Project site. As recent as 2018 tadpoles and larvae have been observed in pooled areas between the railroad tracks approximately 0.4 miles south of the City's sewage disposal ponds. There is no suitable breeding habitat within the vicinity of the Project site for western spadefoot toad, and project activities are unlikely to have any adverse effect on populations of this species.

Nuttall's Woodpecker (*Picoides nuttallii*)

Habitat includes wooded canyons and foothills, river woods. In much of range almost always around oaks, especially where oaks meet other trees along rivers, also in pine-oak woods in foothills. In southern California also in riverside cottonwoods, sycamores, willows, even if no oaks present. At eastern edge of range may venture out into mesquite or other dry woods.

Nest sites are cavities in live or dead trees, usually cottonwood, willow, or sycamore near oak woods, sometimes in utility pole, fence post, or oak or another tree. Cavity usually 3-35' (0.9 – 10.7 m) above ground, sometimes up to 60' (18.3 m) or higher. Male does most of excavating, new nest cavity every year.

This species was observed during the site visit and suitable habitat is present in the vicinity of the Project site. No CNDDDB is available for this species.

Oak Titmouse (*Baeolophus inornatus*)

Oak titmouse is listed as a USFWS Bird of Conservation Concern and a species under the Migratory Bird Treaty Act. This relatively common species is year-round resident throughout much of California including most of the coastal slope, Central Valley and western Sierra Nevada foothills. Its primary habitat is woodland dominated by oaks. Local populations have adapted to woodlands of pines or junipers in some areas. The oak titmouse nests in tree cavities, usually natural cavities or those excavated by woodpeckers, though they may partially excavate their own. Seeds and arboreal invertebrates make up the birds' diet.

Oak titmouse was surveyed during the nesting season and not observed during the Habitat Assessment. Suitable habitat was observed in the oak woodland around the Project site. No CNDDDB is available for this species.

5. Biological Assessment Results

The survey was conducted by a qualified biologist during the blooming period for most of the sensitive plant species listed in the Literature Review. However, no special-status plant species were seen within or in the vicinity of the Project area, and conditions for these species do not appear to be conducive, due to urban and residential disturbances.

No special-status wildlife species were observed during the site visit conducted June 21, 2024. However, the Soar Biologist observed some common bird species flying around the area. Wildlife and plant species that were observed during the site visit are listed in **Table 3** and **Table 4**. No other wildlife species were observed during the Habitat Assessment.

Linda Creek is located approximately 60-feet from the property boundary. Several valley oak trees (*Quercus lobata*) were noted throughout the property, and non-native grasses covering most of the area. There are some areas of bare ground, but grasses were well established throughout the Project site.

Table 3. Wildlife Species Observed on the Project Area

Wildlife Species	Listing Status	Wildlife Species	Listing Status
Acorn woodpecker (<i>Melanerpes formicivorus</i>)	MBTA	Lesser goldfinch (<i>Spinus psaltira</i>)	MBTA
American robin (<i>Turdus migratorius</i>)	MBTA	Northern mockingbird (<i>Mimus polyglottos</i>)	MBTA
Bewick's wren (<i>Thryomanes bewickii</i>)	MBTA	Nuttall's woodpecker (<i>Dryobates nutallii</i>)	BCC
Black phoebe (<i>Sayornis nigricans</i>)	MBTA	Oak titmouse (<i>Baeolophus inornatus</i>)	BCC
Bushtit (<i>Psaltiparus minimus</i>)	MBTA	*Red-shouldered hawk (<i>Buteo lineatus</i>)	MBTA
California scrub-jay (<i>Aphelocoma californica</i>)	MBTA	Rock pigeon (<i>Columba livia</i>)	None
California towhee (<i>Melospiza crissalis</i>)	MBTA	Song sparrow (<i>Melospiza melodia</i>)	MBTA
California quail (<i>Callipepla californica</i>)	None	Spotted towhee (<i>Pipilo maculatus</i>)	MBTA
Cliff swallow (<i>Petrochelidon pyrrhonata</i>)	MBTA	Turkey vulture (<i>Cathartes aura</i>)	MBTA
House finch (<i>Haemorhous mexicanus</i>)	MBTA	Wild turkey (<i>Meleagris gallopavo</i>)	None

*not observed but feathers present on site

Table 4. Plant Species Observed on the Project Area

Plant Species	Listing Status	Plant Species	Listing Status
<i>Avena</i> (<i>sativa/barbata?</i>)	None	Bindweed (<i>Convolvulus arvensis</i>)	None
Curly dock (<i>Rumex crispus</i>)	None	Soft chess (<i>Bromus hordeaceus</i>)	None
Canadian horseweed (<i>Erigeron canadensis</i>)	None	Valley oak (<i>Quercus lobata</i>)	None
Ripgut brome (<i>Bromus diandrus</i>)	None	Almond (<i>Prunus amygdalus</i>)	None

6. Findings

During the Biological Assessment, Soar Environmental did not observe any of the referenced special-status species within the Project site or environmental footprint. From the information gathered in the data records search and analysis of the habitat on site, listed wildlife species with potential for occurrence include northwestern pond turtle, and western spadefoot toad. However, the project would not cause any loss of habitat for these species, and no permanent impacts to Linda Creek would result from the development of the proposed project.

The riparian area around Linda Creek could provide dispersal habitat for northwestern pond turtle, and western spadefoot toad. However, all known occurrences of these species are more than 4-miles from the Project site, on the outskirts of the City. The nearest occurrence of northwestern pond turtle was 4.1 miles east of the Project site near Folsom lake in 1997. The nearest occurrence of western spadefoot is approximately 4.6 miles north, in 2018 near the City's sewage disposal ponds. There is no suitable breeding habitat within the vicinity of the Project site for western spadefoot toad or northwestern pond turtle, and project activities are unlikely to have any adverse effect on populations of these species.

6.1 Critical Habitats

No critical habitats occur within the vicinity of the Project's environmental affect area, or footprint. The proposed project is in a residential and highly urbanized environment.

6.2 Project Impacts

Project activities are not likely to cause permanent affects to Linda Creek because the Creek is adjacent to but outside the project area and there would be no alteration to the Creek. Temporary or indirect impacts on biological resources may include increased sedimentation run off or other pollutants into the stream; disruption to wildlife due to increased human activity, noise, and vibrations.

7. Conclusion

The proposed development of This project is not likely to have any impact on the adjacent Linda Creek due to the approximate 60-foot empty space from the project boundary, and 20-foot setback of ground disturbing activities on the Project site. With implementation of sediment mitigation measures, project activities are not likely to have any adverse effect on aquatic species.

With the removal of 8 valley oak trees on the Project site temporary impacts to local bird species are expected due to a reduction in nesting habitat. With the presence of Nuttall's woodpecker, and Oak titmouse (two species listed as Birds of Conservation Concern). A preconstruction survey is recommended if project activities are initiated during the bird nesting season (between February 1 and September 15).

8. Recommendations

The following mitigation measures are intended to provide full mitigation under CEQA and the federal Endangered Species Act for effects on species and habitats. Implementation of the following mitigation measures would reduce project-related effects to covered species and other biological resources to less than significant.

Nuttall's woodpecker, and oak titmouse are protected species listed under the USFWS BCC and MBTA and known to occur in the vicinity of the Project site. This species, its nest, eggs, and young are protected under the MBTA. Active oak titmouse nests should not be disturbed during project activities which will constitute a CDFW "take."

Where feasible, avoidance and minimization measures should be employed. If avoidance and minimization measures cannot be utilized, then avoidance measures should be implemented. Lastly, if the take of an oak titmouse or Nuttall's woodpecker, its nesting cavity, egg, or young cannot be avoided, then a consultation with USFWS, application for a permit from USFWS or both may be needed to continue with the proposed project.

Mitigation Measure 1: Nesting Bird Pre-construction Survey

If ground disturbing activities occur during the regular bird nesting season (between February 1 and September 15), Soar Environmental Consulting, Inc. recommends a pre-construction survey for nesting birds no more than 14 days prior to ground disturbing activities. The survey should be conducted by a qualified biologist during the bird nesting season. In the event active bird nests are encountered during the survey, the biologist will determine the nest avoidance buffer zones as appropriate. If no active bird nests of sensitive bird species are found, project activities may continue as planned.

Mitigation Measure 2: Erosion and Sediment Control Plan

Develop an Erosion and Sediment Control Plan. Includes measures that will be implemented for ground-disturbing activities to control short-term and long-term erosion and sedimentation effects and to restore soils and vegetation in areas affected by construction activities, and that will be incorporated

into plans developed and implemented as part of the National Pollutant Discharge Elimination System permitting process for covered activities.

Erosion control measures may include but are not limited to the following:

- Erosion control measures
 - Implement effective wind erosion BMPs, such as watering, application of soil binders/tackifiers, and covering inactive stockpiles.
 - Provide effective soil cover for inactive areas and all finished slopes and utility backfill areas, such as seeding with a native seed mix, application of hydraulic mulch and bonded fiber matrices, and installation of erosion control blankets and rock slope protection.
- Sediment control measures
 - Prevent transport of sediment at the construction site perimeter, toe of erodible slopes, soil stockpiles, and into storm drains.
 - Capture sediment via sedimentation and stormwater detention facilities.
 - Reduce runoff velocity on exposed slopes.
 - Reduce offsite sediment tracking.
- Waste management measures
 - Prevent offsite disposal or runoff of any rinse or wash waters.
 - Implement concrete and truck washout facilities and appropriately sized storage, treatment, and disposal practices.
 - Ensure the containment of sanitation facilities (e.g., portable toilets).
 - Clean or replace sanitation facilities (as necessary) and inspect regularly for leaks/spills.
 - Cover waste disposal containers during rain events and at end of any day when rain is forecast.

9. Study Limitations

This Report has been prepared in accordance with generally accepted environmental methodologies and contains all the limitations inherent in these methodologies. The Report documents site conditions observed during field reconnaissance and do not apply to future conditions. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this Report.

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APPENDIX A: Project Site Photographs

Overview of Project Area



Photo 1. Oak Grassland



Photo 2. Oak Grassland



Photo 3. Linda Creek Riparian Area



Photo 4. Non-native Grasses



Photo 5. Walking Path Through Property



Photo 6. Native Valley Oak Trees



Photo 7. Project Area



Photo 8. Project Area



Photo 9. .Project Area



Photo 10. .Project Area



Photo 11. .West Project Boundary Along Rocky Ridge Dr.



Photo 11. .West Project Boundary Along Rocky Ridge Dr.





Corporate Headquarters
1322 E. Shaw Avenue, Suite 400 Fresno, CA, 93710
www.soarhere.com • 559.547.8884

APPENDIX B:

United States Fish and Wildlife Service IPaC Resource List

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Placer County, California



Local office

Sacramento Fish And Wildlife Office

☎ (916) 414-6600

📅 (916) 414-6713

Federal Building

2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Reptiles

NAME	STATUS
Northwestern Pond Turtle <i>Actinemys marmorata</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1111	Proposed Threatened

Amphibians

NAME	STATUS
California Tiger Salamander <i>Ambystoma californiense</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/2076	Threatened
Western Spadefoot <i>Spea hammondi</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5425	Proposed Threatened

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate
Valley Elderberry Longhorn Beetle <i>Desmocerus californicus dimorphus</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/7850	Threatened

Crustaceans

NAME	STATUS
Vernal Pool Fairy Shrimp <i>Branchinecta lynchi</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/498	Threatened
Vernal Pool Tadpole Shrimp <i>Lepidurus packardii</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/2246	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>

- Nationwide conservation measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Jan 1 to Aug 31
Golden Eagle <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey

effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

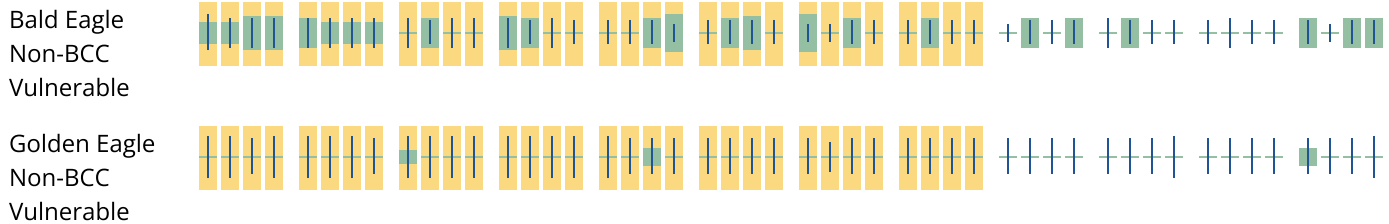
No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply). To see a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the [Eagle Act](#) should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Jan 1 to Aug 31

Belding's Savannah Sparrow <i>Passerculus sandwichensis beldingi</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8	Breeds Apr 1 to Aug 15
Black Tern <i>Chlidonias niger surinamensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3093	Breeds May 15 to Aug 20
Bullock's Oriole <i>Icterus bullockii</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 21 to Jul 25
California Gull <i>Larus californicus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 1 to Jul 31
California Thrasher <i>Toxostoma redivivum</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jan 1 to Jul 31
Cassin's Finch <i>Haemorhous cassinii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9462	Breeds May 15 to Jul 15
Clark's Grebe <i>Aechmophorus clarkii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jun 1 to Aug 31
Common Yellowthroat <i>Geothlypis trichas sinuosa</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/2084	Breeds May 20 to Jul 31

Golden Eagle *Aquila chrysaetos*

Breeds Jan 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1680>

Lawrence's Goldfinch *Spinus lawrencei*

Breeds Mar 20 to Sep 20

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9464>

Marbled Godwit *Limosa fedoa*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9481>

Northern Harrier *Circus hudsonius*

Breeds Apr 1 to Sep 15

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/8350>

Nuttall's Woodpecker *Dryobates nuttallii*

Breeds Apr 1 to Jul 20

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/9410>

Oak Titmouse *Baeolophus inornatus*

Breeds Mar 15 to Jul 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9656>

Olive-sided Flycatcher *Contopus cooperi*

Breeds May 20 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/3914>

Santa Barbara Song Sparrow *Melospiza melodia graminea*

Breeds Mar 1 to Sep 5

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/5513>

Short-billed Dowitcher *Limnodromus griseus*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9480>

Tricolored Blackbird *Agelaius tricolor*

Breeds Mar 15 to Aug 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/3910>

Western Grebe *aechmophorus occidentalis*

Breeds Jun 1 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/6743>

Western Gull *Larus occidentalis*

Breeds Apr 21 to Aug 25

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Western Screech-owl *Megascops kennicottii cardonensis*

Breeds Mar 1 to Jun 30

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Willet *Tringa semipalmata*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Wrentit *Chamaea fasciata*

Breeds Mar 15 to Aug 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Yellow-billed Magpie *Pica nuttalli*

Breeds Apr 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9726>

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read

["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);

2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Wetland information is not available at this time

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.



APPENDIX C:

California Department of Fish and Wildlife RareFind



Selected Elements by Common Name

California Department of Fish and Wildlife

California Natural Diversity Database



Query Criteria: Quad IS (Folsom (3812162) OR Citrus Heights (3812163) OR Roseville (3812173) OR Rocklin (3812172) OR Carmichael (3812153) OR Buffalo Creek (3812152) OR Rio Linda (3812164) OR Pleasant Grove (3812174) OR Sacramento East (3812154))
 AND (Federal Listing Status IS (Endangered OR Threatened OR Proposed Threatened OR Candidate) OR State Listing Status IS (Endangered OR Threatened OR Rare OR Candidate Endangered OR Candidate Threatened))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
bank swallow <i>Riparia riparia</i>	ABPAU08010	None	Threatened	G5	S3	
Boggs Lake hedge-hyssop <i>Gratiola heterosepala</i>	PDSCR0R060	None	Endangered	G2	S2	1B.2
California black rail <i>Laterallus jamaicensis coturniculus</i>	ABNME03041	None	Threatened	G3T1	S2	FP
Crotch's bumble bee <i>Bombus crotchii</i>	IIHYM24480	None	Candidate Endangered	G2	S2	
giant gartersnake <i>Thamnophis gigas</i>	ARADB36150	Threatened	Threatened	G2	S2	
Sacramento Orcutt grass <i>Orcuttia viscida</i>	PMPOA4G070	Endangered	Endangered	G1	S1	1B.1
slender Orcutt grass <i>Orcuttia tenuis</i>	PMPOA4G050	Threatened	Endangered	G2	S2	1B.1
steelhead - Central Valley DPS <i>Oncorhynchus mykiss irideus pop. 11</i>	AFCHA0209K	Threatened	None	G5T2Q	S2	SSC
Swainson's hawk <i>Buteo swainsoni</i>	ABNKC19070	None	Threatened	G5	S4	
tricolored blackbird <i>Agelaius tricolor</i>	ABPBXB0020	None	Threatened	G1G2	S2	SSC
valley elderberry longhorn beetle <i>Desmocerus californicus dimorphus</i>	IICOL48011	Threatened	None	G3T3	S3	
vernal pool fairy shrimp <i>Branchinecta lynchi</i>	ICBRA03030	Threatened	None	G3	S3	
vernal pool tadpole shrimp <i>Lepidurus packardii</i>	ICBRA10010	Endangered	None	G3	S3	
western pond turtle <i>Emys marmorata</i>	ARAAD02030	Proposed Threatened	None	G3G4	S3	SSC
western spadefoot <i>Spea hammondi</i>	AAABF02020	Proposed Threatened	None	G2G3	S3S4	SSC
western yellow-billed cuckoo <i>Coccyzus americanus occidentalis</i>	ABNRB02022	Threatened	Endangered	G5T2T3	S1	

Record Count: 16



APPENDIX D:
California Native Plant Society Rare Plant Inventory



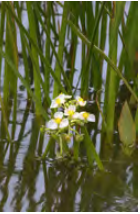
CNPS Rare Plant Inventory.

Search Results

13 matches found. Click on scientific name for details

Search Criteria: CRPR is one of [1A:1B:2A:2B] , 9-Quad include [3812162:3812163:3812173:3812172:3812153:3812152:3812164:3812174:3812154]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE	CA ENDEMIC	DATE ADDED	PHOTO
									PLANT RANK			
<u>Balsamorhiza macrolepis</u>	big-scale balsamroot	Asteraceae	perennial herb	Mar-Jun	None	None	G2	S2	1B.2	Yes	1974-01-01	 ©1998 Dean Wm. Taylor
<u>Calycadenia spicata</u>	spicate calycadenia	Asteraceae	annual herb	May-Sep	None	None	G3?	S3	1B.3		2023-04-05	 © 2023 Christopher Bronny
<u>Chloropyron molle ssp. hispidum</u>	hispid salty bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	Jun-Sep	None	None	G2T1	S1	1B.1	Yes	1974-01-01	No Photo Available
<u>Downingia pusilla</u>	dwarf downingia	Campanulaceae	annual herb	Mar-May	None	None	GU	S2	2B.2		1980-01-01	 © 2013 Aaron Arthur
<u>Gratiola heterosepala</u>	Boggs Lake hedge-hyssop	Plantaginaceae	annual herb	Apr-Aug	None	CE	G2	S2	1B.2		1974-01-01	 ©2004 Carol W. Witham
<u>Hibiscus lasiocarpus var. occidentalis</u>	woolly rose-mallow	Malvaceae	perennial rhizomatous herb (emergent)	Jun-Sep	None	None	G5T3	S3	1B.2	Yes	1974-01-01	 © 2020 Steven Perry
<u>Juncus leiospermus var. ahartii</u>	Ahart's dwarf rush	Juncaceae	annual herb	Mar-May	None	None	G2T1	S1	1B.2	Yes	1984-01-01	 © 2004 Carol W. Witham

<u>Juncus</u> <u>leiospermus</u> var. <u>leiospermus</u>	Red Bluff dwarf rush	Juncaceae	annual herb	Mar-Jun	None	None	G2T2	S2	1B.1	Yes	1974-01-01	 ©2016 Dylan Neubauer
<u>Legenere</u> <u>limosa</u>	legenere	Campanulaceae	annual herb	Apr-Jun	None	None	G2	S2	1B.1	Yes	1974-01-01	 ©2000 John Game
<u>Navarretia</u> <u>myersii</u> ssp. <u>myersii</u>	pincushion navarretia	Polemoniaceae	annual herb	Apr-May	None	None	G2T2	S2	1B.1	Yes	1994-01-01	 © 2020 Leigh Johnson
<u>Orcuttia tenuis</u>	slender Orcutt grass	Poaceae	annual herb	May-Sep(Oct)	FT	CE	G2	S2	1B.1	Yes	1974-01-01	 © 2013 Justy Leppert
<u>Orcuttia viscida</u>	Sacramento Orcutt grass	Poaceae	annual herb	Apr-Jul(Sep)	FE	CE	G1	S1	1B.1	Yes	1974-01-01	 © Rick York and CNPS
<u>Sagittaria</u> <u>sanfordii</u>	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May-Oct(Nov)	None	None	G3	S3	1B.2	Yes	1984-01-01	 ©2013 Debra L. Cook

Showing 1 to 13 of 13 entries

Suggested Citation:

California Native Plant Society, Rare Plant Program. 2024. Rare Plant Inventory (online edition, v9.5). Website <https://www.rareplants.cnps.org> [accessed 21 June 2024].



APPENDIX E:

United States Department of Agriculture: Natural Resources Conservation Service:
Custom Soil Resource Report



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Placer County, California, Western Part



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
146	Fiddymment loam, 1 to 8 percent slopes	1.6	62.7%
194	Xerofluvents, frequently flooded	0.9	37.3%
Totals for Area of Interest		2.5	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Placer County, California, Western Part

146—Fiddymment loam, 1 to 8 percent slopes

Map Unit Setting

National map unit symbol: hfzq

Elevation: 50 to 280 feet

Mean annual precipitation: 19 inches

Mean annual air temperature: 61 degrees F

Frost-free period: 230 to 300 days

Farmland classification: Not prime farmland

Map Unit Composition

Fiddymment and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Fiddymment

Setting

Landform: Terraces

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from siltstone

Typical profile

H1 - 0 to 12 inches: loam

H2 - 12 to 28 inches: clay loam

H3 - 28 to 35 inches: indurated

H4 - 35 to 39 inches: weathered bedrock

Properties and qualities

Slope: 1 to 8 percent

Depth to restrictive feature: 20 to 35 inches to duripan; 35 to 39 inches to lithic bedrock

Drainage class: Well drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Very low (about 2.7 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: D

Ecological site: R017XY902CA - Duripan Vernal Pools

Hydric soil rating: No

Minor Components

Cometa

Percent of map unit: 5 percent

Hydric soil rating: No

Kaseberg

Percent of map unit: 5 percent

Hydric soil rating: No

San joaquin

Percent of map unit: 3 percent

Hydric soil rating: No

Alamo

Percent of map unit: 2 percent

Landform: Depressions

Hydric soil rating: Yes

194—Xerofluvents, frequently flooded

Map Unit Setting

National map unit symbol: hg18

Elevation: 0 to 1,500 feet

Mean annual precipitation: 14 to 20 inches

Mean annual air temperature: 61 to 64 degrees F

Frost-free period: 250 to 270 days

Farmland classification: Not prime farmland

Map Unit Composition

Xerofluvents, frequently flooded, and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Xerofluvents, Frequently Flooded

Setting

Landform: Drainageways

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium

Typical profile

H1 - 0 to 15 inches: stratified loamy sand to fine sandy loam

H2 - 15 to 37 inches: stratified loamy sand to fine sandy loam to silt loam

H3 - 37 to 55 inches: stratified loam to silty clay loam to clay

Properties and qualities

Slope: 0 to 2 percent

Custom Soil Resource Report

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 1.98 in/hr)

Depth to water table: About 30 to 57 inches

Frequency of flooding: Frequent

Frequency of ponding: None

Calcium carbonate, maximum content: 5 percent

Available water supply, 0 to 60 inches: Moderate (about 8.1 inches)

Interpretive groups

Land capability classification (irrigated): 4w

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: B

Ecological site: R017XY903CA - Stream Channels and Floodplains

Hydric soil rating: Yes

Minor Components

Unnamed

Percent of map unit: 10 percent

Landform: Drainageways

Hydric soil rating: Yes

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Custom Soil Resource Report

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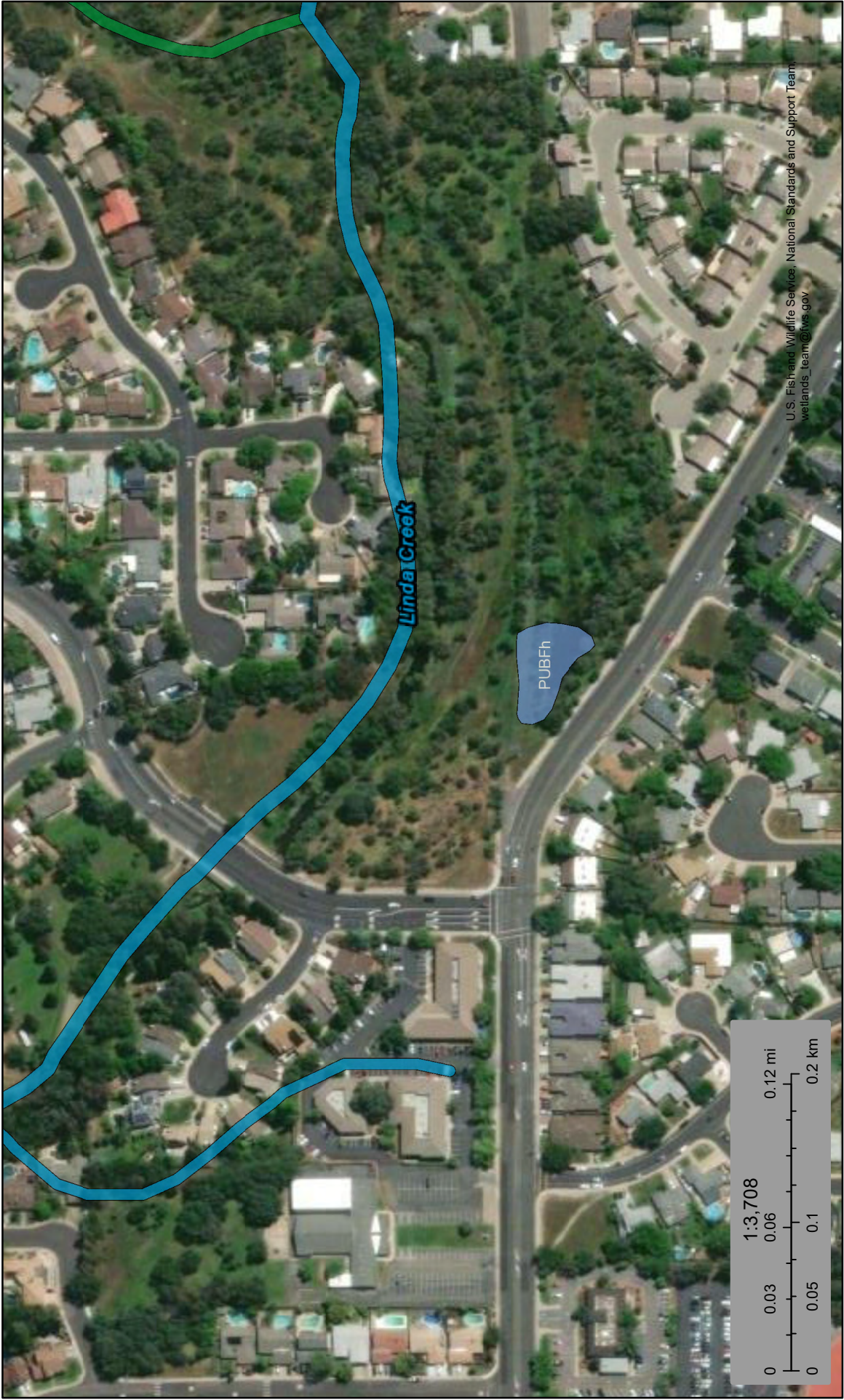
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Corporate Headquarters
1322 E. Shaw Avenue, Suite 400 Fresno, CA, 93710
www.soarhere.com • 559.547.8884

APPENDIX F:

United States Fish and Wildlife Service: National Wetland Inventory Map



June 21, 2024

Wetlands

Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Lake

Other

Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

U.S. Fish and Wildlife Service: National Standards and Support Team: wetlands_team@fws.gov

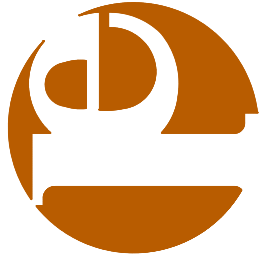
National Wetlands Inventory (NWI)

This page was produced by the NWI mapper



Corporate Headquarters
1322 E. Shaw Avenue, Suite 400 Fresno, CA, 93710
www.soarhere.com • 559.547.8884

APPENDIX G: Project Site Plan



Peabody Engineering
1700 Alhambra Blvd., Suite 102
San Jose, CA 95126
(916) 231-8088 office (916) 231-8086 fax



CLIENT

PROJECT TITLE
Rocky Ridge
Apartments

1995 ROCKY RIDGE DR.
ROSEVILLE
CALIFORNIA

SHEET TITLE

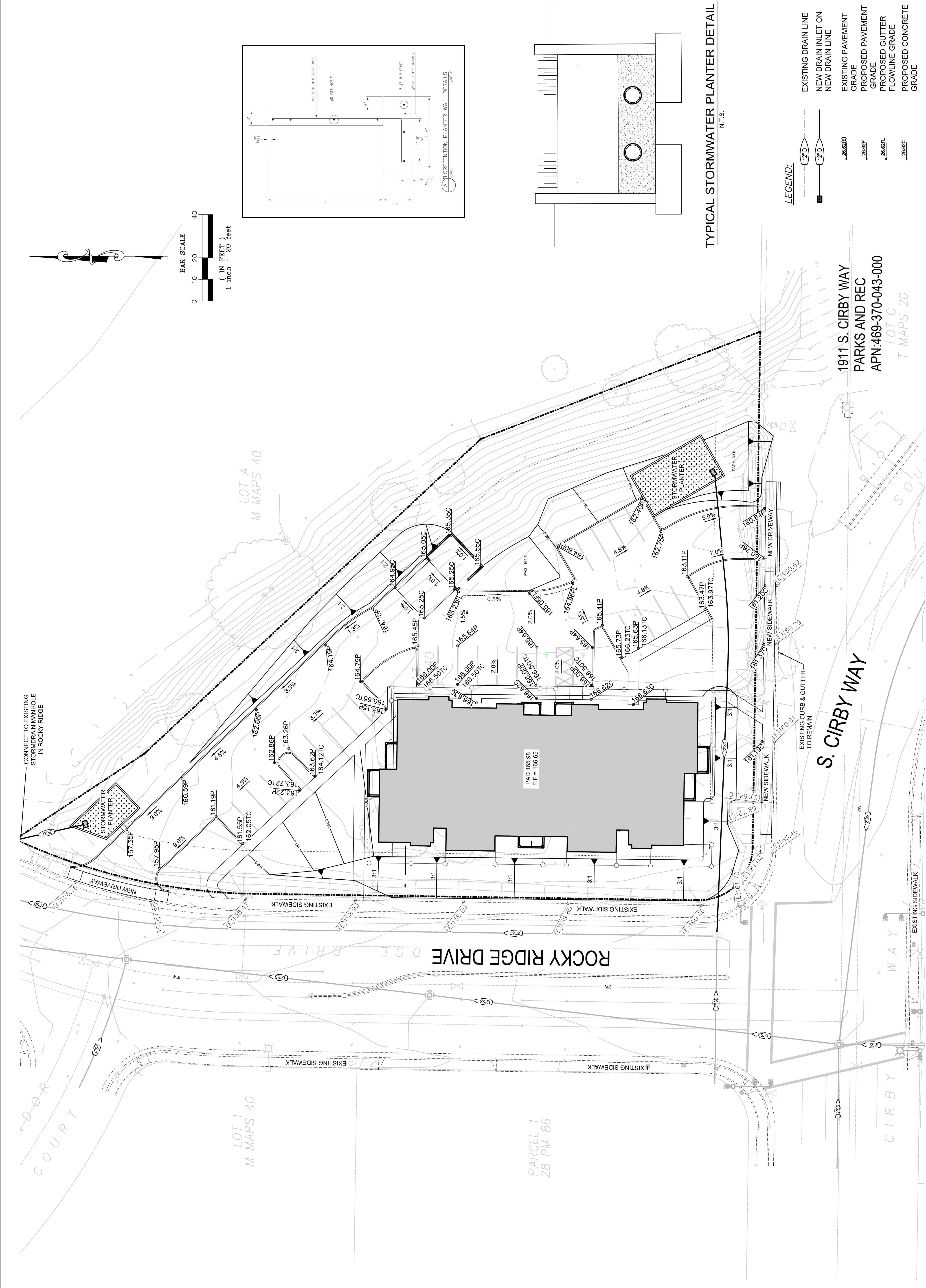
PRELIMINARY
GRADING &
DRAINAGE PLAN

DATE	REVISION

DRAWN/CHK BY: MT / RP
DATE: 9/19/2023
JOB NO.: 0420.006

SHEET NUMBER

G.1



LEGEND:

- EXISTING DRAIN LINE
- NEW DRAIN INLET ON NEW DRAIN LINE
- EXISTING PAVEMENT GRADE
- PROPOSED PAVEMENT GRADE
- PROPOSED GUTTER FLOWLINE GRADE
- PROPOSED CONCRETE GRADE
- PROPOSED CURB&GUTTER
- PROPOSED POURED IN PLACE CURB

TYPICAL STORMWATER PLANTER DETAIL
N.T.S.

1911 S. CIRBY WAY
PARKS AND REC
APN:469-370-043-000
LOT C
T MAPS 20

S. CIRBY WAY

PRELIMINARY GRADING & DRAINAGE PLAN

SCALE: 1"= 20'



Peabody Engineering
1700 Alhambra Blvd., Suite 102
San Jose, CA 95126
(415) 731-8088 office (415) 731-8089 fax



CLIENT

PROJECT TITLE
Rocky Ridge
Apartments

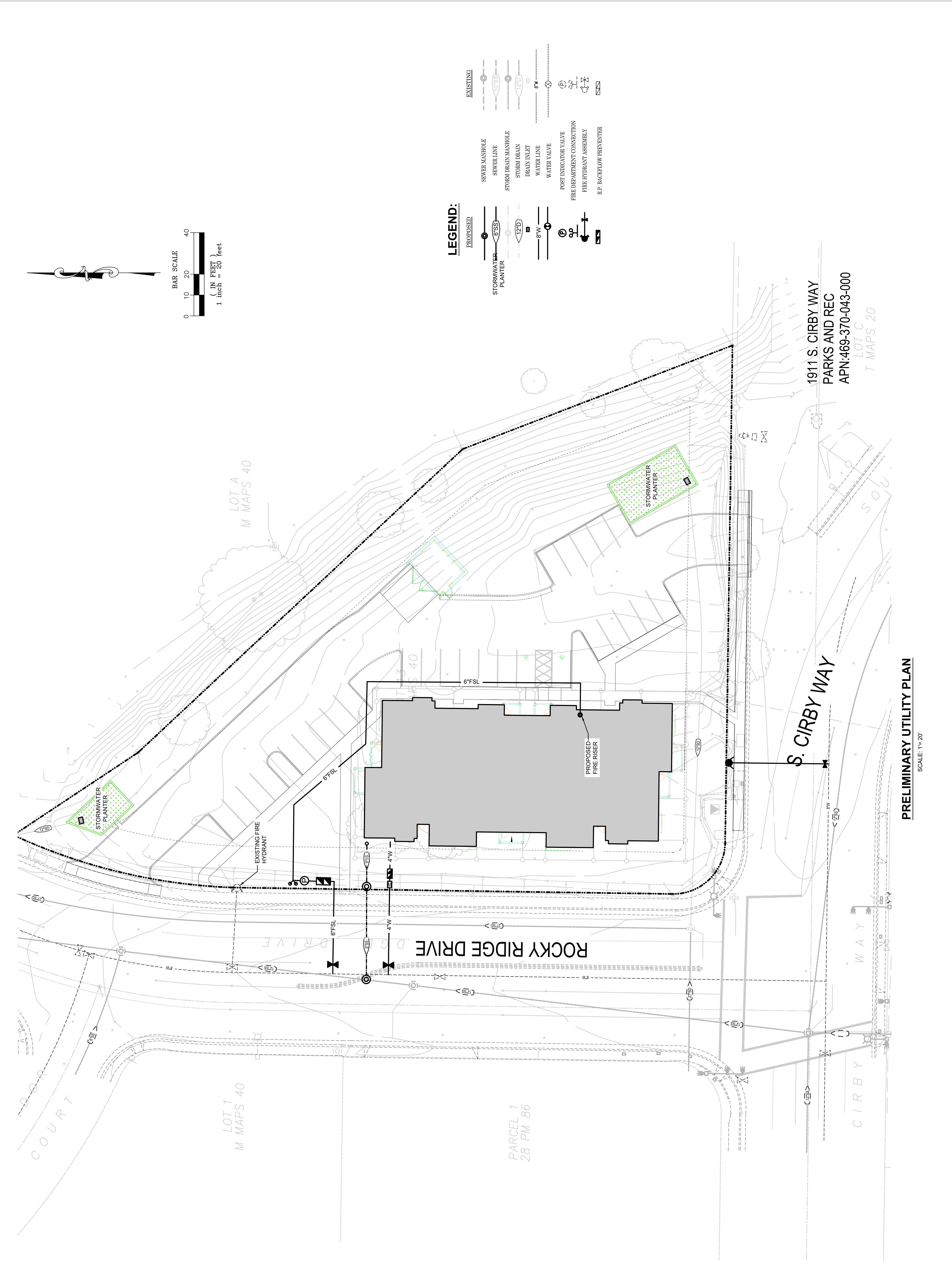
1995 ROCKY RIDGE DR.
ROSEVILLE
CALIFORNIA

SHEET TITLE
PRELIMINARY
UTILITY PLAN

DATE	REVISION	DATE

DRAWN/CHECK BY: MT / RP
DATE: 9/19/2023
JOB NO.: 0420.006
SHEET NUMBER

U.1



PRELIMINARY UTILITY PLAN

SCALE: 1"= 20'

[illegible]

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DATE: AL PROJECT NUMBER:

Nov. 21, 2023 2-232203 AHJ PROJECT NUMBER:



DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS

LOCAL

2715 K STREET, SUITE 200
SACRAMENTO, CA 95816
P: (916) 562-5214
WWW.ARCHITECTSLOCAL.COM

LEGEND - ELEVATIONS

BOARD & BATTEN - MFR. JAMES HARDIE. COLOR: DRIED EUCALYPTUS, FINISH: SMOOTH

HORIZONTAL SIDING - MFR. JAMES HARDIE. COLOR: SLATE STEPS, FINISH: SMOOTH

FIBER CEMENT PANEL - COLOR: ETHEREAL WHITE, FINISH: SMOOTH

FIBER CEMENT PANEL - COLOR: BLISTERY SKY, FINISH: SMOOTH

FIBER CEMENT PANEL - COLOR: ELEPHANT EAR, FINISH: SMOOTH

STANDING SEAM ROOF - MFR. MCLEROY METAL. COLOR: CHARCOAL

ASPHALT COMP. SHINGLE - MFR. TBD. COLOR: CHARCOAL

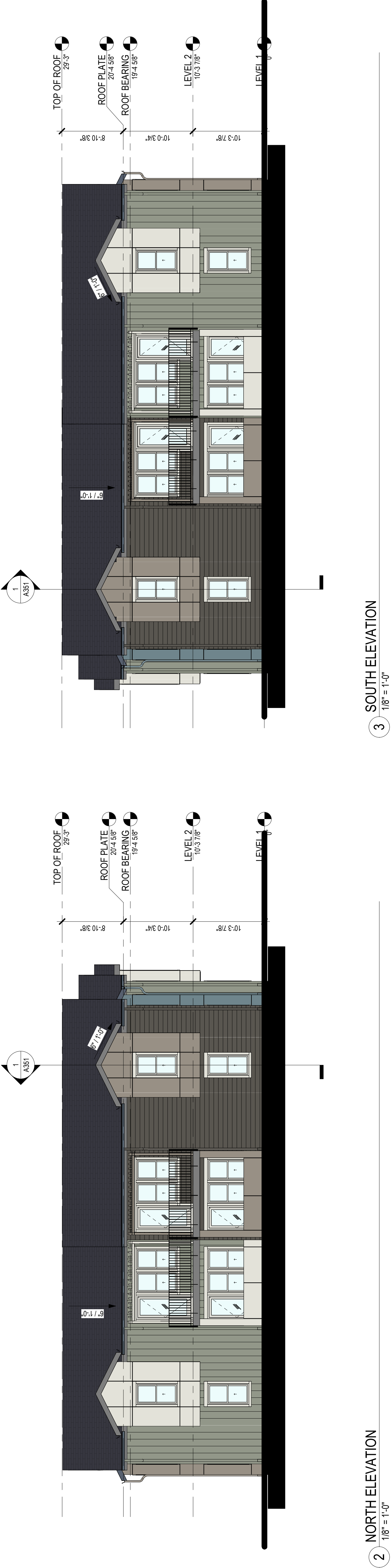
D&S
DEVELOPMENT

1995 ROCKY
RIDGE DRIVE,
ROSEVILLE

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

EXTERIOR
ELEVATIONS

A301



D&S DEVELOPMENT

**1995 ROCKY
RIDGE DRIVE,
ROSEVILLE**

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

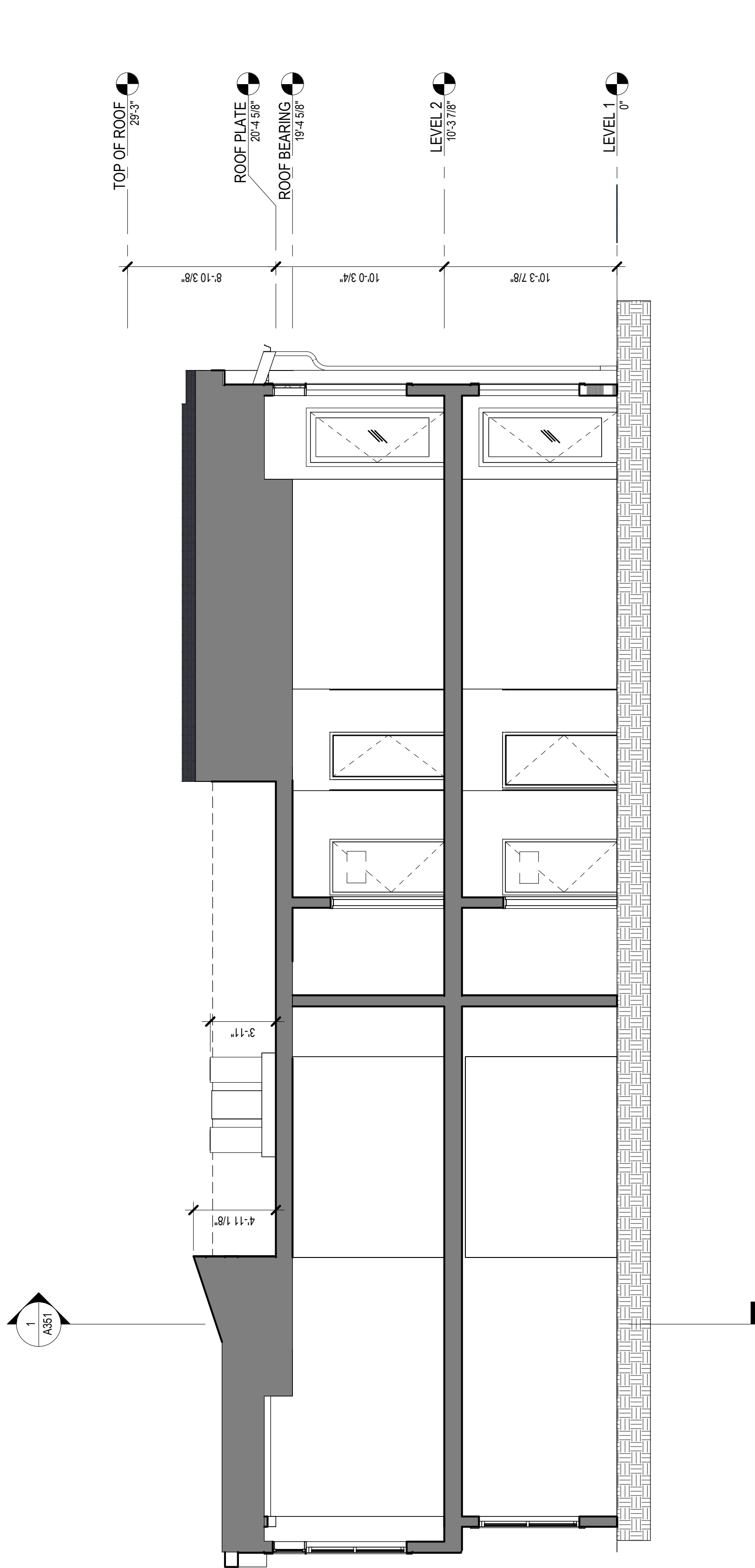
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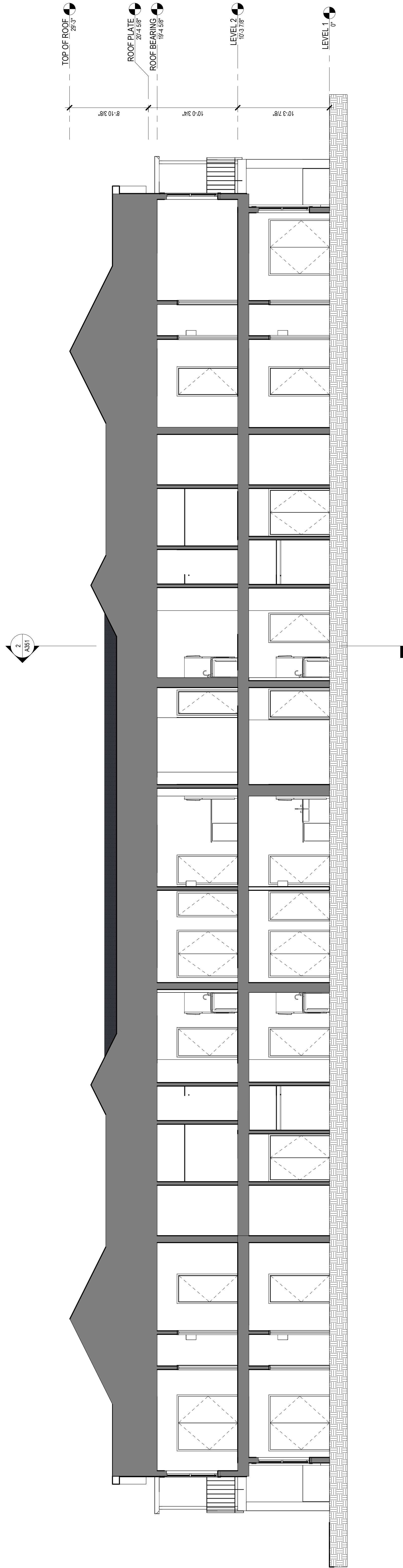
DATE:	Nov. 21, 2023	AL PROJECT NUMBER:	2-232203
		AHJ PROJECT NUMBER:	

BUILDING SECTIONS

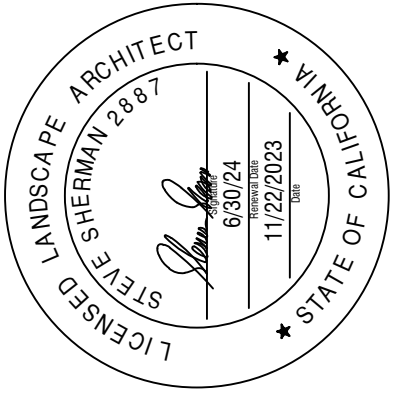
A351



2 BUILDING SECTION B
3/16" = 1'-0"



1 BUILDING SECTION A
3/16" = 1'-0"



D&S

Development

ROCKY RIDGE

APARTMENTS

1995 Rocky Ridge Drive
Roseville, CA 95661

NO.	ISSUANCE/REVISION	DATE
1	ENTITLEMENT	1/22/2023

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DATE:	AL PROJECT NUMBER:
11/18/2023	2-232203
SCALE:	ALU PROJECT NUMBER:

SITE PLAN & PLANT

IMAGES

L-1

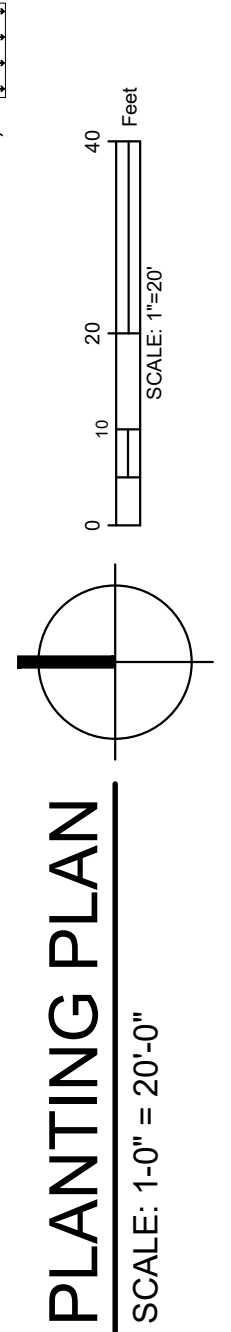
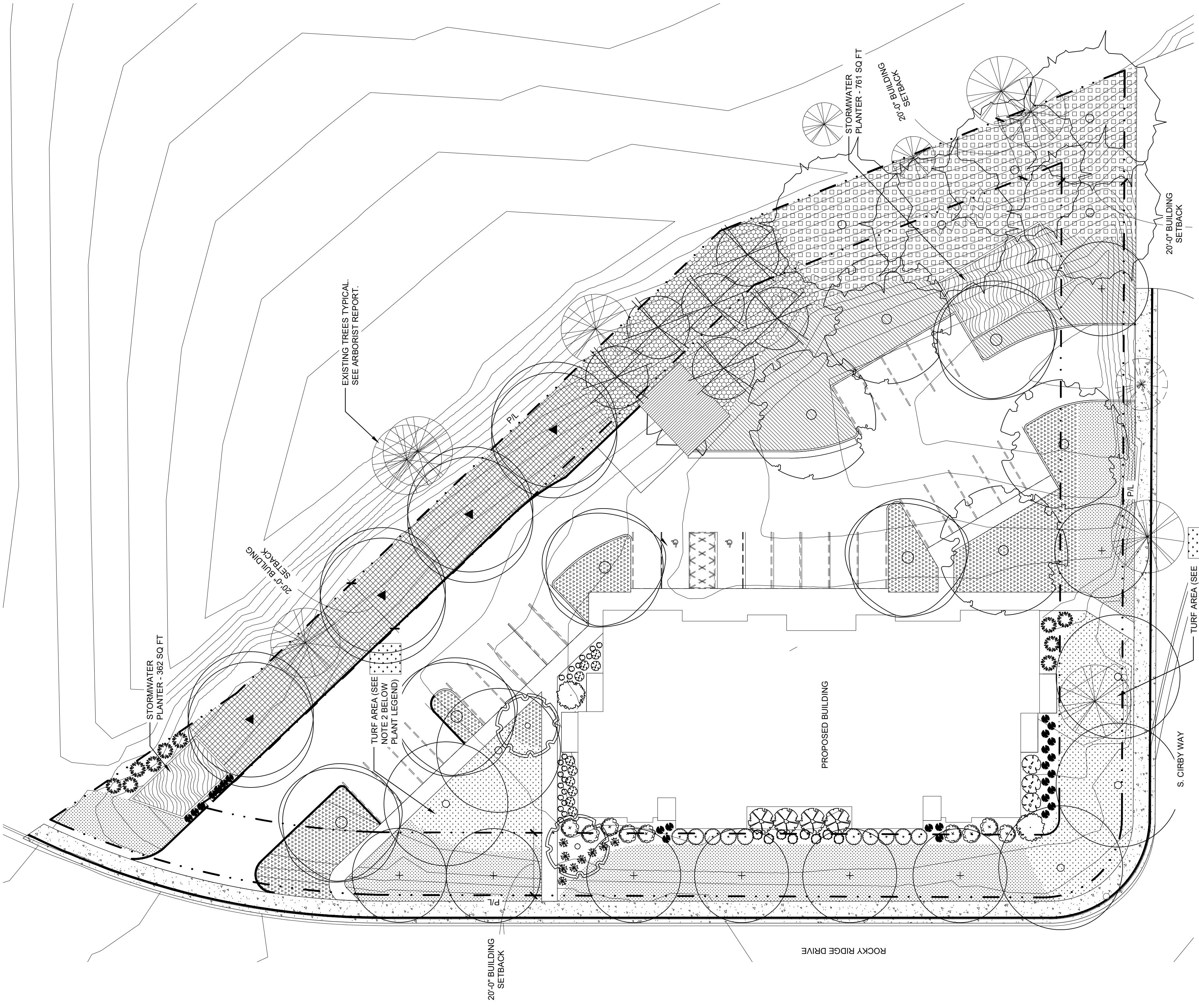


architecture
integration design
3685 Vista Campana N.
Unit 41, Oceanside
CA 92057
760.909.3241

PLANT LEGEND

SYM	COMMON NAME	H2O	BOTANICAL NAME	QTY	SIZE	FORM / FUNCTION	MATURE HEIGHT X WIDTH	NATIVE
TREES								
●	CHINESE PISTACHE	L	PISTACIA CHINENSIS	8	24" BOX	UPRIGHT TREE WITH BRIGHT FALL COLOR - DECID.	30-35' X 20-30'	NON NATIVE
●	SAW LEAF ZELKOVA	M	ZELKOVA SERRATA	5	24" BOX	VASE SHAPED UPRIGHT TREE - DECID.	50-70' X 50-70'	NON NATIVE
●	CALIFORNIA SYCAMORE	M	PLATANUS RACEMOSA	5	24" BOX	LARGE DURABLE TREE	50-80' X 25-50'	CA NATIVE
●	ARTS SEEDLESS DESERT WILLOW	L	CHILIPUS LINEARIS	2	24" BOX	SMALL MULTISTEM TREE WITH PINK FLOWERS - DECID.	25-30' X 25-30'	CA NATIVE
●	CORK OAK	L	QUERCUS SUBER	4	24" BOX	EVERGREEN OAK	40-70' X 30-60'	NON NATIVE
●	VALLEY OAK	L	QUERCUS LOBATA	4	24" BOX	DECIDUOUS OAK	40-90' X 50-90'	CA NATIVE
●	BLUE OAK	VL	QUERCUS DOUGLASSI	5	24" BOX	DECIDUOUS OAK WITH BLUE-GREEN FOLIAGE	30-50' X 40-70'	CA NATIVE
⊗	MAJESTIC BEAUTY FRUITLESS OLIVE	VL	OLEA EUROPAEA MAJESTIC BEAUTY	6	24" BOX	EVERGREEN TREE WITH SILVER-GREEN FOLIAGE	25-30' X 25'	NON NATIVE
SHRUBS								
●	LITTLE JOHN DWARF BOTTLEBRUSH	L	MELALEUCA VIMINALIS LITTLE JOHN	10	5 GAL	DECIDUOUS RED FLOWERING SHRUB	3' X 5'	NON NATIVE
●	SUNSET ROCK ROSE	L	CISTUS X PULVERULENTUS SUNSET	3	5 GAL	DECIDUOUS PINK FLOWERING SHRUB	2-3' X 6-8'	CA NATIVE
●	HOWARD MCINN MANZANITA	L	ARCTOSTAPHYLOS HOWARD MCINN	2	5 GAL	EVERGREEN WHITE/PINK FLOWERING SHRUB	6-10' X 6-10'	CA NATIVE
●	VALLEY VIOLET CALIFORNIA LILAC	L	CEANOTUS MARITIMUS VALLEY VIOLET	9	5 GAL	DECIDUOUS PURPLE FLOWERING SHRUB	2-3' X 4'	CA NATIVE
●	TOYON	L	HETEROMELES ARBUTIFOLIA	4	5 GAL	EVERGREEN SHRUB WITH RED BERRIES	10' X 8'	CA NATIVE
●	FIREPOWER HEAVENLY BAMBOO		NANDINA DOMESTICA FIREPOWER	10	5 GAL	EVERGREEN SHRUB WITH RED FALL FOLIAGE	2-3' X 2-3'	NON NATIVE
●	MUNDI COAST ROSEMARY	L	WESTRINGIA FRUITCOSA MUNDI	112	5 GAL	EVERGREEN WHITE FLOWERING SHRUB	1-2' X 4-6'	NON NATIVE
●	MONTEREY CARPET HOOKERS MANZANITA	L	ARCTOSTAPHYLOS HOOKERI MONTEREY CARPET MANZANITA	101	5 GAL	EVERGREEN PINK/WHITE FLOWERING SHRUB	1' X 6-8'	CA NATIVE
●	CENTENNIAL CALIFORNIA LILAC	L	CEANOTUS CENTENNIAL	45	5 GAL	PURPLE FLOWERING SHRUB	2' X 10-12'	CA NATIVE
●	PIGEON POINT COYOTE BUSH	L	BACCHARIS PILLULARIS	32	5 GAL	MASSING GROUNDCOVER SHRUB	1-2' X 8'	CA NATIVE
●	MYOPORIUM GROUNDCOVER PINK	L	MYOPORIUM PARVIFOLIUM PINK	151	1 GAL	PINK FLOWERING GROUNDCOVER	6-8" X 6-10"	NON NATIVE
PERENNIALS								
●	MEXICAN BUSH SAGE	L	SALVIA LEUCANTHA	10	1 GAL	EVERGREEN PURPLE FLOWERING PLANT	3-4' X 4-6'	NON NATIVE
●	LIPSTICK RED AUTUMN SAGE	L	SALVIA GREGGII LIPSTICK RED	8	1 GAL	RED FLOWERING PERENNIAL	2-3' X 2-3'	SW USA NATIVE
●	PLATINUM BEAUTY LOMANDRA	L	LOMANDRA LONGIFOLIA PLATINUM BEAUTY	26	1 GAL	GREEN AND WHITE TEXTURAL FOLIAGE	3' X 3'	NON NATIVE
●	BOKOVO CRANESBILL	L	GERANIUM X CANTABRIGENSE BOKOVO	20	1 GAL	LOW PINK FLOWERING PLANT	8" X 1-5'	NON NATIVE
●	BRAKELIGHTS RED YUCCA	L	HESPERALOE PARVIFLORA BRAKELIGHTS	9	1 GAL	RED FLOWER WITH TEXTURAL FOLIAGE	2-3' X 2-3'	SW USA NATIVE
●	DEER GRASS, YARROW & FOOHILL BEARDTONGUE MARGARITA BOP	L	MULLENBERGIA RIENS, ACHILLEA MILLEFOLIUM & PENSTEMON MARGARITA BOP	735 245 EACH TYPE	1 GAL	GRASSY TEXTURE AND FLOWERING MIX	2-3' X 2-3' (DEER GRASS), 1-3' X 1-3' (ACHILLEA), & 1-3' X 2' (PENST)	DEER GRASS - CA NATIVE, ACHILLEA - CA NATIVE & PENST - CA NATIVE
●	SOFT RUSH, YARROW & SCARLET MONKEY FLOWER	LIM	JUNCUS EFFUSUS (L), ACHILLEA MILLEFOLIUM (M), & MIMULUS CARDINALIS (M)	126 42 EACH TYPE	1 GAL	GRASSY TEXTURE AND FLOWERING MIX	2' X 4' (JUNCUS), 2-3' X 2-3' (ACHILLEA), & 1-3' X 1-3' (MIMULUS)	JUNCUS - NORTH AMER, ACHILLEA - CA NATIVE & MIMULUS - CA NATIVE

- NOTES:
- 1) ALL SUBSTITUTIONS TO BE COMPARABLE WITH CHARACTERISTICS OF SPECIFIED PLANT SPECIES
 - 2) TOTAL TURF AREA = 3,433 SQ. FT. 10% OF LANDSCAPE AREA IS TURF.
 - 3) SHADE TREES SHALL COVER 50% OF THE TOTAL PARKING AREA WITH TREE CANOPIES WITHIN 15 YEARS OF SECURING BUILDING PERMIT. 5% IS PROVIDED.



PLANTING PLAN

SCALE: 1"=20"

NOT FOR CONSTRUCTION



California Tree and Landscape Consulting, Inc.

359 Nevada Street, #201, Auburn, CA 95614

(530) 745-4086

June 20, 2024

D&S Development
Attn: Sara Lebastchi
1725 Capitol Ave.
Sacramento, CA 95811
(916) 442-4288 x 102
(916) 765-1676
Via Email: sara@dandsdev.com

REVISED¹ PRE-DEVELOPMENT ARBORIST REPORT & TREE INVENTORY

RE: 1995 Rocky Ridge Drive, APN #469-100-013; City of Roseville Jurisdiction

Executive Summary:

Sara Lebastchi of D&S Development, on behalf of the property owner, contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the protected trees on the site or within 25' of development for purposes of evaluating the impacts to the trees from development². The property is within the jurisdiction of the City of Roseville. See Supporting Information Appendix A –Tree Location Map.

Tyler Thomson, ISA Certified Arborist #WE-12751A visited the site on November 13, 2023. A total of 52 trees were evaluated on this property, 1 of which may be offsite, on the east edge of the property. 4 additional offsite trees (one at the northern tip of the property and 3 along the east edge of the property) were noted. Of the trees evaluated, 45 are protected: 6 Blue oaks (*Quercus douglasii*), 2 Interior live oaks (*Quercus wislizeni*), and 37 Valley oaks *Quercus lobata*.

Tree Species	Trees Inventoried	Trees located on the Parcel ³	Protected by Code	Proposed for Removal	Mitigation Inches
Blue oak, <i>Quercus douglasii</i>	6	4	6	4	31
Interior live oak, <i>Quercus wislizeni</i>	2	2	2	1	19.5
Valley oak, <i>Quercus lobata</i>	40	38 (1 may be offsite)	37	35	392.5
0-Dead/666-Unprotected	8	8	0	2	0
Total	56	52 (1 may be offsite)	45	42	443

See Appendices for specific information on each tree and preservation requirements and/or restrictions

¹ This report has been revised to include removal trees. The original report was dated 11/21/2023.

² Plan titled 'Preliminary Demolition Plan, Sheet G.1' dated 4/26/2024.

³ CalTLC is not a licensed land surveyor. Tree ownership was not determined. Conclusions within this report are based on existing fences or other landmarks which may not represent the actual property boundary.

METHODS

Appendix 2 in this report is the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Description will further explain our findings.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture’s best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI’s ArcGIS collector application on an Apple iPhone or Samsung. The data was then processed in ESRI’s ArcMap to produce the tree location map.

Tree Measurements: DBH (diameter breast high) is normally measured at 4’6” (above the average ground height for “Urban Forestry”), but if that varies then the location where it is measured is noted. A steel diameter tape was used to measure the DBH. A Stanley laser distance meter was used to measure distances. Canopy radius measurements may also have been estimated due to obstructions.

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.
Species	The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
DBH	Diameter at breast height is normally measured at 4’6” (above the average ground height for “Urban Forestry”), but if that varies then the location where it is measured is noted in the next column “measured at”
Canopy radius and Protection Zone Area	The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement further defines the radius of the protection zone to be specified on any development plans unless otherwise indicated in the arborist recommendations, Appendix 2.
Critical Root Zone	The radius of the critical root zone is a circle equal to the trunk diameter inches converted to feet and factored by tree age, condition and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition and health.
Arborist Rating	Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

Roseville Rating	Arborist	Rating	
Excellent	Excellent	5	No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect
Good	Good	4	The tree is in good condition and there are no apparent problems that can be seen from a visual ground inspection.
Fair	Fair	3	The tree is in fair condition. There are some minor structural or health problems that pose no immediate risk of death or failure. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated and/or health can be improved.
Fair to Poor	Poor	2	The tree has major problems. If the option is taken to preserve the tree, additional evaluation to identify if health or structure can be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. Additionally, risk should be evaluated as a tree rated 2 may have structural conditions which indicate there is a high likelihood of failure. Trees rated 2 should be removed if these additional evaluations will not be performed.
Poor	Very Poor	1	The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a high risk.
Dead	Dead	0	This indicates the tree has no significant sign of life.

Notes: Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why dbh may have been measured at a location other than the standard 54"). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

Development Restrictions/Actions Recommended actions to increase health and longevity.

Development Impacts Projected development impacts are based solely on distance relationships between tree location and grading. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and requirements can result in a higher chance of survival, while requirements that are overlooked can result in a dramatically lower chance of survival. Impacts are measured as follows:

Impact Term:

Long Term Result of Impact:

Negligible

Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.

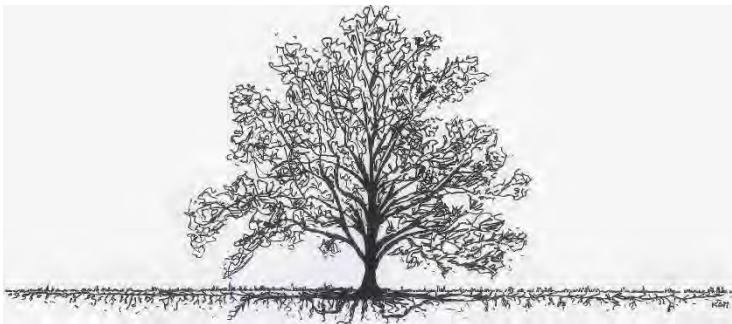
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

Discussion

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience and the City ordinance requirements to enhance tree longevity. This requires their root zones remain intact and viable despite the use of heavy equipment to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil can have serious consequences for tree health. Tree Protection measures should be incorporated into the site plans in order to protect the trees.

Root Structure

The majority of a tree’s roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6” to 3’ of soil. It is a common misconception that a tree underground resembles the canopy. The correct root structure of a tree is in the drawing below. All plants’ roots need both water and air for survival. Poor canopy development or canopy decline in mature trees after development is often the result of inadequate root space and/or soil compaction.



The reality of where roots are generally located

Our native oak trees are easily damaged or killed by having the soil within the Protected Root Zone (PRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don’t be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies: These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

Arborists: Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: asca-consultants.org

RECOMMENDATIONS: Summary of Tree Protection Measures for Site Planning

The Owner and/or Developer should ensure the project arborist's protection measures are incorporated into the site plans and followed. Tree specific protection measures can be found in Appendix 2 – Tree Information Data.

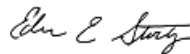
- **The stumps of the trees to be removed that are within the root zone of the City trees shall be removed using a backhoe or other piece of grading equipment only with supervision by the project arborist.** Roots from the other nearby trees may have intertwined and will be required to be severed and cut clean during the removal process. Pulling on the stumps with equipment will likely result in the lifting of the asphalt in the parking areas on the adjacent parcels.
- Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site or in the access path. The Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist.
- Clearly designate an area on the site outside the drip line of all trees on the adjacent parcels where construction materials may be stored and parking can take place. No materials or parking shall take place within the root zones of trees to be retained.
- Sewer line installation and trenching inside the root protection zone of trees to remain on the site shall be directly supervised by the project arborist. A hydraulic or air spade may be required for digging and placement of pipes underneath the roots, or boring of deeper trenches underneath the roots.
- Follow all of the General Development Guidelines, Appendix 3, for all trees not identified as requiring special preservation measures in the summary and in Appendix 2.

Report Prepared by:



Caroline Nicholas
Arborist Assistant

Project Arborist:



Edwin E. Stirtz
Consulting Arborist
ISA Certified Arborist #WE-0510A, TRAQ

Appendix 1A – Tree Location Map

Appendix 1B – Preliminary Demolition Plan

Appendix 2 – Tree Data and Tree Specific Recommendations

Appendix 3 – General Development Guidelines

Appendix 4 – Site Photographs

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- International Society of Arboriculture. (2015). *Glossary of Arboricultural Terms*. Champaign: International Society of Arboriculture.
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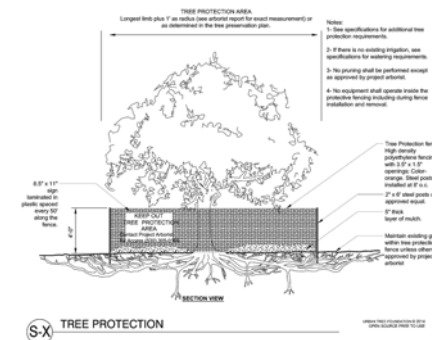


California Tree & Landscape Consulting, Inc.

359 Nevada Street, Suite 201
Auburn, CA 95603

Tree Protection General Requirements

1. The project arborist for this project is California Tree & Landscape Consulting. The primary contact information is R. Cory Kinley (916) 955-6162. The project arborist may continue to provide expertise and make additional recommendations during the construction process if and when additional impacts occur or tree response is poor. Monitoring and construction oversight by the project arborist is recommended for all projects and required when a final letter of assessment is required by the jurisdiction.
2. The project arborist should inspect the exclusionary root protection fencing installed by the contractor prior to any grading and/or grubbing for compliance with the recommended protection zones. Additionally, the project arborist shall inspect the fencing at the onset of each phase of construction. The protection zone for trees is specified as the 'canopy radius' in Appendix 2 unless otherwise specified in the preservation requirements. The location of the tree protection fencing shall be depicted on the plans pursuant to the arborist recommendations. Note 'drip line' is not an acceptable location for installation of tree protection fencing.
3. The project arborist should directly supervise any clearance pruning, irrigation, fertilization, placement of mulch and/or chemical treatments. If clearance pruning is required, the Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist. Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site.
4. No trunk within the root protection zone of any trees shall be removed using a backhoe or other piece of grading equipment.
5. Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
6. Any and all work to be performed inside the protected root zone fencing, including all grading and utility trenching, shall be approved and/or supervised by the project arborist.
7. Trenching, if required, inside the protected root zone shall be approved and/or supervised by the project arborist and may be required to be by a hydraulic or air spade, placing pipes underneath the roots, or placing deeper trenches underneath the roots.



TREE INVENTORY MAP

>Tree locat bns are approximate and were collected using apple IOS products.
>Property line informat bn was downloaded from Placer County on 11/20/2023.

Legend	
Arborist Rating...	Protect...
0-Dead	Canopy
1-Extreme structure or health problems...	
2-Major structure or health problems...	
3-Minor Problems...	
4-No Apparent Problems...	
5-Excellent...	
▲ Unprotected	



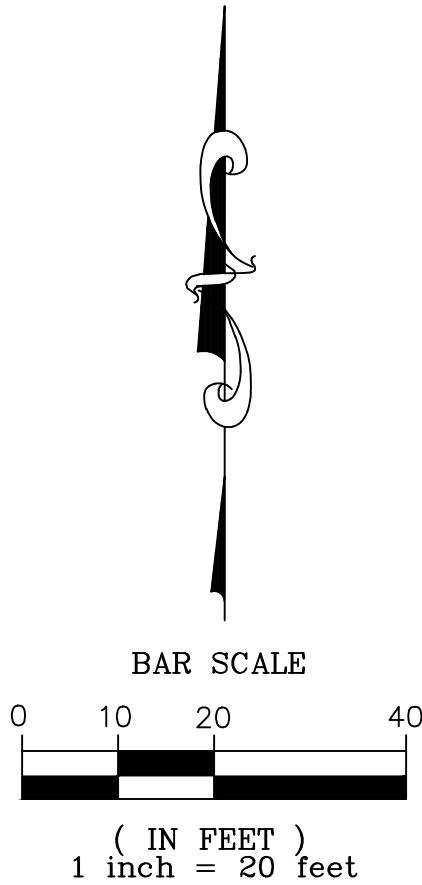
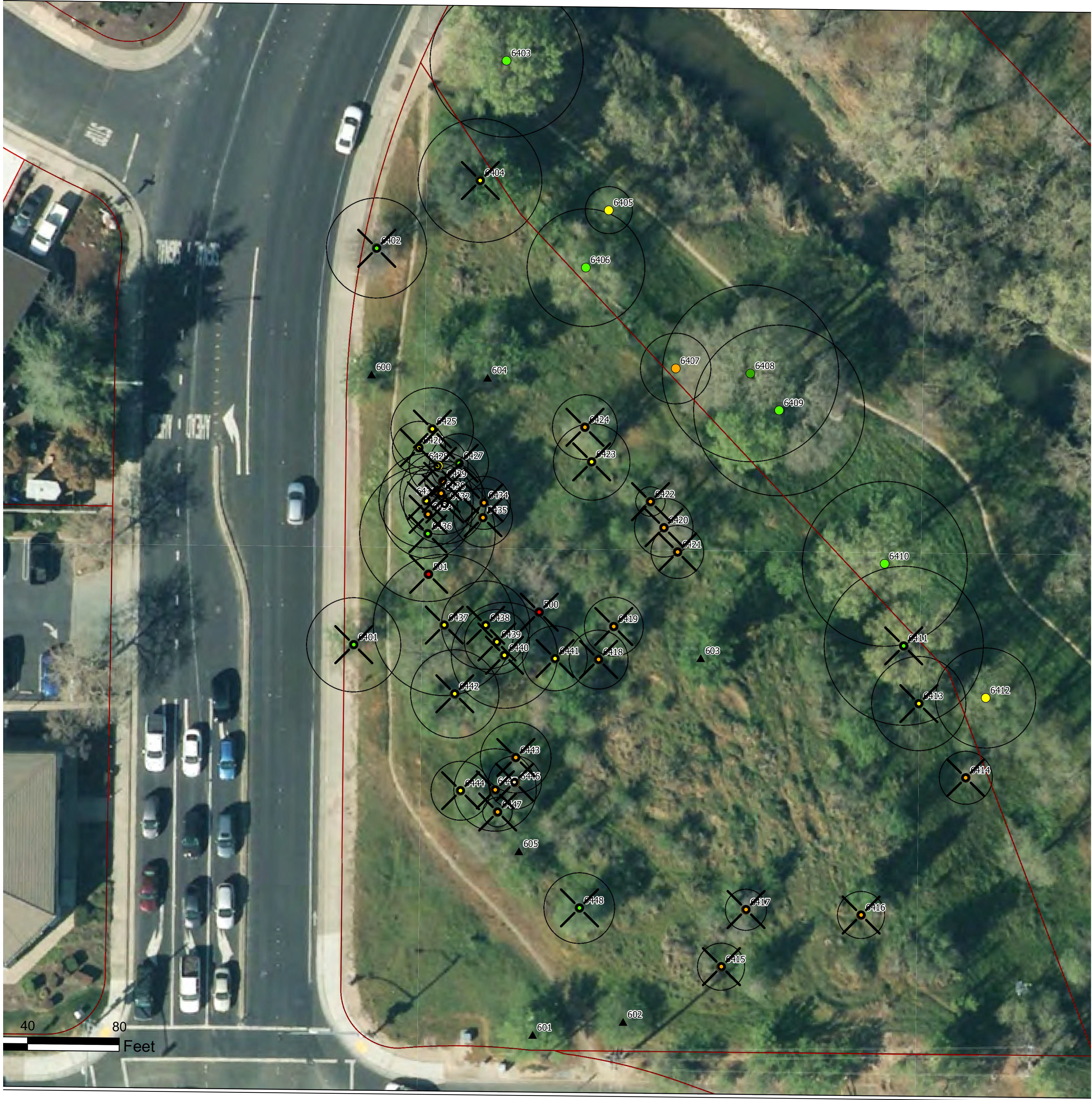
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PLAC, Rocky Ridge

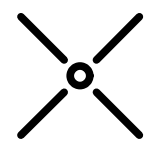
1995 Rocky Ridge
Roseville, Placer County, CA

Prepared For: D&S Development

Date: 11/20/2023



LEGEND:

 REMOVE EXISTING TREE

PRELIMINARY DEMOLITION PLAN
SCALE: 1"= 20'



CLIENT

PROJECT TITLE
Rocky Ridge
Apartments

1995 ROCKY RIDGE DR.
ROSEVILLE
CALIFORNIA

SHEET TITLE

**PRELIMINARY
DEMOLITION PLAN**

DATE	REVISION	DATE

DRAWN/CHK BY: MT / RP
DATE: 4/26/2024
JOB NO.: 0420.006
SHEET NUMBER

G.1

APPENDIX 2 – TREE DATA

Tag #	Old Tag #	Protected by Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	City of Roseville Rating	Notes	Development Status
500		No		Valley oak	<i>Quercus lobata</i>	14		54		0-Dead		standing dead, 90% intact.	Proposed for removal
501		No		Valley oak	<i>Quercus lobata</i>	11		54		0-Dead		standing dead, 95% intact.	Proposed for removal
600		No		Almond	<i>Prunus dulcis</i>			54		666-Unprotected			
601		No		Almond	<i>Prunus dulcis</i>	10		6		666-Unprotected			
602		No		Almond	<i>Prunus dulcis</i>			6		666-Unprotected		cut stump, many small sprouts.	
603		No		Almond	<i>Prunus dulcis</i>			54		666-Unprotected		large decayed stump 3 feet high with small diameter sprouts.	
604		No		Almond	<i>Prunus dulcis</i>			54		666-Unprotected		large decayed stump with small diameter sprouts.	
605		No		Almond	<i>Prunus dulcis</i>			54		666-Unprotected		80% dead. stump with mature sprouts.	
6401		Yes		Valley oak	<i>Quercus lobata</i>	10		54	16	3-Minor Problems	Fair	partially buried flare, 1.5 feet from sidewalk. signs of sidewalk beginning to lift. codominant at 5 feet, fair connection. fair crown balance and density.	Proposed for removal
6402		Yes		Valley oak	<i>Quercus lobata</i>	15		15	17	3-Minor Problems	Fair	partially buried flare, 6 feet from sidewalk. signs of sidewalk beginning to lift. codominant at 2 feet, crowded connection with included bark. fair crown balance and density. low small lateral branches.	Proposed for removal
6403		Yes	Yes	Valley oak	<i>Quercus lobata</i>	21.5		12	26	3-Minor Problems	Fair	fair base on top of slope leading to drainage. fair crown balance and density. south canopy branches overlap property line by approximately 6 feet.	

Tag #	Old Tag #	Protected by Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	City of Roseville Rating	Notes	Development Status
6404		Yes		Interior live oak	<i>Quercus wislizeni</i>	19.5	10, 9.5	54	21	2-Major Structure or health problems	Fair to Poor	swollen codominant base grafted against adjacent almond trees base. both stems lean heavy south and west, lean low. healthy foliage.	Proposed for removal
6405		Yes		Valley oak	<i>Quercus lobata</i>	11.5	4, 4, 3.5	54	8	2-Major Structure or health problems	Fair to Poor	swollen base with staining, multi-stem with poor attachments, on slope. crowded stems. fair foliage health.	
6406		Yes		Valley oak	<i>Quercus lobata</i>	17.5		12	20	3-Minor Problems	Fair	fair flare. codominant at 2 feet with swollen/elevated inclusion. moderate small branch die-back throughout canopy. fair canopy balance and density.	
6407		Yes		Interior live oak	<i>Quercus wislizeni</i>	9.5		6	12	1-Extreme Structure or Health Problems	Poor	severe/extensive internal decay and dead bark on base and stems. unbalanced base on slope. good foliage health.	
6408	4	Yes	Yes	Blue oak	<i>Quercus douglasii</i>	25		54	30	4-No Apparent Problems	Good	good base, structure and vigor. low branches southwest overlap property line by approximately 20 feet.	
6409	3	Yes	Yes	Blue oak	<i>Quercus douglasii</i>	43	23, 20	54	29	3-Minor Problems	Fair	fair base, structure and vigor. low branches south overlap property line by approximately 25 feet. both stems lean moderately east.	
6410	2	Yes	Unknown	Valley oak	<i>Quercus lobata</i>	19.5		54	28	3-Minor Problems	Fair	base close to property line, if i had to guess id say its 3 feet north, offsite. slightly buried flare. codominant at 11 feet, fair connection. minor small branch die-back throughout canopy. fair crown balance and density. branches overlap property line by approximately 25 feet.	
6411	1	Yes		Valley oak	<i>Quercus lobata</i>	14.5		54	27	3-Minor Problems	Fair	fair flare. codominant at 8 feet, fair connection. south codominant stem	Proposed for removal

Tag #	Old Tag #	Protected by Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	City of Roseville Rating	Notes	Development Status
												leans heavy south. small branch die-back throughout canopy. fair vigor.	
6412		Yes	Yes	Valley oak	<i>Quercus lobata</i>	8.5		54	17	2-Major Structure or health problems	Fair to Poor	slightly swollen base. high amount of branch die-back throughout, high amount of epicormic sprouts. sparse foliage. low vigor. branches overlap property line by approximately 13 feet.	
6413		Yes		Valley oak	<i>Quercus lobata</i>	6		54	16	2-Major Structure or health problems	Fair to Poor	mostly closed vertical wound in south base with visible frass. high amount of dead main branches. epicormic sprouts. unbalanced canopy southeast, poor understory structure.	Proposed for removal
6414		Yes		Valley oak	<i>Quercus lobata</i>	6		54	9	1-Extreme Structure or Health Problems	Poor	extensive/severe internal decay and dead bark throughout entire tree. sparse foliage. low vigor.	Proposed for removal
6415		Yes		Valley oak	<i>Quercus lobata</i>	6.5		54	8	1-Extreme Structure or Health Problems	Poor	extensive bark decay throughout entire tree, crumbling dead bark with staining throughout, bark disease? low vigor.	Proposed for removal
6416		Yes		Valley oak	<i>Quercus lobata</i>	13.5	5.5, 4.5, 3.5	54	8	1-Extreme Structure or Health Problems	Poor	multi-stem at grade, heavy debris, base not visible. crowded unbalanced stems. short intranodal growth and miniaturized foliage. poor structure and vigor.	Proposed for removal
6417		Yes		Valley oak	<i>Quercus lobata</i>	13	7, 6	54	7	1-Extreme Structure or Health Problems	Poor	codominant at grade, swollen bases. severe branch die-back. poor structure. low vigor.	Proposed for removal
6418		Yes		Blue oak	<i>Quercus douglasii</i>	7		54	10	1-Extreme Structure or Health Problems	Poor	50% dead bark on base and lower trunk. severe/extensive internal decay east. 60% dead branches. sparse miniaturized foliage. low vigor.	Proposed for removal

Tag #	Old Tag #	Protected by Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	City of Roseville Rating	Notes	Development Status
6419		Yes		Valley oak	<i>Quercus lobata</i>	7.5		10	10	1-Extreme Structure or Health Problems	Poor	60% dead bark on base and lower trunk. severe/extensive internal decay south. multi-stem at 2 feet, weak attachments. miniaturized foliage. low vigor.	Proposed for removal
6420		Yes		Valley oak	<i>Quercus lobata</i>	11		12	10	1-Extreme Structure or Health Problems	Poor	buried flare. swollen codominant union at 2 feet. west codominant stem completely dead, still standing. east codominant stem has severe bark and internal decay. sparse foliage, severe branch die-back. low vigor.	Proposed for removal
6421		Yes		Valley oak	<i>Quercus lobata</i>	6		54	9	1-Extreme Structure or Health Problems	Poor	dead 4 inch lower stem northwest. 50% dead bark around base and trunk. severe branch die-back throughout. low vigor.	Proposed for removal
6422		Yes		Valley oak	<i>Quercus lobata</i>	10		3	5	1-Extreme Structure or Health Problems	Poor	85% dead. severe/extensive decay throughout. low vigor.	Proposed for removal
6423		Yes		Valley oak	<i>Quercus lobata</i>	13		3	13	2-Major Structure or health problems	Fair to Poor	buried flare. severely crowded multi-stem union at 1.5 feet. short intranodal growth, miniaturized foliage. low vigor.	Proposed for removal
6424		Yes		Valley oak	<i>Quercus lobata</i>	12	4.5, 4, 3.5	54	11	1-Extreme Structure or Health Problems	Poor	multi-stem at grade, possible weak connections. moderate bark decay in middle stem. top half dead north stem. severe branch die-back throughout. low vigor.	Proposed for removal
6425		Yes		Valley oak	<i>Quercus lobata</i>	26	6, 6, 6, 4, 4	54	14	2-Major Structure or health problems	Fair to Poor	crowded multi-stem union at grade, weak attachments. crowded unbalanced primary stems. epicormic sprouts. small branch die-back throughout. fair/low vigor.	Proposed for removal
6426		Yes		Blue oak	<i>Quercus douglasii</i>	6.5		12	9	2-Major Structure or	Fair to Poor	codominant at 2 feet, severe inclusion, open bark and staining. poor	Proposed for removal

Tag #	Old Tag #	Protected by Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	City of Roseville Rating	Notes	Development Status
										health problems		understory structure, leans southwest. sparse/small foliage. high branch die-back throughout.	
6427		Yes		Valley oak	<i>Quercus lobata</i>	6		48	10	3-Minor Problems	Fair	fair base, structure and vigor. leans slightly northeast. dead small lower branches.	Proposed for removal
6428		Yes		Valley oak	<i>Quercus lobata</i>	10	6.5, 3.5	6	10	2-Major Structure or health problems	Fair to Poor	codominant at grade, crowded stems. unbalanced canopy northwest. sparse foliage. low vigor.	Proposed for removal
6429		Yes		Valley oak	<i>Quercus lobata</i>	7		6	6	1-Extreme Structure or Health Problems	Poor	severe branch die-back, 75% dead throughout. low vigor.	Proposed for removal
6430		Yes		Valley oak	<i>Quercus lobata</i>	12	6, 6	12	14	1-Extreme Structure or Health Problems	Poor	crowded/swollen codominant union at grade. swollen lower trunks with decayed open wounds. east codominant stem 80% dead. west codominant stem leans heavy. low vigor.	Proposed for removal
6431		Yes		Valley oak	<i>Quercus lobata</i>	10.5		30	16	2-Major Structure or health problems	Fair to Poor	swollen base with closed large wound south. codominant at 3.5 feet, crowded stems with included bark. moderate/severe small branch die-back throughout. epicormic sprouts. fair/low vigor.	Proposed for removal
6432		No		Valley oak	<i>Quercus lobata</i>	8.5	5, 3.5	54	14	1-Extreme Structure or Health Problems	Poor	codominant at 1 foot, severely unbalanced codominant stems, weakly attached, open cavity in union. unbalanced stems east. low vigor.	Proposed for removal
6433		No		Valley oak	<i>Quercus lobata</i>	8.5	4.5, 4	54	15	1-Extreme Structure or Health Problems	Poor	severely swollen base. codominant at 1 foot, severely unbalanced codominant stems, weakly attached. unbalanced stems northwest, understory structure. low vigor.	Proposed for removal

Tag #	Old Tag #	Protected by Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	City of Roseville Rating	Notes	Development Status
6434		Yes		Valley oak	<i>Quercus lobata</i>	6.5		12	9	1-Extreme Structure or Health Problems	Poor	codominant at 2 feet, severe inclusion. northwest codominant stem 80% dead. south stem 60% dead. low vigor.	Proposed for removal
6435		Yes		Valley oak	<i>Quercus lobata</i>	6		54	10	1-Extreme Structure or Health Problems	Poor	swollen base with severe bark and internal decay, open cavity east. dead lower south stem along grade. fair upper canopy structure. miniaturized foliage. low vigor.	Proposed for removal
6436		Yes		Valley oak	<i>Quercus lobata</i>	13		54	23	3-Minor Problems	Fair	fair base, structure and vigor. moderate small lateral branch die-back mostly in east canopy.	Proposed for removal
6437		Yes		Valley oak	<i>Quercus lobata</i>	26.5	13.5, 13	54	24	2-Major Structure or health problems	Fair to Poor	codominant at 1 foot, fair attachment. fair branching and crown balance. low crown density with severe small branch die-back. low vigor.	Proposed for removal
6438		Yes		Valley oak	<i>Quercus lobata</i>	10		10	15	2-Major Structure or health problems	Fair to Poor	dead 6 inch stem at grade north. swollen lower trunk south at 1 foot. weak stem attachments with included bark. small branch die-back throughout.	Proposed for removal
6439		Yes		Blue oak	<i>Quercus douglasii</i>	8		12	11	2-Major Structure or health problems	Fair to Poor	swollen base, multiple small dead branches. codominant at 3 feet, crowded stems. sparse miniaturized foliage. low vigor.	Proposed for removal
6440		Yes		Valley oak	<i>Quercus lobata</i>	12		54	18	2-Major Structure or health problems	Fair to Poor	fair base. codominant at 8 feet. severe branch die-back throughout. low vigor.	Proposed for removal
6441		Yes		Blue oak	<i>Quercus douglasii</i>	9.5		3	11	2-Major Structure or health problems	Fair to Poor	severe bark and internal decay throughout base and stems. high amount of small branch die-back. sparse foliage. low vigor.	Proposed for removal
6442		Yes		Valley oak	<i>Quercus lobata</i>	15		6	15	2-Major Structure or	Fair to Poor	severely swollen lower trunk with crowded unbalanced stem	Proposed for removal

Tag #	Old Tag #	Protected by Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	City of Roseville Rating	Notes	Development Status
										health problems		attachments, bark decay, weak attachments. crowded branches and stems. moderate small branch die-back. fair/low vigor.	
6443		Yes		Valley oak	<i>Quercus lobata</i>	7		54	12	1-Extreme Structure or Health Problems	Poor	open 5 inch cavity in base east. severe bark decay throughout trunk and stems. severely unbalanced canopy south, 90 degree bend with severe decay, at risk of failure. low vigor.	Proposed for removal
6444		Yes		Valley oak	<i>Quercus lobata</i>	12		10	10	2-Major Structure or health problems	Fair to Poor	multi-stem at 2 feet, fair connections. sparse foliage, severe small branch die-back throughout. low vigor.	Proposed for removal
6445		Yes		Valley oak	<i>Quercus lobata</i>	12	6, 6	10	14	1-Extreme Structure or Health Problems	Poor	severely swollen codominant union at 2 feet, severely unbalanced codominant stems, 90 degree bends. high amount of epicormic sprouts on trunks. severe small branch die-back throughout. low vigor.	Proposed for removal
6446		No		Valley oak	<i>Quercus lobata</i>	8.5	4.5, 4	10	9	1-Extreme Structure or Health Problems	Poor	codominant at grade, severe bark decay. high amount of epicormic sprouts on stems. moderate/severe branch die-back throughout. low vigor.	Proposed for removal
6447		Yes		Valley oak	<i>Quercus lobata</i>	18	11, 7	6	5	1-Extreme Structure or Health Problems	Poor	codominant at grade, severe bark decay throughout. 11 dbh codominant stem completely dead. tree 95% dead.	Proposed for removal
6448		Yes		Valley oak	<i>Quercus lobata</i>	13.5		12	12	3-Minor Problems	Fair	fair base. crowded multi-stem union at 2 feet. fair crown balance and density. short intranodal growth, stunted short tree. small low branches all directions.	Proposed for removal

APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 10'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6’.

In areas of intense impact, a 6’ chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3’ of the construction area, place 2” by 4” boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.⁴

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of “preserved” roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼” to ½” of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the

⁴ International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

health of impacted trees, and make recommendations as to irrigation or other needs. After construction is complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

APPENDIX 4 – SITE PHOTOGRAPHS by Tyler Thomson, November 13, 2023



Photo #1, Shows Tree #6401, 1.5 feet from sidewalk



Photo #2, Shows Tree #6402, 6 feet from sidewalk



Photo #3, Shows offsite Trees #6409 & #6408, from left to right, and approximate property line



Photo #4, Shows Trees #6418 & #6419, from left to right



Photo #5, Shows Tree #6419, with dead bark and severe/ extensive internal decay



Photo #6, Shows Tree #6420, with dead codominant stem and sparse foliage



Photo #7, Shows Tree #6423, with severely crowded multi-stem union at 1.5 feet



Photo #8, Shows Tree #6437



Photo #9, Shows Trees #6431 & #6432, from left to right



Photo #10, Shows Tree #6442, with crowded unbalanced stem attachments and bark decay



Photo #11, Shows Trees #6443, #6446, #6445 & #6444, from left to right



Environmental Noise Assessment

Rocky Ridge Apartments

City of Roseville, California

June 14, 2024

Project #240505

Prepared for:



D&S Development

1725 Capital Avenue

Sacramento, California 95811

Prepared by:

Saxelby Acoustics LLC

Luke Saxelby, INCE Bd. Cert.

Principal Consultant

Board Certified, Institute of Noise Control Engineering (INCE)



(916) 760-8821
www.SaxNoise.com | Luke@SaxNoise.com
915 Highland Pointe Drive, Suite 250
Roseville, CA 95678

INTRODUCTION

The Rocky Ridge Apartments Project is located in the City of Roseville, California. The proposed project consists of the construction of a single 18-unit apartment building. Single family residential uses are located around the project site. The purpose of this analysis is to predict the noise generation associated with these uses and to achieve compliance with the applicable City of Roseville noise level standards.

Figure 1 shows the project site plan. **Figure 2** shows an aerial photo of the project site and noise measurement locations.

ENVIRONMENTAL SETTING

BACKGROUND INFORMATION ON NOISE

Fundamentals of Acoustics

Acoustics is the science of sound. Sound may be thought of as mechanical energy of a vibrating object transmitted by pressure waves through a medium to human (or animal) ears. If the pressure variations occur frequently enough (at least 20 times per second), then they can be heard and are called sound. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second or Hertz (Hz).

Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected or undesired, and may therefore be classified as a more specific group of sounds. Perceptions of sound and noise are highly subjective from person to person.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals), as a point of reference, defined as 0 dB. Other sound pressures are then compared to this reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB, and changes in levels (dB) correspond closely to human perception of relative loudness.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by A-weighted sound levels. There is a strong correlation between A-weighted sound levels (expressed as dBA) and the way the human ear perceives sound. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels, but are expressed as dB, unless otherwise noted.



Rocky Ridge Apartments

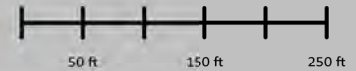
City of Rocklin, California

Figure 2

Noise Measurement Sites

Legend

- Project Site
- ▲ Noise Measurement Site - Long Term



Projection: Mercator / GOOGLE / meters
Rev. Date: 06/05/2024



The decibel scale is logarithmic, not linear. In other words, two sound levels 10-dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted, an increase of 10-dBA is generally perceived as a doubling in loudness. For example, a 70-dBA sound is half as loud as an 80-dBA sound, and twice as loud as a 60 dBA sound.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment. A common statistical tool is the average, or equivalent, sound level (L_{eq}), which corresponds to a steady-state A-weighted sound level containing the same total energy as a time varying signal over a given time period (usually one hour). The L_{eq} is the foundation of the composite noise descriptor, L_{dn} , and shows very good correlation with community response to noise.

The day/night average level (L_{dn}) is based upon the average noise level over a 24-hour day, with a +10-decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment.

Table 1 lists several examples of the noise levels associated with common situations. **Appendix A** provides a summary of acoustical terms used in this report.

TABLE 1: TYPICAL NOISE LEVELS

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	--110--	Rock Band
Jet Fly-over at 300 m (1,000 ft.)	--100--	
Gas Lawn Mower at 1 m (3 ft.)	--90--	
Diesel Truck at 15 m (50 ft.), at 80 km/hr. (50 mph)	--80--	Food Blender at 1 m (3 ft.) Garbage Disposal at 1 m (3 ft.)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 m (100 ft.)	--70--	Vacuum Cleaner at 3 m (10 ft.)
Commercial Area Heavy Traffic at 90 m (300 ft.)	--60--	Normal Speech at 1 m (3 ft.)
Quiet Urban Daytime	--50--	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	--40--	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	--30--	Library
Quiet Rural Nighttime	--20--	Bedroom at Night, Concert Hall (Background)
	--10--	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	--0--	Lowest Threshold of Human Hearing

Source: Caltrans, Technical Noise Supplement, Traffic Noise Analysis Protocol. September, 2013.

Effects of Noise on People

The effects of noise on people can be placed in three categories:

- Subjective effects of annoyance, nuisance, and dissatisfaction
- Interference with activities such as speech, sleep, and learning
- Physiological effects such as hearing loss or sudden startling

Environmental noise typically produces effects in the first two categories. Workers in industrial plants can experience noise in the last category. There is no completely satisfactory way to measure the subjective effects of noise or the corresponding reactions of annoyance and dissatisfaction. A wide variation in individual thresholds of annoyance exists and different tolerances to noise tend to develop based on an individual's past experiences with noise.

Thus, an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted: the so-called ambient noise level. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by those hearing it.

With regard to increases in A-weighted noise level, the following relationships occur:

- Except in carefully controlled laboratory experiments, a change of 1-dBA cannot be perceived;
- Outside of the laboratory, a 3-dBA change is considered a just-perceivable difference;
- A change in level of at least 5-dBA is required before any noticeable change in human response would be expected; and
- A 10-dBA change is subjectively heard as approximately a doubling in loudness, and can cause an adverse response.

Stationary point sources of noise – including stationary mobile sources such as idling vehicles – attenuate (lessen) at a rate of approximately 6-dB per doubling of distance from the source, depending on environmental conditions (i.e. atmospheric conditions and either vegetative or manufactured noise barriers, etc.). Widely distributed noises, such as a large industrial facility spread over many acres, or a street with moving vehicles, would typically attenuate at a lower rate.

EXISTING AMBIENT NOISE LEVELS

The existing noise environment in the project area is defined primarily by traffic on Rocky Ridge Drive and Cirby Way.

To quantify the existing ambient noise environment in the project vicinity, Saxelby Acoustics conducted continuous (24-hr.) noise level measurements at two locations on the project site. Noise measurement locations are shown on **Figure 2**. A summary of the noise level measurement survey results is provided in **Table 2**. **Appendix B** contains the complete results of the noise monitoring.

The sound level meters were programmed to record the maximum, median, and average noise levels at each site during the survey. The maximum value, denoted L_{max} , represents the highest noise level measured. The average value, denoted L_{eq} , represents the energy average of all of the noise received by the sound level meter microphone during the monitoring period. The median value, denoted L_{50} , represents the sound level exceeded 50 percent of the time during the monitoring period.

Larson Davis Laboratories (LDL) model 820 precision integrating sound level meters were used for the ambient noise level measurement survey. The meters were calibrated before and after use with a CAL 200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

TABLE 2: SUMMARY OF EXISTING BACKGROUND NOISE MEASUREMENT DATA

Location	Date	L_{dn}	Daytime L_{eq}	Daytime L_{50}	Daytime L_{max}	Nighttime L_{eq}	Nighttime L_{50}	Nighttime L_{max}
LT-1: 85 ft. to CL of Cirby Way	5/31/2024	66	63	60	83	58	50	76
	6/1/2024	65	63	60	84	58	49	76
	6/2/2024	64	63	59	83	55	46	74
LT-2: 70ft. to CL of Rocky Ridge Dr.	5/31/2024	65	63	60	84	56	48	76
	6/1/2024	63	62	59	82	55	46	77
	6/2/2024	63	61	58	83	54	46	76

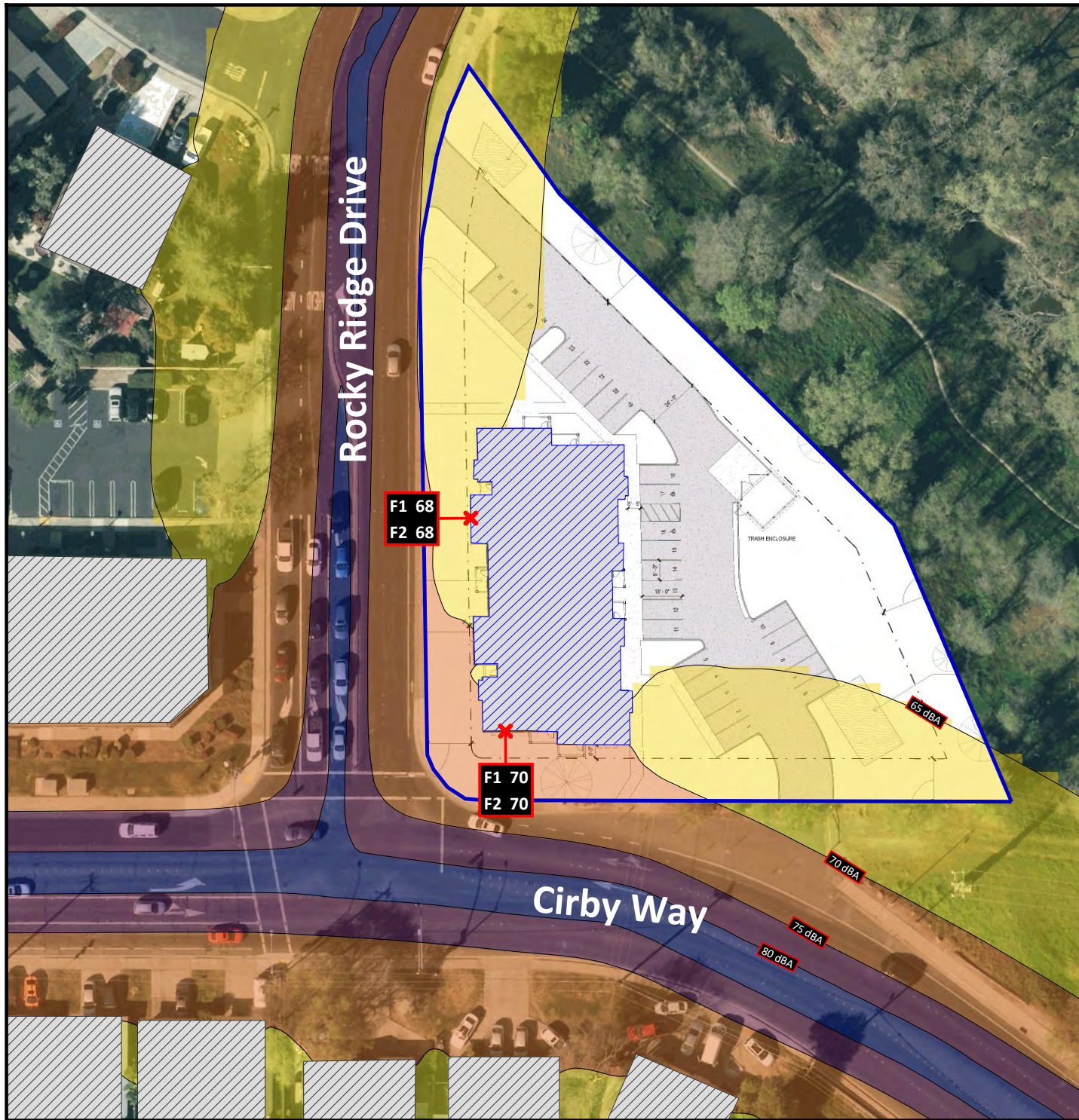
Notes:

- All values shown in dBA
- Daytime hours: 7:00 a.m. to 10:00 p.m.
- Nighttime Hours: 10:00 p.m. to 7:00 a.m.
- Source: Saxelby Acoustics 2024

EVALUATION OF FUTURE TRANSPORTATION NOISE ON PROJECT SITE

Saxelby Acoustics used the SoundPLAN noise model to calculate traffic noise levels at the proposed residential uses due to traffic on Rocky Ridge Drive. Inputs to the SoundPLAN noise model include topography, existing structures, roadway elevations, and the proposed building pad elevations. It was estimated that existing noise levels would increase by +1 dBA based upon an assumed 1% per year increase in traffic volumes on Rocky Ridge Drive. The results of this analysis are shown graphically on **Figure 3**.





Rocky Ridge Apartments

City of Roseville, California

Figure 3

Future Transportaton Noise Contours
Ldn, dB(A)

Noise Level, dB(A)

65 <	<= 70
70 <	<= 75
75 <	<= 80
80 <	

Legend

- Existing Building
- Project Site
- Sound Wall
- Project Building

Scale 1:80

0 15 30 60 90 120 feet



REGULATORY CONTEXT

FEDERAL

There are no federal regulations related to noise that apply to the Proposed Project.

STATE

There are no state regulations related to noise that apply to the Proposed Project.

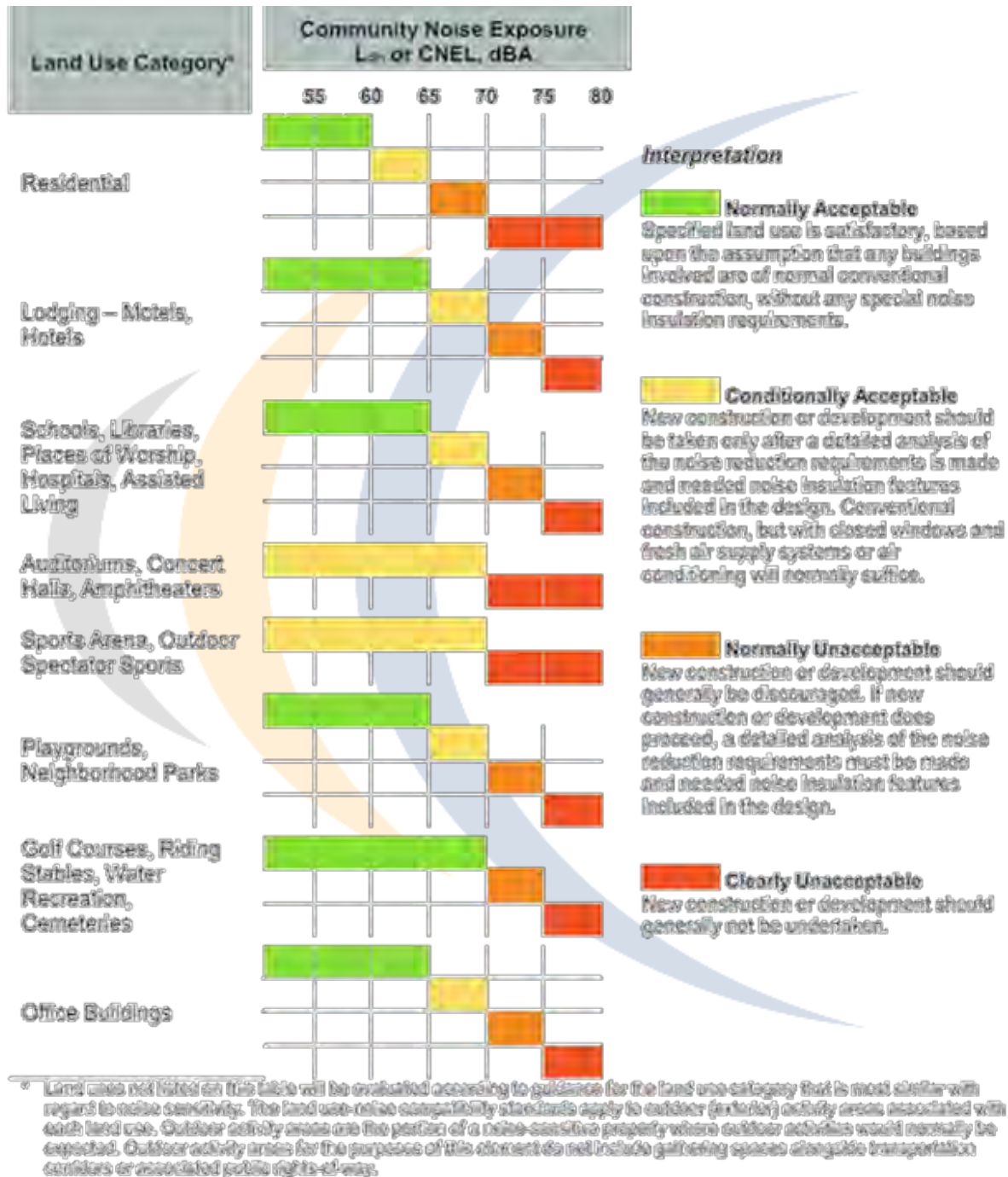
LOCAL

City of Roseville General Plan

- Policy N1.1 The City's exterior noise compatibility standards for uses affected by transportation noise sources are included as Table IX-1 (**Figure 4**). Exterior noise levels shall be mitigated to the extent feasible using site planning, building orientation, and/or other construction techniques or design features. Noise barriers should only be used after other feasible noise reduction strategies are exhausted, and not where they would interrupt existing or future community pedestrian or bicycle connectivity.
- Policy N1.2 The City's interior noise compatibility standards for uses affected by transportation noise sources are 45 dBA L_{dn} for noise-sensitive uses such as residences, lodging, hospitals, assisted living facilities, and other places where people normally sleep. For noise-sensitive uses where people do not sleep, such as offices, schools, and uses with similar noise sensitivity, noise levels should be no greater than 45 dBA L_{eq} . Proposed projects should incorporate noise reduction strategies, if necessary, to achieve these interior noise levels.
- Policy N1.5 If existing noise levels exceed the noise compatibility standards in Table IX-1 (**Figure 4**) or Policy N1.2, then feasible methods of reducing noise to levels consistent with standards should be considered, but are not required. However, if existing noise levels exceed noise compatibility standards and a project result in a significant increase in noise (as defined below), then feasible methods of reducing noise to avoid a significant noise increase should be applied. In no case should a project result in a Clearly Unacceptable noise level according to Table IX-1 (**Figure 4**).
- Where existing exterior noise is less than 60 dB, a ≥ 5 dBA increase in noise is significant.
 - Where existing exterior noise is between 60 and 65 dBA, a ≥ 3 dB increase in noise is significant.
 - Where existing exterior noise is greater than 65 dB a ≥ 1.5 dBA increase in noise is significant.
- Policy N1.6 In order to facilitate reinvestment and economic development, if noise mitigation is found to be infeasible or in conflict with other City policies regarding community design, the City may elect to allow noise levels that exceed the noise standards identified in Table IX-1 (**Figure 4**), although in no case should application of this policy result in a Clearly Unacceptable noise level according to Table IX-1 (**Figure 4**).

Policy N1.9 Construction-related noise that is consistent with the City's Noise Ordinance is exempt from the noise standards outlined in this Element.

FIGURE 4: EXTERIOR NOISE COMPATIBILITY STANDARDS FOR USES AFFECTED BY TRANSPORTATION NOISE



TRANSPORTATION NOISE ON PROJECT SITE

EXTERIOR TRANSPORTATION NOISE

As shown on **Figure 3**, the proposed project is predicted to be exposed to exterior transportation noise levels up to 70 dBA L_{dn} . This would fall within the City of Roseville “normally unacceptable” noise level range of 65 – 70 dBA L_{dn} . There are no practical noise control strategies to reduce exterior transportation noise levels at the first and second floor facades closest to Cirby Way and Rocky Ridge Drive. According to the City of Roseville standards, a detailed noise analysis of interior noise levels shall be conducted to show compliance to the interior noise standard of 45 dBA L_{dn} .

INTERIOR TRANSPORTATION NOISE

As shown on **Figure 3**, exterior noise levels are predicted to be up to 70 dBA L_{dn} at the second story of the buildings closest to Cirby Way. An exterior to interior noise level reduction would be required to meet the City of Roseville interior noise level standard of 45 dBA L_{dn} .

ANALYSIS OF INTERIOR NOISE CONTROL MEASURES

In order to calculate interior noise levels for the actual project construction, it is necessary to determine the noise reduction provided by the residential building facades. This may be calculated by using a measured A-weighted noise frequency spectrum for arterial road traffic. The composite transmission loss and resulting noise level in the receiving room is first determined. After correcting for room absorption, the overall noise level in the room is calculated.

Based upon the exterior transportation noise levels along Cirby Way of 70 dBA L_{dn} , an exterior-to-interior noise level reduction of 25 dBA would be required to meet the City of Roseville standards of 45 dBA L_{dn} . **Figure 5** shows the required interior noise control measures. **Appendix C** shows the complete exterior-to-interior noise calculations.

Rocky Ridge Apartments

City of Roseville, California

Figure 5

Interior Noise Control Measures

Legend

 Facades Needing Acoustic Upgrades



Interior Noise Control Measures (Required for Indicated Facades of Proposed Building)

- Glazing shall have a sound transmission class (STC) rating of 33 minimum;
- Exterior finish shall be stucco with sheathing;
- Interior gypsum at exterior walls shall be 5/8";
- Ceiling gypsum shall be 5/8";
- Mechanical ventilation shall be installed in all residential uses to allow residents to keep doors and windows closed, as desired for acoustical isolation;
- No PTAC's shall be used.

CONCLUSIONS

The proposed project is predicted to meet City of Roseville exterior and interior noise level standards assuming the following requirements are incorporated into design for the new residential building portions of the project:

- The building facades of the project indicated on **Figure 5** shall include the following noise control measures:

- Building facades shall include use of stucco with sheathing or cement fiber board with sheathing;
- STC 33 minimum rated glazing shall be used;
- Interior gypsum wallboards and gypsum ceiling shall be 5/8";
- Saxelby Acoustics recommends that mechanical ventilation penetrations for exhaust fans not face toward Cirby Way and Rocky Ridge Drive. Where feasible, these vents should be routed towards the opposite side of the building to minimize sound intrusion to sensitive areas of the buildings.

Where vents must face toward Cirby Way and Rocky Ridge Drive, it is recommended that the duct work be increased in length and make as many "S" turns as feasible prior to exiting the dwelling. This separates the openings between the noise source and the living space with a long circuitous route. Each time the sound turns a corner, it is reduced slightly. Flexible duct work is preferred ducting for this noise mitigation. Where the vent exits the building, a spring-loaded flap with a gasket should be installed to reduce sound entering the duct work when the vent is not in use.

- Mechanical ventilation shall be provided to allow occupants to keep doors and windows closed for acoustic isolation;
- No PTAC's shall be used;
- In lieu of these measures, an interior noise control report may be prepared by a qualified acoustic engineer demonstrating that the proposed building construction would achieve the City of Roseville interior noise level requirement of 45 dBA L_{dn} .

REFERENCES

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Appendix A: Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
ASTC	Apparent Sound Transmission Class. Similar to STC but includes sound from flanking paths and correct for room reverberation. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by +5 dBA and nighttime hours weighted by +10 dBA.
DNL	See definition of Ldn.
IIC	Impact Insulation Class. An integer-number rating of how well a building floor attenuates impact sounds, such as footsteps. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz (Hz).
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
L(n)	The sound level exceeded a described percentile over a measurement period. For instance, an hourly L50 is the sound level exceeded 50% of the time during the one-hour period.
Loudness	A subjective term for the sensation of the magnitude of sound.
NIC	Noise Isolation Class. A rating of the noise reduction between two spaces. Similar to STC but includes sound from flanking paths and no correction for room reverberation.
NNIC	Normalized Noise Isolation Class. Similar to NIC but includes a correction for room reverberation.
Noise	Unwanted sound.
NRC	Noise Reduction Coefficient. NRC is a single-number rating of the sound-absorption of a material equal to the arithmetic mean of the sound-absorption coefficients in the 250, 500, 1000, and 2,000 Hz octave frequency bands rounded to the nearest multiple of 0.05. It is a representation of the amount of sound energy absorbed upon striking a particular surface. An NRC of 0 indicates perfect reflection; an NRC of 1 indicates perfect absorption.
RT60	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 Sabin.
SEL	Sound Exposure Level. SEL is a rating, in decibels, of a discrete event, such as an aircraft flyover or train pass by, that compresses the total sound energy into a one-second event.
SPC	Speech Privacy Class. SPC is a method of rating speech privacy in buildings. It is designed to measure the degree of speech privacy provided by a closed room, indicating the degree to which conversations occurring within are kept private from listeners outside the room.
STC	Sound Transmission Class. STC is an integer rating of how well a building partition attenuates airborne sound. It is widely used to rate interior partitions, ceilings/floors, doors, windows and exterior wall configurations. The STC rating is typically used to rate the sound transmission of a specific building element when tested in laboratory conditions where flanking paths around the assembly don't exist. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.
Impulsive	Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.
Simple Tone	Any sound which can be judged as audible as a single pitch or set of single pitches.



Appendix B: Continuous Long-Term Ambient Noise Measurement Results



Appendix B1a: Continuous Noise Monitoring Results

Date	Time	Measured Level, dBA			
		L _{eq}	L _{max}	L ₅₀	L ₉₀
Friday, May 31, 2024	0:00	54	71	48	43
Friday, May 31, 2024	1:00	53	80	44	40
Friday, May 31, 2024	2:00	47	64	41	37
Friday, May 31, 2024	3:00	50	69	42	37
Friday, May 31, 2024	4:00	53	68	46	39
Friday, May 31, 2024	5:00	60	81	56	48
Friday, May 31, 2024	6:00	65	95	60	54
Friday, May 31, 2024	7:00	63	78	61	57
Friday, May 31, 2024	8:00	64	89	60	56
Friday, May 31, 2024	9:00	62	81	60	55
Friday, May 31, 2024	10:00	62	77	60	55
Friday, May 31, 2024	11:00	62	81	60	55
Friday, May 31, 2024	12:00	62	80	60	54
Friday, May 31, 2024	13:00	62	84	60	55
Friday, May 31, 2024	14:00	66	93	61	56
Friday, May 31, 2024	15:00	63	83	61	56
Friday, May 31, 2024	16:00	63	84	61	56
Friday, May 31, 2024	17:00	63	85	60	55
Friday, May 31, 2024	18:00	62	82	60	55
Friday, May 31, 2024	19:00	63	88	59	54
Friday, May 31, 2024	20:00	62	83	59	54
Friday, May 31, 2024	21:00	62	84	58	52
Friday, May 31, 2024	22:00	59	78	56	50
Friday, May 31, 2024	23:00	57	76	54	46

Statistics	L _{eq}	L _{max}	L ₅₀	L ₉₀
Day Average	63	83	60	55
Night Average	58	76	50	44
Day Low	62	77	58	52
Day High	66	93	61	57
Night Low	47	64	41	37
Night High	65	95	60	54
L _{dn}	66	Day %		82
CNEL	66	Night %		18

Site: LT-1

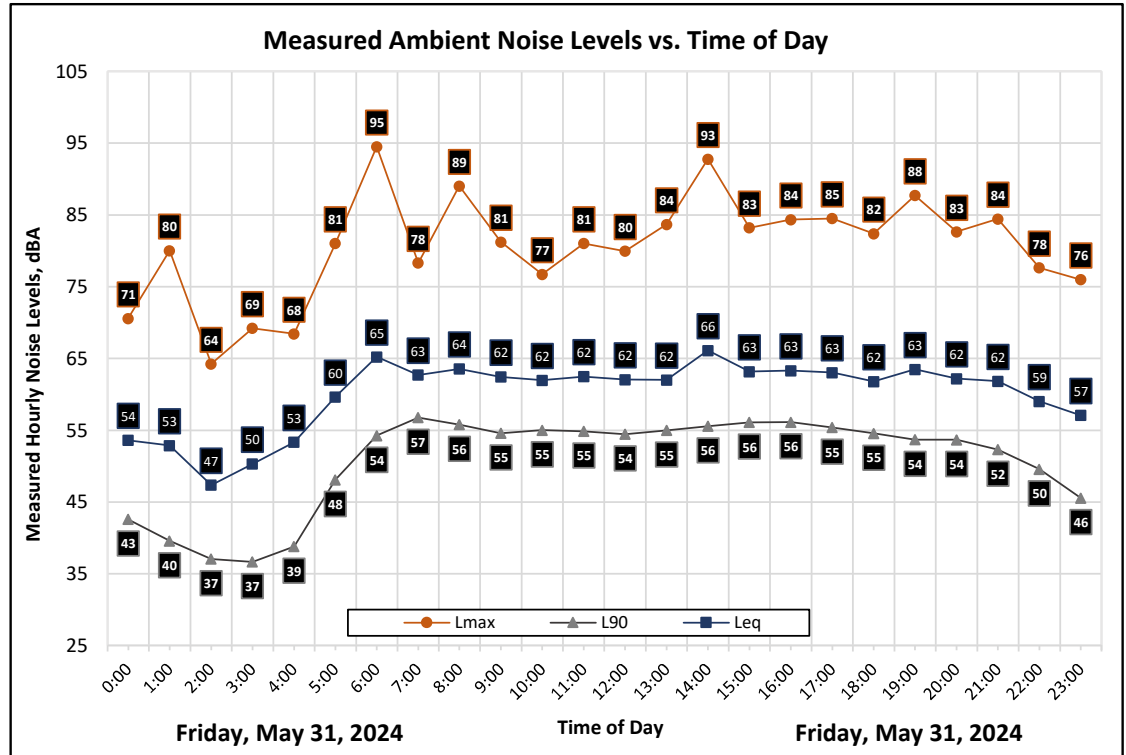
Project: Rocky Ridge Apartments

Location: Southern Project Boundary

Coordinates: (38.7296884, -121.2551217)

Meter: LDL 820-1

Calibrator: CAL200



Appendix B1b: Continuous Noise Monitoring Results

Site: LT-1

Project: Rocky Ridge Apartments

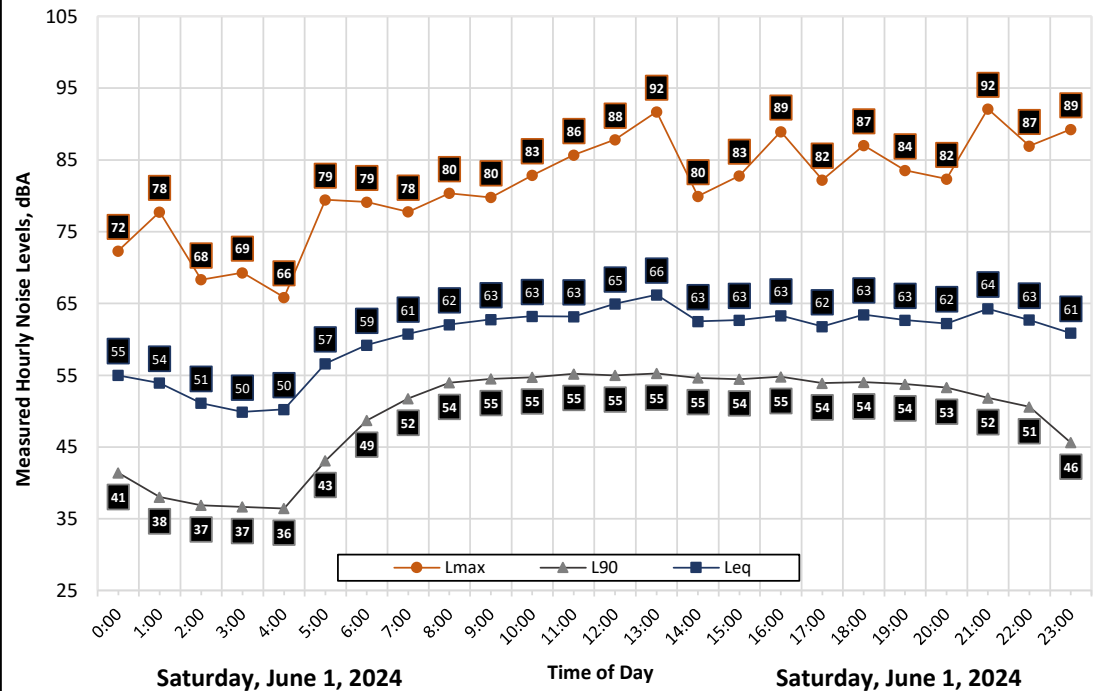
Location: Southern Project Boundary

Coordinates: (38.7296884, -121.2551217)

Meter: LDL 820-1

Calibrator: CAL200

Measured Ambient Noise Levels vs. Time of Day



Saturday, June 1, 2024

Time of Day

Saturday, June 1, 2024

Noise Measurement Site



Date	Time	Measured Level, dBA			
		L _{eq}	L _{max}	L ₅₀	L ₉₀
Saturday, June 1, 2024	0:00	55	72	49	41
Saturday, June 1, 2024	1:00	54	78	46	38
Saturday, June 1, 2024	2:00	51	68	44	37
Saturday, June 1, 2024	3:00	50	69	42	37
Saturday, June 1, 2024	4:00	50	66	42	36
Saturday, June 1, 2024	5:00	57	79	50	43
Saturday, June 1, 2024	6:00	59	79	56	49
Saturday, June 1, 2024	7:00	61	78	58	52
Saturday, June 1, 2024	8:00	62	80	60	54
Saturday, June 1, 2024	9:00	63	80	60	55
Saturday, June 1, 2024	10:00	63	83	60	55
Saturday, June 1, 2024	11:00	63	86	61	55
Saturday, June 1, 2024	12:00	65	88	61	55
Saturday, June 1, 2024	13:00	66	92	61	55
Saturday, June 1, 2024	14:00	63	80	60	55
Saturday, June 1, 2024	15:00	63	83	60	54
Saturday, June 1, 2024	16:00	63	89	60	55
Saturday, June 1, 2024	17:00	62	82	60	54
Saturday, June 1, 2024	18:00	63	87	60	54
Saturday, June 1, 2024	19:00	63	84	59	54
Saturday, June 1, 2024	20:00	62	82	59	53
Saturday, June 1, 2024	21:00	64	92	57	52
Saturday, June 1, 2024	22:00	63	87	57	51
Saturday, June 1, 2024	23:00	61	89	54	46
Statistics		L _{eq}	L _{max}	L ₅₀	L ₉₀
Day Average		63	84	60	54
Night Average		58	76	49	42
Day Low		61	78	57	52
Day High		66	92	61	55
Night Low		50	66	42	36
Night High		63	89	57	51
L _{dn}		65	Day %	86	
CNEL		66	Night %	14	

Appendix B1c: Continuous Noise Monitoring Results

Date	Time	Measured Level, dBA			
		L _{eq}	L _{max}	L ₅₀	L ₉₀
Sunday, June 2, 2024	0:00	56	81	49	40
Sunday, June 2, 2024	1:00	53	73	45	38
Sunday, June 2, 2024	2:00	51	70	42	36
Sunday, June 2, 2024	3:00	49	66	40	35
Sunday, June 2, 2024	4:00	51	70	41	36
Sunday, June 2, 2024	5:00	52	69	45	38
Sunday, June 2, 2024	6:00	59	82	53	44
Sunday, June 2, 2024	7:00	59	78	55	47
Sunday, June 2, 2024	8:00	60	78	58	52
Sunday, June 2, 2024	9:00	61	79	59	53
Sunday, June 2, 2024	10:00	61	79	59	53
Sunday, June 2, 2024	11:00	69	97	60	54
Sunday, June 2, 2024	12:00	62	84	59	52
Sunday, June 2, 2024	13:00	62	87	59	53
Sunday, June 2, 2024	14:00	61	76	60	54
Sunday, June 2, 2024	15:00	64	90	59	53
Sunday, June 2, 2024	16:00	62	87	59	53
Sunday, June 2, 2024	17:00	63	87	59	53
Sunday, June 2, 2024	18:00	61	79	58	52
Sunday, June 2, 2024	19:00	64	91	58	52
Sunday, June 2, 2024	20:00	61	80	58	51
Sunday, June 2, 2024	21:00	61	80	56	50
Sunday, June 2, 2024	22:00	57	73	53	46
Sunday, June 2, 2024	23:00	58	85	50	43

Statistics	L _{eq}	L _{max}	L ₅₀	L ₉₀
Day Average	63	83	59	52
Night Average	55	74	46	40
Day Low	59	76	55	47
Day High	69	97	60	54
Night Low	49	66	40	35
Night High	59	85	53	46
L _{dn}	64	Day %		91
CNEL	65	Night %		9

Site: LT-1

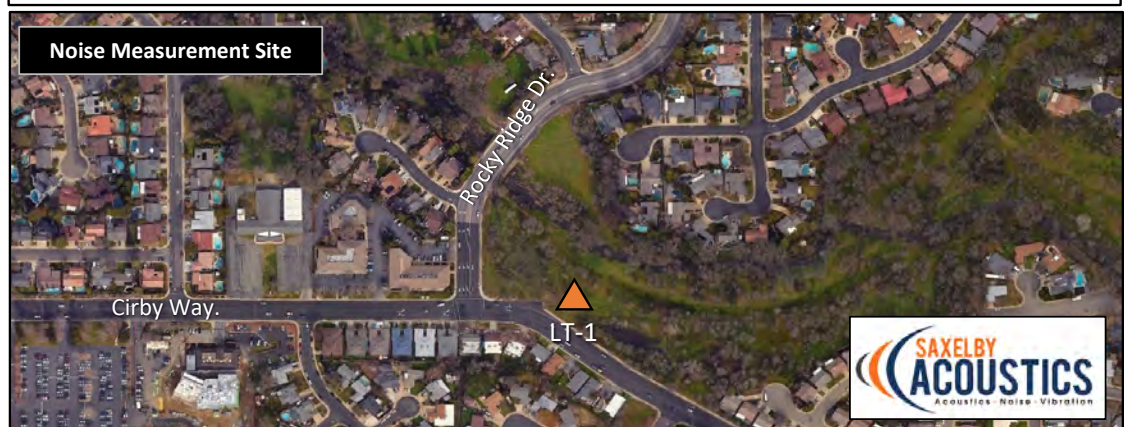
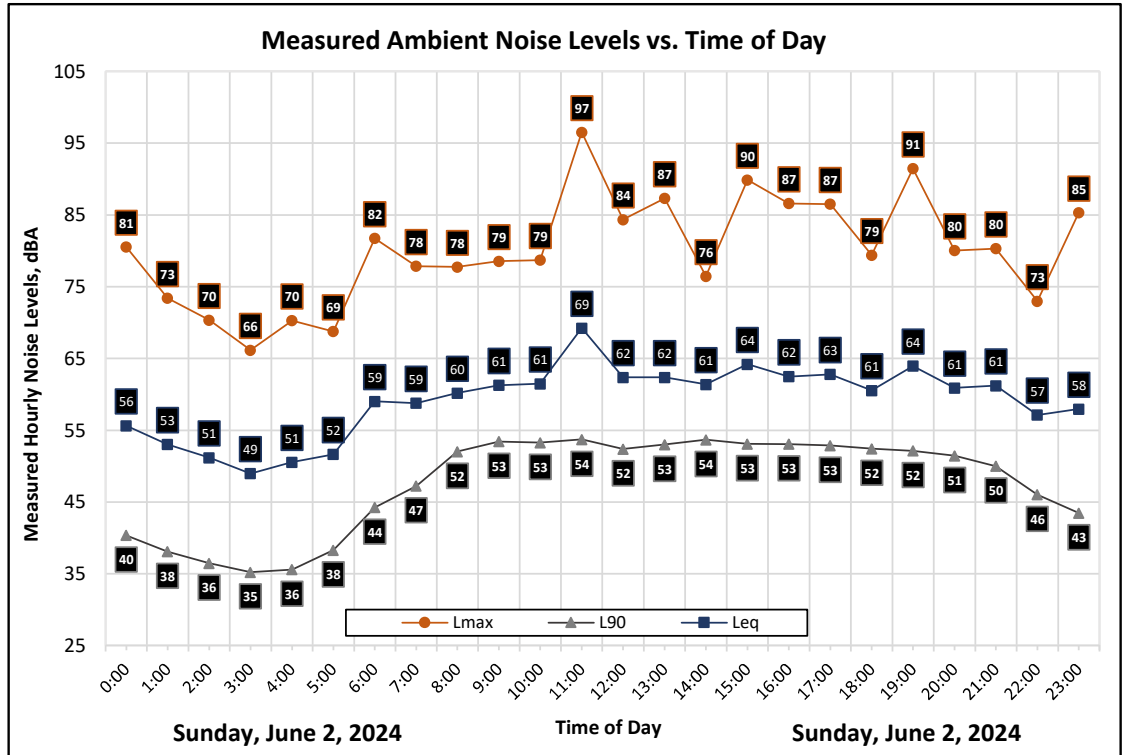
Project: Rocky Ridge Apartments

Location: Southern Project Boundary

Coordinates: (38.7296884, -121.2551217)

Meter: LDL 820-1

Calibrator: CAL200



Appendix B2a: Continuous Noise Monitoring Results

Date	Time	Measured Level, dBA			
		L _{eq}	L _{max}	L ₅₀	L ₉₀
Friday, May 31, 2024	0:00	51	67	46	43
Friday, May 31, 2024	1:00	51	76	44	41
Friday, May 31, 2024	2:00	47	65	43	39
Friday, May 31, 2024	3:00	49	72	42	38
Friday, May 31, 2024	4:00	53	79	44	40
Friday, May 31, 2024	5:00	57	78	52	45
Friday, May 31, 2024	6:00	62	87	58	51
Friday, May 31, 2024	7:00	64	82	62	55
Friday, May 31, 2024	8:00	63	83	61	54
Friday, May 31, 2024	9:00	63	81	61	54
Friday, May 31, 2024	10:00	63	83	61	54
Friday, May 31, 2024	11:00	63	83	61	54
Friday, May 31, 2024	12:00	63	84	61	55
Friday, May 31, 2024	13:00	63	86	61	54
Friday, May 31, 2024	14:00	68	97	61	56
Friday, May 31, 2024	15:00	64	84	61	55
Friday, May 31, 2024	16:00	64	84	62	56
Friday, May 31, 2024	17:00	64	88	61	56
Friday, May 31, 2024	18:00	62	82	59	53
Friday, May 31, 2024	19:00	60	79	58	51
Friday, May 31, 2024	20:00	61	81	58	52
Friday, May 31, 2024	21:00	60	84	57	51
Friday, May 31, 2024	22:00	58	80	54	49
Friday, May 31, 2024	23:00	55	77	50	43

Statistics	L _{eq}	L _{max}	L ₅₀	L ₉₀
Day Average	63	84	60	54
Night Average	56	76	48	43
Day Low	60	79	57	51
Day High	68	97	62	56
Night Low	47	65	42	38
Night High	62	87	58	51
Ldn	65	Day %	90	
CNEL	65	Night %	10	

Site: LT-2

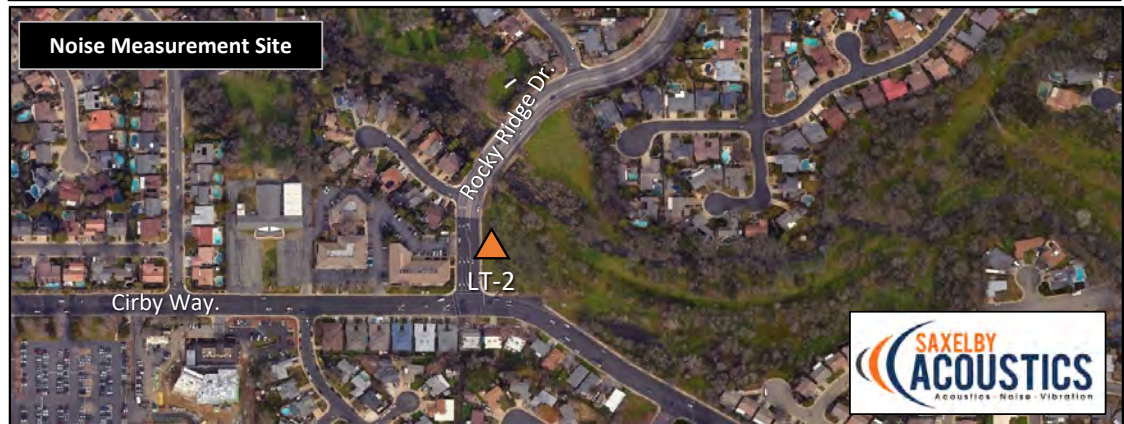
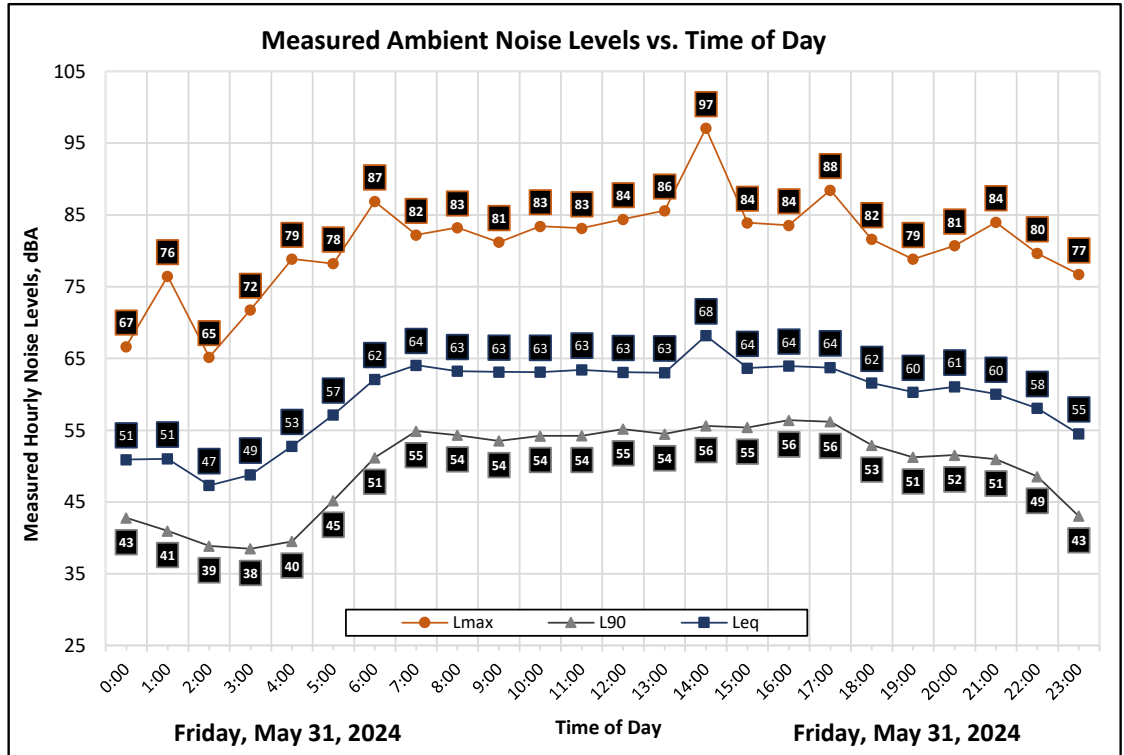
Project: Rocky Ridge Apartments

Location: Western Project Boundary

Coordinates: (38.7302178, -121.2556412)

Meter: LDL 820-5

Calibrator: CAL200



Appendix B2b: Continuous Noise Monitoring Results

Site: LT-2

Project: Rocky Ridge Apartments

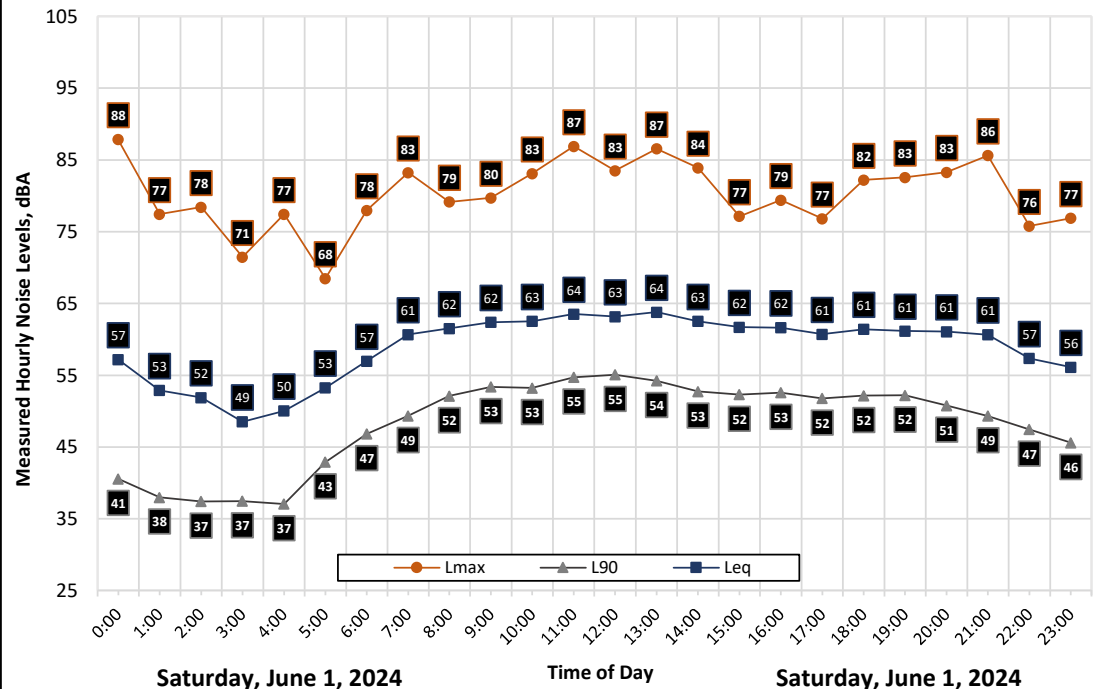
Meter: LDL 820-5

Location: Western Project Boundary

Calibrator: CAL200

Coordinates: (38.7302178, -121.2556412)

Measured Ambient Noise Levels vs. Time of Day



Noise Measurement Site



Date	Time	Measured Level, dBA			
		L _{eq}	L _{max}	L ₅₀	L ₉₀
Saturday, June 1, 2024	0:00	57	88	47	41
Saturday, June 1, 2024	1:00	53	77	43	38
Saturday, June 1, 2024	2:00	52	78	41	37
Saturday, June 1, 2024	3:00	49	71	41	37
Saturday, June 1, 2024	4:00	50	77	40	37
Saturday, June 1, 2024	5:00	53	68	48	43
Saturday, June 1, 2024	6:00	57	78	52	47
Saturday, June 1, 2024	7:00	61	83	56	49
Saturday, June 1, 2024	8:00	62	79	59	52
Saturday, June 1, 2024	9:00	62	80	60	53
Saturday, June 1, 2024	10:00	63	83	60	53
Saturday, June 1, 2024	11:00	64	87	61	55
Saturday, June 1, 2024	12:00	63	83	61	55
Saturday, June 1, 2024	13:00	64	87	61	54
Saturday, June 1, 2024	14:00	63	84	60	53
Saturday, June 1, 2024	15:00	62	77	60	52
Saturday, June 1, 2024	16:00	62	79	60	53
Saturday, June 1, 2024	17:00	61	77	59	52
Saturday, June 1, 2024	18:00	61	82	59	52
Saturday, June 1, 2024	19:00	61	83	58	52
Saturday, June 1, 2024	20:00	61	83	57	51
Saturday, June 1, 2024	21:00	61	86	55	49
Saturday, June 1, 2024	22:00	57	76	53	47
Saturday, June 1, 2024	23:00	56	77	50	46

Statistics	Leq	Lmax	L50	L90
Day Average	62	82	59	52
Night Average	55	77	46	41
Day Low	61	77	55	49
Day High	64	87	61	55
Night Low	49	68	40	37
Night High	57	88	53	47
Ldn	63	Day %		90
CNEL	64	Night %		10

Appendix B2c: Continuous Noise Monitoring Results

Date	Time	Measured Level, dBA			
		L _{eq}	L _{max}	L ₅₀	L ₉₀
Sunday, June 2, 2024	0:00	55	80	47	43
Sunday, June 2, 2024	1:00	50	67	45	43
Sunday, June 2, 2024	2:00	51	72	45	43
Sunday, June 2, 2024	3:00	49	72	44	42
Sunday, June 2, 2024	4:00	50	76	44	42
Sunday, June 2, 2024	5:00	51	68	46	43
Sunday, June 2, 2024	6:00	58	84	49	45
Sunday, June 2, 2024	7:00	58	76	53	47
Sunday, June 2, 2024	8:00	59	77	56	49
Sunday, June 2, 2024	9:00	60	74	58	51
Sunday, June 2, 2024	10:00	61	82	59	51
Sunday, June 2, 2024	11:00	62	81	59	51
Sunday, June 2, 2024	12:00	64	89	60	51
Sunday, June 2, 2024	13:00	61	81	59	52
Sunday, June 2, 2024	14:00	62	86	59	52
Sunday, June 2, 2024	15:00	63	87	59	52
Sunday, June 2, 2024	16:00	61	84	59	50
Sunday, June 2, 2024	17:00	62	88	58	50
Sunday, June 2, 2024	18:00	61	87	57	50
Sunday, June 2, 2024	19:00	61	86	57	50
Sunday, June 2, 2024	20:00	60	83	56	50
Sunday, June 2, 2024	21:00	58	85	53	47
Sunday, June 2, 2024	22:00	58	86	50	44
Sunday, June 2, 2024	23:00	54	75	47	43

Statistics	L _{eq}	L _{max}	L ₅₀	L ₉₀
Day Average	61	83	58	50
Night Average	54	76	46	43
Day Low	58	74	53	47
Day High	64	89	60	52
Night Low	49	67	44	42
Night High	58	86	50	45
L _{dn}	63	Day %	90	
CNEL	63	Night %	10	

Site: LT-2

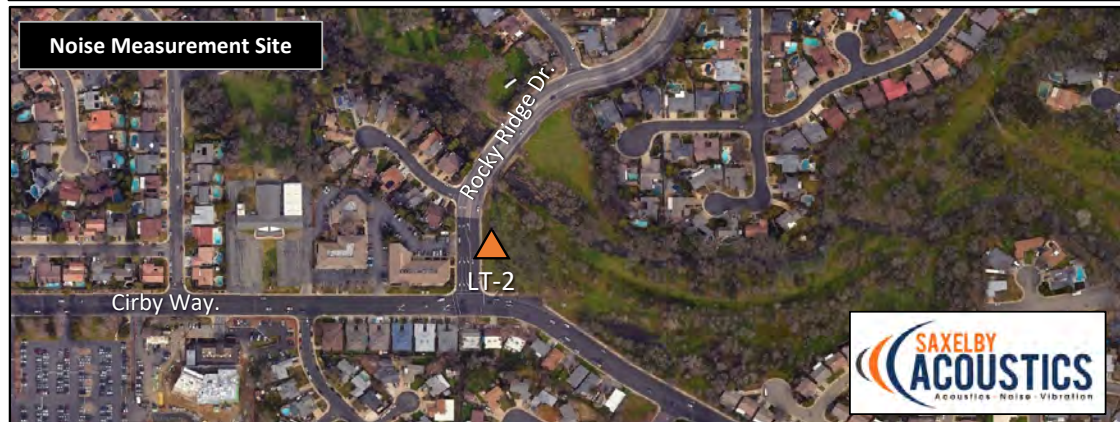
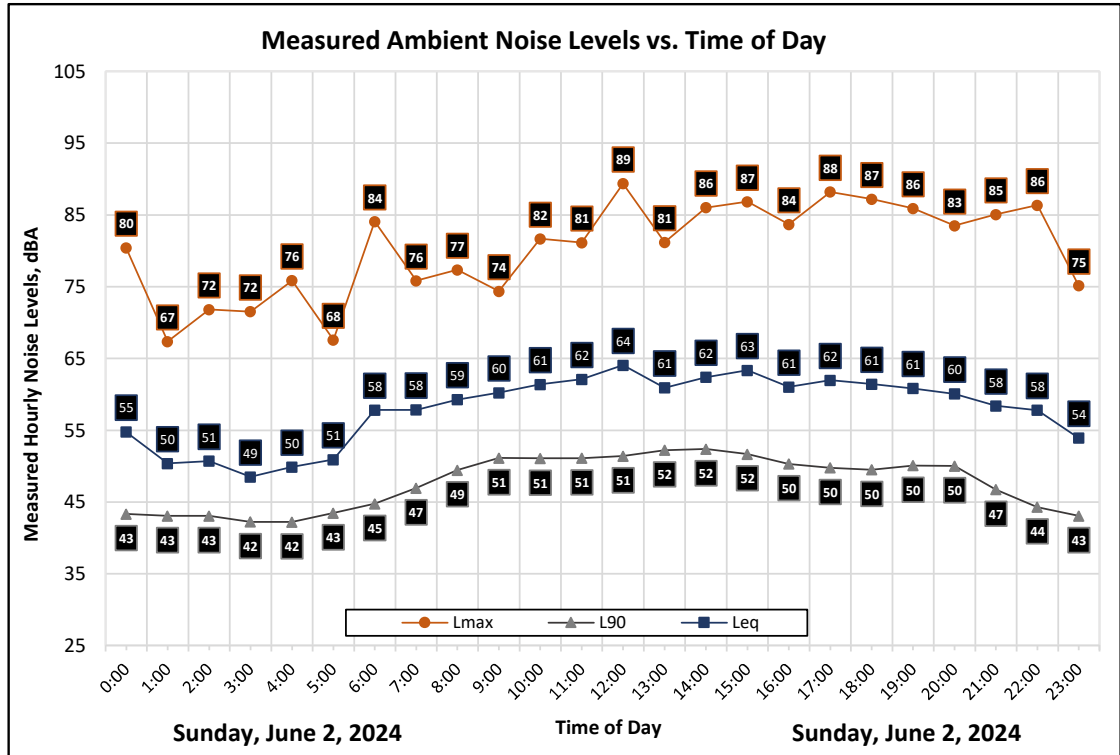
Project: Rocky Ridge Apartments

Location: Western Project Boundary

Coordinates: (38.7302178, -121.2556412)

Meter: LDL 820-5

Calibrator: CAL200

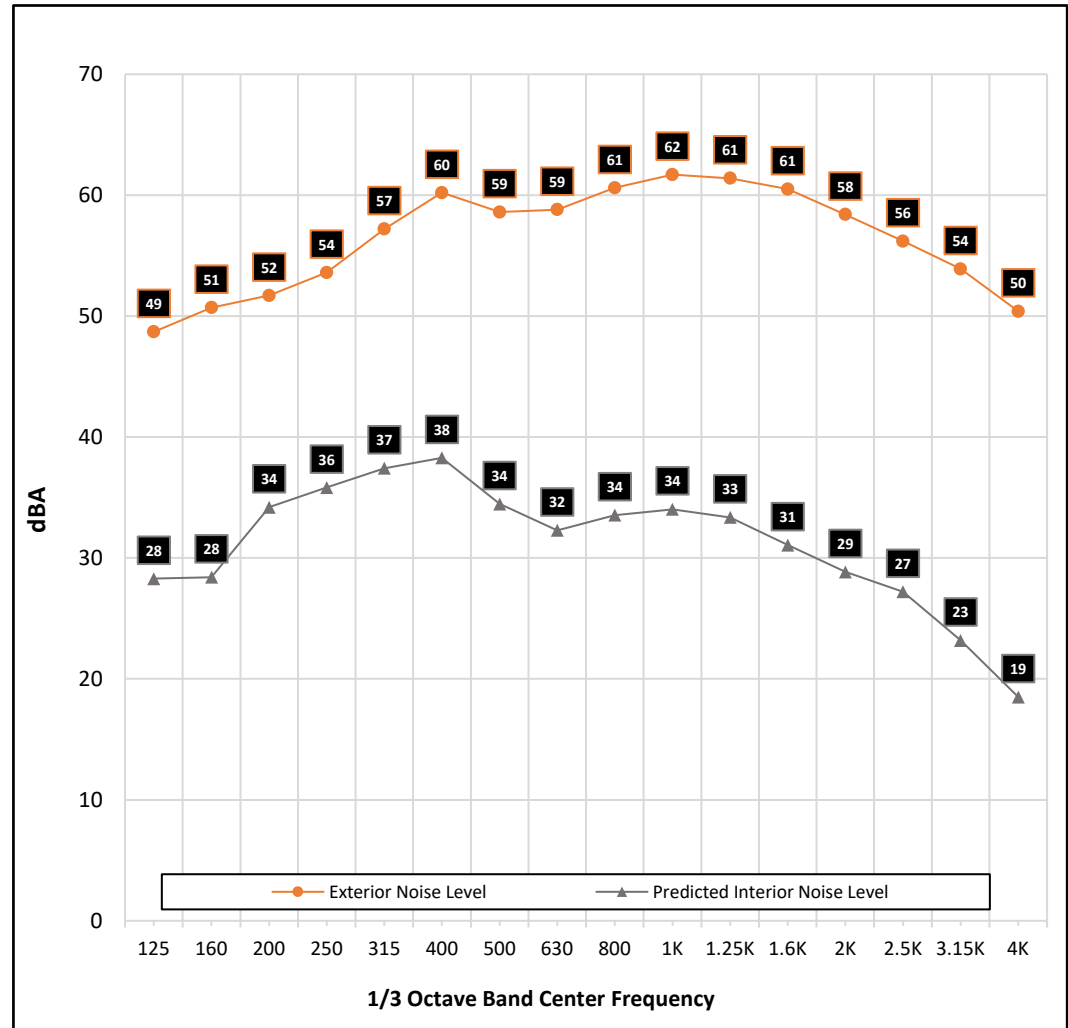


Appendix C: Exterior to Interior Noise Reduction Calculations

Appendix C1: Interior Noise Calculation Sheet

Project: Rocky Ridge Apartments
Room Description: Unit B6 - Bedroom

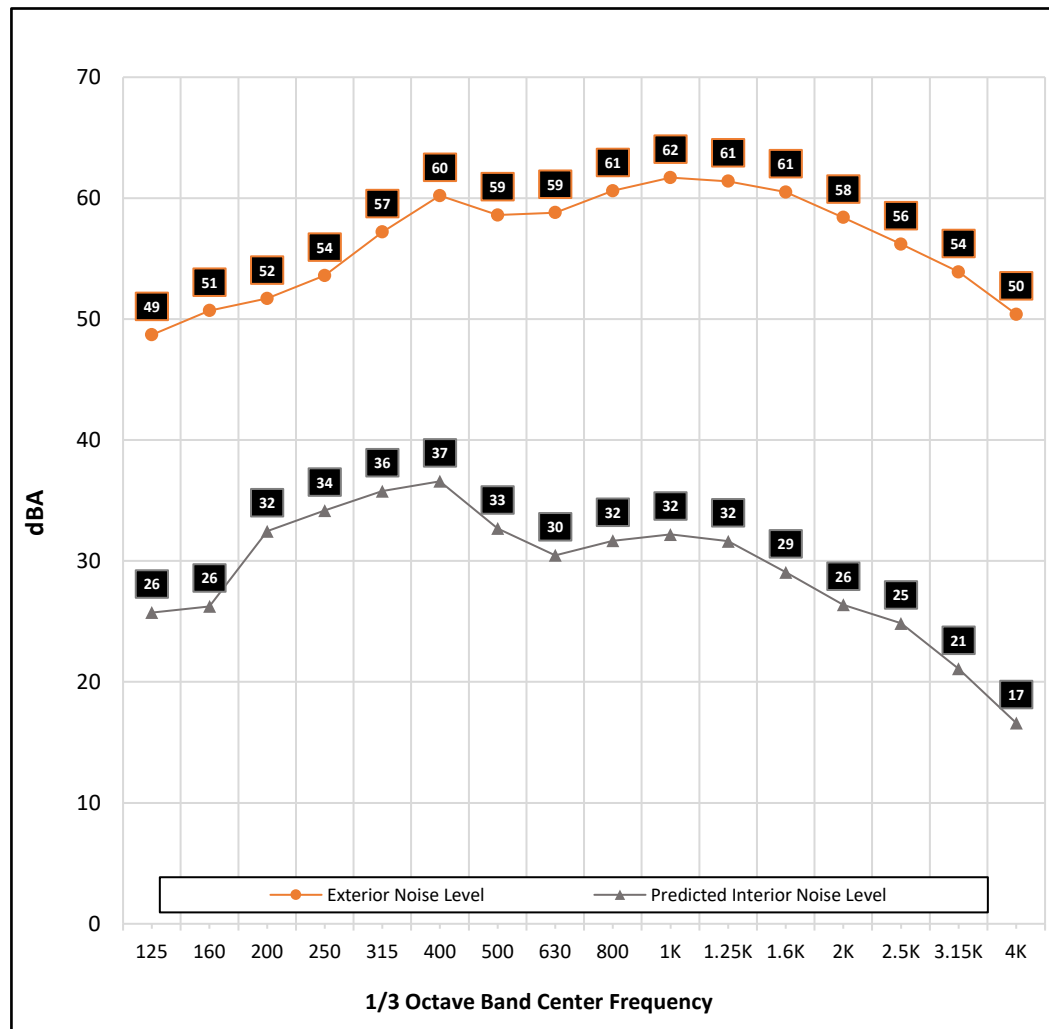
Inputs	
Parallel Exterior level, dBA:	70.0 Ldn
Correction Factor, dBA:	5.0
Noise Source:	Arterial Traffic
Room Length, ft:	11.0
Room Width, ft:	11.0
Room Height, ft:	9.0
Transmitting Panel Length, ft:	21.0
Glazing Area, ft:	54.0
Ceiling Finish:	Gyp Board
Ceiling, sf:	121
Wall Finish 1:	Gyp Board
Wall Finish 1, sf:	342
Wall Finish 2:	Glass
Wall Finish 2, sf:	54
Floor:	Vinyl Plank
Floor, sf:	121
Misc. Finish:	Soft Furnishings
Misc. Finish, sf:	25
Transmitting Element 1:	Wall - 1-Coat Stucco, 5/8" gyp INSUL
Element 1, sf:	135
Transmitting Element 2:	Glazing - STC 33
Element 2, sf:	54
Transmitting Element 3:	
Element 3, sf:	
Transmitting Element 4:	
Element 4, sf:	
Predicted Interior Noise Level, dBA: 45	
Noise Reduction, dBA: -25	



Appendix C2: Interior Noise Calculation Sheet

Project: Rocky Ridge Apartments
Room Description: Unit B8 - Bedroom

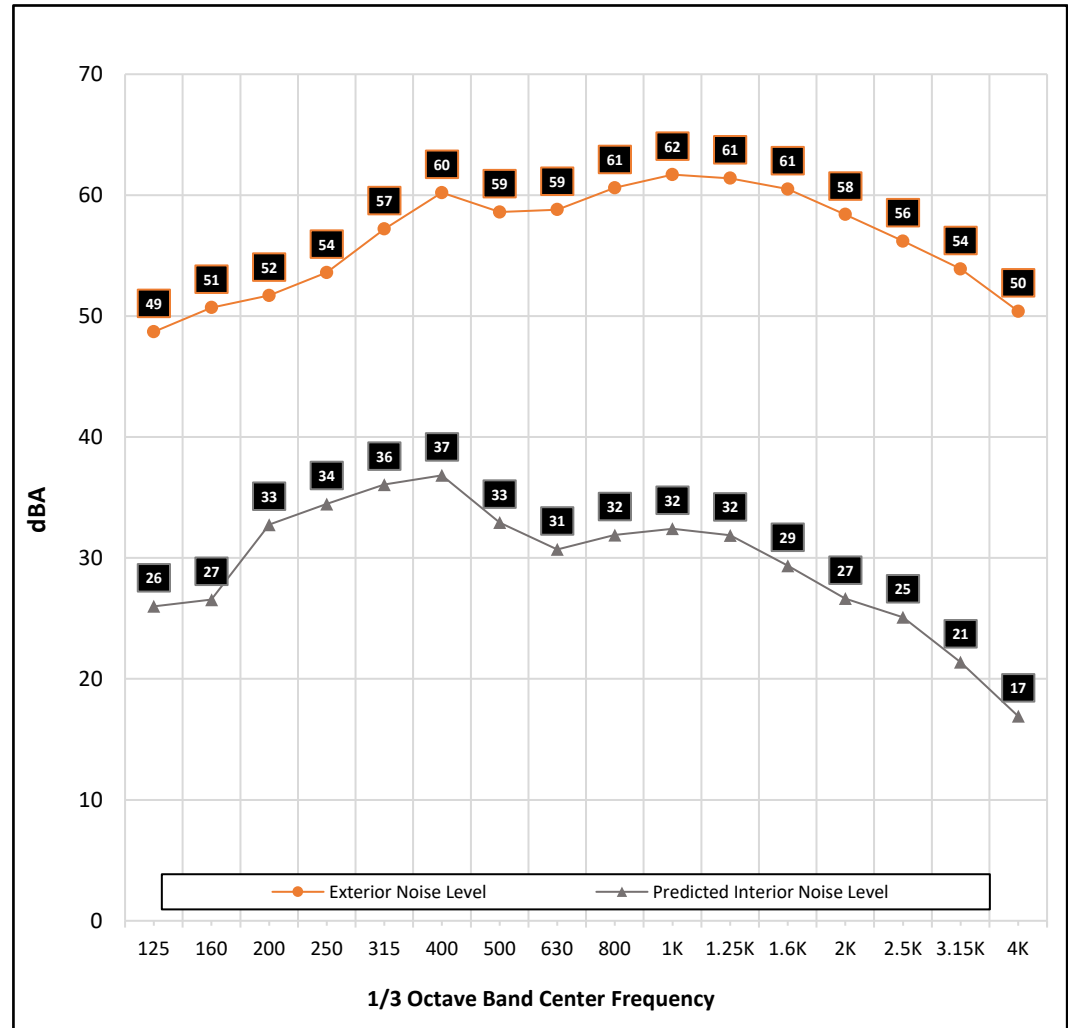
Inputs	
Parallel Exterior level, dBA:	70.0 Ldn
Correction Factor, dBA:	5.0
Noise Source:	Arterial Traffic
Room Length, ft:	11.0
Room Width, ft:	11.0
Room Height, ft:	9.0
Transmitting Panel Length, ft:	11.0
Glazing Area, ft:	37.0
Ceiling Finish:	Gyp Board
Ceiling, sf:	121
Wall Finish 1:	Gyp Board
Wall Finish 1, sf:	359
Wall Finish 2:	Glass
Wall Finish 2, sf:	37
Floor:	Vinyl Plank
Floor, sf:	121
Misc. Finish:	Soft Furnishings
Misc. Finish, sf:	25
Transmitting Element 1:	Wall - 1-Coat Stucco, 5/8" gyp INSUL
Element 1, sf:	62
Transmitting Element 2:	Glazing - STC 33
Element 2, sf:	37
Transmitting Element 3:	
Element 3, sf:	
Transmitting Element 4:	
Element 4, sf:	
Predicted Interior Noise Level, dBA: 44	
Noise Reduction, dBA: -26	



Appendix C3: Interior Noise Calculation Sheet

Project: Rocky Ridge Apartments
Room Description: Unit B7 - Bedroom

Inputs	
Parallel Exterior level, dBA:	70.0 Ldn
Correction Factor, dBA:	5.0
Noise Source:	Arterial Traffic
Room Length, ft:	11.0
Room Width, ft:	10.0
Room Height, ft:	9.0
Transmitting Panel Length, ft:	11.0
Glazing Area, ft:	38.0
Ceiling Finish:	Gyp Board
Ceiling, sf:	110
Wall Finish 1:	Gyp Board
Wall Finish 1, sf:	340
Wall Finish 2:	Glass
Wall Finish 2, sf:	38
Floor:	Vinyl Plank
Floor, sf:	110
Misc. Finish:	Soft Furnishings
Misc. Finish, sf:	25
Transmitting Element 1:	Wall - 1-Coat Stucco, 5/8" gyp INSUL
Element 1, sf:	61
Transmitting Element 2:	Glazing - STC 33
Element 2, sf:	38
Transmitting Element 3:	
Element 3, sf:	
Transmitting Element 4:	
Element 4, sf:	
Predicted Interior Noise Level, dBA: 44	
Noise Reduction, dBA: -26	



Appendix C4: Interior Noise Calculation Sheet

Project: Rocky Ridge Apartments
Room Description: Unit B5 - Bedroom

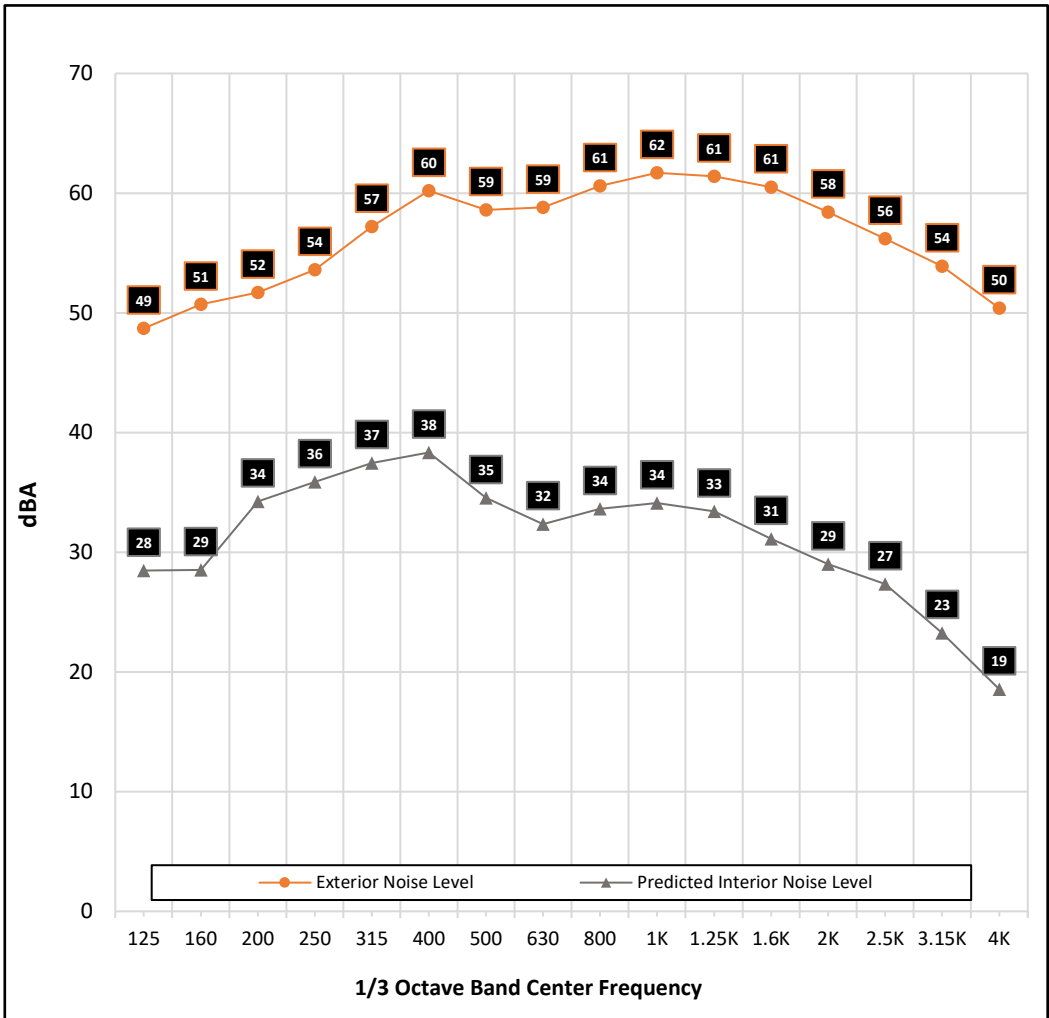
Inputs

Parallel Exterior level, dBA: 70.0 Ldn
 Correction Factor, dBA: 5.0
 Noise Source: Arterial Traffic
 Room Length, ft: 12.0
 Room Width, ft: 10.0
 Room Height, ft: 9.0
 Transmitting Panel Length, ft: 22.0
 Glazing Area, ft: 54.0

Ceiling Finish: Gyp Board
 Ceiling, sf: 120
 Wall Finish 1: Gyp Board
 Wall Finish 1, sf: 342
 Wall Finish 2: Glass
 Wall Finish 2, sf: 54
 Floor: Vinyl Plank
 Floor, sf: 120
 Misc. Finish: Soft Furnishings
 Misc. Finish, sf: 25

Transmitting Element 1: Wall - 1-Coat Stucco, 5/8" gyp INSUL
 Element 1, sf: 144
 Transmitting Element 2: Glazing - STC 33
 Element 2, sf: 54
 Transmitting Element 3:
 Element 3, sf:
 Transmitting Element 4:
 Element 4, sf:

Predicted Interior Noise Level, dBA: 45
Noise Reduction, dBA: -25



Memorandum

Date: April 1, 2024
To: Jack Varozza, PE, City of Roseville
From: Mary Ramones and John Gard, TE, Fehr & Peers
Subject: **Access Study for Rocky Ridge Apartments**

RS24-4340

This memorandum presents the data collection, analysis, and recommendations of our access study of the Rocky Ridge Apartments project, which would be situated at 1995 Rocky Ridge Drive in the City of Roseville.

Project Site Setting

According to the project site plan (*Rocky Ridge Apartments*, Peabody Tsumura Engineering, September 2023), the site would consist of an approximately 17,600 square foot apartment complex with 18 multi-family dwelling units and 27 parking spaces. Refer to **Figure 1** for the project site plan.

Access would be provided by the following driveways (see Figure 1):

- Driveway 1 on Rocky Ridge Drive would be 35 feet wide and located directly opposite Condor Court. It is assumed (for analysis purposes) that it would permit all turning movements.
- Driveway 2 on Cirby Way would be 25 feet wide and restricted to right-turns in and right-turns out only. The driveway would be located about 125 feet east of Rocky Ridge Drive.¹

¹ Driveway distance is measured from the driveway center line to the near curb return.



Existing Conditions

Roadway Network

The project site is located on an undeveloped parcel in the northeast corner of the Cirby Way/Rocky Ridge Drive intersection. The project site is located at the junction of two roadways featuring horizontal curvature. Cirby Way is an east-west minor arterial roadway within the study area. It begins at Roseville Road in the west and extends to Old Auburn Road in the east. Along the project frontage, Cirby Way has two lanes in each direction, which are separated by narrow centerline striping. The posted speed limit on Cirby Way is 40 miles per hour (MPH) in the project vicinity, however, an advisory 30 MPH sign is located in the westbound direction of Cirby Way east of Rocky Ridge Drive to alert motorists to an upcoming horizontal curve (along the project frontage). Similarly, an advisory 25 MPH speed sign is situated in advance of the curve for eastbound vehicles approaching Rocky Ridge Drive. There is a road providing gated utility access at the horizontal curve on Cirby Way, adjacent to the proposed project driveway location.

Rocky Ridge Drive is a north-south minor arterial roadway within the study area. The roadway begins at Cirby Way and extends northerly, terminating at Roseville Parkway. Along the project frontage, Rocky Ridge Drive has two lanes in each direction, which are separated by a center median turn lane. The posted speed limit is 40 MPH. The following advisory speed signs are present on Rocky Ridge Drive to advise motorists of horizontal curves:

- Northbound 30 MPH sign situated immediately south of Condor Court
- Northbound 30 MPH sign situated immediately south of Mallard Lane
- Southbound 30 MPH sign situated immediately south of McLaren Lane

Figure 2 shows the horizontal curves and advisory speed limit signs in the project vicinity.

Bicycle Network

Westbound on Cirby Way, a Class II bike lane begins at Old Auburn Road and extends 0.8 mile to Rocky Ridge Drive. It then becomes a Class III bike route west of Rocky Ridge Drive. Eastbound on Cirby Way, a Class II bike lane begins 240 feet east of Rocky Ridge Drive and extends 0.8 mile to Old Auburn Road.

Northbound on Rocky Ridge Drive, a Class II bike lane begins at Cirby Way and extends 0.8 mile to Hackamore Drive. There are no designated bikeway facilities north of Hackamore Drive to Douglas Boulevard. Southbound on Rocky Ridge Drive, a Class II bike lane begins at Professional Drive and extends 0.9 mile to Condor Court. There are no designated bikeway facilities between Condor Court and Cirby Way.



Pedestrian Network

A sidewalk begins on the east side of Rocky Ridge Drive at Cirby Way and is continuous across the project frontage and over the adjacent Linda Creek Bridge. There is an approximate 150-foot gap in the sidewalk along the project's Cirby Way frontage, as shown in Image 1. Just east of the project site, a sidewalk is continuous on the north side of Cirby Way for 0.75 mile to Old Auburn Road.



Image 1: Sidewalk gap and advisory chevron alignment signs on Cirby Way.

The signalized Cirby Way/Rocky Ridge Drive intersection features crosswalks with push-button pedestrian actuation on the west and north legs. A crosswalk is not provided on the east leg.



Project Travel Characteristics

Trip Generation

The trip generation of the Rocky Ridge Apartments was estimated using the *Trip Generation Manual, 11th Edition* (Institute of Transportation Engineers, 2021). **Table 1** shows the estimated daily, weekday AM peak hour, and PM peak hour trip generation. As shown, the project would generate 121 new daily trips, 7 new AM peak hour vehicle trips, and 9 new PM peak hour vehicle trips.

Table 1: Project Trip Generation

Land Use	ITE Code	Quantity	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise)	220 ¹	18	121	2	5	7	6	3	9

Notes:

¹ITE Trip Generation land use category (220) Multifamily Housing (Low-Rise) Not Close to Rail Transit (Adj Streets, 7-9A, 4-6P)

Daily: $T = 6.74(X)$

AM Peak Hour: $T = 0.40(X)$ (20% in, 80% out)

PM Peak Hour: $T = 0.51(X)$ (65% in, 35% out)

Sources: *Trip Generation Manual, 11th Edition* (Institute of Transportation Engineers, 2021); Fehr & Peers, 2024.

Trip Distribution

Table 2 displays the project's estimated distribution of new trips. The trip distribution percentages were estimated by adding the project to the City's base year (2020) travel demand model and performing a select zone traffic assignment to track the directions of travel of project trips.

Table 2: Project Trip Distribution

Trip Distribution	Percentage
Cirby Way to/from I-80 (West)	40%
Cirby Way to/from Old Auburn Road (East)	10%
Rocky Ridge Drive to/from Douglas Boulevard (North)	50%
Total	100%

Source: City of Roseville Travel Demand Model; Fehr & Peers, 2024.



Trip Assignment

Trips generated by the proposed apartments were assigned to the two project driveways assuming the Rocky Ridge Drive driveway permits all movements and the Cirby Way driveway permits right-turns only. As shown in Table 1, total peak hour trips generated by the project are modest, indicating that no movement into and out of either project driveway would exceed five vehicles per hour. Project trips would not have a significant effect on existing roadway operations or volumes.

Project Access Review

The project access review focuses on the access and design of both project driveways relative to standards established in the *City of Roseville Design and Construction Standards* (2023). Additionally, this review addresses potential modifications to the Cirby Way project frontage.

Recommendations resulting from the project access review are summarized in **Figure 3**.

Rocky Ridge Drive Driveway

Driveway Location & Permitted Turning Movements

The Rocky Ridge Drive Driveway (Driveway 1) would be situated directly opposite Condor Court. The City requires that driveways on arterials meet the minimum offset requirements of 600 feet for right hand offsets and 400 feet for left hand offsets (refer to Section 5-7 and ST-47). Therefore, Driveway 1 would meet the City's minimum offset requirements.

Driveway 1 would be located approximately 250 feet north of the Cirby Way/Rocky Ridge Drive intersection, as measured from the intersection near curb return to the driveway centerline. The driveway would be full access and allow all turning movements. The City establishes the following standards for the location of driveways relative to adjacent upstream arterial-arterial intersections and their associated permitted turning movements (refer to Section 5-3, Section 5-8, and ST-46)

- Zone 1 (0 to 240 feet) – No driveways allowed
- Zone 2 (240 to 370 feet) – Driveways allowed but outbound left turns prohibited
- Zone 3 (Over 370 feet) – Driveways allowed and all turning movement permitted

While the location of Driveway 1 would be allowed within Zone 2, the accommodation of all turning movements would not meet the City's driveway permitted turning movement requirements. It would not be possible to relocate Driveway 1 further to the north (i.e., within Zone 3) as it would not connect to the project site. The concept of prohibiting outbound left turns was also explored, but dismissed because it would cause severe challenges for project access and potentially result in other undesired movements (e.g., u-turns within the Rocky Ridge Drive S Curve). Thus, while Driveway 1 would not meet this standard, it is noted that its necessary



placement opposite full-access Condor Court is the primary issue resulting in this conclusion. Refer to the corner sight distance analysis below for additional information regarding potential line of sight implications associated with accommodating outbound left turns at Driveway 1 at the proposed location.

Fehr & Peers conducted field observations at the proposed Driveway 1 location to verify that motorists simultaneously turning left from Rocky Ridge Drive into the project site and into Condor Court would have an adequate light of sight of oncoming traffic. Image 2 shows the view of a southbound vehicle turning left into Driveway 1 from near the edge of the recommended southbound left turn lane. Given the slight lane offset resulting from the horizontal curve on Rocky Ridge Drive, vehicles making simultaneous left turns would have an unobstructed view of oncoming traffic.



Image 2: View from southbound left turn into the proposed Driveway 1 on Rocky Ridge Drive.



Need for Deceleration Lanes/Tapers at Driveway (5-5 and 5-6)

The City requires that a right turn deceleration lane be provided for a driveway if all of the following conditions are met (refer to Section 5-5):

- A. The driveway is located on an arterial or expressway.
- B. Right turn ingress volume is expected to exceed fifty (50) during peak hour flows on the roadway. For right turn ingress volumes between ten (10) and fifty (50) a right turn curb taper shall be constructed in conformance with the Standard Drawings.
- C. There is ample room and frontage to fit a deceleration lane as determined by the City Engineer.
- D. The travel speed of the roadway, as determined by the City Engineer, equals or exceeds 45 mph.

While Driveway 1 is located on an arterial, it does not meet the remaining criteria to warrant a right turn deceleration lane. Therefore, no right turn deceleration lane is recommended at Driveway 1. However, based on conversations with City of Roseville staff, a right-turn deceleration taper has been recommended given the volume of traffic on Rocky Ridge Drive and the presence of the S Curve immediately beyond the driveway.

The City requires that left turn deceleration lanes be provided for driveways on arterials where left turns in are permitted. The City allows for this to be provided in the form of a continuous two-way left-turn lane (TWLTL) on a four-lane road. Inbound left-turn vehicles would use the existing open median on Rocky Ridge Drive. To achieve consistency with City standards, Fehr & Peers recommends that the project install a 200-foot southbound left turn lane into Driveway 1. Alternatively, the City could consider the installation of a TWLTL on Rocky Ridge Drive to accommodate two-stage left turn movements at Driveway 1 and Condor Court (note that this modification would affect existing northbound left-turn movements into Condor Court by introducing southbound vehicles exiting the project site, as these vehicles would physically mix in the TWLTL).

Corner Sight Distance

Fehr & Peers analyzed corner sight distance for outbound left turns from Driveway 1 onto Rocky Ridge Drive. To determine an appropriate design speed for sight distance analysis of approaching vehicles coming around the horizontal curves, Fehr & Peers retained NDS to conduct a speed survey of southbound traffic on Rocky Ridge Drive at a location just south of Mallard Lane. The advisory speed limit around the curves is 30 MPH. The speed survey, which was conducted during non-peak hours with dry road conditions during daylight hours, revealed an 85th percentile speed for southbound traffic of 38 MPH. A design speed of 40 MPH was therefore selected for analysis of corner sight distance at Driveway 1.



Figure 4 shows the sight distance analysis results. As shown, from an aerial imagery perspective, there are several trees that appear to block the line of sight of southbound vehicles on Rocky Ridge Drive.

Fehr & Peers visited the project site on Tuesday, February 27, 2024, to conduct field observations and evaluate sight distance and corner time gap at the project driveway. Image 3 shows the view from a driver's eye level (exiting Driveway 1) looking towards the right at Rocky Ridge Drive. As shown, while there are tree branches that temporarily block part of the view of an approaching motorist, it was apparent to the engineers present at the site that oncoming traffic traveling southbound on Rocky Ridge Drive was detected well in advance of reaching Driveway 1. In fact, Fehr & Peers measured the elapsed time that a southbound vehicle on Rocky Ridge Drive is visible before passing the proposed Driveway 1 location. Oncoming traffic was visible, on average, for 13 seconds before reaching the driveway.

Table 405.1A in the *Highway Design Manual* (HDM), Caltrans, 2020, indicates that the unsignalized intersection passenger car corner sight distance time gap for vehicles making a left turn from stop is 7.5 seconds. This value should be adjusted for vehicles making a left turn onto a two-way major road with more than two lanes, adding 0.5 s for passenger cars for each additional lane to be crossed. Vehicles making the outbound left turn at Driveway 1 would have to cross 3 lanes, resulting in a corner sight distance time gap of 9 seconds. The 13 second time gap measured in the field exceeds the 9 seconds corner sight distance time gap specified by the HDM. Therefore, vehicles making the outbound left turn at Driveway 1 have ample time to complete the turn. Using the corner sight distance time gap of 9 seconds and a design speed of 40 MPH, the minimum corner sight distance was calculated to be 530 feet. Therefore, Driveway 1 would have adequate corner sight distance for outbound left turning vehicles.

Given that this photo was taken at a time when there were no leaves on the trees, it is possible that the line of sight may be impacted when the trees begin to bloom. Therefore, the pruning of trees located north of the project site adjacent to the sidewalk is recommended to ensure that a motorist exiting the driveway would have an adequate line of sight of oncoming traffic.²

² Sight distance adequacy determined using a 40 MPH design speed and applying the methodology related to corner sight distance outlined in 405.1 of the Highway Design Manual, Caltrans, 2020. See Figure 4.



Image 3: View of southbound Rocky Ridge Drive from the proposed Driveway 1 location.



Fehr & Peers visited the project site during the evening due to concerns of potential headlight visibility restrictions given the curvature on Rocky Ridge Drive. As shown in Image 4, vehicle headlights are clearly visible at the Driveway 1 location and adequate corner sight distance would be maintained during nighttime conditions.



Image 4: View of southbound Rocky Ridge Drive from the proposed Driveway 1 location under evening conditions.



Cirby Way Driveway

Driveway Location & Permitted Turning Movements

The Cirby Way Driveway (Driveway 2) would be located approximately 125 east of Rocky Ridge Drive, as measured from the intersection near curb return to the driveway centerline. The driveway would accommodate right-in/right-out access only. Under existing conditions, there is no median or barrier separating vehicles traveling on Cirby Way. The site plan does not show pavement markings, signage, or physical improvements at Driveway 2 that would prevent left turn movements. The site plan also does not show any proposed physical changes to Cirby Way to prevent eastbound left turns into Driveway 2 or southbound left turns out of Driveway 2.

Accordingly, Fehr & Peers recommends that the project construct a raised, triangular median at Driveway 2 to limit vehicular movements to right-in/right-out access only. This would maintain access for the residential driveways on the south side of Cirby Way and meets the City's turning movement restriction standard. The low travel demand generated at Driveway 2 suggests that many of the vehicles using the driveway would be users familiar with the project and the driveway restrictions. Additionally, the project's address of 1995 Rocky Ridge Drive indicates that any delivery drivers would be directed to enter the project site at Driveway 1, further limiting the number of vehicles that are unfamiliar with the project site and driveway restrictions. Given that Driveway 2 is proposed to be 25 ft wide, the driveway may need to be widened to accommodate the raised, triangular median. City Engineering staff will work with the applicant on a design that works to prohibit left ingress/egress while not conflicting with the existing bike lane.

Need for Deceleration Lanes/Tapers at Driveway

According to the project trip generation estimates, westbound right turns at Driveway 2 would be modest (less than 10 vehicles per hour). Thus, no additional deceleration or right turn curb taper is required per City standards at Driveway 2. However, in conjunction with the construction of the raised, triangular median, driveway widening would be necessary which could provide opportunities for partial deceleration (i.e., a short taper) approaching the driveway on westbound Cirby Way.



Modifications to Cirby Way Project Frontage

Chevron Alignment Signs

There are five existing chevron alignment signs (W1-8) located along project frontage on the westbound Cirby Way approach to the Rocky Ridge Drive intersection. Image 5 shows these signs and their location on the edge of the roadway.

If the signs were to remain in their current location, they would likely either be situated in the Class II bike lane or be co-located with the new sidewalk. Fehr & Peers spoke to City of Roseville staff about the placement of these signs, which were posted in 2020 as a result of an engineering and traffic study that assessed and considered a curve warning for Cirby Way at Rocky Ridge Drive. City staff indicated that the signs were installed due to vehicle collisions with the signal controller, which has been hit at least three times over the last 10 years. The City requests that the signal controller be relocated with the project to beyond the back of sidewalk. Additionally, City staff recommends the applicant work with City staff in determining the final location of the chevron alignment signs.

Gated Utility Access Road

Aerial imagery shows an existing gate connection that appears to provide vehicle access to the utility towers located east of the project site on Cirby Way. The site plan does not indicate that this connection would remain once Driveway 2 is constructed. Fehr & Peers recommends that the project site be modified to maintain the connection to the utility towers and that this connection restricts access via a gate.



Image 5: Existing gate on Cirby Way at the proposed location of Driveway 2.

Cirby Way/Rocky Ridge Drive Intersection Signage

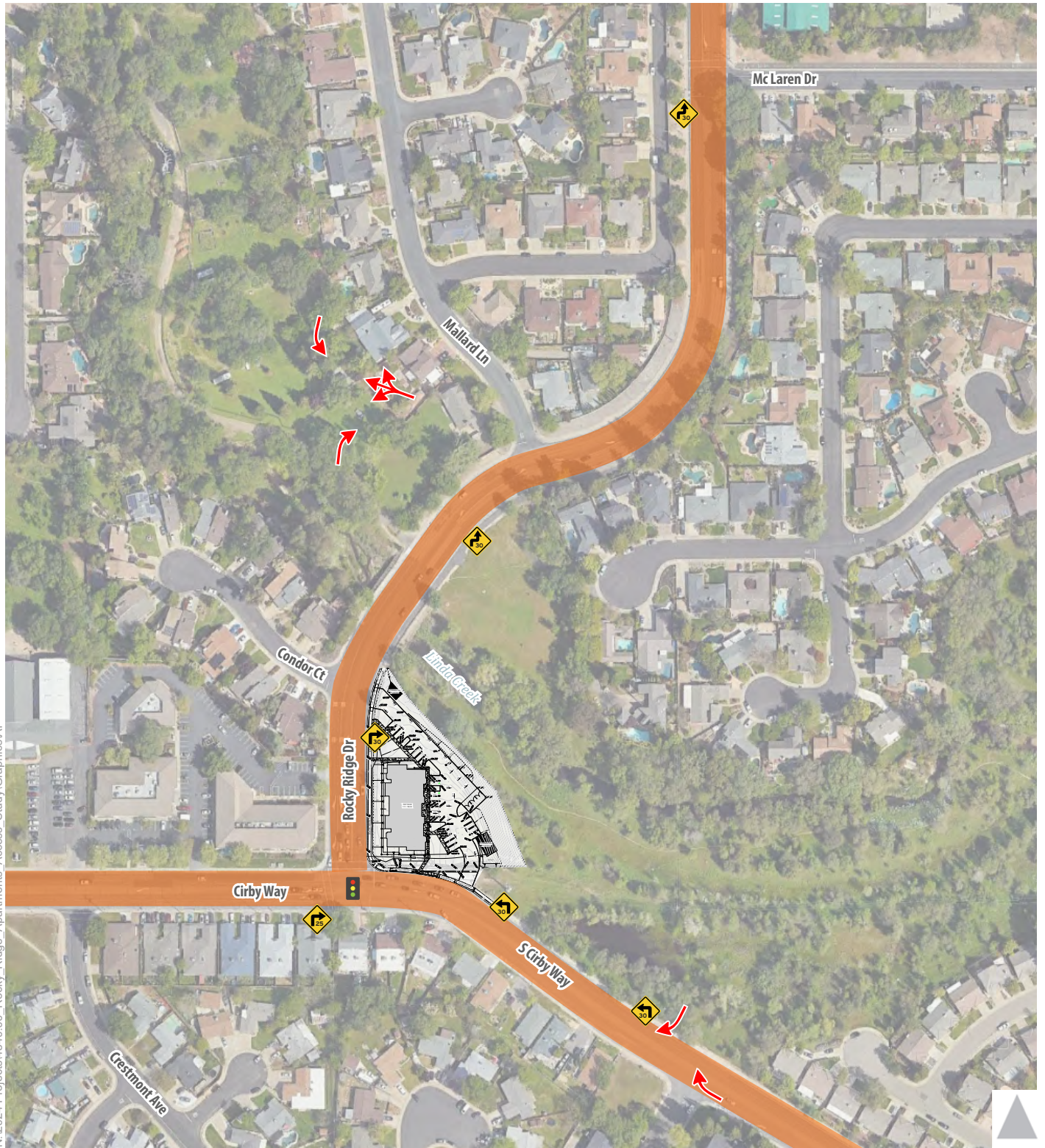
With the right-in/right-out restriction at Driveway 2, vehicles exiting the project site at Driveway 2 could be encouraged to u-turn at the intersection to continue eastbound on Cirby Way. Fehr & Peers recommends that the project install a no U-turn regulatory sign (R3-4) at the westbound approach of the Cirby Way/Rocky Ridge Drive intersection to restrict this movement and reduce potential conflicts.



-  Permitted Driveway Turning Movement
-  Stop Sign
-  Traffic Signal



Figure 1
Project Site Plan



Signalized Intersection



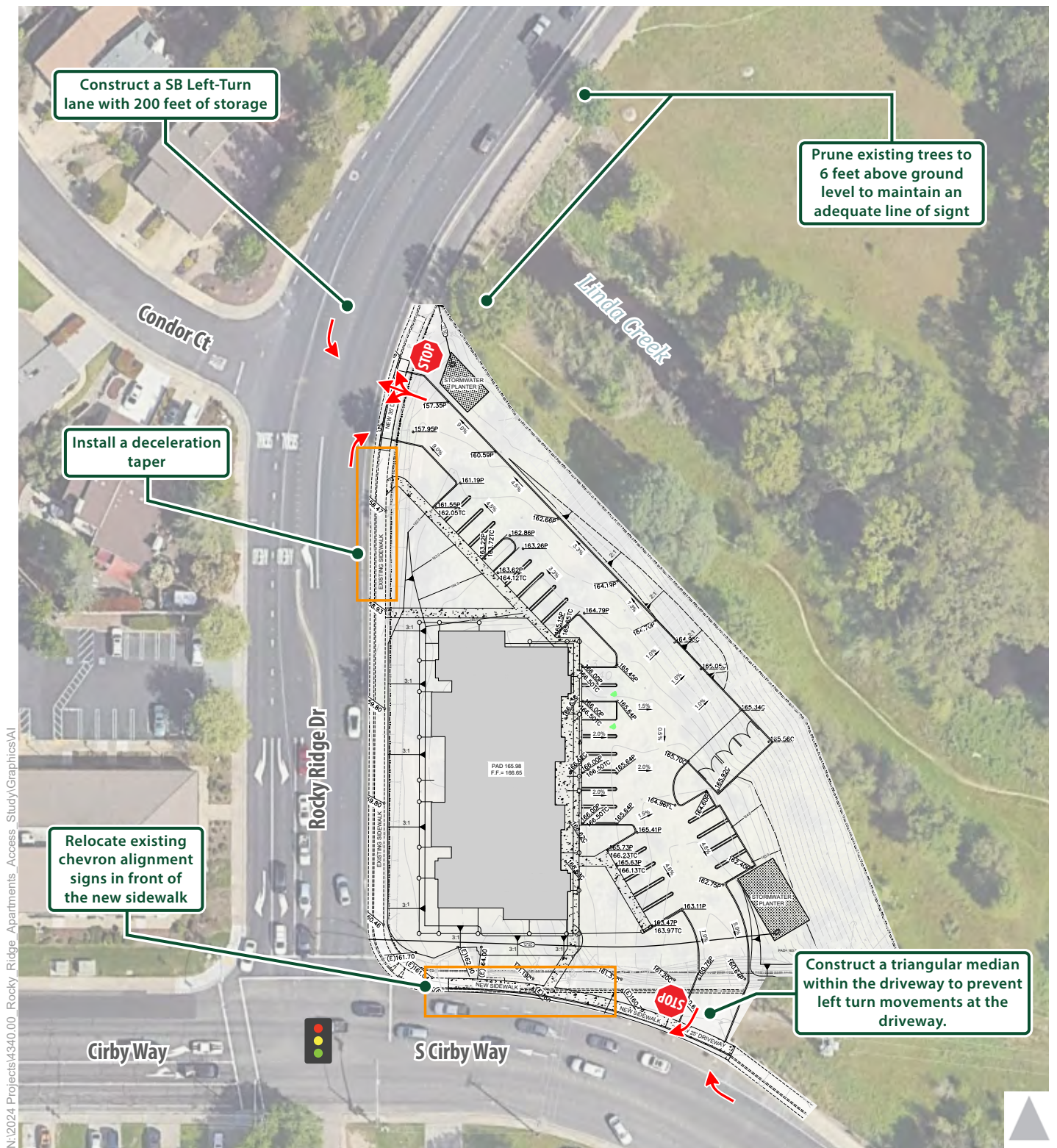
Advisory Speed Limit



40 MPH Posted Speed Limit



Figure 2
Project Location



-  Permitted Driveway Turning Movement
-  Stop Sign
-  Traffic Signal



Figure 3
Recommendations



LEGEND:

DESIGN SPEED:

ROCKY RIDGE DRIVE - 40 MPH
(BASED ON SPEED SURVEY PERFORMED BY NDS ON 2/22/2024)

CORNER SIGHT DISTANCE:

CORNER SIGHT DISTANCE = 530' CALCULATED PER
HIGHWAY DESIGN MANUAL TOPIC 405.1(2)



Figure 4
Sight Distance Analysis
Project Driveway at Rocky Ridge Drive

Spot Speed Study

Prepared by: National Data & Surveying Services

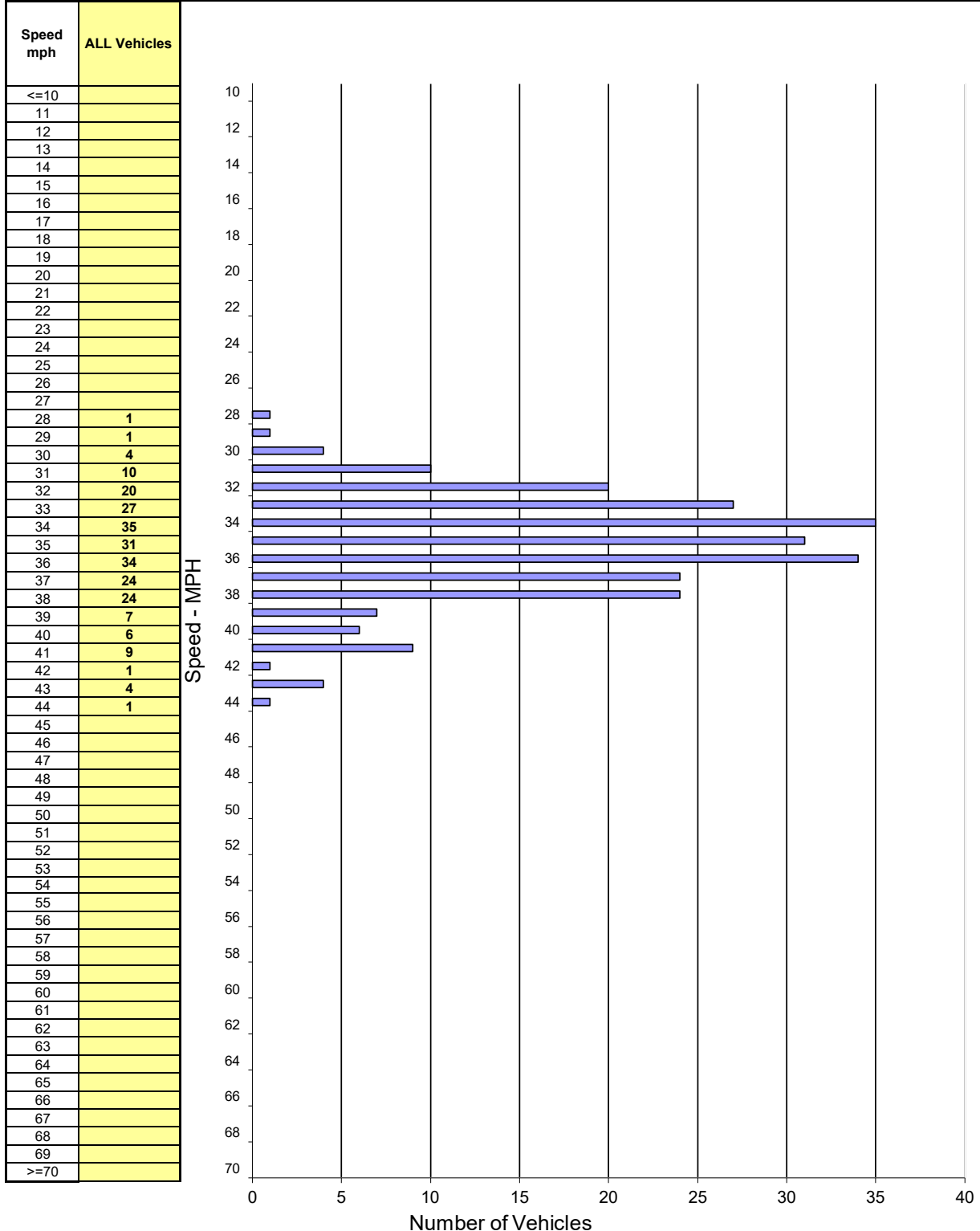
City of Roseville

DATE: 2/22/2024
TIME: 13:20-15:20

Location: Rocky Ridge Dr N/O Cirby Way
Posted Speed: 30 MPH Clear/Dry

Project #: 24-070038-001

Northbound & Southbound Spot Speeds



SPEED PARAMETERS									
Class	Count	Range	50th Percentile	85th Percentile	10 MPH Pace	# in Pace	Percent in Pace	% / # Below Pace	% / # Above Pace
ALL	239	28 - 44	35 mph	38 mph	31 - 40	218	91%	2% / 6	7% / 15


DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

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

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title/File Number:	INFILL PCL 86B – Rocky Ridge Apartments, File #PL23-0351
Project Location:	1995 Rocky Ridge Drive, Roseville, Placer County, CA 95661 (APN 469-100-013-000)
Project Description:	The applicant requests a Design Review Permit (DRP) for an 18-unit multi-family project on a 1.23-acre Medium Density Residential (MDR-10) parcel within the City's Infill area. The development consists of 18 units, with units ranging from one (1) to two (2) bedrooms. The proposed development also requests a density bonus of six (6) units. Of the 18 units, two (2) units will be affordable (very low-income units), and 16 units will be market rate. A total of 27 parking spaces will be provided on-site. The project also includes a Tree Permit (TP) to authorize the removal of 42 protected oak trees from the project site.
Environmental Document	Mitigated Negative Declaration
Project Applicant:	Sara Lebastchi, D and S Development
Property Owner:	SSL Enterprise LLC
Lead Agency Contact Person:	Escarlet Mar, Associate Planner; Phone (916) 774-5247

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

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

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

TABLE OF MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
Mitigation Measure BIO-1: Nesting Bird-Pre-construction Survey If ground disturbing activities occur during the regular bird nesting season (between February 1 and September 15), a pre-construction survey for nesting birds shall be conducted no more than 14 days prior to ground disturbing activities. The survey should be conducted by a qualified biologist during the bird nesting season. In the event active bird nests are encountered during the survey, the biologist will determine the nest avoidance buffer zones as appropriate. If no active bird nests of sensitive bird species are found, project activities may continue as planned.	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.	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 Building Plans.	Engineering and Planning	Nesting bird surveys	
Mitigation Measure NOI-1 Building facades shall include use of stucco with sheathing or cement fiber board with sheathing.	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. Add as note on Building Plans.	Planning and Building	Building Plans	
Mitigation Measure NOI-2 STC 33 minimum rated glazing shall be used on the building facades of the project.	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. Add as note on Building Plans.	Planning and Building	Building Plans	
Mitigation Measure NOI-3 Interior gypsum wallboards and gypsum ceiling shall be 5/8”.	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. Add as note on Building Plans.	Planning and Building	Building Plans	
Mitigation Measure NOI-4 The mechanical ventilation penetrations for exhaust fans not face toward Cirby Way and Rocky Ridge Drive. Where feasible, these vents should be routed towards the opposite side of the building to minimize sound intrusion to sensitive areas of the buildings. Where vents must face toward Cirby Way and Rocky Ridge Drive, it is recommended that the duct work be increased in length and make as many “S” turns as feasible prior to exiting the dwelling. This separates the openings between the noise source and the living space with a long circuitous route. Each time the sound turns a corner, it is reduced slightly. Flexible duct work is preferred ducting for this noise mitigation. Where the vent exits the building, a spring-loaded flap with a gasket should be installed to reduce sound entering the duct work when the vent is not in use.	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. Add as note on Building Plans.	Planning and Building	Building Plans	
Mitigation Measure NOI-5 Mechanical ventilation shall be provided to allow occupants to keep doors and windows closed for acoustic isolation.	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. Add as note on Building Plans.	Planning and Building	Building Plans	
Mitigation Measure NOI-6 No PTAC’s shall be used.	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. Add as note on Building Plans.	Planning and Building	Building Plans	
Mitigation Measure TR-1 The applicant shall construct a SB Left-Turn lane with 200-feet of storage for traffic traveling southbound along Rocky Ridge for entry into the Project site.	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	
Mitigation Measure TR-2 The applicant shall provide a minimum 35 foot wide, Type A7 driveway for the entry off Rocky Ridge Drive. The entry will include right turn flare per City standard ST-24. The	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	

applicant shall also provide a minimum 35' wide A-7 driveway for the entry off Cirby Way along with a triangular median to prevent left ingress into the site.					
Mitigation Measure TR-3 The applicant shall prune the existing trees to a 6' clear height along the east side of Rocky Ridge Drive, north of the proposed driveway.	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	
Mitigation Measure TR-4 The applicant shall relocate the existing chevron signs along Cirby Way, behind the proposed back of sidewalk.	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	
Mitigation Measure TR-5 The applicant shall maintain access to the maintenance road located on the southeast corner of the site.	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	
Mitigation Measure TR-6 The applicant shall relocate the traffic signal appurtenances along Cirby Way as directed by Public Works – Traffic Division.	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	
Mitigation Measure TCR-1 If any suspected TCRs or resources of cultural significance to UAIC, including but not limited to features, anthropogenic/cultural soils, cultural belongings or objects (artifacts), shell, bone, shaped stones or bone, or ash/charcoal deposits are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist. A Tribal Representative and the City shall be immediately notified, and the Tribal Representative in coordination with the City shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	Construction: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
Mitigation Measure TCR-2 The culturally affiliated Tribe shall consult with the City to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe. The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored. The construction contractor(s) and City shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe's preferences, excavation of the reburial location, and assisting with the reburial, upon request. Any discoveries shall be documented on a Department of Parks and Recreation (DPR) 523 form within 2 weeks of the discovery and submitted to the appropriate CHRIS center in a timely manner. Work at the TCR discovery location shall not resume until authorization is granted by the City in coordination with the culturally affiliated Tribe. If articulated or disarticulated human remains, or human remains in any state of	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	Construction: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	

decomposition or skeletal completeness are discovered during construction activities, the County Coroner and the culturally affiliated Tribe shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.					
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MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File #	INFILL PCL 86B – Rocky Ridge Apartments, File #PL23-0351
Project Address	1995 Rocky Ridge Drive, Roseville, Placer County, CA 95661 (APN 469-100-013-000)
Property Owner	SSL Enterprise LLC
Planning Division Contact	Escarlet Mar, Associate Planner; Phone (916) 774-5247

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete

I HAVE ATTACHED THE FOLLOWING REQUIRED ITEMS:

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

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

Signature and Date

Print Name

Contact Number

MITIGATION VERIFICATION FORM

Mitigation Measure _____

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

INSTRUCTIONS

COVER SHEET:

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

EXAMPLE MITIGATION VERIFICATION SUBMITTAL COVER SHEET

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

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

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

MITIGATION VERIFICATION FORM:

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

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

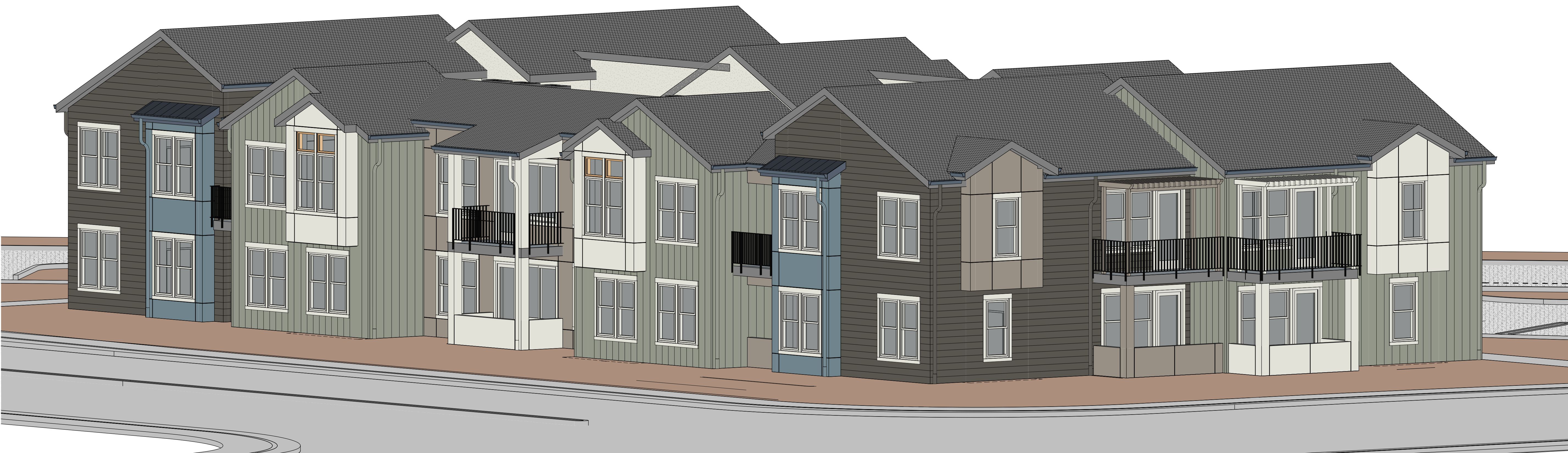
EXAMPLE MITIGATION VERIFICATION FORM

Mitigation Measure MM3

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

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

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA



**1995 ROCKY
RIDGE DRIVE,
ROSEVILLE**

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

ZONING:
SETBACKS:
FRONT:
SIDE:
REAR:

MAX BUILDING HEIGHT:
ACTUAL BUILDING HEIGHT:

SITE AREA:

R3

20 FT.
5 FT.
20 FT.

45 FT.
30 FT.

53.68 SF (1.23 ACRES)

PROJECT DENSITY CALCULATION

DENSITY BONUSES AND INCENTIVES BASED ON CALIFORNIA TITLE 7 DIVISION 1 CHAPTER 4.3.

BASE DENSITY:
AFFORDABLE UNITS:
DENSITY BONUS %:

BONUS UNITS:

TOTAL UNITS:

1.23 ACRES * 10 = 12.3
12 TOTAL UNITS

2 VERY LOW INCOME
2 / 12 = 16.7%
50% BONUS

12 * 50% = 6 UNITS
6 TOTAL BONUS UNITS

18 TOTAL UNITS

UNIT DATA

1 BDR / 1 BA
UNIT A1

2 BDR / 2 BA
UNIT B1
UNIT B2
UNIT B3
UNIT B4
UNIT B5
UNIT B6
UNIT B7
UNIT B8
UNIT C1

TOTAL:

SQ. FT.
675 SF

833 SF
896 SF
836 SF
833 SF
842 SF
892 SF
890 SF
833 SF
920 SF

18 UNITS

QUANL
2

2
2
1
2
2
2
1
2

RENTABLE AREA:

BUILDING AREA:
LEVEL 1
LEVEL 2
TOTAL:
(NOT INCLUDING DECKS)

PARKING REQUIREMENT:
1 BEDROOM:
2 BEDROOM:

TOTAL PARKING REQUIRED:
1 BEDROOM:
2 BEDROOM:
TOTAL:
2 ACCESSIBLE SPACES

PARKING PROVIDED:

EV SPACES:
40% EV
10% EV READY =

15,014 SF

8,940 SF
8,675 SF
17,615 SF

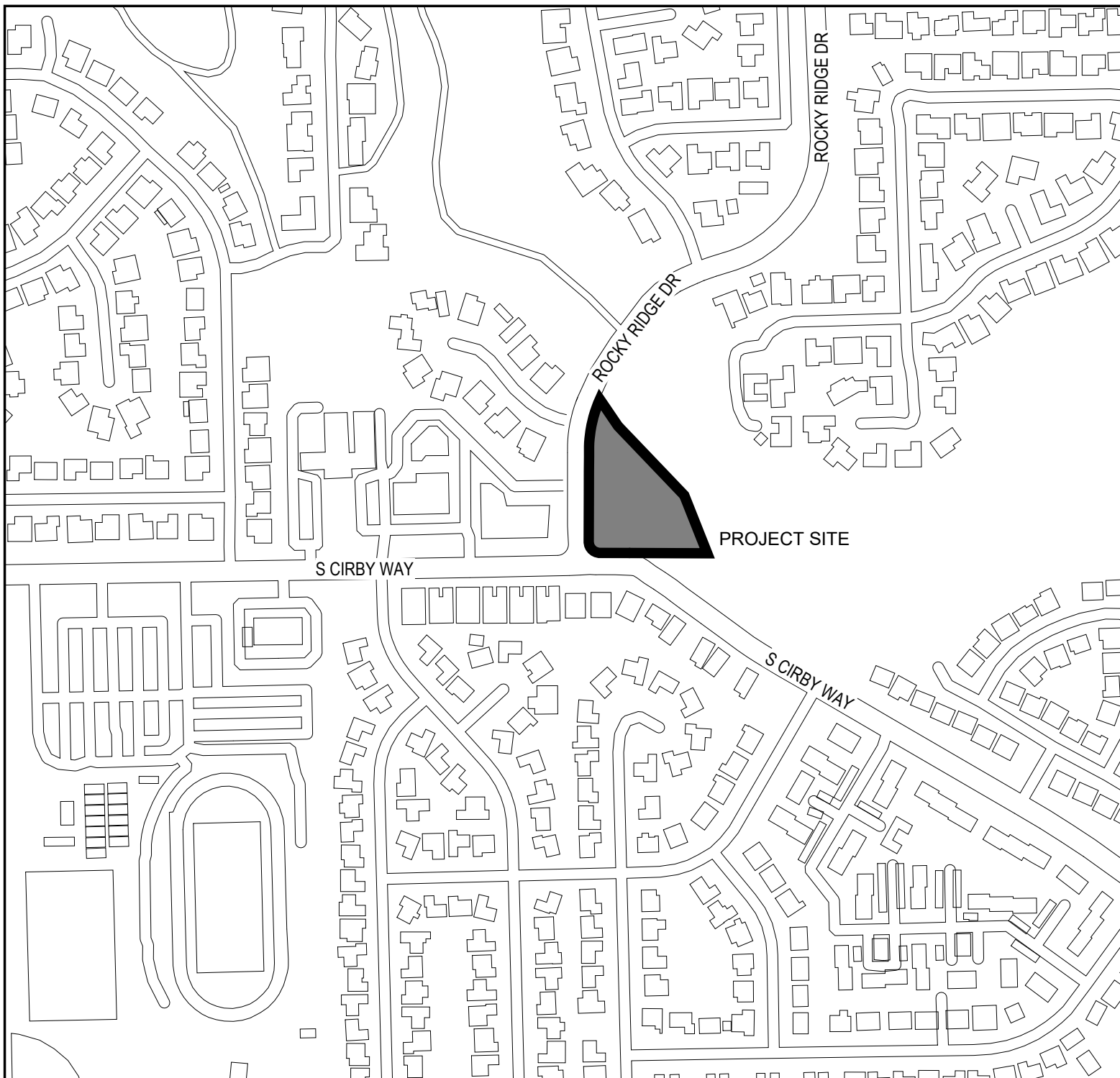
1 SPACE PER UNIT
1.5 SPACES PER UNIT

2 X 1 = 2 SPACES
1.5 X 16 = 24 SPACES
26 SPACES

27 SPACES
2 ACCESSIBLE SPACES

12 SPACES
3 SPACES

VICINITY MAP



PROJECT TEAM

OWNER:

DEVELOPER:

ARCHITECT:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

D&S DEVELOPMENT
1725 CAPITOL AVE.
SACRAMENTO, CA 95811
CONTACT: SARA LEBASTCHI
EMAIL: SARA@DANDSDEV.COM
PHONE: 916.442.4288 EXT. 102

D&S DEVELOPMENT
1725 CAPITOL AVE.
SACRAMENTO, CA 95811
CONTACT: SARA LEBASTCHI
EMAIL: SARA@DANDSDEV.COM
PHONE: 916.442.4288 EXT. 102

ARCHITECTS LOCAL
2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
CONTACT: STEVE WALDRON
EMAIL: STEVEW@ARCHITECTSLOCAL.COM
PHONE: 916.545.2512

PEABODY ENGINEERING
CONTACT: ROSS PEABODY
1700 ALHAMBRA BLVD #102
SACRAMENTO, CA 95816
916.731.8088
RPEABODY@PEABODYENG.COM

LANDSCAPE TECHNOLOGIES
970 WOODLAKE DRIVE
CARDIFF BY THE SEA, CA 92007
CONTACT: STEVE SHERMAN
EMAIL: CLTLANDARCH@ROADRUNNER.COM
PHONE: 760.809.3241

SHEET INDEX

GENERAL
G001

CIVIL
G.1
U.1

ARCHITECTURAL
A101
A201
A202
A301
A351

SITE LIGHTING
E001
E100
E101

LANDSCAPE
L-1
L-3
L-4

ARCHITECTURAL SUPPLEMENT
A411
A412
A901

CIVIL SUPPLEMENT

COVER SHEET

PRELIMINARY GRADING AND DRAINAGE PLAN
PRELIMINARY UTILITY PLAN

ARCHITECTURAL SITE PLAN
BUILDING PLANS
ROOF PLAN
EXTERIOR ELEVATIONS
BUILDING SECTIONS

ELECTRICAL SYMBOLS, LEGEND AND NOTES
LIGHTING PLAN - SITE PLAN
GENERAL LIGHTING PHOTOMETRIC PLAN

SITE PLAN AND PLANT IMAGES
SHADE DIAGRAM AND GENERAL NOTES
DETAILS
SPECIFICATIONS

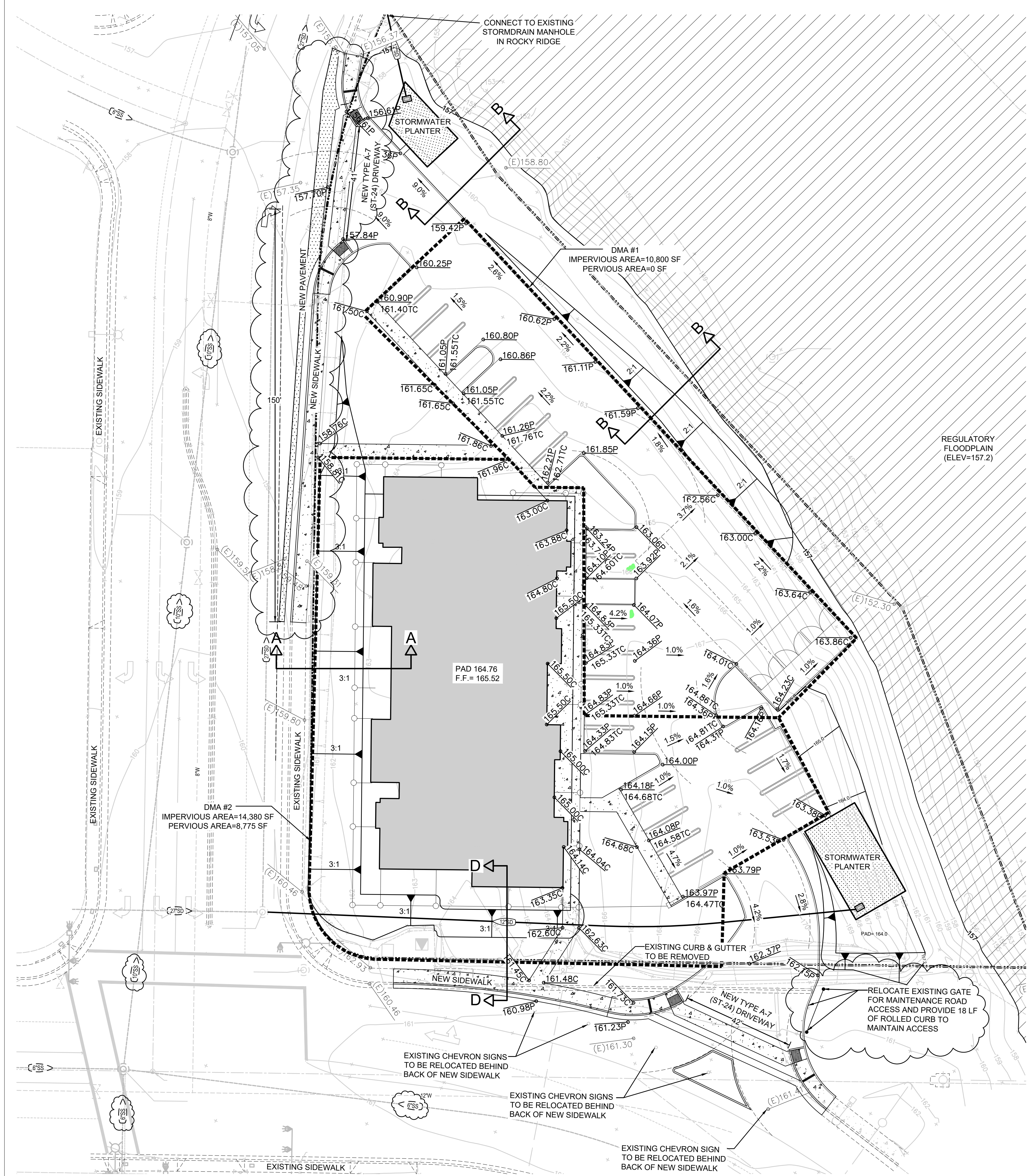
FLOOR & ROOF PLAN - TRASH ENCLOSURE
SECTIONS & ELEVATIONS - TRASH ENCLOSURE
FINISH SCHEDULE

PRELIMINARY DEMO PLAN
STRIPING PLAN

[illegible]

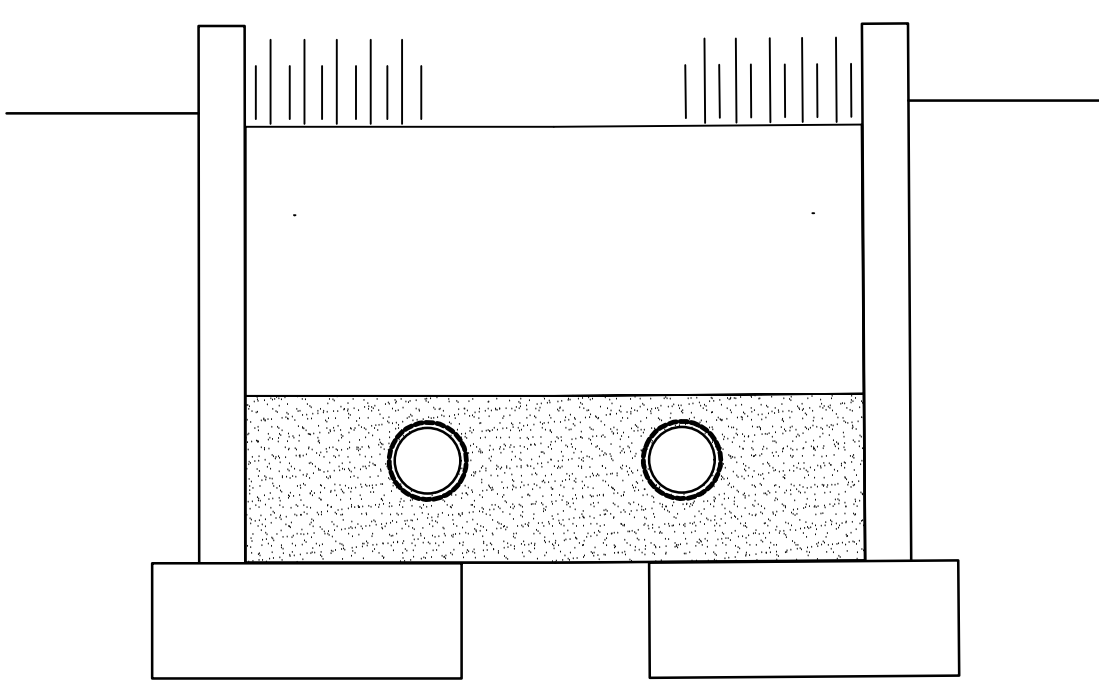
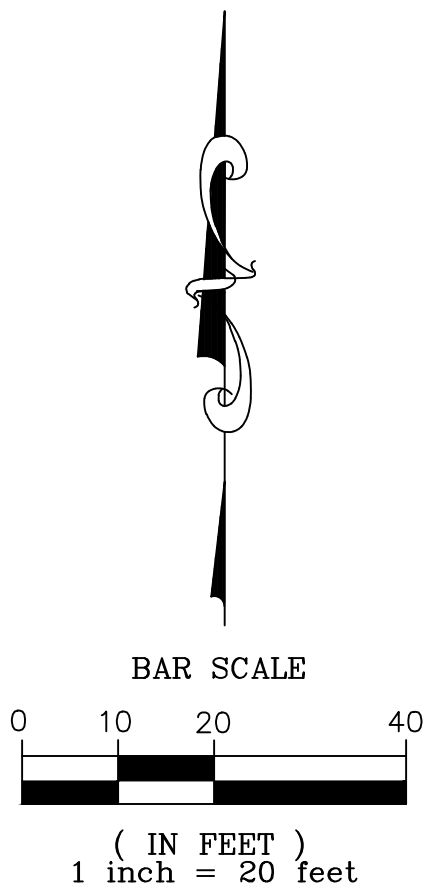
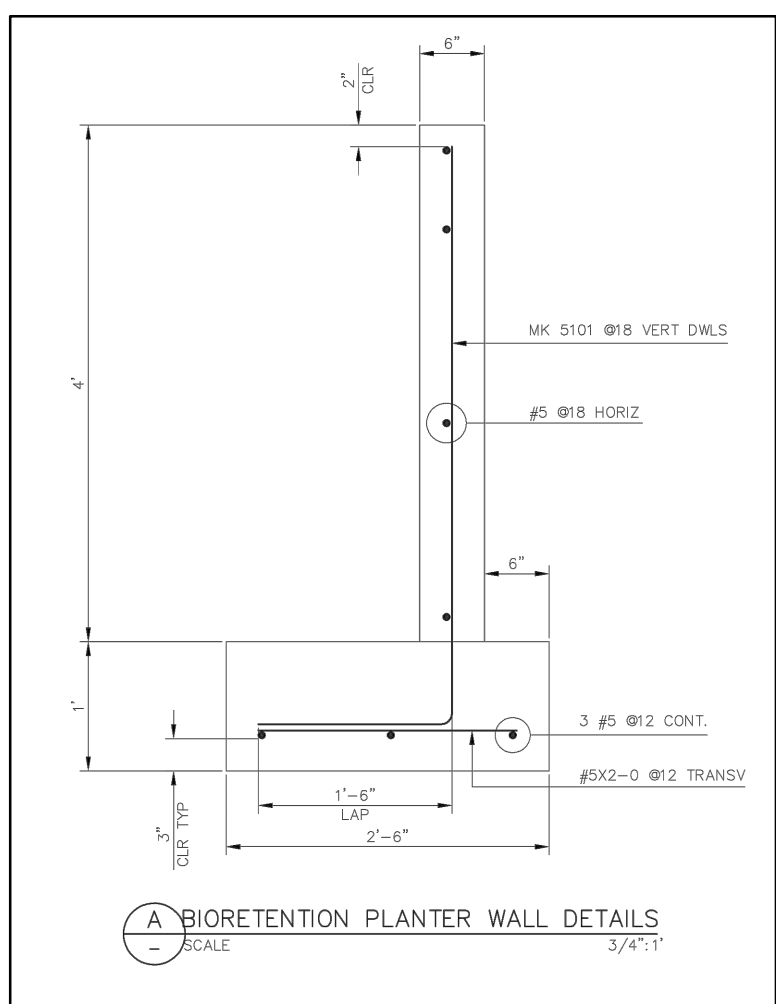
COVER SHEET

G001



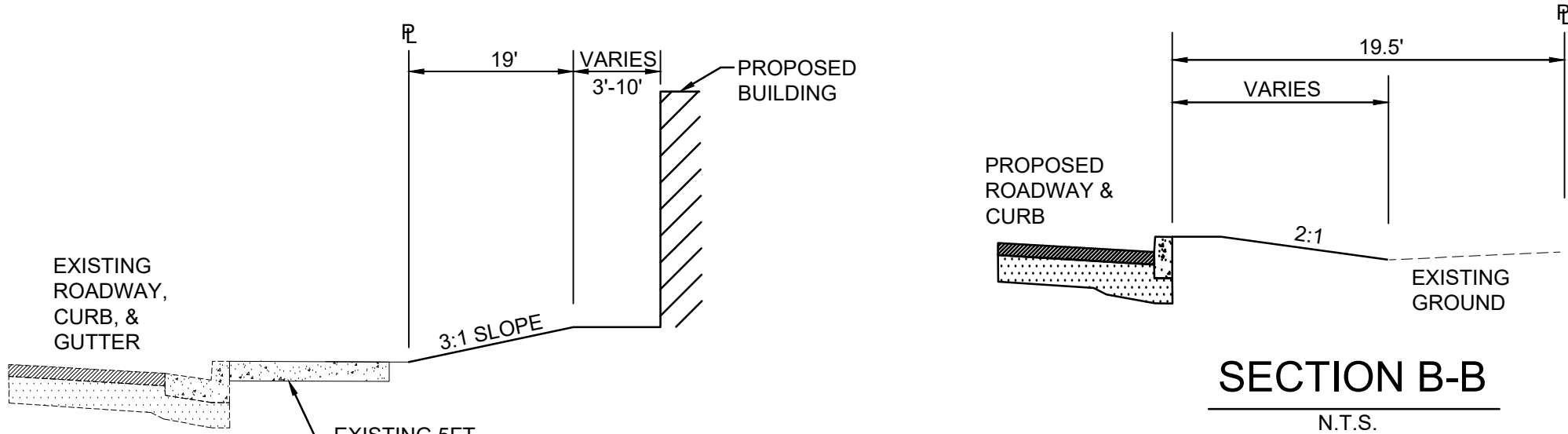
PRELIMINARY GRADING & DRAINAGE PLAN

SCALE: 1"= 20'



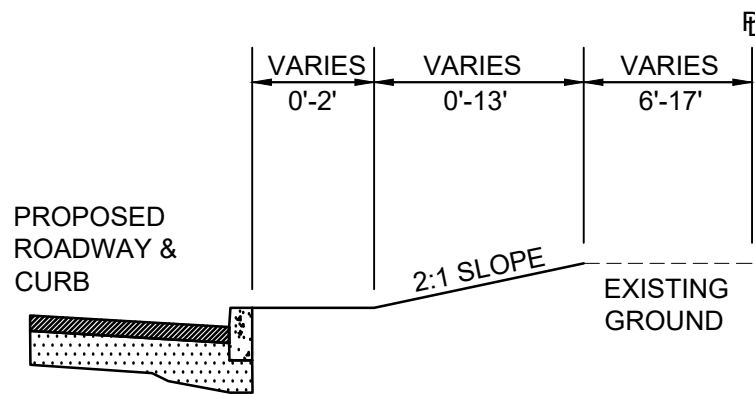
TYPICAL STORMWATER PLANTER DETAIL

N.T.S.



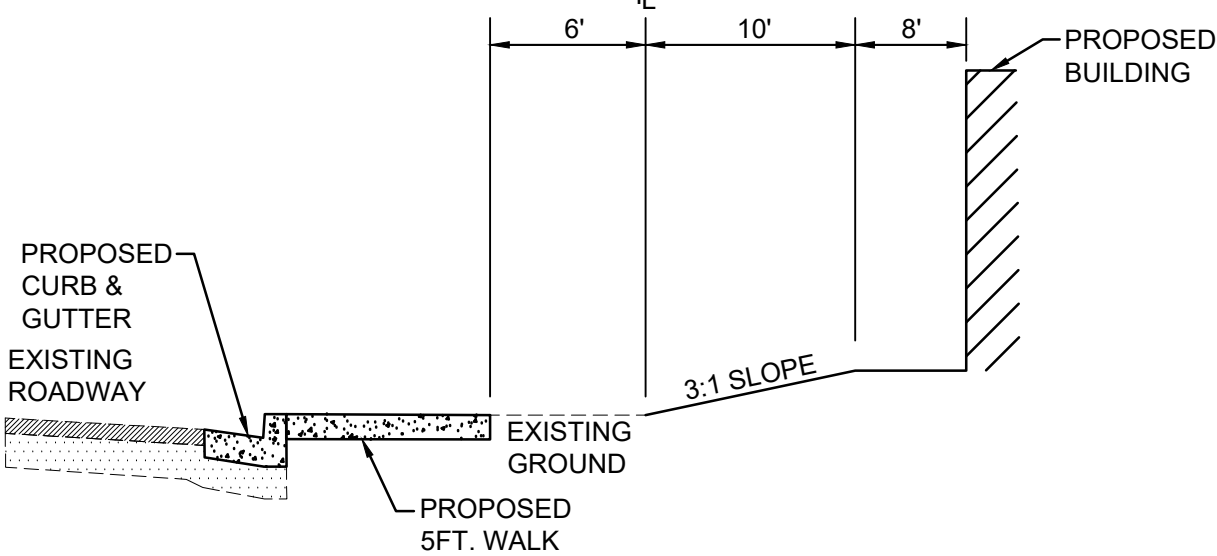
SECTION A-A

N.T.S.



SECTION C-C

N.T.S.



SECTION D-D

N.T.S.

100-YEAR WATER SURFACE ELEVATION REQUIREMENTS:
PER FEMA FLOOD INSURANCE STUDY 06061CV003A, THE BASE FLOOD ELEVATION (BFE) OF THIS SITE IS 157.2.

THE PAD ELEVATION FOR PROPOSED BUILDINGS ON THIS SITE IS REQUIRED TO BE SET AT A MINIMUM OF 2 FEET ABOVE THE BFE (159.2). THE PROPOSED BUILDING FOR THIS PROJECT IS SET AT ELEVATION 167.78, THUS SATISFYING THE MINIMUM PAD ELEVATION REQUIREMENT.

ALL PARKING LOTS AND STORAGE AREAS ARE REQUIRED TO BE NO MORE THAN 1.5 FEET BELOW THE BFE. ALL PARKING LOT AND STORAGE GRADES ARE SET AT A MINIMUM OF 158.00, THUS SATISFYING THIS REQUIREMENT.

ALL GRADES SHOWN ON THIS PLAN ARE ON NAVD 88 DATUM.

NOTE: EMERGENCY VEHICLE ACCESS SHALL BE DESIGNED PER CITY OF ROSEVILLE FIRE DEPARTMENT FIRE & LIFE SAFETY STANDARDS.

LEGEND:

- 12" D - EXISTING DRAIN LINE
- 12" D - NEW DRAIN INLET ON NEW DRAIN LINE
- 26.62(E) - EXISTING PAVEMENT GRADE
- 26.62P - PROPOSED PAVEMENT GRADE
- 26.62FL - PROPOSED GUTTER FLOWLINE GRADE
- 26.62C - PROPOSED CONCRETE GRADE
- PROPOSED CURB&GUTTER
- PROPOSED POURED IN PLACE CURB



CLIENT

PROJECT TITLE
Rocky Ridge
Apartments

1995 ROCKY RIDGE DR.
ROSEVILLE
CALIFORNIA

SHEET TITLE

PRELIMINARY
GRADING &
DRAINAGE PLAN

DELTA	REVISION	DATE

DRAWN/CHK BY: MT / RP

DATE: 8/5/2024

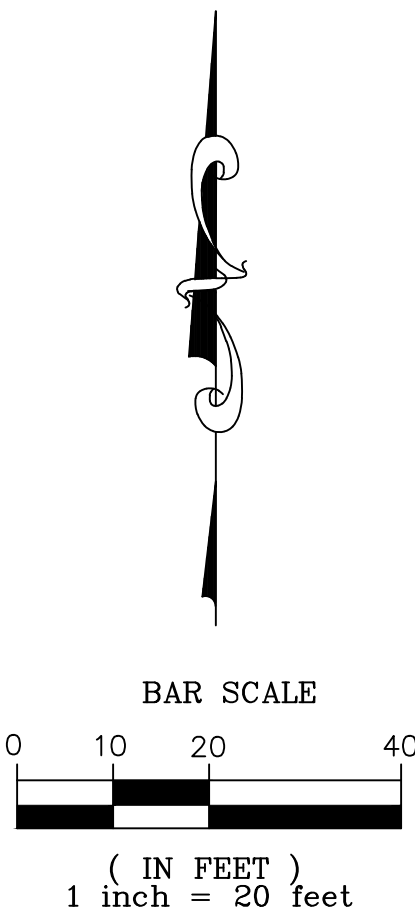
JOB NO.: 0420.006

SHEET NUMBER

G.1



PRELIMINARY UTILITY PLAN
SCALE: 1"= 20'



NOTE: EMERGENCY VEHICLE ACCESS SHALL BE DESIGNED PER CITY OF ROSEVILLE FIRE DEPARTMENT FIRE & LIFE SAFETY STANDARDS.

LEGEND:

PROPOSED		EXISTING
	SEWER MANHOLE	
	SEWER LINE	
	STORM DRAIN MANHOLE	
	STORM DRAIN	
	DRAIN INLET	
	WATER LINE	
	WATER VALVE	
	POST INDICATOR VALVE	
	FIRE DEPARTMENT CONNECTION	
	FIRE HYDRANT ASSEMBLY	
	R.P. BACKFLOW PREVENTER	
	FIRE TURN RADIUS (30' INNER, 50' OUTER)	



CLIENT

PROJECT TITLE
Rocky Ridge
Apartments

1995 ROCKY RIDGE DR.
ROSEVILLE
CALIFORNIA

SHEET TITLE

**PRELIMINARY
UTILITY PLAN**

DELTA	REVISION	DATE

DRAWN/CHK BY: MT / RP
DATE: 6/24/2024
JOB NO.: 0420.006

SHEET NUMBER

U.1

**D&S
DEVELOPMENT**

**1995 ROCKY
RIDGE DRIVE,
ROSEVILLE**

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

[illegible]

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

DATE:	AL PROJECT NUMBER:
JULY 2024	2-232203
	AHJ PROJECT NUMBER:

ARCHITECTURAL
SITE PLAN

A101



1 ARCHITECTURAL SITE PLAN-A
1" = 20'-0"

**1995 ROCKY
RIDGE DRIVE,
ROSEVILLE**

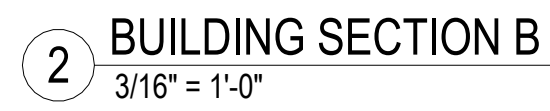
1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

[illegible]

ROOF PLAN

A202

**1995 ROCKY
RIDGE DRIVE,
ROSEVILLE**



DATE:	AL PROJECT NUMBER:
Nov. 21, 2023	2-232203
	AHJ PROJECT NUMBER:

A351

TYPE	SYMBOL	VOLTS	WATTAGE	LAMPS	FIXTURE DESCRIPTION	MANUFACTURER	CATALOG #
F1		208V	71	LED 3000K 70CRI	LED AREA WITH PHOTOCELL SLL TWIST LOCK POLE MOUNT MOUNTING HEIGHT 12'	LITHONIA	RSX2 LED P1 30K MYGLT-AASP
F2		208V	23	LED- 3000K 80CRI	WALL SCOUNTING VISUAL COMFORT OPTIC	LITHONIA LIGHTING	WDS2E LED P3 30K SOCRI VW

High Efficacy Light Sources Luminaires installed with only the lighting technologies in this table shall be classified as high efficacy	
Light sources in this column other than those installed in ceiling recessed downlight luminaires are classified as high efficacy and are not required to comply with Reference Joint Appendix JA8	Light sources in this column shall be certified to the Commission as High Efficacy Light Sources in accordance with Reference Joint Appendix JA8 and be marked as meeting JA8.
1. Pin-based linear or compact fluorescent light sources using electronic ballasts. 2. Pulse-start metal halide. 3. High pressure sodium. 4. GU-24 sockets containing light sources other than LEDs, a,b 5. Luminaires with hardwired high frequency generator and induction lamp. 6. Inseparable SSL luminaires that are installed outdoors. 7. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting.	8. All light sources in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in Section 150.0(k)1C. 9. GU-24 sockets containing LED light sources. 10. Any light source not otherwise listed in this table and certified to the Commission as complying with Joint Appendix 8.
Notes: a. GU-24 sockets containing light sources such as compact fluorescent lamps and induction lamps. b. California Title 20 Section 1605(k)3 does not allow incandescent sources to have a GU-24 base.	

SHEET INDEX:
E-001 ELECTRICAL SYMBOLS, LEGEND AND NOTES
E-100 ELECTRICAL SITE PLAN
E-101 GENERAL LIGHTING PHOTOMETRIC PLAN

1. SEE ARCHITECTURAL PLANS FOR MOUNTING LOCATIONS/ HEIGHTS AND MATERIAL FINISH REQUIREMENTS
2. CONCEAL ALL CONDUIT IN THE WALLS AND PLENUM AS MUCH AS REASONABLY POSSIBLE. EXPOSED CONDUIT SHALL BE FINISHED PER ARCHITECTURAL PLANS
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MOUNTING ALL CONDUIT AND EQUIPMENT, PROVIDING SUPPORTS AND GROUNDING PER CEC REQUIREMENTS.
4. ALL EXTERIOR EQUIPMENT SHALL BE IN NEMA 3R, WATER PROOF ENCLOSURES.
5. STEEL ELECTRICAL OUTLET BOXES AT FIRE BARRIER WALLS SHALL NOT EXCEED SIXTEEN SQUARE INCHES, SHALL NOT EXCEED 100 SQ IN PER 100 SQ FT OF WALL, AND SHALL BE SEPARATED Y A HORIZONTAL DISTANCE OF 24" WHEN ON OPPOSITE SIDES OF A WALL. SEC. 714.3.2.
6. ALL CURRENT CARRYING CONDUCTORS SHALL BE COPPER. INSULATION SHALL BE TYPE THHN/THWN FOR ALL BRANCH CIRCUITS UP TO AND INCLUDING SIZE #2AWG. INSULATION FOR CONDUCTORS OVER SIZE #2AWG SHALL BE XHHW.
7. ALL GROUND CONDUCTORS SHALL BE INSULATED COPPER.
8. ALL CONDUIT SHALL BE EMT (INSTALLED IN INTERIOR CONCEALED SPACES) OR SCHEDULE-40 PVC (INSTALLED UNDERGROUND) UNLESS OTHERWISE NOTED.
9. ALL AMPACITIES ARE BASED UPON TABLE 310.16 OF THE 2022 C.E.C.
10. FEEDER SCHEDULES INDICATE DATA FOR COPPER CONDUCTORS RATED UP TO 600V AT 75 DEGREES CELSIUS.

1. LIGHTING POLLUTION REDUCTION: ALL EXTERIOR LIGHT POLLUTION MUST COMPLY WITH CGC SECTION 5.106.8 AND SAN DIEGO MUNICIPAL CODE CHAPTER 14, ARTICLE 2, DIVISION 7.
2. OUTDOOR LIGHTING SHALL NOT EXCEED NOMINAL 4000 KELVIN COLOR CORRELATED TEMPERATURE (CCT). (SAN DIEGO MUNICIPAL CODE-CHAPTER 14, ART.2, DIVISION 7 PAGE 3)
3. ALL OUTDOOR LIGHTING SHALL BE TURNED OFF BETWEEN 11:00 PM AND 6:00 AM
4. LIGHTING CONTROL DEVICES AND SYSTEMS, BALLASTS AND LUMINAIRES SHALL COMPLY TO 2022 CENC, SECTION 110.9.
5. RESIDENCES MUST HAVE HIGH-EFFICACY OUTDOOR LIGHTING. LIGHTING PERMANENTLY MOUNTED TO A BUILDING MUST BE CONTROLLED WITH A MANUAL ON/OFF SWITCH PLUS ONE OF THE FOLLOWING:
 - PHOTOCELL AND MOTION SENSOR
 - PHOTOCELL AND TIME SWITCH
 - ASTRONOMICAL TIMECLOCK
 - ENERGY MANAGEMENT CONTROL SYSTEM WITH AN ASTRONOMICAL TIMECLOCK
6. BUILDERS ARE REQUIRED TO PROVIDE NEW HOMEOWNERS WITH A LIST OF INSTALLED LAMPS AND LUMINAIRES.
7. LIGHT SOURCES THAT ARE NOT MARKED "J848-2022-E" SHALL NOT BE INSTALLED IN ENCLOSED LUMINAIRES. ES 150.0(K)
8. IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS MORE THAN 20 PERCENT OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING IN THAT BUILDING SHALL: COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 110.9, 130.0, 130.1, 140.6 AND 141.0; AND IT

	LIGHT SWITCH, 120V/20A, MOUNT 48" A.F.F. (U.N.O.)
	3-WAY LIGHT SWITCH, 4-WAY LIGHT SWITCH
	DUPLEX RECEPTACLE, 120V/20A, MOUNT 15" A.F.F. (U.N.O.)
	SWITCHED DUPLEX RECEPTACLE
	250 VOLT, 50 AMP RECEPTACLE W/ 3#6 TO RESIDENTIAL PANEL. R-11,13
S _T S _T 2	THERMAL DISCONNECT SWITCH
	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE. MOUNTING HEIGHT AS NOTED.
	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	RECESSED EXHAUST FAN, SEE MECHANICAL DRAWINGS FOR EXACT LOCATION.
	DOOR BELL
	JUNCTION BOX, MOUNT AS SHOWN
	CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP PER CA SB183
	SINGLE STA. SMOKE DETECTOR, UBC APPR'D, BATT. BACKUP, 120V
	TELEVISION/CABLE OUTLET, MOUNT @ 15" A.F.F. (U.N.O.)
	TELEPHONE JACK, MOUNT 15" A.F.F. PROVIDE 3/4" C W/PULLSTRING TO ACCESSIBLE LOCATION. MOUNT @ +6" ABOVE COUNTERS IN KITCHEN LOCATIONS.
	CHIMES, PROVIDE 120V XFMR AS REQUIRED.
	ELECTRICAL PANEL (SEE PANEL SCHEDULE)
	DIMMER SWITCH COMPATIBLE WITH FIXTURE(S) CONTROLLED.
	FUSED SAFETY SWITCH, SIZED AS SHOWN
	FLUSH FLOOR MOUNTED CONVENIENCE OUTLET.
	WALL SWITCH BOX MTD OCCUPANCY SENSOR. MANUAL-ON, AUTO-OFF.
WP	WEATHERPROOF
UNO	UNLESS NOTED OTHERWISE
	FIRE ALARM MANUAL PULLSTATION
	CEILING MOUNTED SPEAKER/TONE GENERATOR WITH FLASHING STROBE FOR PUBLIC ADDRESS OR ALARM
	CEILING MOUNTED ADDRESSABLE SMOKE DETECTOR - SEE FIRE ALARM REQUIREMENTS AS PART OF THE DEFERRED PERMIT
	MULTI LEVEL OCCUPANCY/VACANCY SENSOR PER TITLE 24 REQUIREMENTS
	ADDRESSABLE HEAT DETECTOR, CEILING MOUNTED
	ADDRESSABLE FIRE ALARM MAGNETIC DOOR HOLD-OPEN
	ADDRESSABLE TAMPER SWITCH
	ADDRESSABLE FLOW SWITCH
	ADDRESSABLE STROBE DEVICE
	ADDRESSABLE SPEAKER DEVICE
	MAGNETIC DOOR LOCK CONTROLS PER FA PLAN
	JUNCTION BOX, WALL MOUNTED
	WALL MOUNTED MULTI LEVEL OCCUPANCY SENSOR PER TITLE 24 REQUIREMENTS
	CEILING MOUNTED, CONTROL AND UNIT PER MECHANICAL ENGINEER

1. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL BE LISTED BY UNDERWRITERS' LABORATORIES (UL) AND BEAR THEIR LABEL, OR BE TEMPORARILY OR PERMANENTLY RECOGNIZED BY THE OWNER. THEREFORE, WHERE UL DOES NOT HAVE A LISTING, CUSTOM MADE EQUIPMENT SHALL HAVE COMPLETE TEST DATA SUBMITTED BY THE MANUFACTURER ATTESTING TO ITS SAFETY, ADJUSTMENT, AND INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING:

AMERICAN SOCIETY OF TESTING MATERIALS (ASTM)
NATIONAL POWER CABLE ENGINEERS ASSOCIATION (NPCE)
NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
AMERICAN STANDARD ASSOCIATION (ASSA)
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
AMERICAN NATIONAL STANDARD INSTITUTE (ANSI)
CALIFORNIA ELECTRICAL CODES (CEC) 2022
CALIFORNIA CODE OF REGULATIONS TITLE 24 (CCR)
INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
ALL LOCAL CODES HAVING JURISDICTION WHERE THE CODES HAVE DIFFERENT LEVELS OF REQUIREMENTS, THE MOST STRINGENT RULE SHALL APPLY.

2. THE CONTRACTOR SHALL VISIT THE SITE INCLUDING ALL AREAS INDICATED ON THE DRAWINGS. HE SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXISTING WORKING AND BY SUBMITTING A BID, ACCEPTS THE CONDITIONS UNDER WHICH HE SHALL BE REQUIRED TO PERFORM HIS WORK.

3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COMPLETE SET OF CONSTRUCTION DOCUMENTS. HE/SHE SHALL CHECK THE DRAWINGS OF THE OTHER TRADES AND SHALL CAREFULLY READ THE ENTIRE SPECIFICATIONS AND DETERMINE HIS/HER RESPONSIBILITIES. FAILURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR FROM DOING THE WORK IN COMPLETE ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

4. ALL UTILITY WORK (POWER/TELEPHONE) SHALL BE IN COMPLIANCE WITH THESE DRAWINGS AND THE REQUIREMENTS OF THE SERVING UTILITY COMPANY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE SERVING UTILITY TO RECEIVE COMPLETE INFORMATION ON THEIR REQUIREMENTS PRIOR TO THE SUBMISSION OF THE BID. THE ACT OF SUBMITTING THE BID SHALL CONSTITUTE ACCEPTANCE OF THE RESPONSIBILITY BY THE CONTRACTOR TO INSTALL SERVICE IN COMPLIANCE WITH THE SERVING UTILITY AND THE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL PAY TO THE UTILITY FOR ALL COSTS ASSOCIATED WITH THE ESTABLISHMENT OF SERVICE FOR THIS PROJECT.

5. ALL ITEMS SUCH AS SERVICE CONDUIT, CONDUCTORS, DUCTS, CONCRETE, BRICKS, TRANSFORMERS, RISERS, BOXES, AND CABLES COVERING FROM SERVICE LOCATION TO THE PROVIDED AND INDICATED SHALL BE VERIFIED WITH THE SERVING UTILITY COMPANY, AND SHALL PAY ALL CHARGES LEVIED BY THE SERVING UTILITY COMPANY FOR HIS SERVICE EXCEPT THE FIRST FIFTY FEET. THE CONTRACTOR SHALL PROVIDE DOCUMENTS ARE MORE RESTRICTIVE, THE DOCUMENTS SHALL GOVERN.

6. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, CHARGES, AND INCIDENTAL COSTS NECESSARY FOR EXECUTION AND COMPLETION OF ELECTRICAL WORK, INCLUDING ALL CHARGES BY THE LOCAL GOVERNMENT AGENCIES.

7. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES AT THE SITE. ANY COSTS TO INSTALL WORK TO ACCOMPLISH SUCH COORDINATION WHICH DIFFERS FROM THE WORK AS SHOWN IN THE DRAWINGS SHALL BE INCURRED BY THE CONTRACTOR. ANY DISCREPANCIES, AMBIGUITIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT DURING BID TIME FOR CLARIFICATION. ANY SUCH CONFLICTS NOT CLARIFIED PRIOR TO BID TIME SHALL BE THE INTERPRETATION OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

8. THE CONTRACTOR SHALL PROVIDE AND KEEP UP-TO-DATE A COMPLETE RECORD SET OF DRAWINGS. THESE PRINTS SHALL BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS. THIS SET OF DRAWINGS SHALL BE KEPT ON SITE AND SHALL BE USED ONLY AS A RECORD SET. THIS SHALL NOT BE CONSIDERED AS AUTHORITY FOR THE CONTRACTOR TO MAKE CHANGES IN THE LAYOUT WITHOUT DEFINITE INSTRUCTIONS IN EACH CASE. UPON COMPLETION OF THE WORK, A SET OF PROPOSED CONSTRUCTION DOCUMENTS SHALL BE OBTAINED FROM THE ARCHITECT, AND ALL CHANGES AS NOTED ON THE RECORD SET OF DRAWINGS SHALL BE INCORPORATED THEREON WITH BLACK INK IN A NEAT, LEGIBLE, UNDETERMINED AND PROFESSIONAL MANNER. FAILURE TO KEEP UP-TO-DATE DRAWINGS UP-TO-DATE SHALL CONSTITUTE CAUSE FOR WITHHOLDING OF PROGRESS PAYMENTS.

9. IN SOME INSTANCES, IT MAY BE NECESSARY TO DEFER WORK IN CERTAIN AREAS AND LOCATIONS UNTIL SUCH TIME AS EXISTING FACILITIES CAN BE TEMPORARILY OR PERMANENTLY REORGANIZED BY THE OWNER. THEREFORE, WHENEVER IT BECOMES NECESSARY FOR THE CONTRACTOR TO PERFORM WORK UNDER THIS CONTRACT IN EXISTING AREAS IN WHICH THE OWNER'S WORK IS BEING PERFORMED, THE CONTRACTOR SHALL ADVISE THE ARCHITECT AND THE OWNER RELATIVE TO THE REQUIREMENT AND SHALL FOLLOW CLOSELY THE DIRECTIVE ISSUED BY THE ARCHITECT INsofar AS TIME AND PROCEDURE ARE CONCERNED. THE CONTRACTOR SHALL INCLUDE IN HIS BID ALL PREMIUM TIME TO WHICH HE MAY BE SUBJECTED FOR PERFORMING WORK UNDER THIS PROCEDURE AND AT SUCH TIMES AS MAY BE NECESSARY TO CAUSE THE LEAST INTERFERENCE WITH THE OPERATIONS OF THE OWNER.

10. SHOP DRAWINGS SHALL BE SUBMITTED WITHIN THIRTY DAYS AFTER AWARD OF THE CONTRACT. THE CONTRACTOR SHALL SUBMIT EIGHT COPIES OF A COMPLETE LIST OF MATERIALS AND EQUIPMENT INCLUDING MANUFACTURER AND MODEL NUMBER EMPLOYED FOR THE JOB. SHOP DRAWINGS SHALL INCLUDE JOB DESCRIPTION, ARCHITECT AND ENGINEER IDENTIFICATION, AND ALL DATA WITH CAPACITIES, SIZES, DIMENSIONS, CATALOG NUMBERS, AND MANUFACTURER'S BROCHURES. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW IN SPECIFIC SECTIONS OF THE PROJECT. THE CONTRACTOR'S SUBMITTALS WILL BE RETURNED WITHOUT REVIEW. CONTRACTOR SHALL SUBMIT A SCHEDULE OF ALL SHOP DRAWINGS AND SUBMITTALS WHICH ARE TO BE REVIEWED WITHIN FIFTEEN DAYS OF CONTRACT AWARD.

11. THE CONTRACTOR SHALL FURNISH A ONE YEAR WRITTEN GUARANTEE OF MATERIALS AND WORKMANSHIP FROM THE DATE OF SUBSTANTIAL COMPLETION.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAWCUTTING, TRENCHING, CHIPPING, IMPACTING AND PATCHING OF CONCRETE AND ASPHALT AS REQUIRED TO PERFORM HIS WORK. ATTENTION IS CALLED TO THE FACT THAT THERE ARE EXISTING UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN TRENCHING FOR HIS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND APPROVED REPAIR OF ANY AND ALL DAMAGES CAUSED BY HIM OR HIS WORK.

13. WHENEVER A DISCREPANCY IN QUANTITY OR SIZE OF CONDUIT, WIRE, EQUIPMENT DEVICES, CIRCUIT BREAKERS, GROUND FUL PROTECTION SYSTEMS, ETC. (ALL MATERIALS), ARISES ON THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS AND SERVICES REQUIRED BY THE STRICTEST CONDITIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS TO ENSURE COMPLETE AND OPERABLE SYSTEMS AS REQUIRED BY THE OWNER AND ARCHITECT/ENGINEER.

14. DRAWINGS ARE DIAGRAMATIC ONLY. ROUTING OF RACEWAYS SHALL BE AT THE OPTION OF THE CONTRACTOR UNLESS OTHERWISE NOTED AND SHALL BE COORDINATED WITH OTHER SECTIONS. DO NOT SCALE THE ELECTRICAL DRAWINGS FOR LOCATIONS OF ANY ELECTRICAL, ARCHITECTURAL, STRUCTURAL, CIVIL, OR MECHANICAL ITEMS OR FEATURES.

15. THE EQUIPMENT GROUNDING CONDUCTOR SHOWN ON CONDUIT RUNS SHALL RUN CONTINUOUS FROM PANEL TO LAST OUTLET. THIS WIRE SHALL BE PIGTAILED IN EACH OUTLET FOR CONNECTION TO BOX AND DEVICE SO THAT IF DEVICE IS REMOVED, GROUND WILL NOT BE INTERRUPTED. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSULATED GREEN CONDUCTORS. ALTERNATE METHODS OF IDENTIFICATION SHALL NOT BE USED. CONTRACTOR SHALL NOTIFY ELECTRICAL ENGINEER TO EXAMINE CONDUIT INSTALLATION PRIOR TO INSTALLATION OF DEVICES.

16. MINIMUM SIZE FOR CONDUCTORS SHALL BE #12 AWG. COPPER, TYPE THHN/THWN. THERMOPLASTIC, 600 VOLT, 75 DEGREES CELSIUS WET OR 90 DEGREES CELSIUS DRY. ALL WIRING SHALL BE USED OUTDOOR. ALL CONDUCTORS SIZES BELOW GRADE SHALL BE MADE WITH SUBMERISABLE CONNECTIONS. ALL CONDUCTORS USED IN SITE AND BUILDING MOUNTED LIGHTING FIXTURES SHALL BE INSTALLED IN 3/4" MINIMUM WITH #10 CONDUCTORS.

17. ALL EXPOSED CONDUIT IN FIRE RISER ROOMS SHALL BE WP SEAL/TIE TYPE.

18. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A FULL FUNCTIONING ELECTRICAL AND COMMUNICATION SYSTEM INCLUDING THE ALARM SYSTEM, CATV, TELEPHONE, DATA, AND ANY OTHER REQUIRED LOW VOLTAGE SYSTEMS.

19. COORDINATE WITH THE ARCHITECT/CLIENT FOR FIXTURE AND OUTLET MOUNTING HEIGHT PRIOR TO INSTALLATION.

20. ELECTRICAL CONTRACTOR SHALL REFER TO MECHANICAL AND ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND CHARACTERISTICS OF ALL EQUIPMENT LISTED IN SCHEDULE. ANY MODIFICATIONS AND/OR ADDITIONAL WORK NECESSARY SHALL BE INCLUDED IN THE BASE BID.

21. ALL TEMPERATURE CONTROL AND INTERLOCK CONDUIT AND WIRING SHALL BE BY ELECTRICAL CODE REQUIREMENT UNLESS OTHERWISE DRAWINGS FOR ADDITIONAL INFORMATION.

22. ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL CONNECTION POINTS WITH THE EQUIPMENT MANUFACTURER AND OR INSTALLER PRIOR TO ROUGH-IN.

23. ALL FUSES FOR FUSIBLE DISCONNECTS TO BE SIZED PER EQUIPMENT NAMEPLATES.

24. ELECTRICAL CONTRACTOR TO PROVIDE MINIMUM 1" EMT CONDUIT FOR ALL MECHANICAL LOW VOLTAGE WIRING. COORDINATE WITH MECHANICAL DRAWINGS FOR MORE INFORMATION.

25. PROVIDE FIRESTOP CAULKING FOR ANY PIPES, CONDUITS, AND DUCTS PENETRATING EXTERIOR OR INTERIOR FIRE RATED WALLS.

26. USE RIGID GALVANIZED CONDUIT IN ALL EXTERIOR EXPOSED AREAS.

27. ELECTRICAL CONTRACTOR SHALL INCLUDE COST FOR ALL HVAC CONTROL COMPONENTS, CONDUITS, DEVICES, ETC. AS NECESSARY TO COMPLETE AND OPERATING HVAC SYSTEM. REFER TO MECHANICAL DRAWINGS.

28. ALL OUTLET AND SWITCH PLATES SHALL BE PROVIDED WITH A LABEL NOTING PANEL AND CIRCUIT. LABEL SHALL BE CLEAR TAPE WITH BLACK LETTERS.

29. ALL ELECTRICAL CONDUITS ARE TO BE CONCEALED WITH IN WALLS AND/OR ABOVE CEILING.

30. DATA JACKS AND CABLE SHALL BE PER LOW VOLTAGE CONDUIT. CONTRACTOR SHALL PROVIDE 1/2" CONDUIT FROM EACH DATA JACK BACK TO TELECOMMUNICATIONS BACK BOARD. SPECIFIC DATA TYPES AND TERMINATIONS ARE TO BE PER LOW VOLTAGE CONTRACTOR.

31. APPLIANCES PROVIDED AND INSTALLED SHALL HAVE AN ENERGY STAR DESIGNATION. ANY DIFFERENCES BETWEEN THE CALCULATED LOADS SHOWN ON THE PLANS, AND THE FINAL MANUFACTURER LOADS AS PROVIDED BY THE CONTRACTOR SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ELECTRICAL ENGINEER PRIOR TO PROCUREMENT AND INSTALLATION.

32. BATHROOM EXHAUST FANS NOT FUNCTIONING AS A COMPONENT OF THE WHOLE BUILDING SHALL BE CONTROLLED BY A READILY ACCESSIBLE HUMIDISTAT.

33. CONCEAL ALL CONDUIT IN THE WALLS AND PLENUM AS MUCH AS REASONABLY POSSIBLE. EXPOSED CONDUIT SHALL BE COORDINATED WITH THE ARCHITECT AND FINISHED PER ARCHITECTURAL PLANS.

34. RECEPTACLE HEIGHTS ARE SHOWN FOR REFERENCE ONLY. REFERENCE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

35. SMOKE DETECTORS SHALL BE PROVIDED IN EACH SEPARATE SLEEPING AREA AND OUTSIDE EACH SEPARATE SLEEPING AREA. INSTALL A MINIMUM OF 3' FROM FROM DUCT OPENINGS.

36. SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED. PROVIDE BATTERY BACK-UP. PER NFA 72.

37. WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BY MORE THAN 24" A SMOKE DETECTOR SHALL BE INSTALLED IN THE HALLWAY AND IN ADJACENT ROOM WITHIN 12" OF THE HIGHEST POINT OF THE CEILING.

38. INTERCONNECTED SMOKE DETECTORS SHALL BE INSTALLED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY.

39. ALL WORK SHALL COMPLY WITH NFPA 72, NATIONAL FIRE ALARM CODE.

40. SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL2034. (SEE R313.1)

41. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. IF AN INSTALLED IN A ROOM WITH THE PROVISIONS OF THE GOVERNMENT OF CALIFORNIA AND THE FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE MARSHAL LISTED & APPROVED IN ACCORDANCE WITH CCR, TITLE 19, DIVISION 1, FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.

42. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL SUITE THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. SEE R314.3

43. ALL 120V. SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN SUITE FAMILIES, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, BEDS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHEN, LAUNDRY OR SIMILAR ROOMS OR AREAS SHALL BE PROVIDED WITH A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

44. 125-VOLT, 15 AND 20 AMPERE RECEPTACLES INSTALLED IN EVERY KITCHEN, FAMILY ROOM, LIVING ROOM, DINING ROOM, BATHROOM, GARAGE, RECREATION BEDROOM, LAUNDRY OR SIMILAR ROOMS OR OUTDOOR PATIO AREA SHALL BE LISTED TAMPER RESISTANT RECEPTACLES. PER CEC 406.11.

45. GROUND FAULT CONVENIENCE OUTLETS SHALL BE INSTALLED IN ALL LOCATIONS INDICATED ON RELATED INDIVIDUAL UNIT AND BUILDING FLOOR PLANS AS INDICATED. REFERENCE ELECTRICAL SYMBOLS LIST, SHEET E001.

46. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ARCHITECTURAL PLANS FOR LOCATION OF RECEPTACLES, AND INSTALLING RECEPTACLES IN THE FLOOR WHERE NECESSARY IN ORDER TO CONFORM WITH THE RESIDENTIAL SPACING REQUIREMENTS FOR RECEPTACLES AS OUTLINED IN THE 2022 CEC.

47. ALL CURRENT CARRYING CONDUITS SHALL BE COPPER. INSULATION SHALL BE TYPE THHN/THWN FOR ALL BRANCH CIRCUITS UP TO AND INCLUDING SIZE #2AWG. INSULATION FOR CONDUCTORS OVER SIZE #2AWG SHALL BE XHHW.

48. ALL GROUND CONDUCTORS SHALL BE INSULATED COPPER.

49. ALL CONDUIT SHALL BE EMT (INSTALLED IN INTERIOR CONCEALED SPACES) OR SCHEDULE-40 PVC (INSTALLED UNDERGROUND) UNLESS OTHERWISE NOTED.

50. ALL AMPACITIES ARE BASED UPON TABLE 310.16 OF THE 2022 C.E.C.

51. FEEDER SCHEDULES INDICATE DATA FOR COPPER CONDUCTORS RATED UP TO 600V AT 75 DEGREES CELSIUS.

52. ALL OUTLET AND SWITCH PLATES SHALL BE PROVIDED WITH A LABEL NOTING PANEL AND CIRCUIT. LABEL SHALL BE CLEAR TAPE WITH BLACK LETTERS.

1. THE FIRE ALARM RISER DIAGRAM AND ALL OTHER DETAILS, NOTES AND EQUIPMENT SHOWING ANY FIRE PROTECTION EQUIPMENT SHOWN FOR REFERENCE ONLY AND IS PART OF A DEFERRED SUBMITTAL REQUIREMENT.

2. PER SECTION 907.5.2.3.1 AND 11B-702.1 WHEN EMERGENCY WARNING SYSTEMS OR FIRE ALARMS ARE PROVIDED, THERE SHALL BE APPROVED NOTIFICATION APPLIANCES FOR THE HEARING IMPAIRED, INSTALLED IN ACCORDANCE WITH NATIONAL STANDARDS IN THE FOLLOWING AREAS:

A) RESTROOMS
B) CORRIDORS
C) MULTIPURPOSE ROOMS
D) LOBBIES

3. AUDIBLE AND VISUAL ALARMS WILL COMPLY WITH THE PROVISIONS OF TITLE 24 SECTION 907

FOR COMMENTS RELATED TO TESTING AND ADJUSTING:

1. EXTERIOR LED LIGHTING SHALL BE CONTROLLED WITH PHOTOCELLS AND MOTION DETECTORS FOR 50% DIMMING WHEN NOT OCCUPIED, AND TIME CLOCK OVER-RIDE.
2. PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR OR ARCHITECT IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3.

2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514

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SACRAMENTO, CA 95816
P: (916) 545-2514

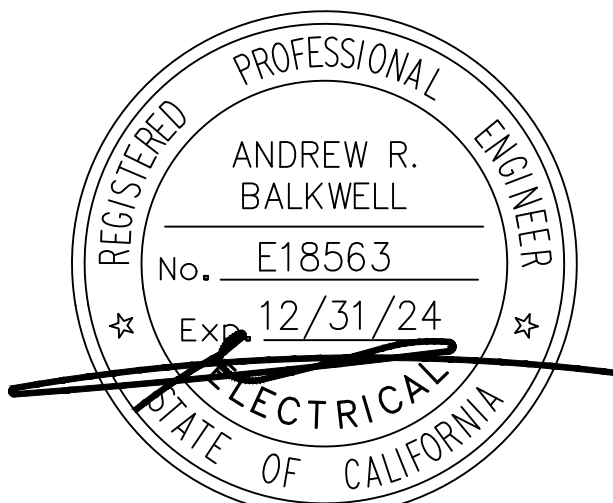
WWW.ARCHITECTSLOCAL.COM

1401 N. EL CAMINO REAL
SUITE 201
SAN CLEMENTE, CA
949-280-9743
ARBELECTRIC.COM

**D&S
DEVELOPMENT**

**1995 ROCKY
RIDGE DRIVE,
ROSEVILLE**

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

[illegible]

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

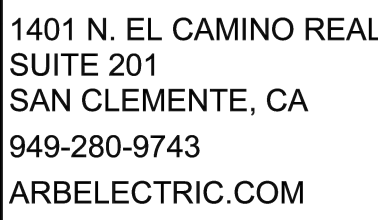
DATE: AL PROJECT NUMBER

Nov. 08, 2023 2-232203

AHJ PROJECT NUMBER _____

ELECTRICAL SYMBOLS, LEGENDS AND NOTES

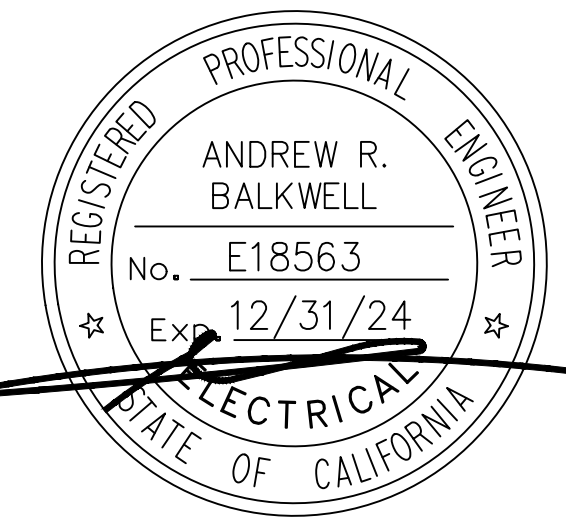
E001



**D&S
DEVELOPMENT**

**1995 ROCKY
RIDGE DRIVE,
ROSEVILLE**

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

[illegible]

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DATE: Nov. 08, 2023
AL PROJECT NUMBER: 2-232203
AHJ PROJECT NUMBER:

LIGHTING PLAN - SITE PLAN

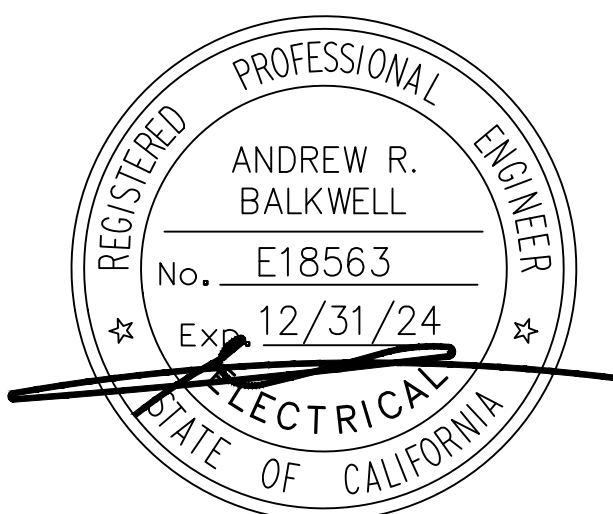
E100

01 | LIGHTING PLAN - SITE PLAN
1/16" = 1'-0"

DEVELOPMENT

ROSEVILLE

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

[illegible]

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DATE: AL PROJECT NUMBER

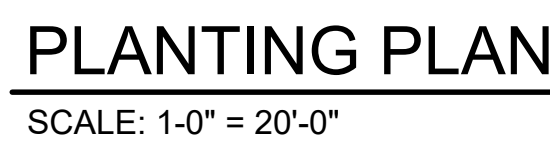
Nov. 08, 2023 2-232203
ALL PROJECT NUMBERS

PLAN

E101

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	LLF	Total Lamp Lumens
	5	WDGE3 LED P2 70CRI R4 30K	Single	WDGE3 LED P2 70CRI R4 30K	1.000	N.A.
	19	RSX2 LED P1 30K R2	Single	RSX2 LED P1 30K R2	1.000	N.A.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	4.54	54.8	0.0	N.A.	N.A.



NOTES

- 1) ALL SUBSTITUTIONS TO BE COMPARABLE WITH CHARACTERISTICS OF SPECIFIED PLANT SPECIES
- 2) TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA. TOTAL LANDSCAPE AREA - 29,093 SQ FT, TOTAL TURF AREA - 3,833 SQ FT. 13% OF LANDSCAPE AREA IS TURF.
- 3) SHADE TREES SHALL COVER 50% OF THE TOTAL PARKING AREA WITH TREE CANOPIES WITHIN 15 YEARS OF SECURING BUILDING PERMIT. 57% IS PROVIDED.





ROCKY RIDGE APARTMENTS

1995 Rocky Ridge Drive
Roseville, CA 95661

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DATE:	AL PROJECT NUMBER:
July 2024	2-232203
SCALE:	AHJ PROJECT NUMBER:

SHADE DIAGRAM &
GENERAL NOTES

L-2

1) CONTACT LANDSCAPE ARCHITECT IN THE EVENT THAT MODIFICATIONS TO THE DESIGNS ARE REQUIRED TO ACCOMMODATE VARYING FIELD CONDITIONS OR MODIFIED PLANT ARRANGEMENTS.

2) QUALITY AND SIZE OF PLANTS TO MEET AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

3) ANY DISCREPANCIES THAT ARE FOUND IN LANDSCAPE LEGEND THAT DO NOT CORRELATE WITH PLANTINGS INDICATED ON PLAN, THE QUANTITIES INDICATED ON PLAN SHALL GOVERN.

4) MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH A SHREDDED CEDAR BARK, FIBROUS IN NATURE, (1") MINIMUM TO (4") MAXIMUM IN LENGTH, APPLIED 3" DEEP, EXCLUDING SLOPES REQUIRING RE-VEGETATION. ORGANIC RECYCLED OR POST-CONSUMER MULCH SHALL TAKE PRECEDENT OVER INORGANIC OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE.

5) NON-BIODEGRADABLE TREE ROOT BARRIERS (18" DEEP) SHALL BE INSTALLED 3' FROM EDGE CONDITION WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER SHALL EXTEND 10' FROM CENTER OF TREE IN EACH DIRECTION ALONG EDGE AND WILL NOT WRAP AROUND THE ROOT BALL AND BE MANUFACTURED BY "DeepRoot" OR EQUAL.

6) MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE ABUTTING PREMISE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

7) ALL TREES, SHRUBS, AND GROUND COVERS SHOULD BE FREE OF INSECTS, PESTS, OR FUNGUS DISEASE OR THE EFFECTS OF PREVIOUS INFESTATIONS. THEY SHOULD HAVE NORMALLY WELL DEVELOPED BRANCH SYSTEMS AND A VIGOROUS AND FIBROUS ROOT SYSTEM WHICH IS NOT ROOT OR POT BOUND.

8) PLANTS SHALL BE GUARANTEED AS TO HEALTH AND GROWTH FOR 90 DAYS AFTER END OF MAINTENANCE PERIOD.

9) WATERING SHOULD BE SCHEDULED BETWEEN THE HOURS OF 10:00PM AND 8:00AM OR AS REQUIRED BY LOCAL WATER AGENCY. WATERING PRACTICES SHALL BE UTILIZED TO PROMOTE DEEP ROOTING OF TREES AND SHRUBS.

10) TREES AND SHRUBS SHOULD BE TRIMMED OR PRUNED TO PREVENT BLOCKING OR INTERFERENCE WITH THE FOLLOWING:

- A. SIGHT DISTANCE VIEWS.
- B. PEDESTRIAN OR MOTOR VEHICLE ACCESS.
- C. INSTALLATION, MAINTENANCE OR REPAIR OF ANY PUBLIC UTILITY OR FIRE LANE.
- D. DAMAGE TO PROPERTY LINE FENCES OR STRUCTURES ON ADJOINING PROPERTIES.

11) ALL LANDSCAPE AREAS SHOULD BE REGULARLY WATERED, FERTILIZED, WEEDED AND OTHERWISE KEPT IN GOOD CONDITION.

12) THIS PROJECT IS SUBJECT TO THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

13) LANDSCAPE SHALL BE INSTALLED PRIOR TO BUILDING OCCUPANCY.

14) ALL PLANTER AREAS IN PARKING AND OTHER LANDSCAPE SPACES SHALL HAVE ALL DELETERIOUS MATERIALS SUCH AS ROCK, DEBRIS, AND TRASH REMOVED PRIOR TO PLACING TOPSOIL OR SUBSOIL BACKFILL.

15) SHRUBS SHALL BE PLACED IN PREPARED PLANTING PITS TWICE THE DIAMETER OF THE PLANT CONTAINER.

16) A PLANT ESTABLISHMENT PERIOD, UNDER THE INSTALLATION CONTRACT, IS REQUIRED FOR ALL INSTALLATIONS FOR A MINIMUM OF SIXTY DAYS (60) AFTER ALL LANDSCAPE IMPROVEMENTS ARE INSTALLED.

17) ALL HARDSCAPE MATERIAL PER DESIGN AND ALL PERTAINING DETAILS/SPECIFICATIONS TO BE COMPLETED BY ARCHITECT.

18) ALL AREAS TO BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SHALL BE PROVIDED BY EFFICIENT TAPPING NOZZLES AND DRIP IRRIGATION SYSTEM SHALL UTILIZE "SMART CONTROLLER" TECHNOLOGY AND SHALL CONFORM TO STATE AND LOCAL EFFICIENCY STANDARDS. DESIGN MEETS OR EXCEEDS MAWA REQUIREMENTS.

19) ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE REGULATIONS AND THE CITY OF ROSEVILLE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

20) MINIMUM TREE SEPARATION DISTANCE ON LANDSCAPE PLAN:

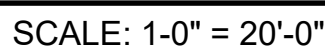
- TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
- UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
- ABOVE GROUND UTILITY STRUCTURES - 10 FEET
- DRIVEWAY (ENTRIES) - 10 FEET (5' FOR RESIDENTIAL STREETS <25 MPH)
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

21) TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES SHALL BE MAINTAINED AT 8 FEET ABOVE THE GRADE OF THE PEDESTRIAN WALKWAYS AND 16 FEET ABOVE THE GRADE OF THE VEHICULAR TRAVEL WAYS. NO TOPPING OF TREES.

22) THE VELOCITY OF WATER FLOWING IN IRRIGATION SYSTEM PIPING OR SUPPLY PIPES SHALL NOT EXCEED 5 FEET PER SECOND DOWNSTREAM OF THE WATER METER.

23) IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, THE OWNER/PERMITTEE SHALL REPAIR AND/OR REPLACE IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR CERTIFICATE OF OCCUPANCY.

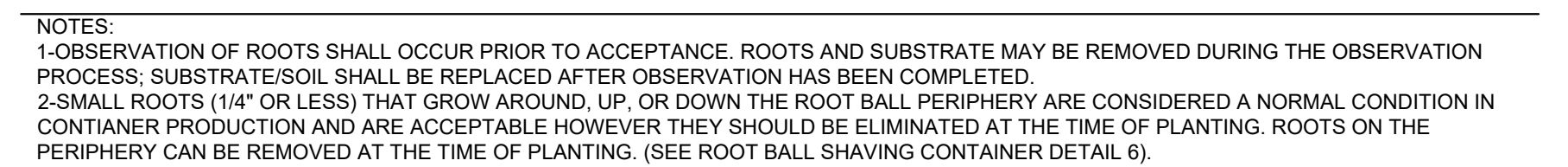
24) NO PLANT SPECIES LISTED AS INVASIVE BY THE CALIFORNIA NATIVE PLANT SOCIETY, THE CALIFORNIA EXOTIC PEST PLAN COUNCIL, OR IDENTIFIED FROM TIME TO TIME BY THE STATE OF CALIFORNIA SHALL BE EMPLOYED OR ALLOWED TO NATURALIZE OR PERSIST ON THE SITE, NO PLANT SPECIES LISTED AS NOXIOUS WEED BY THE STATE OF CALIFORNIA OR THE U.S. FEDERAL GOVERNMENT SHALL BE UTILIZED WITHIN THE PROPERTY.



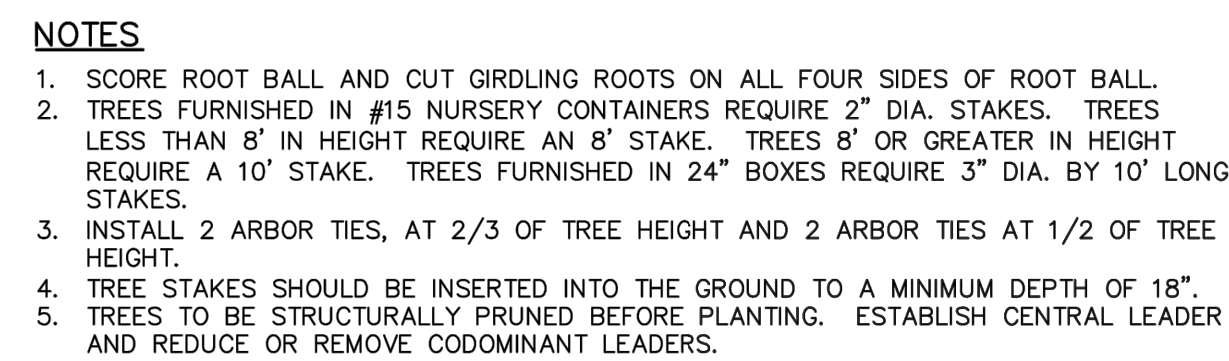
50% SHADE REQUIRED

PARKING AREA SHADE	
LOCATION	
	PARKING AREA EXISTING
	SHADE AREA PROVIDED BY TREES

NOT FOR CONSTRUCTION



SCALE: NO SCALE



4 SCALE: NO SCALE



6 SCALE: NO SCALE



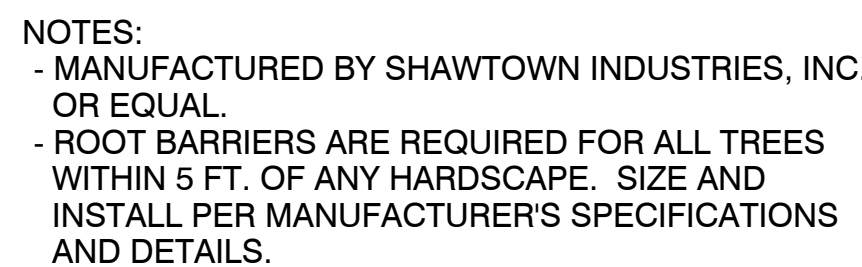
GROUNDCOVER PLANTING

NOTES

1. "S" REFERS TO PLANT SPACING, SEE PLANT TABLE ON CONSTRUCTION DOCUMENTS.

SCALE: NONE
REVISED: JULY 2023
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

2 SCALE: NO SCALE



3 SCALE: NO SCALE



TREE PLANTING

SCALE: NONE	PK-20
REVISED: JULY 2023	
REVIEWED BY: T. GEE	
APPROVED BY: J. GELLER	

5 SCALE: NO SCALE



SHRUBS ON SLOPE:

NOTES

1. PLANTER AREAS SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE AFTER PLANTING IS COMPLETE AND PRIOR TO MULCH INSTALLATION.
2. BUBBLERS TO BE PLACED ON UPHILL SIDE OF SHRUB.
3. SCORE ROOT BALL IN VARIOUS LOCATIONS.

SCALE: NONE
REVISED: JULY 2023
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

SCALE: NO SCALE

Page 413



1995 Rocky Ridge Drive
Roseville, CA 95661

[illegible]

DATE:	AL PROJECT NUMBER:
July 2024	2-232203
SCALE:	AHJ PROJECT NUMBER:

L-4





LEGEND - WALLS



KEYNOTE LEGEND

DOOR SCHEDULE - TRASH ENCLOSURE							
MARK	TYPE	DOOR			MATERIAL	FINISH	Description
		WIDTH	HEIGHT	THICKNESS			
01	EE	11'-6"	8'-0"	2"			LOCKABLE SWING GATE, SLATTED COMPOSITE BATTENS
02	EE	11'-6"	8'-0"	2"			LOCKABLE SWING GATE, SLATTED COMPOSITE BATTENS
03	EE	11'-6"	8'-0"	2"			LOCKABLE SWING GATE, SLATTED COMPOSITE BATTENS

	BOARD & BATTEN - MFR: JAMES HARDIE, COLOR: DRIED EUCALYPTUS FINISH: SMOOTH
	HORIZONTAL SIDING - MFR: JAMES HARDIE, COLOR: SLATE STEPS FINISH: SMOOTH
	FIBER CEMENT PANEL - COLOR: ETHEREAL WHITE, FINISH: SMOOTH
	FIBER CEMENT PANEL - COLOR: BLUSTERY SKY, FINISH: SMOOTH
	FIBER CEMENT PANEL - COLOR: ELEPHANT EAR, FINISH: SMOOTH
	CONCRETE TILE ROOFING
	METAL ROOFING - MFR: TBD, COLOR: CHARCOAL

DEVELOPER
> DESIGNERS
ARCHITECTS
BUILDERS
INVESTOR
S

LOCAL

2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P. (916) 545-2514

WWW.ARCHITECTSLOCAL.COM

**D&S
DEVELOPMENT**

**1995 ROCKY
RIDGE DRIVE,
ROSEVILLE**

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

[illegible]

FLOOR & ROOF
PLAN - TRASH
ENCLOSURE

A411

**D&S
DEVELOPMENT**

**1995 ROCKY
RIDGE DRIVE,
ROSEVILLE**

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

[illegible]

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

DATE:	AL PROJECT NUMBER:
JULY 2024	2-232203
	AHJ PROJECT NUMBER:

SECTIONS &
ELEVATIONS -
TRASH
ENCLOSURE

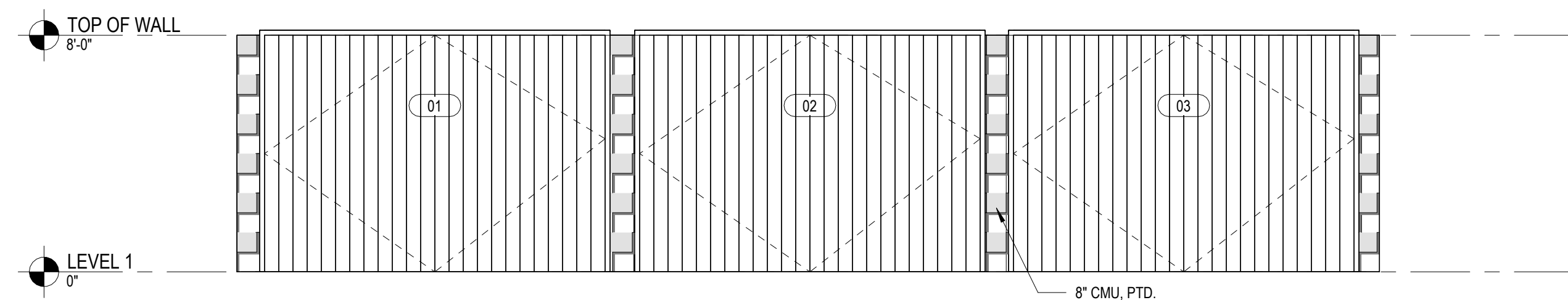
A412

LEGEND - ELEVATIONS

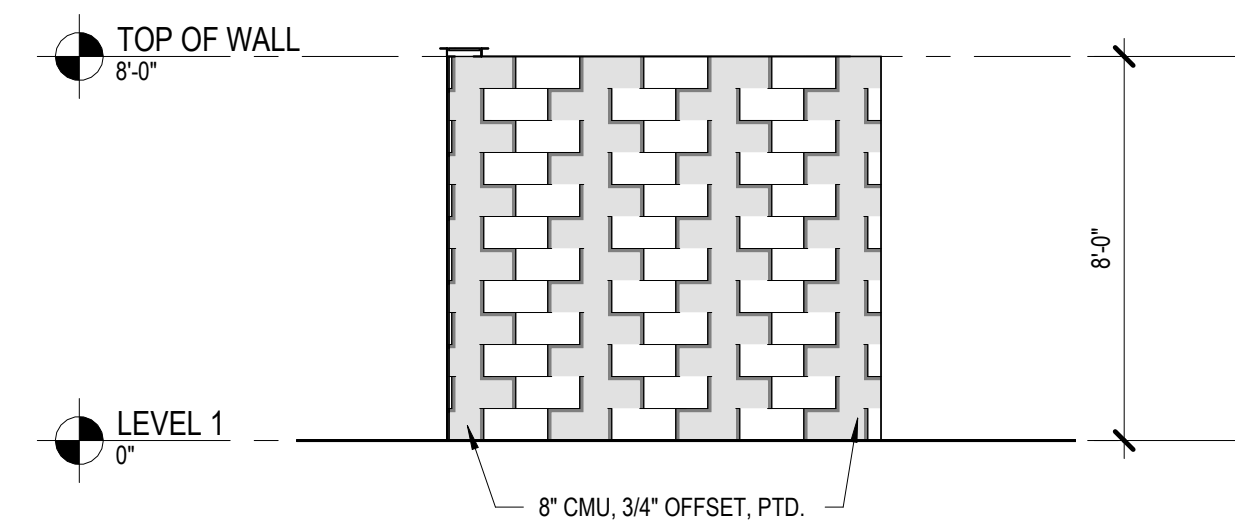
- | | |
|---|---|
|  | BOARD & BATTEN - MFR: JAMES HARDIE, COLOR: DRIED EUCALYPTUS, FINISH: SMOOTH |
|  | HORIZONTAL SIDING - MFR: JAMES HARDIE, COLOR: SLATE STEPS, FINISH: SMOOTH |
|  | FIBER CEMENT PANEL - COLOR: ETHEREAL WHITE, FINISH: SMOOTH |
|  | FIBER CEMENT PANEL - COLOR: BLUSTERY SKY, FINISH: SMOOTH |
|  | FIBER CEMENT PANEL - COLOR: ELEPHANT EAR, FINISH: SMOOTH |
|  | CONCRETE TILE ROOFING |
|  | METAL ROOFING - MFR: TBD, COLOR: CHARCOAL |

LEGEND - WALLS

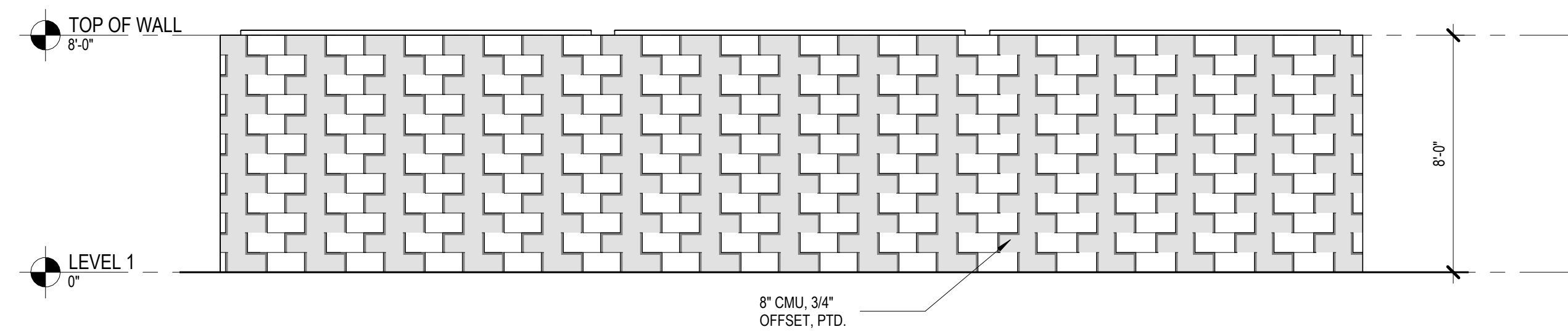
- M&E STEEL ROPE TRELLIS ON CMU - OFFSET RUNNING BOND
PAINTED - SHERWIN WILLIAMS - "HAVEN" SW6437



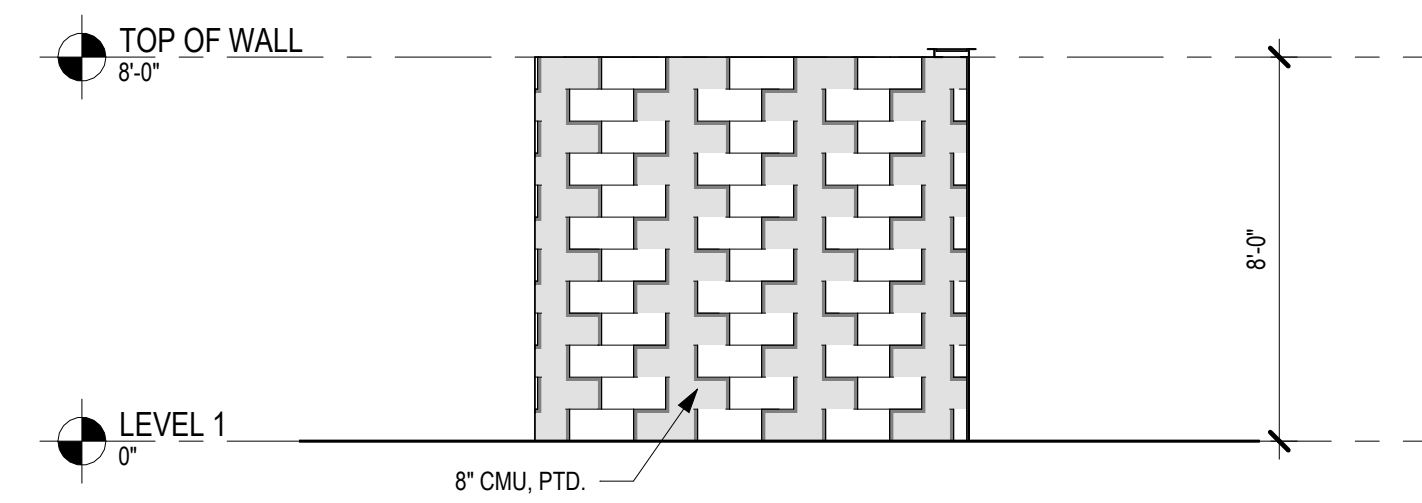
1 ELEVATION 1
1/4" = 1'-0"



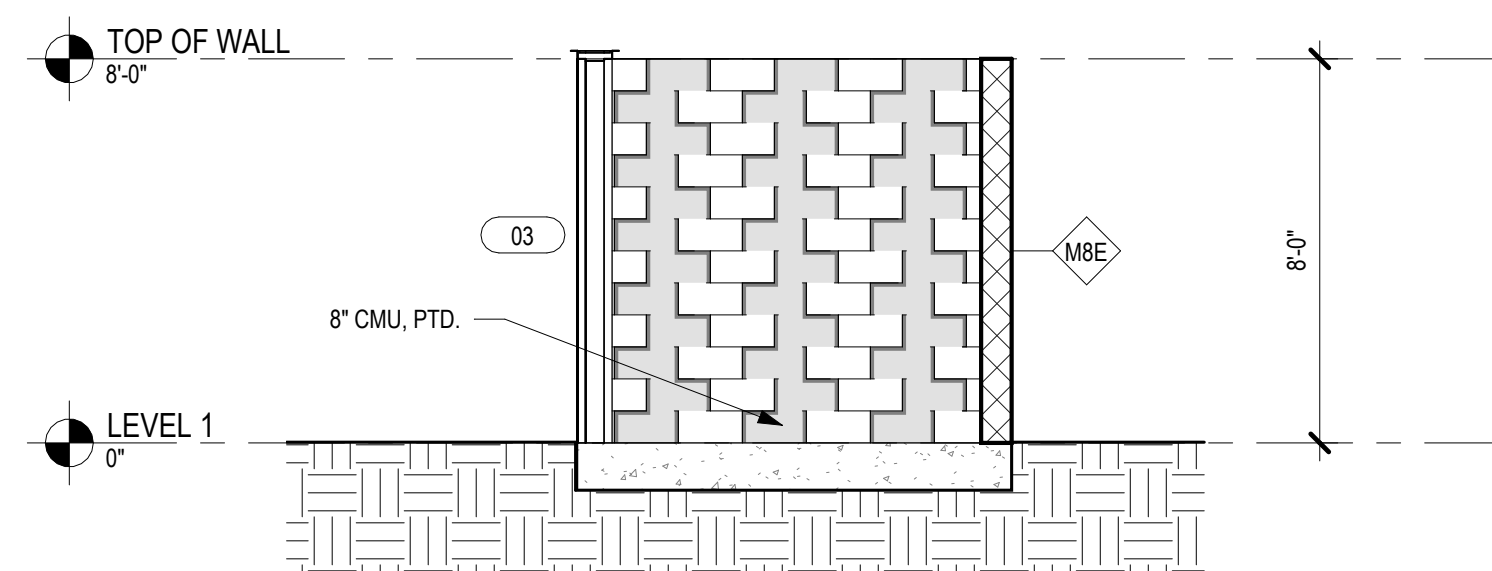
4 ELEVATION 2
1/4" = 1'-0"



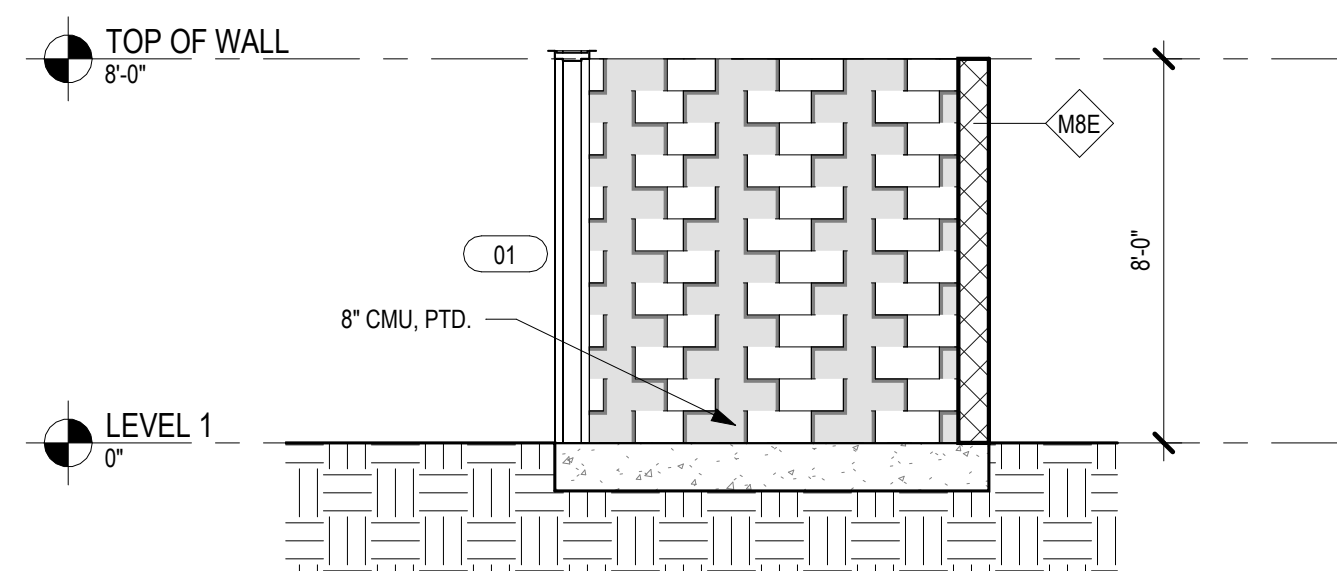
2 ELEVATION 3
1/4" = 1'-0"



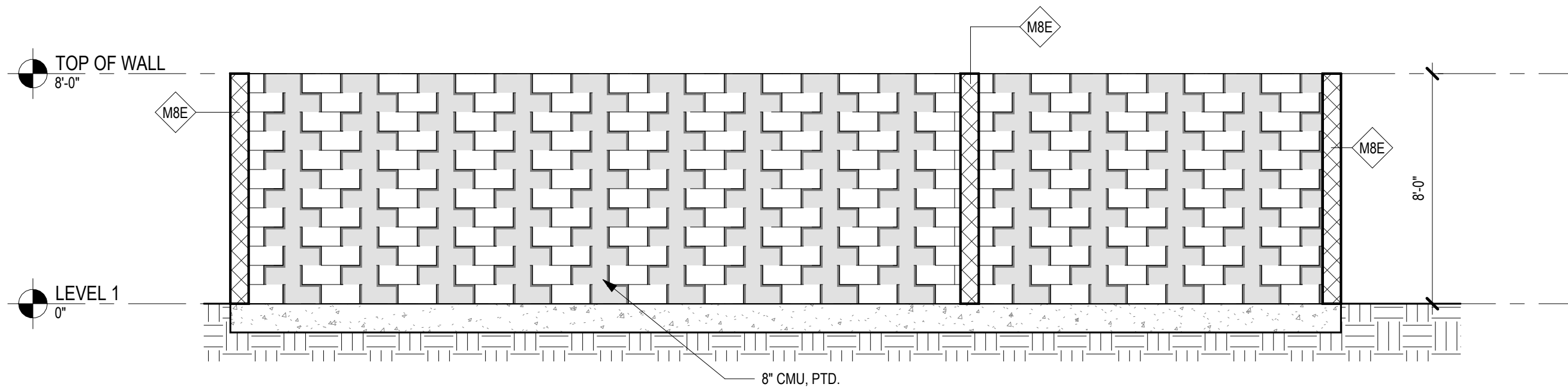
3 ELEVATION 4
1/4" = 1'-0"



5 SECTION 1
1/4" = 1'-0"

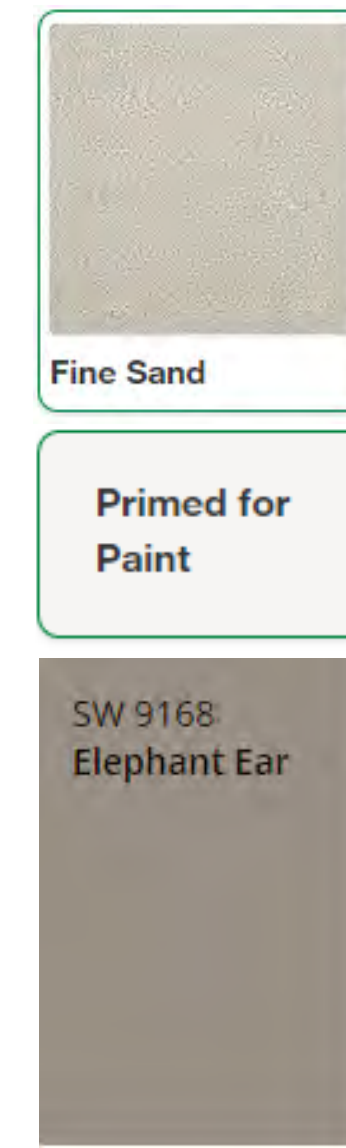
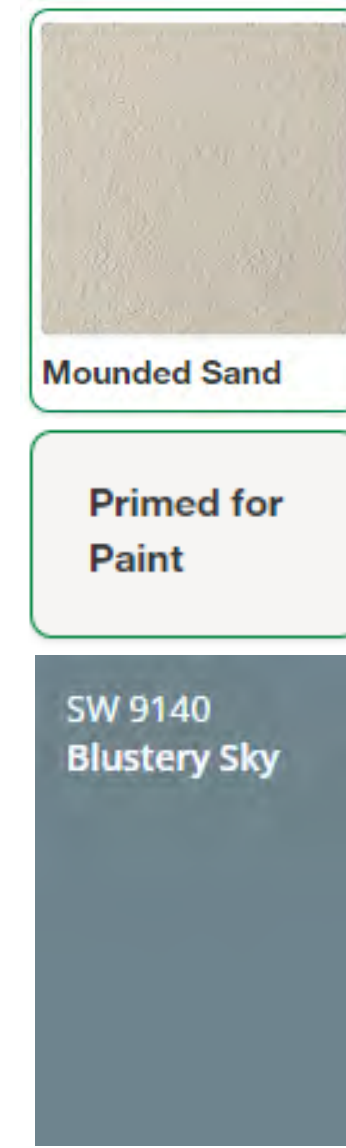
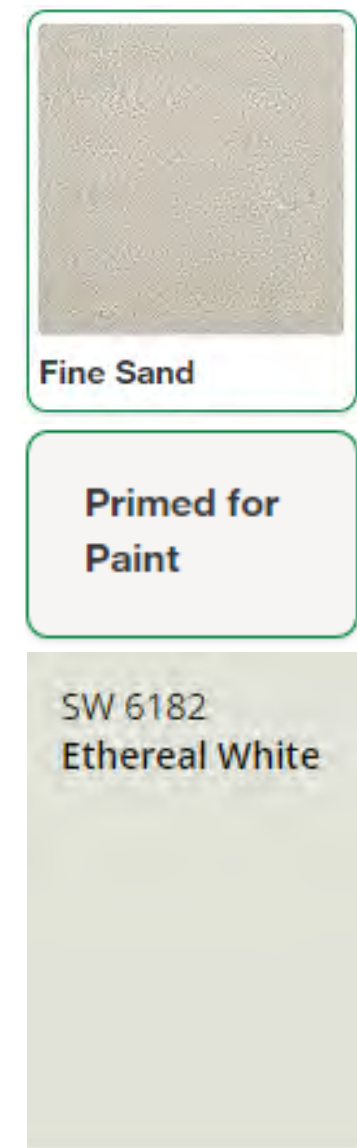
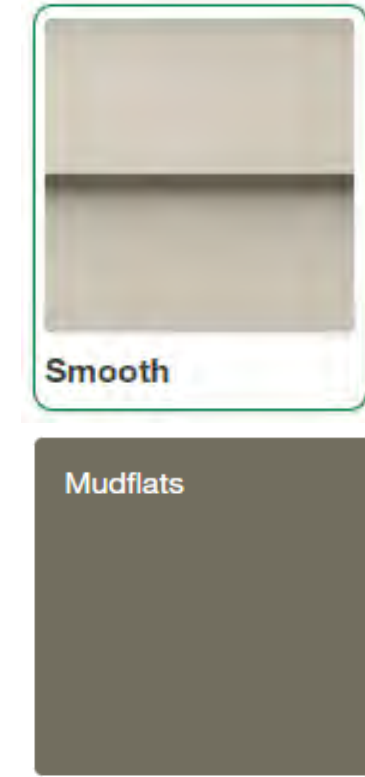
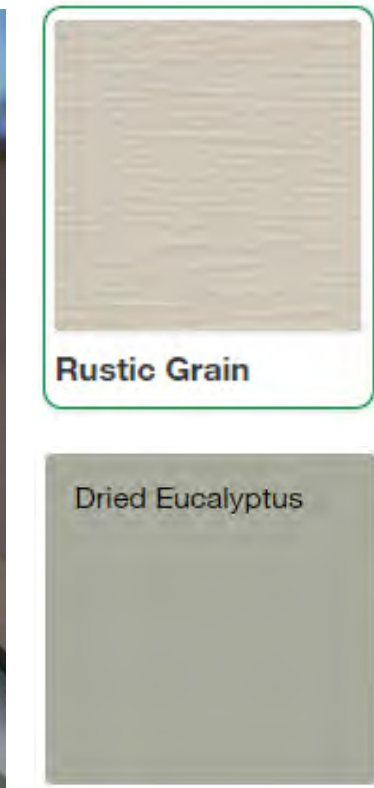


6 SECTION 2
1/4" = 1'-0"



7 SECTION 3
1/4" = 1'-0"

A close-up photograph of a modern building's exterior. The wall is composed of vertical grey panels with a subtle wood-grain texture. A white-framed window is visible in the lower center. Above the window, a horizontal white trim piece runs across the wall. The roofline is visible at the top, showing a dark brown or black shingle. The lighting is bright, creating strong shadows and highlights on the panels.



Roof Tiles



Custom Blend

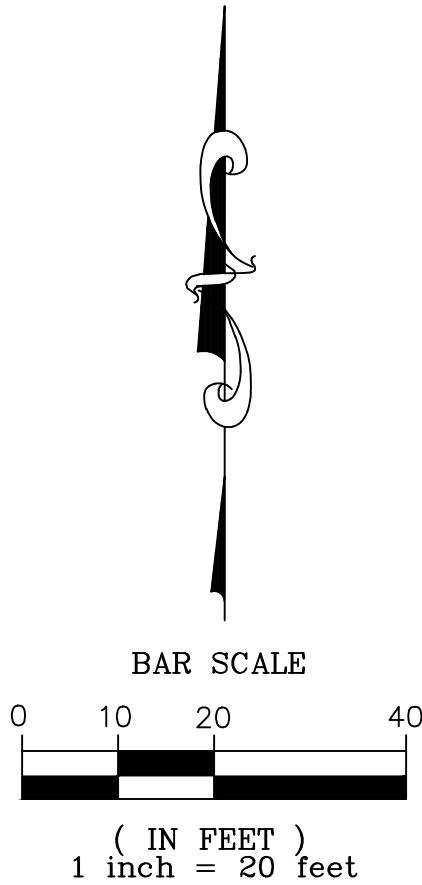
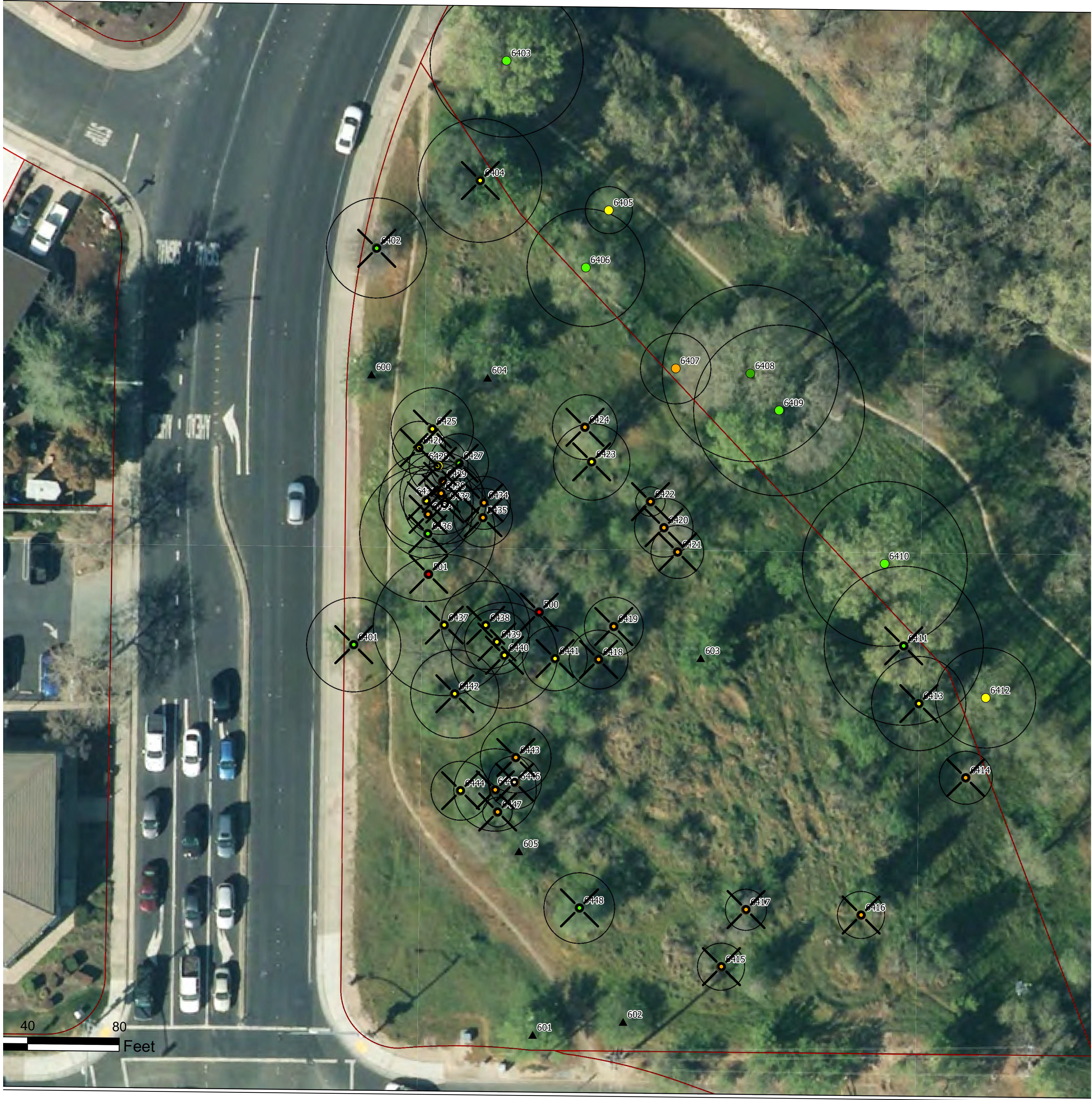
A black, rectangular, flat object, possibly a book cover or a piece of paper, shown at an angle. The object is oriented diagonally, with its top-left corner pointing towards the upper left and its bottom-right corner pointing towards the lower right. The surface appears smooth and uniform in color. The edges are slightly raised, giving it a three-dimensional appearance. The background is plain white.

	BOARD & BATTEN - MFR: JAMES HARDIE, COLOR: DRIED EUCALYPTUS, FINISH: SMOOTH
	HORIZONTAL SIDING - MFR: JAMES HARDIE, COLOR: SLATE STEPS, FINISH: SMOOTH
	FIBER CEMENT PANEL - COLOR: ETHEREAL WHITE, FINISH: SMOOTH
	FIBER CEMENT PANEL - COLOR: BLUSTERY SKY, FINISH: SMOOTH
	FIBER CEMENT PANEL - COLOR: ELEPHANT EAR, FINISH: SMOOTH
	CONCRETE TILE ROOFING
	METAL ROOFING - MFR: TBO, COLOR: CHARCOAL

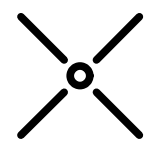
1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

FINISH SCHEDULE

Page 417 of 552



LEGEND:

 REMOVE EXISTING TREE

PRELIMINARY DEMOLITION PLAN
SCALE: 1"= 20'



CLIENT

PROJECT TITLE
Rocky Ridge
Apartments

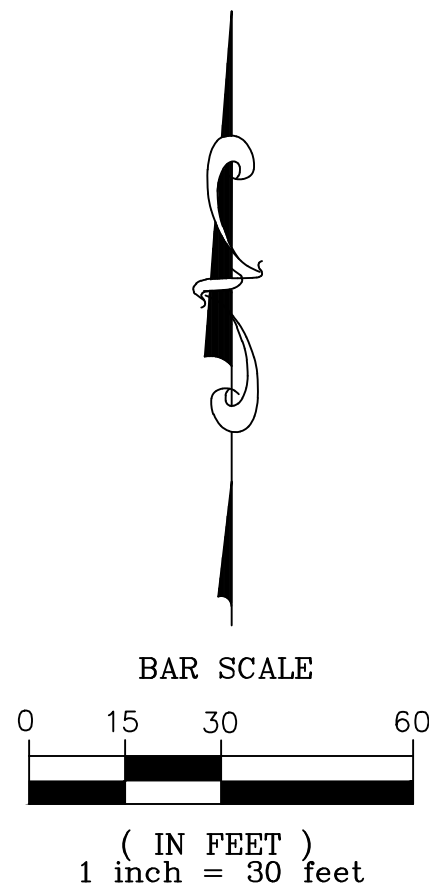
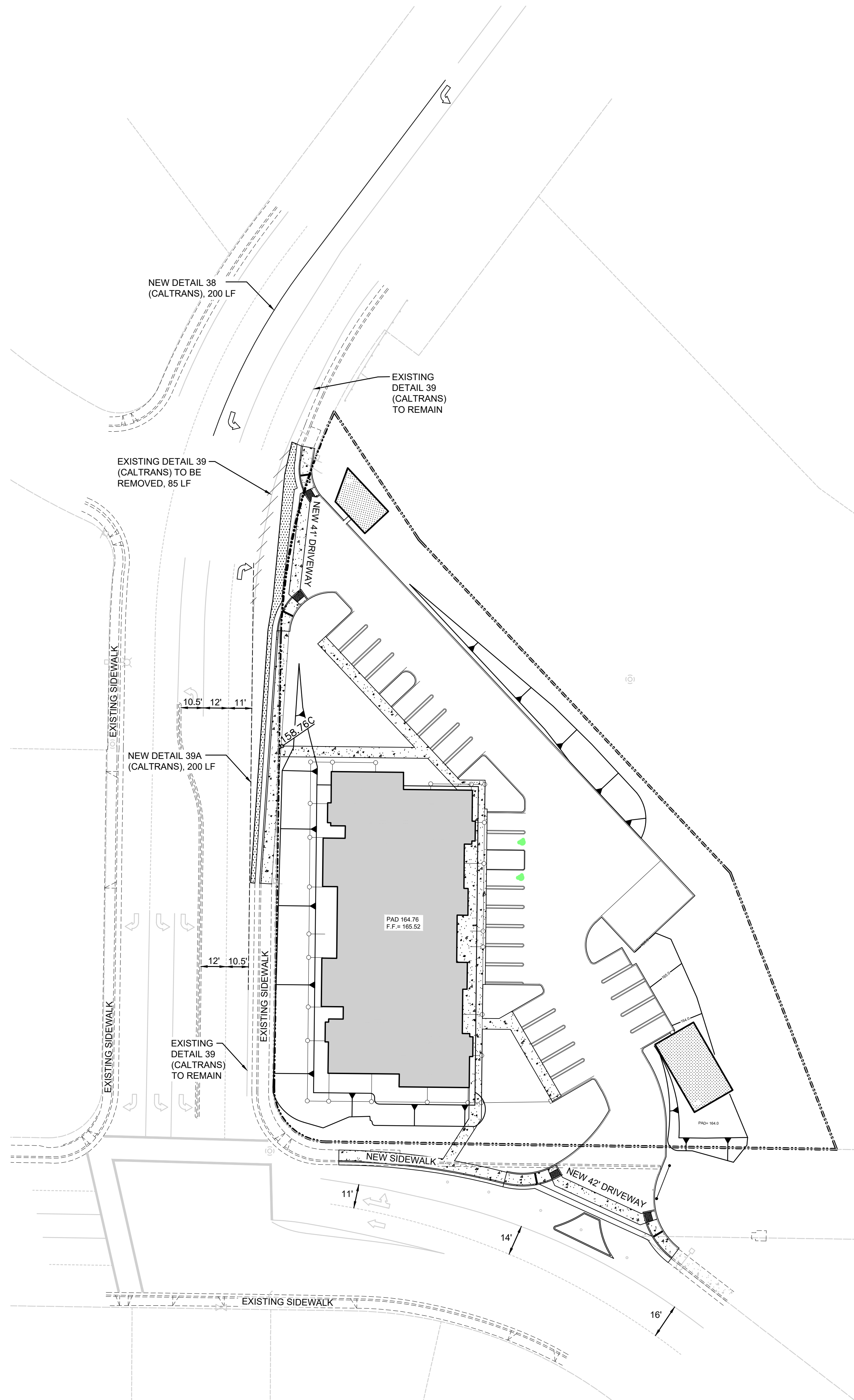
1995 ROCKY RIDGE DR.
ROSEVILLE
CALIFORNIA

SHEET TITLE
**PRELIMINARY
DEMOLITION PLAN**

DATE	REVISION	DATE

DRAWN/CHK BY: MT / RP
DATE: 6/24/2024
JOB NO.: 0420.006
SHEET NUMBER

D.1



LEGEND:

	EXISTING DRAIN LINE
	NEW DRAIN INLET ON NEW DRAIN LINE
	EXISTING PAVEMENT GRADE
	PROPOSED PAVEMENT GRADE
	PROPOSED GUTTER FLOWLINE GRADE
	PROPOSED CONCRETE GRADE
	PROPOSED CURB&GUTTER
	PROPOSED POURED IN PLACE CURB

PRELIMINARY STRIPING PLAN
SCALE: 1"=30'



CLIENT

PROJECT TITLE
Rocky Ridge
Apartments

1995 ROCKY RIDGE DR.
ROSEVILLE
CALIFORNIA

SHEET TITLE
**PRELIMINARY
STRIPING PLAN**

DELTA	REVISION	DATE

DRAWN/CHK BY: MT / RP
DATE: 8/5/2024
JOB NO.: 0420.006
SHEET NUMBER

S.1



MITIGATION MONITORING AND REPORTING PROGRAM

Project Title/File Number:	INFILL PCL 86B – Rocky Ridge Apartments, File #PL23-0351
Project Location:	1995 Rocky Ridge Drive, Roseville, Placer County, CA 95661 (APN 469-100-013-000)
Project Description:	The applicant requests a Design Review Permit (DRP) for an 18-unit multi-family project on a 1.23-acre Medium Density Residential (MDR-10) parcel within the City's Infill area. The development consists of 18 units, with units ranging from one (1) to two (2) bedrooms. The proposed development also requests a density bonus of six (6) units. Of the 18 units, two (2) units will be affordable (very low-income units), and 16 units will be market rate. A total of 27 parking spaces will be provided on-site. The project also includes a Tree Permit (TP) to authorize the removal of 42 protected oak trees from the project site.
Environmental Document	Mitigated Negative Declaration
Project Applicant:	Sara Lebastchi, D and S Development
Property Owner:	SSL Enterprise LLC
Lead Agency Contact Person:	Escarlet Mar, Associate Planner; Phone (916) 774-5247

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

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

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

TABLE OF MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
Mitigation Measure BIO-1: Nesting Bird-Pre-construction Survey If ground disturbing activities occur during the regular bird nesting season (between February 1 and September 15), a pre-construction survey for nesting birds shall be conducted no more than 14 days prior to ground disturbing activities. The survey should be conducted by a qualified biologist during the bird nesting season. In the event active bird nests are encountered during the survey, the biologist will determine the nest avoidance buffer zones as appropriate. If no active bird nests of sensitive bird species are found, project activities may continue as planned.	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.	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 Building Plans.	Engineering and Planning	Nesting bird surveys	
Mitigation Measure NOI-1 Building facades shall include use of stucco with sheathing or cement fiber board with sheathing.	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. Add as note on Building Plans.	Planning and Building	Building Plans	
Mitigation Measure NOI-2 STC 33 minimum rated glazing shall be used on the building facades of the project.	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. Add as note on Building Plans.	Planning and Building	Building Plans	
Mitigation Measure NOI-3 Interior gypsum wallboards and gypsum ceiling shall be 5/8”.	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. Add as note on Building Plans.	Planning and Building	Building Plans	
Mitigation Measure NOI-4 The mechanical ventilation penetrations for exhaust fans not face toward Cirby Way and Rocky Ridge Drive. Where feasible, these vents should be routed towards the opposite side of the building to minimize sound intrusion to sensitive areas of the buildings. Where vents must face toward Cirby Way and Rocky Ridge Drive, it is recommended that the duct work be increased in length and make as many “S” turns as feasible prior to exiting the dwelling. This separates the openings between the noise source and the living space with a long circuitous route. Each time the sound turns a corner, it is reduced slightly. Flexible duct work is preferred ducting for this noise mitigation. Where the vent exits the building, a spring-loaded flap with a gasket should be installed to reduce sound entering the duct work when the vent is not in use.	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. Add as note on Building Plans.	Planning and Building	Building Plans	
Mitigation Measure NOI-5 Mechanical ventilation shall be provided to allow occupants to keep doors and windows closed for acoustic isolation.	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. Add as note on Building Plans.	Planning and Building	Building Plans	
Mitigation Measure NOI-6 No PTAC’s shall be used.	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. Add as note on Building Plans.	Planning and Building	Building Plans	
Mitigation Measure TR-1 The applicant shall construct a SB Left-Turn lane with 200-feet of storage for traffic traveling southbound along Rocky Ridge for entry into the Project site.	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	
Mitigation Measure TR-2 The applicant shall provide a minimum 35 foot wide, Type A7 driveway for the entry off Rocky Ridge Drive. The entry will include right turn flare per City standard ST-24. The	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	

applicant shall also provide a minimum 35' wide A-7 driveway for the entry off Cirby Way along with a triangular median to prevent left ingress into the site.					
Mitigation Measure TR-3 The applicant shall prune the existing trees to a 6' clear height along the east side of Rocky Ridge Drive, north of the proposed driveway.	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	
Mitigation Measure TR-4 The applicant shall relocate the existing chevron signs along Cirby Way, behind the proposed back of sidewalk.	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	
Mitigation Measure TR-5 The applicant shall maintain access to the maintenance road located on the southeast corner of the site.	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	
Mitigation Measure TR-6 The applicant shall relocate the traffic signal appurtenances along Cirby Way as directed by Public Works – Traffic Division.	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	
Mitigation Measure TCR-1 If any suspected TCRs or resources of cultural significance to UAIC, including but not limited to features, anthropogenic/cultural soils, cultural belongings or objects (artifacts), shell, bone, shaped stones or bone, or ash/charcoal deposits are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist. A Tribal Representative and the City shall be immediately notified, and the Tribal Representative in coordination with the City shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	Construction: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
Mitigation Measure TCR-2 The culturally affiliated Tribe shall consult with the City to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe. The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored. The construction contractor(s) and City shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe's preferences, excavation of the reburial location, and assisting with the reburial, upon request. Any discoveries shall be documented on a Department of Parks and Recreation (DPR) 523 form within 2 weeks of the discovery and submitted to the appropriate CHRIS center in a timely manner. Work at the TCR discovery location shall not resume until authorization is granted by the City in coordination with the culturally affiliated Tribe. If articulated or disarticulated human remains, or human remains in any state of	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	Construction: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	

decomposition or skeletal completeness are discovered during construction activities, the County Coroner and the culturally affiliated Tribe shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.					
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MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File #	INFILL PCL 86B – Rocky Ridge Apartments, File #PL23-0351
Project Address	1995 Rocky Ridge Drive, Roseville, Placer County, CA 95661 (APN 469-100-013-000)
Property Owner	SSL Enterprise LLC
Planning Division Contact	Escarlet Mar, Associate Planner; Phone (916) 774-5247

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete

I HAVE ATTACHED THE FOLLOWING REQUIRED ITEMS:

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

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

Signature and Date

Print Name

Contact Number

MITIGATION VERIFICATION FORM

Mitigation Measure _____

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

INSTRUCTIONS

COVER SHEET:

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

EXAMPLE MITIGATION VERIFICATION SUBMITTAL COVER SHEET

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

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

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

MITIGATION VERIFICATION FORM:

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

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

EXAMPLE **MITIGATION VERIFICATION FORM**

Mitigation Measure MM3

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

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

Response to Comments for the Rocky Ridge Apartments Initial Study/Mitigated Negative Declaration (IS/MND)

The Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Rocky Ridge Apartments project (PL23-0351) was issued on April 4, 2025 and circulated for public review and comment over a 20 day period that ended on April 24, 2025. The California Environmental Quality Act (CEQA) requires a review period of no less than 20-days for MNDs (Refer to CEQA Guidelines Section 15073(a)). During the public review period, the City received two (2) comments on the IS/MND. One comment was a letter was from the Maidu Neighborhood Association Committee and one comment was an email from an individual. The complete text of the written comments, and the City's responses to those comments is presented in this section. A copy of each comment, marked in the margin with the response numbering, is followed by its corresponding response(s). Good faith, reasoned, factual responses have been provided to all comments received that raise environmental issues. Detailed responses have been provided where a comment raises a specific issue, and a general response has been provided where the comment is relatively general. Comments that are outside the scope of CEQA review are noted and a response is included that will be forwarded to the decision-makers for consideration when deciding whether to approve or deny the Proposed Project.

Maidu Neighborhood Association Committee

(Member of the Roseville Coalition of Neighborhood Associations RCONA)'

Proposed Infill

Development 1995 Rocky Ridge

Drive (PL23-0351)

The intent of this document is to share information with neighbors through the Maidu Neighborhood Association (**MNA**), City of Roseville staff, and the developer of the proposed project. The presented information includes, a brief overview of the proposed project, information from the City of Roseville (with its consultants), and feedback from neighbors. Based on this information, it is the goal of the MNA committee to present recommendations to be considered for implementation as much as possible.

Background:

The proposed project is an 18-unit multi-family project on a 1.23-acre Medium Density Residential (MDR-10) parcel within the City's Infill area at the corner of Rocky Ridge Drive and South Cirby Way. The development consists of 18 units, with units ranging from one bedroom (Qty 2) to two bedrooms (Qty 16). The applicant also requests a density bonus of six (6) units for the project. Of the 18 residential units proposed on the property, 2 units will be affordable, and 16 units will be at market rate. A total of 27 parking spaces will be provided on-site. The project includes a Tree Permit (TP) to authorize the removal of 42 protected oak trees from the project site. This is the second time there has been proposed development of this site. The first proposal failed to move forward due to poor economic conditions during 2007-2010. The current proposal shows favorable improvements to the architectural elevations and other factors.

Project Applicant:

Sara Lebastchi, D and S Development

Property Owner:

SSL Enterprise LLC

Status as of April 2025:

The developer with representatives from the City of Roseville met with neighbors at the Maidu Neighborhood Association (MNA) monthly meeting on November 19, 2024. Neighbors expressed concerns, shared questions, and offered some positive feedback. The MNA Board asked for neighbor volunteers to create a committee to summarize feedback from neighbors, work with city representatives, and keep the MNA updated and make recommendations. The volunteer committee is headed by Lance Hibben, MNA Secretary.

Environmental Impact Report (EIR):

The City of Roseville published a Mitigated Negative Declaration dated April 4, 2025. This document cites the city's Planning Manager has determined this project will not have significant effects on the environment and therefore does not require preparation of an Environmental Impact Report. For more details regarding the 250 page Mitigated Negative Declaration, it is available on the city's website at: <https://www.roseville.ea.us/environmeotatdocuments> (under Private Development Projects).

Written comments on the adequacy of the Mitigated Negative Declaration must be received no later than 5:00 pm on April 24, 2025.

The MNA asked the city if the April 24, 2025 date can be delayed due to the timing of our neighborhood newsletter cycle. The Mitigated Negative Declaration notice was provided after the April newsletter went to be published and the deadline (for public comments) is before publishing the May newsletter. The MNA can post the date onto its Facebook, Neighbors, and Nextdoor apps; however, the newsletter is the **MNA's** primary source of communication. The city would not delay the date so this is being submitted without time to fully share with the neighborhood.

City of Roseville Planning Commission :

It is anticipated the project will be on the agenda for an initial presentation to the City's Planning Commission on May 8, 2025. The meeting is planned to be at the City Council chambers located at 311 Vernon Street.

Feedback from Neighbors at November 19, 2024 MNA Meeting:

Comment #1

Attendee questions and concerns were almost entirely focused on safety, traffic, the proposed parking lot, and environmental questions. In addition, attendee concerns became elevated when city staff indicated the current roadway design (based on the City's 2020 Base Travel Demand Model) was adequate for mitigating the increased traffic generated by the project. This does not account for increased traffic generated by four different Placer County projects (outside of Roseville's boundaries) located approximately within three miles from the proposed project site. Combined, these projects create an additional 418 resident units.

Feedback from Neighbors and Business Representatives *after* November 19, 2024:

Comment #2

After the MNA meeting on November 19, 2024, a survey of neighbors and business representatives was conducted regarding the proposed project. The findings from this survey reveal the proposed development is *strongly not supported* by approximately 200 neighborhood residents and local business owners. Respondents who were interviewed did not support the proposed project based on the previously identified issues involving pedestrian safety, the proposed parking lot, traffic congestion, and environmental impacts. Based on respondent comments, the proposed development lacks "common sense" and is a "poor business decision" that requires alternatives. Some residents asked if the city could acquire the privately owned property from the owner to be incorporated into the city's planned nature/bike trail. Additional comments indicated a desire for elected officials to ensure the City of Roseville continues to be a very desirable community to raise a family, operate a business, and live during retirement. Comments included a need for the proposed project to be reconsidered.

The following information provides more specific details about identified concerns and questions:

Safety Concerns:

Neighbors' Concerns about Pedestrian Safety

Comment #3

Pedestrian safety is a paramount issue. The intersection at South Cirby Way and Rocky Ridge Drive has several existing unusual factors requiring pedestrians to navigate. These factors are described below:

1. The merger of the two roadways produces three (not four) thoroughfares. The traffic signals restrict traffic by allowing only one thoroughfare to proceed at a time.
2. There are only two crosswalks.
3. Along the south side of South Cirby Way near Rocky Ridge Drive, there are about 14 existing multiple family homes/duplexes which have driveways with unrestricted access (entering/exiting) directly into/from traffic on South Cirby Way. Some driveways have limited visibility of traffic due to the curve (reference photo on page 3 of the consultant's report as an example). Residents of these duplex units place their garbage pick-up cans for weekly pick-up onto the sidewalk (blocking pedestrians from using the sidewalk) for trash pick-up days. Trash cans placed on the street can interfere with traffic on the south side of South Cirby Way.
4. The intersection includes a variety of traffic directions. For example, there is one right turn lane from southbound Rocky Ridge Drive, one lane on eastbound South Cirby Way that provides an option to proceed straight through the intersection or turn left onto northbound Rocky Ridge Drive, another lane on eastbound South Cirby Way is dedicated to only proceed directly through the intersection (staying on eastbound South Cirby Way), and four left turn lanes - two from southbound Rocky Ridge Drive and two from eastbound South Cirby Way, and there is an absence of a dedicated right turn lane on westbound South Cirby Way (ref #7 below). All vehicle traffic is controlled by three sets of signal lights that operate one at a time.
5. Students and athletes attending Oakmont High School use this intersection during peak traffic times to walk and bike to/from school and in the afternoons training for cross country and track competitions. On weekly trash pick-up days, students using the sidewalk along the south side of South Cirby way avoid trash cans placed onto the sidewalk (reference #3) by walking into a traffic lane on South Cirby Way or walk into resident front yards.
6. South Cirby Way includes a significant curve directly into/from the intersection that somewhat impairs visibility (reference the consultant's report pages 2, 3, and 12 regarding chevron signs and vehicle accidents).
7. There is no dedicated right turn lane on westbound South Cirby Way for drivers turning onto northbound Rocky Ridge Drive. The absence of a dedicated right turn lane forces drivers to:
 - a. "Squeeze" past other vehicles (stopped and waiting at the traffic light) or
 - b. Wait for the signal light to change if "squeezing" past other vehicles is not possible. The later can cause more vehicles to be stopped at the intersection increasing traffic and forcing drivers to wait for two or three traffic signal cycles to

clear the intersection (refer to Attachment 1).

**Comment #3
continued**

8. At this same location (westbound South Cirby Way), the project's proposed Driveway #2 is planned to be located.

The proposed 18-unit apartment complex plus Placer County's projects are expected to increase traffic at this intersection (reference Traffic Concerns section). Additionally, pedestrian risks are compounded by the concerns presented in the Parking Lot section. It should also be noted that late afternoon sun is low on the horizon over westbound South Cirby Way temporarily impairing westbound driver visibility.

Traffic Concerns:

Comment #4

Neighbors are concerned about the City's reliance on the 2020 Base Travel Demand Model that does not include consideration to nearby Placer County Projects.

Although the 18-unit Rocky Ridge project *itself* may not generate significant increases in traffic (per the city's Traffic Study); nearby Placer County projects (combined) will add another 418 more housing units that were not factored into the Fehr and Peers consultant report (Project Travel Characteristics on page 4). As a result, the MNA committee is advocating changes presented in the Improvement Recommendations section. The following provides more details about the Placer County projects that are located within three miles of this intersection.

Overview of Placer County Projects:

1. The Park at Granite Bay (55 units)
2. Sequoia Grove Retirement Independent living (145 units)
3. WellQuest of Granite Bay independent, assisted, and memory care (122 units)
4. Placer County Site #29 (96 units)

The Park at Granite Bay, 3700 Fletcher Drive (intersecting at Sierra College Blvd. north of Old Auburn Road) is currently under construction offering sales of luxury single family homes.

Sequoia Grove Retirement Homes, 3905 Old Auburn Road is finished being constructed and is primarily an independent retirement community that includes parking spaces or garages for residents. As of April 2025, they are advertising available units for occupancy.

WellQuest of Granite Bay, 9747 Sierra College Blvd. (South of Old Auburn Road) is finished being constructed and currently provides independent living, assisted care, and memory care options. About half of their units are designated independent living units which includes parking for residents. The WellQuest project was completed prior to Sequoia Grove and is near full occupancy.

PC Exhibit C

Comment #4 continued

Site #29, 3865 Old Auburn Road is a planned high density housing project to be located on a 4.8 acre privately owned lot immediately next door to the Sequoia Grove residences. This project is part of Placer County's plan to meet State of California housing requirements and was approved by the County Board of Supervisors in May 2024. There is no current construction timeframe currently available.

All of these Placer County projects are located near the intersection of Sierra College Boulevard and Old Auburn Road, approximately three miles from the proposed project site. Most likely, traffic generated from these projects will use westbound South Cirby Way through the intersection at Rocky Ridge Drive (rather than using Douglas Boulevard) to access westbound Interstate-80 towards Sacramento (plus trips to local restaurants, grocery, and other businesses).

Although it's unknown the amount of traffic the residents at the two retirement communities will generate, it is still expected there will be increased traffic involving residents, visitors, and vendors traveling to/from these facilities.

Parking Lot Concerns:

Comment #5

The proposed 18-unit apartment complex includes sixteen 2-bedroom units plus two 1- bedroom units (a total of 34 bedrooms). The proposed parking lot offers 27 parking spaces with *no parking for visitors*. Assuming these bedrooms could occupy up to two adult residents per bedroom, there could be a maximum of 68 residents (less than one- half parking space per resident). This comparison of up to 68 residents for 27 parking spaces may be extreme; however, the current proposal for 27 parking spaces for 34 bedrooms is less than one parking space per bedroom. It is unclear if parking spaces will be assigned to specific residential units or not.

The absence of visitor parking is a high concern from neighbors and businesses: At the November 2024 MNA neighborhood meeting, it was not clear where visitors to the apartments will park. Assumptions that visitors might park across Rocky Ridge Drive inside the business parking lot or on Condor Court are ill advised, especially from a pedestrian perspective. If visitors use the business parking lot or Condor Court (across Rocky Ridge Drive) it would require visitors to walk *indirectly* 250 feet (per consultant report on page 5) to the intersection to safely and legally use the cross walk to cross Rocky Ridge Drive. However, it is more than likely some visitors will be tempted to walk *directly* to the apartments by "J-walking" across Rocky Ridge Drive increasing the risk of a vehicle accident involving a pedestrian. The survey of interviews conducted after the November 19, 2024 MNA meeting (unsurprisingly) revealed business owners were not supportive of using their privately-owned parking lot for people visiting residents at the apartments. These businesses are assigned limited parking spaces by the property manager. Parking issues *already exist* within this parking lot and have involved vehicles being towed away from the lot.

Comment #6

ADA Parking: It is also noted that it's unclear if there are parking spaces reserved for people with disabilities. The project parking lot requirements related to the Americans with Disabilities Act (ADA) are unknown by neighbors but assumed there will be compliance.

Comment #7

Driveways: The parking lot includes two proposed driveways. One on northbound Rocky Ridge Drive (Driveway #1) and the other on westbound South Cirby Way (Driveway #2).

The city's Fehr and Peers consultant report provides recommendations for Driveway #1 based on city standards and **discretions**. Driveway #1 would permit all turning movements and recommends a northbound deceleration taper to enter the parking lot, not a deceleration lane. The consultant report indicates the project does not meet the city's standards for the location of Driveway #1 or a deceleration lane on pages 5 and 7, respectively. If possible, neighbors would like to know if discretion can also be applied to allow for a deceleration lane for Driveway #1.

The city's Fehr and Peers consultant report recognizes there are issues with Driveway #2 (in addition, reference 8 issues from Neighbors' Concerns about Pedestrian Safety section). The consultant report recommends restrictions for only right turns in and right turns out for Driveway #2. The consultant's report recommends building a raised triangular median within Driveway #2 to encourage right hand turns only. The consultant's report also recognizes there are no proposed changes to South Cirby Way. There is no plan to effectively prevent eastbound left turns into Driveway #2.

Neighbors are concerned a raised triangular median within Driveway #2 would not effectively prevent ALL left hand turns in and out of Driveway #2. Neighbors are also concerned the raised triangular median may impede allowed right hand turns from westbound South Cirby Way into Driveway #2.

There is support for the consultant's recommendation to restrict Driveway #2 to right turns only; however, neighbors are hoping the city will show discretion to mitigate concerns about Pedestrian Safety (concerns 4, 6, 7, and 8) and the consultant's recognition of no proposed changes to South Cirby Way. Neighbors advocate an effective prevention of all undesired turns into/from Driveway #2 by constructing a raised median and/or flexible delineators (pylon) in the center of eastbound and westbound South Cirby Way.

Neighbors Environmental Questions Regarding Proposed Rocky Ridge Project:

Comment #8

Since the proposed project site is within close proximity to Linda Creek, many residents who are familiar with the creek's flood history asked about flooding risk. At the November 19, 2024 MNA meeting, city staff explained the project site topography is significantly elevated above the creek and is not within the updated flood zone.

Comment #9

Some neighbors questioned the removal of existing trees from the project site. City staff acknowledged the removal of trees and the related mitigations. The survey of neighbors provided feedback related to the natural habitat. Nut trees that are planned to be removed provide food to squirrels which in turn provide food for raptures that nest in oak trees.

PC Exhibit C

Comment #10

Some neighbors have toured the existing project site and still have a question about 3-4 large oak trees. It is unclear whether these large trees are planned to be removed because they are located on the project north perimeter on sloped topography between Linda Creek and the project site. It is hoped these habitats will not be disturbed and the large oak trees will not be removed.

Comment #11

Neighbors are concerned and demand an Environmental Impact Report (EIR) to address the impact of increased traffic on natural habitats along Linda Creek. Neighbors specifically mentioned habitat concerns about observed species along/within the creek bed such as mink, beaver, salmon, raptors, quail, turkeys, squirrels, seasonal frogs, turtles, and other species of fish. Approximately 200 neighbors and business representatives that were interviewed strongly oppose the proposed project for these reasons.

Comment #12

Neighbors asked if the proposed project will affect the city's planned Dry Creek Greenway trail project. This project involves two phases. Phase 1 (west) is currently under construction at Darling Way near Riverside Boulevard and is expected to be completed to Rocky Ridge Drive in 2026. Phase 2 (east) extends from Phase 1 at Rocky Ridge Drive next to Linda Creek just north of the proposed project site. City staff indicated the proposed project should have no effect on the trail project. Currently, plans to link Phase 1 and Phase 2 include a tunnel along the creek proceeding under the pavement at Rocky Ridge Drive. Phase 2 is currently planned for completion in 2027.

Improvement Recommendations (1-8):

Comment #13

1. Planning for this proposed project should not be done "in a bubble" and must consider the "big picture". It is recommended and prudent to include consideration to the described 418 additional housing units from Placer County projects that are within three miles of this project and will increase traffic at the intersection of South Cirby Way and Rocky Ridge Drive.

Comment #14

2. To effectively prevent all undesired turns into/from Driveway #2, construct a raised median and/or flexible delineators within the center of South Cirby Way (between eastbound and westbound lanes). Implementing this recommendation could eliminate the consultant's suggested raised triangular median inside Driveway #2 and associated concerns.

Comment #15

3. The MNA committee is asking the city to use discretion by adding a dedicated right turn lane on westbound South Cirby Way to proceed northbound on Rocky Ridge Drive. The absence of a right turn lane is *already a traffic issue* and is expected to become worse.

Comment #16

4. The MNA committee strongly recommends changes to the proposed parking lot as follows:

- a. Increase the number of parking spaces by 7 or reduce the number of housing units so that (at least) a one-to-one ratio (bedrooms to parking spaces) is achieved.
- b. Ensure the proposed project is compliant with ADA parking spaces.
- c. Include a reasonable number of visitor parking spaces.
- d. Create designated parking spaces assigned to each specific housing unit.

PC Exhibit C

Comment #17

5. The MNA committee is asking the city to use discretion by adding a deceleration lane into Driveway #1 on northbound Rocky Ridge Drive.

Comment #18

6. There is a "cluster" of 3-4 large oak trees at the north perimeter of the project site (within the sloped topography between Linda Creek and the proposed parking lot). It is not clear if these trees are planned for removal or not. It is recommended these trees not be removed as they will be a desirable aesthetic for the city's second phase of the Dry Creek Greenway trail project. See attachment 2.

Comment #19

7. Avoid or minimize the disruption to the natural habitat as much as possible. An Environmental Impact Report would help make neighbors more confident these habitats are fully analyzed and mitigated.

Comment #20

8. Although it has not been previously planned/addressed, construct an aesthetic wall approximately 30 inches high providing separation between the housing units and vehicle traffic on South Cirby Way and Rocky Ridge Drive. The benefits of this wall are:

- a. Provides protection for the housing units in the event of vehicle accidents near the intersection of South Cirby Way and Rocky Ridge Drive.
- b. Provides a location in which to provide the name of the apartment complex.
- c. Helps to control pedestrian access to the apartment complex and protect landscaping.
- d. Compliments the aesthetics of the apartment complex by combining hardscape with planted landscape.

Comment #21

9. Reconsider the land use of the proposed development project and incorporate the property into the future Dry Creek Greenway East Trail: Phase 2.

Attachments

Maidu Neighborhood Association

(Member of the Roseville Coalition of Neighborhood Associations RCONA)

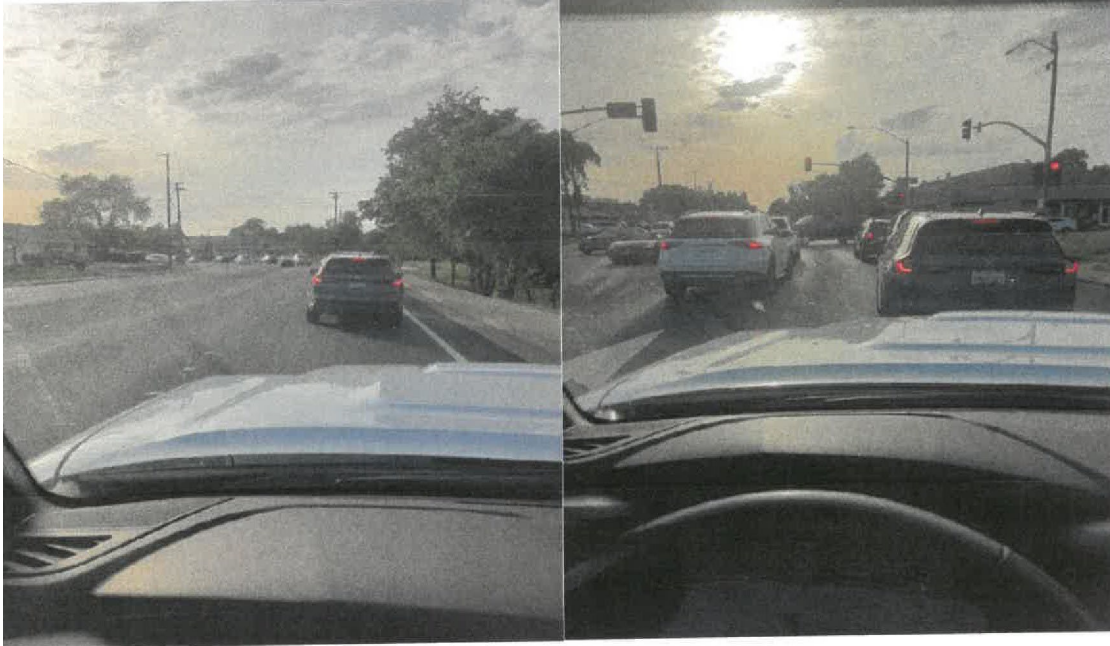
Proposed Infill Development

1995 Rocky Ridge Drive (PL23-0351)

Attachments

Attachment 1

All photos arbitrarily taken on Tuesday, April 15, 2025 at 6:15pm on westbound South Cirby Way approaching the intersection at Rocky Ridge Drive.

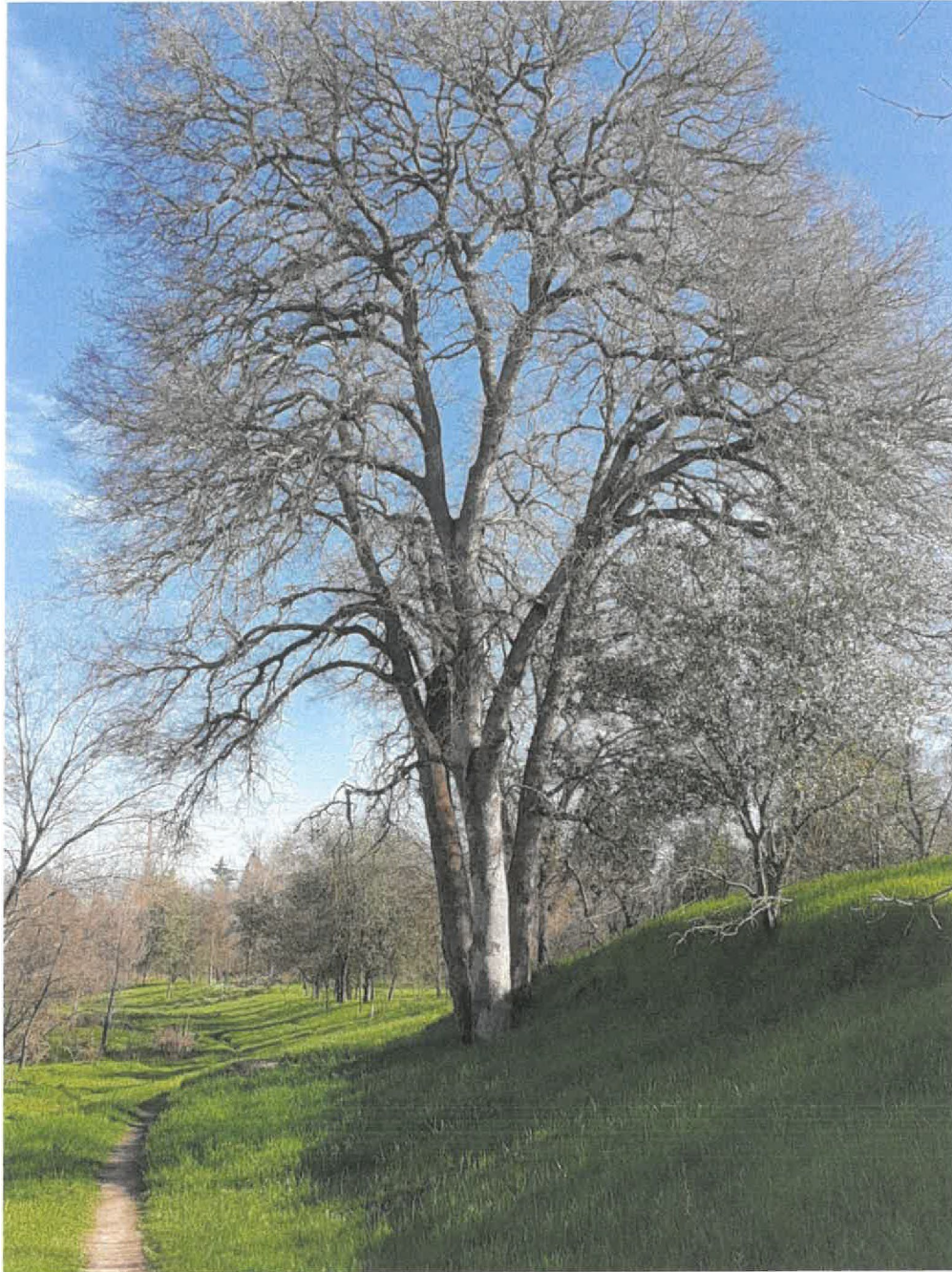


Two signal cycles to get through intersection at Rocky Ridge Drive



Vehicles in rearview mirror still waiting at intersection.

Attachment 2



Oak trees located between proposed parking lot and Linda Creek

Response to comments from the Maidu Neighborhood Association Committee

Response to Comment #1: The comment describes feedback from the 11/19/24 neighborhood meeting and describes general concerns raised with the project and is not a comment on the adequacy of the environmental document. The project staff report and this response to comments document includes information related to safety, traffic, parking and environmental issues.

Response to Comment #2: The comment describes feedback from the residents and business owners after the 11/19/24 neighborhood meeting and describes general concerns raised with the project and is not a comment on the adequacy of the environmental document. The project staff report and this response to comments document includes information related to safety, traffic, parking and environmental issues.

Response to Comment #3: The comment describes concerns related to pedestrian safety and includes a description of pedestrian infrastructure, roadway and intersection design, and a description of pedestrian and automobile activity in the vicinity of the project site.

The Transportation section of the Initial Study supporting this Mitigated Negative Declaration includes the following analysis regarding the proposed project impacts on the City's circulation system, including transit, roadway, bicycle, and pedestrian facilities:

"The City of Roseville has adopted a Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan. The project was reviewed for consistency with these documents. The project will include the completion of a portion of sidewalk missing on the southern Project boundary. With this improvement, the surrounding pedestrian, transit, and bicycle facilities adjacent to the Project will be complete and the project will not decrease the performance or safety of those facilities. The project will provide pedestrian connections to the existing sidewalks along both streets and to the planned Class I bike trail to the east. The Dry Creek Greenway East trail system is also currently under construction and will be located offsite to the north of the Project, along Linda Creek. The project is consistent with these plans. In addition, the proposed project is consistent with the underlying land use designations, and does not contribute new, unanticipated trips; a cumulative conditions traffic model is not required."

As described in the excerpt from the Initial Study above, the analysis evaluated consistency with adopted multi-modal transportation plans and potential impacts related to safety. The Fehr and Peers study closely evaluated the operation and design of facilities which would be impacted by the project, including bicycle and pedestrian facilities, and evaluated sight distances and other design factors impacting safety. The study concluded that with the proposed modifications included as mitigation and as conditions of approval, the project would result in safe and adequate designs. The comment describes the existing design and operations surrounding the project site, but do not address the study at all, or identify any deficiencies of the study or its conclusions.

Furthermore, the proposed project will increase traffic at this intersection from the existing condition by only nine (9) vehicle trips during the PM peak hour. This equates to one additional vehicle using the intersection every 6 to 7 minutes on average during the busiest time of the day, which is not a substantial impact to existing operations or existing design conditions. This traffic, along with the traffic being generated from surrounding jurisdictions, has already been modeled in the City's Traffic Demand Model, which evaluated cumulative conditions resulting from buildout of

the City and surrounding jurisdiction land uses, and is consistent with the City's General Plan policies related to transportation. As such, staff has concluded that the proposed project will have no significant impacts to traffic, bicycle, or pedestrian operations at this intersection.

Response to Comment #4: The comment asserts that the City's 2020 Base Travel Demand Model does not consider several nearby projects under development in Placer County. The comment lists a number of projects in Placer County.

As described in the Response to Comment #3, this assertion is incorrect. Traffic from foreseeable development in surrounding jurisdictions is included in the City's Traffic Demand Model. The City's Model not only breaks up the City into over 500 Traffic Analysis Zones that are used to model City traffic under buildout conditions, but also includes over 1,300 Traffic Analysis Zones within surrounding jurisdictions adjacent to the City. Again, this project is consistent with the trips assumed in the model for this site and no significant impacts are anticipated.

Response to Comment #5: The comment describes concerns related to the number of proposed parking spaces. Parking is not an area the California Environmental Quality Act (CEQA) requires to be analyzed. Furthermore, as described in the staff report the applicant has requested a Density Bonus pursuant to Chapter 19.28 of the Roseville Municipal Code and Section 65915 of the California Government Code. By providing two (2) Very-Low Income units, this request allows for a 50% density bonus and qualifies the project to take advantage of the parking requirements described in Roseville Municipal Code Section 19.28.060.B.1 and California Government Code Section 65915(p)1, which state that the following parking requirements shall apply:

Zero to one bedroom unit: 1 on-site parking space

Two to three bedroom unit: 1.5 on-site parking spaces

The result is a parking requirement of 27 parking spaces. The proposed development includes 27 spaces and meets both the City and State codes.

Response to Comment #6: The comment asks about ADA parking spaces. The proposed project will be required to meet California Building Code standards for ADA parking spaces. The proposed site plan depicts 2 ADA accessible spaces.

Response to Comment #7: The comment relates to concerns with the proposed project's driveways, specifically for the driveway designs and proposed turning movements. The comment includes a request for median improvements within the Cirby Way right-of-way. As described in the Initial Study, an Access Study was prepared for the project by Fehr and Peers, one of the City's on-call traffic engineering consultants. The project has been designed and conditioned based on the professional recommendations of Fehr and Peers in conjunction with the City's Development Engineering staff and the City's Public Works Engineering staff. The Access Study concluded that the Rocky Ridge driveway (Driveway 1) does not meet the City criteria to warrant a right turn deceleration lane, therefore, the study did not recommend a right turn deceleration lane at this driveway. However, the City's Development Engineering staff determined that a right-turn deceleration taper should be added as a condition of approval given the volume of traffic on Rocky Ridge Drive and the presence of the S Curve immediately beyond the driveway. The staff report includes a condition requiring the construction of a right turn curb flare with the proposed

driveway on Rocky Ridge Drive. This will allow vehicles to merge into the curb flare from the #2 lane on Rocky Ridge Drive to safely enter the site. During the final review of the project, the City's Development Engineering staff also determined that a condition requiring a raised median curb within South Cirby Way, to ensure that left ingress and egress turn movements are physically prevented, from the proposed driveway, is appropriate. The staff report includes a condition to install this raised median curb within South Cirby Way.

Response to Comment #8: The comment is related to the proximity of the project to the floodplain. As described in the comment, the existing project site is elevated above the level of the Linda Creek floodplain and there is no development proposed within the floodplain.

Response to Comment #9: The comment describes concerns with the proposed tree removal. The project includes a request for a Tree Permit entitlement that would remove 42 protected trees. As described in the Initial Study, the proposed project will comply with City's Tree Preservation Ordinance (Chapter 19.66 Roseville Municipal Code) and explains that all impacts related to tree removal will be less than significant. It's important to note that for projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, CEQA Guidelines section 15183(f) allows a lead agency to rely on previously adopted development policies or standards as mitigation for the environmental effects, when the standards have been adopted by the City, with findings based on substantial evidence, that the policies or standards will substantially mitigate environmental effects, unless substantial new information shows otherwise (CEQA Guidelines §15183(f)). The City of Roseville adopted CEQA Implementing Procedures (Implementing Procedures) which are consistent with this CEQA Guidelines section. The current version of the Implementing Procedures were adopted in April 2008 (Resolution 08-172), along with Findings of Fact, and were updated in January 2021 (Resolution 21-018). The Findings of the Implementing Procedures indicate that compliance with the City of Roseville Tree Preservation ordinance (RMC Ch.19.66) will prevent significant impacts related to loss of native oak trees.

Response to Comment #10: The comment questions whether or not three to four large oak trees will be removed. Based on photos included in the comment document and the Arborist report, the three trees in question (insert numbers) are not proposed for removal.

Response to Comment #11: The comment requests the preparation of an Environmental Impact Report (EIR) to support the project. As analyzed in the Initial Study, there are no environmental issues that result in a significant impact that cannot be mitigated. Therefore, pursuant to CEQA, there is no requirement for the preparation of an EIR.

Response to Comment #12: The comment asks if the project will affect the City's Dry Creek Greenway Trail project. As described in Response #3, above, the proposed project will have no impact on the Dry Creek Greenway Trail project

Response to Comment #13: The comment relates to development outside of the City limits. See Response #3 and Response #4.

Response to Comment #14: The comment requests a raised median to be installed on South Cirby Way. As described in the staff report, and in Response #7, the City's Development

Engineering staff have determined that a condition requiring a raised median curb within South Cirby Way, to ensure that left ingress and egress turn movements are physically prevented, is appropriate. This condition is included within the Conditions of Approval located within the staff report.

Response to Comment #15: The comment requests a right turn lane be installed on westbound South Cirby Way. The City's Capital Improvement Program does not include a designated right turn lane from westbound South Cirby Way to northbound Rocky Ridge Drive. Therefore, the intersection is already constructed to its ultimate configuration and the proposed development is not being conditioned to construct additional intersection improvements. Per the previous responses (Responses #3 and #4), the traffic that will be generated from this projected has already been anticipated in the City's Traffic Demand Model that is used to determine intersection configurations, and the nine additional peak hour trips added by the project to the existing condition will not have significant impacts on intersection operations.

Response to Comment #16: The comment requests additional parking be included with the project. See Response #5.

Response to Comment #17: The comment requests a deceleration lane into the driveway on Rocky Ridge Drive. See Response to Comment #7. As stated above, the Fehr and Peers Access Study concluded that the Rocky Ridge driveway (Driveway 1) does not meet the City criteria to warrant a right turn deceleration lane, therefore, the study did not recommend a right turn deceleration lane at this driveway. However, the City's Development Engineering staff determined that a right-turn deceleration taper should be added as a condition of approval given the volume of traffic on Rocky Ridge Drive and the presence of the S Curve immediately beyond the driveway. The staff report includes a condition requiring the construction of a right turn curb flare with the proposed driveway on Rocky Ridge Drive. This will allow vehicles to merge into the curb flare from the #2 lane on Rocky Ridge Drive to safely enter the site.

Response to Comment #18: The comment asks about the status of a cluster of large oak trees on the northern perimeter of the site. The comment is supported by a picture within the comment letter. The comment appears to match Photo #3 on page 20 of the Arborist Report (dated June 20, 2024) and is in reference to tree #6408 and tree #6409. As described in the Arborist Report, these trees are outside of the project boundary and not scheduled for removal.

Response to Comment #19: The comment requests the preparation of an Environmental Impact Report. See Response #11.

Response to Comment #20: The comment requests a perimeter wall, along both street frontages, of approximately 30 inches in height. This is a comment on the project and is not related to the adequacy of the environmental analysis. There is no design guideline, or development standard requiring a decorative wall for a multi-family residential project. Further, the existing utilities and traffic signal infrastructure along South Cirby Way and Rocky Ridge Drive would most likely preclude the construction of a wall at this location.

Response to Comment #21: The comment requests the City reconsider the land use of the property and incorporate it into the Dry Creek Greenway Trail East project. This is a comment on the project and is not related to the adequacy of the environmental analysis. City Council has already approved

the trail designs, and the trail is under construction, and at no time has City Council indicated an interest in or need for this property as part of the trail project. Further, the property is privately owned, has a General Plan designation of Medium Density Residential and a Zoning Designation of Multi-Family Housing (R3) with an anticipated housing density that would allow for the development of 12 residential units. The California Government Code includes provisions that would preclude the City from reducing anticipated housing density in one portion of its jurisdiction without making up for the resulting reduction by increasing anticipated housing density in another area. As enacted in the 2019 legislative session, Senate Bill 330 (the Housing Crisis Act of 2019 or S.B. 330) created Government Code Section 66300. Subdivision (b)(1)(A) of that statute generally prevents a city from changing the residential general plan, specific plan, and zoning designation to “a less intensive use” or to reduce the intensity of the designation below what was allowed on January 1, 2018. An exception to this prohibition exists, however, where the city “concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is *no net loss in residential capacity*” (Government Code § 66300 (h)(1), italics added). In order to change the land use on the subject property, the City would have to concurrently change the land use on another property within the City to allow for an additional 12 residential units to be developed.

From: Jennifer Chapman <jenchapman415@gmail.com>
Sent: Thursday, April 24, 2025 4:58 PM
To: Mar, Escarlet <EMar@roseville.ca.us>
Cc: City Clerk <CityClerkroseville@roseville.ca.us>
Subject: Re: MND comments - PL23-0351, 1995 Rocky Ridge Apts

**Chapman
Comment #1**

I meant to also note the following: Native valley oak trees can live to be 500 years old and have a special conservation status which is why many cities and counties require a permit before cutting them down. It is estimated that approximately 90% of the valley oak stands that existed in California prior to European contact have been destroyed by urbanization and intensive land conversion. (Anderson, 2005)

On Thu, Apr 24, 2025 at 4:56 PM Jennifer Chapman <jenchapman415@gmail.com> wrote:

Dear Ms. Mar,

I have several comments on the MND for the 1995 Rocky Ridge Apts project.

**Chapman
Comment #2**

For alignment with the City's Riparian and Creeks Management Plan, there should not be any protected trees removed within 100 feet of Linda Creek. See the attached letter by Foothill Valley Watershed Collaborative for previous comments on another project for the importance of the riparian buffer zone (100 feet) which is different than the riparian corridor.

**Chapman
Comment #3**

Please also be sure to check the Arborist / tree report for compliance with the City's tree ordinance. The ordinance and the tree report section of the MND are attached for reference. The MND for the project at 705 Sunrise Ave violated the tree preservation ordinance because it included a non-compliant arborist report which was not done by an ISA certified arborist which is one of the requirements in the ordinance. On that note, please confirm the credentials of the person who did the tree report for the Rocky Ridge Apts project. I was glad to see that this report did appear much more thorough and professional than the report for PL24-0812.

**Chapman
Comment #4**

Note that the City's general plan (2020) and the Roseville Creek and Riparian Management and Restoration Plan (2005) states:

In areas where preservation of the 100-year floodplain results in a buffer of less than 100 feet on each stream bank for perennial streams, opportunities should be sought for preservation to increase the size of these buffers. (RCRMRP, 2005)

Thank you for the opportunity to comment on the MND for the 1995 Rocky Ridge Apts project.

Sincerely,

Jennifer Chapman
Roseville, CA
415-419-4846
Jennifer Chapman 415-419-4846

Response to comments from Jennifer Chapman

Response to Chapman Comment #1: The comment describes the lifespan of native valley oak trees and the history of California's valley oak stands. Comment noted. The proposed project is subject to the City's Tree Preservation Ordinance (Section 19.66 of the Roseville Municipal Code). The staff report and Initial Study provide an analysis of tree impacts.

Response to Chapman Comment #2: The comment states that, based on the City's Riparian and Creeks Management Plan (2005) and a letter from the Foothill Valley Watershed Collaborative (in reference to another project), there should not be any protected trees removed from within 100 feet of Linda Creek. Neither of the documents cited in the comment contain a prohibition on removing protected trees that are within 100 feet of Linda Creek. It is understood that this comment is based on the following language found in the Roseville Creek and Riparian Management and Restoration Plan (RCRMRP) *"In areas where preservation of the 100-year floodplain results in a buffer of less than 100 feet on each stream bank for perennial streams, opportunities should be sought for preservation to increase the size of these buffers."* This language is taken from Chapter 4 of the RCRMRP, titled *RESTORATION STRATEGIES & CONCEPTUAL IMPROVEMENT TECHNIQUES*, which provide a variety of restoration strategies for creeks and presents conceptual improvement techniques that may be used to implement these strategies. The RCRMRP states that: *The degree to which these strategies and techniques are implemented will depend on individual site conditions, specific goals of the restoration project, and commitments that may be made as part of a securing a consolidated permit for Plan implementation.* It's important to note that the language regarding a 100-foot buffer for streams is found within one of the aforementioned techniques related to vegetated buffers that can help to *"reduce the amount of pollutants and sediment in overland stormwater runoff and to provide some interior habitat for species that are intolerant of human activity"*. There are approximately six (6) protected trees on the project site that are proposed for removal and are within 100 feet of Linda Creek. Based on the project design, the project will not result in any increase of untreated runoff to Linda Creek. The Initial Study concludes that based on the biological assessment, any impacts to species or habitat will be less than significant with the proposed mitigation measures.

Response to Chapman Comment #3: The comment references the Arborist Report and Tree Preservation Ordinance and makes comment on a different project. Comment noted.

Response to Chapman Comment #4: The comment refers to the City's General Plan and the Roseville Creek and Riparian Management and Restoration Plan (RCRMRP), specifically the following language: *"In areas where preservation of the 100-year floodplain results in a buffer of less than 100 feet on each stream bank for perennial streams, opportunities should be sought for preservation to increase the size of these buffers."* This language is not found within the City's General Plan 2035. For a fuller response to this comment, see Response to Chapman Comment #2.

**D&S
DEVELOPMENT**

**1995 ROCKY
RIDGE DRIVE,
ROSEVILLE**

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

[illegible]

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DATE:	AL PROJECT NUMBER:
JULY 2024	2-232203
	AHJ PROJECT NUMBER:

ARCHITECTURAL
SITE PLAN

A101



1 ARCHITECTURAL SITE PLAN-A
1" = 20'-0"

DEVELOPER
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS

LOCAL

2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514

WWW.ARCHITECTSLOCAL.COM

**1995 ROCKY
RIDGE DRIVE,
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[illegible]

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	AHJ PROJECT NUMBER:

A201



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DEVELOPMENT**

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ROSEVILLE**

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ROSEVILLE, CA 95661

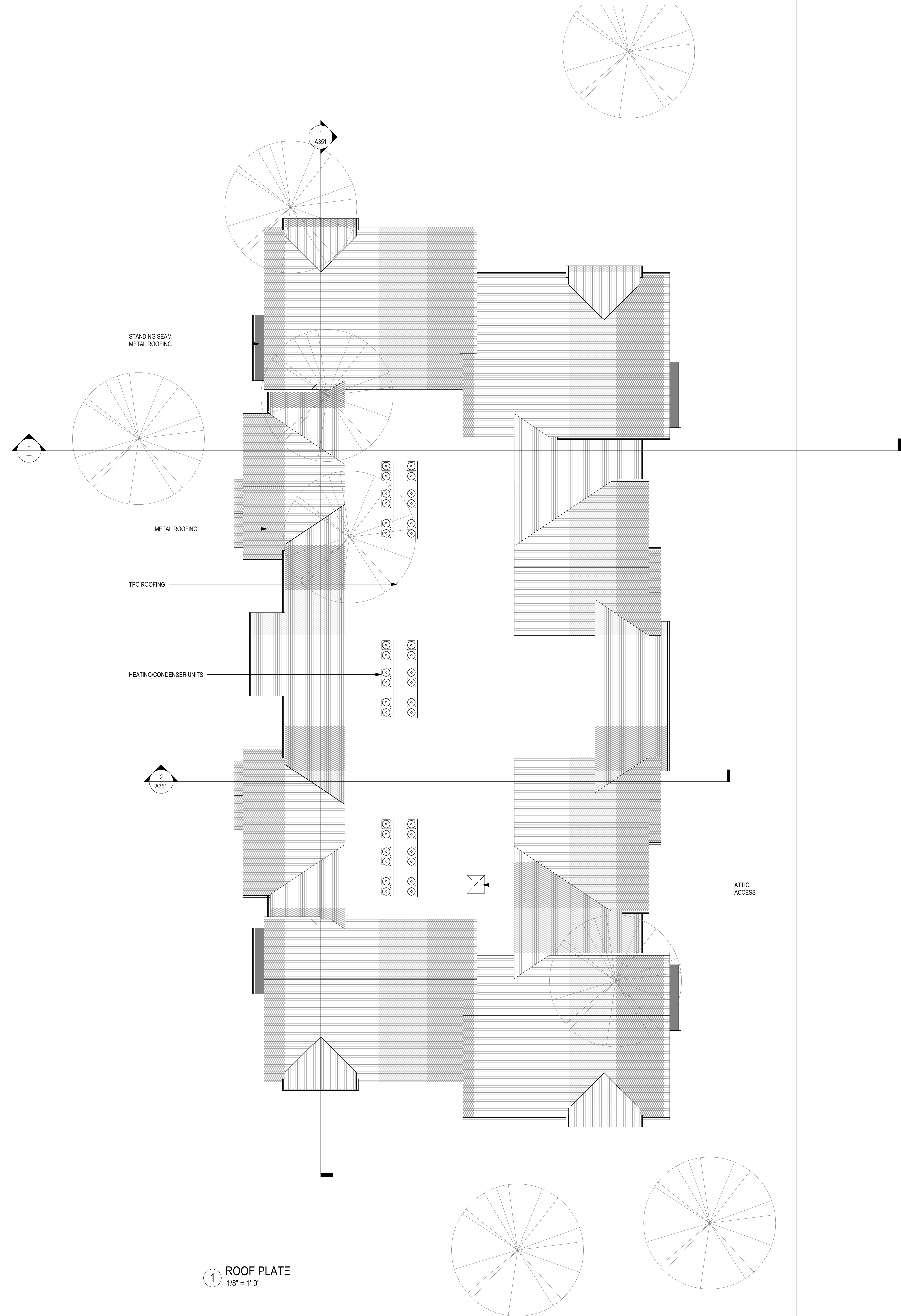
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DATE:	AL PROJECT NUMBER:
Nov. 21, 2023	2-232203
	AHJ PROJECT NUMBER:

ROOF PLAN

A202



PC Exhibit F

LEGEND - ELEVATIONS

	BOARD & BATTEN - MFR: JAMES HARDIE, COLOR: DRIED EUCALYPTUS FINISH: SMOOTH
	HORIZONTAL SIDING - MFR: JAMES HARDIE, COLOR: SLATE STEPS FINISH: SMOOTH
	FIBER CEMENT PANEL - COLOR: ETHERAL WHITE, FINISH: SMOOTH
	FIBER CEMENT PANEL - COLOR: BLUSTERY SKY, FINISH: SMOOTH
	FIBER CEMENT PANEL - COLOR: ELEPHANT EAR, FINISH: SMOOTH
	CONCRETE TILE ROOFING
	METAL ROOFING - MFR: T&B, COLOR: CHARCOAL

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS

LOCAL

2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514

WWW.ARCHITECTSLOCAL.COM

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**1995 ROCKY
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ROSEVILLE, CA 95661

[illegible]

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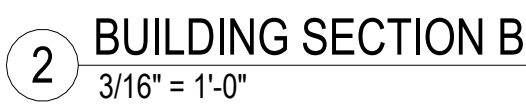
DATE:	AL PROJECT NUMBER:
Nov. 21, 2023	2-232203
	AHJ PROJECT NUMBER:

EXTERIOR ELEVATIONS

A301



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DATE:	AL PROJECT NUMBER:
Nov. 21, 2023	2-232203
	AHJ PROJECT NUMBER:

A351

1 BUILDING
3/16" = 1'-0"

LUMINAIRE SCHEDULE

TYPE	SYMBOL	VOLTS	WATTAGE	LAMPS	FIXTURE DESCRIPTION	MANUFACTURER	CATALOG #
F1		208V	71	LED 3000K 70CRI	LED AREA WITH PHOTOCELL SLL TWIST LOCK POLE MOUNT MOUNTING HEIGHT 12'	LITHONIA LIGHTING	RSK2 LED P1 30K MVOLT--AASP
F2		208V	23	LED 3000K 80CRI	WALL SCONCE VISUAL COMFORT OPTIC	LITHONIA LIGHTING	WDOE2 LED P3 30K 80CRI VDW

TABLE 150.0-A CLASSIFICATION OF HIGH EFFICACY LIGHT SOURCES

High Efficacy Light Sources	
Luminaires installed with only the lighting technologies in this table shall be classified as high efficacy	
Light sources in this column other than those installed in ceiling recessed downlight luminaires are classified as high efficacy and are not required to comply with Reference Joint Appendix JA8	Light sources in this column shall be certified to the Commission as High Efficacy Light Sources in accordance with Reference Joint Appendix JA8 and be marked as meeting JA8.
1. Pin-based linear or compact fluorescent light sources using electronic ballasts. 2. Pulse-start metal halide. 3. High pressure sodium. 4. GU-24 sockets containing light sources other than LEDs, a,b 5. Luminaires with hardwired high frequency generator and induction lamp. 6. Inseparable SSL luminaires that are installed outdoors. 7. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting.	8. All light sources in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in Section 150.0(k)(1)c. 9. GU-24 sockets containing LED light sources. 10. Any light source not otherwise listed in this table and certified to the Commission as complying with Joint Appendix 8.
Notes: a. GU-24 sockets containing light sources such as compact fluorescent lamps and induction lamps. b. California Title 20 Section 1605(k)3 does not allow incandescent sources to have a GU-24 base.	

GENERAL NOTES

- SEE ARCHITECTURAL PLANS FOR MOUNTING LOCATIONS/ HEIGHTS AND MATERIAL FINISH REQUIREMENTS
- CONCEAL ALL CONDUIT IN THE WALLS AND PLENUM AS MUCH AS REASONABLY POSSIBLE. EXPOSED CONDUIT SHALL BE FINISHED PER ARCHITECTURAL PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MOUNTING ALL CONDUIT AND EQUIPMENT, PROVIDING SUPPORTS AND GROUNDING PER CEC REQUIREMENTS.
- ALL EXTERIOR EQUIPMENT SHALL BE IN NEMA 3R, WATER PROOF ENCLOSURES.
- STEEL ELECTRICAL OUTLET BOXES AT FIRE BARRIER WALLS SHALL NOT EXCEED SIXTEEN SQUARE INCHES. SHALL NOT EXCEED 100 SQ IN PER 100 SQ FT OF WALL, AND SHALL BE SEPARATED Y A HORIZONTAL DISTANCE OF 24" WHEN ON OPPOSITE SIDES OF A WALL. SEC. 714.3.2.
- ALL CURRENT CARRYING CONDUCTORS SHALL BE COPPER. INSULATION SHALL BE TYPE THHN/THWN FOR ALL BRANCH CIRCUITS UP TO AND INCLUDING SIZE #2AWG. INSULATION FOR CONDUCTORS OVER SIZE #2AWG SHALL BE XHHW.
- ALL GROUND CONDUCTORS SHALL BE INSULATED COPPER.
- ALL CONDUIT SHALL BE EMT (INSTALLED IN INTERIOR CONCEALED SPACES) OR SCHEDULE-40 PVC (INSTALLED UNDERGROUND) UNLESS OTHERWISE NOTED.
- ALL AMPACITIES ARE BASED UPON TABLE 310.16 OF THE 2022 C.E.C.
- FEEDER SCHEDULES INDICATE DATA FOR COPPER CONDUCTORS RATED UP TO 600V AT 75 DEGREES CELSIUS.

GENERAL LIGHTING NOTES

- LIGHTING POLLUTION REDUCTION: ALL EXTERIOR LIGHT POLLUTION MUST COMPLY WITH CGC SECTION 5.106.8 AND SAN DIEGO MUNICIPAL CODE CHAPTER 14, ARTICLE 2, DIVISION 7.
- OUTDOOR LIGHTING SHALL NOT EXCEED NOMINAL 4000 KELVIN COLOR CORRELATED TEMPERATURE (CCT). (SAN DIEGO MUNICIPAL CODE-CHAPTER 14, ART.2, DIVISION 7, PAGE 3)
- ALL OUTDOOR LIGHTING SHALL BE TURNED OFF BETWEEN 11:00 PM AND 6:00 AM
- LIGHTING CONTROL DEVICES AND SYSTEMS, BALLASTS AND LUMINARIES SHALL COMPLY TO 2022 CENC, SECTION 110.9.
- RESIDENCES MUST HAVE HIGH-EFFICACY OUTDOOR LIGHTING. LIGHTING PERMANENTLY MOUNTED TO A BUILDING MUST BE CONTROLLED WITH A MANUAL ON/OFF SWITCH PLUS ONE OF THE FOLLOWING:
 - PHOTOCELL AND MOTION SENSOR
 - PHOTOCELL AND TIME SWITCH
 - ASTRONOMICAL TIMECLOCK
 - ENERGY MANAGEMENT CONTROL SYSTEM WITH AN ASTRONOMICAL TIMECLOCK
- BUILDERS ARE REQUIRED TO PROVIDE NEW HOMEOWNERS WITH A LIST OF INSTALLED LAMPS AND LUMINAIRES.
- LIGHT SOURCES THAT ARE NOT MARKED "JA8-2022-E" SHALL NOT BE INSTALLED IN ENCLOSED LUMINAIRES. ES 150.0(K)
- IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS MORE THAN 20 PERCENT OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING IN THAT BUILDING SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 110.9, 130.0, 130.1, 140.6 AND 141.0; AND II.

ELECTRICAL SYMBOLS	
	LIGHT SWITCH, 120V/20A, MOUNT 48" A.F.F. (U.N.O.)
	3--WAY LIGHT SWITCH, 4--WAY LIGHT SWITCH
	DUPLEX RECEPTACLE, 120V/20A, MOUNT 15" A.F.F. (U.N.O.)
	SWITCHED DUPLEX RECEPTACLE
	250 VOLT, 50 AMP RECEPTACLE W/ 3#6 TO RESIDENTIAL PANEL. R--11,13
	THERMAL DISCONNECT SWITCH
	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE. MOUNTING HEIGHT AS NOTED.
	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	RECESSED EXHAUST FAN, SEE MECHANICAL DRAWINGS FOR EXACT LOCATION.
	DOOR BELL
	JUNCTION BOX, MOUNT AS SHOWN
	CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP PER CA SB183
	SINGLE STA. SMOKE DETECTOR, UBC APPR'D, BATT. BACKUP, 120V
	TELEVISION/CABLE OUTLET, MOUNT @ 15" A.F.F. (U.N.O.)
	TELEPHONE JACK, MOUNT 15" A.F.F. PROVIDE 3/4" C W/PULLSTRING TO ACCESSIBLE LOCATION. MOUNT @ +6" ABOVE COUNTERS IN KITCHEN LOCATIONS.
	CHIMES, PROVIDE 120V XFMR AS REQUIRED.
	ELECTRICAL PANEL (SEE PANEL SCHEDULE)
	DIMMER SWITCH COMPATIBLE WITH FIXTURE(S) CONTROLLED.
	FUSED SAFETY SWITCH, SIZED AS SHOWN
	FLUSH FLOOR MOUNTED CONVENIENCE OUTLET.
	WALL SWITCH BOX MTD OCCUPANCY SENSOR. MANUAL--ON, AUTO--OFF.
	WEATHERPROOF
	UNLESS NOTED OTHERWISE
	FIRE ALARM MANUAL PULLSTATION
	CEILING MOUNTED SPEAKER/TONE GENERATOR WITH FLASHING STROBE FOR PUBLIC ADDRESS OR ALARM
	CEILING MOUNTED ADDRESSABLE SMOKE DETECTOR -- SEE FIRE ALARM REQUIREMENTS AS PART OF THE DEFERRED PERMIT
	MULTI LEVEL OCCUPANCY/VACANCY SENSOR PER TITLE 24 REQUIREMENTS
	ADDRESSABLE HEAT DETECTOR, CEILING MOUNTED
	ADDRESSABLE FIRE ALARM MAGNETIC DOOR HOLD--OPEN
	ADDRESSABLE TAMPER SWITCH
	ADDRESSABLE FLOW SWITCH
	ADDRESSABLE STROBE DEVICE
	ADDRESSABLE SPEAKER DEVICE
	MAGNETIC DOOR LOCK CONTROLS PER FA PLAN
	JUNCTION BOX, WALL MOUNTED
	WALL MOUNTED MULTI LEVEL OCCUPANCY SENSOR PER TITLE 24 REQUIREMENTS
	CEILING MOUNTED, CONTROL AND UNIT PER MECHANICAL ENGINEER

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS

LOCAL

2715 K STREET, SUITE 250
SACRAMENTO, CA 95818
P: (916) 545-2914

WWW.ARCHITECTSLOCAL.COM

A
R
B

ENGINEERING
1401 N. EL CAMINO REAL
SUITE 201
SAN CLEMENTE, CA
949-280-9743
ARB.ELECTRIC.COM

D&S DEVELOPMENT

1995 ROCKY RIDGE DRIVE, ROSEVILLE

GENERAL NOTES

1. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL BE LISTED BY UNDERWRITER'S LABORATORIES (UL) AND BEAR THEIR LABEL, OR LISTED AND CERTIFIED BY A NATIONALLY RECOGNIZED TESTING AUTHORITY WHERE UL DOES NOT HAVE A LISTING. CUSTOM MADE EQUIPMENT SHALL HAVE COMPLETE TEST DATA SUBMITTED BY THE MANUFACTURER ATTESTING TO ITS SAFETY. IN ADDITION, THE MATERIALS, EQUIPMENT, AND INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING: AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) INSULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA) NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) AMERICAN STANDARD ASSOCIATION (ASSA) NATIONAL FIRE PROTECTION AGENCY (NFA) AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) CALIFORNIA ELECTRICAL CODE (CEC) -- 2022 CALIFORNIA CODE OF REGULATIONS TITLE 24 (CCR) INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE) ALL LOCAL CODES HAVING JURISDICTION WHERE THE CODES HAVE DIFFERENT LEVELS OF REQUIREMENTS, THE MOST STRINGENT RULE SHALL APPLY.	9. IN SOME INSTANCES, IT MAY BE NECESSARY TO DEFER WORK IN CERTAIN AREAS AND LOCATIONS UNTIL SUCH TIME AS EXISTING FACILITIES CAN BE TEMPORARILY OR PERMANENTLY REARRANGED BY THE OWNER. THEREFORE, WHENEVER IT BECOMES NECESSARY FOR THE CONTRACTOR TO PERFORM WORK UNDER THIS CONTRACT IN EXISTING AREAS IN WHICH THE OWNER'S WORK IS BEING PERFORMED, THE CONTRACTOR SHALL ADVISE THE ARCHITECT AND THE OWNER RELATIVE TO THIS REQUIREMENT AND SHALL FOLLOW CLOSELY THE DIRECTIVE ISSUED BY THE ARCHITECT INsofar AS TIME AND PROCEDURE ARE CONCERNED. THE CONTRACTOR SHALL INCLUDE IN HIS BID ALL PREMIUM TIME TO WHICH HE MAY BE SUBJECTED FOR PERFORMING WORK IN SUCH PROCEDURE AND AT SUCH TIMES AS MAY BE NECESSARY TO CAUSE THE LEAST INTERFERENCE WITH THE OPERATIONS OF THE OWNER.	19. COORDINATE WITH THE ARCHITECTURE/CLIENT FOR FIXTURE AND OUTLET MOUNTING HEIGHT PRIOR TO INSTALLATION.	37. WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BY MORE THAN 24" A SMOKE DETECTOR SHALL BE INSTALLED IN THE HALLWAY AND IN ADJACENT ROOM WITHIN 12" OF THE HIGHEST POINT OF THE CEILING.
2. THE CONTRACTOR SHALL VISIT THE SITE INCLUDING ALL AREAS INDICATED ON THE DRAWINGS. HE SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND BY SUBMITTING A BID, ACCEPTS THE CONDITIONS UNDER WHICH HE SHALL BE REQUIRED TO PERFORM HIS WORK.	10. SHOP DRAWINGS SHALL BE SUBMITTED WITHIN THIRTY DAYS AFTER AWARD OF THE CONTRACT. THE CONTRACTOR SHALL SUBMIT EIGHT COPIES OF A COMPLETE LIST OF MATERIALS AND EQUIPMENT INCLUDING MANUFACTURER AND MODEL NUMBER. PROPOSED FOR THE JOB. SHOP DRAWINGS SHALL INCLUDE JOB DESCRIPTION, ARCHITECT AND ENGINEER IDENTIFICATION, AND ALL DATA WITH CAPACITIES, SIZES, DIMENSIONS, CATALOG NUMBERS, AND MANUFACTURER'S BROCHURES. SHOP DRAWINGS SHALL BE SUBMITTED FOR ITEMS LISTED IN SPECIFICATIONS. PARTIAL, INCOMPLETE OR UNBOUND SUBMITTALS WILL BE RETURNED WITHOUT REVIEW. CONTRACTOR SHALL SUBMIT A SCHEDULE OF ALL SHOP DRAWINGS AND SUBMITTALS WHICH ARE TO BE REVIEWED WITHIN FIFTEEN DAYS OF CONTRACT AWARD.	20. ELECTRICAL CONTRACTOR SHALL REFER TO MECHANICAL AND ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND CHARACTERISTICS OF ALL EQUIPMENT LISTED IN SCHEDULE. ANY MODIFICATIONS AND/OR ADDITIONAL WORK NECESSARY SHALL BE INCLUDED IN THE BASE BID.	38. INTERCONNECTED SMOKE DETECTORS SHALL BE INSTALLED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COMPLETE SET OF CONSTRUCTION DOCUMENTS. HE/SHE SHALL CHECK THE DRAWINGS OF THE OTHER TRADES AND SHALL CAREFULLY READ THE ENTIRE SPECIFICATIONS AND DETERMINE HIS/HER RESPONSIBILITIES. FAILURE TO DO SO SHALL NOT RELEASE THE CONTRACTOR FROM DOING THE WORK IN COMPLETE ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.	11. THE CONTRACTOR SHALL FURNISH A ONE YEAR WRITTEN GUARANTEE OF MATERIALS AND WORKMANSHIP FROM THE DATE OF SUBSTITUTION COMPLETION.	21. ALL TEMPERATURE CONTROL AND INTERLOCK CONDUIT AND WIRING SHALL BE BY ELECTRICAL CONTRACTOR U.N.O. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.	39. ALL WORK SHALL COMPLY WITH NFPA 72, NATIONAL FIRE ALARM CODE.
4. ALL UTILITY WORK (POWER/TELEPHONE) SHALL BE IN COMPLIANCE WITH THESE DRAWINGS AND THE REQUIREMENTS OF THE SERVING UTILITY COMPANY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE SERVING UTILITY TO RECEIVE COMPLETE INFORMATION ON THEIR REQUIREMENTS PRIOR TO THE SUBMISSION OF THE BID. THE ACT OF SUBMITTING THE BID SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO INSTALL SERVICE IN COMPLIANCE WITH THE SERVING UTILITY AND THE CONTRACT DOCUMENTS. CONTRACTOR SHALL PAY TO THE UTILITY FOR ALL COSTS ASSOCIATED WITH THE ESTABLISHMENT OF SERVICE FOR THIS PROJECT.	12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAWCUTTING, TRENCING, BACKFILLING, CONSTRUCTION AND PATCHING OF CONCRETE AND ASPHALT AS REQUIRED TO PERFORM HIS WORK. ATTENTION IS CALLED TO THE FACT THAT THERE ARE EXISTING UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN TRENCING FOR HIS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND APPROVED REPAIR OF ANY AND ALL DAMAGES CAUSED BY HIM OR HIS WORK.	22. ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL CONNECTION POINTS WITH THE EQUIPMENT MANUFACTURER AND OR INSTALLER PRIOR TO ROUGH-IN.	40. SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL2075, SEC. R315.3.
5. ALL ITEMS SUCH AS SERVICE CONDUIT, CONDUCTORS, DUCTS, CONCRETE PADS, TRANSFORMERS, RISERS, PULL BOXES, AND PROTECTIVE COVERING FROM SERVICE LOCATION SHALL BE PROVIDED AND INSTALLED, AND SHALL BE VERIFIED WITH THE SERVING UTILITY COMPANY, AND SHALL PAY ALL CHARGES LEVIED BY THE SERVING UTILITY COMPANY FOR HIS SERVICE EXCEPT THE FIRST BILLING DEPOSIT. WHERE THE CONTRACT DOCUMENTS ARE MORE RESTRICTIVE, THE DOCUMENTS SHALL GOVERN.	13. WHENEVER A DISCREPANCY IN QUANTITY OR SIZE OF CONDUIT, WIRE, EQUIPMENT DEVICES, CIRCUIT BREAKERS, GROUND FAULT PROTECTION SYSTEMS, ETC. (ALL MATERIALS), ARISES ON THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIAL AND SERVICES REQUIRED BY THE STRICTEST CONDITIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS TO ENSURE COMPLETE AND OPERABLE SYSTEMS AS REQUIRED BY THE OWNER AND ARCHITECT/ENGINEER.	23. ALL FUSES FOR FUSIBLE DISCONNECTS TO BE SIZED PER EQUIPMENT NAMEPLATES.	41. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNING CRC & THE FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE MARSHAL LISTED & APPROVED IN ACCORDANCE WITH CCR, TITLE 19, DIVISION 1, FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED. SEC. R314.1.
6. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES CHARGES, AND INCIDENTAL COSTS NECESSARY FOR EXECUTION AND COMPLETION OF ELECTRICAL WORK, INCLUDING ALL CHARGES BY THE LOCAL GOVERNMENT AGENCIES.	14. DRAWINGS ARE DIAGRAMMATIC ONLY. ROUTING OF RACEWAYS SHALL BE AT THE OPTION OF THE CONTRACTOR UNLESS OTHERWISE NOTED AND SHALL BE COORDINATED WITH OTHER SECTIONS. DO NOT SCALE THE ELECTRICAL MATERIAL AND SERVICES REQUIRED BY THE STRICTEST CONDITIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS TO ENSURE COMPLETE AND OPERABLE SYSTEMS AS REQUIRED BY THE OWNER AND ARCHITECT/ENGINEER.	24. ELECTRICAL CONTRACTOR TO PROVIDE MINIMUM 1" EMT CONDUIT, FOR ALL MECHANICAL LOW VOLTAGE WIRING, COORDINATE WITH MECHANICAL DRAWINGS FOR MORE INFORMATION.	42. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL SUITE, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT, SEC. R314.3
7. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES AT THE SITE, ANY COSTS TO INSTALL WORK TO ACCOMPLISH SAID COORDINATION WHICH DIFFERS FROM THE WORK AS SHOWN ON THE DRAWINGS SHALL BE INCURRED BY THE CONTRACTOR. ANY DISCREPANCIES, AMBIGUITIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT DURING BID TIME FOR CLARIFICATION. ANY SUCH CONFLICTS NOT CLARIFIED PRIOR TO BID SHALL BE SUBJECT TO THE INTERPRETATION OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.	15. THE EQUIPMENT GROUNDING CONDUCTOR SHOWN ON CONDUIT RUNS SHALL RUN CONTINUOUS FROM PANEL TO LAST OUTLET. THIS WIRE SHALL BE PITGAILED IN EACH OUTLET FOR CONNECTION TO BOX AND DEVICE SO THAT IF DEVICE IS REMOVED, GROUND WILL NOT BE INTERRUPTED. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSULATED GREEN CONDUCTORS. ALTERNATE METHODS OF IDENTIFICATION SHALL NOT BE USED. CONTRACTOR SHALL NOTIFY ELECTRICAL ENGINEER TO EXAMINE CONDUCTOR INSTALLATION PRIOR TO INSTALLATION OF DEVICES.	25. PROVIDE FIRESTOP CAULKING FOR ANY PIPES, CONDUITS, AND DUCTS PENETRATING EXTERIOR OR INTERIOR FIRE RATED WALLS.	43. ALL 120V, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SERVING OUTLETS INSTALLED IN SUITE FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENs, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHEN, LAUNDRY OR SIMILAR ROOMS OR AREAS SHALL BE PROVIDED WITH A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
8. THE CONTRACTOR SHALL PROVIDE AND KEEP UP-TO-DATE A COMPLETE RECORD SET OF DRAWINGS. THESE PRINTS SHALL BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS. THIS SET OF DRAWINGS SHALL BE KEPT ON THE JOB SITE AND SHALL BE USED ONLY AS A RECORD SET. THIS SHALL NOT BE CONSTRUED AS AUTHORIZATION FOR THE CONTRACTOR TO MAKE CHANGES IN THE LAYOUT WITHOUT DEFINITE INSTRUCTIONS IN EACH CASE. UPON COMPLETION OF THE WORK, A SET OF REPRODUCIBLE CONTRACT DRAWINGS SHALL BE OBTAINED FROM THE ARCHITECT, AND ALL CHANGES AS NOTED ON THE RECORD SET OF DRAWINGS SHALL BE INCORPORATED THEREON WITH BLACK INK IN A NEAT, LEGIBLE, UNDERSTANDABLE AND PROFESSIONAL MANNER. FAILURE TO KEEP RECORD DRAWINGS UP-TO-DATE SHALL CONSTITUTE CAUSE FOR WITHHOLDING OF PROGRESS PAYMENTS.	16. MINIMUM SIZE FOR CONDUCTORS SHALL BE #12 AWG, COPPER, TYPE THHN/THWN THERMOPLASTIC, 600 VOLT, 75 DEGREES CELSIUS WET OR 90 DEGREES CELSIUS DRY, AND UL LISTED UNLESS NOTED OTHERWISE. ALL CONDUCTORS SPICES BELOW GRADE SHALL BE MADE WITH SUBMERSIBLE CONNECTIONS. ALL CONDUCTORS USED FOR SITE AND BUILDING MOUNTED LIGHTING FIXTURES SHALL BE INSTALLED IN 3/4" MINIMUM W/ #10 CONDUCTORS.	26. USE RIGID GALVANIZED CONDUIT IN ALL EXTERIOR EXPOSED AREAS.	44. 125--VOLT, 15 AND 20 AMPERE RECEPTACLES INSTALLED IN EVERY KITCHEN, FAMILY ROOM, LIVING ROOM, DINING ROOM, BATHROOM, GARAGE, BASEMENT, BEDROOM, LAUNDRY OR OTHER SIMILAR ROOMS AND OUTDOOR PATIO AREA SHALL BE UL LISTED TAMPER RESISTANT RECEPTACLES, PER CEC 406.11.
	17. ALL EXPOSED CONDUIT IN FIRE RISER ROOMS SHALL BE WP SEALTITE TYPE.	27. ELECTRICAL CONTRACTOR SHALL INCLUDE COST FOR ALL HVAC CONTROL COMPONENTS, CONDUITS, DEVICES, ETC. AS NECESSARY FOR A COMPLETE AND OPERATING HVAC SYSTEM. REFER TO MECHANICAL DRAWINGS.	45. GROUND FAULT CONVENIENCE OUTLETS SHALL BE INSTALLED IN ALL LOCATIONS INDICATED ON RELATED INDIVIDUAL UNIT AND BUILDING FLOOR PLANS AS INDICATED. REFERENCE ELECTRICAL SYMBOLS LIST, SHEET E001.
	18. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A FULL FUNCTIONING ELECTRICAL AND COMMUNICATION SYSTEM, INCLUDING FIRE ALARM SYSTEM, CATV, TELEPHONE, DATA, AND ANY OTHER REQUIRED LOW VOLTAGE SYSTEMS.	28. ALL OUTLET AND SWITCH PLATES SHALL BE PROVIDED WITH A LABEL NOTING PANEL AND CIRCUIT. LABEL SHALL BE CLEAR TAPE WITH BLACK LETTERS.	46. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ARCHITECTURAL PLANS FOR LOCATION OF RECEPTACLES, AND INSTALLING RECEPTACLES IN THE FLOOR WHERE NECESSARY IN ORDER TO CONFORM WITH THE RESIDENTIAL SPACING REQUIREMENTS FOR RECEPTACLES AS OUTLINED IN THE 2022 CEC.
		29. ALL ELECTRICAL CONDUITS ARE TO BE CONCEALED WITH IN WALLS AND/OR ABOVE CEILING.	47. ALL CURRENT CARRYING CONDUCTORS SHALL BE COPPER. INSULATION SHALL BE TYPE THHN/THWN FOR ALL BRANCH CIRCUITS UP TO AND INCLUDING SIZE #2AWG. INSULATION FOR CONDUCTORS OVER SIZE #2AWG SHALL BE XHHW.
		30. DATA JACKS AND CABLE SHALL BE PER LOW VOLTAGE CONTRACTOR. CONTRACTOR SHALL PROVIDE 1/2" CONDUIT FROM EACH DATA JACK BACK TO TELECOMMUNICATIONS BACK BOARD, SPECIFIC LOCATION AND TERMINATIONS ARE TO BE PER LOW VOLTAGE CONTRACTOR.	48. ALL GROUND CONDUCTORS SHALL BE INSULATED COPPER.
		31. APPLIANCES PROVIDED AND INSTALLED SHALL HAVE AN ENERGY STAR DESIGNATION. ANY DIFFERENCES BETWEEN THE CALCULATED LOADS SHOWN ON THE PLANS, AND THE FINAL MANUFACTURER LOADS AS PROVIDED BY THE CONTRACTOR SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ELECTRICAL ENGINEER PRIOR TO PROCUREMENT AND INSTALLATION.	49. CONDUIT SHALL BE EMT (INSTALLED IN INTERIOR CONCEALED SPACES) OR SCHEDULE--40 PVC (INSTALLED UNDERGROUND) UNLESS OTHERWISE NOTED.
		32. BATHROOM EXHAUST FANS NOT FUNCTIONING AS A COMPONENT OF THE WHOLE BUILDING SHALL BE CONTROLLED BY A READILY ACCESSIBLE HUMIDISTAT.	50. ALL AMPACITIES ARE BASED UPON TABLE 310.16 OF THE 2022 C.E.C.
		33. CONCEAL ALL CONDUIT IN THE WALLS AND PLENUM AS MUCH AS REASONABLY POSSIBLE. EXPOSED CONDUIT SHALL BE COORDINATED WITH THE ARCHITECT AND FINISHED PER ARCHITECTURAL PLANS.	51. FEEDER SCHEDULES INDICATE DATA FOR COPPER CONDUCTORS RATED UP TO 600V AT 75 DEGREES CELSIUS.
		34. RECEPTACLE HEIGHTS ARE SHOWN FOR REFERENCE ONLY. REFERENCE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION	52. ALL OUTLET AND SWITCH PLATES SHALL BE PROVIDED WITH A LABEL NOTING PANEL AND CIRCUIT. LABEL SHALL BE CLEAR TAPE WITH BLACK LETTERS.
		35. SMOKE DETECTORS SHALL BE PROVIDED IN EACH SEPARATE SLEEPING AREA AND OUTSIDE EACH SEPARATE SLEEPING AREA. INSTALL A MINIMUM OF 3' FROM FROM DUCT OPENINGS.	
		36. SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED. PROVIDE BATTERY BACK-UP, PER NFPA 72.	

FIRE ALARM NOTES

1. THE FIRE ALARM RISER DIAGRAM AND ALL OTHER DETAILS, NOTES AND EQUIPMENT SHOWING ANY FIRE PROTECTION EQUIPMENT SHOWN FOR REFERENCE ONLY AND IS PART OF A DEFERRED SUBMITTAL REQUIREMENT.

2. PER SECTION 907.5.2.3.1 AND 11B-702.1 WHEN EMERGENCY WARNING SYSTEMS OR FIRE ALARMS ARE PROVIDED, THERE SHALL BE APPROVED NOTIFICATION APPLIANCES FOR THE HEARING IMPAIRED, INSTALLED IN ACCORDANCE WITH NATIONAL STANDARDS IN THE FOLLOWING AREAS:

- A) RESTROOMS
- B) CORRIDORS
- C) MULTIPURPOSE ROOMS
- D) LOBBIES

3. AUDIBLE AND VISUAL ALARMS WILL COMPLY WITH THE PROVISIONS OF TITLE 24 SECTION 907

GREEN BUILDING DEPARTMENT NOTES

FOR COMMENTS RELATED TO TESTING AND ADJUSTING:

- EXTERIOR LED LIGHTING SHALL BE CONTROLLED WITH PHOTOCELLS AND MOTION DETECTORS FOR 50% DIMMING WHEN NOT OCCUPIED, AND TIME CLOCK OVER-RIDE.
- PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR OR ARCHITECT IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3.

ELECTRICAL SYMBOLS, LEGENDS AND NOTES

E001

[illegible]

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DATE:	AL PROJECT NUMBER:
Nov. 08, 2023	2-232203
	AHJ PROJECT NUMBER:

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS

LOCAL

2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514

WWW.ARCHITECTSLOCAL.COM

A

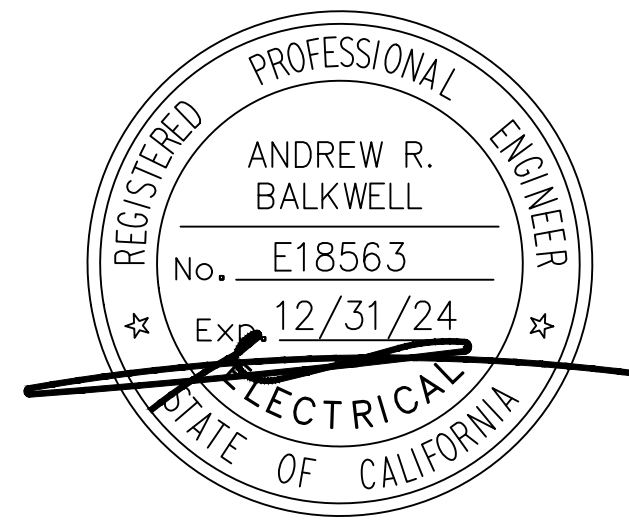
R

B

1401 N. EL CAMINO REAL
SUITE 201
SAN CLEMENTE, CA
949-280-9743
ARBELECTRIC.COM

**1995 ROCKY
RIDGE DRIVE,
ROSEVILLE**

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

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GENERAL LIGHTING PROHOMETRIC PLAN

E101

01 | GENERAL LIGHTING PHOTOMETRIC PLAN
1/16" = 1'-0"



ROCKY RIDGE APARTMENTS

1995 Rocky Ridge Drive
Roseville, CA 95661

DATE:	AL PROJECT NUMBER:
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L-2

NOT FOR CONSTRUCTION

1) CONTACT LANDSCAPE ARCHITECT IN THE EVENT THAT MODIFICATIONS TO THE DESIGNS ARE REQUIRED TO ACCOMMODATE VARYING FIELD CONDITIONS OR MODIFIED PLANT ARRANGEMENTS.

2) QUALITY AND SIZE OF PLANTS TO MEET AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

3) ANY DISCREPANCIES THAT ARE FOUND IN LANDSCAPE LEGEND THAT DO NOT CORRELATE WITH PLANTINGS INDICATED ON PLAN, THE QUANTITIES INDICATED ON PLAN SHALL GOVERN.

4) MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH A SHREDED CEDAR BARK, FIBROUS IN NATURE, (1") MINIMUM TO (4") MAXIMUM IN LENGTH, APPLIED 3" DEEP, EXCLUDING SLOPES REQUIRING RE-VEGETATION. ORGANIC RECYCLED OR POST-CONSUMER MULCH SHALL TAKE PRECEDENCE OVER INORGANIC OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE.

5) NON-BIODEGRADABLE TREE ROOT BARRIERS (18" DEEP) SHALL BE INSTALLED 3' FROM EDGE CONDITION WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER SHALL EXTEND 10' FROM CENTER OF TREE IN EACH DIRECTION ALONG EDGE AND WILL NOT WRAP AROUND THE ROOT BALL AND BE MANUFACTURED BY "DeepRoot" OR EQUAL.

6) MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE ADJUTING PREMISE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

7) ALL TREES, SHRUBS, AND GROUND COVERS SHOULD BE FREE OF INSECTS, PESTS, OR FUNGUS DISEASE OR THE EFFECTS OF PREVIOUS INFESTATIONS. THEY SHOULD HAVE NORMALLY WELL DEVELOPED BRANCH SYSTEMS AND A VIGOROUS AND FIBROUS ROOT SYSTEM WHICH IS NOT ROOT OR POT BOUND.

8) PLANTS SHALL BE GUARANTEED AS TO HEALTH AND GROWTH FOR 90 DAYS AFTER END OF MAINTENANCE PERIOD.

9) WATERING SHOULD BE SCHEDULED BETWEEN THE HOURS OF 10:00PM AND 8:00AM OR AS REQUIRED BY LOCAL WATER AGENCY. WATERING PRACTICES SHALL BE UTILIZED TO PROMOTE DEEP ROOTING OF TREES AND SHRUBS.

10) TREES AND SHRUBS SHOULD BE TRIMMED OR PRUNED TO PREVENT BLOCKING OR INTERFERENCE WITH THE FOLLOWING:

- A. SIGHT DISTANCE VIEWS.
- B. PEDESTRIAN OR MOTOR VEHICLE ACCESS.
- C. INSTALLATION, MAINTENANCE OR REPAIR OF ANY PUBLIC UTILITY OR FIRE LANE.
- D. DAMAGE TO PROPERTY LINE FENCES OR STRUCTURES ON ADJOINING PROPERTIES.

11) ALL LANDSCAPE AREAS SHOULD BE REGULARLY WATERED, FERTILIZED, WEEDED AND OTHERWISE KEPT IN GOOD CONDITION.

12) THIS PROJECT IS SUBJECT TO THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

13) LANDSCAPE SHALL BE INSTALLED PRIOR TO BUILDING OCCUPANCY.

14) ALL PLANTER AREAS IN PARKING AND OTHER LANDSCAPE SPACES SHALL HAVE ALL DELETERIOUS MATERIALS SUCH AS ROCK, DEBRIS, AND TRASH REMOVED PRIOR TO PLACING TOPSOIL OR SUBSOIL BACKFILL.

15) SHRUBS SHALL BE PLACED IN PREPARED PLANTING PITS TWICE THE DIAMETER OF THE PLANT CONTAINER.

16) A PLANT ESTABLISHMENT PERIOD, UNDER THE INSTALLATION CONTRACT, IS REQUIRED FOR ALL INSTALLATIONS FOR A MINIMUM OF SIXTY DAYS (60) AFTER ALL LANDSCAPE IMPROVEMENTS ARE INSTALLED.

17) ALL HARDSCAPE MATERIAL PER DESIGN AND ALL PERTAINING DETAILS/SPECIFICATIONS TO BE COMPLETED BY ARCHITECT.

18) ALL AREAS TO BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SHALL BE PROVIDED BY EFFICIENT TAPPING NOZZLES AND DRIP IRRIGATION SYSTEM SHALL UTILIZE "SMART CONTROLLER" TECHNOLOGY AND SHALL CONFORM TO STATE AND LOCAL EFFICIENCY STANDARDS. DESIGN MEET OR EXCEEDS MAVA REQUIREMENTS.

19) ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE REGULATIONS AND THE CITY OF ROSEVILLE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

20) MINIMUM TREE SEPARATION DISTANCE ON LANDSCAPE PLAN:

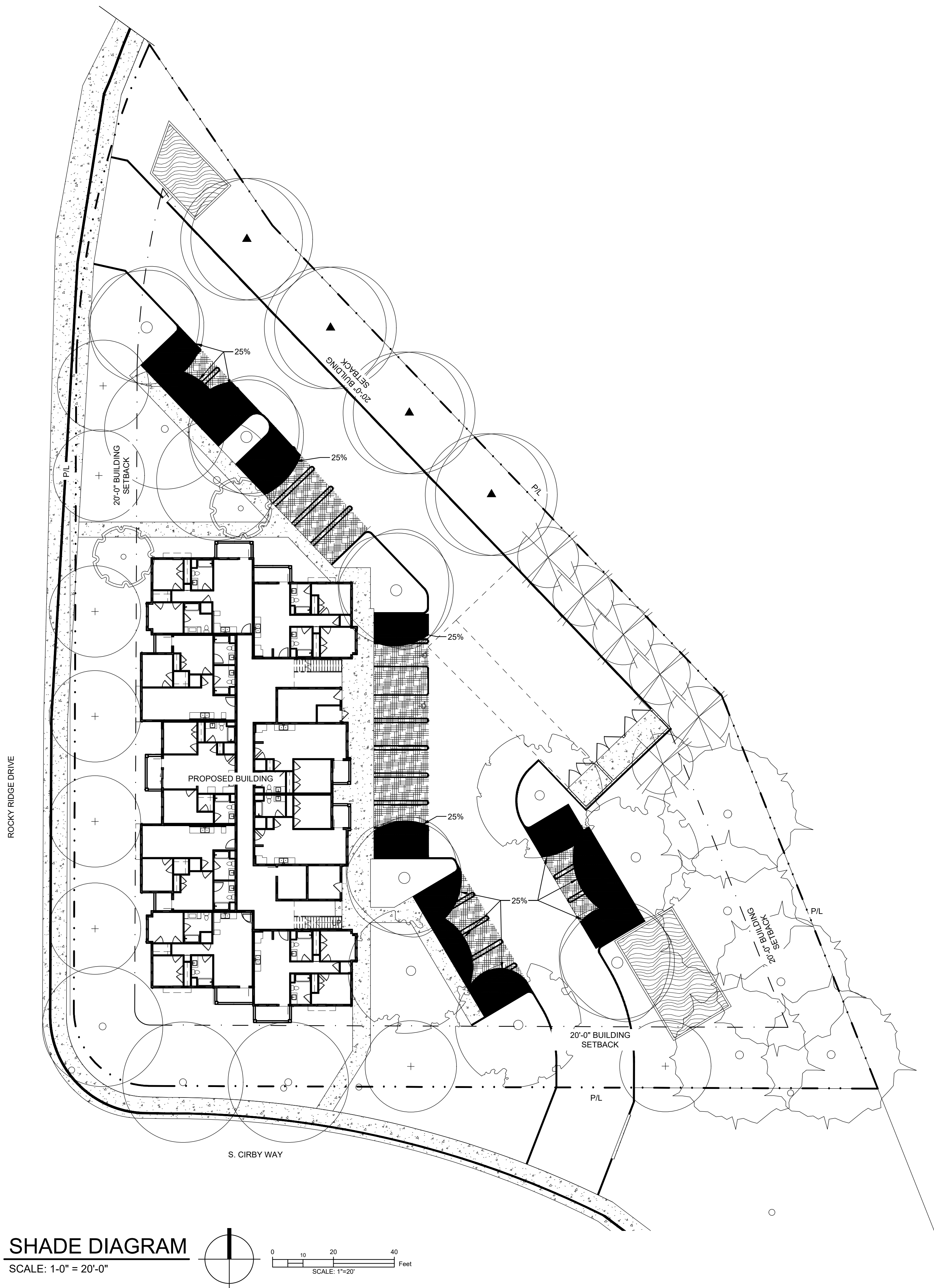
- TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
- UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
- ABOVE GROUND UTILITY STRUCTURES - 10 FEET
- DRIVEWAY (ENTRIES) - 10 FEET (5' FOR RESIDENTIAL STREETS <25 MPH)
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

21) TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES SHALL BE MAINTAINED AT 8 FEET ABOVE THE GRADE OF THE PEDESTRIAN WALKWAYS AND 16 FEET ABOVE THE GRADE OF THE VEHICULAR TRAVEL WAYS. NO TOPPING OF TREES.

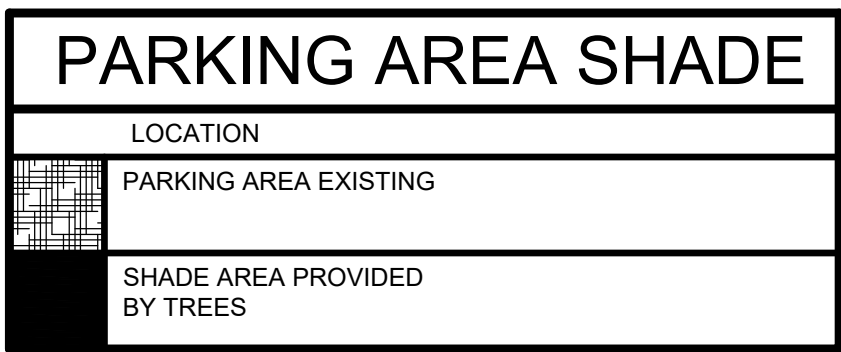
22) THE VELOCITY OF WATER FLOWING IN IRRIGATION SYSTEM PIPING OR SUPPLY PIPES SHALL NOT EXCEED 5 FEET PER SECOND DOWNSTREAM OF THE WATER METER.

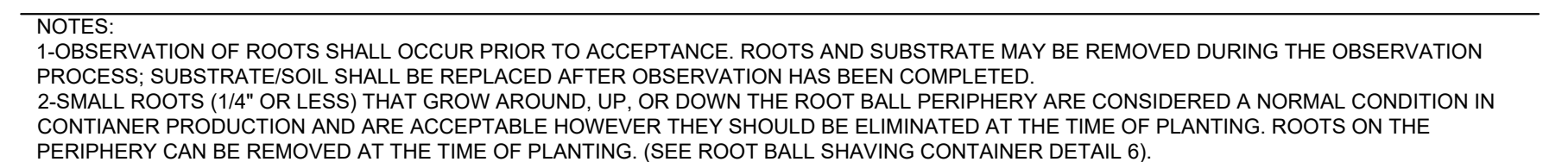
23) IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, THE OWNER/PERMITTEE SHALL REPAIR AND/OR REPLACE IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR CERTIFICATE OF OCCUPANCY.

24) NO PLANT SPECIES LISTED AS INVASIVE BY THE CALIFORNIA NATIVE PLANT SOCIETY, THE CALIFORNIA EXOTIC PEST PLANT COUNCIL, OR IDENTIFIED FROM TIME TO TIME BY THE STATE OF CALIFORNIA SHALL BE EMPLOYED OR ALLOWED TO NATURALIZE OR PERSIST ON THE SITE, UNLESS SPECIES LISTED AS NOXIOUS WEED BY THE STATE OF CALIFORNIA OR THE U.S. FEDERAL GOVERNMENT SHALL BE UTILIZED WITHIN THE PROPERTY.

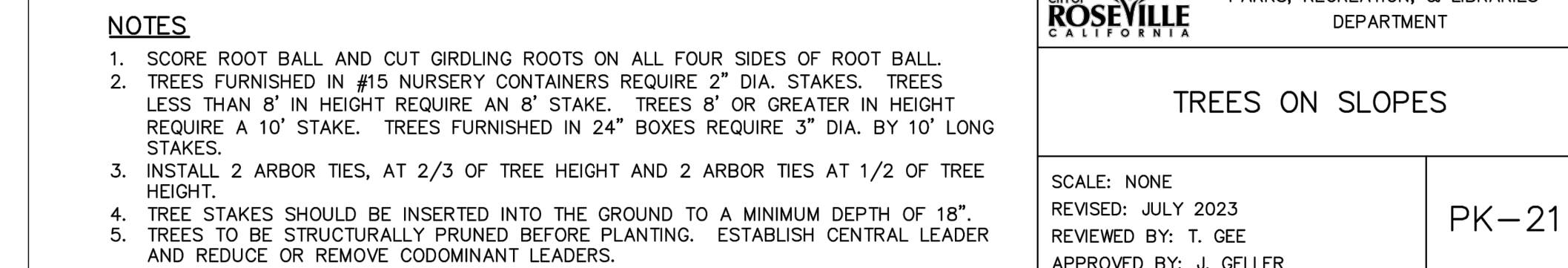


PARKING LOT SHADE CALCULATION							
BOTANICAL NAME/ COMMON NAME	SYMBOL	TREE DIAMETER	QUANTITY @ 100% SHADE/ SQ. FT.	QUANTITY @ 75% SHADE/ SQ. FT.	QUANTITY @ 50% SHADE/ SQ. FT.	QUANTITY @ 25% SHADE/ SQ. FT.	TOTAL (SQ. FT.)
QUERCUS DOUGLASII		35'	0 @ 962	0 @ 721	0 @ 481	6 @ 240	1440
ZELKOVA SERRATA		35'	0 @ 962	0 @ 721	0 @ 481	1 @ 240	240
QUERCUS SUBER		35'	0 @ 962	0 @ 721	0 @ 481	4 @ 240	960
						TOTAL TREE SHADE =	2,640
						TOTAL AUXILIARY SHADE =	0
						TOTAL PARKING AREA TO BE SHADED =	2,640
						TOTAL PARKING AREA	4,616
						PERCENT SHADED =	57% PROVIDED
						50% SHADE REQUIRE	





SCALE: NO SCALE



4 SCALE: NO SCALE



6 SCALE: NO SCALE



SCALE: NO SCALE





**D&S
Development**

ROCKY RIDGE APARTMENTS

1995 Rocky Ridge Drive
Roseville, CA 95661

[illegible]

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DATE:	AL PROJECT NUMBER:
July 2024	2-232203
SCALE:	AHJ PROJECT NUMBER:

SPECIFICATIONS

L-4

PLANTING SPECIFICATIONS

A. The planting plan is diagrammatic. All plant locations are approximate.
B. Quantities shown on the planting plan are approximate and are for the convenience of the contractor only.
C. Plant symbols take precedence over plant quantities specified.
D. Contractor shall notify the Landscape Architect of discrepancies between quantities and symbols shown.

1) Contractor shall apply a contact herbicide (herbicide applicator shall be licensed by the State of California) where weeds are present, per manufacturer's specifications, a minimum of ten (10) days prior to commencement of any planting or irrigation work. Weeds shall be allowed to completely die back, including the roots, and shall then be removed before proceeding with work.

2) Contractor shall receive site grades at + one-tenth foot (0.10') of finished grade. Contractor will be responsible for verifying grades prior to beginning work and shall be responsible for all grades once work has commenced. Fill shall be top soil grade.

3) Soil level in all raised planters shall be four inches (4") below edge of planter or house foundation at the conclusion of planting. Contractor shall be responsible for providing fill material (planter mix/top soil) if, after grubbing, soil level is below four inches (4").

4) Contractor shall submit a soil analysis report from an authorized testing agency to Owner/Landscape Architect for review prior to beginning work. Actual soil amendment and plant backfill shall conform to soil report requirements. For bidding purposes, assume that all areas to be planted (except slopes in excess of 3:1) shall be roto-tilled to a depth of eight inches (8") and the following amendments spread evenly and thoroughly blended in per 1000 square feet:

- A. 3 cubic yards compost
B. 100 pounds agricultural gypsum
C. 15 pounds soil sulfur
D. 25 pounds 16-6-8 slow release fertilizer

5) Soil shall be suitable for plant growth and free of harmful substances or deleterious materials prior to planting.

6) Contractor shall remove all rock in excess of one-inch (1") diameter exposed at the soil surface.

7) Prior to planting, irrigation system shall be fully operational and all planting areas shall be thoroughly soaked.

8) Each plant shall receive "agriform" (or equal) plant tablet as follows:

- a. 1 gallon container (1) 21 gram
- b. 5 gallon container (3) 21 gram
- c. 15 gallon container (5) 21 gram
- d. per three inches (3") of boxed tree size (1) 21 gram

9) Plant material shall not be root bound. Five gallon plants and larger shall have been grown in containers for a minimum of six months and a maximum of two years. Plants shall exhibit healthy growth and be free of diseases and pests.

10) Plant pit shall be twice the width of the designated nursery container but shall be no deeper than the container. Root ball shall protrude above the plant pit 1/2 inch (1/2") at the completion of planting.

11) Backfill shall be per soil test. For bidding purposes, assume plant backfill shall be 75% rock-free site soil, and 25% compost by volume.

12) Plants shall not be placed within twelve inches (12") of sprinkler heads or within eighteen inches (18") of buildings.

13) Contractor shall maintain a minimum 2% drainage away from all buildings, structures, and walls. Finished grades shall be smoothed to eliminate puddling or standing water.

14) All slopes in excess of 2:1 and four-feet high or higher shall be installed with jute mesh if planting occurs between August 15 and April 15.

15) Contractor shall leave site in a clean condition, removing all unused material, trash, and tools.

16) Contractor shall maintain all plantings for a period of sixty (60) days or until plants are deemed established and irrigation is operating properly to the satisfaction of Owner and Landscape Architect - whichever period is longer.

17) At completion of all work outlined in these plans, Contractor shall contact Owner and arrange for a walk through to determine that all aspects of work are completed. Work must be fully completed according to all plans and specifications and must be completed in a good workmanship manner and must be accepted by Owner in writing prior to the beginning of the establishment period.

18) Prior to end of establishment period, Contractor shall contact Owner and arrange for a final walk through. Owner must accept all maintained areas in writing prior to end of establishment period.

A) All groundcover and shrubs shall be guaranteed by Contractor in writing as to growth and health for a period of sixty (60) days after completion of establishment period and final acceptance. All trees shall be guaranteed by Contractor in writing to live and grow in an acceptable upright position for a period of one (1) year after completion of the specified establishment period and final acceptance.

B. Contractor, within fifteen (15) days of written notification by Owner, shall remove and replace all guaranteed plant materials which, for any reason, fail to meet the requirements of the guarantee. Replacement shall be made with plant materials as indicated or specified on the original plans, and all such replacement materials shall be guaranteed as specified for the original material guarantee.

19) Contractor, under the direction of the Landscape Architect, shall remove all unwanted groundcover, trees and shrubs.



NOT FOR CONSTRUCTION

PC Exhibit J

LEGEND - ELEVATIONS

	BOARD & BATTEN - MFR. JAMES HARDIE, COLOR: DRIED EUCALYPTUS, FINISH: SMOOTH
	HORIZONTAL SIDING - MFR. JAMES HARDIE, COLOR: SLATE STEPS, FINISH: SMOOTH
	FIBER CEMENT PANEL - COLOR: ETHERAL WHITE, FINISH: SMOOTH
	FIBER CEMENT PANEL - COLOR: BLUSTERY SKY, FINISH: SMOOTH
	FIBER CEMENT PANEL - COLOR: ELEPHANT EAR, FINISH: SMOOTH
	CONCRETE TILE ROOFING
	METAL ROOFING - MFR. TBD, COLOR: CHARCOAL

DEVELOPER
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS

LOCAL

2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P. (916) 545-2514

WWW.ARCHITECTSLOCAL.COM

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**1995 ROCKY
RIDGE DRIVE,
ROSEVILLE**

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ROSEVILLE, CA 95661

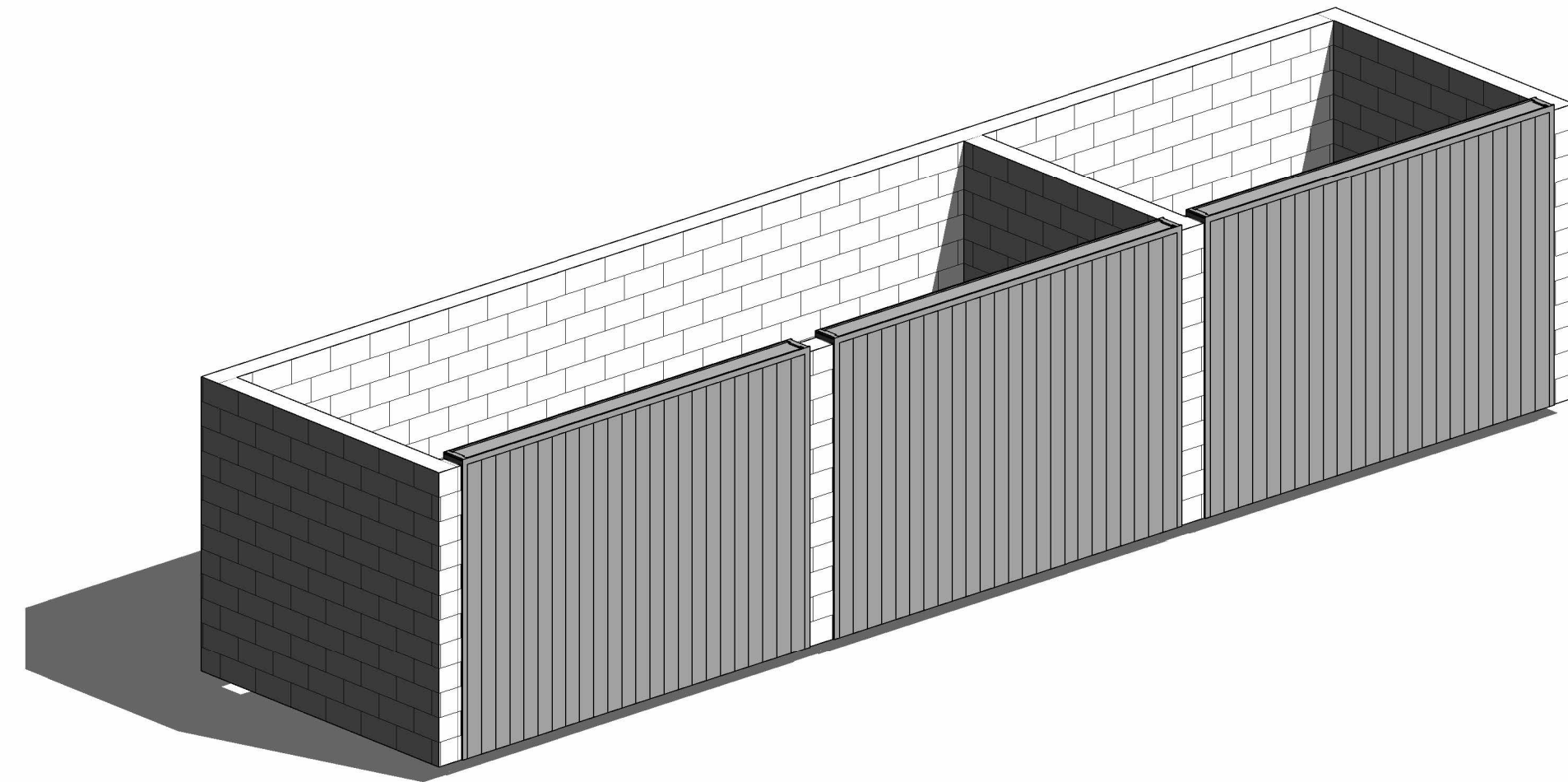
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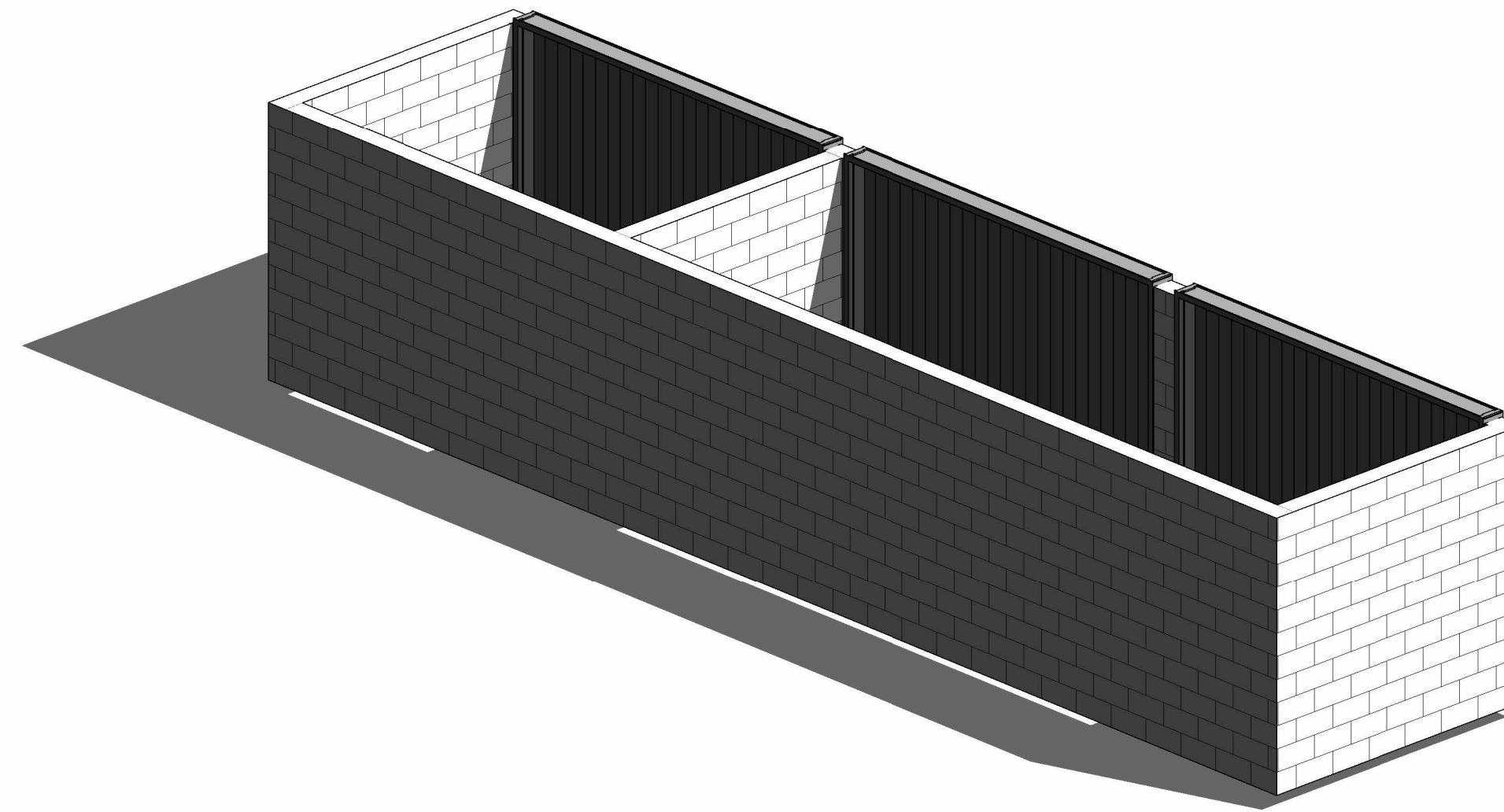
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	AHJ PROJECT NUMBER:

FLOOR & ROOF
PLAN - TRASH
ENCLOSURE

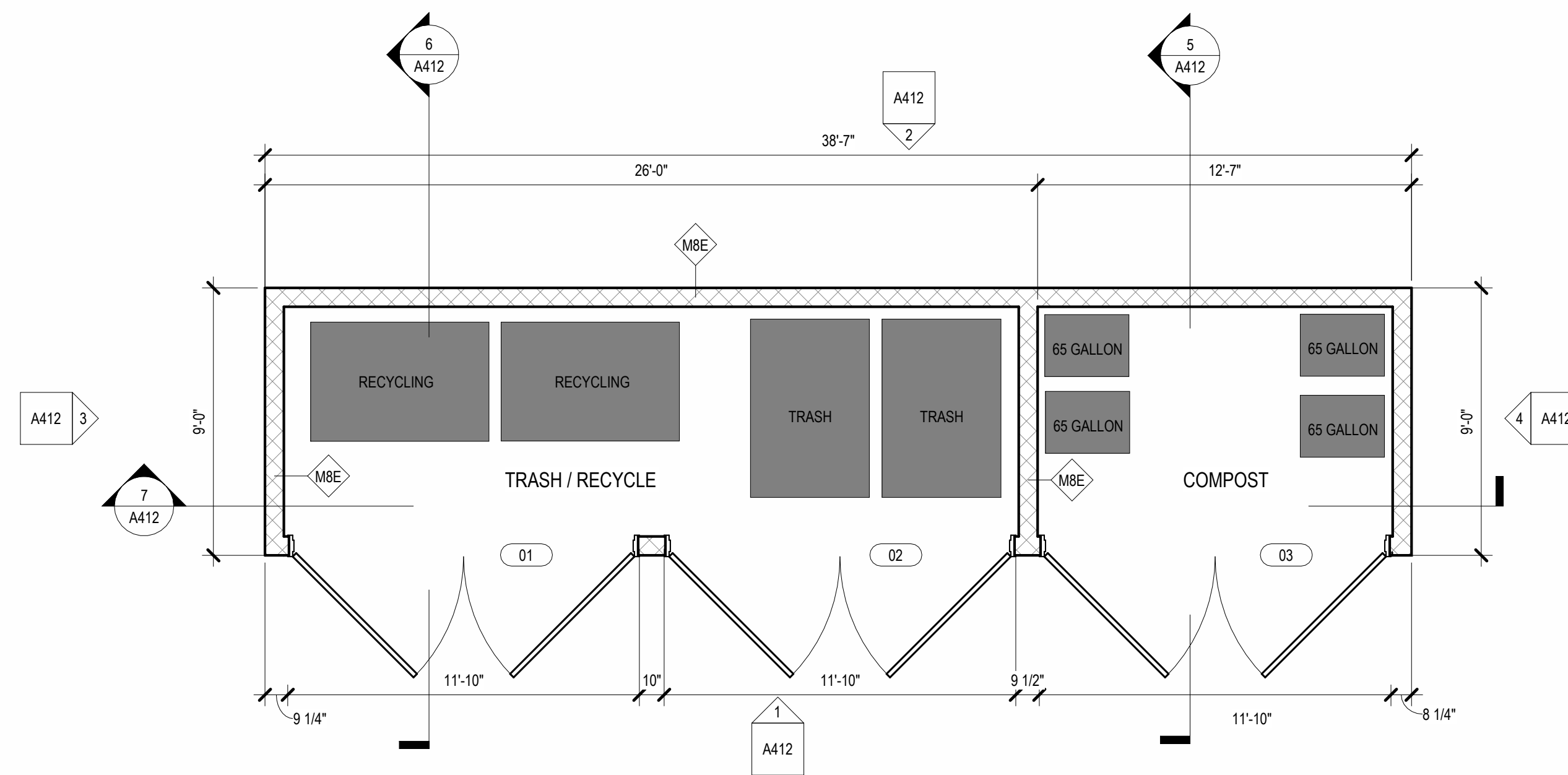
A411



3 ARIAL 1 - TRASH ENCLOSURE



4 ARIAL 2 - TRASH ENCLOSURE



1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"

W5X - Expanded Galv. Steel Screen on 1-Hr Wood Stud
W5W - Wood Slat on 1-Hr Wood Stud
M8E - Steel Rope Trellis on CMU - Staggered Running Bond
M8X - Expanded Galv Steel Screen on CMU -Running Bond
S8X - Expanded Galv Steel Screen On Tube Steel Frame

LEGEND - WALLS

 STEEL ROPE TRELLIS ON CMU – OFFSET RUNNING BOND
PAINTED - SHERWIN WILLIAMS - "HAVEN" SW6437

KEYNOTE LEGEND

DOOR SCHEDULE - TRASH ENCLOSURE							
MARK	TYPE	DOOR			Description		
		WIDTH	HEIGHT	THICKNESS			
01	EE	11'-6"	8'-0"	2"			LOCKABLE SWING GATE, SLATTED COMPOSITE BATTENS
02	EE	11'-6"	8'-0"	2"			LOCKABLE SWING GATE, SLATTED COMPOSITE BATTENS
03	EE	11'-6"	8'-0"	2"			LOCKABLE SWING GATE, SLATTED COMPOSITE BATTENS

**D&S
DEVELOPMENT**

**1995 ROCKY
RIDGE DRIVE,
ROSEVILLE**

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

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SECTIONS &
ELEVATIONS -
TRASH
ENCLOSURE

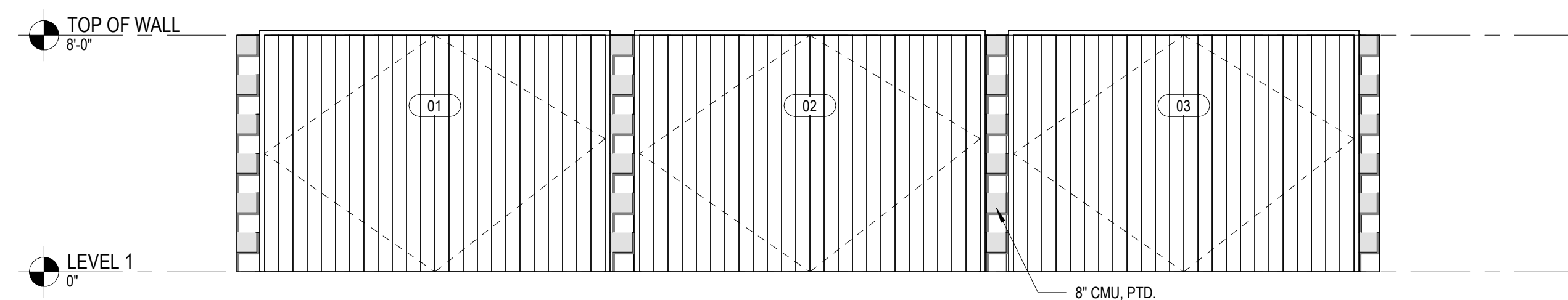
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LEGEND - ELEVATIONS

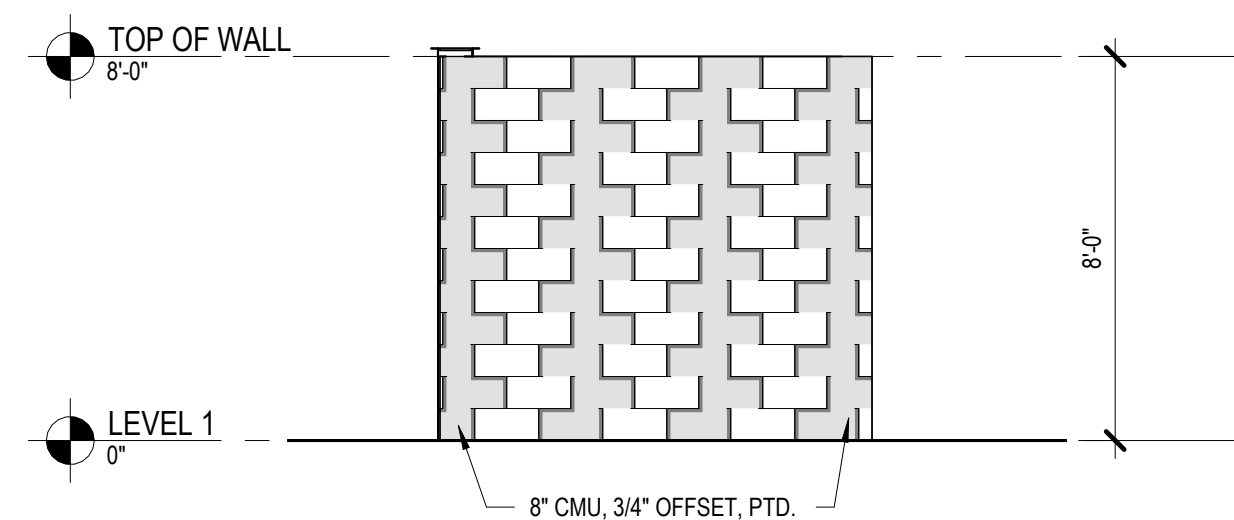
- | | |
|---|---|
|  | BOARD & BATTEN - MFR: JAMES HARDIE, COLOR: DRIED EUCALYPTUS, FINISH: SMOOTH |
|  | HORIZONTAL SIDING - MFR: JAMES HARDIE, COLOR: SLATE STEPS, FINISH: SMOOTH |
|  | FIBER CEMENT PANEL - COLOR: ETHERAL WHITE, FINISH: SMOOTH |
|  | FIBER CEMENT PANEL - COLOR: BLUSTERY SKY, FINISH: SMOOTH |
|  | FIBER CEMENT PANEL - COLOR: ELEPHANT EAR, FINISH: SMOOTH |
|  | CONCRETE TILE ROOFING |
|  | METAL ROOFING - MFR: TBD, COLOR: CHARCOAL |

LEGEND - WALLS

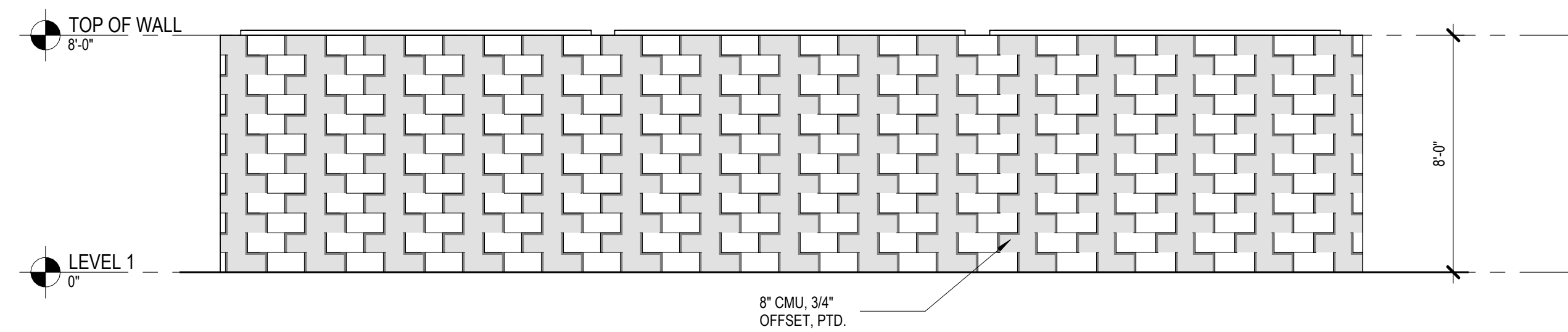
- STEEL ROPE TRELLIS ON CMU – OFFSET RUNNING BOND
PAINTED - SHERWIN WILLIAMS - "HAVEN" SW6437



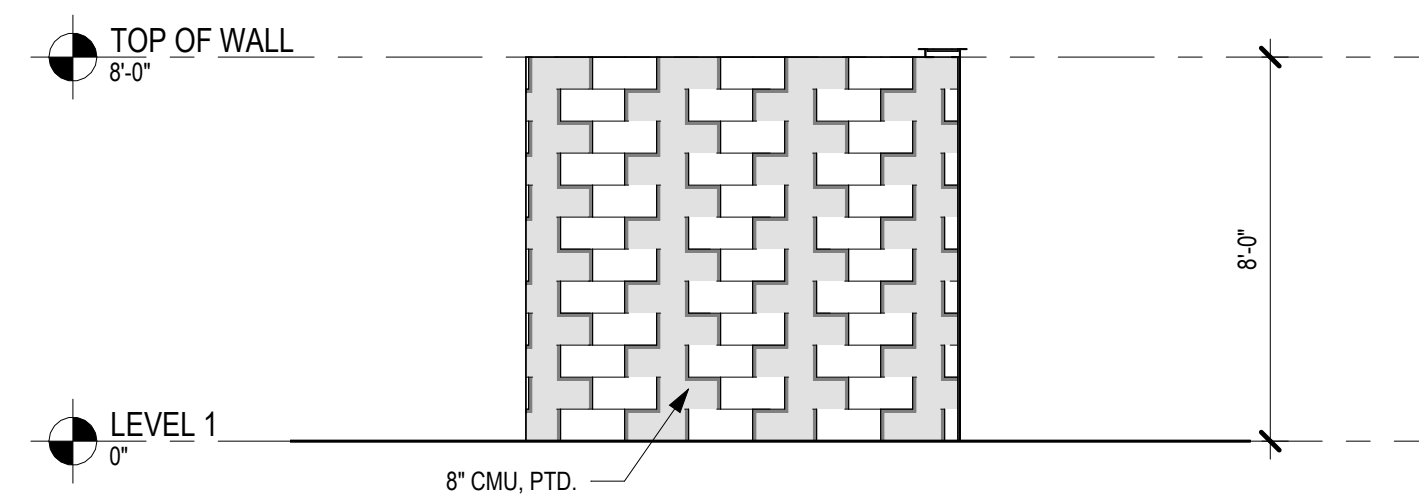
1 ELEVATION 1
1/4" = 1'-0"



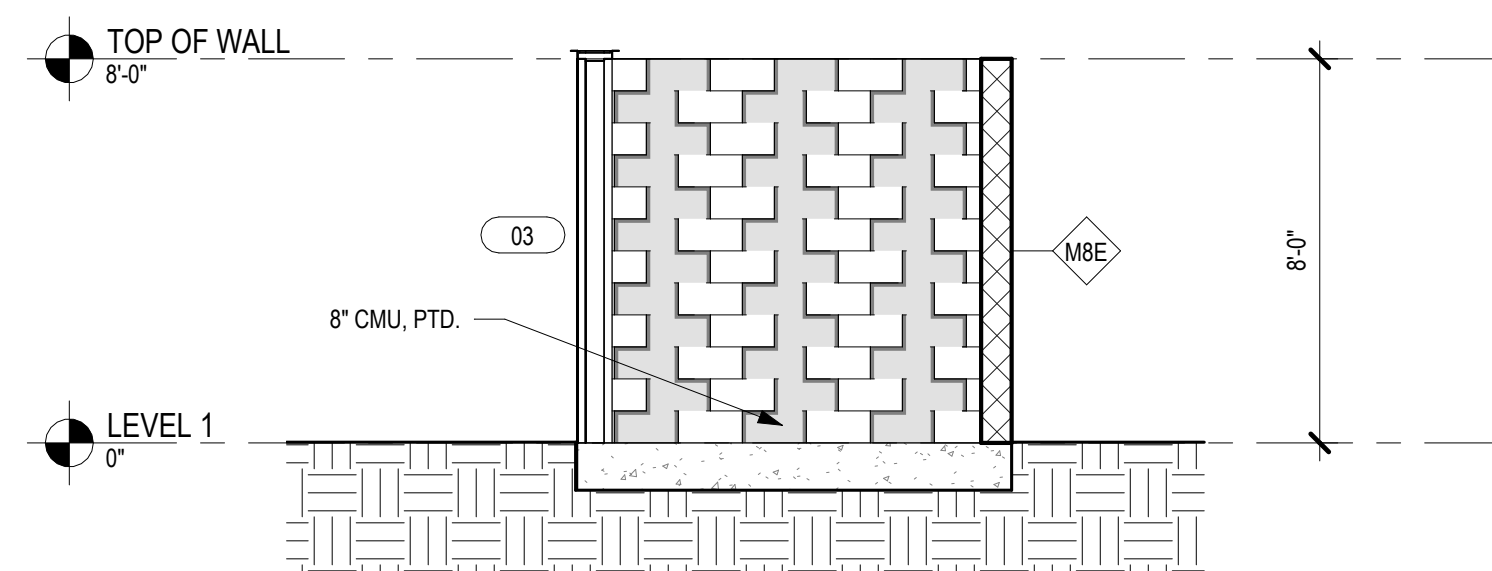
4 ELEVATION 2
1/4" = 1'-0"



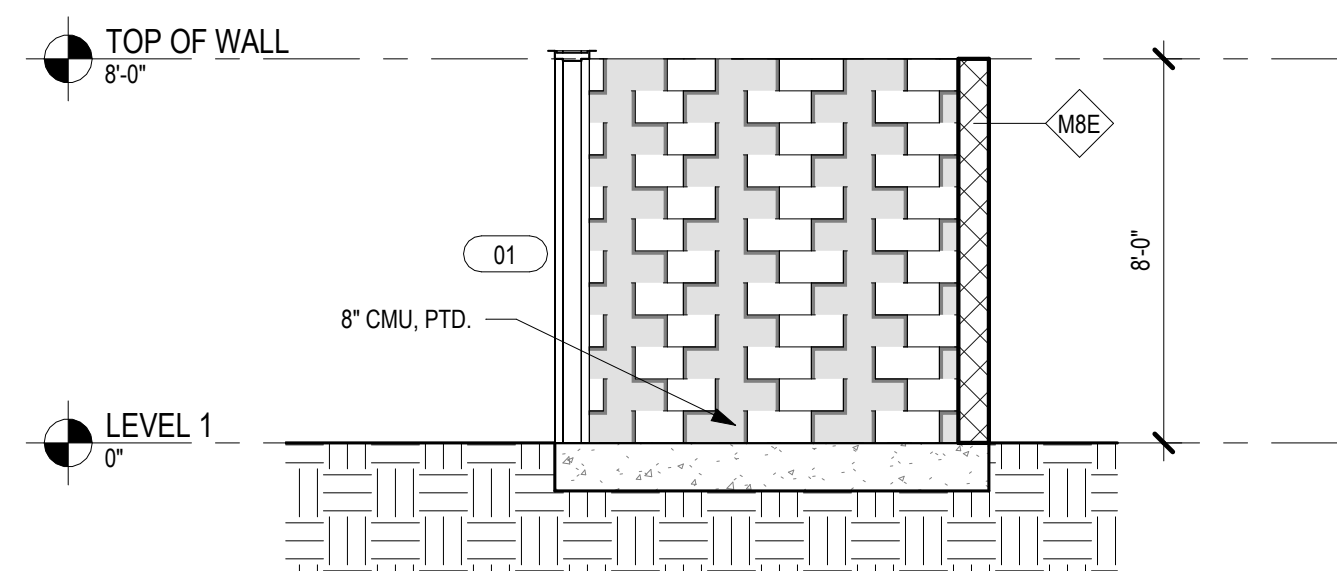
2 ELEVATION 3
1/4" = 1'-0"



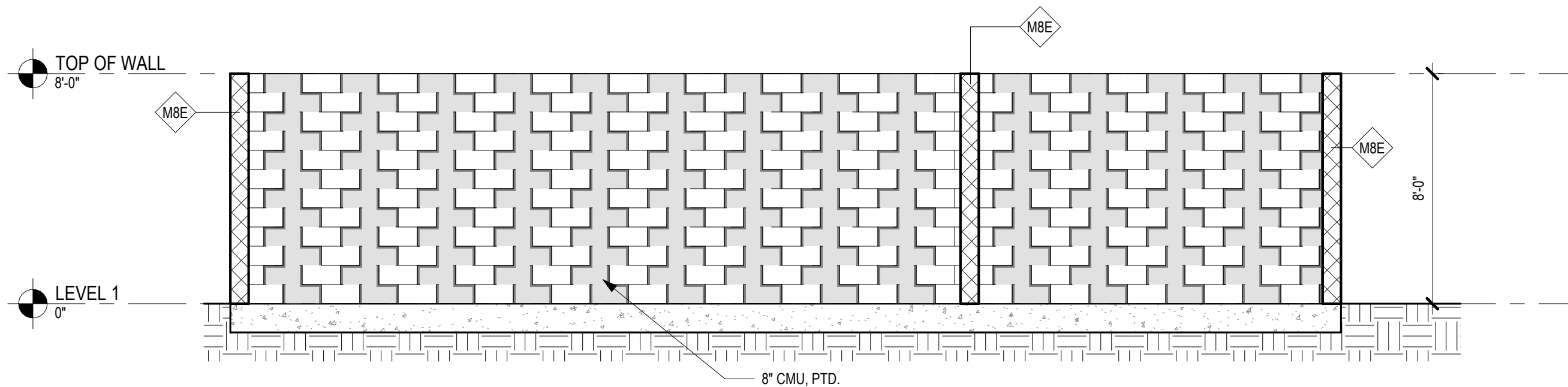
3 ELEVATION 4
1/4" = 1'-0"



5 SECTION 1
1/4" = 1'-0"

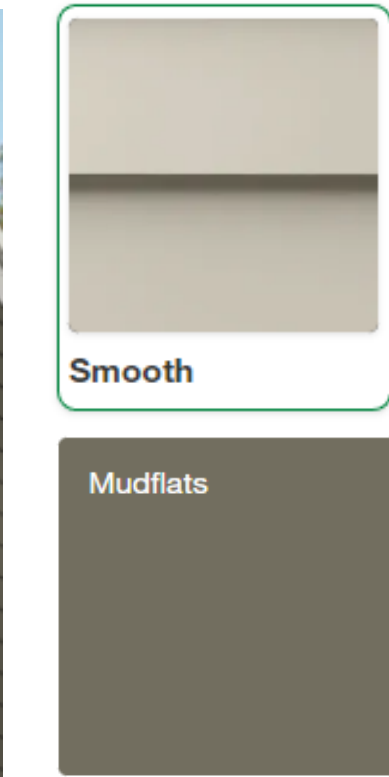
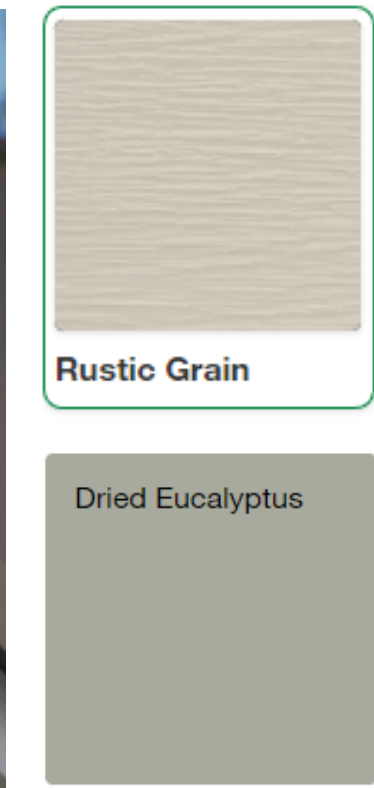


6 SECTION 2
1/4" = 1'-0"



7 SECTION 3
1/4" = 1'-0"

A close-up photograph of a modern building's exterior. The wall is composed of vertical grey panels. A white-framed window is visible in the lower right. The roofline is visible at the top, showing a dark brown or black material. The lighting suggests a bright, sunny day.

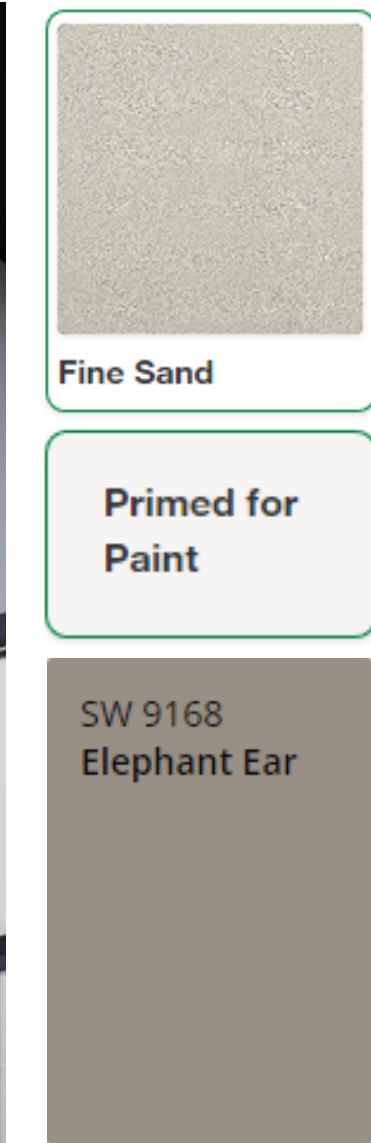
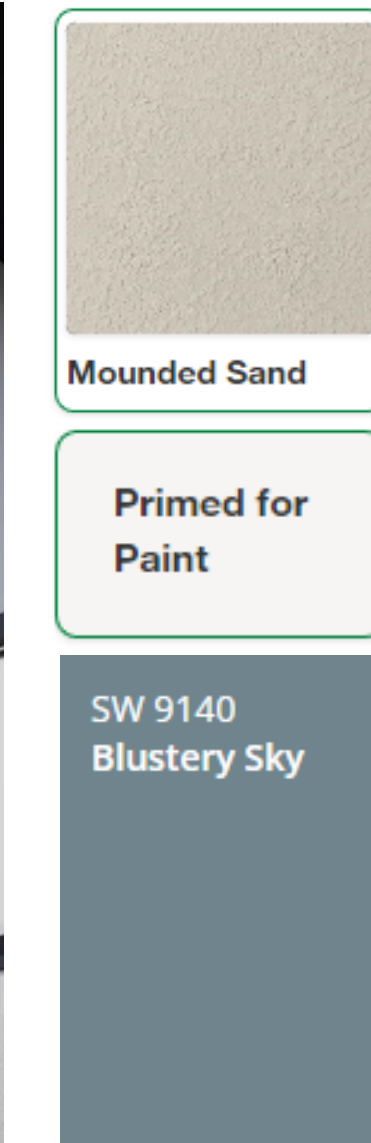
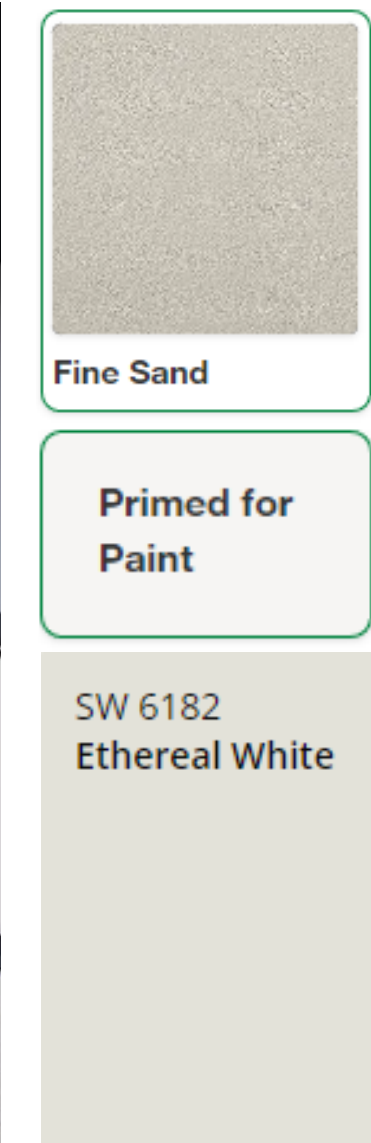


LEGEND - ELEVATIONS

	BOARD & BATTEN - MFR: JAMES HARDIE, COLOR: DRIED EUCALYPTUS, FINISH: SMOOTH
	HORIZONTAL SIDING - MFR: JAMES HARDIE, COLOR: SLATE STEPS, FINISH: SMOOTH
	FIBER CEMENT PANEL - COLOR: ETHEREAL WHITE, FINISH: SMOOTH
	FIBER CEMENT PANEL - COLOR: BLUSTERY SKY, FINISH: SMOOTH
	FIBER CEMENT PANEL - COLOR: ELEPHANT EAR, FINISH: SMOOTH
	CONCRETE TILE ROOFING
	METAL ROOFING - MFR: TBO, COLOR: CHARCOAL

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

A901



A close-up photograph of dark grey roof tiles, showing their interlocking pattern and texture. The tiles are arranged in a staggered fashion, with each tile overlapping the one below and to the left. The lighting creates subtle highlights and shadows, emphasizing the ridges and grooves between the tiles.



Custom Blend

Standing Seam - Charcoal Gray

[illegible]



T

PROJECT TITLE
Rocky Ridge
Amenities

ROCKY RIDGE DR.
SUNNYVALE
CALIFORNIA

TITLE

PRELIMINARY E REMOVAL IBIT

[illegible]

I/CHK BY: MT / RP
4/28/2025
O.: 0420.006

NUMBER

D.1



PRELIMINARY TREE REMOVAL EXHIBIT

SCALE: 1"= 20'

LEGEND:

 REMOVE EXISTING TREE



CLIENT

PROJECT TITLE
Rocky Ridge
Apartments

1995 ROCKY RIDGE DR.
ROSEVILLE
CALIFORNIA

SHEET TITLE

PRELIMINARY
GRADING &
DRAINAGE PLAN

DELTA	REVISION	DATE

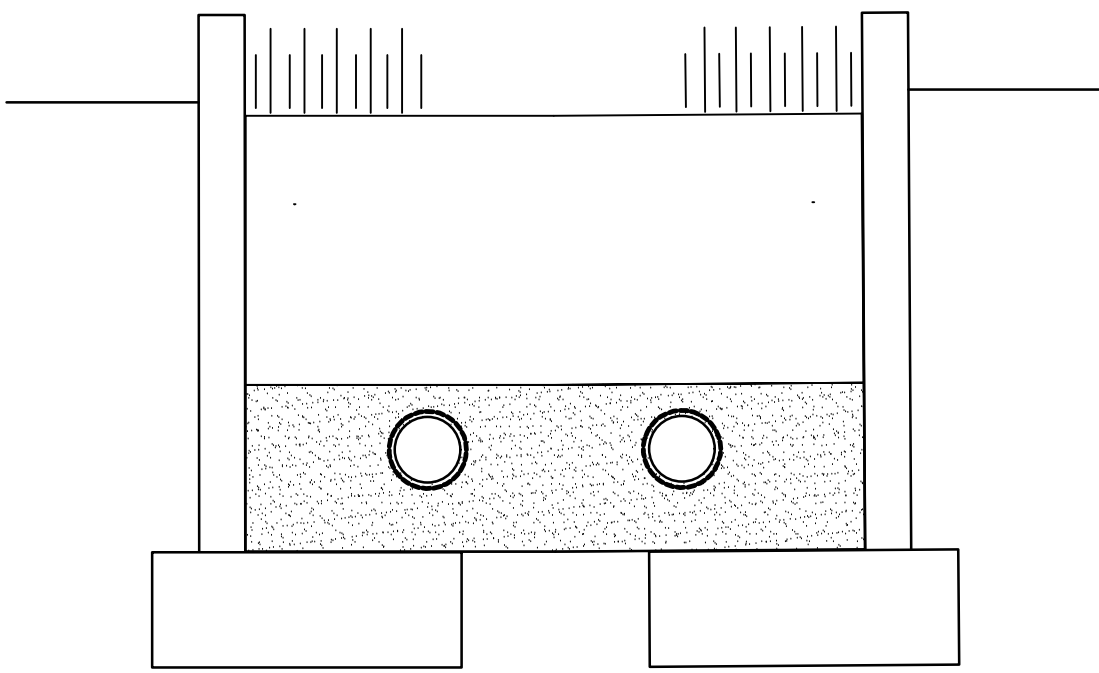
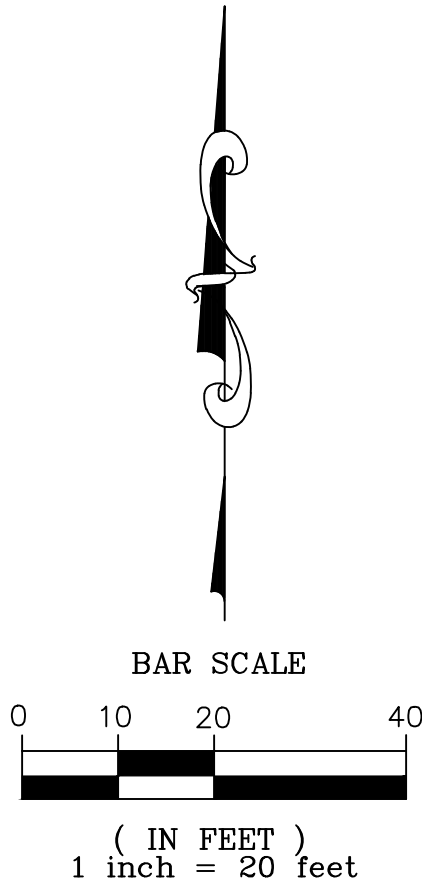
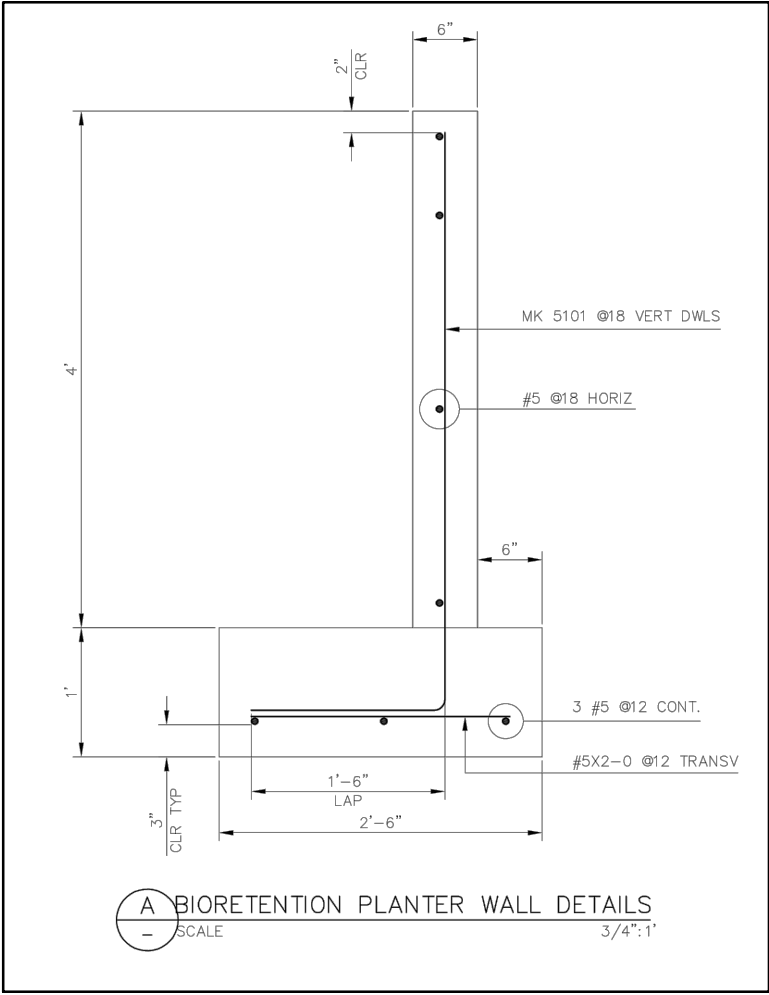
DRAWN/CHK BY: MT / RP

DATE: 4/28/2025

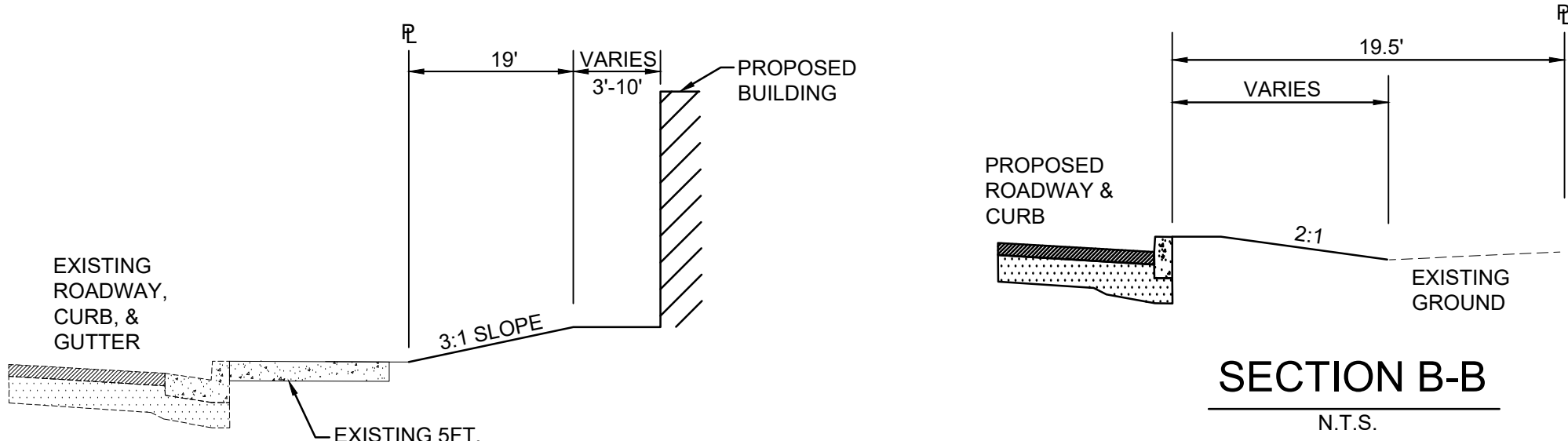
JOB NO.: 0420.006

SHEET NUMBER

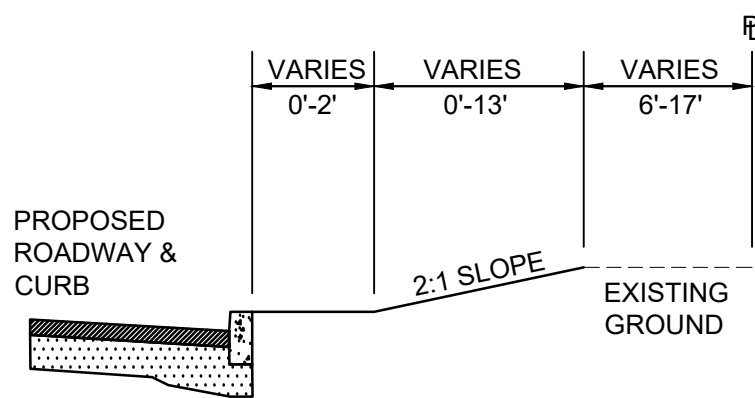
G.1



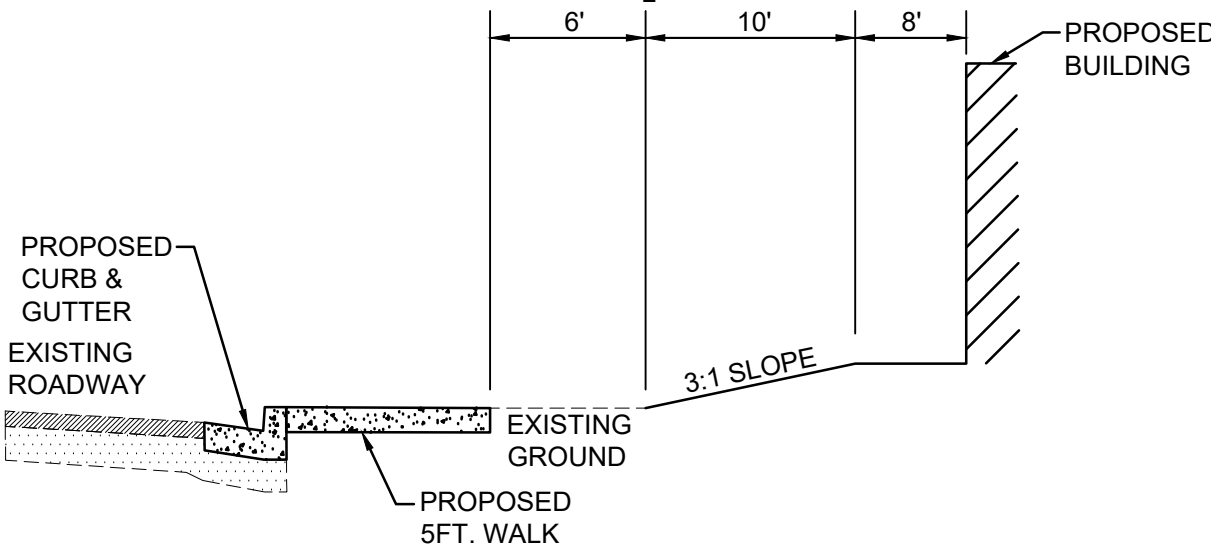
TYPICAL STORMWATER PLANTER DETAIL
N.T.S.



SECTION A-A
N.T.S.



SECTION C-C
N.T.S.



SECTION D-D
N.T.S.

100-YEAR WATER SURFACE ELEVATION REQUIREMENTS:
PER FEMA FLOOD INSURANCE STUDY 06061CV003A, THE BASE FLOOD ELEVATION (BFE) OF THIS SITE IS 157.2.

THE PAD ELEVATION FOR PROPOSED BUILDINGS ON THIS SITE IS REQUIRED TO BE SET AT A MINIMUM OF 2 FEET ABOVE THE BFE (159.2). THE PROPOSED BUILDING FOR THIS PROJECT IS SET AT ELEVATION 167.78, THUS SATISFYING THE MINIMUM PAD ELEVATION REQUIREMENT.

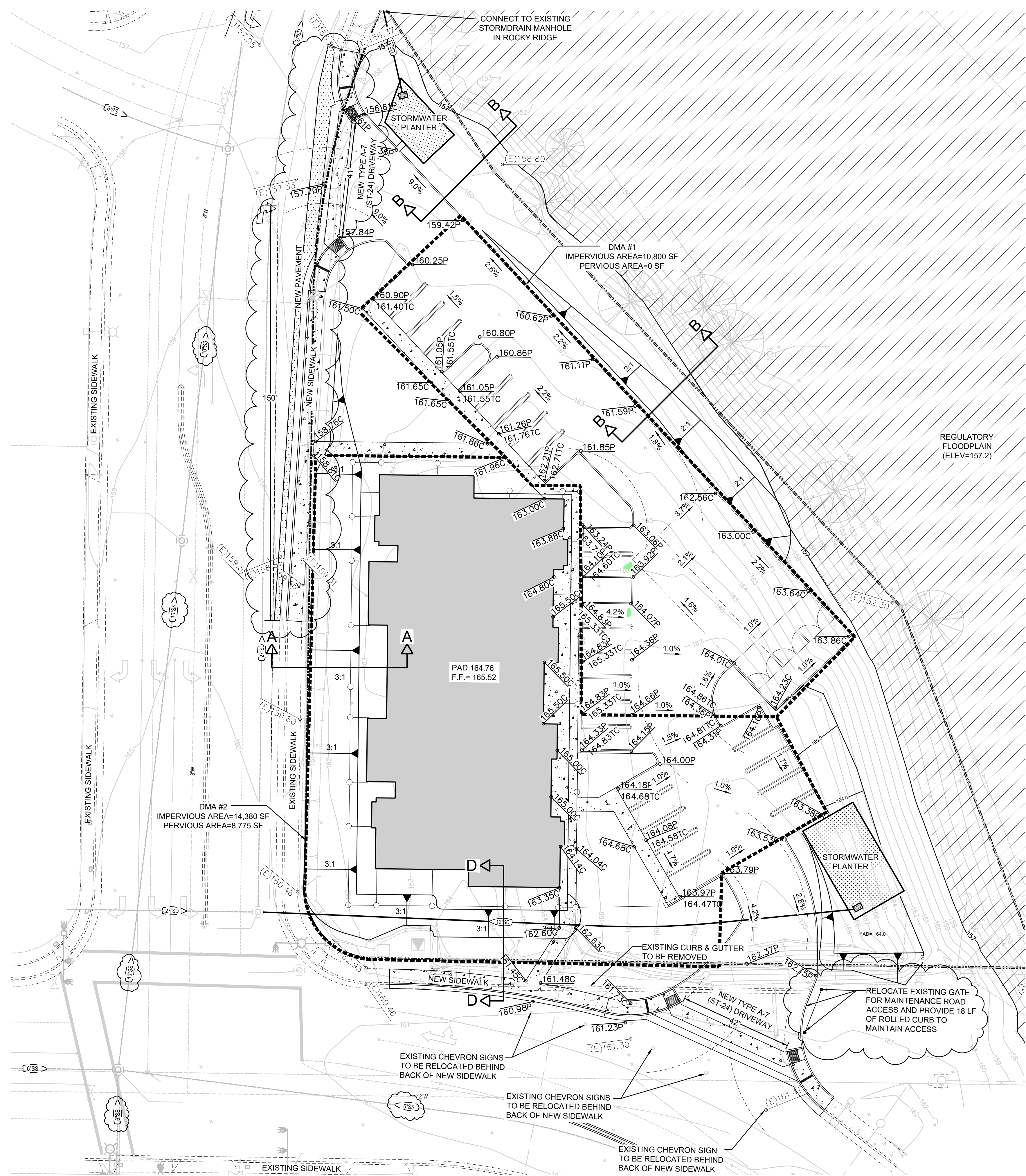
ALL PARKING LOTS AND STORAGE AREAS ARE REQUIRED TO BE NO MORE THAN 1.5 FEET BELOW THE BFE. ALL PARKING LOT AND STORAGE GRADES ARE SET AT A MINIMUM OF 158.00, THUS SATISFYING THIS REQUIREMENT.

ALL GRADES SHOWN ON THIS PLAN ARE ON NAVD 88 DATUM.

NOTE: EMERGENCY VEHICLE ACCESS SHALL BE DESIGNED PER CITY OF ROSEVILLE FIRE DEPARTMENT FIRE & LIFE SAFETY STANDARDS.

LEGEND:

- 12" D --- EXISTING DRAIN LINE
- 12" D --- NEW DRAIN INLET ON NEW DRAIN LINE
- 26.62(E) --- EXISTING PAVEMENT GRADE
- 26.62P --- PROPOSED PAVEMENT GRADE
- 26.62FL --- PROPOSED GUTTER FLOWLINE GRADE
- 26.62C --- PROPOSED CONCRETE GRADE
- PROPOSED CURB&GUTTER
- PROPOSED POURED IN PLACE CURB



PRELIMINARY GRADING & DRAINAGE PLAN

SCALE: 1"= 20'



CLIENT

PROJECT TITLE
Rocky Ridge
Apartments

1995 ROCKY RIDGE DR.
ROSEVILLE
CALIFORNIA

SHEET TITLE

PRELIMINARY
UTILITY PLAN

DELTA	REVISION	DATE

DRAWN/CHK BY: MT / RP

DATE: 4/28/2025

JOB NO.: 0420.006

SHEET NUMBER

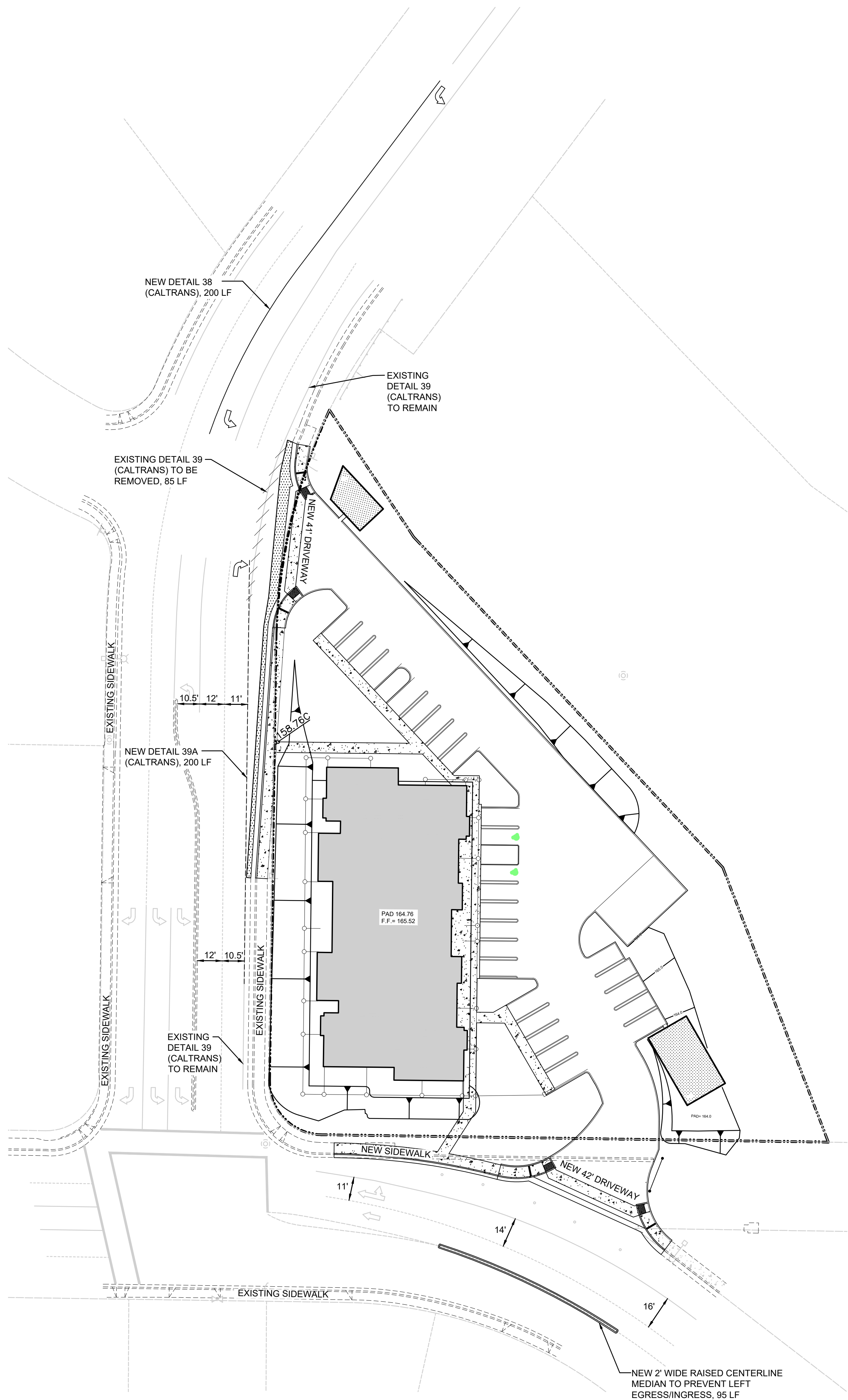
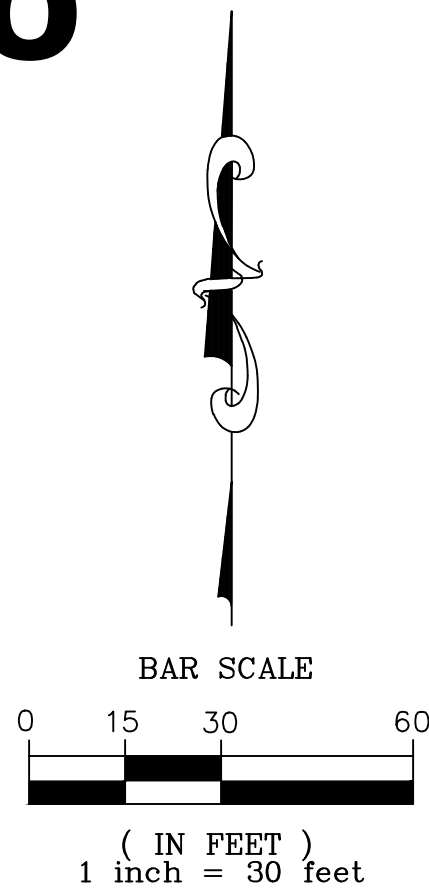
U.1



PRELIMINARY UTILITY PLAN

SCALE: 1"= 20'

PC Exhibit O



PRELIMINARY STRIPING PLAN
SCALE: 1"=30'

- LEGEND:**
- 12" D ——— EXISTING DRAIN LINE
 - 12" D ——— NEW DRAIN INLET ON NEW DRAIN LINE
 - 26.62(E) ——— EXISTING PAVEMENT GRADE
 - 26.62P ——— PROPOSED PAVEMENT GRADE
 - 26.62FL ——— PROPOSED GUTTER FLOWLINE GRADE
 - 26.62C ——— PROPOSED CONCRETE GRADE
 - ===== PROPOSED CURB&GUTTER
 - ===== PROPOSED POURED IN PLACE CURB



CLIENT

PROJECT TITLE
Rocky Ridge
Apartments

1995 ROCKY RIDGE DR.
ROSEVILLE
CALIFORNIA

SHEET TITLE

PRELIMINARY
STRIPING PLAN

DELTA	REVISION	DATE

DRAWN/CHK BY: MT / RP

DATE: 4/28/2025

JOB NO.: 0420.006

SHEET NUMBER

S.1

From: [Mar, Escarlet](#)
To: [Carl and Chell](#)
Subject: RE: Proposed Project At 1995 Rocky Ridge Drive
Date: Monday, May 5, 2025 11:58:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Ms. Manitta,

We have received your email and will provide it to the Planning Commission for their consideration. This will also be part of the public record.

Escarlet Mar

Associate Planner

Development Services Department – Planning Division.

☎ (916) 774-5247

📍 **Civic Center** | 311 Vernon Street | Roseville, CA 95678



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From: Carl and Chell <cmanitta@surewest.net>
Sent: Saturday, May 3, 2025 8:22 AM
To: Mar, Escarlet <EMar@roseville.ca.us>
Subject: Proposed Project At 1995 Rocky Ridge Drive

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

The proposed project, Rocky Ridge Apartments, located at 1995 Rocky Ridge Drive is objectionable to me for several reasons. I have lived a block off of Rocky Ridge Drive since 1976. Obviously, there have been many changes during that time. No Rocky Ridge Drive, no Johnson Ranch, just open fields with cows grazing. And I realize progress brings change.

This project is located at a very busy intersection and will no doubt add additional congestion. The proposed destruction of 42 mature oak trees is very disheartening. Money is the driving force here, but these high rise structures are so obtrusive looking. Just in this area, there is the apartment complex at Strauch Drive and the gigantic Kaiser Hospital building.

My family drives by the Rocky Ridge Drive/ Cirby Way intersection daily. I am under no illusion that this project will be stopped, but I had to voice my opinion.

Sincerely,

Michele Manitta

From: coles@surewest.net
To: [Bitter, Greg](#)
Cc: [Mar, Escarlet](#); [Ogden, Derek](#); [Todd, Matt](#); [Maples, Shelby](#); [Speaker, Joseph](#)
Subject: RE: RE: 1995 Rocky Ridge Drive Apartment Complex Proposal
Date: Friday, May 2, 2025 4:48:09 PM
Attachments: [image004.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Hi Mr. Bitter,

Thank you for your reply and providing areas where I can learn more about the proposed project. I also appreciate you providing my concerns to the Planning Commission since I can't attend the May 8 meeting.

When I want to leave my neighborhood, I usually exit left from Lund Drive onto South Cirby Way, but it is dangerous starting at about 3:30 p.m. and during rush hour traffic. If I were to make a safer right turn onto Old Auburn Road, that is backed up. Sometimes, impatient drivers at the South Cirby Way/Old Auburn Road stoplight going east try to make an additional lane out of the bike lane. This gets them ahead of drivers stopped in traffic in the designated lane. Next, the impatient drivers turn right onto Lund Drive to travel onto either Old Hart Ranch Road or Vista Creek Drive to Crestmont Avenue where they usually turn left to use Citrus Heights' neighborhood streets to get back to Old Auburn Road. They likely are trying to avoid the two stop signs on Old Auburn Road. With the new developments proposed, I'm envisioning more impatient drivers using our neighborhood streets as thoroughfares; and they are almost always driving over the speed limit. Neighbors trying to exit Crestmont Avenue onto Cirby Way going west also experience long wait times and that too might only get worse. We moved to our neighborhood in 1990 because it was safe, walkable and bikeable. I hope it remains so.

Thank you again for your time and consideration of my concerns.

My best,
Colleen

On Fri, 2 May 2025 19:20:34 +0000, "Bitter, Greg" <GBitter@roseville.ca.us> wrote:

Ms. Cole,

I just received the email you sent yesterday afternoon. We will provide your emails to the Planning Commission for their consideration. I do want to let you know where you can find the staff report and the sections that respond to your comments regarding a larger area for

the traffic study.

The agenda can be found at this site:

<https://rosevilleca.portal.civicclerk.com/event/1027/files/agenda/2931>

If you use the navigation bar on the left hand side, you will find the staff report and all the associated attachments and exhibits. I would like to point you specifically to Exhibit C. This contains the comment letter from the Maidu Neighborhood Association MNA as well and a comprehensive response from staff. Similar to your comments, the MNA was concerned that the traffic evaluation for the project did not take into account the wide variety of projects just outside the City limits in Placer County.

You will see in Response #3 and Response #4 (in Exhibit C) that City's Traffic Demand Model Traffic looks not just at traffic generated from City properties, but from foreseeable development in surrounding jurisdictions, including Placer County. The Model does not just account for existing traffic, but includes cumulative conditions that will result from the full buildout of the City and surrounding jurisdictions based on General Plan land use assumptions. The various County projects you have mentioned, as well as those listed in the MNA's letter are included in the City's Model. The City's Model not only breaks up the City into over 500 Traffic Analysis Zones that are used to model City traffic under buildout conditions, but also includes over 1,300 Traffic Analysis Zones within surrounding jurisdictions adjacent to the City. The proposed project will increase traffic at the Cirby/Rocky Ridge intersection from the existing condition by only nine (9) vehicle trips during the PM peak hour. This equates to one additional vehicle using the intersection every 6 to 7 minutes on average during the busiest time of the day, which is not a substantial impact to existing operations or existing design conditions. The City's Development Engineering staff have concluded that the proposed project will have no significant impacts to traffic, bicycle, or pedestrian operations at the Cirby/Rocky Ridge intersection.

Again, this entire email chain will be provided to the Planning Commission and will most likely be uploaded onto the agenda page (see link above) by next Monday so that it is available to any interested member of the public.

Greg

Gregory W. Bitter, AICP

Planning Manager

Development Services Dept.- Planning Division

o: (916) 774-5294

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<!--[if !vml]--><!--[endif]-->

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From: coles@surewest.net <coles@surewest.net>
Sent: Thursday, May 1, 2025 4:52 PM
To: Mar, Escarlet <EMar@roseville.ca.us>
Subject: Fwd: RE: 1995 Rocky Ridge Drive Apartment Complex Proposal

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Hi Escarlet,

I'm not aware of receiving a reply to my email below dated 1/16/25, in which **I formally requested an extended area for the traffic/street study. If I missed your reply, could you please resend it to me? My initial email request for a larger area traffic/street study was 10/1/24**, and I am not aware of a reply to that email either which resulted in me reaching out again.

My attempt to reach out to the City with my concerns was on 10/1/24 with emails to City Manager, Dominick Casey, and also Councilmember, Tracy Mendonsa. You responded on 10/3/24 for both Dominick Casey and Tracy Mendonsa. In hindsight, I should have sent my initial concerns to all members of City Council. Now I don't know if Tracy Mendonsa ever read my email or if he forwarded my email to all members of City Council.

On 4/27/25, I learned from an unknown Nextdoor poster that a public hearing notice dated 4/17/25 (published 4/25/25) announced an upcoming Planning Commission meeting on May 8. The notice also states, "Interested persons are invited to contact the Project Planner with questions and/or comments prior to the Public Hearing by

Page 471 of 552

phone at (916) 774-5247, e-mail at emar@roseville.ca.us, or in writing to Escarlet Mar, Planning Division, 311 Vernon Street, Roseville, CA 95678, and are also invited to testify at the Public Hearing. All comments will be considered by the Approving Authority." Unfortunately, I am unable to attend that meeting to testify due to a scheduled trip that I cannot reschedule. **Please provide my emails which express my concerns and requests regarding traffic and safety for all to the Approving Authority. If you recommend that I print the emails and drop them off at the City, please advise.**

Sincerely,
Colleen Cole

----- Original Message -----

Subject: RE: 1995 Rocky Ridge Drive Apartment Complex Proposal

Date: Thu, 16 Jan 2025 14:58:03 -0500

From: coles@surewest.net

To: EMar@roseville.ca.us

Hi Escarlet,

I'm following up with you regarding my and other neighbors' concerns of traffic and safety that the proposed 1955 Rocky Ridge Drive Apartment Complex will cause. While it may seem that this small number of apartments may not add much to the traffic flow, the 96-unit, high-density, multi-family apartment complex (Old Auburn Road near Sierra College Boulevard) approved by the Board of Supervisors in May 2024 will cause problems our way as well. Both of these projects should be of concern.

To my knowledge, Roseville Police Department patrols Old Auburn Road all the way to Sierra College Boulevard and Roseville Street Engineering maintains the stop light at that intersection. When I have called in problems with the stop light at Old Auburn Road/Sierra College Boulevard in the past, Placer County Sheriff's Department says it is Roseville's responsibility. It seems odd to me that Roseville would have Police (and now I'm thinking Fire as well) responsible for this area when the Placer County Board of Supervisors approved the bigger project. I'm wondering if Placer County will reimburse Roseville for Police and Fire services at that complex.

Thank you (and the Roseville engineers) for your time and information provided at the November 19 Maidu Neighborhood Association meeting. At that meeting I inquired about the street study. I am very disappointed that this study didn't even consider the extra traffic that will come from the other project already approved. In addition, the street study didn't include areas very far from where this project is proposed. South Cirby Way and Cirby Way through Sunrise and all the way to Interstate 80 is a heavily traveled road at certain times of the day. Rocky Ridge Drive and Douglas Boulevard are also heavily traveled roads at certain times of the day. My email below describes in detail why I have safety concerns. I'd also like to add that when seeing the drawing at the meeting, I agree with others that the entry and exit points from the apartment

complex are in dangerous spots.

At the end of the meeting, it was agreed that any meetings for public information on this project would be passed on to Mary Steele (Maidu Neighborhood Association President) and she would forward on to other neighborhood associations affected by this proposal. I haven't heard anything.

With this email, I am formally requesting an extended area street study including the impact that the 96-unit, high-density, multi-family apartment complex will have. If you have any questions about my request, please let me know.

Sincerely,
Colleen Cole
SCNA President

On Thu, 3 Oct 2024 22:47:13 +0000, "Mar, Escarlet" <EMar@roseville.ca.us> wrote:

Hello Colleen,

Thank you for reaching out to our City Council and Manager's Office. I was forwarded your email and asked to provide a response. As you mentioned in your email, the project is an 18-unit multi-family development proposed at the northeast corner of South Cirby Way and Rocky Ridge Drive. The site has a zoning designation of Multi-Family Housing (R3) and a General Plan Land Use designation of Medium Density Residential (MDR-10). Based on the land use designation, the site is allowed 12 residential units. In addition to the residential units allowed by the City's General Plan designation, the applicant has also requested a density bonus per California State Housing Law. The applicant is proposing to provide two (2) affordable units on the site for low-income households. This allows the project to receive a density bonus of up to 50% percent or 6 total additional units.

In response to the information you provided regarding rental units in the South Cirby and Maidu neighborhoods, the City does not regulate which homes or apartments are leased. This is purely left up to the individual property owner and market demand. In this case the City's Municipal Code requires the City to review the project through a Design Review Permit and Tree Permit. Through these permits the City's Planning Commission will review project design elements including building design, circulation, traffic, landscaping, and lighting. City Staff is currently reviewing the design of the multi-family project and will eventually provide a recommendation on the project to the Planning Commission. We're also considering the impacts of the oak trees proposed for removal.

Speaking of site access, the City's Engineering Division has been working with Fehr & Peers (Traffic Consultants) on the project's access and circulation onto local roads.

The engineering team will be present at the November 19th meeting next month to answer questions about the project access and traffic impacts. Recommendations resulting from the study will be included in the project design and will be discussed at the upcoming neighborhood meeting in November.

I hope this information was helpful, but if you have any questions please do not hesitate to contact me.

Escarlet Mar

Associate Planner

Development Services Department – Planning Division.

☎ (916) 774-5247

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From: coles@surewest.net <coles@surewest.net>

Sent: Tuesday, October 1, 2024 2:33 PM

To: City Manager- Mail <CityManager@roseville.ca.us>

Subject: 1995 Rocky Ridge Drive Apartment Complex Proposal

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

This afternoon, I emailed my concerns to our Councilmember, Tracy Mendonsa, regarding the 1995 Rocky Ridge Drive Apartment Complex Proposal. Suzanne Jones suggested that I email you as well. The email was copied and pasted with your name inserted. I appreciate your time.

Hi Dominick Casey,

I recently learned at a Roseville Coalition of Neighborhood Associations (RCONA) meeting that D&S Development is proposing a two-story 18-unit apartment complex at 1995 Rocky Ridge Drive. This is the 1.2-acre vacant lot at the stop-lighted intersection of Rocky Ridge Drive and South Cirby Way. Across the street from this parcel on South Cirby Way are many rental properties in the South Cirby Neighborhood Association (SCNA) boundary as follows:

- 14 duplexes numbered 1800A/B - 1826A/B South Cirby Way = 28 units
- Continuing southeast is Pepperwood Apartments at 1901 South Cirby Way with 168 units (40 1-bedroom and 128 2-bedroom). Pepperwood Apartments told me on September 27th that they are at 96% occupancy, and they don't ever have a waiting list.
- Continuing southeast are two 4-plexes numbered 2004/1,2,3,4 - 2006/1,2,3,4 = 8 units
- Surrounding Pepperwood Apartments are four 4-plexes numbered 1811/1,2,3,4 - 1817/1,2,3,4 on Piedmont Way = 16 units
- Surrounding Pepperwood Apartments are four 4-plexes numbered 1303/1,2,3,4 - 1309/1,2,3,4 on Edmonton Avenue = 16 units
- Surrounding Pepperwood Apartments are six 4-plexes numbered 1905/1,2,3,4 - 1911/1,2,3,4 and 1926/1,2,3,4 - 1928/1,2,3,4 on Wildwood Way = 24 units
- Surrounding Pepperwood Apartments are two duplexes numbered 1913A/B and 1915/1,2 also on Wildwood Way = 4 units
- The total number of units in this description is 264.

Maidu Neighborhood Association can speak for their own statistics. However, I noticed they have 4-plexes along South Cirby Way just across the street from SCNA's 4-plexes. They also have 4-plexes on McKinley Drive.

A title company provided me a list of non-owner-occupied homes (rentals) in a 1/2-mile radius of 1995 Rocky Ridge Drive. There are over 200 homes on this list in a very small area. I checked the street names against my statistics above, and the title list doesn't include the apartments, duplexes or 4-plexes on my list. The 1/2-mile radius includes homes from several neighborhood associations (Maidu, South Cirby, Cirby Ranch, Meadow Oaks, and Sierra Gardens).

I am concerned about the apartment complex proposal at 1995 Rocky Ridge Drive for these reasons:

- The proposal shows exits/entrances for both Rocky Ridge Drive and

South Cirby Way. We already have traffic backup concerns at certain times of the day (elementary, middle and high schools starting and ending times and, of course, rush hour). Having exits/entrances this close to the intersection stop light, could make it more dangerous than it already is. Some commuters or residents may opt for taking different routes going through neighborhood streets to avoid the excess traffic. When doing this, they typically don't drive 25 mph. We have many walkers (including students because of the close proximity to our neighborhood schools). Safety is paramount.

- This area is already a high-density area as my unit numbers show. With high-density often comes crime and safety concerns. I'll be asking the police department for stats on problems in this high-density area.
- The 96-unit, high-density, multi-family apartment complex (on Old Auburn Road near Sierra College Drive) was approved by the Board of Supervisors in May 2024. This will bring extra traffic to the stop-lighted intersection at Old Auburn Road and South Cirby Way. Our residents have been experiencing difficulty turning left from Lund Drive onto South Cirby Way at certain times of the day for many years. This project will only make traffic more dangerous. There is no suicide lane for people turning left from Lund Drive onto South Cirby Way. The stoplight is very close to Lund Drive. Commuters have been turning onto Lund Drive and then Old Hart Ranch Road to Vista Creek Drive winding their way through neighborhood streets to avoid the excess traffic. Safety is paramount!

I plan to attend the Maidu Neighborhood Association meeting on November 19 to hear the developer explain the project and answer questions/concerns. If you have anything to add before then, I'd welcome your input.

Thank you for reading my concerns.

Sincerely,

Colleen Cole
SCNA President

From: [Bitter, Greg](#)
To: dtkholm@gmail.com
Cc: [Mar, Escarlet](#); [Ogden, Derek](#)
Subject: RE: INFILL PCL 86B – Rocky Ridge Apartments (File #PL23-0351)
Date: Tuesday, May 6, 2025 5:00:01 PM
Attachments: [image001.png](#)

Dawn,

The proposed project is within the Maidu Neighborhood Association's boundaries. We coordinate with RCONA regarding neighborhood boundaries and use the information they provide on their website. We have access to the RCONA website to post project notifications. A project notification notice was posted to RCONA's website on October 2, 2024, the notice of intent to adopt the MND was posted on April 11, 2025 and the Planning Commission public notice was posted on April 29, 2025. It's our practice to work with the neighborhood associations that encompasses a project site and rely on RCONA's website to provide information on a citywide basis. This is all on top of our typical public noticing. Looking at the Meadow Oaks Neighborhood Association's website, it doesn't look like they've been active since 2016 (the last meeting agenda posted). Frankly, we didn't have information showing your neighborhood association was active.

I can tell you the status, the project is scheduled to be heard by the Planning Commission this Thursday (May 8, 2025) at 6:30 at the City Council Chambers, 311 Vernon. The agenda, staff report and project information, can be found at this site:

<https://rosevilleca.portal.civicclerk.com/event/1027/files/agenda/2931>

Information regarding your concerns can be found in the staff report and I would also like to point you to Exhibit C, which includes comments from the MNA as well as a comprehensive response from staff.

Greg

Gregory W. Bitter, AICP

Planning Manager

Development Services Dept.- Planning Division

o: (916) 774-5294

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From: Dawn Holm <dtkholm@gmail.com>

Sent: Tuesday, May 6, 2025 3:56 PM

To: Mar, Escarlet <EMar@roseville.ca.us>

Subject: INFILL PCL 86B – Rocky Ridge Apartments (File #PL23-0351)

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Good Afternoon,

I live in the Meadow Oaks neighborhood which is closer to this development than the Maidu neighborhood. Despite this we did not receive notification of this project or the meeting held for the Maidu neighborhood.

I would greatly appreciate knowing the status of this project.

Our neighborhood is concerned about the density proposed which will result in the loss of many native oaks. The proposed development also turns it back on the parkway and locates a large parking lot along it.

However, our largest concern is the proposed full access driveway on Rocky Ridge. There is already a turn lane there for Condor Court and no center (suicide) lane which will make a left turn from the project problematic. Traffic there is already very fast moving and with the curve visibility is limited. This project has a high likelihood of creating a very dangerous traffic situation. Additionally, southbound cars often back up at the intersection all the way back to Condor Court.

I am hoping the density can be reduced or at a minimum access be limited on Rocky Ridge.

I look forward to getting an update from you.

Thanks

Dawn Holm
Meadow Oaks Neighborhood, Roseville

From: [Bitter, Greg](#)
To: [DAVID STEELE](#); lanceline@live.com; tompinzotto.healthcare@gmail.com
Cc: [Mar, Escarlet](#); [Ogden, Derek](#); [Stout, Marc](#); [Todd, Matt](#)
Subject: RE: Rocky Ridge/Cirby questions
Date: Monday, May 5, 2025 7:09:40 PM

Ms. Steele,

Escarlet forwarded me your message and I can provide answers to your questions.

I agree there are a lot of policies, guidelines, development standards and regulations that go into our review of any development proposal. These all stem from the City Council adopted General Plan, Zoning Ordinance and Design Guidelines.

At the Planning Commission meeting on Thursday that will include a public hearing for the Rocky Ridge Apartment project. The public hearing consists of a staff presentation, a presentation by the applicant, a public comment period (where any member of the public may address the Commission with their thoughts on the project), and finally, consideration and action by the Commission.

The Commission is familiar with the policies, guidelines, development standards environmental determination and regulations that are required to take action on a development application. The Commission routinely takes action on a wide variety of development applications, from commercial to residential. The Commission is also the recommending body when it comes to the City General Plan and Zoning Ordinance. They are required by law to review and make recommendations on these documents prior to the City Council taking action. While City staff have day to day expertise implementing the various policies and recommendations, we provide the Commission with a staff recommendation, which they consider in light of adopted City policies and regulations.

The project site has a General Plan density that would typically allow 12 units. The applicant, by providing two (2) very-low income units qualifies for a 50% density bonus, or six (6) additional units. That is where the total of 18 units comes from.

A curb flare, or “taper” is a shorter version of a turn pocket. You see these all over town. They don’t provide storage for a lot of cars, but they do allow one or two cars to get out of the travel lane in order to enter the site.

The Initial Study/Mitigated Negative Declaration is the environmental document to support the project and is required by the California Environmental Quality Act (CEQA). This is Exhibit A and is the long document you are thinking of. There are a whole host of environmental issues CEQA requires that any project analyze. Those issues all have thresholds of significance. For instance, noise has a certain level cannot be exceeded without being a significant impact. For any issues that may have the potential to be significant there can be mitigation measures imposed to reduce the impact to less than significant. If you review Exhibit A, you will find that all issues have been found to have less than significant impacts (i.e. they don’t meet the adopted threshold of significance) and there are several that require mitigation measures. If you look at Exhibit B, you will find the Mitigation Monitoring and Reporting Program. This document lists all the Mitigation measures that

the project will need to implement if approved.

I hope this helps your understanding of the project and the process.

Greg

Gregory W. Bitter, AICP
Planning Manager
Development Services Dept.- Planning Division
o: (916) 774-5294
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-----Original Message-----

From: Steeles <davemar1@prodigy.net>
Sent: Monday, May 5, 2025 4:08 PM
To: Mar, Escarlet <EMar@roseville.ca.us>
Cc: lanceline@live.com; Tom Pinizzotto <tompinizzotto.healthcare@gmail.com>
Subject: Rocky Ridge/Cirby questions

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Hi Escarlet,

I reviewed the responses you referred us to. Lots of regulations, guidelines, plans, ordinances, etc that I have no idea what they mean .

I have a couple questions I hope have easy answers.

At the planning commission meeting
will there be a presentation for the
commissioners on the project?

Do the commissioners know what all
the plans, guidelines etc are and
and how they relate to the project or are they dependent on city staff?

There is a reference to a density
bonus of 6 units. Are those on top of
the 18 units or included in the 18?

How do I find what a “curb flare” is?

Last, is the is a reference to “an initial study showing no environmental issues that result in a significant impact that cannot be mitigated”. Is this a reference to the very long Negative Mitigation document? If yes were there mitigations that were addressed?

Thanks for helping me understand?

Mary Steele
Sent from my iPhone

Distribution:

Project Planner:
Emar@roseville.ca.us

Planning Commission General Email:
planningdivision@roseville.ca.us

Roseville City Council
Citycouncil@roseville.ca.us

Dominick Casey, City Manager
citymanager@roseville.ca.us

Krista Bernasconi, Mayor
District 4
kbernasconi@roseville.ca.us

Karen Alvord, Vice Mayor
District 5
kalvord@roseville.ca.us

Bruce Houdesheldt
District 3
bhoudesheldt@roseville.ca.us

Pauline Roccucci
District 2
proccucci@roseville.ca.us

Tracy Mendonsa
District 1
TAMendonsa@roseville.ca.us

Several years ago, development of an apartment complex on the corner of Rocky Ridge and Cirby was addressed by the planning commission. It was a bad idea then and, with the increased development since that time, it is an even worse idea now.

INADEQUATE STAKEHOLDER NOTIFICATION

Before going into specifics, it is important the Planning Commission members are aware that notification to those residents directly impacted by the proposed development did not occur. Homeowners on Condor Court received notification of the public comment period after the closing date. Was there any notification for the late 2024 community meeting? This failure is no surprise as my Blue Jay neighbors and I experienced the same during the Linda Creek bike trail planning. At that time, the failure was investigated and agreements were made as to who was considered a stakeholder and what methods would be used to notify them. It is evident that the city notification methods, time frames, and parameters on who should receive personal notifications must be reviewed and corrections made.

How many projects has the Planning Commission considered and approved with the false impression that there was little to no public concern?

TRAFFIC AND PUBLIC SAFETY CONCERNS

The Fehr & Peers report does not accurately reflect traffic in the project area.

I strongly encourage each commission member to park in the strip center at the corner of Rocky Ridge/ Cirby and observe traffic during AM/PM rush hours and school start/end hours. The Fehr & Peers report is a gross underrepresentation of actual traffic conditions. Photos show little to no traffic. This is not the case.

This T intersection is already a problematic area without adding more vehicles within feet of the intersection. Rolling stops from impatient rush hour drivers, teens walking to/from school crossing when they should not, and cross country/track members crossing daily makes the intersection an elevated risk.

Is the Planning Commission aware of:

- The number of southbound accidents on the Rocky Ridge curve (cars hitting the Linda Creek bridge) and the recent repaving with a special anti-slip product in an attempt to reduce accidents?
- The number of northbound accidents on Rocky Ridge at this same curve. Note the multiple directional arrow signs placed every few yards warning drivers of the curve and brick wall replacements.
- The rolling stops and quick northbound right hand turns onto Rocky Ridge by westbound Cirby drivers. There is a rush to get ahead of the lengthy line of eastbound Cirby drivers who have the left turn arrow allowing them to also turn north onto Rocky Ridge. Despite there being two left turn lanes, local drivers know to drive defensively and use the inside turn lane only to avoid these drivers.
- The Rocky Ridge southbound traffic backups that extend from Cirby to past Condor Court in both southbound lanes during the four rush hours? How will apartment residents turn left across two northbound lanes of traffic and get into the southbound queue during rush hours?
- The Cirby westbound traffic backup from the intersection to the proposed apartment community's secondary exit?

INADEQUATE APARTMENT PARKING – CONFLICTING STATMENTS

The city information states the project has 18 units, 5 of which are one bedroom. Yet, the building plans submitted by Architects Local (page A201) indicate all units as two bedrooms. Putting aside the concern over conflicting statements, assuming two vehicles per unit, 36 parking spaces are necessary, not the planned 27.

What is the actual bedroom count? Even with 5 one-bedroom apartments, is it credible to believe 27 spots is enough with limited, timely, mass transportation and commutes to Sacramento?

Where will tenants park when there are not enough parking spaces? Where will guests park? Where will overnight and long-term visitors park? Developers realize, as will potential renters, that free parking is available at the strip center on the corner of Rocky Ridge/Cirby as well as Condor Court. Neither are acceptable alternatives.

It is important to also take a moment to consider environmental concerns.

MITIGATION PLANS – 42 NATIVE OAKS SCHEDULED FOR REMOVAL

What is the specific mitigation plan for this project? It is not acceptable to list multiple options. Growing seedlings, banking funds, and planting on the other side of Roseville does not serve District 1 which is losing the tree canopy. If Roseville stays true to its urban forest policies, we will require the developer, and future developers, to be responsible for participating in mitigation, some of which would be adjacent to their property line. In this case the Linda Creek riparian waterway is immediately behind the development. Valley oaks should be planted along the corridor and maintained by the developer or monetary assessment to provide for watering the young trees until they are stable. (*Roseville Municipal Code 19.66.070 Oak Tree Planting and Replacement Program*)

Trees 6403, 6408, 6409 and 6410 are slated for removal due to close proximity to the development. These trees are at the back of the development behind the parking. One of the few trees (6408) listed as in good condition is coming down because “low branches southwest overlap property line by approximately 20’.” The city should not accept removal as an option. Lower limbs can be removed to allow for clearance of the parking structure. In keeping with our city urban forest commitment (*see below - Loss of Core Canopy and Threat to Riparian Waterway*), we should require developers work with a city approved arborist and properly cut back such trees to allow for both development and continued life of the tree.

LOSS OF CORE CANOPY AND THREAT TO RIPARIAN WATERWAY

The Roseville Urban Forest Master Plan (UFMP) provides a framework for long-term care, preservation, and expansion of the community’s public trees. It is intended to guide urban forest programming.

City wide tree canopy was measured and goals established for its increase. It stated: “With the average overall canopy at 15.7% there is quite a gap between Roseville’s tree cover and

the goal of the Greenprint initiative for 35% canopy cover in the region.” (*Roseville Urban Forest Master Plan p 39*)

I strongly encourage the Planning Commission members to read the summary on page 39. It states quite clearly that we must “recognize that impervious surfaces and canopy cover can co-exist in many instances, and especially with appropriate design standards.”

FOREST FRAGMENTATION – WHERE MITIGATION SHOULD TAKE PLACE

Increasing the connectivity of forest canopy is one of the intended results of the oak mitigation project. In the 30 years I have lived a few yards from Linda Creek, I have witnessed the loss of multiple 100 year old valley oaks between Rocky Ridge and Oakridge. These trees were responsible for shading Linda Creek. The remaining trees are significantly compromised. Exposed root balls have weakened the and it is only a matter of time before they are also lost. Loss of shade means increased water temperature. Increased water temperature means loss of aquatic animals and plants. With these losses, wildlife depending on either will move on. It is critical that the city mitigate in our natural areas. Mitigation should occur as close to the removal site as possible. In this case mitigation should occur along Linda Creek and the open space of Meadow Oaks. It is important to point out that Linda Creek between Rocky Ridge and Oak Ridge has already lost many trees to the bike trail. Entire trees were removed due to limbs hanging over the intended trail.

PARKING LOT SHADE REQUIREMENT

Why did we not require parking lot shade?

Parking lot shade requirements are included in the Community Design Guidelines for commercial, industrial, and multi-family development. They specify:

“Trees should shade at least 50% of the paved parking areas as measured at a 15-year maturity based on the tree species and midsummer sun angle conditions.”

“The Planning Department strive to implement these requirements in all projects as a standard condition of approval. However, as written, it is only a suggested guideline rather than requirement. “

“Parking lot shade can have a big impact on controlling summertime temperatures... This is especially true for Roseville, with an overall impervious surface...of 46%.”

PHILOSOPHICAL DEBATE

Per the Mitigated Negative Declaration Project Title/File#: INFILL PCL 86B – Rocky Ridge Apartments, File #PL23-0351, it is stated “the site is significantly constrained due to its small size, irregular shape, and its location on a street corner defines where and how access must be designed into the site. There is no area of the site where a building and access roads could be located to avoid tree removal.”

Is it time for us to have a serious philosophical debate on the taking of our open space for development. Just because we can, should we? As our tree canopy declines both on open land and along our creeks and new microclimates are created affecting wildlife and aquarian wildlife in ways we cannot imagine, are we making a mistake for future generations?

The City Mitigated Negative Declaration (p 16) states:

“The City includes an interconnected network of open space corridors and preserves located throughout the City, to ensure that the movement of wildlife is not substantially impeded as the City develops. The development of the project site will not negatively impact these existing and planned open space corridors.”

The report indicated that the Nuttall’s woodpecker and oak titmouse are protected species and found in the development areas. I see them daily at my bird feeders. We also have an otter family living behind Condor Court. The western pond turtle has also been seen in the area as well as further down Linda Creek near the middle school.

At what point will we realize that as we develop one native area after another, the ultimate outcome is an overall reduction of available space for our wildlife. At some point, it will be too late.

It is our sincere hope that the City and Planning Commission will seriously consider the points made in this correspondence and deny the application. We also request that our leaders and all departments familiarize themselves with the environmental protection reports, studies, assessments, and goals that have been established, and are mentioned in this letter, and implement the guidelines.

Thank you for your time.

Rosalyn Clement

-and-

Condor Court residents who will be submitting this letter individually



Planning Commission Communication

Meeting Date: 5/8/2025

Item #: 6.2

File #:

Item ID: 2025-181

Title:	Zoning and Subdivision Ordinance Legislative Update 2025, File # PL25-0221
Contact:	Eric Singer 916-774-5536 ejsinger@roseville.ca.us

SUMMARY

REQUEST: The request is a city-initiated update to Title 18 (Subdivision Ordinance) and Title 19 (Zoning Ordinance) of the Roseville Municipal Code (RMC) in response to state legislation passed in 2024 and to make minor corrections and maintenance updates. The request includes amendments to the following Zoning Ordinance sections: Section 19.08.090 (Commercial Use Types) to add a definition for microbreweries, update language from “coin-operated” to “pay-for-play” within the definition for amusement center, add permanent make-up/microblading to the types of uses categorized as Personal Services, and to include brewpubs as a type of convenience and full service eating establishment; Section 19.10.020 (Residential Zone Permitted Use Types) and Section 19.12.020 (Commercial Zone Permitted Use Types) to add footnotes specifying that administrative and office space not exceed 25% of the total floor area for supportive housing per changes to state law, and to add veterinary clinics as allowed with a Conditional Use Permit in the Regional Commercial zone district; Section 19.14.020 (Industrial Zone Permitted Use Types) to add microbreweries as an allowed use by right in all Industrial zones; Section 19.22.020 (Accessory Uses) to create specific regulations for the use and operation of portable on-demand (POD) storage containers within Residential zones; Section 19.22.030 (Permitted Accessory Structures to Dwelling Use Type) to add shipping containers as an accessory structure that is prohibited in Residential zones; Section 19.26.030 (Parking Space Requirements by Use Type) to allow parking reductions for eating and drinking establishments to be approved administratively; Chapter 19.28 (Residential Density Bonus) to incorporate changes to residential density bonuses per changes to state law; Chapter 19.33 (Commercial Corridor Specific Plans) to require a minimum density of 20 units/acre for multifamily uses in the Commercial Corridor Specific Plan Areas; Sections 19.60.060 (Accessory Dwelling Units) to specify that replacement parking is not required for ADUs if an uncovered parking space is demolished and that multifamily sites may have up to eight detached Accessory Dwelling units per changes to state law; Section 19.76.210 (Extension); Section 19.76.050 (Application Processing Procedures) to require all projects subject to public hearing post a project notification on-site; and Section 19.82.030 (Procedure) to allow Major Project Permit Extensions to be approved administratively. The project also includes amendments to the following Subdivision Ordinance sections: Chapter 18.05 (Tentative Map Applications – Ministerial) to further revise the Ministerial Maps eligibility criteria to include certain single-family zones. The amendments to the Subdivision Ordinance are to reflect changes in state law (Senate Bill 1123 of 2024).

Applicant: City of Roseville

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

1. Consider the two (2) findings of fact and recommend City Council approve the Ordinance

- Amendment to Title 19 of the Roseville Municipal Code.
2. Review and comment on the Ordinance Amendment to Title 18 of the Roseville Municipal Code.

RECOMMENDATION

See Planning Commission Staff Report

BACKGROUND

See Planning Commission Staff Report

FISCAL IMPACT

N/A

ENVIRONMENTAL REVIEW

See Planning Commission Staff Report

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Respectfully Submitted,
Eric Singer, Associate Planner

Greg Bitter, Planning Manager

ATTACHMENTS:

1. Staff Report
2. Exhibit A
3. Exhibit B

REVIEWERS:

Lupe Nelson, Development Services Department

Created/Initiated - 5/1/2025

**ITEM 6.2: **ORDINANCE AMENDMENT – CITYWIDE – ZONING AND SUBDIVISION ORDINANCE
LEGISLATIVE UPDATE 2025 – PL25-0221****

REQUEST

The request is a city-initiated update to Title 18 (Subdivision Ordinance) and Title 19 (Zoning Ordinance) of the Roseville Municipal Code (RMC) in response to state legislation passed in 2024 and to make minor corrections and maintenance updates. The request includes amendments to the following Zoning Ordinance sections: Section 19.08.090 (Commercial Use Types) to add a definition for microbreweries, update language from “coin-operated” to “pay-for-play” within the definition for amusement center, add permanent make-up/microblading to the types of uses categorized as Personal Services, and to include brewpubs as a type of convenience and full service eating establishment; Section 19.10.020 (Residential Zone Permitted Use Types) and Section 19.12.020 (Commercial Zone Permitted Use Types) to add footnotes specifying that administrative and office space not exceed 25% of the total floor area for supportive housing per changes to state law, and to add veterinary clinics as allowed with a Conditional Use Permit in the Regional Commercial zone district; Section 19.14.020 (Industrial Zone Permitted Use Types) to add microbreweries as an allowed use by right in all Industrial zones; Section 19.22.020 (Accessory Uses) to create specific regulations for the use and operation of portable on-demand (POD) storage containers within Residential zones; Section 19.22.030 (Permitted Accessory Structures to Dwelling Use Type) to add shipping containers as an accessory structure that is prohibited in Residential zones; Section 19.26.030 (Parking Space Requirements by Use Type) to allow parking reductions for eating and drinking establishments to be approved administratively; Chapter 19.28 (Residential Density Bonus) to incorporate changes to residential density bonuses per changes to state law; Chapter 19.33 (Commercial Corridor Specific Plans) to require a minimum density of 20 units/acre for multifamily uses in the Commercial Corridor Specific Plan Areas; Sections 19.60.060 (Accessory Dwelling Units) to specify that replacement parking is not required for ADUs if an uncovered parking space is demolished and that multifamily sites may have up to eight detached Accessory Dwelling units per changes to state law; Section 19.76.210 (Extension); Section 19.76.050 (Application Processing Procedures) to require all projects subject to public hearing post a project notification on-site; and Section 19.82.030 (Procedure) to allow Major Project Permit Extensions to be approved administratively. The project also includes amendments to the following Subdivision Ordinance sections: Chapter 18.05 (Tentative Map Applications – Ministerial) to further revise the Ministerial Maps eligibility criteria to include certain single-family zones. The amendments to the Subdivision Ordinance are to reflect changes in state law (Senate Bill 1123 of 2024).

Applicant – City of Roseville

SUMMARY RECOMMENDATION

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

1. Consider the two (2) findings of fact and recommend City Council approve the Ordinance Amendment to Title 19 of the Roseville Municipal Code.
2. Review and comment on the Ordinance Amendment to Title 18 of the Roseville Municipal Code.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

Each year, staff reviews the Zoning Ordinance to identify needed maintenance updates, including updates needed in response to legislation. The proposed updates identified for this annual update are relatively minor, and consist of the following changes (see Exhibit A and Exhibit B):

- **Section 19.08.090 and Section 19.14.020 (Commercial Use Types and Industrial Zone Permitted Use Types):** This update creates a definition for “microbreweries” that specifies a microbrewery produce less than 15,000 barrels of beer per year and sells at least 75% of its production off-site. This definition is from the Brewer’s Association and is also consistent with the definition used by other adjacent jurisdictions. Microbreweries are included in this update as a permitted use within all industrial zones. This update also modifies the definition of amusement center to use the words “pay-for-play” instead of the outdated phrase “coin-operated.” Additionally, this update adds permanent make-up/microblading as a category under the Personal Services use type, because this has become a common service offered by salons and there was a need for clarity in the Ordinance.
- **Section 19.10.020 and Section 19.12.020 (Residential Zone and Commercial Zone Permitted Use Types):** Pursuant to AB 1801, this update adds a footnote specifying that administrative and/or office space cannot occupy more than 25% of the total floor area of a supportive housing facility. This update also adds veterinary clinics as allowed within the Regional Commercial zone district with approval of a Conditional Use Permit. This is to create consistency within the use table as similar uses such as kennels are allowed with a Conditional Use Permit in the Regional Commercial zone.
- **Section 19.22.020 (Accessory Uses):** As a result of their increasing popularity, the Planning Division has received numerous inquiries from residents regarding operating standards for portable on-demand (POD) storage containers. This update creates specific regulations around the use and operation of POD storage containers located in residential zones, including allowable location(s) on a property, time limits, and condition and quality of the containers. Both the City and County of Sacramento have similar operational standards in their Zoning Ordinances.
- **Section 19.22.030 (Permitted Accessory Structures to Dwelling Use Type):** In recent years, the Planning Division has received applications requesting the use of shipping containers as accessory structures on residential property as well as complaints from residents regarding their use on neighboring properties. As shipping containers are not ordinarily and customarily associated with residential uses, this update adds them to the list of prohibited accessory structures in all residential zones.
- **Section 19.26.030 (Parking Space Requirements by Use Type):** This update allows for the Planning Manager to be the approving authority for parking reduction requests for Eating and Drinking Establishments, provided the reduction is less than 15% of the total parking for the property in which the establishment is located. Any reduction request of 15% or more shall still require the approval of the Planning Commission. The Planning Division is proposing this change due to the infrequent and low impact nature of this type of parking reduction, while also establishing a threshold that would necessitate a higher level of review.
- **Chapter 19.28 (Residential Density Bonus):** Pursuant to AB 2694 and AB 3116, updates to the Density Bonus section include the following: elder care facilities can now qualify for a density bonus; student housing must be exclusive to actively enrolled students to be eligible for a density bonus; an applicant may receive two incentives or concessions if at least 23% of units are for

lower income students in a student housing development; new density bonus percentages specific to student housing; and one bedroom student housing units no longer require any parking.

- **Chapter 19.33 (Commercial Corridor Specific Plans):** An amendment to this section is proposed to satisfy a request of the California Department of Housing and Community Development (HCD). As adopted, the Specific Plans do not specify a density for multifamily housing, allowing that to be determined by market demands and the requirements of the development and design standards of the plans. HCD is concerned that since the minimum density of the HDR land use is 13 units/acre, this could result in underbuilding of sites. Staff analysis of market conditions suggests it is extremely unlikely a commercial property would be redeveloped with a 13 unit/acre project (it is unlikely to be financially viable) and this outcome was not anticipated in the planning of the Commercial Corridors. However, to assuage this concern staff is recommending a footnote be added to the permitted use tables for each of the Corridor Plans specifying that multifamily uses in the Commercial Corridor Specific Plan Areas must have a minimum density of 20 units per acre, with the exception of parcels ½-acre or less in size with an existing single-family structure built before 2025. The exception is provided to protect the future intensification options for the handful of small sites zoned multifamily that already have a single-family home, where meeting a density of 20 units per acre would likely require demolition of the existing home or would otherwise involve cost-prohibitive improvements.
- **Chapter 19.60.060 (Accessory Dwelling Units):** Pursuant to SB 1211, this update specifies that replacement parking is not required if construction of an ADU demolishes a required parking space, and that a multifamily site may have up to eight detached ADUs if there are a minimum of eight existing multifamily units on the site. If there are fewer than eight multifamily units, the number of ADUs shall not exceed the number of existing multifamily units on a site. On a site with a proposed multifamily dwelling, only two new ADUs would be allowed.
- **Section 19.76.210 and Section 19.82.030 (Extension and Procedure):** This update allows for the Planning Manager to be the approving authority for a Major Project Permit Extension.
- **Section 19.76.050 (Application Processing Procedures):** This update requires that all applicants for projects that are subject to a public hearing must post a project notification on-site to the satisfaction of the Planning Division before the application may be deemed “complete”. Minimum criteria are provided in the update, including the allowable size and location(s) of the sign(s), as well as project and contact information that must be displayed.
- **Chapter 18.05 (Tentative Map Applications – Ministerial):** Pursuant to SB 1123, this update includes changes to the ministerial multifamily map process that was introduced in SB 684 in 2023, which allowed for ministerial approval of up to 10 lots on specific properties within a multifamily zone district (the City’s R3 zone district). The changes include the following:
 - A lower height limitation may not be imposed than already exists in the underlying zone district;
 - Existing homes may not be split onto separate parcels;
 - Minimum density requirements are reduced to 66% of the maximum allowed density, or 66% of the Housing Element default density if located within the Housing Element inventory, where previously it required meeting the maximum density;
 - Adds vacant single-family zoned parcels to the list of qualifying lands, provided it meets the following criteria:
 - Cannot be greater than 1.5 acres in size

- Cannot be considered vacant if it had occupied housing on it anytime within the last five years
- Newly created lots cannot be smaller than 1,200 square feet

Despite the revised eligibility criteria, the majority of both multi- and single-family zoned parcels in the City do not meet these minimum requirements and it is expected that only a small number of infill properties would be eligible for this process.

EVALUATION

Section 19.86.050 of the City of Roseville Zoning Ordinance requires two findings be made in order to approve a zoning ordinance amendment. The two findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the project in relation to the findings. There is no advisory body for Title 18, so staff is requesting the Planning Commission review and comment on changes to Title 18 and will pass those comments on to City Council.

- 1. The project is consistent with the public interest, health, safety, or welfare of the City.***
- 2. The project is consistent with the General Plan and any applicable specific plan of the City of Roseville.***

The proposed changes to the Zoning Ordinance are to bring the City's regulations into consistency with enacted state law and to make other needed maintenance updates. Annual maintenance updates ensure a clear set of regulations for both the public and for City staff. For these reasons, staff finds that the project is consistent with the public interest, health, safety, or welfare of the City and that the project is consistent with the General Plan and applicable Specific Plans.

The proposed changes to the Subdivision Ordinance are to bring the City's regulations into conformance with enacted state law. Senate Bill 1123 will come into effect on July 1, 2025 and the City will be required to comply with the resultant changes to the Government Code. Modifying the City's ordinances for consistency with these state laws establishes a clear set of regulations for both the public and for City staff. For these reasons, staff finds that the project is consistent with the public interest, health, safety, or welfare of the City and that the project is consistent with the General Plan and applicable specific plans.

PUBLIC OUTREACH

Staff discussed the proposed amendments at the Roseville Coalition of Neighborhood Associations (RCONA) General Board meeting of February 20, 2025. RCONA Board members asked questions regarding the ministerial mapping process changes and the changes to the Accessory Dwelling Unit section, expressing concerns over the continued push for increased housing densities. To date, no additional comments or concerns have been received.

Consistent with noticing requirements for a citywide project a public hearing notice was published in the Press Tribune and was posted on the RCONA website.

ENVIRONMENTAL DETERMINATION

The proposed Zoning Ordinance and Subdivision Ordinance amendments are policy and procedure-making activities, and the California Environmental Quality Act (CEQA) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines §15061(b)(3)).

RECOMMENDATION

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

- A. Consider the findings of fact as stated in the staff report and recommend City Council approve the **Title 19 ORDINANCE AMENDMENT – CITYWIDE – ZONING AND SUBDIVISION ORDINANCE LEGISLATIVE UPDATE 2025 – PL25-0221**.
- B. Review and comment on the **Title 18 ORDINANCE AMENDMENT – CITYWIDE – ZONING AND SUBDIVISION ORDINANCE LEGISLATIVE UPDATE 2025 – PL25-0221**.

Exhibits

- A. Zoning Ordinance Redlines (RMC 19.08, 19.10, 19.12, 19.14, 19.22, 19.26, 19.28, 19.33, 19.60, 19.76 and 19.82)
- B. Subdivision Ordinance Redlines (RMC 18.05)

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.

Title 19. Zoning

Article II. Regulations for the Principal and Special Purpose Zones

Chapter 19.08. USE TYPE CLASSIFICATIONS

§ 19.08.090. Commercial use types.

Commercial use types include the distribution, sale and rental of goods, and the provision of services other than those classified as civic or industrial use types. Specific commercial use types referred to in this title are:

- A. **Adult-oriented businesses**, include those uses specifically referred to in Chapters **9.11** and **19.32** of this Code and include any adult arcade, adult bookstore, adult cabaret, adult hotel/motel, adult motion picture theater, adult theater or modeling studio defined therein. Any reference in this Code to "adult business establishment" shall mean adult-oriented business, as provided herein.
- B. **Animal sales and services**, includes establishments primarily engaged in animal-related sales and services. The following are animal sales and services use types:
 - 1. **Grooming and pet stores**, includes grooming or selling of dogs, cats, and similar small animals with limited indoor boarding. Typical uses include dog bathing and clipping salons, pet grooming shops, and pet stores.
 - 2. **Kennels**, includes indoor and outdoor kennel services for dogs, cats, and similar small animals. Typical uses include boarding kennels, pet hotels, and dog training centers.
 - 3. **Veterinary clinic**, includes a fully enclosed veterinary facility containing only enough cage arrangements as necessary to provide services for small animals requiring acute medical or surgical care, as well as boarding and grooming.
 - 4. **Veterinary hospital**, includes a veterinary facility conducted in an enclosed building and an outdoor space which provides long-term medical care, boarding and grooming.
- C. **Automotive and equipment**, includes establishments primarily engaged in automotive-related or heavy equipment sales or services. The following are automotive and equipment use types:
 - 1. **Automotive body and equipment repair**, includes automobile body repair and painting; repair of equipment such as aircraft, boats, recreational vehicles, and trucks; and the installation and servicing of tractor-trailer, semi-trucks and heavy construction equipment.
 - 2. **Automotive rentals**, includes rental from the premises of automobiles, light trucks, and recreational vehicles. Typical uses include car rental agencies.
 - 3. **Automotive repairs**, includes repair of automobiles and the sale, installation, and servicing of automobile equipment and parts completely within an enclosed building, but excluding body repair and painting. Typical uses include muffler shops, automobile repair garages, automobile glass shops, and minor services including oil change, tuneup/lube shops, tire installation, and stereo and car accessory installation.
 - 4. **Automotive sales**, includes the sale, retail or wholesale, of automobiles, light trucks, boats, recreational vehicles, motorcycles, motor homes, and trailers together with associated

- enclosed repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers and recreational vehicle sales agencies.
5. **Car wash and detailing**, includes washing and polishing of automobiles. Typical uses include automobile detailing services and car washes.
 6. **Commercial parking**, includes parking of operable motor vehicles on a temporary basis within a privately owned off-street parking area with or without a fee. Typical uses include commercial parking lots and garages.
 7. **Heavy equipment rental and sales**, includes rental and sales of heavy equipment such as aircraft, trucks, tractor-trailer, semi-trucks and heavy construction equipment.
 8. **Fuel sales**, includes establishments primarily engaged in the retail sale, from the premises, of petroleum, natural gas, or other fuel products (not including hydrogen, separately defined) primarily for use by individual vehicles with the incidental sale of tires, batteries, and replacement items, lubricating services, or minor repair services and may include drive through car washes, convenience eating places and neighborhood commercial. Typical uses include automobile service stations, filling stations and neighborhood commercial uses with gas sales.
 9. **Electric vehicle charging center**, includes establishments primarily engaged in the provision, from the premises, of charging for electric vehicles, with the incidental sale of tires, batteries, and replacement items, lubricating services, or minor repair services and may include drive-through car washes, convenience eating places and neighborhood commercial. This definition does not include accessory use electric vehicle charging stations, which are individual electric vehicle charging stations located in parking lots on parcels which support residential, commercial, or employment uses as the primary use, and are principally permitted as an accessory use pursuant to Chapter 19.22.
 10. **Hydrogen fuel sales**, includes establishments primarily engaged in the provision, from the premises, of hydrogen fuel primarily for use by individual vehicles, with the incidental sale of replacement items, lubricating services, or minor repair services and may include drive-through car washes, convenience eating places and neighborhood commercial uses.
- D. **Banks and financial services**, includes financial institutions including banks and trust companies; lending and thrift institutions, credit agencies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding (but not predominantly operating) companies; and other investment companies; vehicle finance leasing agencies. Automated teller machines (ATMs) located away from banks are included under the definition of "personal services."
 - E. **Bars and drinking places**, includes establishments within a building where alcoholic beverages are sold for on-site consumption, that are not part of a restaurant. Includes bars, taverns, pubs, brew pubs, wine bars and similar establishments where any food service is subordinate to the sale of alcoholic beverages. Dance floors are not permitted.
 - F. **Broadcasting and recording studios**, includes commercial and public communications uses including telegraph, telephone, radio and television broadcasting and receiving stations and studios, and television production and sound recording studios, with facilities entirely within buildings. Private transmission and receiving apparatus, such as towers, reflectors and antennas are included under the definition of "antennas, communications facilities."
 - G. **Building material stores**, includes retail establishments selling lumber (which may include the cutting of precut lumber) and other large building materials, and also including paint, wallpaper, glass, fixtures, nursery stock, lawn and garden supplies (which may also be sold in hardware

stores, included under the definition of "retail sales and services"). Includes all such stores selling to the general public, even if contractor sales account for a larger proportion of total sales.

- H. **Business support services**, includes establishments within buildings, providing other businesses with services including maintenance, repair and service, testing, rental, etc., also includes:
1. Blueprinting;
 2. Business equipment repair services (except vehicle repair, see "Automotive repair");
 3. Commercial art and design (production);
 4. Computer-related services (rental, repair, maintenance);
 5. Equipment rental businesses within buildings;
 6. Film processing laboratories;
 7. Mail advertising services (reproduction and shipping);
 8. Outdoor advertising services;
 9. Photocopying; and
 10. Photo-finishing.
- I. **Commercial recreation**, includes establishments primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators. The following are commercial recreation use types:
1. **Amusement center**, includes public places of amusement or public places of business in which four or more ~~coin-operated~~pay-for-play amusement devices are installed and includes any place open to the public, whether or not the primary use of the premises is devoted to the operation of such devices.
 2. **Indoor entertainment**, includes predominantly spectator uses conducted within an enclosed building, excluding uses classified under adult oriented businesses. (See Chapter 19.32.) Typical uses include motion picture theaters, and live theater.
 3. **Indoor sports and recreation**, includes predominantly participant sports and health activities conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts, soccer arenas, athletic clubs, and health clubs.
 4. **Outdoor entertainment**, includes predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include outdoor amphitheaters, concert halls and sports arenas, BMX tracks, racing facilities, drive in theaters, and zoos.
 5. **Outdoor sports and recreation**, includes predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include amusement parks, driving ranges, miniature golf courses, golf courses, swimming pools, and tennis courts.
 6. **Residential recreation facilities**, includes predominantly participant sports which are normally associated with a country club, or private residential community. Typical uses include country clubs, racquet clubs, golf courses, swimming pools, tennis courts, and other secondary uses including restaurants, and retail sales.

7. **Large amusement complexes**, includes a theme park or similar complex open to the public which exceeds 100,000 square feet and which:
- Includes outdoor amusement attractions such as mechanized or carnival-type rides or water slides; and
 - Meets any two of the following three criteria:
 - The complex has a maximum daily capacity of more than 500 users per day,
 - The complex is required to provide off-street parking for more than 200 vehicles, or
 - The complex operates during any part of the year during the hours after 6:00 p.m. This does not apply to publicly owned or operated parks or facilities.
- J. **Community care facility**, includes any facility serving as a residence where non-medical care is provided on a 24-hour basis with central or private kitchen facilities, dining, recreational and other facilities. Typical uses include assisted living facilities and facilities licensed by the State Department of Social Services. Does not include long-term care facilities.
- K. **Day care centers**, includes commercial or non-profit facilities that provide care, protection and supervision of 13 or more minor children or adults in need of assistance for periods of less than 24 hours per day, typically while parents or family are working, and/or before or after daily attendance at an elementary school, as defined by Chapter 3.6 of the **Health and Safety Code**, commencing with Section 1597.30 includes preschools
- L. **Eating and drinking establishments**, includes establishments primarily engaged in the sale of prepared food and beverages for on-premises consumption, but excludes those uses classified under "bars and drinking places" and "nightclubs." An eating and drinking establishment that provides amplified live or recorded music and that provides space(s) for dancing or hold public dances under Municipal Code Chapter **9.45** shall be considered a nightclub per subsection **T** of this section. Eating and drinking establishment use types include:
- Fast food with drive-through**, includes establishments primarily engaged in the preparation and retail sale of food and beverages at a walk up counter and at a drive through window, and may include seating.
 - Convenience**, includes establishments primarily engaged in the preparation and retail sale of food and beverages, at a walk up counter and which does not include a drive through or provide for ordering at the tables, if any. Typical uses include pizza parlors, ice cream parlors, ~~and~~ sandwich shops, and brewpubs.
 - Full service**, includes establishments primarily engaged in the preparation and retail sale of food and beverages, where food is ordered and served at a table, and which may include sales of alcoholic beverages as an accessory or secondary service. Fixed seating or tables and chairs are provided for the seating of each patron or customer at all times. Typical uses include full service restaurants and brewpubs.
- M. **Food and beverage retail sales**, includes establishments primarily engaged in the retail sale of food and beverages for home consumption. Typical uses include groceries, liquor stores, and delicatessens.
- N. **Funeral and interment services**, includes establishments primarily engaged in the provision of services involving the care, preparation, or disposition of human remains other than in cemeteries.
- O. **Lodging services**, includes establishments primarily engaged in the provision of commercial lodging on a less than monthly basis to the general public. Lodging services includes incidental food, drink, and other sales and services intended for the convenience of guests. Typical uses

include hotels, motels, and bed-and-breakfasts

- P. **Long-term care facility**, includes an institution or a portion of an institution that is licensed or approved to provide health care under medical supervision for 24 or more consecutive hours as defined by **Health and Safety Code** Section 1267.16, as may be amended from time to time. Typical uses include extended care facilities, intermediate care facilities, skilled nursing facilities, hospices and other facilities licensed by the State Department of Health Services.
- Q. **Maintenance and repair**, includes all uses that provide maintenance and repair services for furniture, appliances and equipment normally used within a building. Typical uses include sewing machine and appliance repair.
- R. **Medical services**, includes establishments primarily engaged in the provision of personal health services on an outpatient basis ranging from prevention, diagnosis and treatment, or rehabilitation services provided by physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and analysis-services, but excludes uses classified under any civic use type. Medical services use types include:
 - 1. **General**, includes the range of medical services described above. Typical uses include individual medical and dental offices, dental and medical laboratories, health maintenance organizations, substance abuse treatment clinics, immediate care facilities and offices for physical therapists, chiropractors, and acupuncturists.
 - 2. **Low traffic generating**, includes medical services with a low patient frequency or longer than average patient appointment time which creates a lower parking demand. Typical uses include dialysis clinics and imaging services.
 - 3. **Medical campus/medical office building (MOB)**, includes a cluster of buildings or a singular building that provides a range of outpatient services such as medical offices, dental or medical laboratories, imaging, physical therapists, and pharmacy services, with a range of parking demands.
- S. **Microbrewery**, includes any alcoholic beverage manufacturing facility that produces fifteen thousand barrels of beer per year or less on site and sells 75 percent or more of its beer off-site, in accordance with a valid alcohol production license from the state of California, and may include an on-site convenience restaurant (see Section 19.08.090.L) and/or bar that serves its locally crafted beer.
- S.T. **Neighborhood commercial**, includes establishments primarily engaged in the provision of frequently or recurrently needed small personal items or services for residents within a reasonable walking distance. These uses are compatible with residential development due to low traffic and noise generation and include various retail sales and personal services of an appropriate size and scale to meet the above criteria. Typical uses include neighborhood grocery stores, drug stores, beauty salons, and offices, but do not include drive-through restaurants, bars and drinking places, or liquor stores.
- T.U. **Nightclubs**, includes establishments or places of entertainment within a building, open primarily at night, usually but not necessarily serving alcohol, and providing floor space for amplified live or recorded music, or having spaces for "public dances" as per Chapter 9.45 of the Roseville Municipal Code. Fixed seating or chairs are not provided for the seating of each patron or customer. Meals or refreshments may be served and an admission may be charged. Excludes uses classified under this section as commercial use types as "eating or drinking establishments," "commercial recreation," and Chapter 19.32, "Location and Amortization of Adult-Oriented Businesses." Additional requirements are contained in Chapter 19.49.

U.V. Nursery, retail, includes establishments primarily engaged in the sale of nursery goods, landscaping materials, chips, rocks, sand, soil and merchandise. This use type is typically conducted primarily outdoors. The sale of nursery goods, landscaping materials, chips, rocks, sand, soil and merchandise indoors is permitted under retail sales and services.

V.W. Offices, professional, includes professional or government offices including:

1. Accounting, auditing and bookkeeping services;
2. Advertising agencies;
3. Architectural, engineering, interior design, and surveying services;
4. Attorneys;
5. Call and telemarketing centers;
6. Computer software designers;
7. Court reporting services;
8. Data processing and computer services;
9. Detective agencies and similar services;
10. . Secretarial and word processing services;
11. Government offices including agency and administrative office facilities;
12. Insurance agencies;
13. Management, public relations and consulting services;
14. Real estate agencies; and
15. Writers, photographers and artists offices outside the home.

W.X. Personal services, includes establishments primarily engaged in the provision of personal improvement or appearance, and similar non-business related or non-professional services, but excludes services classified under other use types. Typical uses include barber shops, beauty salons, tailors, shoe repair shops, massage therapist, tattoo studios, tutoring services, ~~and~~ dry cleaning pick up stations, and permanent make-up/micro-blading establishments.

X.Y. Retail sales and services, includes establishments primarily engaged in the sale of goods and merchandise, but excludes those classified under animal sales and services, automotive and equipment, business support services, building materials stores, neighborhood commercial, food and beverage retail sales, and gasoline sales. Typical uses include:

1. Auto parts;
2. Bakeries, retail;
3. Bicycle sales;
4. Department stores;
5. Drug and discount stores;
6. Furniture stores;

7. Hardware;
8. Orthopedic supplies;
9. Photography studios;
10. Self-service laundries/dry cleaning stores; and
11. Sporting goods and equipment.

Y.Z. Specialized education and training, includes private establishments providing training or educational programs. Typical uses include:

1. **Vocational schools**, includes businesses, secretarial schools and vocational schools offering specialized trade and commercial courses and establishments furnishing educational courses by mail or online. Facilities, institutions and conference centers are included that offer specialized programs in personal growth and development (including fitness, environmental awareness, arts, communications, and management, as examples).
2. **Specialty schools**, includes specialized non-degree granting schools such as: music schools; dramatic schools; language schools; driver education schools; martial arts studios; ballet and other dance studios.

Z.AA. Storage, personal storage facility, includes a structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces. This use type does not include the outdoor storage of boats, cars, recreational vehicles, or equipment, and does not include the rental of trucks or other equipment. (Also see Chapter 19.54)

Title 19. Zoning

Article II. Regulations for the Principal and Special Purpose Zones

Chapter 19.10. RESIDENTIAL ZONES

§ 19.10.020. Permitted use types.

Primary uses are permitted in residential zones subject to the requirements of this title as designated below:

- A. Principally permitted use, designated as "P."
- B. Conditionally permitted use, designated as "CUP"; and
- C. Administratively permitted use, designated as "A."

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

	R1	RS	R2	R3	RMU
AGRICULTURE AND OPEN SPACE USE TYPE					
Animal Keeping	P	P	P	P	P
Resource Protection and Restoration	P	P	P	P	P
Resource Related Recreation	P	P	P	P	P
CIVIC USE TYPES					
Community Assembly	CUP	CUP	CUP	P	P
Community Services	CUP	CUP	CUP	CUP	P
Essential Services	P	P	P	P	P
Schools, Public/Private Elementary and Secondary	CUP	CUP	CUP	CUP	P
Power Generating Facilities⁽³⁾					
Emergency	P	P	P	P	P
Passive Power	P	P	P	P	P
RESIDENTIAL USE TYPES					
Accessory Dwelling Units ⁽¹⁾	P	P	P	P	P
Community Care Facilities, Small	P	P	P	P	P
Community Care Facilities, Large	A	A	A	P	P
Dwelling⁽⁵⁾					
Multi-Family	-	-	-	P	P
Single-Family	P	P	P	P	P
Two-Family	-	-	P	P	P
Caretaker/Employee Housing	P	P	P	P	P

Family Day Care Homes, Small	P	P	P	P	P
Family Day Care Homes, Large ⁽²⁾	P	P	P	P	P
Long-Term Care Facility, Small ⁽⁷⁾	P	P	P	P	P
Long-Term Care Facility, Large	A	A	A	A	A
Low-Barrier Navigation Centers ⁽⁸⁾	-	-	-	-	P
Mobile Home Park	CUP	CUP	CUP	CUP	P
Rooming and Boarding House	-	-	-	P	P
Short-Term Rental ⁽⁶⁾	P	P	P	P	P
COMMERCIAL USE TYPES					
Commercial Recreation, Residential Recreation Facilities	CUP	CUP	CUP	CUP	P
Community Care Facility	-	-	-	P	P
Day Care Center	CUP	CUP	CUP	CUP	P
Long-Term Care Facility	-	-	-	CUP	P
Neighborhood Commercial	-	-	-	CUP	P
TRANSPORTATION AND COMMUNICATION USE TYPES					
Telecommunication Facilities ⁽⁴⁾	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP

Notes:

- (1) Accessory dwelling/junior accessory dwelling units are only permitted within areas zoned to allow single-family, two-family or multi-family residential use and must be located on a lot that contains an existing or proposed single-family, two-family or multi-family dwelling unit as defined in Sections 19.08.080(F)(1) and (F)(2) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling/junior accessory dwelling unit regulations.
- (2) See Chapter 19.46 for large family day care home regulations.
- (3) See Chapter 19.55 for power generating facilities requirements.
- (4) See Chapter 19.34 for antennas and communications facilities requirements.
- (5) Transitional housing and supportive housing are considered residential use types and are permitted (P) where residential uses are permitted (P) or conditionally permitted (CUP). For supportive housing the total floor area dedicated to administrative office space shall not exceed 25 percent of the total floor area and must provide the minimum supportive services/service area defined in Government Code Section 65651, as may be amended from time to time.
- (6) Short-term rentals are only permitted in a single-family dwelling unit. See Chapter 4.25 for additional short-term rental requirements.
- (7) A long-term care facility which serves six or fewer persons shall be considered a residential use of the property.
- (8) Low-barrier navigation centers are exempt from a design review permit.

Title 19. Zoning

Article II. Regulations for the Principal and Special Purpose Zones

Chapter 19.12. COMMERCIAL ZONES

§ 19.12.020. Permitted use types.

Primary uses are permitted in commercial zones subject to the requirements of this title as designated below:

- A. Principally permitted use, designated as "P";
- B. Conditionally permitted use, designated as "CUP"; and
- C. Administratively permitted use, designated as "A."

Refer to the Downtown Code for permitted uses within the CBD and HD zones.

COMMERCIAL ZONE DISTRICTS PERMITTED USES							
	BP	NC	CC	GC	HC	RC	CMU
AGRICULTURAL AND OPEN SPACE USE TYPES							
Resource Protection and Restoration	CUP	CUP	CUP	CUP	CUP	CUP	P
Resource Related Recreation	P	P	P	P	P	CUP	P
CIVIC USE TYPES							
Community Assembly	CUP	P	P	P	-	-	P
Community Services	P	CUP	P	P	P	P	P
Essential Services	P	P	P	P	P	P	P
Hospital Services							
General Hospital Services	-	-	CUP	CUP	-	-	P
Psychiatric Hospital Services	-	-	CUP	CUP	-	-	P
Libraries and Museums, Private	-	CUP	P	P	P	P	-
Public Parking Services	P	P	P	P	P	P	P
Schools							
College and University	A	-	P	P	-	P	P
Public/Private Elementary and Secondary	-	CUP	CUP	CUP	-	-	P
Social Services							
Emergency Shelter ⁽⁵⁾	-	-	-	CUP	CUP	-	CUP
Food Distribution ⁽³⁾	-	-	-	A/CUP	A/CUP	-	A/CUP
Food Service ⁽⁴⁾	-	-	-	A/CUP	A/CUP	-	A/CUP
Power Generating Facilities ⁽⁹⁾							
Emergency	A	A	A	A	A	A	A
Supplemental/Individual Use	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Passive Power	P	P	P	P	P	P	P
RESIDENTIAL USE TYPES							
Accessory Dwelling Units ⁽¹¹⁾	-	P	P	P	P	-	P
Caretaker/Employee Housing	-	CUP	CUP	CUP	CUP	CUP	P
Community Care Facilities, Small	P	P	P	P	-	P	P

Community Care Facilities, Large	CUP	CUP	CUP	CUP	-	CUP	P
Dwelling ⁽¹⁰⁾							
Multi-Family ^(13,14)	-	CUP/A	CUP/A	-	-	P ⁽¹⁵⁾	P
Single-Family ⁽¹⁴⁾	-	CUP	CUP	CUP	CUP	-	P
Two-Family ⁽¹⁴⁾	-	CUP	CUP	CUP	CUP	-	P
Family Day Care Home, Small	P	P	P	P	-	P	P
Family Day Care Home, Large	-	CUP	CUP	CUP	-	-	P
Single Room Occupant	-	-	-	-	-	-	CUP
Low-Barrier Navigation Center	-	-	-	-	-	-	P
	BP	NC	CC	GC	HC	RC	CMU
COMMERCIAL USE TYPES							
Adult-Oriented Businesses ⁽²⁾	-	-	-	P	-	P	P
Animal Sales and Service							
Grooming and Pet Stores	-	P	P	P	-	P	P
Kennels	-	-	-	CUP	CUP	CUP	P
Veterinary Clinic	-	CUP	P	P	-	-CUP	P
Veterinary Hospital	-	-	CUP	CUP	-	-	P
Automotive and Equipment							
Automotive Body and Equipment Repair	-	-	-	CUP	-	CUP	CUP
Automotive Rentals	-	-	-	P	P	P	P
Automotive Repairs	-	-	CUP	P	P	P	P
Automotive Sales	-	-	CUP	P	-	P	P
Car Wash and Detailing	-	-	CUP	P	-	P	P
Commercial Parking	P	-	-	P	P	-	P
Electric Vehicle Charging Center ⁽¹²⁾	P	P	P	P	P	P	P
Fuel Sales ⁽¹²⁾	CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP
Hydrogen Fuel Sales	P	P	P	P	P	P	P
Heavy Equipment Rental and Sales	-	-	-	P	-	P	P
Banks and Financial Services	P	P	P	P	-	P	P
Bars and Drinking Places	-	-	P	P	-	P	P
Broadcasting and Recording Studios	P	-	-	P	-	-	P
Building Material Stores	-	-	CUP	P	-	P	P
Business Support Services	P	-	P	P	-	-	P
Commercial Recreation							
Amusement Center	-	CUP	P	P	-	P	P
Indoor Entertainment	-	-	P	P	-	P	P
Indoor Sports and Recreation	-	-	P	P	-	P	P
Large Amusement Complexes	-	-	-	CUP	CUP	P	P
Outdoor Entertainment	-	-	-	CUP	-	CUP	P
Outdoor Sports and Recreation	-	-	-	P	CUP	P	P
Community Care Facility	P	P	P	P	-	-	P
Day Care Center	P	P	P	P	-	P	P
Eating and Drinking Establishments							
Fast Food with Drive-Through ⁽¹²⁾	-	-	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP
Convenience	P	P	P	P	P	P	P
Full Service	P	P	P	P	P	P	P
Food and Beverage Retail Sales	-	-	P	P	-	-	P
Funeral and Interment Services	-	-	P	P	-	-	P
Lodging Services	-	-	P	P	P	P	P

Long-Term Care Facility	CUP	CUP	P	P	-	-	P
Maintenance and Repair	-	P	P	P	-	-	P
Medical Services, General	P	P	P	P	P	P	P
Neighborhood Commercial	P	P	-	-	-	-	P
Nightclubs ⁽⁶⁾	-	-	CUP	CUP	-	CUP	CUP
Nursery, Retail	-	-	-	P	-	P	P
Offices, Professional	P	P	P	P	-	P	P
Personal Services	P	P	P	P	P	P	P
Retail Sales and Services	-	-	P	P	P	P	P
Specialized Education and Training							
Vocational Training	-	-	P	P	-	-	P
Specialty Schools	-	CUP	P	P	-	P	P
Storage, Personal Storage Facility	-	-	CUP	P	-	-	P
INDUSTRIAL USE TYPES							
Laundries, Commercial	-	-	CUP	CUP	-	-	P
Printing and Publishing	-	-	-	CUP	-	-	P
Research Services	-	-	-	P	-	-	P
Wholesaling and Distribution, Light	-	-	-	P	-	-	P
TRANSPORTATION AND COMMUNICATION USE TYPES							
Heliport	CUP	CUP	CUP	CUP	CUP	CUP	P
Intermodal Facilities ⁽⁸⁾	CUP	CUP	CUP	CUP	CUP	CUP	P
Telecommunication Facilities ⁽⁷⁾	P/A/CUP	P/A/CUP	P/A/CUP	P/A/CUP	P/A/CUP	P/A/CUP	P/A/CUP

Notes:

- (1) Reserved.
- (2) Additional requirements are contained in Chapter **19.32**.
- (3) Additional requirements are contained in Chapter **19.40**.
- (4) Additional requirements are contained in Chapter **19.39**.
- (5) Additional requirements are contained in Chapter **19.38**.
- (6) Additional requirements are contained in Chapter **19.49**.
- (7) Additional requirements are contained in Chapter **19.34**.
- (8) Additional requirements are contained in Chapter **19.36**.
- (9) Additional requirements are contained in Chapter **19.55**.
- (10) Transitional housing and supportive housing are considered residential use types and are permitted (P) where residential uses are permitted (P) or conditionally permitted (CUP). For supportive housing the total floor area dedicated to administrative office space shall not exceed 25 percent of the total floor area and must provide the minimum supportive services/service area defined in Government Code Section 65651, as may be amended from time to time.
- (11) Accessory dwelling/junior accessory dwelling units are only permitted within areas zoned to allow single-family, two-family or multi-family residential use and must be located on a lot that contains an existing or proposed single-family, two-family or multi-family dwelling unit which has an approved CUP as defined in Section 19.08.080(F)(1) and (F)(2) (Residential Use Types). See Chapter **19.60** for additional accessory dwelling/junior accessory dwelling unit regulations.
- (12) A Conditional Use Permit is required for fast food with drive-through establishments, fuel sales establishments, or electric vehicle charging centers contiguous to: (a) properties with a residential zoning designation; (b) parcels designated as a public utilities easement or landscape easement which are contiguous to a property having a residential zoning designation; and (c) any other parcel of land upon which a building cannot be developed and which separates the subject parcel by less than 100 feet which is contiguous to a property having a residential zoning designation. A Conditional Use Permit is not required for these uses if the subject parcel is separated from properties with a residential zoning designation by a public roadway.
- (13) Multi-family uses are permitted with an Administrative Permit in the NC and CC zone districts when the housing development is constructed on or adjacent to a site occupied by a nonprofit organization, and a nonprofit organization will offer supportive services to the proposed residents. Examples of supportive services include transportation, child care, education assistance, and the provision of clothing and other supplies.
- (14) For sites within a specific plan, residential units are only permitted with a CUP if the specific plan has allocated units to the site. If no units are allocated or if fewer units are allocated than are proposed, a unit transfer or Specific Plan Amendment is required in addition to the CUP.
- (15) Multi-family units are permitted by right in the RC zone district if the specific plan has allocated units to the site. If no units are allocated or if fewer units are allocated than are proposed, a unit transfer or Specific Plan Amendment will be required.
(Ord. 5428 § 1, 2014; Ord. 5974 § 9, 2018; Ord. 6198 § 1, 2020; Ord. 6538 § 7, 2022; Ord. 6662 § 3, 2023; Ord. No. 6813, 5/1/2024; Ord. 6829, 6/19/2024)

Title 19. Zoning Article

Article II. Regulations for the Principal and Special

Purpose Zones

Chapter 19.14. INDUSTRIAL AND MANUFACTURING ZONES

§ 19.14.020. Permitted use types.

Primary uses are permitted in industrial zones subject to the requirements of this title as designated below:

- A. Principally permitted use, designated as “P”;
- B. Conditionally permitted use, designated as “CUP”; and
- C. Administratively permitted use, designated as “A.”

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

INDUSTRIAL ZONE DISTRICTS PERMITTED USES				
	MP	M1	M2	MMU
AGRICULTURAL AND OPEN SPACE USE TYPES				
Agricultural	-	P	P	P
Resource Protection and Restoration	P	P	P	P
CIVIC USE TYPES				
Community Assembly	CUP	CUP	CUP	P
Community Services	P	P	P	P
Essential Services	P	P	P	P
Intensive Public Facilities	-	-	CUP	P
Power Generating Facilities ⁽⁷⁾				
Emergency	A	A	A	A
Supplemental/Individual Use	CUP	CUP	CUP	CUP
General Power Production	CUP	CUP	CUP	CUP
Passive Power	P	P	P	P
Public Parking Services	P	P	P	P
Schools				
College and University	P	P	CUP	P
Public/Private Elementary and Secondary	CUP	-	-	P
Social Services				
Emergency Shelter ⁽⁴⁾	P	CUP	CUP	CUP
Food Distribution ⁽²⁾	-	A/CUP	A/CUP	A/CUP
Food Service ⁽³⁾	-	A/CUP	A/CUP	A/CUP
RESIDENTIAL USE TYPES				
Caretaker/Employee Housing	CUP	A	A	P

COMMERCIAL USE TYPES				
Adult Oriented Businesses	-	P	P	P
Animal Sales and Service				
Kennels	-	P	P	P
Veterinary Clinic	P	P	P	P
Veterinary Hospital	-	P	P	P
Automotive and Equipment				
Automotive Body and Equipment Repair	CUP	P	P	P
Automotive Rental	CUP	CUP	-	P
Automotive Repairs	P	P	CUP	P
Automotive Sales	CUP	-	-	P
Car Wash and Detailing	P	P	CUP	P
Commercial Parking	P	P	P	P
Gasoline Sales ⁽⁸⁾	P/CUP	P/CUP	P/CUP	P/CUP
Heavy Equipment Rental and Sales	CUP	P	P	P
Impound Yards	CUP	CUP	P	P
Broadcasting and Recording Studios	P	P	P	P
Building Material Stores	P	P	P	P
Business Support Services	P	P	CUP	P
Commercial Recreation				
Indoor Entertainment	CUP	CUP	CUP	P
Indoor Sports and Recreation	P	P	P	P
Large Amusement Complexes	-	CUP	CUP	P
Outdoor Entertainment	-	CUP	CUP	P
Outdoor Sports and Recreation	CUP	P	P	P
Eating and Drinking Establishments, Convenience ⁽⁸⁾	P/CUP	P/CUP	P/CUP	P/CUP
Maintenance and Repair	P	CUP	CUP	P
Medical, General	-	-	-	-
Microbreweries	P	P	P	P
Neighborhood Commercial	P	CUP	CUP	P
Nightclubs ⁽¹⁾	CUP	CUP	CUP	P
Nursery, Retail	CUP	P	P	P
Offices, Professional	P	P	P	P
Personal Services	P	CUP	CUP	P
Retail Sales and Services	P	-	-	P
Specialized Education and Training				
Vocational Schools	P	P	CUP	P
Specialty Schools	P	P	CUP	P
Storage, Personal Storage Facility	P	P	P	P
	MP	M1	M2	MMU
INDUSTRIAL USE TYPES				
Day Care Center, Secondary (Employees Only)	CUP	CUP	-	CUP
Equipment and Materials Storage Yards	-	CUP	P	P
General Industrial	-	CUP	P	P
Hazardous Materials Handling	-	CUP	P	P
Laundries, Commercial	P	P	P	P
Light Manufacturing	P	P	P	P
Printing and Publishing	P	P	P	P

Recycling, Scrap and Dismantling				
Enclosed	P	P	P	P
Unenclosed	-	CUP	P	P
Research Services	P	P	P	P
Specialized Industrial	CUP	CUP	CUP	P
Wholesale and Distribution				
Light	P	P	P	P
Heavy	-	CUP	P	P
TRANSPORTATION AND COMMUNICATION USE TYPES				
Antennas and Communication Facilities⁽⁵⁾				
Developed Lot	P	P	P	P
Undeveloped Lot	CUP	CUP	CUP	CUP
Heliport	-	CUP	CUP	P
Intermodal Facilities ⁽⁶⁾	P	P	P	P
Telecommunication Facilities ⁽⁵⁾	P/AP/CUP	P/AP/CUP	P/AP/CUP	P/AP/CUP

Notes:

- (1) Additional requirements are contained in Chapter **19.49**.
- (2) Additional requirements are contained in Chapter **19.40**.
- (3) Additional requirements are contained in Chapter **19.39**.
- (4) Additional requirements are contained in Chapter **19.38**.
- (5) Additional requirements are contained in Chapter **19.34**.
- (6) Additional requirements are contained in Chapter **19.36**.
- (7) Additional requirements are contained in Chapter **19.55**.
- (8) A conditional use permit is required for fast food with drive through establishments or gasoline sales establishments contiguous to: (a) properties with a residential zoning designation; (b) parcels designated as a public utilities easement or landscape easement which are contiguous to a property having a residential zoning designation; and (c) any other parcel of land upon which a building cannot be developed and which separates the subject parcel by less than 100 feet which is contiguous to a property having a residential zoning designation. A conditional use permit is not required for these uses if the subject parcel is separated from properties with a residential zoning designation by a public roadway.

(Ord. 5428 § 1, 2014; Ord. 6198 § 1, 2020)

Title 19. Zoning

Article III. General Development Regulations Chapter 19.20

Chapter 19.22. ACCESSORY USES AND STRUCTURES

§ 19.22 .020. Accessory uses.

- A. Accessory Uses Encompassed by Primary Use.** In addition to the primary uses expressly included in a use classification, each use classification shall be deemed to include such accessory uses which are specifically identified by these regulations; and such other accessory uses which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to, such primary uses. It shall be the responsibility of the Planning Manager to determine if a proposed accessory use is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to the primary use, based on the Planning Manager's evaluation of the resemblance of the proposed accessory use to those uses specifically identified as accessory to the primary uses and the relationship between the proposed accessory use and the primary use. Determinations by the Planning Manager shall be subject to appeal pursuant to Chapter **19.80**, and a record of all such determinations shall be maintained by the Planning Manager.
- B. Accessory Uses Subject to Regulations.** Accessory uses shall be regulated in the same manner as the primary uses within each use classification, except as otherwise expressly provided by these regulations.
- C. Permitted Accessory Uses for a Dwelling Use Type.**
1. Home occupation, as permitted in Chapter **19.42**.
 2. Garage/yard sales, with the following limitations:
 - a. Three sales per calendar year at the same address;
 - b. Not to exceed three calendar days per event; and
 - c. Operating during daylight hours only.
 3. Off-street parking areas and parking structures for use by persons living or visiting the premises.
 4. Repair and maintenance of automobiles or other vehicles if work is being done on a vehicle registered to a resident of the premises or not more than one automobile or other vehicle at a time if work is being done on a vehicle registered to someone other than a resident of the premises. Notwithstanding the above, repair or maintenance of any tractor trucks or semi-trucks is not permitted in any residential zone district.
 5. Rental and sales offices for the leasing and sales of units located in the same apartment or condominium complex.
 6. Portable on-demand storage containers ordinarily and customarily associated with a residential use (e.g. POD containers) subject to the following restrictions:
 - a. Allowed within the designated parking area of a front- or side-yard setback for no more than thirty (30) days in a twelve (12) month period, provided the container does not impair motor vehicle operator view or block any portion of public right-of-way.
 - b. Containers must be delivered and maintained in good condition free from rust, peeling paint, graffiti, and/or other forms of deterioration.

c. Containers must display a notice that includes company contact information and delivery and removal dates.

D. Permitted Accessory Uses for Schools, Community Assembly and Community Services Use Types.

1. Recycling collection center for collection of newspapers only, by nonprofit organizations, when operated in conformance with Chapter **19.56** (Recycling Collection Centers).
2. Fundraising sale and events.

E. Permitted Accessory Uses for Commercial and Industrial Use Types.

1. Automatic teller machine.
2. Cafeteria, delicatessen and food vending with an area of less than 1,000 square feet.
3. Fleet storage of company owned vehicles within a parking lot.
4. Open air vending facilities, as permitted by Chapter **19.50**.
5. Outdoor storage, provided that:
 - a. All outdoor storage in commercial zones shall be screened from public view through a combination of building design, landscaping and berming, and/or location. Any outdoor storage that is not completely screened, as determined by the Planning Manager, is subject to an Administrative Permit;
 - b. There shall be no visible storage of motor vehicles, trailers, airplanes, boats, or their composite parts except where authorized by an automobile, trailer, airplane, or boat sales business in commercial zones.
6. Recreational facilities (indoors or outdoors) for use of employees. Such facilities include, but are not limited to: basketball courts, ballfields, putting greens and volleyball courts.
7. Recycling collection center, as permitted by Chapter **19.56**.
8. Used goods collection center, as permitted by Chapter **19.68**.
9. Plazas.
10. Caretaker residence when associated with a personal storage facility.

§ 19.22.030. Accessory structures.

A. Accessory Structures Included With Permitted Uses. In addition to the primary structures associated with permitted uses, each use classification shall be deemed to include such accessory structures which are specifically identified by these regulations, and such other accessory structures which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to, such primary structures. It shall be the responsibility of the Planning Manager to determine if a proposed accessory structure is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to the primary structure, based on the Planning Manager's evaluation of whether the proposed accessory structure is necessary or customarily associated with the use for which the development was constructed. Determinations by the Planning Manager shall be subject to appeal pursuant to Chapter **19.80**, and a record of all such determinations shall be maintained by the Planning Manager. All accessory structures shall be located in compliance with all other applicable requirements of the zone district in which they are located and any other permits required (e.g., Design Review Permit).

B. Accessory Structures Subject to Regulations. Accessory structures shall be regulated in the same

manner as the primary structures within each zoning district, except as otherwise expressly provided by these regulations. Accessory structures may be established concurrently or following the construction of a primary structure.

C. Permitted Accessory Structures to Dwelling Use Type (Single-Family and Two-Family).

- 1. Decks and Balconies.** Uncovered decks under 30 inches in height at the top of the deck sheathing are permitted anywhere on a parcel, without respect to required setbacks. Any deck or balcony (uncovered or covered) which is 30 inches or taller in height, when measured as outlined in Section 19.95.030(H)(1) (Height, Building and Other Structures), shall maintain a minimum side yard setback of two times the required interior side yard setback for the primary structure, a rear yard setback of one-half the required rear yard setback for the primary structure, a 10-foot front yard setback, and shall be located consistent with the residential clear vision triangle requirements of Section **19.10.030(B)**.
- 2. Unenclosed structures,** including, but not limited to, shade structures, carports, boat and RV covers, patio covers and gazebos located on the ground floor. Such structures are subject to the following requirements:
 - a. The structure shall not enclose any area equal to or greater than 20 percent on any side not attached to the residence;
 - b. The structure shall not be constructed of materials which would create a year round livable area;
 - c. Less than seven feet in height:
 - i. Interior Lot. Unenclosed structures less than seven feet in height may be located anywhere within a parcel, but shall maintain the required front yard setback;
 - ii. Corner Lot. On the street side of a corner lot, the structure shall maintain a five-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way;
 - iii. On the street side of a corner lot located adjacent to a key lot, the structure shall maintain a 10-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way.
 - d. Greater than seven feet in height:
 - i. The structure shall maintain the required front yard setback and a five-foot rear and side yard setback;
 - ii. The structure shall not exceed 15 feet in height and one story. For each foot in height above 10 feet the required setback, except the front yard setback, shall be increased by one foot. Structures integrated into the existing roofline of the primary structure, and exceeding the height limit, or constructed concurrently with the main residence shall be considered attached to (and part of) the primary structure for purposes of this article;
 - iii. On the street side of a corner lot, the structure shall maintain a five-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way;
 - iv. On the street side of a corner lot located adjacent to a key lot, the structure shall maintain a 10-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way.
- 3. Enclosed structures** are subject to the following requirements:
 - a. Less than seven feet in height:
 - i. The minimum setback is five feet from the back of sidewalk or right-of-way, whichever is

greater, on the street side for corner lots;

- ii. The minimum setback is 10 feet from the back of sidewalk or right-of-way, whichever is greater, when adjacent to a key lot; and
- iii. No setback is required adjacent to the rear or interior side property lines.

b. Greater than seven feet in height:

- i. The maximum height is 15 feet and one story;
- ii. The minimum setback is five feet from the rear and side property lines;
- iii. The minimum setback is 12.5 feet from the back of sidewalk or edge of right-of-way on corner lots; and
- iv. For each foot in height above 10 feet, the required setback, except for the front yard setback, shall be increased by one foot.

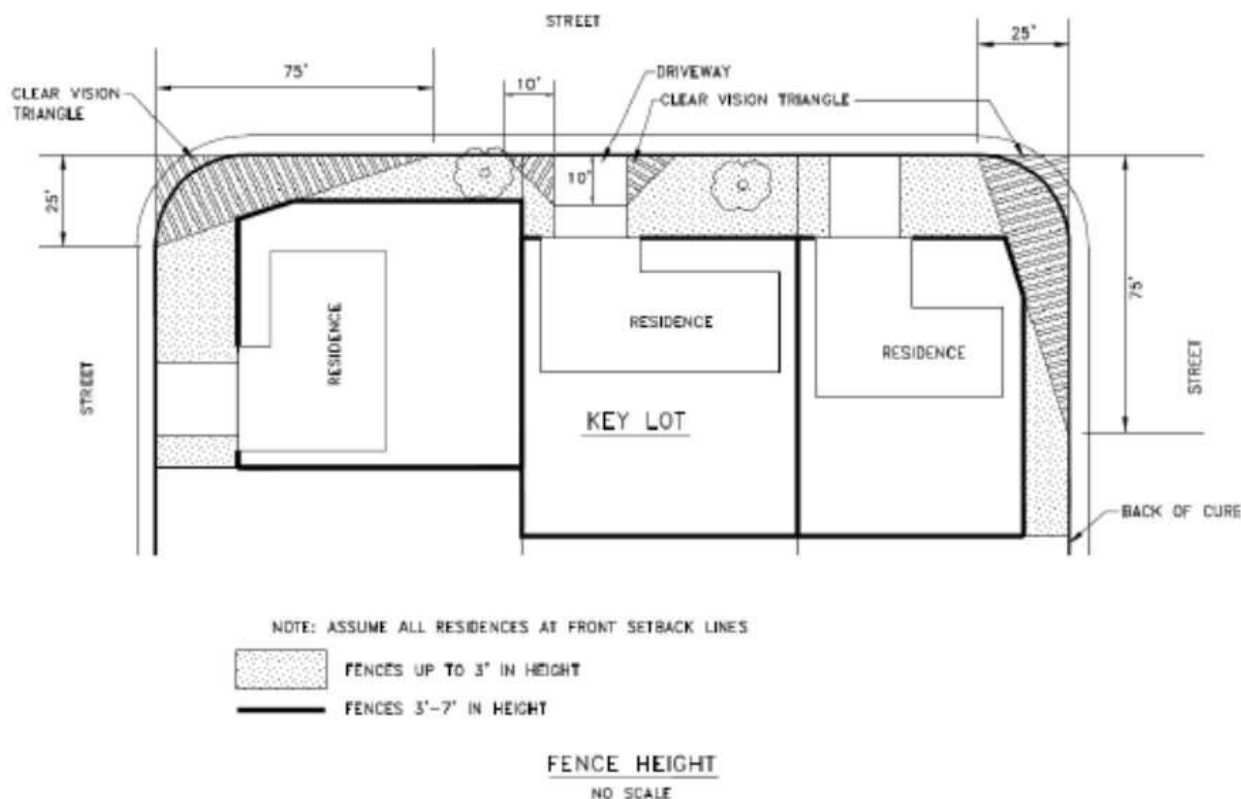
c. General.

- i. If the building or structure is located within a required rear yard setback, the total size of the building or buildings, cumulatively, shall be less than 50 percent of the required rear yard area.
- ii. The required front yard of the applicable residential zone district shall be maintained.
- iii. A maximum of 700 square feet of detached building(s) or structure(s) is permitted on the same lot. Additional square footage of detached accessory building(s) or structure(s) (excluding accessory dwelling units), in excess of 700 square feet, may be permitted upon approval of an Administrative Permit.
- iv. An extension of the main building or accessory building roof (e.g., a breezeway) may connect the accessory building to the primary building, but it shall not be considered part of (attached to) the main (primary) building, except as specified below. The breezeway and accessory building must maintain required side yard setbacks.
- v. Any accessory structure located less than six feet from the primary building shall be considered attached to (and part of) the primary building for purposes of this article, and shall be subject to the development standards for the primary building. Additions to primary structures are regulated pursuant to Section **19.10.030** (Residential zone general development standards).

4. Fences and Walls. A maximum seven-foot high fence (including lattice and similar attachments) or wall may be located on a parcel consistent with the following requirements:

a. The maximum height shall be reduced to three feet if located:

- i. Within a residential or residential driveway clear vision triangle (see Chapter **19.95** , Definitions);
- ii. Within a required front setback; or
- iii. Within five feet of the back of the sidewalk of a street side for a corner lot. In the absence of a sidewalk, the five-foot setback is measured from the back of the right-of-way.



- b. When there is a difference in the ground level between two adjoining parcels, the height of any fence or wall constructed along a common property line shall be determined by using the finished grade of the highest contiguous parcel.
 - c. The height of a fence or wall may be increased a maximum of one foot to provide for noise attenuation or buffering of adjacent land uses, subject to approval of an Administrative Permit. Fences and walls in excess of eight feet may be permitted subject to the approval of a Conditional Use Permit.
 - d. The provisions of this section shall not apply to any fence or wall required by any law or regulation of the City or State.
5. **Flag Poles.** The pole may be a maximum of 35 feet in height and shall maintain a minimum five-foot setback from any property line.
 6. **Security facilities,** including security gates and gate houses at a project entrance.
 7. **Antennas,** including HAM radio, radio and television receiving antennas subject to requirements of Chapter 19.34.
 8. **Children's play equipment,** including playsets, playhouses and tree houses.
 9. **Recreation facilities,** including recreation activity courts and facilities (excluding associated fencing and netting), swimming pools, spas and hot tubs, which are customarily associated with residential use, are permitted in the rear and side yards. Recreational facilities shall not include automated pitching equipment or similar noise generating recreation equipment not typically associated with residential use.
 10. **Satellite Dishes.** Satellite dishes as allowed in Chapter 19.34.
 11. **Entry Arbors.** Entry arbors may be located within the required front yard setback provided they do not cover more than 25 square feet in area and do not exceed a height of 10 feet.

12.Landscape Features. Landscape features including fountains less than seven feet in height may be located within the front yard setback provided the feature is located outside of the clear vision triangle and does not exceed 25 square feet in area.

13.Mailboxes. United States Postal Service (USPS) mailboxes may be located within the required front yard setback provided the mailbox is located outside of the clear vision triangle and does not exceed six square feet in area. The mailbox must also comply with the USPS requirements.

14.Outdoor Living Elements Outdoor living elements including but not limited to, outdoor fireplaces and outdoor kitchens, are not permitted in the required front yard and shall adhere to the development requirements for enclosed accessory structures.

14.15. Shipping Containers. Shipping containers are not ordinarily and customarily associated with residential uses and are prohibited on residential property.

15.16. Exceptions to Setbacks. Notwithstanding the requirements of subsection **A** of this section, the following structures are permitted to encroach into the required development setbacks, as follows:

- a. Architectural features, such as, but not limited to: cornices, eaves and similar features, but not any flat wall may encroach up to two feet into any required setback.

16.17. Exceptions to Accessory Structure Requirements. Unless otherwise noted that a Conditional Use Permit is required, an exception to the requirements of this section may be approved subject to the approval of an Administrative Permit.

D. Permitted Accessory Structures to Dwelling Use Type (Multi-Family).

1. Bicycle lockers and off-street parking areas.

2. Decks and Balconies. Uncovered decks under 30 inches in height at the top of the deck sheathing are permitted anywhere on a parcel, without respect to required setbacks. Any deck or balcony (uncovered or covered) of 30 inches or taller in height, when measured as outlined in Section 19.95.030(H)(1)(Height, Building and Other Structures), shall maintain a minimum side yard setback of two times the required interior side yard setback for the primary structure, a rear yard setback of one-half the required rear yard setback for the primary structure, a 10-foot front yard setback, and shall be located consistent with the residential clear vision triangle requirements of Section 19.10.030(8.)

3. Unenclosed structures, including detached shade structures, covered patios, arbors, and gazebos located on the ground floor. Such structures are subject to the following requirements:

- a. The structure shall not enclose any area equal to or greater than 20 percent on any side;
- b. The structure shall not be constructed of materials which would create a year round livable area;
- c. The structure shall not exceed 15 feet in height and one story. For each foot in height above 10 feet the required setback, except the front yard setback, shall be increased by one foot;
- d. The structure shall maintain a 15-foot front yard setback and a five-foot rear and side yard setback;
- e. On the street side of a corner lot, the structure shall maintain a five-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way;
- f. On the street side of a corner lot located adjacent to a key lot, the structure shall maintain a 10-foot setback as measured from the back of the sidewalk or right-of-way; and
- g. The size or location of the structure does not violate any requirements of an approved site review, design review or Administrative Permit.

4. Fences and Walls. A maximum seven-foot high fence (including lattice and similar attachments) or wall may be located anywhere on a parcel consistent with the following requirements:

- a. The maximum height shall be reduced to three feet if located:
 - i. Within a residential or residential driveway clear vision triangle (see Chapter **19.95**, Definitions);
 - ii. Within a required front setback; or
 - iii. Within five feet of the back of the sidewalk of a street side for a corner lot. In the absence of a sidewalk, the five-foot setback is measured from the back of the right-of-way.
- b. When there is a difference in the ground level between two adjoining parcels, the height of any fence or wall constructed along a common property line shall be determined by using the finished grade of the highest contiguous parcel.
- c. The height of a fence or wall may be increased a maximum of one foot to provide for noise attenuation or buffering of adjacent land uses, subject to approval of an Administrative Permit. Fences and walls in excess of eight feet may be permitted subject to the approval of a Conditional Use Permit.
- d. The provisions of this section shall not apply to any fence or wall required by any law or regulation of the City or State.

5. Flag Poles. The pole may be a maximum of 35 feet in height and shall maintain a minimum five-foot setback from any property line.

6. Security facilities, including security gates and gate houses at a project entrance.

7. Antennas, including HAM radio, radio and television receiving antennas subject to the requirements of Chapter **19.34**.

8. Recreation facilities, including recreation activity courts and facilities, children's play equipment, swimming pools, spas and hot tubs.

9. Satellite Dishes. Satellite dishes as allowed in Chapter **19.34**.

10. Signs, as permitted by Title 17 of this Code.

11. Transit facilities.

12. Trash enclosures and recycling facilities.

13. Exceptions to Accessory Structure Requirements. Unless otherwise noted that a Conditional Use Permit is required, an exception to the requirements of this section may be approved subject to the approval of an Administrative Permit.

E. Permitted Accessory Structures to Commercial and Industrial Use Types.

1. Bicycle lockers, and off-street parking areas and structures.

2. Unenclosed structures, including arbors and gazebos.

3. Detached enclosed storage.

4. Detached unenclosed storage buildings and pole buildings associated with the outdoor display of building materials, nursery stock, or other materials which are typically displayed outdoors or under a canopy.

5. Fences and walls, except that no fence or wall in excess of three feet may be located within a commercial clear vision triangle (see Definition);

6. Flag Poles. The pole may be a maximum of 35 feet in height and shall maintain a minimum five-

foot setback from any property line.

- 7. Security facilities**, including security gates and gate houses at a project entrance.
- 8. Antennas**, including HAM radio, radio and television receiving antennas subject to the requirements of Chapter **19.34**.
- 9. Recreation facilities**, including recreation activity courts and facilities for use by employees.
- 10. Satellite Dishes**. Satellite dishes as allowed in Chapter **19.34**.
- 11. Signs**, as permitted by Title 17 of this Code.
- 12. Transit facilities**.
- 13. Trash enclosures and recycling facilities**.

F. Prohibited Accessory Uses and Structures Within All Zone Districts and Use Types.

- 1. Outdoor Storage**. Storage of loose rubbish, garbage, junk or their receptacles shall not be visible from any public right-of-way. Outdoor storage of other materials and equipment may be permitted consistent with the use types and permit requirements of Article II of this title.
- 2. Vehicles for Sale**. No vehicles shall be stored or displayed for sale on any undeveloped parcel or on any property zoned for commercial or industrial uses except where authorized for automobile sales pursuant to this title.
- 3. Fences**. The use of barbed wire, electrified fence, razor wire or similar security devices in conjunction with any fence, wall, or hedge, or by itself is prohibited, except in the following circumstances:
 - a. For security purposes in non-residential zones, where the barbed wire, electrified wire, or razor wire is located a minimum of six feet above the ground;
 - b. Where property is zoned urban reserve and is still being primarily utilized for agricultural purposes; and
 - c. Where required by any permit condition, law or regulation of the City or state

Title 19 Zoning

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Chapter 19.26. OFF-STREET PARKING AND LOADING

§ 19.26.030. Parking space requirements by use type.

C. Adjustment to Number of Required Parking Spaces. The number of parking spaces required by subsection A may be reduced as follows:

1. **Specific Plan Provisions.** Provisions may be made in a specific plan to allow reductions in the number of required parking spaces based upon special provisions, such as providing golf cart or electric car parking where special provisions are made for golf carts or electric cars.

Parking Reductions for Shared Parking. If an applicant believes the number of parking spaces required for their building complex as specified in subsection A (which is the sum of all the users within the building complex) is not applicable because the hours of operation of different tenants/uses within the building complex will effectively allow for dual use of the parking spaces then the applicant may request an Administrative Permit. The Approving Authority shall be the Planning Manager. The applicant shall have the burden of proof for requesting a reduction in the total number of required off-street parking spaces, and documentation shall be submitted substantiating this request. Shared parking reductions shall only be approved by the Approving Authority if:

- a. A sufficient number of spaces are provided to meet the greatest parking demand of the participating uses;
 - b. Satisfactory evidence is provided describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict between them;
 - c. Overflow parking will not impact any adjacent use; and
 - d. Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Planning Manager are executed to assure that the required parking spaces provided are maintained and uses with similar hours and parking requirements as those uses sharing the parking facilities remain for the life of the project.
2. **Parking Reductions for an Individual Use.** If an applicant for a proposed use believes the number of parking spaces required for their use as specified in subsection A is not applicable because their use functions differently than the generic use type and associated parking standards established in this title, then the applicant may request an Administrative Permit. The Approving Authority shall be the Planning Manager. The applicant shall have the burden of proof for requesting a reduction in the total number of required off-street parking spaces, and documentation shall be submitted substantiating the request. Such documentation may include, but is not limited to: a parking study of another facility of the same use which is similar in size and operation, calculating the

required parking spaces with field data of peak parking usage. Reduced parking shall only be approved by the Approving Authority if:

- a. Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards are excessive and the proposed parking standards are appropriate; and
 - b. Overflow parking will not impact any adjacent use.
3. **Parking Reductions for Eating and Drinking Establishments.** The Approving Authority for any application for a parking reduction by an eating and drinking establishment as defined in Section 19.08.090(L) shall be the Planning ~~Commission~~Manager. The Planning Commission shall be the Approving Authority for any application requesting a parking reduction where the request would result in a cumulative parking reduction of 15% or more for the propertycenter in which the eating and drinking establishment is located.

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Chapter 19.28. RESIDENTIAL DENSITY BONUS

§ 19.28.040. Eligibility for bonus.

A developer of a housing development containing five or more units may qualify for a density bonus and at least one other incentive as provided by this chapter if the developer does one of the following:

- A. Agrees to construct and maintain at least five percent of the units for rental or sale dedicated to very low income households (includes a shared housing building development, in which case minimum unit size or bedroom requirements shall not conflict with the definition of "shared housing building");
- B. Agrees to construct and maintain at least 10 percent of the units for rental or sale dedicated to lower income households (includes a shared housing building development, in which case minimum unit size or bedroom requirements shall not conflict with the definition of "shared housing building");
- C. Agrees to construct and maintain at least 10 percent of the units of a housing development to be sold to moderate income households, provided that all units in the development are offered to the public for purchase, consistent with **Government Code** Section 65915, as may be amended from time to time;
- D. Agrees to construct and maintain a senior citizen housing development ~~("development" includes a shared housing building development)~~, as defined in ~~Section 19.28.020 of this chapter~~Sections 51.3 and 51.12 of the California Civil Code, or a mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the California **Civil Code**, as may be amended from time to time; For the purposes of this subparagraph, "development" includes a shared housing building development and a residential care facility for the elderly, as defined in Section 1569.2 of the Health and Safety Code.
- E. Donates land to the City dedicated for the construction of very low income units pursuant to Section **19.28.080** of this chapter;
- F. Includes a qualifying child care facility as described in Section **19.28.070** of this chapter in addition to providing housing as described in subsections **A** through **C** of this section;
- G. Agrees to construct and maintain at least 10 percent of the units of a housing development for transitional foster youth, as defined in Section 66025.9 of the California **Education Code**, as may be amended from time to time, disabled veterans, as defined in Section 18541 of the California **Government Code**, as may be amended from time to time, or homeless persons, as defined in the Federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Section 11301 et seq.), as may be amended from time to time,

dedicated to very low income households;

- H. Agrees to construct and maintain at least 20 percent of the units for lower income students in a student housing development pursuant to Section **19.28.085** of this chapter; or
- I. Agrees to construct and maintain 100 percent of the units, including total units and density bonus units, but exclusive of a manager's unit or units, dedicated to lower income households, except that up to 20 percent of the units, including total units and density bonus units, may be dedicated to moderate income households (includes a shared housing building development).

§ 19.28.060. Eligibility and application requirements for incentives.

- A. **Available Incentives.** A housing development qualifying for a density bonus may be entitled to at least one incentive. Incentives may include, but are not limited to:
 - 1. A reduction in site development standards such as:
 - a. Reduced minimum lot sizes and/or dimensions.
 - b. Reduced minimum lot setbacks.
 - c. Reduced minimum outdoor and/or private outdoor living area.
 - d. Increased maximum lot coverage.
 - e. Increased maximum building height and/or stories.
 - f. Reduced on-site parking requirements.
 - g. Reduced street standards.
 - 2. A reduction in architectural design requirements.
 - 3. A density bonus greater than the amount required by this chapter.
 - 4. Other regulatory incentives proposed by the developer or the City, which result in identifiable, financially sufficient, and actual cost reductions.
- B. **Parking Requirements.** If an applicant qualifies for a density bonus pursuant to this chapter, the applicant may request, in addition to any requested incentive(s), that reduced parking requirements be applied to the project in place of the City's current parking requirements. The parking requirement is inclusive of accessible and guest parking for the entire housing development, but shall not include on-street parking spaces in the count towards the parking requirement. The housing development may provide on-site parking through tandem or uncovered parking, but not through on-street parking. In calculating the number of parking spaces required for a development, if the total number of parking spaces is other than a whole number, the number shall be rounded

up to the next whole number.

1. Except as otherwise provided in this subsection, the following parking requirements shall apply:
 - a. One bedspace in a student housing development, as defined by Section 65915 of the Government Code, as may be amended from time to time: zero parking spaces.
 - a.b. Zero to one bedroom: one on-site parking space.
 - b.c. Two to three bedrooms: one and one-half on-site parking spaces.
 - c.d. Four or more bedrooms: two and one-half on-site parking spaces.
2. If the housing development includes at least 20 percent lower income units or at least 11 percent very low income units, is located within one-half mile of a major transit stop, and there is unobstructed access to the major transit stop from the development, then the parking requirement shall be one-half on-site parking space per unit.
3. If a housing development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the California **Health and Safety Code** as may be amended from time to time, then no parking spaces shall be required as long as the development meets either of the following criteria:
 - a. The development is located within one-half mile of a major transit stop and there is unobstructed access to the major transit stop from the development; or
 - b. The development is a for-rent housing development for individuals who are 62 years of age or older that complies with Sections 51.2 and 51.3 of the California **Civil Code** as may be amended from time to time, and the development has either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.
4. If a housing development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the California **Health and Safety Code**, as may be amended from time to time, and the development is either a special needs housing development, as defined in Section 51312 of the California **Health and Safety Code**, as may be amended from time to time, or a supportive housing development, as defined in Section 50675.14 of the California **Health and Safety Code**, as may be amended from time to time, then no parking spaces shall be required. A development that is a special needs housing development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.
5. Upon the request of the developer, the parking requirement (inclusive of parking for persons with a disability and guests) shall be 0.5 spaces per bedroom if all of the following are met:
 - a. The housing development includes at least 40 percent moderate income units and at least 10 percent of the units of the housing development are sold to moderate income households, provided that all units in the development are offered to the public for purchase; and

- b. The housing development is located within one-half mile of a major transit stop, as defined in **Public Resources Code** Section 21155(b), as may be amended from time to time; and
- c. The residents of the development have unobstructed access to the major transit stop from the development.

C. Eligibility for Incentives. Incentives are available to a housing developer as follows:

- 1. One incentive for housing developments that: (a) restrict at least 10 percent of the total units to lower income households, at least five percent for very low income households, or at least 10 percent for persons and families of moderate income in a development in which the units are for sale; or (b) are for senior housing.
- 2. Once incentive or concession for projects that include at least 20 percent of the total units for lower income students in a student housing development. If a project includes at least 23 percent of the total units for lower income students in a student housing project, the applicant shall instead receive two incentives or concessions.
- 2.3. Two incentives for housing developments that restrict at least 17 percent of the total units to lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a development in which the units are for sale.
- 3.4. Three incentives for housing developments that restrict at least 24 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a development in which the units are for sale.
- 4.5. Five incentives for housing developments that restrict 100 percent of the units, including total units and density bonus units, but exclusive of a manager's unit or units, dedicated to lower income households, except that up to 20 percent of the units, including total units and density bonus units, may be dedicated to moderate income households. If the project is located within one-half mile of a major transit stop, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.
- 5.6. One incentive for projects that include at least 20 percent of the total units for lower income students in a student housing development.
- 6.7. Four incentives for projects that include at least 16 percent of the units for very low income households or at least 45 percent for persons and families of moderate income in a development in which the units are for sale.

§ 19.28.085. Student housing.

- A. **Student Housing Density Bonus Requirements.** In order for a student housing development to be eligible for a density bonus under Section 19.28.040 of this chapter, the student housing development must meet the following requirements:
 - 1. All units in the student housing development shall be used exclusively for undergraduate, graduate, or professional students enrolled full time at an institution

of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges. The developer shall, as a condition of receiving a certificate of occupancy, provide evidence to the City that the developer has entered into an operating agreement or master lease with one or more institutions of higher education for the institution or institutions to occupy all units of the student housing development with students from that institution or institutions.

2. The applicable 20 percent units shall be used for lower income students. For purposes of this clause, "lower income students" means students who have a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients as set forth in paragraph (1) of subdivision (k) of Section 69432.7 of the California **Education Code**.
3. The rent provided in the applicable units of the development for lower income students shall be calculated at 30 percent of 65 percent of the area median income for a single-room occupancy unit type.
4. The development shall provide priority for the applicable affordable units for lower income students experiencing homelessness.
- 4.5. For student housing developments that meet the aforementioned criteria, the density bonus shall be 35 percent of the student housing units.

- B. **Definition of Units.** For purposes of calculating a density bonus granted for a student housing development, the term "unit" means one rental bed and its pro rata share of associated common area facilities.

Title 19. Zoning

Article IV. Special Area and Specific Use

Requirements Chapter 19.30

Chapter 19.33. Commercial Corridor Specific Plans

§ 19.33.030. Permitted uses.

- A. **General.** Land uses within the Corridor Plans are implemented through application of zone districts. In recognition of the goals of the Corridor Plans this special area district ("District") applies to all Multifamily Residential (R3), Business Professional (BP), Neighborhood Commercial (NC), Community Commercial (CC), and General Commercial (GC) zone districts within the Specific Plan boundaries within the Corridor Plans. The district standards do not apply to any zone districts not listed in the tables below, such as the Single-Family (R1), Small-Lot (RS), or Two-Family (R2) Residential zone districts. The district customizes the permitted uses of general zone districts to reflect the unique nature and community character goals of the Specific Plan.
- B. **Permitted Use Types.** Use tables are provided for each of the three Corridor Plans. The tables specify permitted uses, conditionally permitted uses, administratively permitted uses, and prohibited uses for certain zoning designations within the Specific Plan. Principally permitted uses (P) indicate that the use is allowed in the specified zone. Conditionally and administratively permitted uses require the granting of a Conditional Use Permit (CUP) or Administrative Permit (A), respectively, as provided in Chapters 19.72 and 19.74 of the Roseville Municipal Code. Prohibited uses (-) are not allowed in the specified zone district. Use type classifications are defined in Chapter 19.08 of the Roseville Municipal Code. This district relies on the classification system and definitions established in the Roseville Municipal Code.

A zone district which is not listed within the tables below is regulated in accordance with Article II of Title 19. A use which is listed within the permitted use tables of Article II of Title 19, but is not listed below is generally prohibited. Where a use is not specifically listed in either Article II of Title 19 or the tables below, the Planning Manager may determine whether the use is generally consistent or of the same general character as one or more listed uses to determine whether the use is permitted. Existing buildings, structures, and uses permitted within the Specific Plan area as of the effective date of this chapter shall continue to be permitted and exempt from the requirements of this chapter as legal nonconforming.

ATLANTIC STREET CORRIDOR PERMITTED USE TABLE			
	CC	GC	R3
AGRICULTURAL AND OPEN SPACE USE TYPES			
Animal Keeping	-	-	P
Resource Protection and Restoration	P	P	P
Resource Related Recreation	P	P	P
CIVIC USE TYPES			
Community Assembly	P	P	P

Community Services	P	P	CUP
Essential Services	P	P	P
Hospital Services			
General Hospital Services	P	CUP	-
Psychiatric Hospital Services	P	CUP	-
Libraries and Museums, Private	P	P	-
Public Parking Services	P	P	-
Schools			
College and University	P	P	-
Public/Private Elementary and Secondary	CUP	CUP	CUP
Social Services			
Emergency Shelter ⁽¹⁾	CUP	CUP	-
Food Distribution ⁽²⁾	CUP	A/CUP	-
Food Service ⁽³⁾	CUP	A/CUP	-
Power Generating Facilities ⁽⁴⁾			
Emergency	A	A	P
Supplemental/Individual Use	CUP	CUP	P
Passive Power	P	P	P
	CC	GC	R3
RESIDENTIAL USE TYPES			
Accessory Dwelling Units ⁽⁵⁾	P	P	P
Caretaker/Employee Housing	P	P	P
Community Care Facilities, Small	P	P	P
Community Care Facilities, Large	P	P	P
Dwelling ⁽⁷⁾			
Multi-Family	P ⁽¹⁸⁾	-	P ⁽¹⁸⁾
Single-Family	P/CUP ⁽⁸⁾	CUP	P
Two-Family	P/CUP ⁽⁸⁾	CUP	P
Family Day Care Home, Small	P	P	P
Family Day Care Home, Large ⁽⁹⁾	P	P	P
Live/Work	P	P	P
Long Term Care Facility, Small ⁽¹⁰⁾	-	-	P
Long Term Care Facility, Large	-	-	A
Low-Barrier Navigation Centers ⁽¹¹⁾	-	-	P
Mobile Home Park	-	-	CUP
Rooming and Boarding House	-	-	P
Short-Term Rental ⁽¹²⁾	-	-	P
Single Room Occupant	-	-	-
COMMERCIAL USE TYPES			
Animal Sales and Service			
Grooming and Pet Stores	P	P	-
Kennels	-	CUP	-
Veterinary Clinic	P	P	-
Veterinary Hospital	CUP	CUP	-
Automotive and Equipment			
Automotive Body and Equipment Repair	-	P/CUP ⁽¹³⁾	-
Automotive Rentals	-	P	-
Automotive Repairs	CUP	P	-
Automotive Sales	CUP	P	-

Car Wash and Detailing	CUP	P	-
Gasoline Sales ⁽¹⁴⁾	P/CUP	P/CUP	-
Heavy Equipment Rental and Sales	-	P	-
Banks and Financial Services	P	P	-
Bars and Drinking Places	P	P	-
Broadcasting and Recording Studios	P	P	-
Business Support Services	P	P	-
Commercial Recreation			
Amusement Center	P	P	-
Indoor Entertainment	P	P	-
Indoor Sports and Recreation	P	P	-
Large Amusement Complexes	P	CUP	-
Outdoor Entertainment	P	CUP	-
Outdoor Sports and Recreation	P	P	A
Day Care Center	P	P	A
Eating and Drinking Establishments			
Fast Food with Drive-Through ⁽¹⁴⁾	P/CUP	P/CUP	-
Convenience	P	P	-
Full Service	P	P	-
Food and Beverage Retail Sales	P	P	-
Funeral and Interment Services	P	P	-
Lodging Services	P	P	-
Long Term Care Facility	P	P	-
Maintenance and Repair	P	P	-
Medical Services, General	P	P	-
Neighborhood Commercial	P	-	-
Nightclubs ⁽¹⁵⁾	CUP	CUP	-
Nursery, Retail	P	P	-
Offices, Professional	P	P	-
Personal Services	P	P	-
Retail Sales and Services	P	P	-
Specialized Education and Training			
Vocational Schools	P	P	-
Specialty Schools	P	P	-
Storage, Personal Storage Facility	-	P	-
	CC	GC	R3
INDUSTRIAL USE TYPES			
Laundries, Commercial	CUP	CUP	-
Printing and Publishing	-	CUP	-
Research Services	-	P	-
Wholesaling and Distribution, Light	-	P	-
TRANSPORTATION AND COMMUNICATION USE TYPES			
Intermodal Facilities ⁽¹⁶⁾	CUP	CUP	-
Telecommunication Facilities ⁽¹⁷⁾	P/A/CUP	P/A/CUP	P/A/CUP

Notes:

- (1) Additional requirements are contained in Chapter 19.38.
- (2) Additional requirements are contained in Chapter 19.40.
- (3) Additional requirements are contained in Chapter 19.39.
- (4) Additional requirements are contained in Chapter 19.55.

- (5) Accessory dwelling/junior accessory dwelling units are only permitted within areas zoned to allow single-family, two-family or multi-family residential use and must be located on a lot that contains an existing or proposed single-family, two-family or multi-family dwelling unit as defined in Sections 19.08.080(F)(1)—(F)(3) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling/junior accessory dwelling unit regulations.
- (6) Multi-family residential is principally permitted without a Conditional Use Permit in the GC zone where residential uses already existed on a site prior to adoption of this Specific Plan.
- (7) Transitional housing and supportive housing are residential uses types and are permitted (P) where residential uses are permitted (P) or conditionally permitted (CUP).
- (8) Single-family and two-family uses are permitted at minimum densities of 23 units/acre, but otherwise require a Conditional Use Permit, except that any parcel in a residential zone district may be developed with two single-family homes.
- (9) See Chapter 19.46 for large family day care home regulations.
- (10) A long-term care facility which serves six or fewer persons shall be considered a residential use of the property.
- (11) Low barrier navigation centers are exempt from a Design Review Permit.
- (12) Short-term rentals are only permitted in a single-family dwelling unit. See Chapter 4.25 for additional short-term rental requirements.
- (13) A Conditional Use Permit is required for auto body and equipment repair uses which are within 300 feet of a residential zone (R1, R2, RS, or R3) or a single-family or multi-family home, and if located outside of this buffer are principally permitted.
- (14) A Conditional Use Permit is required for fast food with drive through establishments or gasoline sales establishments contiguous to: (a) properties with a residential zoning designation; (b) parcels designated as a public utilities easement or landscape easement which are contiguous to a property having a residential zoning designation; and (c) any other parcel of land upon which a building cannot be developed and which separates the subject parcel by less than 100 feet which is contiguous to a property having a residential zoning designation. A Conditional Use Permit is not required for these uses if the subject parcel is separated from properties with a residential zoning designation by a public roadway.
- (15) Additional requirements are contained in Chapter 19.49.
- (16) Additional requirements are contained in Chapter 19.36.
- (17) Additional requirements are contained in Chapter 19.34.
- (17)(18) Multifamily uses are permitted at minimum densities of 20 units/acre. Projects on single parcels less than or equal to 0.5 acres which have an existing single-family structure that was built before 2025 are exempted from this minimum density requirement.

DOUGLAS-HARDING CORRIDOR PERMITTED USE TABLE					
	BP	NC	CC	GC	R3
AGRICULTURAL AND OPEN SPACE USE TYPES					
Animal Keeping	-	-	-	-	P
Resource Protection and Restoration	P	P	P	P	P
Resource Related Recreation	P	P	P	P	P
CIVIC USE TYPES					
Community Assembly	CUP	P	P	P	P
Community Services	P	CUP	P	P	CUP
Essential Services	P	P	P	P	P
Hospital Services					
General Hospital Services	-	-	CUP	CUP	-
Psychiatric Hospital Services	-	-	CUP	CUP	-
Libraries and Museums, Private	-	CUP	P	P	-
Public Parking Services	P	P	P	P	-
Schools					
College and University	A	-	P	P	-
Public/Private Elementary and Secondary	-	CUP	CUP	CUP	CUP
Social Services					
Emergency Shelter ⁽¹⁾	-	-	-	CUP	-
Food Distribution ⁽²⁾	-	-	-	A/CUP	-
Food Service ⁽³⁾	-	-	-	A/CUP	-
Power Generating Facilities ⁽⁴⁾					
Emergency	A	A	A	A	P
Supplemental/Individual Use	CUP	CUP	CUP	CUP	CUP
Passive Power	P	P	P	P	P
RESIDENTIAL USE TYPES					
Accessory Dwelling Units ⁽⁵⁾	-	P	P	P	P
Caretaker/Employee Housing	-	P	P	P	P
Community Care Facilities, Small	P	P	P	P	P
Community Care Facilities, Large	CUP	CUP	CUP	CUP	P
Dwelling ⁽⁶⁾					
Multi-Family	-	P ⁽¹⁶⁾	P ⁽¹⁶⁾	-	P ⁽¹⁶⁾
Single-Family	-	P/CUP ⁽⁷⁾	P/CUP ⁽⁷⁾	P/CUP ⁽⁷⁾	P
Two-Family	-	P/CUP ⁽⁷⁾	P/CUP ⁽⁷⁾	P/CUP ⁽⁷⁾	P
Family Day Care Home, Small	P	P	P	P	-
Family Day Care Home, Large ⁽⁸⁾	-	P	P	P	P
Live/Work	P	P	P	-	P
Long Term Care Facility, Small ⁽⁹⁾	-	-	-	-	CUP
Long Term Care Facility, Large	-	-	-	-	P
Low-Barrier Navigation Centers ⁽¹⁰⁾	-	P	P	-	P
Mobile Home Park	-	-	-	-	CUP
Rooming and Boarding House	-	-	-	-	P
Short-Term Rental ⁽¹¹⁾	-	-	-	-	P
Single Room Occupant	P	P	P	P	P
COMMERCIAL USE TYPES					
Animal Sales and Service					
Grooming and Pet Stores	-	P	P	P	-
Kennels	-	-	-	CUP	-

Veterinary Clinic	-	CUP	P	P	-
Veterinary Hospital	-	-	CUP	CUP	-
Automotive and Equipment					
Automotive Body and Equipment Repair	-	-	-	CUP	-
Automotive Rentals	-	-	-	P	-
Automotive Repairs	-	-	CUP	P	-
Automotive Sales	-	-	CUP	P	-
Car Wash and Detailing	-	-	CUP	P	-
Gasoline Sales ⁽¹²⁾	CUP	P/CUP	P/CUP	P/CUP	-
Heavy Equipment Rental and Sales	-	-	-	P	-
Banks and Financial Services	P	P	P	P	-
Bars and Drinking Places	-	-	P	P	-
Broadcasting and Recording Studios	P	-	-	P	-
Business Support Services	P	-	P	P	-
Commercial Recreation					
Amusement Center	-	CUP	P	P	-
Indoor Entertainment	-	-	P	P	-
Indoor Sports and Recreation	-	-	P	P	-
Large Amusement Complexes	-	-	-	CUP	-
Outdoor Entertainment	-	-	-	CUP	-
Outdoor Sports and Recreation	-	-	-	P	-
Day Care Center	P	P	P	P	P
Eating and Drinking Establishments					
Fast Food with Drive-Through ⁽¹²⁾	-	-	P/CUP	P/CUP	-
Convenience	P	P	P	P	-
Full Service	P	P	P	P	-
Food and Beverage Retail Sales	-	-	P	P	-
Funeral and Interment Services	-	-	P	P	-
Lodging Services	-	-	P	P	-
Long Term Care Facility	CUP	CUP	P	P	CUP
Maintenance and Repair	-	P	P	P	-
Medical Services, General	P	P	P	P	-
Neighborhood Commercial	P	P	-	-	A
Nightclubs ⁽¹³⁾	-	-	CUP	CUP	-
Nursery, Retail	-	-	-	P	-
Offices, Professional	P	P	P	P	-
Personal Services	P	P	P	P	-
Retail Sales and Services	-	-	P	P	-
Specialized Education and Training					
Vocational Schools	-	-	P	P	-
Specialty Schools	-	CUP	P	P	-
	BP	NC	CC	GC	R3
INDUSTRIAL USE TYPES					
Laundries, Commercial	-	-	CUP	CUP	-
Printing and Publishing	-	-	-	CUP	-
Research Services	-	-	-	P	-
Wholesaling and Distribution, Light	-	-	-	P	-

TRANSPORTATION AND COMMUNICATION USE TYPES					
Intermodal Facilities ⁽¹⁴⁾	CUP	CUP	CUP	CUP	-
Telecommunication Facilities ⁽¹⁵⁾	P/A/CUP	P/A/CUP	P/A/CUP	P/A/CUP	A/CUP

Notes:

- (1) Additional requirements are contained in Chapter 19.38.
- (2) Additional requirements are contained in Chapter 19.40.
- (3) Additional requirements are contained in Chapter 19.39.
- (4) Additional requirements are contained in Chapter 19.55.
- (5) Accessory dwelling/junior accessory dwelling units are only permitted within areas zoned to allow single-family, two-family or multi-family residential use and must be located on a lot that contains an existing or proposed single-family, two-family or multi-family dwelling unit as defined in Sections 19.08.080(F)(1)–(F)(3) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling/junior accessory dwelling unit regulations.
- (6) Transitional housing and supportive housing are residential uses types and are permitted (P) where residential uses are permitted (P) or conditionally permitted (CUP).
- (7) Single-family and two-family uses are permitted at minimum densities of 23 units/acre, but otherwise require a Conditional Use Permit, except that any parcel in a residential zone district may be developed with two single-family homes.
- (8) See Chapter 19.46 for large family day care home regulations.
- (9) A long-term care facility which serves six or fewer persons shall be considered a residential use of the property.
- (10) Low barrier navigation centers are exempt from a Design Review Permit.
- (11) Short-term rentals are only permitted in a single-family dwelling unit. See Chapter 4.25 for additional short-term rental requirements.
- (12) A Conditional Use Permit is required for fast food with drive through establishments or gasoline sales establishments contiguous to: (a) properties with a residential zoning designation; (b) parcels designated as a public utilities easement or landscape easement which are contiguous to a property having a residential zoning designation; and (c) any other parcel of land upon which a building cannot be developed and which separates the subject parcel by less than 100 feet which is contiguous to a property having a residential zoning designation. A Conditional Use Permit is not required for these uses if the subject parcel is separated from properties with a residential zoning designation by a public roadway.
- (13) Additional requirements are contained in Chapter 19.49.
- (14) Additional requirements are contained in Chapter 19.36.
- (15) Additional requirements are contained in Chapter 19.34.
- ~~(15)~~(16) Multifamily uses are permitted at minimum densities of 20 units/acre. Projects on single parcels less than or equal to 0.5 acres which have an existing single-family structure that was built before 2025 are exempted from this minimum density requirement.

DOUGLAS-SUNRISE CORRIDOR PERMITTED USE TABLE					
	BP	NC	CC	GC	R3
AGRICULTURAL AND OPEN SPACE USE TYPES					
Animal Keeping	-	-	-	-	P
Resource Protection and Restoration	P	P	P	P	P
Resource Related Recreation	P	P	P	P	P
CIVIC USE TYPES					
Community Assembly	CUP	P	P	P	P
Community Services	P	CUP	P	P	CUP
Essential Services	P	P	P	P	P
Hospital Services					
General Hospital Services	-	-	CUP	CUP	-
Psychiatric Hospital Services	-	-	CUP	CUP	-
Libraries and Museums, Private	-	CUP	P	P	-
Public Parking Services	P	P	P	P	-
Schools					
College and University	A	-	P	P	-
Public/Private Elementary and Secondary	-	CUP	CUP	CUP	CUP
Social Services					
Emergency Shelter ⁽¹⁾	-	-	-	CUP	-
Food Distribution ⁽²⁾	-	-	-	A/CUP	-

Food Service ⁽³⁾	-	-	-	A/CUP	-
Power Generating Facilities ⁽⁴⁾					
Emergency	A	A	A	A	P
Supplemental/Individual Use	CUP	CUP	CUP	CUP	P
Passive Power	P	P	P	P	P
RESIDENTIAL USE TYPES					
Accessory Dwelling Units ⁽⁵⁾	-	P	P	P	P
Caretaker/Employee Housing	-	P	P	P	P
Community Care Facilities, Small	P	P	P	P	P
Community Care Facilities, Large	CUP	CUP	CUP	CUP	P
Dwelling ⁽⁶⁾					
Multi-Family	-	P ⁽¹⁶⁾	P ⁽¹⁶⁾	-	P ⁽¹⁶⁾
Single-Family	-	P/CUP ⁽⁷⁾	P/CUP ⁽⁷⁾	P/CUP ⁽⁷⁾	P
Two-Family	-	P/CUP ⁽⁷⁾	P/CUP ⁽⁷⁾	P/CUP ⁽⁷⁾	P
Family Day Care Home, Small	P	P	P	P	P
Family Day Care Home, Large ⁽⁸⁾	-	P	P	P	P
Live/Work	P	P	P	-	P
Long Term Care Facility, Small ⁽⁹⁾	-	-	-	-	P
Long Term Care Facility, Large	-	-	-	-	A
Low-Barrier Navigation Centers ⁽¹⁰⁾	-	P	P	-	P
Mobile Home Park	-	-	-	-	CUP
Rooming and Boarding House	-	-	-	-	P
Short-Term Rental ⁽¹¹⁾	-	-	-	-	P
Single Room Occupant	-	-	-	-	-
COMMERCIAL USE TYPES					
Animal Sales and Service					
Grooming and Pet Stores	-	P	P	P	-
Kennels	-	-	-	CUP	-
Veterinary Clinic	-	CUP	P	P	-
Veterinary Hospital	-	-	CUP	CUP	-
Automotive and Equipment					
Automotive Body and Equipment Repair	-	-	-	CUP	-
Automotive Rentals	-	-	-	P	-
Automotive Repairs	-	-	CUP	P	-
Automotive Sales	-	-	CUP	P	-
Car Wash and Detailing	-	-	CUP	P	-
Gasoline Sales ⁽¹²⁾	CUP	P/CUP	P/CUP	P/CUP	-
Heavy Equipment Rental and Sales	-	-	-	P	-
Banks and Financial Services	P	P	P	P	-
Bars and Drinking Places	-	-	P	P	-
Broadcasting and Recording Studios	P	-	P	P	-
Business Support Services	P	-	P	P	-
Commercial Recreation					
Amusement Center	-	CUP	P	P	-
Indoor Entertainment	-	-	P	P	-
Indoor Sports and Recreation	-	-	P	P	-
Large Amusement Complexes	-	-	P	CUP	-
Outdoor Entertainment	-	-	P	CUP	-
Outdoor Sports and Recreation	-	-	P	P	A

Day Care Center	P	P	P	P	A
Eating and Drinking Establishments					
Fast Food with Drive-Through ⁽¹²⁾	-	-	P/CUP	P/CUP	-
Convenience	P	P	P	P	-
Full Service	P	P	P	P	-
Food and Beverage Retail Sales	-	-	P	P	-
Funeral and Interment Services	-	-	P	P	-
Lodging Services	-	-	P	P	-
Long Term Care Facility	CUP	CUP	P	P	-
Maintenance and Repair	-	P	P	P	-
Medical Services, General	P	P	P	P	-
Neighborhood Commercial	P	P	P	-	-
Nightclubs ⁽¹³⁾	-	-	CUP	CUP	-
Nursery, Retail	-	-	P	P	-
Offices, Professional	P	P	P	P	-
Personal Services	P	P	P	P	-
Retail Sales and Services	-	-	P	P	-
Specialized Education and Training					
Vocational Schools	-	-	P	P	-
Specialty Schools	-	CUP	P	P	-
Storage, Personal Storage Facility	-	-	-	P	-
	BP	NC	CC	GC	R3
INDUSTRIAL USE TYPES					
Laundries, Commercial	-	-	CUP	CUP	-
Printing and Publishing	-	-	-	CUP	-
Research Services	-	-	-	P	-
Wholesaling and Distribution, Light	-	-	-	P	-
TRANSPORTATION AND COMMUNICATION USE TYPES					
Intermodal Facilities ⁽¹⁴⁾	CUP	CUP	CUP	CUP	-
Telecommunication Facilities ⁽¹⁵⁾	P/A/CUP	P/A/CUP	P/A/CUP	P/A/CUP	A/CUP

Notes:

- (1) Additional requirements are contained in Chapter 19.38.
- (2) Additional requirements are contained in Chapter 19.40.
- (3) Additional requirements are contained in Chapter 19.39.
- (4) Additional requirements are contained in Chapter 19.55.
- (5) Accessory dwelling/junior accessory dwelling units are only permitted within areas zoned to allow single-family, two-family or multi-family residential use and must be located on a lot that contains an existing or proposed single-family, two-family or multi-family dwelling unit as defined in Sections 19.08.080(F)(1)—(F)(3) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling/junior accessory dwelling unit regulations.
- (6) Transitional housing and supportive housing are residential uses types and are permitted (P) where residential uses are permitted (P) or conditionally permitted (CUP).
- (7) Single-family and two-family uses are permitted at minimum densities of 23 units/acre, but otherwise require a Conditional Use Permit, except that any parcel in a residential zone district may be developed with two single-family homes.
- (8) See Chapter 19.46 for large family day care home regulations.
- (9) A long-term care facility which serves six or fewer persons shall be considered a residential use of the property.
- (10) Low barrier navigation centers are exempt from a Design Review Permit.
- (11) Short-term rentals are only permitted in a single-family dwelling unit. See Chapter 4.25 for additional short-term rental requirements.
- (12) A Conditional Use Permit is required for fast food with drive through establishments or gasoline sales establishments contiguous to: (a) properties with a residential zoning designation; (b) parcels designated as a public utilities easement or landscape easement which are contiguous to a property having a residential zoning designation; and (c) any other parcel of land upon which a building cannot be developed and which separates the subject parcel by less than 100 feet which is contiguous to a property having a residential zoning designation. A Conditional Use Permit is not required for these uses if the subject parcel is separated from properties with a residential zoning designation by a public roadway.

(13) Additional requirements are contained in Chapter 19.49.

(14) Additional requirements are contained in Chapter 19.36.

~~(15)~~ Additional requirements are contained in Chapter 19.34.

~~(15)~~ (16) Multifamily uses are permitted at minimum densities of 20 units/acre. Projects on single parcels less than or equal to 0.5 acres which have an existing single-family structure that was built before 2025 are exempted from this minimum density requirement.

- C. **Uses and Zone Districts Not Listed.** A use which is listed within the Roseville Municipal Code, but is not listed in the tables in this chapter is generally prohibited. Where a use is not specifically listed in either the tables in this chapter or within the other sections of Title 19 of the Roseville Municipal Code, the Planning Manager may determine whether the use is generally consistent or of the same general character as one or more listed uses to determine whether the use is permitted. For parcels within the Single-Family (R1), Small-Lot (RS), or Two-Family (R2) Residential zone district, refer to the list of allowable uses in Section 19.10.020 of this title. For parcels within the Industrial (M2) zone district, refer to the list of allowable uses in Section 19.14.020 of this title. For parcels within the Floodway (FW) and Floodway Fringe (FF) zone district, refer to Section 19.18.040 of this title.
- D. **Legal Nonconforming Uses.** Existing buildings, structures, and uses permitted within the Corridor Plan boundaries as of the effective date of this chapter shall continue to be permitted and exempt from the requirements of this chapter as legal nonconforming. Uses which would require a Conditional Use Permit or Administrative Permit, but which were previously permitted prior to adoption of this District shall be deemed to have obtained the required Conditional Use Permit or Administrative Permit.

(Ord. 6603 § 5, 2023)

Title 19. Zoning

Article IV. Special Area and Specific Use Requirements

Chapter 19.30

Chapter 19.60. ACCESSORY DWELLING UNITS

§ 19.60.060. Development standards for accessory dwelling units proposed within existing structures or existing living areas.

Accessory dwelling units are permitted to be developed within existing structures or within the living area of an existing primary dwelling unit. Accessory dwelling units developed within existing structures or living areas shall be allowed only in compliance with the following standards:

- A. **Setbacks.** No setback shall be required for an accessory dwelling unit, including porches, decks, balconies, stairs, and patios which are attached to and for the use of the accessory dwelling unit, built within the footprint and dimensions of an existing living area or existing structure. Garages are subject to the setbacks of Section **19.22.030** (Accessory structures).
- B. **Floor Area.** The total floor area of an attached accessory dwelling unit developed within an existing primary dwelling unit shall not exceed the floor area of the existing primary dwelling unit, except that an expansion of up to 150 square feet beyond the same physical dimensions as the existing primary dwelling unit is permitted for accommodating ingress and egress. The total floor area for a detached accessory dwelling unit developed within an existing detached accessory structure shall not exceed the floor area of the existing detached accessory structure, except that an expansion of up to 150 square feet beyond the same physical dimensions as the existing detached accessory structure is permitted for accommodating ingress and egress. Expansions beyond 150 square feet must comply with the standards set forth in Section **19.60.070** (Development standards for accessory dwelling units proposed as new construction).
- C. **Unit Sizes.**
 - 1. An accessory dwelling unit shall not be less than the minimum size for an efficiency unit, as defined in Section 17958.1 of the **Health and Safety Code**, as it now exists or may hereafter be amended.
 - 2. An accessory dwelling unit shall not be more than 850 square feet for a studio or one-bedroom or more than 1,000 square feet for an accessory dwelling unit that provides more than one bedroom.
- D. **Minimum Facilities.** Accessory dwelling units developed within existing structures or living areas shall include permanent provisions for independent living, sleeping, eating, cooking, and sanitation within the unit and must include a separate exterior entrance from the primary dwelling unit if the primary dwelling is a single-family dwelling.
- E. **Appearance.** The accessory dwelling unit shall be designed and constructed with the same architectural style, exterior materials and colors as the primary dwelling. The accessory dwelling unit shall be subordinate to the primary dwelling unit. Manufactured homes shall

meet the architectural standards set forth in Section **19.10.030(E)** (Residential zone general development standards).

- F. **Parking Requirements.** Accessory dwelling units developed within existing structures or living areas shall not be required to provide parking. A garage, carport, or covered parking structure shall be subject to the development regulations of Section **19.22.030** (Accessory structures), if the owner chooses to provide parking as part of the accessory dwelling unit. In addition, when a garage, carport, ~~or~~ covered parking structure, or uncovered parking space is converted to an accessory dwelling unit, the required off- street parking spaces for the primary dwelling unit, if eliminated, do not need to be replaced. If the property owner chooses to replace the parking spaces, the replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including within the front yard or street side setback, and may be covered spaces subject to conformance with the applicable requirements set forth in Section 19.22.030(C)(2) (Permitted accessory structures to dwelling use type (single-family and two-family)) or Section 19.22.030(0)(3) (Permitted accessory structures to dwelling use type (multi-family)), uncovered spaces or tandem spaces. All replacement parking shall comply with the requirements set forth in Section **11.20.110** (Parking on private property prohibited), Section **19.10.030(F)** (Residential zone general development standards), and Section **19.26.040(A)** (Design and improvement of parking).
- G. **Passageways.** No passageways shall be required in conjunction with accessory dwelling units developed within existing structures or living areas.
- H. **Building and Fire Codes.** Except as otherwise provided in this chapter, accessory dwelling units developed within existing structures or living areas shall comply with all local building and fire codes. A demolition permit for a detached garage that is to be replaced with an accessory dwelling unit must be reviewed with the application of the accessory dwelling unit and issued at the same time.
- I. **Fire Sprinklers.** Accessory dwelling units developed within existing structures or living areas shall not be required to provide fire sprinklers if fire sprinklers were not required for the primary dwelling unit.
- J. **Utilities.** Accessory dwelling units developed within existing structures or living areas shall not be required to install a new or separate utility connection directly between the accessory dwelling unit and the public utility infrastructure, unless the accessory dwelling unit was constructed with a new single-family dwelling unit. However, if necessary utility infrastructure does not exist with capacity available to serve both the primary dwelling unit and the accessory dwelling unit, the property owner shall be responsible for all costs related to installation of necessary infrastructure or upsizing existing infrastructure. Property owners may install a new or separate utility connection directly between the accessory dwelling unit and the public utility infrastructure at the property owner's option and expense.
- K. **Height.** An accessory dwelling unit shall not exceed the height limits prescribed in Section **19.10.030** (Residential zone general development standards) for the zone in which the accessory dwelling unit will be located, or if not within a residential zone, the height shall not exceed the standards established in Section **19.10.030** for the single-family residential (R1) zone.
- L. **Number Permitted.** Except as otherwise permitted by subsection **M**, only one accessory dwelling unit is permitted per lot.
- M. Exceptions to Development Standards.**

1. One accessory dwelling unit and one junior accessory dwelling unit is permitted per lot with a proposed or existing single-family dwelling if all of the following apply:
 - a. The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family dwelling unit or existing space of a single-family dwelling unit or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.
 - b. The space has exterior access from the proposed or existing single-family dwelling unit.
 - c. The side and rear setbacks are sufficient for fire and safety.
 - d. The junior accessory dwelling unit complies with the requirements of **Government Code** Section 66313, as it now exists or may hereafter be amended.
2. Multiple accessory dwelling units within portions of existing multi-family dwelling units are permitted in areas not used as livable spaces, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if all of the following apply:
 - a. Each unit complies with state building codes for dwellings.
 - b. At least one accessory dwelling unit is permitted within an existing multi-family dwelling or up to 25 percent of the existing multi-family dwelling units may be converted to accessory dwelling units, whichever is greater.
3. Two detached accessory dwelling units are permitted per lot that has an existing multi-family dwelling unit, subject to four-foot rear and side setbacks and the following height standards:
 - a. A height of 16 feet for a detached accessory dwelling unit on a lot with an existing or proposed single-family or multi-family dwelling unit.
 - b. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single-family or multi-family dwelling unit that is within one-half mile of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the **Public Resources Code**, as may be amended from time to time. An additional two feet in height is also permitted when the height is to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.
 - c. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multi-family, multi-story dwelling.
 - d. A height of 25 feet or the height limitation in this Code that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling. This clause shall not require City to allow an accessory dwelling unit to exceed two stories.

4. No public physical improvements shall be required for the creation or conversion of an accessory dwelling unit, including, but not limited to, sidewalk, street, or access improvements. The addition of an accessory dwelling unit shall not require the correction of nonconforming zoning conditions, per **Government Code** Sections 66314 through 66315, as it now exists or may hereafter be amended.
- N. **Waivers.** Notwithstanding anything to the contrary contained in this title, limits on height, setbacks, lot coverage, floor area ratio, open space, front setbacks, and lot sizes are hereby waived if they do not permit at least an 800-square-foot accessory dwelling unit which provides four-foot rear and side setbacks and meets the following height standards:
1. A height of 16 feet for a detached accessory dwelling unit on a lot with an existing or proposed single-family or multi-family dwelling unit.
 2. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single-family or multi-family dwelling unit that is within one-half mile of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the **Public Resources Code**, as may be amended from time to time. An additional two feet in height is also permitted when the height is to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.
 3. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multi-family, multi-story dwelling.
 4. A height of 25 feet or the height limitation in this Code that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling. This clause shall not require City to allow an accessory dwelling unit to exceed two stories.

§ 19.60.070. Development standards for accessory dwelling units proposed as new construction.

Newly constructed accessory dwelling units are permitted to be attached to a proposed or existing primary dwelling unit or detached from a proposed or existing primary dwelling unit as long as the newly constructed accessory dwelling unit is located on the same lot as a proposed or existing primary dwelling unit. Newly constructed accessory dwelling units shall be allowed only in compliance with the following standards:

- A. **Minimum Lot Area.** There is no minimum lot area.
- B. **Maximum Lot Coverage.** There is no maximum lot coverage.
- C. **Setbacks.** No setback shall be required for an accessory dwelling unit constructed in the same location (i.e., footprint) and to the same dimensions as an existing accessory structure. A setback of four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is otherwise newly constructed, including porches, decks, balconies, stairs, and patios which are attached to and for the use of the accessory dwelling unit.
- D. **Floor Area.** The total floor area of an attached accessory dwelling unit shall not be less than 150 square feet nor exceed the standards of subsection **E** (Unit Sizes). The total floor area for a detached accessory dwelling unit shall not be less than 150 square feet nor exceed the standards of subsection **E** (Unit Sizes).
- E. **Unit Sizes.**

1. An accessory dwelling unit shall not be less than the minimum size for an efficiency unit, as defined in Section 17958.1 of the **Health and Safety Code**, as may be amended from time to time.
2. An accessory dwelling unit shall not be more than 850 square feet for a studio or one-bedroom or more than 1,000 square feet for an accessory dwelling unit that provides more than one bedroom.

F. Minimum Facilities. The accessory dwelling unit shall include permanent provisions for independent living, sleeping, eating, cooking, and sanitation within the unit and must include a separate exterior entrance from the primary dwelling unit if the primary dwelling is a single-family dwelling.

G. Appearance. The accessory dwelling unit shall be designed and constructed with the same architectural style, exterior materials and colors as the primary dwelling. The accessory dwelling unit shall be subordinate to the primary dwelling unit. Manufactured homes shall meet the architectural standards set forth in Section **19.10.030(E)** (Residential zone general development standards).

H. Parking Requirements. Except as otherwise provided by this chapter, the parking required by this section is in addition to that required for the primary dwelling unit located on the lot by Chapter

19.26 (Off-Street Parking and Loading). Garages, carports, and covered parking structures attached to the accessory dwelling unit and built to satisfy the required parking standards for the accessory dwelling unit are subject to the same setbacks and other development regulations as the accessory dwelling unit.

1. Accessory dwelling units with one or more bedrooms shall provide at least one off-street parking space. Studios shall not be required to provide any parking spaces. The parking requirement for accessory dwelling units with bedrooms can be met by providing the required parking space within the front yard setback and may be located in tandem with other on-site parking as long as it complies with the requirements set forth in Section **11.20.110** (Parking on private property prohibited), Section **19.10.030(F)** (Residential zone general development standards), and Section **19.26.040(A)** (Design and improvement of parking).
2. When a garage, carport, ~~or~~ covered parking structure, or uncovered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, the required off-street parking spaces for the primary dwelling unit, if eliminated, do not need to be replaced. If the property owner chooses to replace these parking spaces, the replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including within the front yard or street side setback, and may be covered spaces subject to conformance with the applicable requirements set forth in Section 19.22.030(C)(2) (Permitted accessory structures to dwelling use type (single-family and two-family)) or Section 19.22.030(0)(3) (Permitted accessory structures to dwelling use type (multi-family)), uncovered spaces or tandem spaces. All replacement parking shall comply with the requirements set forth in Section **11.20.110** (Parking on private property prohibited), Section **19.10.030(F)** (Residential zone general development standards), and Section **19.26.040(A)** (Design and improvement of parking).
3. Notwithstanding the above, accessory dwelling units shall not be required to provide parking in any of the following circumstances:
 - a. When the accessory dwelling unit is located within one-half mile walking distance of public transit.

- b. When the accessory dwelling unit is located within the Old Town Historic District (DT-4) or the Central Business District (DT-6).
 - c. When the accessory dwelling unit is part of an existing or proposed primary dwelling unit or an existing accessory structure.
 - d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
 - e. When there is a car share vehicle located within one block of the accessory dwelling unit.
 - f. When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family or multi-family dwelling.
- I. Passageways.** No passageways shall be required in conjunction with the construction of an accessory dwelling unit.
- J. Building and Fire Codes.** Except as otherwise provided in this chapter, newly constructed accessory dwelling units shall comply with all local building and fire codes.
- K. Fire Sprinklers.** Accessory dwelling units shall not be required to provide fire sprinklers if fire sprinklers were not required for the primary dwelling unit.
- L. Utilities.** New or separate utility connections directly between the accessory dwelling unit and the public utility infrastructure shall only be required if directed by the environmental utilities department or the electric department. In such cases, if necessary utility infrastructure does not exist with capacity available to serve both the primary dwelling unit and the accessory dwelling unit, the property owner shall be responsible for all costs related to installation of necessary infrastructure or upsizing existing infrastructure.
- M. Height.** An accessory dwelling unit shall not exceed the height limits prescribed in Section 19.10.030 (Residential zone general development standards) for the zone in which the accessory dwelling unit will be located, or if not within a residential zone, the height shall not exceed the standards established in Section 19.10.030 for the single-family residential (R1) zone.
- N. Number Permitted.** Except as otherwise permitted by subsection 0, only one accessory dwelling unit is permitted per lot.
- O. Exceptions to Development Standards.**
- 1. One newly constructed detached accessory dwelling unit that does not exceed four-foot rear and side setbacks, which may be combined with one junior accessory dwelling unit, is permitted per lot if all of the following apply:
 - a. The total floor area for the newly constructed detached accessory dwelling unit shall not exceed 800 square feet.
 - b. The newly constructed detached accessory dwelling unit shall not exceed the following height standards:
 - i. A height of 16 feet for a detached accessory dwelling unit on a lot with an existing or proposed single-family or multi-family dwelling unit.
 - ii. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single-family or multi-family dwelling unit that is within one-half mile of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the **Public Resources Code**, as may be amended from time to

time. An additional two feet in height is also permitted when the height is to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

- iii. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multi-family, multi-story dwelling.
- iv. A height of 25 feet or the height limitation in this Code that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling. This clause shall not require City to allow an accessory dwelling unit to exceed two stories.

2. ~~Two newly~~Multiple constructed detached accessory dwelling units are permitted per lot that has an existing multifamily dwelling unit. The number of accessory dwelling units shall not exceed the number of existing units on the lot and not more than eight detached accessory dwelling units are permitted. Accessory dwelling units are subject to the following development standards:

~~e.a.~~ A four-foot rear and side setbacks and the following height standards:

~~d.b.~~ A height of 16 feet for a detached accessory dwelling unit on a lot with an existing or proposed single-family or multi-family dwelling unit.

~~e.c.~~ A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single-family or multi-family dwelling unit that is within one-half mile of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the **Public Resources Code**, as may be amended from time to time. An additional two feet in height is also permitted when the height is to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

~~f.d.~~ A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multi-family, multi-story dwelling.

~~g.e.~~ A height of 25 feet or the height limitation in this Code that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling. This clause shall not require City to allow an accessory dwelling unit to exceed two stories.

3. No public physical improvements shall be required for the creation or conversion of an accessory dwelling unit, including, but not limited to, sidewalk, street, or access improvements. The addition of an accessory dwelling unit shall not require the correction of nonconforming zoning conditions, per **Government Code** Sections 66314 through 66315, as may be amended from time to time.

2.4. On a lot with a proposed multifamily dwelling, not more than two detached accessory dwelling units are permitted.

P. Waivers. Notwithstanding anything to the contrary contained in this title, limits on height, setbacks, lot coverage, floor area ratio, open space, front setbacks, and lot sizes are hereby waived if they do not permit at least an 800 square foot accessory dwelling unit which provides four-foot rear and side setbacks and meets the following height standards:

- 1. A height of 16 feet for a detached accessory dwelling unit on a lot with an existing or proposed single-family or multi-family dwelling unit.
- 2. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single-family or multi-family dwelling unit that is within one-half mile of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the **Public**

Resources Code, as may be amended from time to time. An additional two feet in height is also permitted when the height is to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

3. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multi-family, multi-story dwelling.
4. A height of 25 feet or the height limitation in this Code that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling. This clause shall not require City to allow an accessory dwelling unit to exceed two stories.

Title 19. Zoning

Article V. Administration and Procedures Chapter 19.70

Chapter 19.76. APPLICATION PROCESSING PROCEDURES

§ 19.76.050. Application acceptance and initial review.

The department shall review all applications for compliance with the submittal requirements. In order to be accepted for processing, an application shall include the required application, filing fees, and plans as defined in Chapter 19.76. Applications submitted without the required information are not required to be accepted for processing.

The applicant for any permit that is subject to the approval of the Design Committee, Planning Commission, or the City Council shall erect a public notification sign or signs on the project site as required by this section. The sign(s) shall be erected within 60 days after the submission of an application. An application shall not be deemed complete by City staff unless the required sign(s) have been erected. The sign(s) shall comply with the following criteria:

- A. Any project requesting a General Plan Amendment, Specific Plan Amendment, and/or Rezone shall provide signage that is four feet tall by eight feet wide, mounted on four-inch by four-inch posts. All other projects shall provide signage no smaller than two feet by three feet and no larger than four feet tall by eight feet wide;
- B. Sign(s) shall be erected adjacent to each public right-of-way street frontage that the project site abuts in a manner that does not create clear vision obstructions within the right-of-way;
- C. The sign shall include the wording "City of Roseville Planning Division" and "Development Proposal Pending" and shall include the following: applicant contact phone number(s), City of Roseville Planning Division phone number, applicant website information (if any), a list of the entitlements requested, and a brief description of the project;
- D. The applicant shall be responsible for constructing the sign(s), and for maintaining the sign(s) in a satisfactory condition, and shall remove all sign(s) within 30 days of a final determination by the appropriate City hearing body.

(Ord. 5428 § 1, 2014)

Title 19. Zoning

Article V. Administration and Procedures Chapter 19.70

Chapter 19.76. APPLICATION PROCESSING PROCEDURES

§ 19.76.210. Extension.

The period within which effectuation of a permit must occur may be extended by the Planning Manager's approval of an Extension (EXT), ~~except for major project permits~~. An application for such an extension shall be filed pursuant to this chapter.

The Planning Manager may grant an extension for a permit which has been approved but has not been effectuated. The approval of an extension extends the expiration date for a minimum of one year from the original permit date except for major permits. The permit as extended, may be conditioned to comply with any development standards which may have been enacted since the permit was initially approved. The extension shall be granted if the findings specified in Section 19.78.060(D) are made. Any extension may require a public hearing at the discretion of the Planning Manager.

(Ord. 5428 § 1, 2014; Ord. 6198 § 1, 2020; Ord. 6538 § 21, 2022)

Title 19. Zoning

Article V. Administration and Procedures Chapter 19.70

Chapter 19.82. MAJOR PROJECTS PERMIT PROCESSING

§ 19.82.030. Procedure.

A. **Review Process.** All projects subject to this section shall be processed and reviewed in three stages, as described below:

1. **General.** The required development plans for a major project shall consist of three types of plans, approved in three stages: Stage 1—Preliminary Development Plan; Stage 2—Architectural and Landscaping Plan; and Stage 3—Final Development Plans. The approved preliminary development plan shall be the basis and establish the conditions by which Stage 2—Architecture and Landscaping and Stage 3—Improvement Plans shall be applied.
2. Stage 1—While entitled “preliminary” this only refers to the level of detail of application materials required for Stage 1 processing. The preliminary development plan review shall [establish approved] configuration of buildings, parking, landscaping and open space locations, rough grading and drainage on- and off-site, vehicular and pedestrian circulation and development phasing. Stage 1 approval shall be comprehensive and shall be detailed enough to complete all required environmental review. All Stage 2 and 3 submittals and approvals shall substantially conform to the Stage 1 approval. Approval of final development plans shall be required prior to issuance of grading or building permits, unless specifically conditioned to permit earlier issuance in conjunction with preliminary development plan approval. Stage 1 review shall be performed by the Planning Commission.
3. Stage 2—Architecture and landscaping plan review shall include any conditions of approval or changes stipulated as part of the preliminary development plan approval. The architecture and landscaping plan shall be reviewed and approved by the Planning Commission.
4. Stage 3—Final plans shall include all site development, architecture and landscaping, and shall incorporate all of the conditions and changes stipulated in the preliminary development plan and architecture and landscaping plan review. Review and approval of the final plans shall be by the Planning Division.

B. Stage 1—Preliminary Development Plan.

1. **Application.** An application for a Stage 1—Preliminary development plan shall be made on the form provided by the Planning Division, accompanied by the fee established by the City Council, and shall contain all of the information listed below. Such information shall be submitted in a form as specified by the Planning Manager.
 - a. Existing and proposed general topographical grades in sufficient detail to provide an overall grading and drainage plan;
 - b. Location of, and an arborist report for, all native oak trees on site and immediately adjacent to the project site, and a tree mitigation plan pursuant to the tree preservation requirements contained in Chapter 19.66;

- c. Location of significant natural features and resources, including wetlands, intermittent and perennial streams and copies of any resource mitigation plans or permits;
- d. Location, estimated floor area and intended use of all proposed buildings, structures and other improvements, including maximum heights;
- e. An on-site pedestrian and vehicular circulation and parking plan, including a table of parking spaces to be provided for projected uses/tenants, loading areas, transit facilities, and any off-site traffic control devices or improvements necessary for public safety, and points of ingress and egress to the development;
- f. A traffic impact analysis as required by the Manager of Public Works/City Engineer;
- g. Location of proposed open space and landscaped areas, including a general “palette” of plant and landscape materials;
- h. Softline perspectives that convey the basic architectural intent/theme of the improvements. Such drawings shall not be required to include final details;
- i. A preliminary study of facilities and services required such as drainage, water, sewer, and public utilities;
- j. Location of existing and proposed public services and facilities, and easements;
- k. A plan, including any operational programs, to ensure compatibility between proposed development and adjacent land uses;
- l. If within an adopted specific plan area, a narrative statement indicating how the proposed major project conforms with the applicable plan and applicable design and landscape guidelines;
- m. A tentative construction, phasing and completion schedule, including completion of Stage 2 and Stage 3 application submittals; and
- n. Any information deemed necessary by the Planning Manager in order to complete an environmental review and as deemed necessary to complete Stage 1 review.

2. Planning Commission Review.

- a. The preliminary development plan shall be reviewed by the Planning Commission, at a duly noticed public hearing. In addition to all other required findings, the following findings must be made before approval can be granted.
 - i. The preliminary development plan is consistent with the General Plan, applicable specific plan, and adopted City design guidelines; and
 - ii. The design and installation of the preliminary development plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.
- b. In approving a preliminary development plan, the Planning Commission may place conditions on the project to assure that the design and installation of the project shall be consistent with the public health, safety and welfare; and may add conditions or standards applicable to Stage 3—Final Plans to assure that

the project is reviewed and developed in an orderly manner. The Planning Commission shall not take formal action or condition building architecture or landscaping materials, but may make recommendations related to these for consideration in Phase II review.

3. **Notice of Action.** Within two working days of the action by the Planning Commission, a notice of the decision shall be mailed to the applicant at the address appearing on the application, or to such other address designated in writing by the applicant, and to each City Council member and the City Manager. The notice shall contain the following information:
 - a. Findings upon which the decision was based;
 - b. The type of environmental document prepared and date ratified;
 - c. The action of the Planning Commission;
 - d. Conditions of approval;
 - e. A preliminary development plan expiration date and extension requirements;
 - f. Notice of the appeal period and a brief description of procedure to file an appeal;
 - g. Notice of need to pursue administrative remedies; and
 - h. For City Council notices only, a copy of the preliminary development plan.
4. **Appeal of Planning Commission Decision.** The Planning Commission decision on a preliminary development plan may be appealed in writing to the City Council within 10 calendar days of the decision, as provided in Chapter 19.80.
5. **Preliminary Development Plan Expiration.** An approved preliminary development plan shall expire two years from the date of the Planning Commission's action, unless building permits have been issued, substantial site work has commenced and substantial liabilities have been incurred in good faith reliance on the permits. The approval may be extended for up to two additional years. Alternatively, the Planning Commission may as a condition of approval specify a longer period of time prior to the expiration of a preliminary development plan.

A request to extend the approval shall be made on an application form provided by the Planning Manager, and shall be accompanied with a written narrative explaining the reasons for the extension and with a fee as established by the City Council. The application shall be submitted prior to the expiration of the preliminary development plan and once the application is submitted to the Planning Division, the plan shall be automatically extended for another 60 days.

~~The Planning Commission shall approve the request for an extension if the preliminary development plan is in compliance with all applicable City requirements in effect at the time such extension is considered by the Commission.~~ The Planning Manager may approve, conditionally approve, or deny a request to extend approval of a Major Project Permit if the preliminary development plan is in compliance with all applicable City requirements in effect at the time such extension is considered by the Planning Manager.

Title 18. Subdivisions

Chapter 18.05. TENTATIVE MAP APPLICATIONS-MINISTERIAL

§ 18.05.010. Tentative map required.

A tentative map shall be required wherever a final map or parcel map is required by the Subdivision Map Act, unless specifically waived by the provisions of this title or the Subdivision Map Act. (Ord. 2747 § 1, 1993; Ord. 6477 § 4, 2022; Ord. 6828, 6/19/2024)

§ 18.05.020. Application required.

Whenever a tentative map is required, the subdivider shall submit to the director a complete tentative map application to be processed in accordance with the provisions of this chapter and title. An application shall be processed pursuant to Chapter **18.06** unless consistent with one of the following:

- A. Ministerial Affordable Housing Map. It is a parcel map associated with a residential multi-unit (three or more units) or mixed-use housing project that provides a minimum of 20 percent of the units as affordable units for low, very low or extremely low income households and where the applicant agrees to enter into an affordable housing agreement prior to recordation of the parcel map (hereinafter affordable housing project),
- B. Ministerial Two-Lot Single-Family Map. The application meets the following qualifying criteria for a ministerial two-lot parcel map:
 - 1. The parcel is located within a single-family residential zone, which are the city's single-family residential (R1) and small lot residential (RS) zones.
 - 2. The parcel map subdivides an existing parcel to create no more than two new parcels of approximately equal lot area provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision.
 - 3. Both newly-created parcels are a minimum of 1,200 square feet.
 - 4. The parcel being subdivided has not been established through prior exercise of a parcel map pursuant to this section, nor has the owner or any person acting in concert with the owner previously subdivided an adjacent parcel pursuant to this section.
 - 5. The proposed parcel map would not require demolition or alteration of any of the following types of housing:
 - a. Housing subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
 - b. Housing which has been occupied by a tenant anytime within the last three years.

- c. Housing subject to any form of rent or price control through a public entity's valid exercise of its police power.
 - d. A parcel or parcels on which an owner of residential real property has exercised the owner's rights under **Government Code** Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1, as may be amended from time to time, to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.
6. The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the **Public Resources Code**, as may be amended from time to time, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.
7. The parcel is not located on a site that is or contains any of the following, pursuant to **Government Code** subparagraphs (B) to (K), as may be amended from time to time, inclusive, of paragraph (6) of subdivision (a) of Section 65913.4, as may be amended from time to time:
- a. Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.
 - b. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
 - c. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code Section 51178, as may be amended from time to time, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the **Public Resources Code**, as may be amended from time to time. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179 of the **Government Code**, as may be amended from time to time, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.
 - d. A hazardous waste site that is listed pursuant to Government Code Section 65962.5, as may be amended from time to time, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the **Health and Safety Code**, as may be amended from time to time, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.
 - e. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the **Health and Safety Code**, as may be amended from time to time), and by any local building department under **Government Code** Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2, as may be amended from time to time.

- f. Within a special flood hazard area subject to inundation by the one percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:
 - i. The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction.
 - ii. The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations, as may be amended from time to time.
 - g. Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations, as may be amended from time to time. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.
 - h. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the **Fish and Game Code**, as may be amended from time to time), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq., as may be amended from time to time), or other adopted natural resource protection plan.
 - i. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq., as may be amended from time to time), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the **Fish and Game Code**, as may be amended from time to time), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code, as may be amended from time to time.
 - j. Lands under conservation easement.
- C. Ministerial Multifamily Map. The application is for a ministerial map of 10 or fewer parcels resulting in 10 or fewer residential units and meets all of the following qualifying criteria:
1. The parcel is one of the following:
 - a. The parcel is a legal lot located within the city's multi-family residential (R3) zone and meets the following criteria-:

- i. The parcel is no greater than five acres.
 - ii. The proposed parcels are no smaller than 600 square feet.
- b. The parcel is a vacant legal lot, as defined by Government Code Section 66499.41(a)(2)(A)(ii), as may be amended from time to time, located within the City's single-family residential (R1 or RS) zone and meets the following criteria:
 - i. The parcel is no greater than 1.5 acres
 - ii. The proposed parcels are no smaller than 1,200 square feet.
- 2. The parcel being subdivided has not been established through prior exercise of a map pursuant to Chapter **18.05**.
- 3. The parcel is substantially surrounded by urban uses. As defined in paragraph (2) of subdivision (a) of Section 21159.25 of the Public Resources Code, as may be amended from time to time, substantially surrounded means at least 75 percent of the perimeter of the project site adjoins or is separated only by an improved public right-of-way from any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses. The remaining 25 percent of the perimeter of the project must adjoin or be separated only by an improved public right-of-way from parcels that have been designated for any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses, by the Zoning Ordinance, a specific plan/community plan, or the General Plan.
- 4. The project shall result in at least ~~as many~~66 percent of the maximum allowable units as projected for that parcel in the General Plan Housing Element and shall also provide at least as many low or very low income units identified in the General Plan Housing Element for the parcel (subject to a recorded affordability restriction of at least 45 years). If the parcel is not identified in the General Plan Housing Element, the project shall result in at least ~~as many~~66 percent of units as the maximum allowable residential density.
- 5. The average total area of floorspace for the proposed housing units on the lot proposed to be subdivided does not exceed 1,750 net habitable square feet. Habitable space is defined by the California Building Code, as may be amended from time to time, as a space in a building for living, sleeping, eating, or cooking (bathrooms, toilet rooms, closets, halls, storage, or utility spaces and similar areas are not included in net habitable space).
- 6. Any parcels proposed to be created pursuant to this section will be served by a public water system and a municipal sewer system.
- 7. The proposed project would not require demolition or alteration of any of the following types of housing:
 - a. Housing subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
 - b. Housing which has been occupied by a tenant anytime within the last five years.
 - c. Housing subject to any form of rent or price control through a public entity's valid exercise of its police power.
 - d. A parcel or parcels on which an owner of residential real property has exercised the owner's rights under **Government Code** Chapter 12.75 (commencing with Section 7060) of Division 7 of Title **1**, as may be amended from time to time, to withdraw

accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

8. The parcel is not located on a site that is or contains any of the following, pursuant to **Government Code** subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4, as may be amended from time to time:
 - a. Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.
 - b. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
 - c. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code Section 51178, as may be amended from time to time, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the **Public Resources Code**, as may be amended from time to time. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179 of the **Government Code**, as may be amended from time to time, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.
 - d. A hazardous waste site that is listed pursuant to Government Code Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, as may be amended from time to time, unless:
 - i. The site is an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the **Health and Safety Code**, as may be amended from time to time, based on closure criteria established by the State Water Resources Control Board for residential use or residential mixed uses.
 - ii. The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant to subdivision (c) of Section 25296.10 of the **Health and Safety Code**, as may be amended from time to time, has otherwise determined that the site is suitable for residential use or residential mixed uses.
 - e. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the **Health and Safety Code**, as may be amended from time to time), and by any local building department under **Government Code** Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2, as may be amended from time to time.
 - f. Within a special flood hazard area subject to inundation by the one percent annual chance flood (100-year flood) as determined by the Federal Emergency

Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:

- i. The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction.
 - ii. The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations, as may be amended from time to time.
 - g. Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations, as may be amended from time to time. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.
 - h. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the **Fish and Game Code**, as may be amended from time to time), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq., as may be amended from time to time), or other adopted natural resource protection plan.
 - i. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq., as may be amended from time to time), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the **Fish and Game Code**, as may be amended from time to time), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code, as may be amended from time to time).
 - j. Lands under conservation easement.
9. The housing units on the lot proposed to be subdivided are to be constructed on fee simple ownership lots, as part of a common interest development, as part of a housing cooperative, or are to be owned by a community land trust, consistent with **Government Code** 66499.41(a) (4), as may be amended from time to time.
 10. The proposed subdivision conforms to all applicable objective requirements of the Subdivision Map Act (Division 2 (commencing with Section 66410, as may be amended from time to time)), except as otherwise expressly provided in this section, and the

project conforms to Government Code Section 65852.28, as may be amended from time to time.

11. The proposed subdivision will not result in any existing dwelling unit being alienable separate from the title to any other existing dwelling unit on the lot.