



AGENDA

March 5, 2025

CITY COUNCIL
HOUSING AUTHORITY
6:00 p.m.
Council Chambers
311 Vernon Street
Roseville, CA
www.roseville.ca.us

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

Levine Act Provisions - The Levine Act requires a Party (or its agent (s)) to a Proceeding before the City of Roseville that involves any action or consideration to their contract, license, permit, or other entitlement for use, to disclose any campaign contribution made to City elected or appointed officers (including Councilmembers, Planning Commissioners, and members of other City boards and commissions) totaling more than \$250 within the 12 months before the City decision.

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

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

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

any kind, illegal drugs and alcohol.

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

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

BEGINNING OF CONSENT CALENDAR

Minutes

6.1. Minutes of Prior Meeting

Memo from City Clerk Technician Melissa Lipp and City Clerk Carmen Avalos recommending the City Council approve the minutes of the February 19, 2025 City Council Meeting.

CC #: 3785

File #: 0102-03

CONTACT: Melissa Lipp 916-774-5268 mllipp@roseville.ca.us

Bids / Purchases / Services

6.2. Fertilizer Plus Dimension (RFQ 10-3410) - Purchase Order

Memo from Buyer Sue Jessup and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 25-052 APPROVING A PURCHASE ORDER FOR FERTILIZER PLUS DIMENSION. Staff requests Council authorize open purchase orders with SiteOne Landscape Supply as the lowest responsive and responsible bidder for the purchase of Fertilizer plus Dimension in response to Request for Quotations No. 10-3410. The initial contract period will be from the date of award through December 31, 2025. Funding is included in the Park Maintenance Division's FY2024-25 budget and will be included in the proposed FY2025-26 budget. Funding is provided by the General Fund and the City's community facilities districts. The estimated total annual spend is \$75,000 with an estimated increase of up to 8% per year due to potential increases caused by inflation. The bid allowed for four optional renewal calendar years at one-year intervals. Staff requests authorization to continue utilizing the remaining optional renewal calendar years without further Council approval, provided that the applicable budget is approved by the City Council each year, until the contract expires or until City staff determines that continuing with the same vendor is not in the City's best interest.

CC #: 3769

File #: 0203-04

CONTACT: Sue Jessup 916-746-1107 sjessup@roseville.ca.us

6.3. Glycerin-Based Carbon – Contract Purchase Agreement Amendment

Memo from Wastewater Operations Superintendent Jason Fick and Environmental Utilities Director Sean Bigley recommending the City Council adopt RESOLUTION NO. 25-053 APPROVING AMENDMENT #1 TO CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND MOMAR, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3003703). Staff requests Council approval of Amendment No. 1 to the contract purchase agreement with Momar, Inc., to increase the agreement total not-to-exceed amount from \$113,000 to \$148,000 to cover the purchase of glycerin-based carbon at the Dry Creek Wastewater Treatment Plant. Funding for this purchase will be provided from the Environmental Utilities Department's budget in the Wastewater Operations Fund.

CC #: 3770

File #: 0203-09

CONTACT: Jason Fick 916-746-1940 jfick@roseville.ca.us

6.4. Sodium Hypochlorite and Sodium Hydroxide Tank Replacements - Sole Source Purchase Order

Memo from Preventative Maintenance Coordinator Blaine Wiegel and Environmental Utilities Director Sean Bigley recommending the City Council approval of a sole source purchase order with TW Associates, LLC dba MISCOwater, for the purchase of two (2) replacement chemical tanks used in the process of disinfecting water at the Barton Road Water Treatment Plant. The cost of this purchase is \$104,225.94 and will be funded from the Environmental Utilities Department annual budget for the Water Treatment Plant in the Water Operations Fund.

CC #: 3772

File #: 0203-09

CONTACT: Blaine Wiegel 916-746-1833 bwiegel@roseville.ca.us

6.5. Electric Vehicle Chargers - Contract Purchase Agreement

Memo from Park Planning and Development Manager Tara Gee and Parks, Recreation & Libraries Director Jill Geller recommending the City Council adopt RESOLUTION NO. 25-055 APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND RENEWAGE ENERGY SOLUTIONS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3004392). Staff requests Council approve a contract purchase agreement (CPA) with RenewAge Energy Solutions in the amount of \$293,836.93 to supply, install and activate Electric Vehicle (EV) chargers at Riego Creek Park, Byouk Park and the Placer Valley Soccer Complex. Funding for the EV chargers will include a \$120,000 contribution from Roseville Electric, with the balance funded through the Capital Improvement Project budgets for the three parks included in this CPA. Maintenance of the chargers will be managed by Loop, the selected charging network. Loop recovers maintenance

and customer service costs by adding a small percentage to each customer transaction.

CC #: 3774

File #: 0704

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

Resolutions

6.6. Barton Road Water Treatment Plant Communication Facility - Mast Installation Lease Agreement Amendment

Memo from Business Systems Analyst Christian Barajas and Chief Information Officer Hong Sae recommending the City Council adopt RESOLUTION NO. 25-051 APPROVING A REINSTATEMENT AND SECOND AMENDMENT TO MAST INSTALLATION LEASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND SPRINT SPECTRUM REALTY COMPANY, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approve the Reinstatement and Second Amendment to Mast Installation Agreement for the Barton Road Water Treatment Plant Communications Facility, and authorize the City Manager to execute it. West Coast PCS/T-Mobile is currently leasing space on a cell tower at the City's water treatment plant, at 9595 Barton Road. This amendment is to reinstate the expired lease and update the conditions. The City will receive \$2,000 per month from T-Mobile to lease space, and that revenue will be deposited into the General Fund.

CC #: 3767

File #: 0708

CONTACT: Christian Barajas 916-774-5431 cjbarajas@roseville.ca.us

6.7. Placer Valley Soccer Complex – Spending Authority Increase Approval

Memo from Park Planning and Development Manager Tara Gee and Parks, Recreation & Libraries Director Jill Geller recommending the City Council adopt RESOLUTION NO. 25-059 APPROVING AN INCREASE IN SPENDING AUTHORITY. Staff requests Council approve an increase to contract spending authority by an additional \$600,000 under the current design-assist contract with Bothman Construction, Inc. for the Placer Valley Soccer Complex Project. To maximize cost efficiencies and avoid duplication of efforts, additional changes, which include completion of the Traffic Signalization Project and sidewalk construction along Westbrook Boulevard, have been requested to be included in the design-assist contract with Bothman Construction, Inc. Based on this, it is projected that additional improvements combined with approved and pending change orders will exceed the approved authorization amount. As such, staff is seeking Council approval to increase the contract spending authority by \$600,000. Offsets for the traffic signal related items remain allocated through the Traffic Signalization capital improvement project, and funding for the additional sidewalk connection is provided by the Electric Department, who owns the property immediately north of the Complex. The remaining added improvements will be absorbed within the Complex Project budget. No

additional funding is being requested.

CC #: 3781

File #: 0900-07

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

6.8. Weber Park Renovation Project - Notice of Completion

Memo from Park Development Project Manager Joel De Jong and Parks, Recreation & Libraries Director Jill Geller recommending the City Council adopt RESOLUTION NO. 25-061 ACCEPTING THE PUBLIC WORK KNOWN AS WEBER PARK RENOVATION PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING THE PARKS, RECREATION AND LIBRARIES DIRECTOR TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approval to accept the Weber Park Renovation Project as complete. The Parks, Recreation & Libraries Department has made a final inspection of the Weber Park Renovation Project and has found that all contract work has been completed in accordance with the approved plans and specifications. The project is now ready for acceptance. Funding was allocated and approved in the FY2022-23 and FY2023-24 budgets from the American Rescue Plan Act. Maintenance costs are provided through the General Fund and are anticipated to be unchanged.

CC #: 3783

File #: 0704-01

CONTACT: Joel De Jong 916-774-5924 jdejong@roseville.ca.us

6.9. Designation of the Law and Regulation Committee Meeting Day and Time

Memo from Government & Community Relations Manager Rob Baquera and Deputy City Manager Megan Scheid recommending the City Council adopt RESOLUTION NO. 25-058 ADOPTING A RESOLUTION REPEALING RESOLUTION NO. 23-048 AND ADOPTING A 2025 MEETING SCHEDULE FOR THE LAW AND REGULATION COMMITTEE. Staff requests Council repeal resolution 23-048 and adopt a new resolution to establish the 2025 Law and Regulation Committee meeting schedule. Meetings will be held on the third Thursday of March, May, and August at 9:00 a.m., and on Wednesday, November 19, from 4:30 to 5:30 p.m. before the City Council meeting. These changes align meetings with key legislative milestones. Meetings will be held in the City Council Chambers and broadcast on Comcast channel 14. There is no financial impact associated with this action.

CC #: 3780

File #: 0103-32

CONTACT: Rob Baquera 916-746-1170 rbaquera@roseville.ca.us

6.10. Sierra Vista Specific Plan Mitigation Fee Program Administration - Sole Source Professional Services Agreement

Memo from Management Analyst Stacie Marchetti and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 25-056 APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND ECONOMIC AND

PLANNING SYSTEMS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approval of a sole source professional services agreement with Economic and Planning Systems, Inc. (EPS) for Sierra Vista Specific Plan Mitigation Fee Program administration. EPS has been the designated third party administrator of the SVSP Fee Program since adoption. Based on the experience and knowledge EPS has with the program and the nature of the fee program, staff recommends continuing to contract with EPS to manage the SVSP Fee Program. The total cost of the service is \$300,000 which is funded through the developer-paid Sierra Vista Infrastructure Fee program. There is no impact to the General Fund.

CC #: 3776

File #: 0400-04-12 & 0800-06

CONTACT: Stacie Marchetti 916-774-5278 smarchetti2@roseville.ca.us

6.11. Resolution Declaring Public Weeds and Rubbish a Public Nuisance - Setting a Public Hearing Date

Memo from Fire Division Chief Michael Bradley and Fire Chief Ryan Harrigan recommending the City Council adopt RESOLUTION NO. 25-054 DECLARING ALL WEEDS, DIRT, RUBBISH, AND/OR RANK GROWTHS WITHIN THE CITY OF ROSEVILLE TO BE A NUISANCE; ORDERING THE FIRE CHIEF TO GIVE NOTICE OF THE PASSAGE OF THIS RESOLUTION; AND SETTING A TIME AND PLACE FOR HEARING ANY OBJECTIONS TO THE PROPOSED DESTRUCTION OR REMOVAL OF SUCH WEEDS, DIRT, RUBBISH, OR RANK GROWTHS. Staff requests Council approval of a resolution declaring weeds, rubbish, dirt, and/or rank growth within the City to be a public nuisance, as well as ordering the Fire Chief to give notice of the passage and setting a time and place for the required public hearing. The public hearing will be scheduled for the City Council meeting on Wednesday, April 16, 2025. Owners of private parcels that are abated by the City are responsible for the costs associated with providing abatement services. This item has no fiscal impact on the General Fund.

CC #: 3773

File #: 0324-01

CONTACT: Michael Bradley 916-774-5806 mbradley@roseville.ca.us

6.12. CalHome Homeownership Program - Grant Application

Memo from Housing Analyst Kristine Faelz and Economic Development Director Melissa Anguiano recommending the City Council adopt RESOLUTION NO. 25-057 APPROVING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE CALHOME PROGRAM; AUTHORIZING THE CITY MANAGER TO EXECUTE A STANDARD AGREEMENT IF SELECTED FOR SUCH FUNDING AND ANY AMENDMENTS THERETO; AND ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE CALHOME PROGRAM. Staff requests Council approve an application to the State of California Department of Housing and Community Development for the

CalHome Program in the amount of \$1,261,500 to assist with homeownership programs and to execute the necessary application, standard agreement and relevant documents for the CalHome grant program. The recommended action does not impact the City's General Fund.

CC #: 3777

File #: 0709-04

CONTACT: Kristine Faelz 916-774-5451 kpfaelz@roseville.ca.us

6.13. Northern California Power Agency Combustion Turbine Project - Intent to Reimburse

Memo from Acting Assistant Electric Utility Director Joanna Cucchi and Electric Utility Director Daniel Beans recommending the City Council adopt RESOLUTION NO. 25-062 OF THE CITY OF ROSEVILLE REGARDING REIMBURSEMENT WITH PROCEEDS OF TAX-EXEMPT OBLIGATIONS. Staff requests Council declare its intention to reimburse expenditures related to Phase 2 activities of the Combustion Turbine No. 2 Repower Project from the proceeds of bonds issued by the Northern California Power Agency. There is no fiscal impact related to this recommendation.

CC #: 3784

File #: 0800-03

CONTACT: Joanna Cucchi 916-746-1609 jcucchi@roseville.ca.us

Ordinances (for introduction and first reading)

6.14. Roseville Municipal Code Ordinance - Military Equipment Policy

Memo from Police Lieutenant Scott Blynn and Lieutenant Darren Kato recommending the City Council adopt findings pursuant to California Government Code Sections 7071 and 7072, and introduce for first reading an ORDINANCE RENEWING CITY OF ROSEVILLE ORDINANCE 6463 AND READOPTING AND CONTINUING ROSEVILLE POLICE DEPARTMENT POLICY NO. 706, TITLED "MILITARY EQUIPMENT", thereby authorizing the Roseville Police Department's continued use of "military equipment", as defined by Government Code Section 7070. Assembly Bill 481 required the City Council to adopt an ordinance and policy allowing the Police Department to use and acquire "military equipment". To continue to use "military equipment" each year, the City Council is required to review and renew the ordinance and military equipment policy. There is no fiscal impact associated with this action.

CC #: 3779

File #: 0323

CONTACT: Scott Blynn 916-774-5040 sblynn@roseville.ca.us
Darren Kato 916-774-5040 dkato@roseville.ca.us

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

6.15. Community Facilities Districts - Budget Adjustments

Memo from Management Analyst Jeannine Thrash and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt ORDINANCE NO. 6913 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2024-25 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests Council approve budget adjustments for the City's community facilities districts (CFDs) to true up the district budgets to the FY2024-25 tax levies that were submitted to Placer County for the property tax roll and to budget for CFD bond issuances and draws since the beginning of the fiscal year. The City's budget is developed and proposed for adoption before the final tax levy budget for each CFD is determined. The recommended budget adjustment trues up the budgets after the final expenditure estimates, including pay-as-you-go developer reimbursements, are taken into consideration. Also, this budget adjustment will realign the budget for debt service-related fees to improve the accounting and financial reporting. There are sufficient fund balances in all the identified CFDs to accommodate the budget adjustments. There is no impact to the General Fund.

CC #: 3768

File #: 0210 & 0201-01

CONTACT: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us

6.16.Home Investment Partnerships Program - Budget Adjustment

Memo from Housing Analyst Kristine Faelz and Economic Development Director Melissa Anguiano recommending the City Council adopt ORDINANCE NO. 6914 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2024-25 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests Council approval of a budget adjustment for the FY2024-25 HOME Investment Partnerships Program (HOME) Fund to increase the expenditure budget in the amount of \$250,000 to fund additional owner-occupied housing rehabilitation projects and program administrative costs for FY2024-25 from the HOME Investment Partnerships Program Fund. This budget adjustment uses HOME funds and will not impact the City's General Fund.

CC #: 3771

File #: 0709

CONTACT: Kristine Faelz 916-774-5451 kpfaelz@roseville.ca.us
Claudia Carreno 916-774-5486 ccarreno@roseville.ca.us

6.17.Martha Riley Library Cooling Tower Replacement Project - New Capital Improvement Project Approval and Budget Adjustment

Memo from Design & Construction Project Manager Andre Baranov and Public Works Director Jason Shykowski recommending the City Council approve the establishment of a new capital improvement project, the Martha Riley Library Cooling Tower Replacement project; and adopt ORDINANCE NO. 6915 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2024-25 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff

requests approval of the establishment of the new Martha Riley Library Cooling Tower Replacement project and a \$150,000 budget adjustment (\$131,100 from the Facility Rehabilitation Fund; \$3,150 each from the Water, Wastewater, and Waste Services Operations Funds; and \$9,450 from the Electric Fund) to fund it. The project will replace the Cooling Tower serving the main air handler unit at the Martha Riley Library using an existing on-call agreement.

CC #: 3778

File #: 0900-04

CONTACT: Andre Baranov 916-774-5342 ajbaranov@roseville.ca.us

Reports / Requests

6.18.2025 Legislative and Regulatory Platform for State and Federal Advocacy

Memo from Government Relations Manager Rob Baquera and Deputy City Manager Megan Scheid recommending the City Council adopt the 2025 Legislative and Regulatory Platform to guide the City's state and federal advocacy efforts. This platform reflects the City Council's priorities and provides a framework for legislative, regulatory, and judicial engagement. Annual updates will ensure alignment with evolving legislative environments and Roseville's interests.

CC #: 3780

File #: 0114

CONTACT: Rob Baquera 916-774-5179 rbaquera@roseville.ca.us

END OF CONSENT CALENDAR

7. SPECIAL REQUESTS/REPORTS/PRESENTATION

7.1. HOUSING AUTHORITY/CITY COUNCIL – Quarterly Status Update 4th Qtr 2024

Memo from Housing Analyst Danielle O'Connell and Economic Development Director Melissa Anguiano recommending the City Council receive a quarterly report on the Housing Authority's Housing Choice Voucher Program. This report is for informational purposes only and has no impact on the City's General Fund.

CC #: 3775

File #: 0709-01

CONTACT: Danielle O'Connell 916-774-5277 doconnell@roseville.ca.us
Suzi Cook-Turner 916-774-5414 smcook-turner@roseville.ca.us

8. PUBLIC HEARING

NOTICE TO THE PUBLIC

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

1. Open the Public Hearing
2. Presentation by Staff

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

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

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

8.1. Appeal of Infill Parcels 183, 229, 305 - Sunrise Office Center Design Review Permit, Flood Encroachment Permit, and Tree Permit

Memo from Associate Planner Shelby Maples and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 25-060 DENYING THE APPEAL FROM THE JANUARY 9, 2025 APPROVAL BY THE PLANNING COMMISSION, ADOPTING THE SUNRISE OFFICE CENTER INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (SCH #2024120281) AND MITIGATION MONITORING AND REPORTING PROGRAM, ADOPTING THE FOUR FINDINGS OF FACT FOR THE DESIGN REVIEW PERMIT AND APPROVING THE DESIGN REVIEW PERMIT, ADOPTING THE TWO FINDINGS OF FACT AND APPROVING THE FLOOD ENCROACHMENT PERMIT, AND ADOPTING THE TWO FINDINGS OF FACT AND APPROVING THE TREE PERMIT. This will uphold the Planning Commission's approval of a Design Review Permit, Flood Encroachment Permit, and Tree Permit to allow the construction of a 7,300-square-foot medical office building and associated site improvements including parking, lighting, and landscaping. Staff also recommends that the City Council deny the request to refund the appeal fee.

CC #: 3782

File #: 0400-04-17 & 0400-08

CONTACT: Shelby Maples 916-746-1347 smaples@roseville.ca.us

9. COUNCIL REPORTS / PUBLIC COMMENTS

10. ADJOURNMENT



COUNCIL COMMUNICATION

CC #: 3785
File #: 0102-03

Title: Minutes of Prior Meeting
Contact: Melissa Lipp 916-774-5268 mllipp@roseville.ca.us

Meeting Date: 3/5/2025
Item #: 6.1.

RECOMMENDATION TO COUNCIL

Approve the minutes of the February 19, 2025 City Council Meeting.

BACKGROUND

Not applicable.

FISCAL IMPACT

There is no fiscal impact associated with this request.

ENVIRONMENTAL REVIEW

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

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal B - Support community engagement and advocacy

Respectfully Submitted,

Melissa Lipp, City Clerk Technician

Carmen Avalos, City Clerk



Dominick Casey, City Manager

ATTACHMENTS:

Description

February 19, 2025



MINUTES

February 19, 2025

CITY COUNCIL
6:00 p.m.
Council Chambers
311 Vernon Street
Roseville, CA
www.roseville.ca.us

1. CALL TO ORDER

Vice Mayor Karen Alvord called the meeting to order at 6:02 p.m.

2. ROLL CALL

Present: Councilmember Bruce Houdesheldt, Councilmember Pauline Roccucci, Councilmember Tracy Mendonsa, Vice Mayor Karen Alvord

Absent: Mayor Krista Bernasconi

3. PLEDGE OF ALLEGIANCE

Morgan Rodgers led the Pledge of Allegiance.

4. MEETING PROCEDURES

City Clerk Carmen Avalos announced the procedures for addressing the City Council.

5. PUBLIC COMMENTS

Luca spoke on concerns for the direction of the Country.

Amelia Kelly spoke on concerns of fiscal responsibility.

6. CONSENT CALENDAR

BEGINNING OF CONSENT CALENDAR

Motion by Bruce Houdesheldt, seconded by Pauline Roccucci, to adopt the Consent Calendar as recommended. The Motion Passed.

Roll call vote: Ayes: Alvord, Houdesheldt, Mendonsa, Roccucci

Absent: Bernasconi

Minutes

6.1. Minutes of Prior Meeting

Memo from City Clerk Technician Melissa Lipp and City Clerk Carmen Avalos recommending the City Council approve the minutes of the February 5, 2025 City Council Meeting.

CC #: 3766

File #: 0102-03

CONTACT: Melissa Lipp 916-774-5268 mllipp@roseville.ca.us

Bids / Purchases / Services

6.2. Permit Center Renovation (RFQ 10-3406) - Contract Purchase Agreement

Memo from Buyer Tiffany Valdez and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 25-048 APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND JPB DESIGNS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3004373). Staff requests Council approve a contract purchase agreement with JPB Designs Inc as the lowest responsive and responsible bidder for Request for Quotations No. 10-3406 for Permit Center Renovation. The cost of the agreement is \$532,000. Additionally, staff requests Council authorize the Public Works Director or his designee to approve change order requests for this project up to 10% (\$53,200) as a construction contingency, for a grand total of \$585,200. The Permit Center Remodel Project is budgeted in the General Fund.

CC #: 3760

File #: 0900-04

CONTACT: Tiffany Valdez 916-746-1109 tvaldez@roseville.ca.us

6.3. Capacitor Banks (RFQ 10-3403) - Purchase Order

Memo from Buyer Sue Jessup and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 25-034 APPROVING A PURCHASE ORDER FOR CAPACITOR BANKS. Staff requests Council authorize an open purchase order with Anixter Inc. as the lowest responsive and responsible bidder for the purchase of capacitor banks in response to Request for Quotations No. 10-3403. Funding is included in the Electric Fund budget. The total spending authority for the initial contract period and optional renewal years through 2029 is a not-to-exceed amount of \$2,500,000. The bid

allowed for four optional renewal years at one-year intervals. Staff requests authorization to continue utilizing the remaining optional renewal years without further Council approvals until the contract expires or until City staff determines that continuing with the same vendor is not in the City's best interest.

CC #: 3749

File #: 0203-07

CONTACT: Sue Jessup 916-746-1107 sjessup@roseville.ca.us

6.4. Irrigation Controllers (RFQ 10-3409) - Purchase Order

Memo from Buyer Sue Jessup and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council approve a purchase order to Ewing Irrigation and Landscape Supply as the lowest responsive and responsible bid received for irrigation controllers in response to Request for Quotations No. 10-3409. The cost of the controllers is \$59,616.30 plus sales tax of \$4,620.27, for a grand total of \$64,236.57. The controllers operate streetscape irrigation within the districts that supports trees, turf, shrubs, etc. Funding is included in the Parks, Recreation and Libraries FY2024-25 budget in various City funds including the General Fund and community facilities districts.

CC #: 3755

File #: 0203-10

CONTACT: Sue Jessup 916-746-1107 sjessup@roseville.ca.us

6.5. Waste Activated Sludge Replacement Pumps and Pump Parts - Sole Source Contract Purchase Agreement

Memo from Preventative Maintenance Coordinator Blaine Wiegel and Environmental Utilities Director Sean Bigley recommending the City Council adopt RESOLUTION NO. 25-050 APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND DXP ENTERPRISES, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3004308). Staff requests Council approval of a sole source contract purchase agreement with DXP Enterprises Inc. for the purchase and installation of two Vogelsang pumps and pump parts used in the waste-activated sludge process at the Dry Creek Wastewater Treatment Plant. DXP Enterprises Inc. is the exclusive distributor of Vogelsang pumps for municipal sales in California. The cost of this purchase is \$149,372 with a ten percent contingency before tax and shipping of \$13,342 for a total not-to-exceed cost of \$162,714. Funding for this purchase will be provided from the Environmental Utilities Department's annual maintenance budget for the Dry Creek Wastewater Treatment Plant in the Wastewater Operations Fund.

CC #: 3763

File #: 0203-09

CONTACT: Blaine Wiegel 916-746-1833 bwiegel@roseville.ca.us

6.6. Silver Spruce (KT-52) Park - Approval of Plans and Specifications and Authorization to Call for Bids

Memo from Senior Park Development Project Manager Heather Buck and Parks, Recreation & Libraries Director Jill Geller recommending the City Council approve the plans and specifications for the Silver Spruce Park Project (KT-52) and authorize staff to call for bids. This 7.5-acre school/park site is located at Sierra Village Drive and Silver Spruce Drive within the Sierra Vista Specific Plan area of Roseville. The Silver Spruce Park Project includes a multi-use grass area that can accommodate a youth cricket or youth soccer field, a shaded play area, covered picnic area, restroom, off-street parking that will connect to parking at the future elementary school, a walking path, landscaping and irrigation. Bid alternates include a full court for basketball, swings, a nature play area, additional turf, metal shade structure in lieu of a fabric shade structure, and a sidewalk along the street edge. Funding for this project was approved in the FY2022-23 budget (for design) and the FY2023-24 budget (for construction) through the Neighborhood Park - Sierra Vista Fund. Maintenance will be funded through the Sierra Vista Community Facilities District No. 2 (Public Services). There will be no General Fund fiscal impacts.

CC #: 3762

File #: 0704-01

CONTACT: Heather Buck 916-774-5254 hcbuck@roseville.ca.us

6.7. On-Call General Plumbing Services – Contract Purchase Agreements

Memo from Administrative Technician Darci Carpenter and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 25-044 APPROVING AN ON-CALL CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND THP MECHANICAL, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3004345); and adopt RESOLUTION NO. 25-045 APPROVING AN ON-CALL CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND ACCO ENGINEERED SYSTEMS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3004342); and adopt RESOLUTION NO. 25-046 APPROVING AN ON-CALL CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND LAWSON SSP GROUP, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3004348); and adopt RESOLUTION NO. 25-047 APPROVING AN ON-CALL CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND LAWSON SSP GROUP, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3004349). Staff requests Council approval of four (4) contract purchase agreements with THP Mechanical, ACCO Engineered Systems, Lawson SSP Group, and TriCorp Group to provide on-call general plumbing services, for a combined total estimated amount of \$300,000. The agreements will provide on-call plumbing services at City facilities. The initial amount of each agreement is \$75,000. Staff requests authorization to utilize the four optional renewal years at one-year intervals without further Council approvals until the agreements expire or until City staff determines that continuing with the same vendors is not in the City's best interest. Funding for this year is included in the Building Maintenance and Facility Rehabilitation Divisions' FY2024-25 budgets in the Facility Services Fund. The funds will be encumbered one year at a time, pending Council approval of each budget year.

CC #: 3759

File #: 0800-04

CONTACT: Darci Carpenter 916-774-5702 drcarpenter@roseville.ca.us

6.8. On-Call General Construction Services – Contract Purchase Agreements

Memo from Administrative Technician Darci Carpenter and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 25-041 APPROVING AN ON-CALL CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND BULLARD, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3004372); and adopt RESOLUTION NO. 25-042 APPROVING AN ON-CALL CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND CARTER/KELLY, INCORPORATED, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3004374); and adopt RESOLUTION NO. 25-043 APPROVING AN ON-CALL CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND TRICORP GROUP, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3004375). Staff requests Council approval for contract purchase agreements with Bullard, Inc., Carter/Kelly, Incorporated; and TriCorp Group, Inc to provide on-call general construction services. The estimated value of the initial agreement with Bullard, Inc. is \$1,000,000; Carter-Kelly, Inc. is \$500,000; and TriCorp Group, Inc. is \$300,000. Staff requests authorization to utilize the four optional renewal years at one-year intervals without further Council approvals until the agreements expire or until City staff determines that continuing with the same vendors is not in the City's best interest. The estimated combined value of these contracts is \$1,800,000 for FY2024-25, not to exceed annual budgeted amounts. Funding for this year is included in the Building Maintenance and Facility Rehabilitation Divisions FY2024-25 budgets in the Facility Services Fund. Future funding will be encumbered one year at a time pending Council approval of each budget year.

CC #: 3758

File #: 0800-04

CONTACT: Darci Carpenter 916-774-5702 drcarpenter@roseville.ca.us

Resolutions

6.9. Mahany Park Backstop #4 Repair Project - Notice of Completion

Memo from Park Development Project Manager Kelly Appier and Parks, Recreation & Libraries Director Jill Geller recommending the City Council adopt RESOLUTION NO. 25-039 ACCEPTING THE PUBLIC WORK KNOWN AS MAHANY PARK BACKSTOP #4 REPAIR PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING THE PARKS, RECREATION AND LIBRARIES DIRECTOR TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE. The Parks, Recreation & Libraries Department has made a final inspection of Mahany Backstop Repair Project and has found that all contract work has been completed in accordance with the improvement

plans and specifications. The project is now ready for acceptance. Funding for the Mahany Park Backstop Repairs project was approved during the FY2024-25 budget in the Citywide Park Fund and is anticipated to be reimbursed 75% by the Federal Emergency Management Agency, 18.75% by the state, and ultimately be 6.25% City funded. There will be no increase in maintenance costs.

CC #: 3756

File #: 0704-01

CONTACT: Kelly Appier 916-774-5927 ksappier@roseville.ca.us

6.10. Joint Use of High School/Park Sites - Master Agreement

Memo from Parks, Recreation & Libraries Recreation Manager Jeff Nereson and Parks, Recreation & Libraries Director Jill Geller recommending the City Council adopt RESOLUTION NO. 25-040 APPROVING AN AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND THE ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approve a Master Agreement for Joint Use of High School/Park Sites with the Roseville Joint Union High School District for a term of five (5) years. The City has partnered with the district to update and renew the joint use agreement last approved in July 2019. This agreement provides both entities with priority access to each other's sports fields and facilities, fostering collaboration to meet the needs of the student body and the broader Roseville community. The City's fair share costs for facility use will be absorbed in the Parks, Recreation & Libraries (PRL) operating budget in the General Fund. PRL will receive a total of \$377,000 for the first three years of this agreement for use of the Roseville Aquatics Complex.

CC #: 3757

File #: 0704

CONTACT: Jeff Nereson 916-774-5974 jnereson@roseville.ca.us

6.11. Creekview - Phase 4 - Village 7 - Notice of Completion

Memo from Construction Inspector Pablo Macias and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 25-035 ACCEPTING THE PUBLIC WORK KNOWN AS CREEKVIEW - PHASE 4 - VILLAGE 7 PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project and has found the civil improvement work complete in accordance with the improvement plans and City specifications. This action has no fiscal impact on the City's General Fund. Construction costs were paid by the developer.

CC #: 3751

File #: 0400-04-13-1

CONTACT: Pablo Macias 916-717-9196 pmacias@roseville.ca.us

6.12.Creekview - Phase 4 - Villages 6 & 8 - Notice of Completion

Memo from Construction Inspector Pablo Macias and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 25-036 ACCEPTING THE PUBLIC WORK KNOWN AS CREEKVIEW - PHASE 4 - VILLAGES 6 & 8 PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBMISSION. The Engineering Division has made final inspection of the project and has found the civil improvement work complete in accordance with the improvement plans and City specifications. This action has no fiscal impact on the City's General Fund. Construction costs were paid by the developer.

CC #: 3752

File #: 0400-04-13-1

CONTACT: Pablo Macias 916-751-9196 pmacias@roseville.ca.us

6.13.Downtown Roseville Security Patrol - Professional Services Agreement

Memo from Management Analyst Mark Peinado and Police Chief Troy Bergstrom recommending the City Council adopt RESOLUTION NO. 25-037 APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND UNIVERSAL PROTECTION SERVICE, LP DBA ALLIED UNIVERSAL SECURITY SERVICES, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The Police Department is the lead for developing a contract security service to assist in the Downtown and Historic Old Town areas of the City. The contracted security company will provide 7 day a week, 12 hours per day security coverage in these areas, assist with security at City facilities in the areas, assist with security at City Council meetings, and provide assistance to business owners within the area. Following a competitive bid process, Universal Protection Service, LP dba Allied Universal Security Services was selected as the contractor. The first-year contract cost is \$154,905.88 and was included in the Police Department's FY2024-25 budget in the General Fund.

CC #: 3753

File #: 0323

CONTACT: Mark Peinado 916-774-5021 mcpeinado@roseville.ca.us
Jeff Beigh 916-774-5041 jbeigh@roseville.ca.us

Reports / Requests

6.14.Board of Appeals Appointment

Memo from Senior Deputy City Attorney Travis Cochran recommending the City Council appoint Sharon Lawin to the Board of Appeals for a term expiring December 31, 2028.

CC #: 3748

File #: 0103-41-03

CONTACT: Travis Cochran 916-774-5325 tecochran@roseville.ca.us

Ceremonial Documents

6.15. Proclamation - National Procurement Month March 2025

Proclaim March 2025 as Procurement Month and urge all citizens to join the City of Roseville in recognizing the contribution and importance of our Purchasing Division employees and their impact within business, industry and government.

CC #: 3765

File #: 0102-06

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

6.16. Proclamation - Government Communications Day February 21

Proclaim February 21, 2025, as Government Communications Day and encourage all residents to thank Roseville government communications employees who have dedicated their careers to ensure the City of Roseville has effective, impactful, and successful communication strategies that resonate and are relevant.

CC #: 3764

File #: 0102-06

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

END OF CONSENT CALENDAR

7. SPECIAL REQUESTS/REPORTS/PRESENTATION

7.1. Council Discretionary Funds - Westbrook Elementary Parent Teacher Club

Memo from Executive Assistant Heather Blanco and City Clerk Carmen Avalos requesting the City Council consider a request for a \$5,000 Platinum Sponsorship from Council Discretionary Funds for Westbrook Elementary Parent Teacher Club for the first Parent's Comedy Night Out Fundraiser, hosted by Roseville Theatre Arts Academy. The balance remaining in the Council's Discretionary Funds for FY2024-25 is \$10,321.

CC #: 3750

File #: 0102-16

CONTACT: Heather Blanco 916-746-1171 hblanco@roseville.ca.us

City Clerk Carman Avalos made the presentation to the City Council.

Whitney and Benjamin Clyde from Westbrook High School Parent Teacher Committee and Megan from Roseville Theatre Arts Academy, spoke in support of the request.

Motion by Bruce Houdesheldt, seconded by Karen Alvord, to approve a request for \$500 from Council Discretionary Funds for Westbrook Elementary Parent Teacher Club for the first Parent's Comedy Night Out Fundraiser, hosted by Roseville Theatre Arts Academy. The Motion Passed.

Roll call vote: Ayes: Alvord, Houdesheldt, Mendonsa, Roccucci

Absent: Bernasconi

8. RESOLUTIONS

8.1. Roseville Parkway Extension Project - Notice of Completion

Memo from Senior Engineer Jesse Khatkar and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 25-049 ACCEPTING THE PUBLIC WORK KNOWN AS THE ROSEVILLE PARKWAY EXTENSION PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approve the Roseville Parkway Extension Project as complete. The project constructed a new roadway with four vehicle travel lanes (two in each direction); curb, gutter and sidewalk; on-street bike lanes; separated multi-use path; street lights; street landscaping; and the construction of an overpass spanning the Union Pacific Railroad tracks and Industrial Avenue. The project was funded with developer paid Traffic Mitigation Fees. No General Fund resources were used for this project.

CC #: 3761

File #: 0900-04-02

CONTACT: Jesse Khatkar 916-774-5434 jskhatkar@roseville.ca.us

Assistant Public Works Director Stefanie Kemen introduced Senior Engineer Jesse Khatkar, who made the presentation to the City Council.

Kevin Campo inquired if there were any concerns about an all-cement median wall.

Assistant Public Works Director Stefanie Kemen responded.

Motion by Tracy Mendonsa, seconded by Pauline Roccucci, to adopt RESOLUTION NO. 25-049 ACCEPTING THE PUBLIC WORK KNOWN AS THE ROSEVILLE PARKWAY EXTENSION PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE. The Motion Passed.

Roll call vote: Ayes: Alvord, Houdesheldt, Mendonsa, Roccucci

Absent: Bernasconi

9. COUNCIL REPORTS / PUBLIC COMMENTS

No public comment received.

Northern California Power Association Meeting - Councilmember Pauline Roccucci reported on attendance.

Western Placer Waste Management Authority Meeting - Councilmember Bruce Houdesheldt reported on attendance.

Capitol Corridor Joint Powers Authority Meeting - Councilmember Bruce Houdesheldt reported on attendance.

Placer County Air Pollution Control District Meeting - Vice Mayor Karen Alvord reported on attendance.

10. ADJOURNMENT

Vice Mayor Karen Alvord adjourned the meeting at 6:44 p.m.



COUNCIL COMMUNICATION

CC #: 3769
File #: 0203-04

Title: Fertilizer Plus Dimension (RFQ 10-3410) - Purchase Order
Contact: Sue Jessup 916-746-1107 sjessup@roseville.ca.us

Meeting Date: 3/5/2025
Item #: 6.2.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution to approve a purchase order with SiteOne Landscape Supply as the lowest responsive and responsible bidder for the purchase of Fertilizer plus Dimension in response to Request for Quotations No. 10-3410.

The bid allowed for four optional renewal years at one-year intervals. Staff requests authorization to continue utilizing the remaining optional renewal years without further Council approvals, provided that the applicable budget is approved by the City Council each year, until the contract expires or until City staff determines that continuing with the same vendor is not in the City's best interest.

BACKGROUND

The Park Maintenance Division has an ongoing requirement for fertilizer plus Dimension. The City performs applications of fertilizer to all parks and City-maintained landscape corridors twice a year. Fertilizer is used to provide essential supplemental nutrients to the turf grass to help maintain a strong root system and structure and foster overall plant health. Dimension is a herbicide and fertilizer that controls weeds and grasses in lawns and other areas. Healthy turf creates a safer environment for athletics and can tolerate high uses. Two purchase orders will be issued, one immediately after the contract award for the spring application, and the second one in the fall for another application.

The bid from Horizon Distributors, Inc. was deemed non-responsive because they bid a fertilizer product that did not meet the requirements of the bid specifications.

A formal bid was issued with the following vendor responses:

<u>Bidder</u>	<u>Unit Price</u>
SiteOne Landscape Supply Cleveland, OH	\$41.58

Horizon Distributors, Inc Roseville, CA	\$30.09
Ewing Outdoor Supply Roseville, CA	\$42.50
Helena Agri-Enterprises LLC Sacramento, CA	\$44.65
Nutrien Ag Solutions Sacramento, CA	\$44.90
Grow West Dixon, CA	\$47.37
Sierra Pacific Turf Supply Rocklin, CA	\$50.90

FISCAL IMPACT

The estimated total annual cost for calendar year 2025 is \$75,000. Funding is included in the Park Maintenance Division's FY2024-25 budget and will be included in the proposed FY2025-26 budget. Funding is provided by the General Fund and the City's community facilities districts. Spending for future optional renewals will be contingent upon Council approval of budgets. Estimated spending for the optional renewal calendar years are as follows: Calendar Year (CY) 2026 \$81,000; CY 2027 \$87,480; CY 2028 \$94,480; CY2029 \$102,040.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). The purchase of fertilizer does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Sue Jessup, Buyer

Dennis Kauffman, Assistant City Manager/Chief Financial Officer

A handwritten signature in blue ink, consisting of several overlapping loops and a final horizontal stroke.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 25-052

RESOLUTION NO. 25-052

APPROVING A PURCHASE ORDER FOR FERTILIZER PLUS DIMENSION

WHEREAS, a purchase order for Fertilizer Plus Dimension, by and between the City of Roseville and SiteOne Landscape Supply Holding, LLC dba SiteOne Landscape Supply, LLC, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order is approved.

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

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 3770
File #: 0203-09

Title: Glycerin-Based Carbon – Contract Purchase Agreement Amendment
Contact: Jason Fick 916-746-1940 jfick@roseville.ca.us

Meeting Date: 3/5/2025
Item #: 6.3.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution authorizing the City Manager or his designee to execute Amendment No. 1 to the Contract Purchase Agreement (CPA #3003703) with Momar, Inc. to increase the total not-to-exceed amount from \$113,000 to \$148,000 to cover the purchase of glycerin-based carbon at the Dry Creek Wastewater Treatment Plant.

BACKGROUND

A formal request for bids (RFQ 10-3317) was issued on January 11, 2022 for the supply and delivery of glycerin-based carbon at the Dry Creek Wastewater Treatment Plant (DCWWTP). Contract purchase agreements with both Momar, Inc. (primary vendor) and Environmental Operating Solutions, Inc. (secondary vendor) resulted from this request for bids and were approved by the City Council under Resolution No. 22-091. The same resolution also authorized the City Manager or designee to execute four (4) additional one (1) year renewals without further City Council approval, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest. Contract Purchase Agreement (CPA #3003703) is the second renewal with Momar Inc. that was approved under Resolution No. 22-091.

DCWWTP has been successfully using glycerin-based carbon since 2020 to meet the total nitrogen limit set in the National Pollution Discharge Elimination System (NPDES) Permit. In 2024, staff started increasing the constant feed rate of the glycerin carbon into the system to optimize the denitrification efforts. Plans to continue this denitrification optimization strategy over the next two years will continue to increase both the quantity and cost of glycerin-based carbon usage at DCWWTP.

FISCAL IMPACT

The total cost of this contract amendment is \$35,000 and the amended total not-to-exceed amount of the agreement is \$148,000 for FY2024-25. The estimated annual cost for the remaining two optional renewal years of the bid contract is \$206,000 for FY2025-26 and

\$226,000 for FY2026-27. Funding for this purchase will be provided from the Environmental Utilities Department's annual budget in the Wastewater Operations Fund.

ENVIRONMENTAL REVIEW

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

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

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

Respectfully Submitted,

Jason Fick, Wastewater Operations Superintendent

Sean Bigley, Environmental Utilities Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 25-053

Amendment No. 1 to Contract Purchase Agreement No. 3003703

RESOLUTION NO. 25-053

APPROVING AMENDMENT #1 TO CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND MOMAR, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, Amendment #1 to Contract Purchase Agreement (3003703) to supply and deliver glycerin-based carbon for the Dry Creek Wastewater Treatment Plant, by and between the City of Roseville and Momar, Inc., has been reviewed by the City Council; and

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

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



Contract Purchase Agreement 3003703

Supplier Details:

Company Momar Inc
Contact Robert Beck
Address PO BOX 19569

Atlanta, GA 30325

Submit your response to:

Company City of Roseville
Contact "Becky" Rebecca Philipp
Address Purchasing Division
311 Vernon St
Roseville, CA 95678
Phone (916) 746-1110
Fax (916) 746-1115
E-mail BPhilipp@roseville.ca.us

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

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

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

Sole proprietorship - **By owner**

Partnership - **Any general partner**

Corporation - **Two options:**

(1) A signature from the President and the corporate seal; **OR**

(2) One signature from the Chairman of the Board, President, or any Vice President **AND** one signature from the Secretary, any Assistant Secretary, Chief Financial Officer, or any Treasurer or Assistant Treasurer of the corporation

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

Insurance requirements:

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



Contract Purchase Agreement 3003703

Agreement	3003703
Agreement Date	10-MAY-2024
Change Order	2
Change Order Date	19-DEC-2024
Revision	1
Agreement Amount	148,000.00 USD

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

Phone: (916) 774-5488

Fax: (916) 784-3796

Email: accountspayable@roseville.ca.us

Supplier **Momar Inc**
PO BOX 19569

Atlanta, GA 30325

Phone: (203) 725-8082

Fax: ()

Email: bob.beck@momar.com

Description of Labor, equipment and/or materials
 CONTRACT PURCHASE AGREEMENT 3003703 ("AGREEMENT"), WHICH WAS EXECUTED ON 5/30/24, IS HEREBY MODIFIED AS FOLLOWS: THE TOTAL COST OF SERVICE PAYABLE UNDER THIS AGREEMENT IS MODIFIED FROM \$113,000 TO \$148,000. THE PURPOSE OF THIS MODIFICATION IS DUE TO THE NEED FOR ADDITIONAL SHIPMENTS.

PLEASE CONTACT JASON FICK AT DCWWTP AT (916)746-1940 OR JFICK@ROSEVILLE.CA.US OR ALEXANDRIA ALVAREZ AT (916)746-1814 OR AALVAREZ@ROSEVILLE.CA.US FOR QUESTIONS REGARDING THIS AGREEMENT.

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

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	15187	Net 30	Freight on Board at the destination	Destination	Best Method
Start Date	End Date	Confirm To			
01-Jul-2024	30-Jun-2025	"Becky" Rebecca Philipp Phone 1-916-746-1110			

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

Contract Purchase Agreement 3003703

Supplier DocuSigned by:
Signature: Julian Mohr Jr
CC58CD936DEC42D...
Print Name: Julian Mohr Jr
Title: CEO and Secretary
Date: 12/24/2024

Supplier DocuSigned by:
Signature: HEATHER JAMIESON
A56507525A404B9...
Print Name: HEATHER JAMIESON
Title: Vice President
Date: 12/30/2024

City of Roseville, A Municipal Corporation

Signature: _____
Print Name: **Dominick Casey**
Title: **City Manager**
Date: _____



COUNCIL COMMUNICATION

CC #: 3772
File #: 0203-09

Title: Sodium Hypochlorite and Sodium Hydroxide Tank Replacements - Sole Source Purchase Order
Contact: Blaine Wiegel 916-746-1833 bwiegel@roseville.ca.us

Meeting Date: 3/5/2025
Item #: 6.4.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council approve a sole source purchase order with TW Associates, LLC dba MISCOwater, to purchase two replacement chemical tanks for the Barton Road Water Treatment Plant (BRWTP).

BACKGROUND

The Barton Road Water Treatment Plant (BRWTP) constructed a Chemical Storage Building in 2000 and expanded the storage tank capacity during the Phase III Expansion of the BRWTP in 2007. The fiberglass reinforced plastic (FRP) chemical tanks use a different internal resin which is dictated by the chemical that is stored.

- In 2014, both Sodium Hydroxide Tanks (that were installed in 2000) were repaired. The work was conducted on the lower band of the tanks at the cost of \$5,000 each.
- In July of 2023, a quote was solicited to reline the Sodium Hydroxide Tanks due to failing nozzles at \$48,000 each.
- In 2015 the original (2000) Sodium Hypochlorite Tanks were relined at a cost of \$33,000 each. These repairs fell within the tank's expected lifespan of 12-15 years
- The expected cost of relining the Sodium Hypochlorite tanks that have failing nozzles is greater than \$48,000.

Replacement Plan:

In 2021, the BRWTP completed a condition assessment performed by Carollo Engineers Inc. that flagged both the Sodium Hydroxide and Sodium Hypochlorite tanks for a possible repair or replacement in 2025. BRWTP staff is proposing to replace one of six Sodium Hypochlorite Tanks and one of two Sodium Hydroxide tanks, which are built with FRP material with a new tank built with Crosslinked Polyethylene (XLPE) material. The new XLPE tanks are close in cost to the relining of the FRP tanks due to the following identified benefits to the City:

- The expected life span of a new XLPE tank is 20-25 years compared to the 10-12 years life span from relining the existing tanks.
- Spot repairs on the XLPE tanks are expected to be less costly and intrusive to the tank

structure if necessary.

- The safety features on XLPE tanks are improved as the tank can be fully evacuated of all chemical with the rotomolded nozzles being below the bottom of the tank.
- BRWTP staff intends to uninstall the existing FRP tanks and install the replacement XLPE tanks in-house which would not be possible if the tanks were to be replaced with FRP tanks. This allows the City to realize cost savings on installation.

FISCAL IMPACT

This replacement costs \$104,225.94. The funding source will be the Environmental Utilities Department's annual budget for the BRWTP in the Water Operations Fund.

ENVIRONMENTAL REVIEW

The proposed project involves the maintenance of an existing facility. This activity is categorically exempt from CEQA as a Class 1 Exemption (State CEQA Guidelines Section 15301). The Exemption has been prepared and no further CEQA action is required.

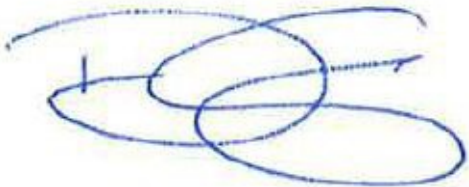
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community
Goal E - Deliver exceptional city services
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Stephen Peterson, Water Treatment Chief Plant Operator

Sean Bigley, Environmental Utilities Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Quote

Notice of Exemption



February 4th, 2025

To: Blaine Wiegel, City of Roseville
Subject: MISCOwater Quote # Q-000808
Reference: Poly Processing Polyethylene Tank
Project: Roseville WTP Alum and Hypochlorite Tanks
Location: 9595 Barton Road, Granite Bay, CA 95746

Qty(1) 12,200-Gallon IMFO Vertical Storage Tank for Sodium Hypochlorite

For storing: Sodium Hypochlorite 9-15%, 1.2 SG (Operating Temperature up to 100° F) Indoor Tank
Diameter: 12'-0" | Height: 16'-8" | Manway: 24" | IMFO: 4" | FOB: Monroe, Louisiana
Design Cap: 12,189-gal | Dome Volume: 640-gal | Total Volume: 12,829-gal

Tank: 12,200-gallon, flat bottom, dome top, upright, single wall, 1.90 SPG, High-Density Crosslinked Polyethylene (XLPE) w/OR1000 Antioxidant Resistant Interior Resin, Integrally Molded Flanged Outlet (IMFO) Vertical Tank in Natural

Manway: 24" SAFE-Surge (Emergency Pressure Relief Cover) Manway Black - PE

Fill Port: 3" Bulkhead Assembly NPT Fitting w/Flange Adapter – PVC/EPDM

Overflow Port: 3" Bulkhead Assembly NPT Fitting – PVC/EPDM

IMFO Outlet Pump Feed: 4" Companion Flanged (Socket Connection) Fitting - PVC/C-276/EPDM

Vent: 6" U-Vent Assembly w/PE Mesh Insect Screen – PVC/EPDM

Restraint System: Indoor Seismic Restraint System 316 Stainless Steel Clips (*Anchor bolts by Others*)

Engineering Fee: 2021 IBC PE Stamped Calculations for the State of California

Factory Testing: Quality Test Reports (1-hr Hydro Test, Impact Test, Gel Test and Wall Thickness Test)

Qty(1) 12,200-Gallon IMFO Vertical Storage Tank for Sodium Hydroxide

For storing: Sodium Hydroxide 50%, 1.5 SG (Operating Temperature up to 100° F) Indoor Tank
Diameter: 12'-0" | Height: 16'-8" | Manway: 24" | IMFO: 4" | FOB: Monroe, Louisiana
Design Cap: 12,189-gal | Dome Volume: 640-gal | Total Volume: 12,829-gal

Tank: 12,200-gallon, flat bottom, dome top, upright, single wall, 1.65 SPG, High-Density Crosslinked Polyethylene (XLPE), Integrally Molded Flanged Outlet (IMFO) Vertical Tank in Natural

Manway: 24" SAFE-Surge (Emergency Pressure Relief Cover) Manway Black - PE

Fill Port: 3" Bulkhead Assembly NPT Fitting w/Flange Adapter – PVC/EPDM

Overflow Port: 3" Bulkhead Assembly NPT Fitting – PVC/EPDM

IMFO Outlet Pump Feed: 4" Companion Flanged (Socket Connection) Fitting - PVC/316SS/EPDM

Vent: 6" U-Vent Assembly w/PE Mesh Insect Screen – PVC/EPDM

Restraint System: Indoor Seismic Restraint System 316 Stainless Steel Clips (*Anchor bolts by Others*)

Engineering Fee: 2021 IBC PE Stamped Calculations for the State of California

Factory Testing: Quality Test Reports (1-hr Hydro Test, Impact Test, Gel Test and Wall Thickness Test)

Tanks Subtotal (2 tanks):	\$91,625.00
Estimated Freight/Shipping:	\$ 5,500.00
Sales Tax (7.75%):	\$ 7,100.94
Order Grand Total:	\$104,225.94

****The tank manufacturer requires all 1/3rd lower sidewall fittings to have a flexible expansion joint connection to compensate for misalignment, absorb expansion and contraction, and isolate the vibration and shock that could damage a tank. *****

Notes:

- Quote pricing guaranteed 90 days
- Payment terms: Net 30 days
- Freight: Prepay and add (*NOTE: If freight is quoted it is an estimate at the time of this quote. The actual freight charge will be passed through from carrier at time of shipment.*)
- Tank Lead time: 13 to 14 weeks for 12,200 IMFO from Approved Fabrication Drawings
- Submittal Lead time: 3 to 4 weeks from Approved PO and Terms & Conditions
- Lead times are only an estimated timeframe from the time of this proposal and are subject to change at the discretion of the tank manufacturer.

Purchase order to be addressed as follows:

MISCOwater
3825 Hopyard Road, Suite 195
Pleasanton, CA 94588

Please let me know if you have any questions.

Thank you,

Sean Coholan

MISCOwater

Cell: 925-200-7453

scoholan@miscowater.com



Notice of Exemption

To: Placer County Clerk
Recorder's Office
2954 Richardson Drive
Auburn, CA 95603

From: City of Roseville
Development Services Dept.
311 Vernon Street
Roseville, CA 95678

Project Title: Chemical Tanks – Sole Source Purchase Order

Project Location(s): Barton Road Water Treatment Plant, 9595 Barton Road, Granite Bay, CA 95746.

Project Description: The Environmental Utilities Department (EU) recommends City Council approve a sole source purchase order for the purchase and replacement of two chemical tanks used for disinfecting water at the Barton Road Water Treatment Plant (WTP). In the past, the tanks have been relined as part of their ongoing maintenance. EU had a condition assessment completed in 2021 that determined that the tanks would need to be repaired or replaced in 2025. In July of 2023 EU solicited a quote to reline the tanks due to failing nozzles and were quoted \$48,000 each, which would have a lifespan of 10-12 years. However, EU determined that the tanks could be completely replaced with new Crosslinked Polyethylene (XLPE) tanks, which are made of superior materials, are safer, and have a longer lifespan of 20 to 25 years, for nearly the same price as relining the existing tanks. Additionally, repairs and maintenance are less costly and would be less invasive than future repairs on the existing tanks. The proposed tank replacement would not result in any changes to the facility's size, location, or capacity. The entire project site is paved, and there are no sensitive habitats on the site or immediately adjacent.

Public Agency Approving Project: Roseville City Council

Agency/Individual Carrying Out Project: City of Roseville Environmental Utilities Department

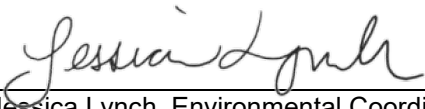
Reason why this Project is Exempt: The project qualifies for a Class 1 Categorical Exemption as described in Section 15301 of the California Environmental Quality Act (CEQA) guidelines which states:

"Class 1 (Existing Facilities) consists of the... maintenance... of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. Examples include but are not limited to: (b) Existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services; [and] (d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety."

The project consists of the replacement of two chemical tanks at the Barton Road WTP. The project would not result in increased capacity or unplanned expansion of use. Consequently, the Class 1 Categorical Exemption applies.

Lead Agency Contact Person: Blaine Wiegel, Roseville Department of Environmental Utilities (916- 746-1833).

Signature:



Jessica Lynch, Environmental Coordinator
City of Roseville

Date: 1/21/2025



COUNCIL COMMUNICATION

CC #: 3774

File #: 0704

Title: Electric Vehicle Chargers - Contract Purchase Agreement

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

Meeting Date: 3/5/2025

Item #: 6.5.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution to authorize the City Manager to execute Contract Purchase Agreement (CPA) #3004392 to RenewAge Energy Solutions in the amount of \$293,836.93 to supply, install and activate Electric Vehicle (EV) chargers at Riego Creek Park, Byouk Park and the Placer Valley Soccer Complex.

BACKGROUND

In August 2024, a Request for Proposals (RFP) was issued to identify suppliers capable of providing, installing, and activating EV chargers at selected park locations. These locations include newly completed parks or those still under construction. Three parks (Riego Creek, Byouk, and the Placer Valley Soccer Complex) are subject to the new Green Building Code, which mandates the installation of public-facing EV chargers.

Given the timing of park completions, the RFP included a base bid for Riego Creek and Byouk Parks, with additional alternate costs requested for the Placer Valley Soccer Complex, Denio Family Park, and The Courts at Gibson. While the Placer Valley Soccer Complex is subject to EV charger requirements, a larger grant application was being submitted concurrently with the RFP process. This grant aimed to secure funding for installing public-facing EV chargers at key locations citywide, including the Placer Valley Soccer Complex, Denio Family Park, and The Courts at Gibson. However, the City was recently notified that the grant application was not selected for funding. As a result, this CPA includes the Placer Valley Soccer Complex in the project scope.

For Denio Family Park and The Courts at Gibson, the designs and improvements were finalized before the Green Building Code took effect. Therefore, EV chargers are not currently required at these locations. Their inclusion as alternates in the RFP was intended for budgeting purposes, allowing flexibility to proceed with installation if additional funding, such as a grant, became available.

FISCAL IMPACT

Funding for the EV chargers will include a \$120,000 contribution from Roseville Electric, with the balance funded through the Capital Improvement Project (CIP) budgets for the three parks included in this CPA. Maintenance of the chargers will be managed by Loop, the selected charging network. Loop recovers maintenance and customer service costs by adding a small percentage to each customer transaction.

ENVIRONMENTAL REVIEW

The proposed project involves the minor alteration of an existing facility. This activity is categorically exempt from CEQA as a Class 1 Exemption (State CEQA Guidelines Section 15301). The Exemption has been prepared and no further CEQA action is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world

Goal E - Deliver exceptional city services

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Tara Gee, Park Planning & Development Manager

Jill Geller, Parks, Recreation & Libraries Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Vicinity Maps

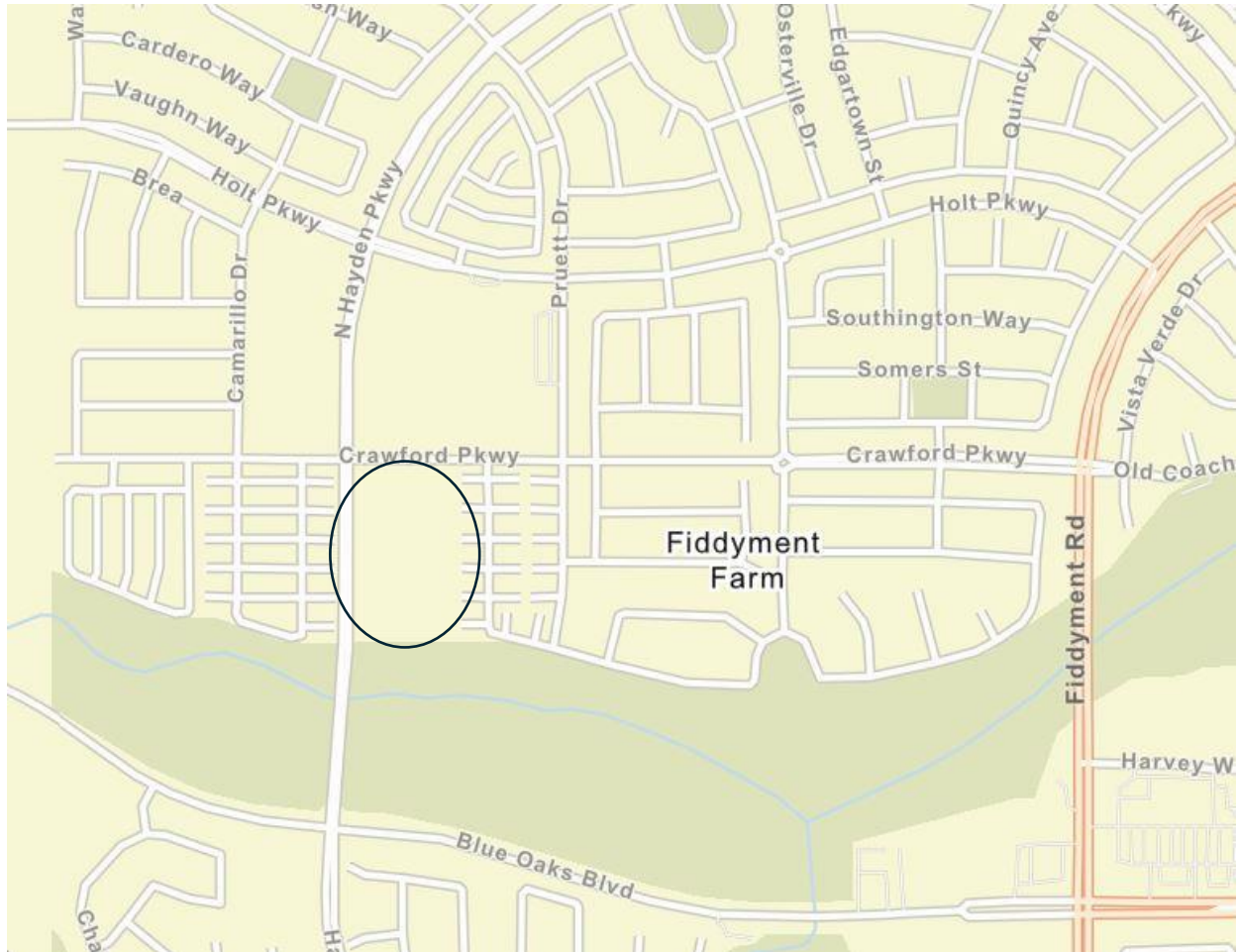
Resolution 25-055

CPA #3004392

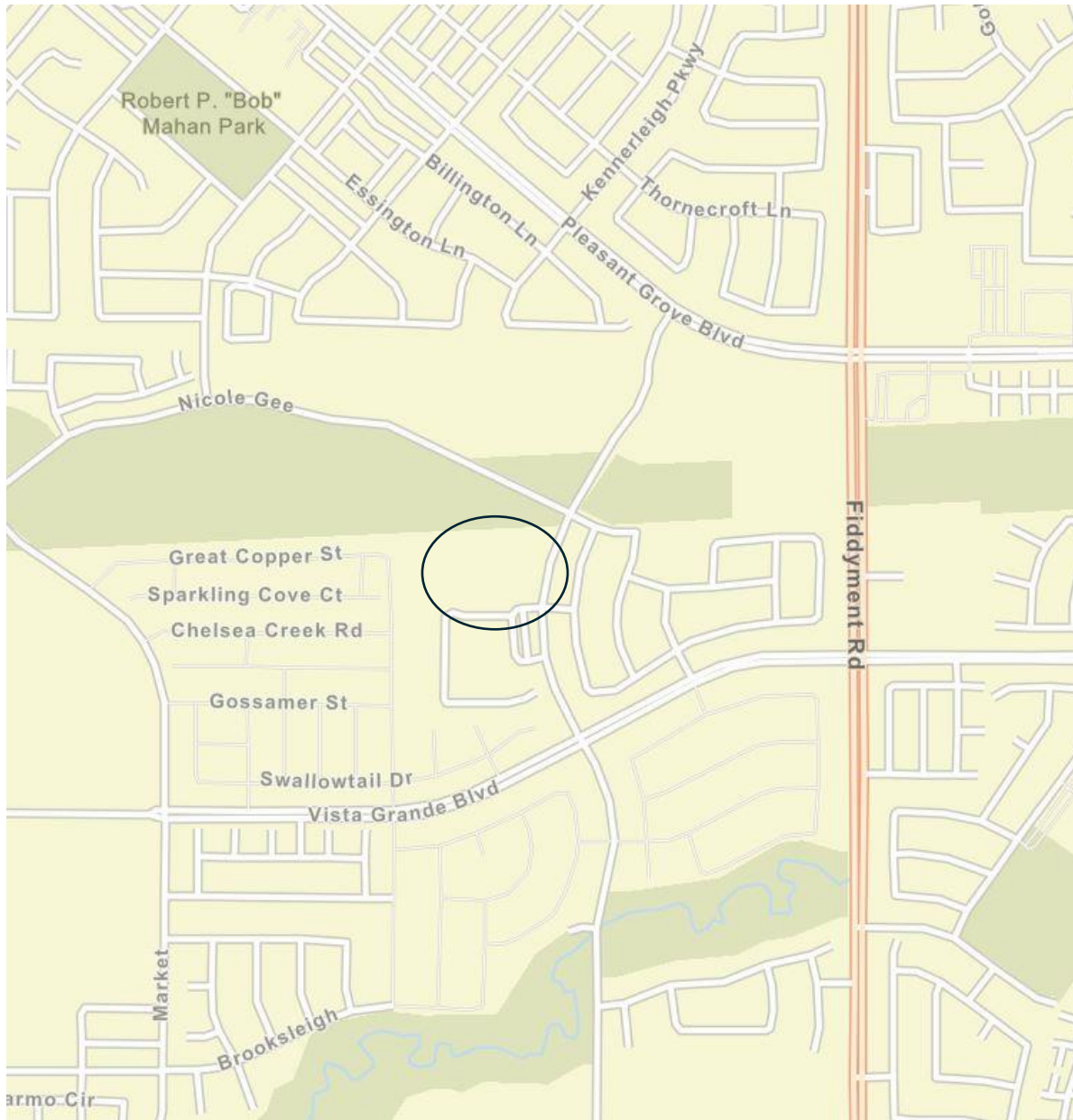
Notice of Exemption

Parks EV Chargers

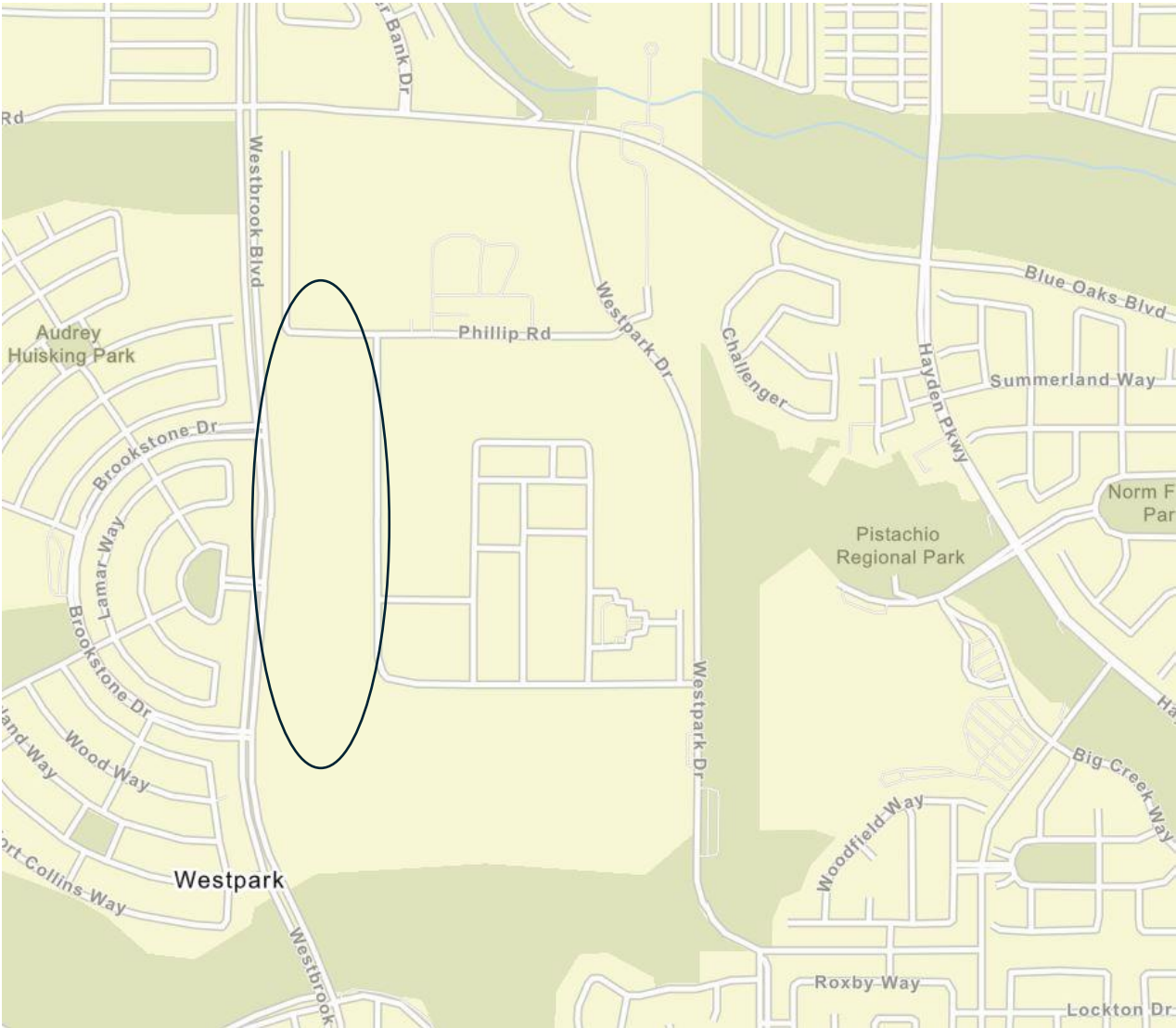
Riego Creek Park



John Byouk Park



Placer Valley Soccer Complex



RESOLUTION NO. 25-055

APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND RENEWAGE ENERGY SOLUTIONS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a contract purchase agreement (3004392) to supply, install and activate Electric Vehicle chargers at Riego Creek Park, Byouk Park, and the Placer Valley Soccer Complex, by and between the City of Roseville and RenewAge Energy Solutions, has been reviewed by the City Council; and

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

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20____, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



Contract Purchase Agreement 3004392

Supplier Details:

Company Renewage Energy Solutions
Contact Chris Fall
Address 1700 E Walnut Ave
6th Floor
El Segundo, CA 90245

Submit your response to:

Company City of Roseville
Contact Tiffany Valdez
Address Purchasing Division
311 Vernon St
Roseville, CA 95678
Phone (916) 746-1109
Fax (916) 746-1115
E-mail TValdez@roseville.ca.us

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

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

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

Sole proprietorship - **By owner**

Partnership - **Any general partner**

Corporation - **Two options:**

(1) A signature from the President and the corporate seal; **OR**

(2) One signature from the Chairman of the Board, President, or any Vice President **AND** one signature from the Secretary, any Assistant Secretary, Chief Financial Officer, or any Treasurer or Assistant Treasurer of the corporation

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

Insurance requirements:

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



Contract Purchase Agreement 3004392

Agreement	3004392
Agreement Date	22-JAN-2025
Revision	0
Agreement Amount	293,836.93 USD

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

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

Supplier **Renewage Energy Solutions**
 1700 E Walnut Ave
 6th Floor
 El Segundo, CA 90245

Phone: ()
Fax: ()
Email: chris.fall@renewage.com

Description of Labor, equipment and/or materials THE SERVICES CALLED FOR UNDER CITY OF ROSEVILLE REQUEST FOR PROPOSAL #13-154 AND CONTRACTOR'S PROPOSAL THERETO TITLED PROPOSAL FOR PRL EV CHARGING STATIONS (RFP #13-154) DATED SEPTEMBER 19, 2024 (HEREINAFTER "PROPOSAL"). THE TERMS AND SCOPE OF WORK OF CITY OF ROSEVILLE REQUEST FOR PROPOSAL #13-154 AND CONTRACTOR'S PROPOSAL ARE HEREIN MADE PART OF THIS CONTRACT PURCHASE AGREEMENT AND FULLY INCORPORATED BY REFERENCE.

PARK LOCATIONS SHALL INCLUDE THE FOLLOWING:
 RIEGO CREEK PARK, 2800 NORTH HAYDEN PARKWAY
 JOHN BYOUK PARK, 4651 UPLAND DRIVE
 ROSEVILLE SPORTS COMPLEX, 2600 WESTBROOK BOULEVARD

START DATE: EXECUTED AGREEMENT
 END DATE: FINAL PAYMENT

PLEASE CONTACT TARA GEE AT 916-774-5253 OR BY EMAIL AT TGEE@ROSEVILLE.CA.US FOR QUESTIONS REGARDING THIS AGREEMENT.

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	16358	Net 30	Freight on Board at the destination	Destination	Best Method
Start Date	End Date	Confirm To			

Tiffany Valdez Phone **1-916-746-1109**

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

Contract Purchase Agreement 3004392

Contract Terms and Conditions

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless the City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole or active negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Contractor is an independent contractor, and shall not be considered an officer, agent, or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement, provided Contractor is given thirty (30) days written notice. City's termination shall be without further liability to City; however, Contractor shall be entitled to all costs reasonably incurred prior to the date of termination. Contractor acknowledges that City may terminate this Agreement should funds not be appropriated by its governing body to continue services under this Agreement.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All prevailing wages and fair employment practices must be adhered to. For prevailing wage contracts over \$25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: <http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>. In compliance with Labor Code Section 1773.2, as may be amended from time to time, Contractor shall cause a copy of this website to be posted at each jobsite, as applicable.
10. Contractor agrees to the below insurance requirements:
 - a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
 - b. Form. Contractor shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management

Contract Purchase Agreement 3004392

and the City Attorney.

- c. **Additional Insureds.** Contractor shall also provide a separate endorsement or section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage (except Workers' Compensation) and for ongoing and completed operations. Such insurance shall specifically cover the contractual liability of Contractor. The additional insured coverage under the Contractor's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office (ISO) CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be:
 - (1) the minimum coverage and limits specified in this Agreement; or
 - (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.
- d. **Cancellation/Modification.** Contractor shall provide thirty (30) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
- e. **Umbrella/Excess Insurance.** The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.
- f. **Subcontractors.** Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, Contractor shall require its subcontractors to agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement. Additionally, Contractor shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.
- g. **Self-Insured Retentions.** All self-insured retentions (SIR) must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.
- h. **Waiver of Subrogation.** Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Contractor, its employees, agents and subcontractors.
- i. **Liability/Remedies.** Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Contractor of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.

Contract Purchase Agreement 3004392

11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances may result in monetary fines and cancellation of this Agreement. Refer to www.roseville.ca.us/stormwater for links to more information on the City's storm water regulations.
12. In the event that the terms of any attachment or exhibit conflict with any terms of this Agreement, the terms of this Agreement shall control.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.
14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.
16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.
17. For purposes of this Agreement, the terms "Contractor," "Consultant," and "Supplier" are used interchangeably.
18. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.
19. Vehicles with a gross vehicle weight rating (GVWR) greater than 8,500 lbs. and light-duty package delivery vehicles operated in California may be subject to the California Air Resources Board (CARB) Advanced Clean Fleets regulations. Such vehicles may therefore be subject to requirements to reduce emissions and air pollutants. For more information, visit the CARB Advanced Clean Fleet webpage at <https://ww2.arb.ca.gov/our-work/programs/advanced-clean-fleets>.
20. Contractor/consultant's duties and services under this agreement shall not include preparing or assisting the public entity with any portion of the public entity's preparation of a request for proposals, request for qualifications, or any other solicitation regarding a subsequent or additional contract with the public entity. The public entity entering this agreement shall at all times retain responsibility for public contracting, including with respect to any subsequent phase of this project. Contractor/consultant's participation in the planning, discussions, or drawing of project plans or specifications, if any, shall be limited to conceptual, preliminary, or initial plans or specifications. Contractor/consultant shall cooperate with the public entity to ensure that all bidders for a subsequent contract on any subsequent phase of this project have access to the same information, including all conceptual, preliminary, or initial plans or specifications prepared by contractor pursuant to this agreement.
21. Contractor must submit all claims as defined in and in accordance with the claim

Contract Purchase Agreement 3004392

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

22. Contractor certifies that Contractor, its employees, directors, officers, agents, subcontractors, vendors, and volunteers are not presently debarred, excluded, suspended, declared ineligible, voluntarily excluded, or proposed for debarment, exclusion, suspension, or ineligibility by any federal, state, or local department or agency.
23. The Levine Act (Govt. Code, Section 84308) requires a Party (and its agent(s), if any) to a Proceeding before the City of Roseville that involves any action or consideration related to their contract, license, permit, or other entitlement for use, to disclose any campaign contributions made to City elected or appointed officers totaling more than \$250 within the twelve (12) months prior to the City decision and while a proceeding is pending, and includes certain prohibitions on contribution activity thereafter. If applicable campaign contributions have been made by Contractor and/or its agent(s), Contractor is responsible for compliance, including for its disclosure obligations, if any, as further described at: https://www.roseville.ca.us/government/departments/city_clerk/transparency/levine_act.
24. This Agreement may be amended via change order, but only if such change order is made in writing, approved by the City, and signed by both parties.
25. CONTRACTOR agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONTRACTOR and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.

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

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

00848373

Roseville Business License No. _____

995853

Contractor License No. _____

100005563

DIR Registration No. _____

Check mark the applicable company type below:

☒ Corporation

☐ Limited Liability Company

☐ Partnership

☐ Sole Proprietor

Contract Purchase Agreement 3004392

City Reserves the right to withhold any payments to contractor in the event of noncompliance with insurance requirements or if required by law.
Construction T&C
REV 3/21/24 JS

Contract Purchase Agreement 3004392

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

General - Required Coverage/Documentation

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

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

Construction: X

General Liability:
\$2 Million/occurrence
\$4 Million aggregate

Design Professional:

General Liability:
\$2 Million/occurrence
\$4 Million aggregate
Professional Liability:
\$2 Million/occurrence

Professional Consultant:

Professional Liability:
\$1 Million/occurrence

IT Services:

Professional Liability:
\$1 Million/occurrence
No auto required
Cyber Liability:
\$1 Million/occurrence

Hazardous Materials:

Pollution Liability:
\$1 Million/occurrence

Special Events/Caterers-Vendors:

No auto required
No workers' comp required

Professional Counseling/ Psychological:

Professional Liability:
\$1 Million/occurrence

Contract Purchase Agreement 3004392

No auto required

Pyrotechnics: _____

General Liability:

\$5 Million/occurrence

\$10 Million aggregate

Auto - \$2 Million/occurrence

Chemical/Environmental: _____

General Liability:

\$3 Million/occurrence

\$6 Million aggregate

Pollution - \$2 Million/Occurrence

Auto - \$2 Million/Occurrence

Insurance Submission Process

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

How It Works

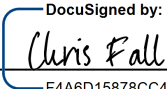
- The vendor's contact information is entered into EBIX. EBIX will contact the vendor to request proof of insurance.
- The Vendor can forward the request to their Insurance Agent(s) if necessary.
- Vendor/Insurance Agent submits insurance to EBIX by email to roseville@ebix.com or by fax to (770) 325-5727.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

Questions Regarding Insurance Submission: Contact EBIX at (951) 652-4239

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

Contract Purchase Agreement 3004392

Supplier

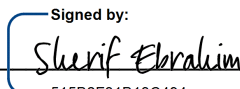
Signature:  DocuSigned by:
F4A6D15878CC40A...
Chris Fall

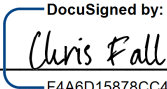
Print Name: _____

Title: President

Date: 1/24/2025

Supplier

Signature:  Signed by:
515B2F31B13C494...
Sherif Ebrahim

Signature:  DocuSigned by:
F4A6D15878CC40A...
Chris Fall

Print Name: _____

Title: Accounting Manager CFO

Date: 1/24/2025 2/7/2025

City of Roseville, A Municipal Corporation

Signature: _____

Print Name: **Dominick Casey**

Title: **City Manager**

Date: _____



Notice of Exemption

To: Placer County Clerk
Recorder's Office
2954 Richardson Drive
Auburn, CA 95603

From: City of Roseville
Development Services Dept.
311 Vernon Street
Roseville, CA 95678

Project Title: Parks EV Chargers – Riego Creek Park, Byouk Park, and Placer Valley Soccer Complex

Project Location: Riego Creek Park, 2800 North Hayden Parkway, Roseville CA (APN 492-012-094-000), Byouk Park, 4651 Upland Drive (APN 498-010-030-000), and Placer Valley Soccer Complex, 2600 Westbrook Boulevard (APNs 496-020-037-000 and 496-020-033-000), Roseville, California.

Project Description: The Parks, Recreation and Libraries (PRL) Department recommends approval of a Contract Purchase Agreement to supply, install and activate electric vehicle (EV) charging stations at three parks in the West Roseville and Sierra Vista specific plan areas. The new EV charging stations will not result in expansion of use or capacity of the parks.

Public Agency Approving Project: Roseville City Council

Agency/Individual Carrying Out Project: City of Roseville Parks, Recreation and Libraries Department

Reason why this Project is Exempt: This project qualifies for a Class 1 exemption as described in Section 15301 of the California Environmental Quality Act (CEQA) guidelines which states:

"Class 1 consists ofminor alteration of existing public facilities,involving negligible or no expansion of existing or former use..."

The project includes the purchase, installation, activation, and ongoing use of EV charging stations at Riego Creek Park, Byouk Park, and the Placer Valley Soccer Complex the modification of existing infrastructure, is confined to existing City right-of-way, and would not result in expansion of use. No environmentally sensitive resources are located within the project site, therefore the Class 1 and 4 exemptions apply to the proposed project.

Lead Agency Contact Person: Tara Gee, Parks, Recreation & Libraries, 2005 Hilltop Circle, (916) 774-5253.

Signature: _____

A handwritten signature in cursive script, appearing to read "Jessica Lynch", is written over a horizontal line.

Jessica Lynch, Environmental Coordinator
City of Roseville

Date: 1/27/2025



COUNCIL COMMUNICATION

CC #: 3767

File #: 0708

Title: Barton Road Water Treatment Plant Communication Facility - Mast Installation Lease Agreement Amendment
Contact: Christian Barajas 916-774-5431 cjbarajas@roseville.ca.us

Meeting Date: 3/5/2025

Item #: 6.6.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution to approve the Reinstatement and Second Amendment to Mast Installation Agreement for the Barton Road Water Treatment Plant Communications Facility, and authorize the City Manager to execute it.

BACKGROUND

West Coast PCS/T-Mobile is currently leasing space on a cell tower at the City's water treatment plant. The original Mast Installation Lease Agreement was dated December 16, 1998, including that certain First Amendment to Mast Installation Lease Agreement was dated December 19, 2019. The tower is located at 9595 Barton Road, Granite Bay, California. The Lease expired on or about August 3, 2024. T-Mobile would like to continue to lease the current space. Although the lease technically expired, T-Mobile has continued to make payments. This amendment is to reinstate the expired lease agreement.

FISCAL IMPACT

The City will receive \$2,000 per month from T-Mobile to lease space, and that revenue will be deposited into the General Fund.

ENVIRONMENTAL REVIEW

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

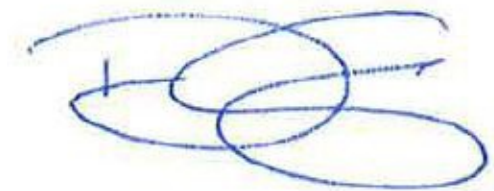
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Christian Barajas, Information Technology Business Systems Analyst

Hong Sae, Chief Information Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 25-051

Mast Installation Lease Reinstatement and Amendment Agreement

RESOLUTION NO. 25-051

APPROVING A REINSTATEMENT AND SECOND AMENDMENT TO MAST
INSTALLATION LEASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE
AND SPRINT SPECTRUM REALTY COMPANY, LLC, AND AUTHORIZING THE CITY
MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Reinstatement and Second Amendment to Mast Installation Lease
Agreement for a continued telecommunications lease at the Barton Road Water Treatment Plant,
by and between the City of Roseville and Sprint Spectrum Realty Company, LLC, has been
reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that
said Reinstatement and Second Amendment to Mast Installation Lease Agreement is hereby
approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of
_____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

REINSTATEMENT AND SECOND AMENDMENT TO MAST INSTALLATION LEASE AGREEMENT

This Reinstatement and Second Amendment to Mast Installation Lease Agreement (the "**Second Amendment**") is effective as of the last signature below (the "**Effective Date**"), by and between City of Roseville, a municipal corporation ("**City**"), and Sprint Spectrum Realty Company, LLC (formerly a limited partnership), a Delaware limited liability company, successor in interest to Sprint Spectrum L.P. ("**Tenant**") (each a "**Party**", or collectively, the "**Parties**").

City and Tenant (or their predecessors-in-interest) entered into that certain Mast Installation Lease Agreement dated December 16, 1998, including that certain First Amendment to Mast Installation Lease Agreement dated December 19, 2019 (including all amendments, collectively, the "**Lease**") regarding the leased premises ("**Premises**") located at 9595 Barton Road, Granite Bay, California 95746 (the "**Property**").

The Lease expired on or about August 3, 2024, since which time Tenant has continued to make all required payments and has remained on the Property, under the terms of the Lease with City's permission.

For good and valuable consideration, City and Tenant agree as follows:

1. The Lease is hereby reinstated in its entirety, as amended herein, and is ratified and affirmed in all respects as if the Lease never expired. The Lease is in full force and effect and neither City nor Tenant is in breach under the terms of the Lease.
2. At the end of the lease expiration on August 3, 2024, the term of the Lease will automatically be extended for Five (5) additional and successive five (5) year terms (each a "**Renewal Term**"), provided that Tenant may elect not to renew by providing City at least thirty (30) days' notice prior to the expiration of the current term or the then current Renewal Term.
3. At the commencement of the first Renewal Term, provided for in this Second Amendment, Tenant shall pay City Two Thousand and 00/100 Dollars (\$2,000.00) per month as Rent, partial calendar month to be prorated in advance, by the fifth (5th) day of each calendar month. As of the date of this Second Amendment, the escalation set forth in the Lease shall terminate and the Rent will escalate by 2% on the first day of each Renewal Term. Where duplicate Rent would occur, a credit shall be taken by Tenant for any prepayment of duplicate Rent by Tenant.
4. Upon the Effective Date of the Second Amendment, in addition to any rights set forth in the Lease Tenant and its employees, representatives and agents will have twenty-four (24) hour access, seven (7) days per week to the Premises at no additional charge.
5. Notwithstanding anything to the contrary in the Lease and as of the Effective Date of this Second Amendment, the Premises may be used for: (a) the transmission and reception of

communication signals; and (b) upon consent of City, which shall not be unreasonably withheld, conditioned or delayed, and for no fee or additional consideration, the construction, installation, operation, maintenance, repair, addition, upgrading, removal or replacement of any and all Antenna Facilities (collectively, the **"Permitted Uses"**).

6. All notices, requests, demands and other communications shall be in writing and shall be deemed to have been delivered upon receipt or refusal to accept delivery, and are effective only when deposited into the U.S. certified mail, return receipt requested, or when sent via a nationally recognized courier to the addresses set forth below. City or Tenant may from time to time designate any other address for this purpose by providing written notice to the other Party.

If to Tenant:

T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006
Attn: Lease Compliance:
SC70235A/FS18XC017

If to City:

City of Roseville
2005 Hilltop Circle
Roseville, CA 95747

7. Tenant and City will reasonably cooperate with each other's requests to approve permit applications and other documents related to the Property without additional payment or consideration.
8. Any charges payable under the Lease other than Rent shall be billed by City to Tenant within twelve (12) months from the date in which the charges were incurred or due; otherwise, the same shall be deemed time-barred and be forever waived and released by City.
9. Except as expressly set forth in this Second Amendment, the Lease otherwise is unmodified. To the extent any provision contained in this Second Amendment conflicts with the terms of the Lease, the terms and provisions of this Second Amendment shall control. Each reference in the Lease to itself shall be deemed also to refer to this Second Amendment.
10. This Second Amendment may be executed in duplicate counterparts, each of which will be deemed an original. Signed electronic, scanned, or facsimile copies of this Second Amendment will legally bind the Parties to the same extent as originals.
11. Each of the Parties represents and warrants that it has the right, power, legal capacity and authority to enter into and perform its respective obligations under this Second Amendment. City represents and warrants to Tenant that the consent or approval of a third party has either been obtained or is not required with respect to the execution of Second Amendment. If City is represented by any property manager, broker or any other leasing agent ("Agent"), then (a) City is solely responsible for all commission, fees or

other payment to Agent and (b) City shall not impose any fees on Tenant to compensate or reimburse City for the use of Agent, including any such commissions, fees or other payments arising from negotiating or entering into this Second Amendment or any future amendment.

12. This Second Amendment will be binding on and inure to the benefit of the Parties herein, their heirs, executors, administrators, successors-in-interest and assigns.

IN WITNESS, the Parties execute this Second Amendment as of the Effective Date.

City:

City of Roseville, a municipal corporation

By: _____

Print Name: _____

Title: _____

Date: _____

Tenant:

**Sprint Spectrum Realty Company, LLC, a
Delaware limited liability company**

By: DocuSigned by:
Elisabeth Boyer
935ED204DFAB4B0... _____

Print Name: Elisabeth Boyer _____

Title: Sr. Manager, Procurement _____

Date: 1/28/2025 _____





COUNCIL COMMUNICATION

CC #: 3781
File #: 0900-07

Title: Placer Valley Soccer Complex – Spending Authority Increase Approval
Contact: Tara Gee 916-774-5253 tgee@roseville.ca.us

Meeting Date: 3/5/2025
Item #: 6.7.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution to approve an increase to contract spending authority by an additional \$600,000 under the current design-assist contract between the City of Roseville and Bothman Construction, Inc. for the Placer Valley Soccer Complex Project.

BACKGROUND

Location and Size

This 51-acre Complex is located in the West Roseville area off of Westbrook Drive at Brookstone Drive.

Background

In March 2023, Council approved a design-assist agreement with Bothman Construction, Inc. to construct the Soccer Complex. The Agreement's Guaranteed Maximum Price (GMP) is \$45,873,259. A 3% authorization of this contracted amount (\$1,376,198) for change orders was also approved.

Project Update and Spending Impacts

The project is on track to be completed in late 2025, despite rain delays in 2023, 2024 and currently, in early 2025.

There have been many change orders due to unforeseen site conditions and other changes to the plans such as underground utility conflicts, naming rights recognitions, implementation of more storm water protection practices and others. As of now, the contract is still within Staff's change order authority, however, projecting forward, more changes are anticipated which will include additions to the scope of work. Examples of added work include a sidewalk starting just south of Blue Oaks Boulevard connecting to the Complex's northern property line and sidewalk to ensure a continuous sidewalk path of travel for pedestrians; completion of traffic loops; pavement markings on Westbrook Boulevard due to the later timing of the Complex's driveway paving thus preventing the separate Traffic Signalization Project from finishing; and IT work for City data connections and other infrastructure to support staff who will be housed at the Complex. These additional improvements have been requested to be included in the design-assist contract with Bothman

Construction, Inc. to: 1) maximize cost efficiencies and 2) avoid duplication of efforts.

Based on this, it is projected that the total of these additional improvements combined with approved and pending change orders will exceed the approved authorization amount. As such, staff is seeking Council approval to increase the contract spending authority by \$600,000.

FISCAL IMPACT

Initial funding for the project was approved in FY2018-19 through the Capital Improvement Project budget process. The budget was further amended and approved to increase the total project budget in January 2023. Offsets for the traffic signal related items remain allocated through the Traffic Signalization CIP; funding for the additional sidewalk connection is provided by the Electric Department, who owns the property immediately north of the Complex; and the remaining added improvements will be absorbed within the Complex budget. No additional funding is being requested.

Maintenance for this facility will be provided through the Parks, Recreation & Libraries operations budget in the General Fund.

ENVIRONMENTAL REVIEW

Environmental review for the Roseville Soccer Complex was previously conducted as described above. The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA Guidelines §15060(c)(3) and §15378. The proposed budget adjustment meets the above criteria and is not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world

Goal D - Enhance economic vitality

Goal E - Deliver exceptional city services

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Tara Gee, Park Planning & Development Manager

Jill Geller, Parks, Recreation & Libraries Director



Dominick Casey, City Manager

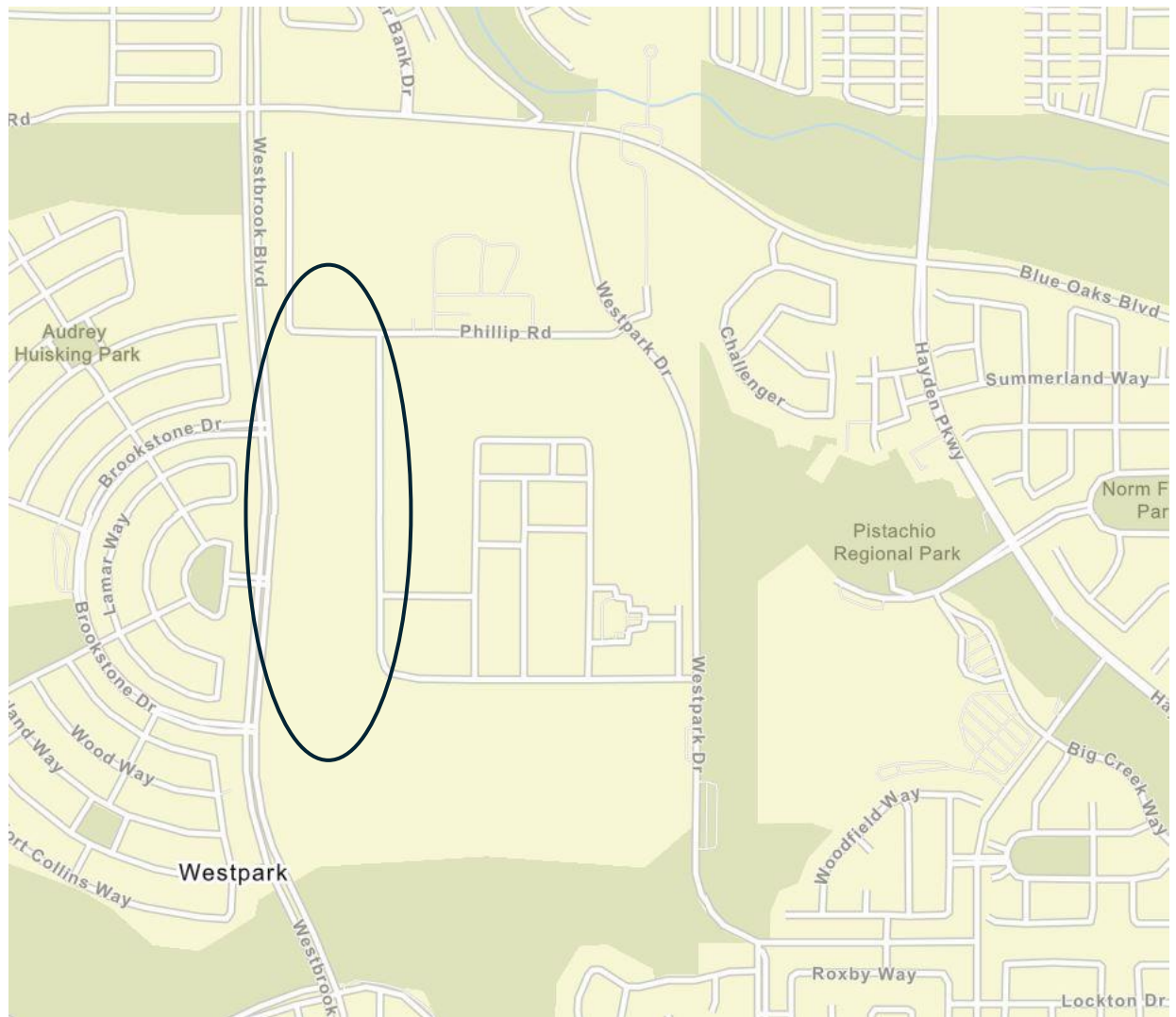
ATTACHMENTS:

Description

Vicinity Map

Resolution 25-059

Placer Valley Soccer Complex Vicinity Map



RESOLUTION NO. 25-059

APPROVING AN INCREASE IN SPENDING AUTHORITY

WHEREAS, in March 2023, City Council approved a design-assist agreement with Bothman Construction, Inc. to construct the Placer Valley Soccer Complex for \$45,873,259, as well as a 3% contingency; and

WHEREAS, there have been many change orders due to unforeseen site conditions and other changes to the plans such as underground utility conflicts, naming rights recognitions, as well as implementation of more storm water protection practices; and

WHEREAS, more changes are anticipated which will include additions to the scope of work and staff is requesting an increase of an additional \$600,000 to the current spending authority to maximize cost efficiencies and avoid duplication of efforts.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the spending authority increase of an additional \$600,000 for the design-assist agreement with Bothman Construction, Inc. is approved.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 3783
File #: 0704-01

Title: Weber Park Renovation Project - Notice of Completion
Contact: Joel De Jong 916-774-5924 jdejong@roseville.ca.us

Meeting Date: 3/5/2025
Item #: 6.8.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council accept the Weber Park Renovation Project as complete and adopt a resolution authorizing the Parks, Recreation & Libraries Director to execute the attached Notice of Completion on behalf of the City of Roseville.

BACKGROUND

The Parks, Recreation & Libraries Department has made a final inspection of Weber Park Renovation Project and has found that all contract work has been completed in accordance with the approved plans and specifications. The project is now ready for acceptance.

The project scope of work includes a looped concrete walking path, fitness stations, picnic areas, an expanded playground area, basketball court, security lighting, open turf area, landscape and irrigation. In accordance with our specifications, the Contractor shall guarantee the installation of these improvements for a period of twelve (12) months from the date of this Notice of Completion.

FISCAL IMPACT

Funding was allocated and approved in the FY2022-23 and FY2023-24 budgets from the American Rescue Plan Act. Maintenance costs are provided through the General Fund and are anticipated to be unchanged.

ENVIRONMENTAL REVIEW

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

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world

Goal C - Maintain a safe and healthy community

Goal E - Deliver exceptional city services

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Joel De Jong, Park Development Project Manager

Jill Geller, Parks, Recreation & Libraries Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 25-061

Vicinity Map

Notice of Completion

RESOLUTION NO. 25-061

ACCEPTING THE PUBLIC WORK KNOWN AS WEBER PARK RENOVATION PROJECT,
APPROVING THE “NOTICE OF COMPLETION”, AND AUTHORIZING THE PARKS,
RECREATION AND LIBRARIES DIRECTOR TO EXECUTE SAID NOTICE
ON BEHALF OF THE CITY OF ROSEVILLE

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

1. The “Notice of Completion” on file in the City Clerk’s Department relative to that public work known as Weber Park Renovation Project, has been approved and the public work accepted.
2. The Parks, Recreation and Libraries Director is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

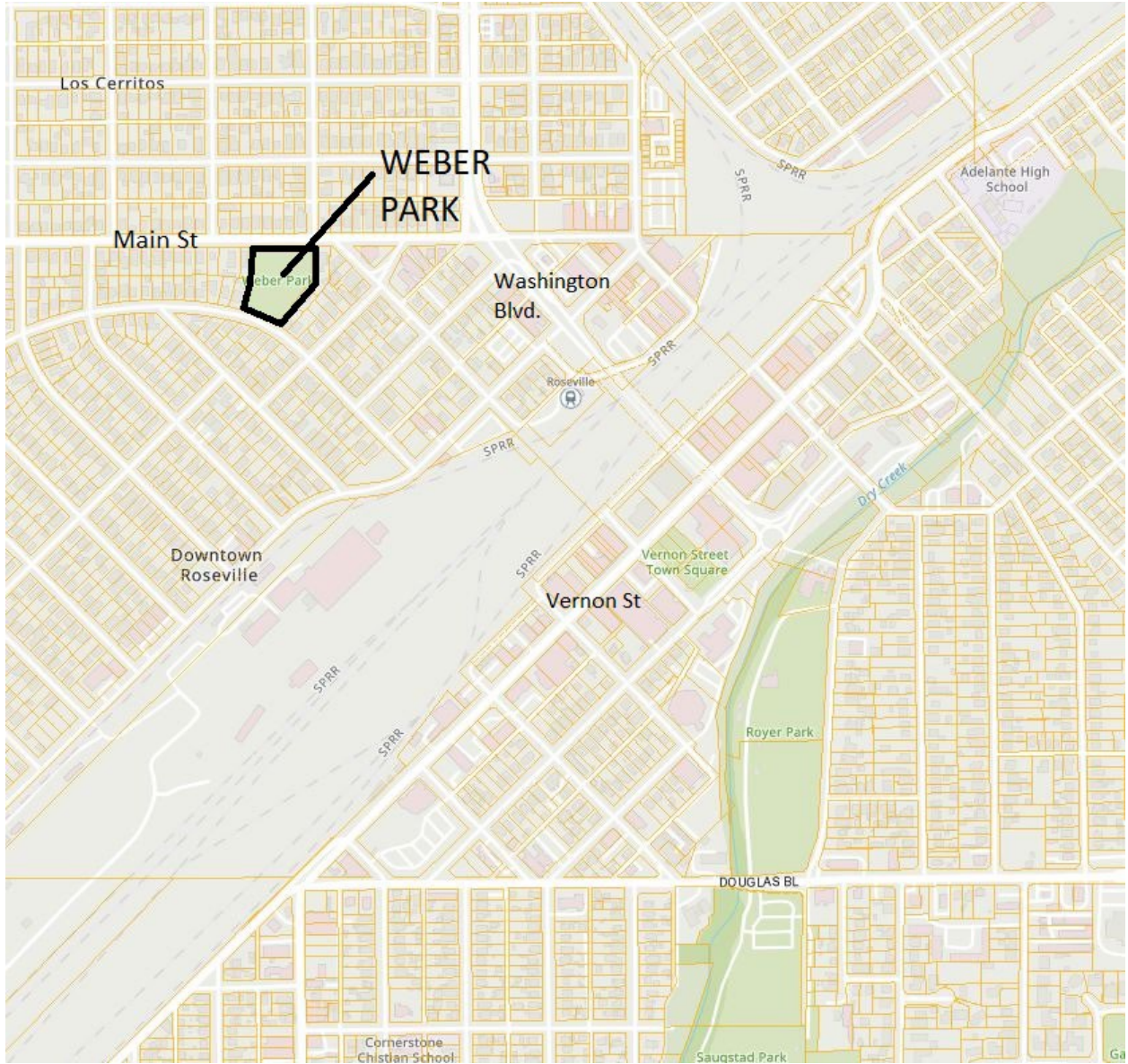
MAYOR

ATTEST:

City Clerk

WEBER PARK RENOVATION PROJECT

VICINITY MAP



RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

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

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

NOTICE OF COMPLETION

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

The direct/general contractor on said project was Abide Builders, Inc.

The surety on said project was The Ohio Casualty Insurance Company

Jill Geller
Parks, Recreation & Libraries Director
City of Roseville
Owner

ATTEST:

Carmen Avalos, City Clerk

State of California)
County of Placer)

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

Jill Geller

Parks, Recreation & Libraries Director
City of Roseville

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

State of California)
County of Placer)

Subscribed and sworn to (or affirmed) before
me on this ____ day of _____,
20____, Jill Geller

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

Place Notary Seal and/or Stamp Above

Signature of Notary Public

Exhibit A

Weber Park 320 Circuit Dr., Roseville, CA 95678

The project scope of work includes lowering profile of park for see-thru line of sight including demolition of bathroom.

Amenities include: new concrete walking path around the park, new basketball court, new playground, extension of existing playground, fitness stations, benches and tables, drinking fountain, police parking within the park, turf and planting areas, new irrigation system.





COUNCIL COMMUNICATION

CC #: 3780
File #: 0103-32

Title: Designation of the Law and Regulation Committee Meeting Day and Time
Contact: Rob Baquera 916-746-1170 rbaquera@roseville.ca.us

Meeting Date: 3/5/2025
Item #: 6.9.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution to repeal resolution 23-048 and establish the 2025 Law and Regulation Committee's meeting schedule as follows: on the third Thursday of March, May, and August at 9 a.m., and Wednesday, November 19 at 4:30 p.m.

BACKGROUND

The City's Council/Boards, Commissions, & Committees Administrative Standards "... serves as the administrative standards for all City of Roseville boards, commissions, committees and City Council members (collectively "public officials") so that expectations and practices are clearly articulated to guide members in their actions, and to provide a uniform frame for conduct. Informational appendices are included."

The Administrative Standards defines the following process for the day and time of the Law and Regulation Committee meetings:

The regular day and time for meetings for the Law and Regulation Committee shall be established by resolution adopted by the City Council, as amended from time to time.

As part of the ongoing efforts to enhance the efficiency and effectiveness of the Law and Regulation Committee, staff has assessed the timing and frequency of our meetings. Based on this review, it's recommended to adjust the schedule to better align with legislative cycles and community engagement.

It is proposed to move the meetings to the third Thursday of the month at 9 a.m. in March, May and August, and the third Wednesday in November, prior to the regularly scheduled City Council meeting. This adjustment ensures that discussions occur at key points in the legislative process.

Proposed Meeting Schedule:

- **March 20, 2025:** Overview of bill introductions and legislative trends
- **May 15, 2025:** Review of priority legislation
- **August 21, 2025:** Review of legislation sent to the Governor by the State Legislature for

consideration to be signed into law

- **November 19, 2025:** Review of priority legislation signed into law or vetoed by the Governor

We recommend that the City Council adopt a resolution establishing this revised meeting schedule for the Law and Regulation Committee.

FISCAL IMPACT

There is no financial impact associated with this action.

ENVIRONMENTAL REVIEW

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

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

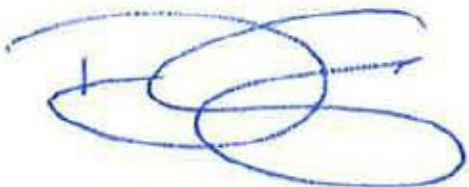
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal B - Support community engagement and advocacy

Respectfully Submitted,

Rob Baquera, Government & Community Relations Manager

Megan Scheid, Deputy City Manager



Dominick Casey, City Manager

ATTACHMENTS:

Description

RESOLUTION NO. 25-058

ADOPTING A RESOLUTION REPEALING RESOLUTION NO. 23-048 AND ADOPTING A
2025 MEETING SCHEDULE FOR THE LAW AND REGULATION COMMITTEE

WHEREAS, the City Council/Boards, Commissions, and Committees Administrative Standards requires the City Council to adopt a resolution establishing a regular day and time for meetings of the Law and Regulation Committee; and

WHEREAS, staff is proposing that the Law and Regulation Committee now meet on a quarterly basis, on the third Thursday of March, May, and August at 9:00 a.m. and on Wednesday, November 19th at 4:30 p.m.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Roseville hereby establishes that the Law and Regulation Committee will meet on a quarterly basis in 2025, on the third Thursday of March, May, and August 2025 at 9:00 a.m. and on Wednesday, November 19th at 4:30 p.m.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 3776

File #: 0400-04-12 & 0800-06

Title: Sierra Vista Specific Plan Mitigation Fee Program Administration - Sole Source Professional Services Agreement

Contact: Stacie Marchetti 916-774-5278 smarchetti2@roseville.ca.us

Meeting Date: 3/5/2025

Item #: 6.10.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution to approve a sole source professional services agreement with Economic and Planning Systems, Inc. (EPS) for Sierra Vista Specific Plan (SVSP) Mitigation Fee Program administration, and authorize the City Manager to execute the agreement.

BACKGROUND

In May of 2010, the City Council approved the Development Agreement(s) (DA) for the Sierra Vista Specific Plan (SVSP). The DA calls for the implementation of an owner-sponsored SVSP Fee Program that specifies the use of a third-party administrator to organize and monitor the program to the fullest extent legally possible. To minimize the costs to the City, the City is to rely on the administrator to obtain, maintain, process, and prepare the information required of the program to calculate and re-calculate the fees in accordance with the fee program.

EPS has been the designated third party administrator of the SVSP Fee Program since adoption. Based on the experience and knowledge EPS has with the program and the nature of the fee program, staff recommends continuing to contract with EPS to manage the SVSP Fee Program.

This professional services agreement with EPS includes services designed to assist the City with SVSP Fee Program administration and completion of periodic SVSP Fee Program updates. All costs associated with this agreement are paid by the SVSP infrastructure fee program.

FISCAL IMPACT

All work performed under this professional service agreement will be paid for by fee revenue collected through the fee program. There is no impact to the General Fund.

ENVIRONMENTAL REVIEW

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

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Stacie Marchetti, Management Analyst

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 25-056

signed agreement

RESOLUTION NO. 25-056

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

WHEREAS, a professional services agreement for Sierra Vista Specific Plan Mitigation Fee program administration, by and between the City of Roseville and Economic and Planning Systems, Inc., has been reviewed by the City Council; and

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

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

PROFESSIONAL SERVICES AGREEMENT

Project: Sierra Vista Specific Plan Mitigation Fee Program Administration

THIS AGREEMENT is made and entered into this ____ day of _____, 20____,
by and between the City of Roseville, a municipal corporation ("CITY"), and Economic And
Planning Systems, Inc., a California corporation ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY desires professional services consisting of providing Sierra Vista
Specific Plan Mitigation Fee Program Administration; and

WHEREAS, CONSULTANT has prepared a proposal dated January 14, 2025, which
describes the scope of work to be performed by CONSULTANT, the budget for the work, and
the schedule for performance of the work; and

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

NOW, THEREFORE, the parties agree as follows:

1. Services. CONSULTANT shall perform, at the direction of CITY, the scope of
services as described in EXHIBIT "A," attached hereto and incorporated herein by this
reference.
2. Compensation. For its services provided hereunder, CONSULTANT shall be
compensated on a time and expense basis in accordance with the budget estimate as described in

EXHIBIT "B," attached hereto and incorporated herein by this reference. Total compensation shall not exceed three hundred thousand dollars (\$300,000).

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

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

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

CONSULTANT's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by

law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

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

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

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

b. Additional Insureds. CONSULTANT shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of CONSULTANT. The additional insured coverage under the CONSULTANT's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the

additional insured coverage shall be at least as broad as the Insurance Services Office (“ISO”) CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds.

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

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

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

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

f. Self-Insured Retentions. All self-insured retentions (“SIR”) must be disclosed to Risk Management for approval and shall not reduce the limits of liability.

Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

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

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

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

have right of access during normal business hours and after reasonable notice to CONSULTANT's and subcontractors' files and records relating to the services performed hereunder and may review and copy the files and records at appropriate stages during performance of the services and during the one (1) year period following termination or expiration of this Agreement. CONSULTANT shall include this provision in its contracts with all subcontractors.

6. Time is of the Essence. Time is of the essence of this Agreement.

7. Prevailing Wages. When applicable, for purposes of this Agreement, CONSULTANT and its subcontractors shall comply with all applicable prevailing wage laws, e.g., but not limited to, California Labor Code Sections 1770 et seq. In accordance with said Section 1775, CONSULTANT shall forfeit as a penalty to the City two hundred dollars (\$200) for each calendar day or portion thereof for each worker paid less than the prevailing rates for such work or craft in which such worker is employed for any work done on-site under the Agreement by CONSULTANT or by any subcontractor in violation of the provisions of the Labor Code and in particular, Labor Code Sections 1770 to 1780, inclusive. In addition to said penalty and pursuant to said Section 1775, the difference between such stipulated prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the stipulated prevailing wage shall be paid to each worker by CONSULTANT or the applicable subcontractor.

Pursuant to the provisions of California Labor Code Section 1773, the contracting department has identified the source, stated below, of the general prevailing rate of wages applicable to the site to be done, for straight time, overtime, and holiday work. The holiday wage rate listed shall be applicable to all holidays recognized in the collective bargaining

agreement of the particular craft, classification or type of worker concerned. These wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: <http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>.

Pursuant to Labor Code Section 1773.2, general prevailing wage rates set forth above, which forms a part of this Agreement, shall be posted by CONSULTANT at a prominent place at the work site. Prevailing wage rates to be posted at the work site will be furnished by the contracting department. The possibility of wage increases is one of the elements to be considered by CONSULTANT in determining its proposal and will not under any circumstances be considered as the basis of a claim against CITY or the Agreement.

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

9. Ability to Perform. CONSULTANT agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

10. Public Contracts: Conflicts of Interest. CONSULTANT's duties and services under this Agreement shall not include preparing or assisting CITY with any portion of the CITY's preparation of a request for proposals, request for qualifications, or any other solicitation regarding a subsequent or additional contract with CITY. CITY shall at all times retain responsibility for public contracting, including with respect to any subsequent phase of this project. CONSULTANT's participation in the planning, discussions, or drawing of project plans or specifications shall be limited to conceptual, preliminary, or initial plans or specifications. CONSULTANT shall cooperate with CITY to ensure that all bidders for a subsequent contract on any subsequent phase of this project have access to the same information, including all

conceptual, preliminary, or initial plans or specifications prepared by CONSULTANT pursuant to this Agreement.

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

12. The Levine Act Disclosure. The Levine Act (Govt. Code, Section 84308) requires a Party (and its agent(s), if any) to a Proceeding before the City of Roseville that involves any action or consideration related to their contract, license, permit, or other entitlement for use, to disclose any campaign contributions made to CITY elected or appointed officers totaling more than \$250 within the twelve (12) months prior to the CITY decision and while a proceeding is pending, and includes certain prohibitions on contribution activity thereafter. If applicable campaign contributions have been made by CONSULTANT and/or its agent(s), CONSULTANT is responsible for compliance, including for its disclosure obligations, if any, as further described at:

https://www.roseville.ca.us/government/departments/city_clerk/transparency/levine_act.

13. Assignment. CONSULTANT is employed to perform unique personal services. CONSULTANT shall not assign this Agreement without the prior written consent of CITY. CONSULTANT shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without prior written consent of CITY.

14. Independent Contractor. CONSULTANT, inclusive of its agents, officers, employees, volunteers, independent contractors, and subcontractors, shall act as an independent contractor, and covenants and agrees that it will conduct itself consistent with such status, that it

will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

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

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

Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

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

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

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

18. Termination of Agreement. The City may terminate this Agreement without cause by giving CONSULTANT ten (10) days advance written notice from the City Manager. CONSULTANT may terminate this Agreement without cause by giving CITY thirty (30) days

advance written notice. In the event of termination through no fault of CONSULTANT, CITY shall compensate CONSULTANT for services performed as of the date of termination, upon the release to CITY of all Material hereunder, in any and all media or formats in which such materials have been created or are maintained. CITY retains the right to receive and use any Material, notwithstanding any termination or any dispute regarding the amount to be paid.

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

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

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

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

CITY OF ROSEVILLE

Stacie Marchetti
Development Services
311 Vernon Street
Roseville, CA 95678

CONSULTANT

Jamie Gomes
Economic & Planning Systems, Inc.
455 Capitol Mall, Suite 701
Sacramento, CA 95814

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

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

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

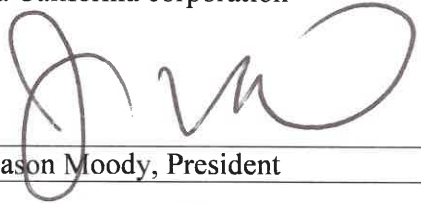
CITY OF ROSEVILLE, a
municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
CARMEN AVALOS
City Clerk

ECONOMIC AND PLANNING SYSTEMS
INC., a California corporation

BY: 
its: Jason Moody, President

and

BY: 
its: Jamie Gomes, CFO

[SIGNATURES CONTINUED ON NEXT PAGE]

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY:  _____
MIKE ISOM
Development Services Director

EXHIBIT “A”

Scope of Work

EPS and the City have had ongoing discussions regarding the roles EPS, as the TPA, will play relative to obligations that will be assumed by City staff. The roles and responsibilities have varied between the two parties as key City staff people change positions. The Work Program anticipated to be completed by EPS to administer the SVSP Fee Program is outlined below.

Task 1: Provide Ongoing Annual SVSP Fee Program Administration

Ongoing SVSP Fee Program Administration includes the following efforts:

- Maintain the fee database tracking the following items for each ownership entity:
 - Individual parcel information, including land use, acres, units, and building square feet.
 - Recordation of maps and subdivision of parcels.
 - Rezoning amendments and land use changes.
 - Reimbursements owed and made for constructed infrastructure.
 - Fee credits authorized and used by parcel and in total.
 - Fee obligation net of fee credits by parcel and in total.
 - Fees paid by parcel.
- Provide builders and the City with total SVSP Fee Program fees payable to the City for given projects.
- Provide builders with necessary documentation, as appropriate, for submittal to the City before building permit issuance, or small lot entitlements, as described in the Development Agreements.
- Establish policies and procedures for the City collection of fees when due.
- Identify the fee administration tasks for which the City, EPS, and the builders will be responsible. Establish the procedures and schedule for transmitting information between the City, EPS, and the builders as development, infrastructure construction, or fee payment activity occurs.
- Assist the City with preparing fee credit/reimbursement agreements for City Council consideration.
- Engage subconsultants, on an as-needed basis, to assist EPS with specialized tasks related to ongoing SVSP Fee Program administration. Examples of these tasks include review and audit of engineering documents, development of geographic information systems, and preparation of annual appraisals. EPS will be responsible for and will include all subconsultant billings in individual invoices submitted by EPS to the City.
- Attend project-related meetings at the City as required.

Task 2: SVSP Fee Program Nexus Study Update

The SVSP Fee Program Nexus Study Update will calculate updated 2025 fees to account for facilities, costs, and development changes from those reflected in the 2018 SVSP Fee Program Nexus Study. EPS will work with City staff and an engineering subconsultant to perform the Nexus Study Update.

The SVSP Impact Fee includes the following fee components and subcomponents that will be updated as part of this effort:

- **City Park Land Fee Component**
- **SVSP Infrastructure Fee Component:**
 - Roadway facilities
 - Sanitary sewer facilities
 - Potable water facilities
 - Recycled water facilities
 - Storm drainage facilities
 - Paseos
 - Park-and-ride facilities
 - Open space land
 - Right-of-way land
- **Administration Fee Component**

Depending on the fee component or subcomponent type, the costs and fees will be updated by an amount based on one of the following data measures:

- An inflationary index.
- SVSP Park Land Appraisal.
- New development and cost estimates.

Other Requested Analyses

In addition to work performed under this proposed Work Program, EPS understands one or more landowners may request additional analysis or technical support. In the opinions of EPS and the City, if a request is deemed to be beyond that which is necessary for general administration of the SVSP Fee Program, EPS understands any such additional requests are to be separately funded by the individual landowner, with any resulting analysis, evaluation, or documents to be made available to all SVSP landowners to access and review.

EXHIBIT “B”

2025 Hourly Billing Rates

Sacramento Office

Managing Principal	\$325
Principal	\$310
Senior Vice President	\$270
Senior Consultant	\$270
Vice President	\$255
Senior Technical Associate	\$225
Senior Associate	\$225
Associate	\$205
Research Analyst II	\$165
Research Analyst I	\$105
Production and Administrative Staff	\$100

Billing rates updated annually.





COUNCIL COMMUNICATION

CC #: 3773
File #: 0324-01

Title: Resolution Declaring Public Weeds and Rubbish a Public Nuisance - Setting a Public Hearing Date
Contact: Michael Bradley 916-774-5806 mbradley@roseville.ca.us

Meeting Date: 3/5/2025
Item #: 6.11.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council approve a resolution declaring weeds, rubbish, dirt and/or rank growth within the City of Roseville on the parcels identified on the attached list (based on available City of Roseville GIS data at the time of the report) to be a public nuisance, as well as ordering the Fire Chief to give notice of the passage and the setting on the time and place for the required public hearing.

BACKGROUND

The Fire Department manages a very proactive and effective annual Weed Abatement Program. Each year all vacant parcels are identified and property owners are notified of their obligation to maintain adequate fire breaks as a fire protection/prevention measure. The fire and life safety requirements for vegetation management are contained in the California Fire Code, which is enforced by the Roseville Fire Department. Property owners are given an opportunity to abate hazards that exist on their parcels. The City only conducts abatement activities on private parcels once the owner has failed to abate the hazard by a pre-determined date specified by the Fire Department. Abatement costs related to private properties are billed to the respective property owners. The notification, public hearing, and cost recovery processes are specified in Chapter 9.20 of the Roseville Municipal Code.

The public hearing will be scheduled for the City Council meeting on Wednesday, April 16, 2025.

FISCAL IMPACT

Owners of private parcels that are abated by the City are responsible for the costs associated with providing abatement services. A bill is sent to each property owner detailing the abatement costs, as well as an administrative fee. If the property owner fails to pay the bill, the City places a lien on the subject property and the monies owed are reimbursed through the property tax collection process.

ENVIRONMENTAL REVIEW

The Weed Abatement Program involves minor alteration in the condition of the land, water, and/or vegetation and will not remove healthy, mature, scenic trees. This activity is categorically exempt from CEQA as a Class 4 Exemption (State CEQA Guidelines Section 15304). The Exemption has been prepared and no further CEQA action is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community

Respectfully Submitted,

Michael Bradley, Fire Division Chief

Ryan Harrigan, Fire Chief



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 25-054

Weed Abatement 2025 - Alpha Numeric by Street

Weed Abatement 2025 - Numeric by APN

CEQA Exemption

Sample Letter

Public Notice

RESOLUTION NO. 25-054

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE DECLARING ALL WEEDS, DIRT, RUBBISH, AND/OR RANK GROWTHS WITHIN THE CITY OF ROSEVILLE TO BE A NUISANCE; ORDERING THE FIRE CHIEF TO GIVE NOTICE OF THE PASSAGE OF THIS RESOLUTION; AND SETTING A TIME AND PLACE FOR HEARING ANY OBJECTIONS TO THE PROPOSED DESTRUCTION OR REMOVAL OF SUCH WEEDS, DIRT, RUBBISH, OR RANK GROWTHS

WHEREAS, weeds, dirt, rubbish and rank growths are growing, located and existing on property within the City of Roseville and constitute a public nuisance; and

WHEREAS, it is the desire of the Council to cause the abatement of that nuisance by destruction or removal of such weeds, dirt, rubbish and rank growths.

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Roseville as follows:

That all weeds, dirt, rubbish and rank growths growing, located or existing on the property within the City of Roseville described by Placer County Assessor's parcel numbers in the "Weed, Dirt, Rubbish and Rank Growths Abatement List – 2025", a copy of which is on file in the office of the City Clerk, are hereby declared to be a public nuisance.

1. That the Fire Chief of the City of Roseville is hereby ordered to give notice of the passage of this resolution and required by law stating, among other things, that unless such nuisance is abated without delay of the destruction or removal of the weeds, dirt, rubbish and rank growths, the nuisance will be abated by the city authorities and the expenses thereof assessed upon the lots, parcels and lands from or on which such nuisance is abated.
2. That Wednesday, April 16, 2025 at 6:00 p.m. or as soon thereafter as the matter can be heard, in the Council Chambers in City Hall, 311 Vernon Street, Roseville, California, is hereby fixed as the time and place for hearing.
3. That the City Clerk is hereby directed to publish notice to destroy or remove those weeds, dirt, rubbish or rank growths declared therein to be a public nuisance at least twice in a newspaper published and circulated in the City of Roseville. The first publication of which shall be at least ten (10) days prior to the time fixed herein by this Council for hearing objections.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

Weed Abatement 2025 – List of Parcels

Address	APN	Address	APN
900 ACADIA CT	498-280-041-000	4016 AMORUSO RANCH RD	496-690-059-000
901 ACADIA CT	498-280-032-000	4024 AMORUSO RANCH RD	496-690-058-000
908 ACADIA CT	498-280-040-000	4032 AMORUSO RANCH RD	496-690-057-000
909 ACADIA CT	498-280-033-000	4040 AMORUSO RANCH RD	496-690-056-000
916 ACADIA CT	498-280-039-000	4048 AMORUSO RANCH RD	496-690-055-000
917 ACADIA CT	498-280-034-000	4200 AMORUSO RANCH RD	017-480-027-000
924 ACADIA CT	498-280-038-000	4304 AMORUSO RANCH RD	496-740-001-000
925 ACADIA CT	498-280-035-000	4312 AMORUSO RANCH RD	496-740-002-000
932 ACADIA CT	498-280-037-000	4320 AMORUSO RANCH RD	496-740-003-000
933 ACADIA CT	498-280-036-000	4328 AMORUSO RANCH RD	496-740-004-000
532 ALOLA ST	013-053-015-000	4336 AMORUSO RANCH RD	496-740-005-000
335 ALTA VISTA AV	011-172-007-000	4344 AMORUSO RANCH RD	496-740-006-000
625 ALTA VISTA AV	011-181-006-000	1271 ANTELOPE CREEK DR	015-166-014-000
4001 ALUMROOT DR	498-430-078-000	5073 ASTEROID WY	498-360-061-000
4009 ALUMROOT DR	498-430-077-000	5113 ASTEROID WY	498-360-066-000
4025 ALUMROOT DR	498-430-075-000	5121 ASTEROID WY	498-360-067-000
4025 ALUMROOT DR	498-430-076-000	5129 ASTEROID WY	498-360-068-000
4041 ALUMROOT DR	498-430-074-000	5137 ASTEROID WY	498-360-069-000
4048 ALUMROOT DR	498-430-042-000	5145 ASTEROID WY	498-360-070-000
4049 ALUMROOT DR	498-440-075-000	5152 ASTEROID WY	498-360-099-000
4056 ALUMROOT DR	498-430-043-000	5153 ASTEROID WY	498-360-071-000
4064 ALUMROOT DR	498-430-044-000	5160 ASTEROID WY	498-360-098-000
4072 ALUMROOT DR	498-430-045-000	5161 ASTEROID WY	498-360-072-000
4073 ALUMROOT DR	498-430-073-000	5168 ASTEROID WY	498-360-097-000
4080 ALUMROOT DR	498-430-046-000	5169 ASTEROID WY	498-360-073-000
4081 ALUMROOT DR	498-430-072-000	5176 ASTEROID WY	498-360-096-000
4088 ALUMROOT DR	498-430-047-000	5184 ASTEROID WY	498-360-095-000
4089 ALUMROOT DR	498-430-071-000	5192 ASTEROID WY	498-360-094-000
4096 ALUMROOT DR	498-430-048-000	5200 ASTEROID WY	498-360-093-000
4097 ALUMROOT DR	498-430-070-000	5208 ASTEROID WY	498-360-092-000
4104 ALUMROOT DR	498-430-049-000	8000 ATKINSON ST	473-180-011-000
4105 ALUMROOT DR	498-430-069-000	904 ATLANTIC ST	013-012-002-000
4112 ALUMROOT DR	498-430-050-000	8650 AUBURN BL	471-080-003-000
4113 ALUMROOT DR	498-430-068-000	4000 AZURE SPRING WY	496-790-008-000
4120 ALUMROOT DR	498-430-051-000	4001 AZURE SPRING WY	496-790-023-000
4121 ALUMROOT DR	498-430-067-000	4009 AZURE SPRING WY	496-790-022-000
4128 ALUMROOT DR	498-430-052-000	4016 AZURE SPRING WY	496-790-009-000
4129 ALUMROOT DR	498-430-066-000	4017 AZURE SPRING WY	496-790-021-000
4136 ALUMROOT DR	498-430-053-000	4024 AZURE SPRING WY	496-790-010-000
4137 ALUMROOT DR	498-430-065-000	4025 AZURE SPRING WY	496-790-020-000
4144 ALUMROOT DR	498-430-054-000	4032 AZURE SPRING WY	496-790-011-000
4145 ALUMROOT DR	498-430-064-000	4033 AZURE SPRING WY	496-790-019-000
4152 ALUMROOT DR	498-430-055-000	4040 AZURE SPRING WY	496-790-012-000
4153 ALUMROOT DR	498-430-063-000	4041 AZURE SPRING WY	496-790-018-000
4160 ALUMROOT DR	498-430-056-000	4048 AZURE SPRING WY	496-790-013-000
1055 AMINGTON DR	490-360-003-000	4049 AZURE SPRING WY	496-790-017-000
4000 AMORUSO RANCH RD	496-690-061-000	4057 AZURE SPRING WY	496-780-003-000
4008 AMORUSO RANCH RD	496-690-060-000	4065 AZURE SPRING WY	496-780-002-000

Address	APN	Address	APN
4073 AZURE SPRING WY	496-780-001-000	5190 BASELINE RD	498-410-001-000
329½ B ST	014-033-024-000	5200 BASELINE RD	498-410-018-000
1887 BALBOA DR	469-100-046-000	5208 BASELINE RD	498-410-014-000
500 BANDON DUNES CT	015-920-003-000	5240 BASELINE RD	498-410-015-000
508 BANDON DUNES CT	015-920-004-000	5250 BASELINE RD	498-410-016-000
516 BANDON DUNES CT	015-920-005-000	5260 BASELINE RD	498-410-017-000
517 BANDON DUNES CT	015-920-011-000	5270 BASELINE RD	498-410-020-000
524 BANDON DUNES CT	015-920-006-000	5280 BASELINE RD	498-410-019-000
525 BANDON DUNES CT	015-920-010-000	5300 BASELINE RD	498-410-024-000
532 BANDON DUNES CT	015-920-007-000	5320 BASELINE RD	498-410-025-000
533 BANDON DUNES CT	015-920-009-000	5340 BASELINE RD	498-410-026-000
540 BANDON DUNES CT	015-920-008-000	5380 BASELINE RD	498-410-027-000
2009 BANDON DUNES DR	015-910-030-000	5410 BASELINE RD	498-410-028-000
2017 BANDON DUNES DR	015-910-029-000	5750 BASELINE RD	499-010-100-000
2025 BANDON DUNES DR	015-910-028-000	5850 BASELINE RD	499-010-099-000
2033 BANDON DUNES DR	015-910-027-000	5900 BASELINE RD	499-010-081-000
2041 BANDON DUNES DR	015-910-026-000	6000 BASELINE RD	499-010-075-000
2048 BANDON DUNES DR	015-910-010-000	6200 BASELINE RD	499-010-074-000
2049 BANDON DUNES DR	015-910-025-000	101 BAY HILL CT	015-910-005-000
2057 BANDON DUNES DR	015-910-024-000	109 BAY HILL CT	015-910-004-000
2065 BANDON DUNES DR	015-910-023-000	117 BAY HILL CT	015-910-003-000
2073 BANDON DUNES DR	015-910-022-000	125 BAY HILL CT	015-910-002-000
2081 BANDON DUNES DR	015-910-021-000	133 BAY HILL CT	015-910-001-000
2096 BANDON DUNES DR	015-920-001-000	5000 BEEPLANT ST	498-440-074-000
2104 BANDON DUNES DR	015-920-002-000	5008 BEEPLANT ST	498-440-073-000
5009 BASALTO WY	498-380-011-000	5009 BEEPLANT ST	498-440-076-000
5017 BASALTO WY	498-380-010-000	5016 BEEPLANT ST	498-440-072-000
5025 BASALTO WY	498-380-009-000	5017 BEEPLANT ST	498-440-077-000
5032 BASALTO WY	498-380-014-000	5025 BEEPLANT ST	498-440-078-000
5033 BASALTO WY	498-380-008-000	5032 BEEPLANT ST	498-440-071-000
5040 BASALTO WY	498-380-015-000	5040 BEEPLANT ST	498-440-070-000
5041 BASALTO WY	498-380-007-000	5048 BEEPLANT ST	498-440-069-000
5048 BASALTO WY	498-380-016-000	5056 BEEPLANT ST	498-440-068-000
5049 BASALTO WY	498-380-006-000	5064 BEEPLANT ST	498-440-067-000
5056 BASALTO WY	498-380-017-000	5072 BEEPLANT ST	498-440-066-000
5057 BASALTO WY	498-380-005-000	5080 BEEPLANT ST	498-440-065-000
5064 BASALTO WY	498-380-018-000	5088 BEEPLANT ST	498-440-064-000
5065 BASALTO WY	498-380-004-000	5096 BEEPLANT ST	498-440-063-000
5008 BASELINE RD	498-410-005-000	6292 BENCHMARK DR	496-610-002-000
5040 BASELINE RD	498-410-004-000	6339 BENCHMARK DR	496-610-004-000
5050 BASELINE RD	498-410-006-000	6456 BENCHMARK DR	496-610-001-000
5060 BASELINE RD	498-410-007-000	6457 BENCHMARK DR	496-610-003-000
5070 BASELINE RD	498-410-003-000	505 BERRY ST	015-100-031-000
5080 BASELINE RD	498-410-009-000	601 BERRY ST	015-100-066-000
5088 BASELINE RD	498-410-008-000	400 BETHPAGE CT	015-910-011-000
5108 BASELINE RD	498-410-002-000	401 BETHPAGE CT	015-910-020-000
5120 BASELINE RD	498-410-010-000	409 BETHPAGE CT	015-910-019-000
5160 BASELINE RD	498-410-011-000	417 BETHPAGE CT	015-910-018-000
5170 BASELINE RD	498-410-012-000	424 BETHPAGE CT	015-910-012-000
5180 BASELINE RD	498-410-013-000	425 BETHPAGE CT	015-910-017-000

Address	APN	Address	APN
432 BETHPAGE CT	015-910-013-000	2880 BLUE OAKS BL	017-490-026-000
433 BETHPAGE CT	015-910-016-000	3040 BLUE OAKS BL	017-490-008-000
440 BETHPAGE CT	015-910-014-000	3000 BLUE OPAL CI	496-690-046-000
441 BETHPAGE CT	015-910-015-000	3001 BLUE OPAL CI	496-690-037-000
9000 BLACK OPAL CI	496-710-016-000	3008 BLUE OPAL CI	496-690-045-000
9001 BLACK OPAL CI	496-710-001-000	3009 BLUE OPAL CI	496-690-038-000
9008 BLACK OPAL CI	496-710-015-000	3016 BLUE OPAL CI	496-690-044-000
9009 BLACK OPAL CI	496-710-002-000	3017 BLUE OPAL CI	496-690-039-000
9089 BLACK OPAL CI	496-790-038-000	3024 BLUE OPAL CI	496-690-043-000
9097 BLACK OPAL CI	496-790-039-000	3025 BLUE OPAL CI	496-690-040-000
9105 BLACK OPAL CI	496-790-040-000	3033 BLUE OPAL CI	496-690-041-000
9113 BLACK OPAL CI	496-790-041-000	3041 BLUE OPAL CI	496-690-042-000
9121 BLACK OPAL CI	496-790-042-000	3049 BLUE OPAL CI	496-700-001-000
9129 BLACK OPAL CI	496-790-043-000	3057 BLUE OPAL CI	496-700-002-000
2001 BLUE COPPICE WY	498-300-061-000	3065 BLUE OPAL CI	496-700-003-000
2008 BLUE COPPICE WY	498-300-095-000	3073 BLUE OPAL CI	496-700-004-000
2009 BLUE COPPICE WY	498-300-062-000	3080 BLUE OPAL CI	496-700-008-000
2017 BLUE COPPICE WY	498-300-063-000	3088 BLUE OPAL CI	496-700-007-000
2025 BLUE COPPICE WY	498-300-064-000	3096 BLUE OPAL CI	496-700-006-000
2033 BLUE COPPICE WY	498-300-065-000	3104 BLUE OPAL CI	496-700-005-000
2040 BLUE COPPICE WY	498-300-101-000	2000 BLUE SPUR DR	496-690-036-000
2041 BLUE COPPICE WY	498-300-066-000	2001 BLUE SPUR DR	496-690-047-000
2048 BLUE COPPICE WY	498-300-090-000	2008 BLUE SPUR DR	496-690-035-000
2049 BLUE COPPICE WY	498-300-067-000	2009 BLUE SPUR DR	496-690-048-000
2056 BLUE COPPICE WY	498-300-089-000	2016 BLUE SPUR DR	496-690-034-000
2057 BLUE COPPICE WY	498-300-068-000	2017 BLUE SPUR DR	496-690-049-000
2064 BLUE COPPICE WY	498-300-088-000	2024 BLUE SPUR DR	496-690-033-000
2065 BLUE COPPICE WY	498-300-069-000	2025 BLUE SPUR DR	496-690-050-000
2072 BLUE COPPICE WY	498-300-087-000	2032 BLUE SPUR DR	496-690-032-000
2080 BLUE COPPICE WY	498-300-086-000	2033 BLUE SPUR DR	496-690-051-000
2081 BLUE COPPICE WY	498-300-070-000	2040 BLUE SPUR DR	496-690-031-000
2088 BLUE COPPICE WY	498-300-085-000	2041 BLUE SPUR DR	496-690-052-000
2089 BLUE COPPICE WY	498-300-071-000	2048 BLUE SPUR DR	496-690-030-000
2096 BLUE COPPICE WY	498-300-084-000	2049 BLUE SPUR DR	496-690-053-000
2097 BLUE COPPICE WY	498-300-072-000	2064 BLUE SPUR DR	496-690-054-000
2104 BLUE COPPICE WY	498-300-083-000	2001 BLUE STAR DR	496-740-058-000
2105 BLUE COPPICE WY	498-300-073-000	2009 BLUE STAR DR	496-740-057-000
2112 BLUE COPPICE WY	498-300-082-000	2017 BLUE STAR DR	496-740-056-000
2120 BLUE COPPICE WY	498-300-081-000	2033 BLUE STAR DR	496-740-062-000
2128 BLUE COPPICE WY	498-300-080-000	2041 BLUE STAR DR	496-740-063-000
1431 BLUE OAKS BL	481-260-014-000	2049 BLUE STAR DR	496-740-064-000
1451 BLUE OAKS BL	481-260-013-000	2057 BLUE STAR DR	496-740-065-000
1474 BLUE OAKS BL	482-340-018-000	2065 BLUE STAR DR	496-740-066-000
1475 BLUE OAKS BL	481-260-005-000	2073 BLUE STAR DR	496-740-067-000
1484 BLUE OAKS BL	482-340-015-000	2081 BLUE STAR DR	496-740-068-000
1485 BLUE OAKS BL	481-260-052-000	2161 BLUE STAR DR	496-760-012-000
1488 BLUE OAKS BL	482-340-017-000	2185 BLUE STAR DR	496-760-009-000
2151 BLUE OAKS BL	017-101-038-000	2201 BLUE STAR DR	496-770-020-000
2451 BLUE OAKS BL	492-012-097-000	2209 BLUE STAR DR	496-770-019-000
2860 BLUE OAKS BL	017-490-027-000	2217 BLUE STAR DR	496-770-018-000

Address	APN	Address	APN
2225 BLUE STAR DR	496-770-017-000	6049 BUTTERFLY SPRING WY	496-790-061-000
2233 BLUE STAR DR	496-770-016-000	6057 BUTTERFLY SPRING WY	496-790-062-000
2241 BLUE STAR DR	496-770-015-000	6065 BUTTERFLY SPRING WY	496-790-063-000
200 BONNY KNOLL RD	014-120-010-000	6073 BUTTERFLY SPRING WY	496-790-064-000
200 BRASS SPUR CT	496-730-061-000	300 CABOT CANYON CT	498-300-079-000
201 BRASS SPUR CT	496-730-056-000	308 CABOT CANYON CT	498-300-078-000
208 BRASS SPUR CT	496-730-060-000	309 CABOT CANYON CT	498-300-103-000
209 BRASS SPUR CT	496-730-057-000	316 CABOT CANYON CT	498-300-077-000
216 BRASS SPUR CT	496-730-059-000	317 CABOT CANYON CT	498-300-104-000
217 BRASS SPUR CT	496-730-058-000	325 CABOT CANYON CT	498-300-105-000
2000 BRASS SPUR WY	496-720-067-000	305 CAMPO ST	011-182-010-000
2008 BRASS SPUR WY	496-730-066-000	800 CANOE CT	496-820-011-000
2016 BRASS SPUR WY	496-730-065-000	801 CANOE CT	496-820-001-000
2024 BRASS SPUR WY	496-730-064-000	808 CANOE CT	496-820-010-000
2032 BRASS SPUR WY	496-730-063-000	809 CANOE CT	496-820-002-000
2033 BRASS SPUR WY	496-730-047-000	816 CANOE CT	496-820-009-000
2040 BRASS SPUR WY	496-730-062-000	817 CANOE CT	496-820-003-000
2041 BRASS SPUR WY	496-730-046-000	824 CANOE CT	496-820-008-000
916 BREA CT	492-490-018-000	825 CANOE CT	496-820-004-000
9048 BREA WY	492-490-009-000	832 CANOE CT	496-820-007-000
9056 BREA WY	492-490-010-000	833 CANOE CT	496-820-005-000
900 BROCK CT	496-780-035-000	840 CANOE CT	496-820-006-000
901 BROCK CT	496-780-027-000	200 CANOPY CT	496-810-032-000
908 BROCK CT	496-780-034-000	201 CANOPY CT	496-810-037-000
909 BROCK CT	496-780-028-000	208 CANOPY CT	496-810-033-000
916 BROCK CT	496-780-033-000	209 CANOPY CT	496-810-036-000
917 BROCK CT	496-780-029-000	216 CANOPY CT	496-810-034-000
925 BROCK CT	496-780-030-000	217 CANOPY CT	496-810-035-000
932 BROCK CT	496-780-032-000	5000 CANTEEN DR	496-830-038-000
933 BROCK CT	496-780-031-000	5001 CANTEEN DR	496-830-055-000
700 BUFFALO CT	496-780-023-000	5008 CANTEEN DR	496-830-039-000
708 BUFFALO CT	496-780-024-000	5009 CANTEEN DR	496-830-054-000
716 BUFFALO CT	496-780-025-000	5016 CANTEEN DR	496-830-040-000
724 BUFFALO CT	496-780-026-000	5017 CANTEEN DR	496-830-053-000
201 BUTTERFLY SPRING CT	496-790-065-000	5024 CANTEEN DR	496-830-041-000
209 BUTTERFLY SPRING CT	496-790-066-000	5025 CANTEEN DR	496-830-052-000
216 BUTTERFLY SPRING CT	496-790-075-000	5032 CANTEEN DR	496-830-042-000
217 BUTTERFLY SPRING CT	496-790-067-000	5033 CANTEEN DR	496-830-051-000
224 BUTTERFLY SPRING CT	496-790-074-000	5040 CANTEEN DR	496-830-043-000
225 BUTTERFLY SPRING CT	496-790-068-000	5041 CANTEEN DR	496-830-050-000
232 BUTTERFLY SPRING CT	496-790-073-000	5048 CANTEEN DR	496-830-044-000
233 BUTTERFLY SPRING CT	496-790-069-000	5049 CANTEEN DR	496-830-049-000
240 BUTTERFLY SPRING CT	496-790-072-000	5056 CANTEEN DR	496-830-045-000
241 BUTTERFLY SPRING CT	496-790-070-000	5057 CANTEEN DR	496-830-048-000
249 BUTTERFLY SPRING CT	496-790-071-000	5064 CANTEEN DR	496-830-046-000
6009 BUTTERFLY SPRING WY	496-800-041-000	5065 CANTEEN DR	496-830-047-000
6017 BUTTERFLY SPRING WY	496-800-042-000	800 CANYONLAND CT	498-280-031-000
6025 BUTTERFLY SPRING WY	496-790-058-000	808 CANYONLAND CT	498-280-030-000
6033 BUTTERFLY SPRING WY	496-790-059-000	816 CANYONLAND CT	498-280-029-000
6041 BUTTERFLY SPRING WY	496-790-060-000	824 CANYONLAND CT	498-280-028-000

Address	APN	Address	APN
832 CANYONLAND CT	498-280-027-000	708 CHIPMUNK CT	496-820-023-000
1128 CARABALLO DR	499-180-006-000	709 CHIPMUNK CT	496-820-013-000
1136 CARABALLO DR	499-180-007-000	716 CHIPMUNK CT	496-820-022-000
1144 CARABALLO DR	499-180-008-000	717 CHIPMUNK CT	496-820-014-000
1152 CARABALLO DR	499-180-009-000	724 CHIPMUNK CT	496-820-021-000
1160 CARABALLO DR	499-180-010-000	725 CHIPMUNK CT	496-820-015-000
1176 CARABALLO DR	499-180-012-000	732 CHIPMUNK CT	496-820-020-000
1184 CARABALLO DR	499-180-013-000	733 CHIPMUNK CT	496-820-016-000
1192 CARABALLO DR	499-180-014-000	740 CHIPMUNK CT	496-820-019-000
1193 CARABALLO DR	499-180-099-000	741 CHIPMUNK CT	496-820-017-000
1200 CARABALLO DR	499-180-015-000	748 CHIPMUNK CT	496-820-018-000
1201 CARABALLO DR	499-180-098-000	405 CHURCH ST	012-152-011-000
1208 CARABALLO DR	499-180-016-000	600 CHURCH ST	012-144-010-000
1209 CARABALLO DR	499-180-097-000	1000 CHURCH ST	012-171-031-000
1216 CARABALLO DR	499-180-017-000	1004 CHURCH ST	012-171-030-000
1217 CARABALLO DR	499-180-096-000	1008 CHURCH ST	012-171-029-000
7032 CARBONE DR	498-390-052-000	1012 CHURCH ST	012-171-013-000
7033 CARBONE DR	498-390-044-000	1110 CHURCH ST	012-185-024-000
7040 CARBONE DR	498-390-053-000	1118 CHURCH ST	012-185-012-000
7041 CARBONE DR	498-390-043-000	823 CIRBY WY	471-010-009-000
7048 CARBONE DR	498-390-054-000	823 CIRBY WY	471-010-006-000
7049 CARBONE DR	498-390-042-000	823 CIRBY WY	471-010-003-000
7056 CARBONE DR	498-390-055-000	823 CIRBY WY	471-010-005-000
7057 CARBONE DR	498-390-041-000	1021 CIRBY WY	471-190-046-000
7064 CARBONE DR	498-390-056-000	301 CLIFTON CT	496-730-048-000
7065 CARBONE DR	498-390-040-000	309 CLIFTON CT	496-730-049-000
7072 CARBONE DR	498-390-057-000	316 CLIFTON CT	496-730-053-000
7073 CARBONE DR	498-390-039-000	317 CLIFTON CT	496-730-050-000
1135 CELEBRATE DR	496-620-012-000	324 CLIFTON CT	496-730-052-000
1135 CELEBRATE DR	496-620-016-000	325 CLIFTON CT	496-730-051-000
1200 CELEBRATE DR	496-650-050-000	3000 COMET DR	496-770-010-000
1201 CELEBRATE DR	496-820-025-000	3009 COMET DR	496-800-002-000
1208 CELEBRATE DR	496-650-051-000	3017 COMET DR	496-800-001-000
1209 CELEBRATE DR	496-820-026-000	251 CONFERENCE CENTER DR	363-011-097-000
1216 CELEBRATE DR	496-650-052-000	300 CONFERENCE CENTER DR	363-480-007-000
1217 CELEBRATE DR	496-820-027-000	310 CONFERENCE CENTER DR	363-480-002-000
1224 CELEBRATE DR	496-650-053-000	320 CONFERENCE CENTER DR	363-480-004-000
1225 CELEBRATE DR	496-820-028-000	330 CONFERENCE CENTER DR	363-480-003-000
1233 CELEBRATE DR	496-820-029-000	350 CONFERENCE CENTER DR	363-480-008-000
1241 CELEBRATE DR	496-820-030-000	2544 CONSTELLATION CI	498-330-008-000
1249 CELEBRATE DR	496-820-031-000	2552 CONSTELLATION CI	498-330-007-000
1257 CELEBRATE DR	496-820-032-000	2553 CONSTELLATION CI	498-330-069-000
501 CENTER CT	013-030-016-000	2560 CONSTELLATION CI	498-330-006-000
508 CENTER CT	013-030-012-000	2561 CONSTELLATION CI	498-330-070-000
509 CENTER CT	013-030-015-000	2568 CONSTELLATION CI	498-330-005-000
516 CENTER CT	013-030-013-000	2569 CONSTELLATION CI	498-330-071-000
517 CENTER CT	013-030-014-000	2576 CONSTELLATION CI	498-330-004-000
124 CENTER ST	013-022-047-000	2577 CONSTELLATION CI	498-330-072-000
700 CHIPMUNK CT	496-820-024-000	2585 CONSTELLATION CI	498-330-073-000
701 CHIPMUNK CT	496-820-012-000	2593 CONSTELLATION CI	498-330-074-000

Address	APN	Address	APN
2601 CONSTELLATION CI	498-330-075-000	417 DIAMOND SPRINGS CT	496-800-011-000
600 CORDUROY CT	496-650-044-000	424 DIAMOND SPRINGS CT	496-800-017-000
601 CORDUROY CT	496-650-049-000	425 DIAMOND SPRINGS CT	496-800-010-000
609 CORDUROY CT	496-650-048-000	432 DIAMOND SPRINGS CT	496-800-018-000
617 CORDUROY CT	496-650-047-000	433 DIAMOND SPRINGS CT	496-800-009-000
1100 COTTONWOOD DR	469-110-031-000	440 DIAMOND SPRINGS CT	496-800-019-000
3801 COUNTRY CLUB DR	017-380-013-000	441 DIAMOND SPRINGS CT	496-800-008-000
4684 CRAWFORD PW	492-500-086-000	4000 DIVERGE DR	496-650-028-000
3000 CREEKVIEW DR	496-660-028-000	4001 DIVERGE DR	496-650-043-000
3008 CREEKVIEW DR	496-660-029-000	4008 DIVERGE DR	496-650-029-000
3016 CREEKVIEW DR	496-660-030-000	4016 DIVERGE DR	496-650-030-000
3024 CREEKVIEW DR	496-660-031-000	4017 DIVERGE DR	496-650-042-000
401 CRESCENT MOON CT	496-660-037-000	4024 DIVERGE DR	496-650-031-000
408 CRESCENT MOON CT	496-660-032-000	4032 DIVERGE DR	496-650-032-000
409 CRESCENT MOON CT	496-660-036-000	4033 DIVERGE DR	496-650-041-000
416 CRESCENT MOON CT	496-660-033-000	4040 DIVERGE DR	496-650-033-000
417 CRESCENT MOON CT	496-660-035-000	4041 DIVERGE DR	496-650-040-000
424 CRESCENT MOON CT	496-660-034-000	4048 DIVERGE DR	496-650-034-000
425 CRESCENT MOON CT	496-650-023-000	4049 DIVERGE DR	496-650-039-000
432 CRESCENT MOON CT	496-650-019-000	4056 DIVERGE DR	496-650-035-000
433 CRESCENT MOON CT	496-650-022-000	4057 DIVERGE DR	496-650-038-000
440 CRESCENT MOON CT	496-650-020-000	300 DOG HOBBLE CT	498-440-039-000
441 CRESCENT MOON CT	496-650-021-000	301 DOG HOBBLE CT	498-430-030-000
500 DEREK PL	015-350-005-000	308 DOG HOBBLE CT	498-440-040-000
405 DESERT ELFIN CT	498-300-004-000	309 DOG HOBBLE CT	498-440-053-000
409 DESERT ELFIN CT	498-300-005-000	316 DOG HOBBLE CT	498-440-041-000
413 DESERT ELFIN CT	498-300-006-000	317 DOG HOBBLE CT	498-440-052-000
417 DESERT ELFIN CT	498-300-007-000	324 DOG HOBBLE CT	498-440-042-000
421 DESERT ELFIN CT	498-300-008-000	325 DOG HOBBLE CT	498-440-051-000
425 DESERT ELFIN CT	498-300-009-000	332 DOG HOBBLE CT	498-440-043-000
429 DESERT ELFIN CT	498-300-010-000	333 DOG HOBBLE CT	498-440-050-000
433 DESERT ELFIN CT	498-300-011-000	340 DOG HOBBLE CT	498-440-044-000
437 DESERT ELFIN CT	498-300-012-000	341 DOG HOBBLE CT	498-440-049-000
440 DESERT ELFIN CT	498-300-021-000	348 DOG HOBBLE CT	498-440-045-000
441 DESERT ELFIN CT	498-300-013-000	356 DOG HOBBLE CT	498-440-046-000
444 DESERT ELFIN CT	498-300-020-000	357 DOG HOBBLE CT	498-440-047-000
445 DESERT ELFIN CT	498-300-014-000	3009 DOG HOBBLE WY	498-430-037-000
448 DESERT ELFIN CT	498-300-019-000	3016 DOG HOBBLE WY	498-430-025-000
449 DESERT ELFIN CT	498-300-015-000	3017 DOG HOBBLE WY	498-430-036-000
452 DESERT ELFIN CT	498-300-018-000	3024 DOG HOBBLE WY	498-430-026-000
453 DESERT ELFIN CT	498-300-016-000	3025 DOG HOBBLE WY	498-430-035-000
457 DESERT ELFIN CT	498-300-017-000	3032 DOG HOBBLE WY	498-430-027-000
120 DIAMOND CREEK PL	482-420-002-000	3033 DOG HOBBLE WY	498-430-034-000
550 DIAMOND OAKS RD	363-011-054-000	3040 DOG HOBBLE WY	498-430-028-000
551 DIAMOND OAKS RD	363-011-058-000	3041 DOG HOBBLE WY	498-430-033-000
400 DIAMOND SPRINGS CT	496-800-014-000	3048 DOG HOBBLE WY	498-430-029-000
401 DIAMOND SPRINGS CT	496-800-013-000	3049 DOG HOBBLE WY	498-430-032-000
408 DIAMOND SPRINGS CT	496-800-015-000	3057 DOG HOBBLE WY	498-430-031-000
409 DIAMOND SPRINGS CT	496-800-012-000	906 DOUGLAS BL	014-113-049-000
416 DIAMOND SPRINGS CT	496-800-016-000	1017 DOUGLAS BL	013-194-027-000

Address	APN	Address	APN
1600 DOUGLAS BL	014-450-041-000	426 FIFTH ST	014-041-016-000
1600 DOUGLAS BL	014-450-053-000	435 FIFTH ST	014-061-039-000
1905 DOUGLAS BL	048-011-005-000	115 FIG ST	012-171-022-000
2130 DOUGLAS BL	048-420-013-000	213 FIG ST	012-162-009-000
3000 DUBLIN PL	013-300-001-000	246 FIG ST	012-134-031-000
3008 DUBLIN PL	013-300-002-000	500 FLANNEL CT	496-660-038-000
3016 DUBLIN PL	013-300-003-000	501 FLANNEL CT	496-650-027-000
3024 DUBLIN PL	013-300-004-000	508 FLANNEL CT	496-660-039-000
3032 DUBLIN PL	013-300-005-000	509 FLANNEL CT	496-650-026-000
3040 DUBLIN PL	013-300-006-000	516 FLANNEL CT	496-650-024-000
3048 DUBLIN PL	013-300-007-000	517 FLANNEL CT	496-650-025-000
3056 DUBLIN PL	013-300-008-000	216 FLAT PLAINS CT	496-690-002-000
3064 DUBLIN PL	013-300-015-000	4113 FLATHEAD DR	499-180-026-000
3072 DUBLIN PL	013-300-014-000	4121 FLATHEAD DR	499-180-025-000
3080 DUBLIN PL	013-300-013-000	4129 FLATHEAD DR	499-180-024-000
3088 DUBLIN PL	013-300-012-000	4137 FLATHEAD DR	499-180-023-000
3096 DUBLIN PL	013-300-011-000	4145 FLATHEAD DR	499-180-022-000
3104 DUBLIN PL	013-300-010-000	4152 FLATHEAD DR	499-180-091-000
3112 DUBLIN PL	013-300-009-000	4153 FLATHEAD DR	499-180-021-000
3120 DUBLIN PL	013-300-022-000	4160 FLATHEAD DR	499-180-092-000
3128 DUBLIN PL	013-300-021-000	4161 FLATHEAD DR	499-180-020-000
3136 DUBLIN PL	013-300-020-000	4168 FLATHEAD DR	499-180-093-000
3144 DUBLIN PL	013-300-019-000	4169 FLATHEAD DR	499-180-019-000
3152 DUBLIN PL	013-300-018-000	4176 FLATHEAD DR	499-180-094-000
3160 DUBLIN PL	013-300-017-000	4177 FLATHEAD DR	499-180-018-000
3168 DUBLIN PL	013-300-016-000	4184 FLATHEAD DR	499-180-095-000
408 EARL AV	014-252-003-000	7631 FOOTHILLS BL	017-232-033-000
220 EAST ST	013-024-023-000	7731 FOOTHILLS BL	017-232-042-000
405 EAST ST	013-030-019-000	7751 FOOTHILLS BL	017-232-043-000
300 ELEFA ST	011-092-010-000	7801 FOOTHILLS BL	017-232-040-000
300 ELEFA ST	011-092-011-000	7851 FOOTHILLS BL	017-232-041-000
113 ELM ST	012-172-020-000	8701 FOOTHILLS BL	017-232-005-000
116 ELM ST	012-142-018-000	8810 FOOTHILLS BL	481-260-049-000
262 ELM ST	012-132-047-000	8901 FOOTHILLS BL	017-232-006-000
5057 ENVY ST	481-380-006-000	9070 FOOTHILLS BL	481-260-048-000
1513 EUREKA RD	048-013-013-000	10019 FOOTHILLS BL	017-250-010-000
10435 FAIRWAY DR	017-123-020-000	10021 FOOTHILLS BL	017-250-019-000
10521 FAIRWAY DR	357-150-005-000	10191 FOOTHILLS BL	485-080-005-000
10537 FAIRWAY DR	357-150-012-000	10198 FOOTHILLS BL	017-250-076-000
10553 FAIRWAY DR	357-150-011-000	700 FOUNTAIN CT	496-740-007-000
10577 FAIRWAY DR	357-150-009-000	708 FOUNTAIN CT	496-740-008-000
4851 FIDDYMENT RD	492-013-002-000	709 FOUNTAIN CT	496-740-017-000
4951 FIDDYMENT RD	492-013-006-000	716 FOUNTAIN CT	496-740-009-000
6802 FIDDYMENT RD	498-370-007-000	717 FOUNTAIN CT	496-740-016-000
6808 FIDDYMENT RD	498-370-008-000	724 FOUNTAIN CT	496-740-010-000
6816 FIDDYMENT RD	498-370-010-000	725 FOUNTAIN CT	496-740-015-000
6820 FIDDYMENT RD	498-370-009-000	732 FOUNTAIN CT	496-740-011-000
6824 FIDDYMENT RD	498-370-011-000	733 FOUNTAIN CT	496-740-014-000
6828 FIDDYMENT RD	498-370-012-000	740 FOUNTAIN CT	496-740-012-000
6872 FIDDYMENT RD	498-010-021-000	741 FOUNTAIN CT	496-740-013-000

Address	APN	Address	APN
501 FOXTAIL CT	496-740-047-000	4072 GOLD BEAM WY	498-420-112-000
509 FOXTAIL CT	496-740-046-000	4080 GOLD BEAM WY	498-420-111-000
516 FOXTAIL CT	496-740-036-000	4088 GOLD BEAM WY	498-420-110-000
517 FOXTAIL CT	496-740-045-000	4096 GOLD BEAM WY	498-420-109-000
524 FOXTAIL CT	496-740-037-000	4104 GOLD BEAM WY	498-420-108-000
525 FOXTAIL CT	496-740-044-000	4112 GOLD BEAM WY	498-420-107-000
532 FOXTAIL CT	496-740-038-000	4120 GOLD BEAM WY	498-420-106-000
533 FOXTAIL CT	496-740-043-000	1001 GRANITO WY	498-400-027-000
540 FOXTAIL CT	496-740-039-000	1009 GRANITO WY	498-400-028-000
541 FOXTAIL CT	496-740-042-000	1017 GRANITO WY	498-400-029-000
548 FOXTAIL CT	496-740-040-000	1025 GRANITO WY	498-400-030-000
556 FOXTAIL CT	496-740-041-000	1033 GRANITO WY	498-400-031-000
3000 FOXTAIL WY	496-740-072-000	125 GRAPE ST	012-185-029-000
3008 FOXTAIL WY	496-740-071-000	500 GRAZING RANCH CT	496-700-033-000
3016 FOXTAIL WY	496-740-070-000	508 GRAZING RANCH CT	496-700-032-000
3017 FOXTAIL WY	496-740-092-000	516 GRAZING RANCH CT	496-700-031-000
3024 FOXTAIL WY	496-740-069-000	517 GRAZING RANCH CT	496-700-030-000
3025 FOXTAIL WY	496-740-091-000	6040 GRAZING RANCH RD	496-720-057-000
1698 FREEDOM WY	363-022-025-000	6048 GRAZING RANCH RD	496-720-058-000
1720 FREEDOM WY	363-022-030-000	6056 GRAZING RANCH RD	496-720-059-000
1741 FREEDOM WY	363-022-018-000	6064 GRAZING RANCH RD	496-720-060-000
2000 FREEDOM WY	017-123-080-000	6072 GRAZING RANCH RD	496-720-061-000
2100 FREEDOM WY	017-123-081-000	6080 GRAZING RANCH RD	496-720-062-000
7001 GALILEE RD	017-410-043-000	6088 GRAZING RANCH RD	496-720-063-000
6101 GARLAND WY	496-020-020-000	6096 GRAZING RANCH RD	496-720-064-000
2001 GENTLE RAIN DR	496-770-014-000	6104 GRAZING RANCH RD	496-720-065-000
2009 GENTLE RAIN DR	496-770-013-000	6112 GRAZING RANCH RD	496-720-066-000
2017 GENTLE RAIN DR	496-770-012-000	6280 GRAZING RANCH RD	496-700-037-000
2025 GENTLE RAIN DR	496-770-011-000	6288 GRAZING RANCH RD	496-700-036-000
2090 GENTLE RAIN DR	017-470-037-000	6296 GRAZING RANCH RD	496-700-035-000
2120 GENTLE RAIN DR	496-780-037-000	6304 GRAZING RANCH RD	496-700-034-000
2140 GENTLE RAIN DR	496-780-036-000	7000 GREAT COPPER ST	498-310-105-000
2161 GENTLE RAIN DR	496-780-008-000	7008 GREAT COPPER ST	498-310-104-000
2169 GENTLE RAIN DR	496-780-009-000	7016 GREAT COPPER ST	498-310-103-000
2177 GENTLE RAIN DR	496-780-010-000	7024 GREAT COPPER ST	498-310-102-000
2185 GENTLE RAIN DR	496-780-011-000	7040 GREAT COPPER ST	498-310-101-000
201 GIBSON DR	363-011-042-000	7048 GREAT COPPER ST	498-310-100-000
246 GIBSON DR	361-230-024-000	7049 GREAT COPPER ST	498-310-057-000
960 GIBSON DR	363-030-091-000	7056 GREAT COPPER ST	498-310-099-000
4001 GOLD BEAM WY	498-420-018-000	7057 GREAT COPPER ST	498-310-058-000
4008 GOLD BEAM WY	498-420-120-000	7064 GREAT COPPER ST	498-310-098-000
4009 GOLD BEAM WY	498-420-019-000	7065 GREAT COPPER ST	498-310-059-000
4017 GOLD BEAM WY	498-420-020-000	7072 GREAT COPPER ST	498-310-097-000
4025 GOLD BEAM WY	498-420-021-000	7073 GREAT COPPER ST	498-310-060-000
4033 GOLD BEAM WY	498-420-022-000	7080 GREAT COPPER ST	498-310-096-000
4040 GOLD BEAM WY	498-420-116-000	7081 GREAT COPPER ST	498-310-061-000
4041 GOLD BEAM WY	498-420-023-000	7088 GREAT COPPER ST	498-310-095-000
4048 GOLD BEAM WY	498-420-115-000	7089 GREAT COPPER ST	498-310-062-000
4056 GOLD BEAM WY	498-420-114-000	7096 GREAT COPPER ST	498-310-094-000
4064 GOLD BEAM WY	498-420-113-000	7097 GREAT COPPER ST	498-310-063-000

Address	APN	Address	APN
7104 GREAT COPPER ST	498-310-093-000	228 HARDING BL	013-212-049-000
7105 GREAT COPPER ST	498-310-064-000	1130 HARVEY WY	017-117-097-000
7112 GREAT COPPER ST	498-310-092-000	2551 HAYDEN PW	492-012-003-000
7113 GREAT COPPER ST	498-310-065-000	1000 HEARTLEAF WY	498-440-001-000
7120 GREAT COPPER ST	498-310-091-000	1001 HEARTLEAF WY	498-440-038-000
7121 GREAT COPPER ST	498-310-066-000	1008 HEARTLEAF WY	498-440-002-000
7128 GREAT COPPER ST	498-310-090-000	1009 HEARTLEAF WY	498-440-037-000
7129 GREAT COPPER ST	498-310-067-000	1016 HEARTLEAF WY	498-440-003-000
7136 GREAT COPPER ST	498-310-089-000	1017 HEARTLEAF WY	498-440-036-000
7137 GREAT COPPER ST	498-310-068-000	1024 HEARTLEAF WY	498-440-004-000
7144 GREAT COPPER ST	498-310-088-000	1025 HEARTLEAF WY	498-440-035-000
7145 GREAT COPPER ST	498-310-069-000	1032 HEARTLEAF WY	498-440-005-000
7152 GREAT COPPER ST	498-310-087-000	1033 HEARTLEAF WY	498-440-034-000
7153 GREAT COPPER ST	498-310-070-000	1040 HEARTLEAF WY	498-440-006-000
7160 GREAT COPPER ST	498-310-086-000	1041 HEARTLEAF WY	498-440-033-000
7161 GREAT COPPER ST	498-310-071-000	1048 HEARTLEAF WY	498-440-007-000
7168 GREAT COPPER ST	498-310-085-000	1049 HEARTLEAF WY	498-440-032-000
7169 GREAT COPPER ST	498-310-072-000	1056 HEARTLEAF WY	498-440-008-000
7176 GREAT COPPER ST	498-310-084-000	1057 HEARTLEAF WY	498-440-031-000
7177 GREAT COPPER ST	498-310-073-000	1064 HEARTLEAF WY	498-440-009-000
7184 GREAT COPPER ST	498-310-083-000	1065 HEARTLEAF WY	498-440-030-000
7185 GREAT COPPER ST	498-310-074-000	1072 HEARTLEAF WY	498-440-010-000
7192 GREAT COPPER ST	498-310-082-000	1073 HEARTLEAF WY	498-440-029-000
7193 GREAT COPPER ST	498-310-075-000	1080 HEARTLEAF WY	498-440-011-000
7200 GREAT COPPER ST	498-310-081-000	1088 HEARTLEAF WY	498-440-012-000
7201 GREAT COPPER ST	498-310-076-000	1096 HEARTLEAF WY	498-440-013-000
7208 GREAT COPPER ST	498-310-080-000	1104 HEARTLEAF WY	498-440-014-000
7209 GREAT COPPER ST	498-310-077-000	1112 HEARTLEAF WY	498-440-015-000
7216 GREAT COPPER ST	498-310-079-000	1113 HEARTLEAF WY	498-440-028-000
7232 GREAT COPPER ST	498-310-078-000	1120 HEARTLEAF WY	498-440-016-000
7233 GREAT COPPER ST	498-320-013-000	1121 HEARTLEAF WY	498-440-027-000
7240 GREAT COPPER ST	498-320-012-000	1128 HEARTLEAF WY	498-440-017-000
7241 GREAT COPPER ST	498-320-014-000	1129 HEARTLEAF WY	498-440-026-000
7248 GREAT COPPER ST	498-320-011-000	1136 HEARTLEAF WY	498-440-018-000
7249 GREAT COPPER ST	498-320-015-000	1137 HEARTLEAF WY	498-440-025-000
7256 GREAT COPPER ST	498-320-010-000	1144 HEARTLEAF WY	498-440-019-000
7257 GREAT COPPER ST	498-320-016-000	1145 HEARTLEAF WY	498-440-024-000
7264 GREAT COPPER ST	498-320-009-000	1152 HEARTLEAF WY	498-440-020-000
7265 GREAT COPPER ST	498-320-017-000	1153 HEARTLEAF WY	498-440-023-000
7272 GREAT COPPER ST	498-320-008-000	1160 HEARTLEAF WY	498-440-021-000
5057 GREEN FEATHER WY	496-700-021-000	1161 HEARTLEAF WY	498-430-057-000
5065 GREEN FEATHER WY	496-700-022-000	1168 HEARTLEAF WY	498-440-022-000
5073 GREEN FEATHER WY	496-700-023-000	1176 HEARTLEAF WY	498-430-058-000
600 GREEN SPUR CT	496-700-029-000	1184 HEARTLEAF WY	498-430-059-000
601 GREEN SPUR CT	496-700-024-000	1185 HEARTLEAF WY	498-430-062-000
608 GREEN SPUR CT	496-700-028-000	1192 HEARTLEAF WY	498-430-060-000
609 GREEN SPUR CT	496-700-025-000	1193 HEARTLEAF WY	498-430-061-000
616 GREEN SPUR CT	496-700-027-000	1200 HEARTLEAF WY	498-440-054-000
617 GREEN SPUR CT	496-700-026-000	1201 HEARTLEAF WY	498-440-062-000
219 HARDING BL	013-270-017-000	1208 HEARTLEAF WY	498-440-055-000

Address	APN	Address	APN
1209 HEARTLEAF WY	498-440-061-000	124 IRON GATE CT	496-750-022-000
2088 HERITAGE DR	363-120-021-000	125 IRON GATE CT	496-750-037-000
935 HIGHLAND POINTE DR	363-021-011-000	132 IRON GATE CT	496-750-023-000
9049 HIMALAYA WY	499-070-069-000	133 IRON GATE CT	496-750-036-000
9097 HIMALAYA WY	499-070-074-000	140 IRON GATE CT	496-750-024-000
4000 HORSE TRAIL RD	498-310-004-000	141 IRON GATE CT	496-750-035-000
4001 HORSE TRAIL RD	498-310-053-000	148 IRON GATE CT	496-750-025-000
4009 HORSE TRAIL RD	498-310-054-000	149 IRON GATE CT	496-750-034-000
4017 HORSE TRAIL RD	498-310-055-000	156 IRON GATE CT	496-750-026-000
4024 HORSE TRAIL RD	498-310-001-000	157 IRON GATE CT	496-750-033-000
4025 HORSE TRAIL RD	498-310-056-000	164 IRON GATE CT	496-750-027-000
601 IMPERIAL CT	496-740-031-000	165 IRON GATE CT	496-750-032-000
608 IMPERIAL CT	496-740-021-000	172 IRON GATE CT	496-750-028-000
609 IMPERIAL CT	496-740-030-000	173 IRON GATE CT	496-750-031-000
616 IMPERIAL CT	496-740-022-000	180 IRON GATE CT	496-750-029-000
617 IMPERIAL CT	496-740-029-000	181 IRON GATE CT	496-750-030-000
624 IMPERIAL CT	496-740-023-000	117 IVY ST	012-183-008-000
625 IMPERIAL CT	496-740-028-000	100 JACOBS LADDER CT	498-440-056-000
632 IMPERIAL CT	496-740-024-000	108 JACOBS LADDER CT	498-440-057-000
633 IMPERIAL CT	496-740-027-000	116 JACOBS LADDER CT	498-440-058-000
640 IMPERIAL CT	496-740-025-000	124 JACOBS LADDER CT	498-440-059-000
641 IMPERIAL CT	496-740-026-000	132 JACOBS LADDER CT	498-440-060-000
8300 INDUSTRIAL AV	360-070-002-000	300 JAVELIN CT	498-300-031-000
8450 INDUSTRIAL AV	017-113-008-000	301 JAVELIN CT	498-300-022-000
10568 INDUSTRIAL AV	485-030-007-000	308 JAVELIN CT	498-300-030-000
10616 INDUSTRIAL AV	017-123-004-000	309 JAVELIN CT	498-300-023-000
10651 INDUSTRIAL AV	017-117-012-000	316 JAVELIN CT	498-300-029-000
201 IRON CANYON CT	496-750-018-000	317 JAVELIN CT	498-300-024-000
208 IRON CANYON CT	496-750-001-000	324 JAVELIN CT	498-300-028-000
209 IRON CANYON CT	496-750-017-000	325 JAVELIN CT	498-300-025-000
216 IRON CANYON CT	496-750-002-000	332 JAVELIN CT	498-300-027-000
217 IRON CANYON CT	496-750-016-000	333 JAVELIN CT	498-300-026-000
224 IRON CANYON CT	496-750-003-000	104 KEEHNER AV	014-113-047-000
225 IRON CANYON CT	496-750-015-000	212 KEEHNER AV	014-113-060-000
232 IRON CANYON CT	496-750-004-000	214 KENROY LN	472-170-004-000
233 IRON CANYON CT	496-750-014-000	600 KINDRED LN	014-263-042-000
240 IRON CANYON CT	496-750-005-000	600 KINDRED LN	014-263-045-000
241 IRON CANYON CT	496-750-013-000	1612 KIT CARSON WY	048-350-021-000
248 IRON CANYON CT	496-750-006-000	1614 KIT CARSON WY	048-350-015-000
249 IRON CANYON CT	496-750-012-000	1616 KIT CARSON WY	048-350-016-000
256 IRON CANYON CT	496-750-007-000	1618 KIT CARSON WY	048-350-018-000
257 IRON CANYON CT	496-750-011-000	233 LA RUE AL	014-052-016-000
264 IRON CANYON CT	496-750-008-000	923 LAWTON AV	015-080-045-000
265 IRON CANYON CT	496-750-010-000	941 LAWTON AV	015-080-001-000
273 IRON CANYON CT	496-750-009-000	2016 LAZY DAY LN	496-650-054-000
100 IRON GATE CT	496-750-019-000	2024 LAZY DAY LN	496-650-055-000
108 IRON GATE CT	496-750-020-000	2032 LAZY DAY LN	496-650-056-000
109 IRON GATE CT	496-750-039-000	2040 LAZY DAY LN	496-650-057-000
116 IRON GATE CT	496-750-021-000	2048 LAZY DAY LN	496-650-058-000
117 IRON GATE CT	496-750-038-000	3016 LEAP FROG LP	496-810-038-000

Address	APN	Address	APN
3024 LEAP FROG LP	496-810-039-000	5016 LONE STAR WY	496-790-026-000
3032 LEAP FROG LP	496-810-040-000	5017 LONE STAR WY	496-790-078-000
3040 LEAP FROG LP	496-810-041-000	5024 LONE STAR WY	496-790-027-000
3048 LEAP FROG LP	496-810-042-000	5025 LONE STAR WY	496-790-079-000
3056 LEAP FROG LP	496-810-043-000	5032 LONE STAR WY	496-790-028-000
3064 LEAP FROG LP	496-810-044-000	5040 LONE STAR WY	496-790-029-000
3072 LEAP FROG LP	496-810-045-000	5048 LONE STAR WY	496-790-030-000
3080 LEAP FROG LP	496-810-046-000	5056 LONE STAR WY	496-780-004-000
3088 LEAP FROG LP	496-810-047-000	5064 LONE STAR WY	496-780-005-000
3096 LEAP FROG LP	496-810-048-000	5072 LONE STAR WY	496-780-006-000
3105 LEAP FROG LP	496-810-031-000	5080 LONE STAR WY	496-780-007-000
3113 LEAP FROG LP	496-810-030-000	2440 LONGMIRE LP	498-290-099-000
3121 LEAP FROG LP	496-810-029-000	116 LOST OAK CT	456-160-023-000
3128 LEAP FROG LP	496-810-001-000	173 LOST OAK CT	456-160-014-000
3129 LEAP FROG LP	496-810-028-000	812 MACHADO LN	472-210-033-000
3136 LEAP FROG LP	496-810-002-000	2033 MALIBU PL	475-100-010-000
3137 LEAP FROG LP	496-810-027-000	1001 MALLORY RIDGE ST	498-300-001-000
3144 LEAP FROG LP	496-810-003-000	1009 MALLORY RIDGE ST	498-300-002-000
3145 LEAP FROG LP	496-810-026-000	1017 MALLORY RIDGE ST	498-300-003-000
3152 LEAP FROG LP	496-810-004-000	1024 MALLORY RIDGE ST	498-300-060-000
3153 LEAP FROG LP	496-810-025-000	1032 MALLORY RIDGE ST	498-300-059-000
3160 LEAP FROG LP	496-810-005-000	1033 MALLORY RIDGE ST	498-300-032-000
3168 LEAP FROG LP	496-810-006-000	1040 MALLORY RIDGE ST	498-300-058-000
3176 LEAP FROG LP	496-810-007-000	1041 MALLORY RIDGE ST	498-300-033-000
3184 LEAP FROG LP	496-810-008-000	1049 MALLORY RIDGE ST	498-300-034-000
3185 LEAP FROG LP	496-810-024-000	1057 MALLORY RIDGE ST	498-300-035-000
3192 LEAP FROG LP	496-810-009-000	1065 MALLORY RIDGE ST	498-300-036-000
3200 LEAP FROG LP	496-810-010-000	1073 MALLORY RIDGE ST	498-300-037-000
3201 LEAP FROG LP	496-810-023-000	1080 MALLORY RIDGE ST	498-300-057-000
3208 LEAP FROG LP	496-810-011-000	1081 MALLORY RIDGE ST	498-300-038-000
3209 LEAP FROG LP	496-810-022-000	1088 MALLORY RIDGE ST	498-300-056-000
3216 LEAP FROG LP	496-810-012-000	1089 MALLORY RIDGE ST	498-300-039-000
3217 LEAP FROG LP	496-810-021-000	1096 MALLORY RIDGE ST	498-300-055-000
3224 LEAP FROG LP	496-810-013-000	1097 MALLORY RIDGE ST	498-300-040-000
3225 LEAP FROG LP	496-810-020-000	1104 MALLORY RIDGE ST	498-300-054-000
3232 LEAP FROG LP	496-810-014-000	1105 MALLORY RIDGE ST	498-300-041-000
3233 LEAP FROG LP	496-810-019-000	1112 MALLORY RIDGE ST	498-300-053-000
3240 LEAP FROG LP	496-810-015-000	1113 MALLORY RIDGE ST	498-300-042-000
3241 LEAP FROG LP	496-810-018-000	1120 MALLORY RIDGE ST	498-300-052-000
3248 LEAP FROG LP	496-810-016-000	1121 MALLORY RIDGE ST	498-300-043-000
3256 LEAP FROG LP	496-810-017-000	1128 MALLORY RIDGE ST	498-300-051-000
2021 LENDELL LN	473-100-045-000	1129 MALLORY RIDGE ST	498-300-044-000
510 LINCOLN ST	011-147-034-000	1136 MALLORY RIDGE ST	498-300-050-000
801 LINCOLN ST	011-063-004-000	1137 MALLORY RIDGE ST	498-300-045-000
825 LINCOLN ST	011-063-002-000	1145 MALLORY RIDGE ST	498-300-046-000
845 LINCOLN ST	011-063-005-000	1153 MALLORY RIDGE ST	498-300-047-000
5000 LONE STAR WY	496-790-024-000	1161 MALLORY RIDGE ST	498-300-048-000
5001 LONE STAR WY	496-790-076-000	1169 MALLORY RIDGE ST	498-300-049-000
5008 LONE STAR WY	496-790-025-000	2111 MARCH RD	473-100-014-000
5009 LONE STAR WY	496-790-077-000	2140 MARCH RD	473-100-044-000

Address	APN	Address	APN
2141 MARCH RD	473-100-032-000	6080 MOON RIVER WY	498-360-017-000
2151 MARCH RD	473-100-033-000	6081 MOON RIVER WY	498-360-038-000
2161 MARCH RD	473-100-034-000	6088 MOON RIVER WY	498-360-016-000
2170 MARCH RD	473-100-051-000	6089 MOON RIVER WY	498-360-039-000
2171 MARCH RD	473-100-035-000	6096 MOON RIVER WY	498-360-015-000
2181 MARCH RD	473-100-036-000	2000 MOONBROOK CI	498-340-026-000
2191 MARCH RD	473-100-037-000	2001 MOONBROOK CI	498-340-038-000
2201 MARCH RD	473-100-038-000	2008 MOONBROOK CI	498-340-027-000
2210 MARCH RD	473-100-040-000	2009 MOONBROOK CI	498-340-037-000
2211 MARCH RD	473-100-039-000	2017 MOONBROOK CI	498-340-036-000
3700 MARKET ST	498-020-060-000	2024 MOONBROOK CI	498-340-028-000
3750 MARKET ST	498-020-061-000	2032 MOONBROOK CI	498-340-029-000
1000 MARMO CI	498-380-031-000	2040 MOONBROOK CI	498-340-030-000
1001 MARMO CI	498-380-051-000	2048 MOONBROOK CI	498-340-031-000
1008 MARMO CI	498-380-032-000	2056 MOONBROOK CI	498-340-032-000
1009 MARMO CI	498-380-050-000	2064 MOONBROOK CI	498-340-033-000
1016 MARMO CI	498-380-033-000	2072 MOONBROOK CI	498-340-034-000
1017 MARMO CI	498-380-049-000	2080 MOONBROOK CI	498-340-035-000
1025 MARMO CI	498-380-048-000	2088 MOONBROOK CI	498-350-011-000
1057 MARMO CI	498-380-044-000	2112 MOONBROOK CI	498-350-010-000
1064 MARMO CI	498-380-034-000	2891 N HAYDEN PW	492-490-002-000
1072 MARMO CI	498-380-035-000	121 N SUNRISE AV	013-213-024-000
1080 MARMO CI	498-380-036-000	2100 NICOLE GEE DR	498-010-026-000
1081 MARMO CI	498-380-041-000	2200 NICOLE GEE DR	498-020-043-000
1088 MARMO CI	498-380-037-000	2741 NICOLE GEE DR	498-360-001-000
1089 MARMO CI	498-380-040-000	2749 NICOLE GEE DR	498-360-002-000
1097 MARMO CI	498-380-039-000	2757 NICOLE GEE DR	498-360-003-000
1105 MARMO CI	498-380-038-000	2765 NICOLE GEE DR	498-360-004-000
1128 MARMO CI	498-380-027-000	2773 NICOLE GEE DR	498-360-005-000
1160 MARMO CI	498-380-013-000	2781 NICOLE GEE DR	498-360-006-000
1184 MARMO CI	498-380-012-000	2789 NICOLE GEE DR	498-360-007-000
1400 MARMO CI	498-380-001-000	2797 NICOLE GEE DR	498-360-008-000
1401 MARMO CI	498-380-058-000	2805 NICOLE GEE DR	498-360-009-000
1408 MARMO CI	498-380-002-000	2813 NICOLE GEE DR	498-360-010-000
1409 MARMO CI	498-380-057-000	2821 NICOLE GEE DR	498-360-011-000
1416 MARMO CI	498-380-003-000	2829 NICOLE GEE DR	498-360-012-000
1417 MARMO CI	498-380-056-000	2837 NICOLE GEE DR	498-360-013-000
1425 MARMO CI	498-380-055-000	2845 NICOLE GEE DR	498-360-014-000
1432 MARMO CI	498-380-019-000	500 NORTHWIND CT	496-800-026-000
1433 MARMO CI	498-380-054-000	501 NORTHWIND CT	496-800-025-000
1440 MARMO CI	498-380-020-000	508 NORTHWIND CT	496-800-027-000
1441 MARMO CI	498-380-053-000	509 NORTHWIND CT	496-800-024-000
1448 MARMO CI	498-380-021-000	516 NORTHWIND CT	496-800-028-000
1449 MARMO CI	498-380-052-000	517 NORTHWIND CT	496-800-023-000
1230 MELODY LN	472-330-052-000	524 NORTHWIND CT	496-800-029-000
1599 MISTY WOOD DR	477-130-010-000	525 NORTHWIND CT	496-800-022-000
6057 MOON RIVER WY	498-360-035-000	533 NORTHWIND CT	496-800-021-000
6065 MOON RIVER WY	498-360-036-000	540 NORTHWIND CT	496-800-030-000
6072 MOON RIVER WY	498-360-018-000	541 NORTHWIND CT	496-800-020-000
6073 MOON RIVER WY	498-360-037-000	7048 NYSTROM WY	499-180-079-000

Address	APN	Address	APN
7049 NYSTROM WY	499-180-084-000	2000 POGONIA ST	498-430-017-000
7056 NYSTROM WY	499-180-080-000	2001 POGONIA ST	498-430-016-000
7057 NYSTROM WY	499-180-083-000	2008 POGONIA ST	498-430-018-000
7064 NYSTROM WY	499-180-081-000	2009 POGONIA ST	498-430-015-000
7065 NYSTROM WY	499-180-082-000	2016 POGONIA ST	498-430-019-000
919 OAK RIDGE DR	470-050-008-000	2017 POGONIA ST	498-430-014-000
401 OAK ST	013-290-002-000	2024 POGONIA ST	498-430-020-000
620 OAK ST	013-152-019-000	2025 POGONIA ST	498-430-013-000
705 OAK ST	013-163-004-000	2032 POGONIA ST	498-430-021-000
711 OAK ST	013-163-003-000	2033 POGONIA ST	498-430-012-000
125 ORANGE SPRINGS CT	496-690-026-000	2041 POGONIA ST	498-430-011-000
132 ORANGE SPRINGS CT	496-690-005-000	2049 POGONIA ST	498-430-010-000
133 ORANGE SPRINGS CT	496-690-027-000	2057 POGONIA ST	498-430-009-000
140 ORANGE SPRINGS CT	496-690-004-000	2064 POGONIA ST	498-430-022-000
141 ORANGE SPRINGS CT	496-690-028-000	2065 POGONIA ST	498-430-008-000
149 ORANGE SPRINGS CT	496-690-029-000	2072 POGONIA ST	498-430-023-000
1005 ORLANDO AV	471-020-017-000	2073 POGONIA ST	498-430-007-000
7621 PAINTED DESERT DR	481-260-012-000	2080 POGONIA ST	498-430-024-000
7890 PAINTED DESERT DR	481-360-003-000	2081 POGONIA ST	498-430-006-000
7930 PAINTED DESERT DR	481-360-002-000	2089 POGONIA ST	498-430-005-000
7970 PAINTED DESERT DR	481-360-001-000	2096 POGONIA ST	498-430-038-000
1741 PARK OAK DR	456-160-025-000	2097 POGONIA ST	498-430-004-000
87 PARRY ST	013-022-033-000	2104 POGONIA ST	498-430-039-000
204 PAUL CT	015-360-026-000	2105 POGONIA ST	498-430-003-000
3070 PAVILION DR	498-410-023-000	2112 POGONIA ST	498-430-040-000
3080 PAVILION DR	498-410-022-000	2113 POGONIA ST	498-430-002-000
3090 PAVILION DR	498-410-021-000	2120 POGONIA ST	498-430-041-000
1751 PFE RD	473-100-022-000	2121 POGONIA ST	498-430-001-000
1961 PFE RD	473-100-030-000	4041 RAVENROCK WY	496-680-061-000
5300 PHILLIP RD	017-101-018-000	3113 RED FEATHER WY	496-800-038-000
5480 PHILLIP RD	017-101-016-000	3121 RED FEATHER WY	496-800-039-000
6382 PHILLIP RD	017-101-008-000	3129 RED FEATHER WY	496-800-040-000
983 PLEASANT GROVE BL	363-030-095-000	3145 RED FEATHER WY	496-790-007-000
989 PLEASANT GROVE BL	363-030-094-000	3152 RED FEATHER WY	496-800-031-000
1207 PLEASANT GROVE BL	017-232-015-000	3153 RED FEATHER WY	496-790-006-000
1701 PLEASANT GROVE BL	478-440-006-000	3160 RED FEATHER WY	496-800-032-000
1715 PLEASANT GROVE BL	478-440-016-000	3161 RED FEATHER WY	496-790-005-000
1760 PLEASANT GROVE BL	478-440-019-000	3176 RED FEATHER WY	496-800-033-000
1770 PLEASANT GROVE BL	478-440-018-000	3184 RED FEATHER WY	496-800-034-000
1780 PLEASANT GROVE BL	478-440-021-000	3192 RED FEATHER WY	496-800-035-000
1790 PLEASANT GROVE BL	478-440-020-000	3193 RED FEATHER WY	496-790-001-000
1825 PLEASANT GROVE BL	498-370-005-000	5001 RIALTO DR	492-490-060-000
1835 PLEASANT GROVE BL	498-370-006-000	5009 RIALTO DR	492-490-059-000
1845 PLEASANT GROVE BL	498-370-003-000	5017 RIALTO DR	492-490-058-000
1855 PLEASANT GROVE BL	498-370-004-000	5025 RIALTO DR	492-490-057-000
1865 PLEASANT GROVE BL	498-370-002-000	5033 RIALTO DR	492-490-056-000
1875 PLEASANT GROVE BL	017-152-018-000	5041 RIALTO DR	492-490-055-000
2931 PLEASANT GROVE BL	496-100-098-000	5049 RIALTO DR	492-490-054-000
3250 PLEASANT GROVE BL	496-100-029-000	5057 RIALTO DR	492-490-053-000
3380 PLEASANT GROVE BL	496-100-027-000	6153 RIDING PATH DR	498-080-047-000

Address	APN	Address	APN
6168 RIDING PATH DR	498-080-005-000	486 ROSEVILLE RD	472-050-008-000
6176 RIDING PATH DR	498-080-004-000	486 ROSEVILLE RD	472-050-007-000
1411 ROCKY RIDGE DR	048-013-014-000	486 ROSEVILLE RD	472-050-014-000
1640 ROCKY RIDGE DR	048-520-031-000	490 ROSEVILLE RD	472-050-013-000
1995 ROCKY RIDGE DR	469-100-013-000	490 ROSEVILLE RD	472-050-036-000
800 ROSETTE CT	496-780-012-000	1828 S CIRBY WY	469-280-009-000
801 ROSETTE CT	496-780-022-000	260 S HARDING BL	014-183-031-000
808 ROSETTE CT	496-780-013-000	214 S LINCOLN ST	013-182-037-000
809 ROSETTE CT	496-780-021-000	4000 SALAMANDER CI	496-830-015-000
816 ROSETTE CT	496-780-014-000	4008 SALAMANDER CI	496-830-016-000
817 ROSETTE CT	496-780-020-000	4016 SALAMANDER CI	496-830-017-000
824 ROSETTE CT	496-780-015-000	4024 SALAMANDER CI	496-830-018-000
832 ROSETTE CT	496-780-016-000	4025 SALAMANDER CI	496-830-037-000
833 ROSETTE CT	496-780-019-000	4032 SALAMANDER CI	496-830-019-000
840 ROSETTE CT	496-780-017-000	4033 SALAMANDER CI	496-830-036-000
841 ROSETTE CT	496-780-018-000	4040 SALAMANDER CI	496-830-020-000
185 ROSEVILLE PW	481-260-053-000	4041 SALAMANDER CI	496-830-035-000
290 ROSEVILLE PW	481-320-009-000	4048 SALAMANDER CI	496-830-021-000
401 ROSEVILLE PW	481-260-036-000	4049 SALAMANDER CI	496-830-034-000
603 ROSEVILLE PW	481-270-054-000	4056 SALAMANDER CI	496-830-022-000
605 ROSEVILLE PW	481-260-044-000	4064 SALAMANDER CI	496-830-023-000
615 ROSEVILLE PW	481-260-043-000	4065 SALAMANDER CI	496-830-032-000
621 ROSEVILLE PW	481-270-053-000	4072 SALAMANDER CI	496-830-024-000
625 ROSEVILLE PW	481-260-046-000	4073 SALAMANDER CI	496-830-031-000
635 ROSEVILLE PW	481-260-045-000	4080 SALAMANDER CI	496-830-025-000
1007 ROSEVILLE PW	363-030-093-000	4081 SALAMANDER CI	496-830-030-000
1019 ROSEVILLE PW	363-030-092-000	4088 SALAMANDER CI	496-830-026-000
1091 ROSEVILLE PW	363-011-044-000	4089 SALAMANDER CI	496-830-029-000
1095 ROSEVILLE PW	363-011-043-000	4096 SALAMANDER CI	496-830-027-000
400 ROSEVILLE RD	472-060-011-000	4104 SALAMANDER CI	496-830-028-000
400 ROSEVILLE RD	472-060-012-000	4160 SALAMANDER CI	496-830-065-000
400 ROSEVILLE RD	472-070-009-000	4168 SALAMANDER CI	496-830-066-000
400 ROSEVILLE RD	472-070-036-000	4169 SALAMANDER CI	496-830-064-000
400 ROSEVILLE RD	472-080-019-000	4176 SALAMANDER CI	496-830-067-000
400 ROSEVILLE RD	472-080-017-000	4177 SALAMANDER CI	496-830-063-000
400 ROSEVILLE RD	472-070-008-000	4184 SALAMANDER CI	496-830-068-000
420 ROSEVILLE RD	472-080-022-000	4185 SALAMANDER CI	496-830-062-000
442 ROSEVILLE RD	472-070-043-000	4192 SALAMANDER CI	496-830-069-000
444 ROSEVILLE RD	472-070-015-000	4193 SALAMANDER CI	496-830-061-000
444 ROSEVILLE RD	472-070-041-000	4200 SALAMANDER CI	496-830-070-000
446 ROSEVILLE RD	472-070-017-000	4201 SALAMANDER CI	496-830-060-000
446 ROSEVILLE RD	472-070-039-000	4208 SALAMANDER CI	496-830-071-000
450 ROSEVILLE RD	472-060-013-000	4209 SALAMANDER CI	496-830-059-000
450 ROSEVILLE RD	472-060-010-000	4216 SALAMANDER CI	496-830-072-000
470 ROSEVILLE RD	472-060-032-000	4217 SALAMANDER CI	496-830-058-000
480 ROSEVILLE RD	472-050-022-000	4224 SALAMANDER CI	496-830-073-000
480 ROSEVILLE RD	472-050-045-000	4225 SALAMANDER CI	496-830-057-000
484 ROSEVILLE RD	472-050-035-000	4232 SALAMANDER CI	496-830-074-000
484 ROSEVILLE RD	472-050-034-000	4233 SALAMANDER CI	496-830-056-000
485 ROSEVILLE RD	472-050-010-000	3101 SANTUCCI BL	499-010-091-000

Address	APN	Address	APN
3700 SANTUCCI BL	498-020-018-000	1080 SILVER FEATHER WY	496-740-079-000
3750 SANTUCCI BL	499-170-007-000	1081 SILVER FEATHER WY	496-740-019-000
3800 SANTUCCI BL	499-170-003-000	1088 SILVER FEATHER WY	496-740-080-000
3801 SANTUCCI BL	499-170-006-000	1089 SILVER FEATHER WY	496-740-018-000
3850 SANTUCCI BL	499-170-002-000	1096 SILVER FEATHER WY	496-740-081-000
3871 SANTUCCI BL	499-170-004-000	1104 SILVER FEATHER WY	496-740-082-000
3900 SANTUCCI BL	499-170-001-000	1128 SILVER FEATHER WY	496-760-001-000
3900 SANTUCCI BL	499-170-011-000	1136 SILVER FEATHER WY	496-760-002-000
4201 SANTUCCI BL	496-100-034-000	1144 SILVER FEATHER WY	496-760-003-000
300 SAWGRASS PL	015-910-006-000	1145 SILVER FEATHER WY	496-720-068-000
301 SAWGRASS PL	015-910-009-000	1152 SILVER FEATHER WY	496-760-004-000
308 SAWGRASS PL	015-910-007-000	1153 SILVER FEATHER WY	496-730-067-000
309 SAWGRASS PL	015-910-008-000	1160 SILVER FEATHER WY	496-760-005-000
1001 SECRET RAVINE PW	456-010-073-000	1161 SILVER FEATHER WY	496-730-068-000
1008 SHADOWGATE DR	498-340-001-000	1168 SILVER FEATHER WY	496-760-006-000
1009 SHADOWGATE DR	498-340-040-000	1169 SILVER FEATHER WY	496-730-069-000
1016 SHADOWGATE DR	498-340-002-000	1176 SILVER FEATHER WY	496-760-007-000
1017 SHADOWGATE DR	498-340-039-000	1177 SILVER FEATHER WY	496-730-070-000
1056 SHADOWGATE DR	498-340-007-000	1184 SILVER FEATHER WY	496-760-008-000
8160 SIERRA COLLEGE BL	048-021-056-000	1185 SILVER FEATHER WY	496-730-071-000
8170 SIERRA COLLEGE BL	048-021-057-000	1193 SILVER FEATHER WY	496-730-072-000
9237 SIERRA COLLEGE BL	466-190-042-000	1201 SILVER FEATHER WY	496-730-073-000
9277 SIERRA COLLEGE BL	466-190-055-000	1208 SILVER FEATHER WY	496-770-001-000
9713 SIERRA COLLEGE BL	466-030-046-000	1209 SILVER FEATHER WY	496-800-007-000
601 SILVER CANOE CT	496-790-031-000	1216 SILVER FEATHER WY	496-770-002-000
609 SILVER CANOE CT	496-790-032-000	1217 SILVER FEATHER WY	496-800-006-000
617 SILVER CANOE CT	496-790-033-000	1224 SILVER FEATHER WY	496-770-003-000
625 SILVER CANOE CT	496-790-034-000	1225 SILVER FEATHER WY	496-800-005-000
633 SILVER CANOE CT	496-790-035-000	1232 SILVER FEATHER WY	496-770-004-000
641 SILVER CANOE CT	496-790-036-000	1233 SILVER FEATHER WY	496-800-004-000
649 SILVER CANOE CT	496-790-037-000	1241 SILVER FEATHER WY	496-800-003-000
100 SILVER FEATHER CT	496-770-005-000	2401 SILVER SPRUCE DR	498-020-019-000
108 SILVER FEATHER CT	496-770-006-000	350 SIXTH ST	014-051-017-000
116 SILVER FEATHER CT	496-770-007-000	412 SIXTH ST	014-062-018-000
124 SILVER FEATHER CT	496-770-008-000	201 SNOWY EGRET CT	456-180-006-000
125 SILVER FEATHER CT	496-770-009-000	4030 SOLAIRE DR	496-100-003-000
1000 SILVER FEATHER WY	496-740-061-000	2 SOMER RIDGE DR	471-020-036-000
1008 SILVER FEATHER WY	496-740-060-000	701 SOUTHERN HILLS CT	015-920-033-000
1016 SILVER FEATHER WY	496-740-059-000	709 SOUTHERN HILLS CT	015-920-032-000
1032 SILVER FEATHER WY	496-740-073-000	717 SOUTHERN HILLS CT	015-920-031-000
1033 SILVER FEATHER WY	496-740-035-000	725 SOUTHERN HILLS CT	015-920-030-000
1040 SILVER FEATHER WY	496-740-074-000	733 SOUTHERN HILLS CT	015-920-029-000
1041 SILVER FEATHER WY	496-740-034-000	600 SPARKLING COVE CT	498-320-026-000
1048 SILVER FEATHER WY	496-740-075-000	601 SPARKLING COVE CT	498-320-027-000
1049 SILVER FEATHER WY	496-740-033-000	608 SPARKLING COVE CT	498-320-025-000
1056 SILVER FEATHER WY	496-740-076-000	609 SPARKLING COVE CT	498-320-028-000
1057 SILVER FEATHER WY	496-740-032-000	616 SPARKLING COVE CT	498-320-024-000
1064 SILVER FEATHER WY	496-740-077-000	617 SPARKLING COVE CT	498-320-029-000
1072 SILVER FEATHER WY	496-740-078-000	624 SPARKLING COVE CT	498-320-023-000
1073 SILVER FEATHER WY	496-740-020-000	625 SPARKLING COVE CT	498-320-030-000

Address	APN	Address	APN
632 SPARKLING COVE CT	498-320-036-000	7017 STAR MIST WY	498-360-102-000
640 SPARKLING COVE CT	498-320-035-000	7025 STAR MIST WY	498-360-103-000
6001 SPARKLING COVE ST	498-310-005-000	7033 STAR MIST WY	498-360-104-000
6009 SPARKLING COVE ST	498-310-006-000	7041 STAR MIST WY	498-360-105-000
6017 SPARKLING COVE ST	498-310-007-000	7049 STAR MIST WY	498-360-106-000
6025 SPARKLING COVE ST	498-310-008-000	7057 STAR MIST WY	498-360-107-000
6033 SPARKLING COVE ST	498-310-009-000	7056 STAR RISE WY	498-420-064-000
6040 SPARKLING COVE ST	498-310-052-000	7057 STAR RISE WY	498-420-049-000
6041 SPARKLING COVE ST	498-310-010-000	7064 STAR RISE WY	498-420-065-000
6048 SPARKLING COVE ST	498-310-051-000	7065 STAR RISE WY	498-420-048-000
6049 SPARKLING COVE ST	498-310-011-000	7072 STAR RISE WY	498-420-066-000
6056 SPARKLING COVE ST	498-310-050-000	7073 STAR RISE WY	498-420-047-000
6057 SPARKLING COVE ST	498-310-012-000	7080 STAR RISE WY	498-420-067-000
6064 SPARKLING COVE ST	498-310-049-000	7081 STAR RISE WY	498-420-046-000
6065 SPARKLING COVE ST	498-310-013-000	5000 STARSHINE WY	498-420-017-000
6072 SPARKLING COVE ST	498-310-048-000	5001 STARSHINE WY	498-420-001-000
6073 SPARKLING COVE ST	498-310-014-000	5008 STARSHINE WY	498-420-016-000
6080 SPARKLING COVE ST	498-310-047-000	5009 STARSHINE WY	498-420-002-000
6081 SPARKLING COVE ST	498-310-015-000	5016 STARSHINE WY	498-420-015-000
6088 SPARKLING COVE ST	498-310-046-000	5017 STARSHINE WY	498-420-003-000
6089 SPARKLING COVE ST	498-310-016-000	5024 STARSHINE WY	498-420-014-000
6096 SPARKLING COVE ST	498-310-045-000	5025 STARSHINE WY	498-420-004-000
6097 SPARKLING COVE ST	498-310-017-000	5032 STARSHINE WY	498-420-013-000
6104 SPARKLING COVE ST	498-310-044-000	5033 STARSHINE WY	498-420-005-000
6105 SPARKLING COVE ST	498-310-018-000	5041 STARSHINE WY	498-420-006-000
6112 SPARKLING COVE ST	498-310-043-000	5049 STARSHINE WY	498-420-007-000
6113 SPARKLING COVE ST	498-310-019-000	5057 STARSHINE WY	498-420-008-000
6120 SPARKLING COVE ST	498-310-042-000	5065 STARSHINE WY	498-420-009-000
6121 SPARKLING COVE ST	498-310-020-000	5073 STARSHINE WY	498-420-010-000
6128 SPARKLING COVE ST	498-310-041-000	5081 STARSHINE WY	498-420-011-000
6129 SPARKLING COVE ST	498-310-021-000	5089 STARSHINE WY	498-420-012-000
6136 SPARKLING COVE ST	498-310-040-000	1470 STONE POINT DR	048-460-030-000
6137 SPARKLING COVE ST	498-310-022-000	1486 STONE POINT DR	048-460-039-000
6144 SPARKLING COVE ST	498-310-039-000	800 SUN PILLAR CT	498-360-091-000
6145 SPARKLING COVE ST	498-310-023-000	801 SUN PILLAR CT	498-360-074-000
6152 SPARKLING COVE ST	498-310-038-000	808 SUN PILLAR CT	498-360-090-000
6153 SPARKLING COVE ST	498-310-024-000	809 SUN PILLAR CT	498-360-075-000
6160 SPARKLING COVE ST	498-310-037-000	816 SUN PILLAR CT	498-360-089-000
6161 SPARKLING COVE ST	498-310-025-000	817 SUN PILLAR CT	498-360-076-000
6168 SPARKLING COVE ST	498-310-036-000	824 SUN PILLAR CT	498-360-088-000
6169 SPARKLING COVE ST	498-310-026-000	832 SUN PILLAR CT	498-360-087-000
6176 SPARKLING COVE ST	498-310-035-000	840 SUN PILLAR CT	498-360-086-000
6177 SPARKLING COVE ST	498-310-027-000	841 SUN PILLAR CT	498-360-078-000
6184 SPARKLING COVE ST	498-310-034-000	848 SUN PILLAR CT	498-360-085-000
6185 SPARKLING COVE ST	498-310-028-000	849 SUN PILLAR CT	498-360-079-000
6192 SPARKLING COVE ST	498-310-033-000	856 SUN PILLAR CT	498-360-084-000
6193 SPARKLING COVE ST	498-310-029-000	864 SUN PILLAR CT	498-360-083-000
6200 SPARKLING COVE ST	498-310-032-000	872 SUN PILLAR CT	498-360-082-000
6201 SPARKLING COVE ST	498-310-030-000	880 SUN PILLAR CT	498-360-081-000
6209 SPARKLING COVE ST	498-310-031-000	888 SUN PILLAR CT	498-360-080-000

Address	APN	Address	APN
620 SUNRISE AV	014-270-044-000	3145 TORRENTE DR	498-400-009-000
718 SUNRISE AV	471-220-021-000	3152 TORRENTE DR	498-400-025-000
6000 SUNSCAPE WY	498-420-035-000	3153 TORRENTE DR	498-400-010-000
6001 SUNSCAPE WY	498-420-024-000	3160 TORRENTE DR	498-400-024-000
6008 SUNSCAPE WY	498-420-036-000	3161 TORRENTE DR	498-400-011-000
6009 SUNSCAPE WY	498-420-025-000	3168 TORRENTE DR	498-400-023-000
6016 SUNSCAPE WY	498-420-037-000	3169 TORRENTE DR	498-400-012-000
6017 SUNSCAPE WY	498-420-026-000	3176 TORRENTE DR	498-400-022-000
6024 SUNSCAPE WY	498-420-038-000	3177 TORRENTE DR	498-400-013-000
6025 SUNSCAPE WY	498-420-027-000	3184 TORRENTE DR	498-400-021-000
6032 SUNSCAPE WY	498-420-039-000	3185 TORRENTE DR	498-400-014-000
6033 SUNSCAPE WY	498-420-028-000	3192 TORRENTE DR	498-400-020-000
6040 SUNSCAPE WY	498-420-040-000	3193 TORRENTE DR	498-400-015-000
6041 SUNSCAPE WY	498-420-029-000	3200 TORRENTE DR	498-400-019-000
6048 SUNSCAPE WY	498-420-041-000	3201 TORRENTE DR	498-400-016-000
6049 SUNSCAPE WY	498-420-030-000	3208 TORRENTE DR	498-400-018-000
6056 SUNSCAPE WY	498-420-042-000	3209 TORRENTE DR	498-400-017-000
6057 SUNSCAPE WY	498-420-031-000	600 TORREY PINES CT	015-920-020-000
6064 SUNSCAPE WY	498-420-043-000	601 TORREY PINES CT	015-920-028-000
6065 SUNSCAPE WY	498-420-032-000	608 TORREY PINES CT	015-920-021-000
6072 SUNSCAPE WY	498-420-044-000	609 TORREY PINES CT	015-920-027-000
6073 SUNSCAPE WY	498-420-033-000	616 TORREY PINES CT	015-920-022-000
6080 SUNSCAPE WY	498-420-045-000	624 TORREY PINES CT	015-920-023-000
6081 SUNSCAPE WY	498-420-034-000	625 TORREY PINES CT	015-920-026-000
5000 SUPERNOVA LN	498-330-088-000	632 TORREY PINES CT	015-920-024-000
5008 SUPERNOVA LN	498-330-087-000	633 TORREY PINES CT	015-920-025-000
5016 SUPERNOVA LN	498-330-086-000	3000 TORREY PINES DR	015-920-012-000
5024 SUPERNOVA LN	498-330-085-000	3001 TORREY PINES DR	015-920-045-000
5032 SUPERNOVA LN	498-330-084-000	3009 TORREY PINES DR	015-920-044-000
5040 SUPERNOVA LN	498-330-083-000	3017 TORREY PINES DR	015-920-043-000
5048 SUPERNOVA LN	498-330-082-000	3024 TORREY PINES DR	015-920-013-000
5056 SUPERNOVA LN	498-330-081-000	3025 TORREY PINES DR	015-920-042-000
5064 SUPERNOVA LN	498-330-080-000	3032 TORREY PINES DR	015-920-014-000
1820 TAYLOR RD	015-450-025-000	3033 TORREY PINES DR	015-920-041-000
1850 TAYLOR RD	015-450-024-000	3040 TORREY PINES DR	015-920-015-000
3001 TORRENTE DR	498-380-026-000	3041 TORREY PINES DR	015-920-040-000
3009 TORRENTE DR	498-380-025-000	3048 TORREY PINES DR	015-920-016-000
3016 TORRENTE DR	498-380-028-000	3049 TORREY PINES DR	015-920-039-000
3017 TORRENTE DR	498-380-024-000	3057 TORREY PINES DR	015-920-038-000
3024 TORRENTE DR	498-380-029-000	3064 TORREY PINES DR	015-920-017-000
3025 TORRENTE DR	498-380-023-000	3065 TORREY PINES DR	015-920-037-000
3032 TORRENTE DR	498-380-030-000	3073 TORREY PINES DR	015-920-036-000
3033 TORRENTE DR	498-380-022-000	3080 TORREY PINES DR	015-920-018-000
3097 TORRENTE DR	498-400-003-000	3081 TORREY PINES DR	015-920-035-000
3105 TORRENTE DR	498-400-004-000	3088 TORREY PINES DR	015-920-019-000
3113 TORRENTE DR	498-400-005-000	3089 TORREY PINES DR	015-920-034-000
3121 TORRENTE DR	498-400-006-000	2503 TRADEWINDS DR	482-480-002-000
3129 TORRENTE DR	498-400-007-000	2517 TRADEWINDS DR	482-480-003-000
3137 TORRENTE DR	498-400-008-000	2545 TRADEWINDS DR	482-480-004-000
3144 TORRENTE DR	498-400-026-000	8008 TRAPPER RANCH RD	496-730-055-000

Address	APN	Address	APN
8009 TRAPPER RANCH RD	496-730-045-000	7120 VAIL RANCH RD	496-730-014-000
8016 TRAPPER RANCH RD	496-730-054-000	7121 VAIL RANCH RD	496-730-019-000
8017 TRAPPER RANCH RD	496-730-044-000	7128 VAIL RANCH RD	496-730-015-000
8025 TRAPPER RANCH RD	496-730-043-000	7129 VAIL RANCH RD	496-730-018-000
8033 TRAPPER RANCH RD	496-730-042-000	7136 VAIL RANCH RD	496-730-016-000
8041 TRAPPER RANCH RD	496-730-041-000	7137 VAIL RANCH RD	496-730-017-000
8057 TRAPPER RANCH RD	496-730-008-000	309 VALLEJO AV	015-080-019-000
8064 TRAPPER RANCH RD	496-800-037-000	531 VALLEJO AV	011-250-007-000
8065 TRAPPER RANCH RD	496-730-007-000	86 VALLEY OAK DR	472-370-013-000
8072 TRAPPER RANCH RD	496-800-036-000	88 VALLEY OAK DR	472-370-014-000
8073 TRAPPER RANCH RD	496-730-006-000	90 VALLEY OAK DR	472-370-015-000
8080 TRAPPER RANCH RD	496-790-057-000	92 VALLEY OAK DR	472-370-016-000
8081 TRAPPER RANCH RD	496-730-005-000	94 VALLEY OAK DR	472-370-017-000
8088 TRAPPER RANCH RD	496-790-056-000	96 VALLEY OAK DR	472-370-018-000
8089 TRAPPER RANCH RD	496-730-004-000	98 VALLEY OAK DR	472-370-019-000
8096 TRAPPER RANCH RD	496-790-055-000	99 VALLEY OAK DR	472-370-035-000
8097 TRAPPER RANCH RD	496-730-003-000	100 VALLEY OAK DR	472-370-020-000
8104 TRAPPER RANCH RD	496-790-054-000	101 VALLEY OAK DR	472-370-034-000
8105 TRAPPER RANCH RD	496-730-002-000	102 VALLEY OAK DR	472-370-021-000
8112 TRAPPER RANCH RD	496-790-053-000	103 VALLEY OAK DR	472-370-033-000
8113 TRAPPER RANCH RD	496-730-001-000	104 VALLEY OAK DR	472-370-022-000
8120 TRAPPER RANCH RD	496-790-052-000	105 VALLEY OAK DR	472-370-032-000
8128 TRAPPER RANCH RD	496-790-051-000	106 VALLEY OAK DR	472-370-023-000
8136 TRAPPER RANCH RD	496-790-050-000	107 VALLEY OAK DR	472-370-031-000
8144 TRAPPER RANCH RD	496-790-049-000	108 VALLEY OAK DR	472-370-024-000
8152 TRAPPER RANCH RD	496-790-048-000	109 VALLEY OAK DR	472-370-030-000
8160 TRAPPER RANCH RD	496-790-047-000	110 VALLEY OAK DR	472-370-025-000
8168 TRAPPER RANCH RD	496-790-046-000	111 VALLEY OAK DR	472-370-029-000
8176 TRAPPER RANCH RD	496-790-045-000	112 VALLEY OAK DR	472-370-026-000
8184 TRAPPER RANCH RD	496-790-044-000	113 VALLEY OAK DR	472-370-028-000
4701 UPLAND DR	498-010-022-000	114 VALLEY OAK DR	472-370-027-000
7001 VAIL RANCH RD	496-730-033-000	431 VERNON ST	013-123-021-000
7009 VAIL RANCH RD	496-730-032-000	1710 VISTA GRANDE BL	498-020-062-000
7016 VAIL RANCH RD	496-730-034-000	1721 VISTA GRANDE BL	498-010-060-000
7017 VAIL RANCH RD	496-730-031-000	1750 VISTA GRANDE BL	498-020-035-000
7024 VAIL RANCH RD	496-730-035-000	1801 VISTA GRANDE BL	498-010-059-000
7025 VAIL RANCH RD	496-730-030-000	1850 VISTA GRANDE BL	498-020-034-000
7032 VAIL RANCH RD	496-730-036-000	1867 VISTA GRANDE BL	499-110-038-000
7033 VAIL RANCH RD	496-730-029-000	2401 VISTA GRANDE BL	499-010-095-000
7040 VAIL RANCH RD	496-730-037-000	2520 VISTA GRANDE BL	498-020-021-000
7041 VAIL RANCH RD	496-730-028-000	2700 VISTA GRANDE BL	499-170-010-000
7048 VAIL RANCH RD	496-730-038-000	3051 VISTA GRANDE BL	499-010-086-000
7049 VAIL RANCH RD	496-730-027-000	5833 VISTA PARK DR	499-110-039-000
7056 VAIL RANCH RD	496-730-039-000	5889 VISTA PARK DR	499-120-046-000
7057 VAIL RANCH RD	496-730-026-000	5905 VISTA PARK DR	499-120-047-000
7064 VAIL RANCH RD	496-730-040-000	5977 VISTA PARK DR	499-120-048-000
7065 VAIL RANCH RD	496-730-025-000	205 W IVY ST	012-183-006-000
7104 VAIL RANCH RD	496-730-012-000	1424 WADSWORTH CI	492-440-041-000
7112 VAIL RANCH RD	496-730-013-000	1432 WADSWORTH CI	492-440-040-000
7113 VAIL RANCH RD	496-730-020-000	1440 WADSWORTH CI	492-440-039-000

Address	APN	Address	APN
1472 WADSWORTH CI	492-440-035-000	8048 WHIPPERSNAPPER WY	000-001-063-635
725 WASHINGTON BL	011-101-011-000	8049 WHIPPERSNAPPER WY	000-001-063-650
751 WASHINGTON BL	011-101-012-000	8056 WHIPPERSNAPPER WY	000-001-063-638
8101 WASHINGTON BL	017-410-025-000	8057 WHIPPERSNAPPER WY	000-001-063-654
8425 WASHINGTON BL	360-070-025-000	8064 WHIPPERSNAPPER WY	000-001-063-643
8441 WASHINGTON BL	360-070-026-000	8065 WHIPPERSNAPPER WY	000-001-063-659
8457 WASHINGTON BL	360-070-008-000	8072 WHIPPERSNAPPER WY	000-001-063-647
8465 WASHINGTON BL	360-070-007-000	8073 WHIPPERSNAPPER WY	000-001-063-664
8469 WASHINGTON BL	360-070-006-000	8080 WHIPPERSNAPPER WY	000-001-063-652
8473 WASHINGTON BL	360-070-005-000	8088 WHIPPERSNAPPER WY	000-001-063-655
8477 WASHINGTON BL	360-070-004-000	8096 WHIPPERSNAPPER WY	000-001-063-658
1123 WAYNE DR	014-130-008-000	8104 WHIPPERSNAPPER WY	000-001-063-663
1400 WESTBROOK BL	498-020-028-000	8112 WHIPPERSNAPPER WY	000-001-063-673
1500 WESTBROOK BL	498-020-015-000	8120 WHIPPERSNAPPER WY	000-001-063-683
1501 WESTBROOK BL	498-020-016-000	8128 WHIPPERSNAPPER WY	000-001-063-686
1550 WESTBROOK BL	499-010-063-000	8136 WHIPPERSNAPPER WY	000-001-063-689
1600 WESTBROOK BL	498-020-014-000	8137 WHIPPERSNAPPER WY	000-001-063-670
1961 WESTBROOK BL	496-100-099-000	8144 WHIPPERSNAPPER WY	000-001-063-691
2275 WESTBROOK BL	496-030-008-000	8145 WHIPPERSNAPPER WY	000-001-063-674
2400 WESTBROOK BL	496-020-037-000	8152 WHIPPERSNAPPER WY	000-001-063-694
2801 WESTBROOK BL	496-020-014-000	8153 WHIPPERSNAPPER WY	000-001-063-676
2900 WESTBROOK BL	496-020-031-000	8160 WHIPPERSNAPPER WY	000-001-063-695
3440 WESTBROOK BL	496-620-006-000	8161 WHIPPERSNAPPER WY	000-001-063-679
3683 WESTBROOK BL	496-610-009-000	8168 WHIPPERSNAPPER WY	000-001-063-696
3883 WESTBROOK BL	017-101-010-000	8169 WHIPPERSNAPPER WY	000-001-063-681
4080 WESTBROOK BL	017-480-041-000	8176 WHIPPERSNAPPER WY	000-001-063-697
4081 WESTBROOK BL	017-480-126-000	8177 WHIPPERSNAPPER WY	000-001-063-682
4180 WESTBROOK BL	017-480-040-000	8184 WHIPPERSNAPPER WY	000-001-063-698
4251 WESTBROOK BL	017-480-043-000	8192 WHIPPERSNAPPER WY	000-001-063-702
4300 WESTBROOK BL	017-480-037-000	8200 WHIPPERSNAPPER WY	000-001-063-703
4315 WESTBROOK BL	017-480-091-000	8208 WHIPPERSNAPPER WY	000-001-063-701
4410 WESTBROOK BL	017-470-025-000	8216 WHIPPERSNAPPER WY	000-001-063-687
4411 WESTBROOK BL	017-470-027-000	8224 WHIPPERSNAPPER WY	000-001-063-680
4500 WESTBROOK BL	017-470-022-000	8232 WHIPPERSNAPPER WY	000-001-063-675
4501 WESTBROOK BL	017-470-028-000	8233 WHIPPERSNAPPER WY	000-001-063-668
4401 WESTPARK DR	496-030-013-000	8240 WHIPPERSNAPPER WY	000-001-063-669
4601 WESTPARK DR	017-101-026-000	8241 WHIPPERSNAPPER WY	000-001-063-662
2101 WHARTON LN	490-360-002-000	8249 WHIPPERSNAPPER WY	000-001-063-657
8000 WHIPPERSNAPPER WY	000-001-063-626	8257 WHIPPERSNAPPER WY	000-001-063-653
8001 WHIPPERSNAPPER WY	000-001-063-630	8265 WHIPPERSNAPPER WY	000-001-063-649
8008 WHIPPERSNAPPER WY	000-001-063-627	8273 WHIPPERSNAPPER WY	000-001-063-644
8009 WHIPPERSNAPPER WY	000-001-063-632	8281 WHIPPERSNAPPER WY	000-001-063-641
8016 WHIPPERSNAPPER WY	000-001-063-628	8289 WHIPPERSNAPPER WY	000-001-063-639
8017 WHIPPERSNAPPER WY	000-001-063-634	300 WHISTLE CT	496-740-093-000
8024 WHIPPERSNAPPER WY	000-001-063-629	301 WHISTLE CT	496-740-104-000
8025 WHIPPERSNAPPER WY	000-001-063-636	324 WHISTLE CT	496-740-096-000
8032 WHIPPERSNAPPER WY	000-001-063-631	325 WHISTLE CT	496-740-101-000
8033 WHIPPERSNAPPER WY	000-001-063-640	332 WHISTLE CT	496-740-097-000
8040 WHIPPERSNAPPER WY	000-001-063-633	333 WHISTLE CT	496-740-100-000
8041 WHIPPERSNAPPER WY	000-001-063-645	340 WHISTLE CT	496-740-098-000

Address	APN	Address	APN
341 WHISTLE CT	496-740-099-000		
6001 WHISTLING PINE WY	496-830-014-000		
6009 WHISTLING PINE WY	496-830-013-000		
6017 WHISTLING PINE WY	496-830-012-000		
6025 WHISTLING PINE WY	496-830-011-000		
6033 WHISTLING PINE WY	496-830-010-000		
6041 WHISTLING PINE WY	496-830-009-000		
6049 WHISTLING PINE WY	496-830-008-000		
6057 WHISTLING PINE WY	496-830-007-000		
6065 WHISTLING PINE WY	496-830-006-000		
6073 WHISTLING PINE WY	496-830-005-000		
6081 WHISTLING PINE WY	496-830-004-000		
6105 WHISTLING PINE WY	496-830-001-000		
11 WHYTE AV	471-050-007-000		
1001 WINDING CREEK RD	017-250-058-000		
1101 WINDING CREEK RD	485-090-003-000		
1200 WINDING CREEK RD	485-090-001-000		
1201 WINDING CREEK RD	485-090-004-000		
1300 WINDING CREEK RD	485-080-004-000		
1400 WINDING CREEK RD	485-080-003-000		
1500 WINDING CREEK RD	485-080-002-000		
1601 WINDING CREEK RD	485-090-005-000		
6560 WOODCREEK OAKS BL	481-270-069-000		
10060 WOODCREEK OAKS BL	482-340-013-000		
400 YUKON CT	496-740-048-000		
401 YUKON CT	496-740-055-000		
408 YUKON CT	496-740-049-000		
409 YUKON CT	496-740-054-000		
416 YUKON CT	496-740-050-000		
417 YUKON CT	496-740-053-000		
424 YUKON CT	496-740-051-000		
432 YUKON CT	496-740-052-000		

Weed Abatement 2025 – List of Parcels

APN	Address	APN	Address
000-001-063-626	8000 WHIPPERSNAPPER WY	000-001-063-686	8128 WHIPPERSNAPPER WY
000-001-063-627	8008 WHIPPERSNAPPER WY	000-001-063-687	8216 WHIPPERSNAPPER WY
000-001-063-628	8016 WHIPPERSNAPPER WY	000-001-063-689	8136 WHIPPERSNAPPER WY
000-001-063-629	8024 WHIPPERSNAPPER WY	000-001-063-691	8144 WHIPPERSNAPPER WY
000-001-063-630	8001 WHIPPERSNAPPER WY	000-001-063-694	8152 WHIPPERSNAPPER WY
000-001-063-631	8032 WHIPPERSNAPPER WY	000-001-063-695	8160 WHIPPERSNAPPER WY
000-001-063-632	8009 WHIPPERSNAPPER WY	000-001-063-696	8168 WHIPPERSNAPPER WY
000-001-063-633	8040 WHIPPERSNAPPER WY	000-001-063-697	8176 WHIPPERSNAPPER WY
000-001-063-634	8017 WHIPPERSNAPPER WY	000-001-063-698	8184 WHIPPERSNAPPER WY
000-001-063-635	8048 WHIPPERSNAPPER WY	000-001-063-701	8208 WHIPPERSNAPPER WY
000-001-063-636	8025 WHIPPERSNAPPER WY	000-001-063-702	8192 WHIPPERSNAPPER WY
000-001-063-638	8056 WHIPPERSNAPPER WY	000-001-063-703	8200 WHIPPERSNAPPER WY
000-001-063-639	8289 WHIPPERSNAPPER WY	011-063-002-000	825 LINCOLN ST
000-001-063-640	8033 WHIPPERSNAPPER WY	011-063-004-000	801 LINCOLN ST
000-001-063-641	8281 WHIPPERSNAPPER WY	011-063-005-000	845 LINCOLN ST
000-001-063-643	8064 WHIPPERSNAPPER WY	011-092-010-000	300 ELEFA ST
000-001-063-644	8273 WHIPPERSNAPPER WY	011-092-011-000	300 ELEFA ST
000-001-063-645	8041 WHIPPERSNAPPER WY	011-101-011-000	725 WASHINGTON BL
000-001-063-647	8072 WHIPPERSNAPPER WY	011-101-012-000	751 WASHINGTON BL
000-001-063-649	8265 WHIPPERSNAPPER WY	011-147-034-000	510 LINCOLN ST
000-001-063-650	8049 WHIPPERSNAPPER WY	011-172-007-000	335 ALTA VISTA AV
000-001-063-652	8080 WHIPPERSNAPPER WY	011-181-006-000	625 ALTA VISTA AV
000-001-063-653	8257 WHIPPERSNAPPER WY	011-182-010-000	305 CAMPO ST
000-001-063-654	8057 WHIPPERSNAPPER WY	011-250-007-000	531 VALLEJO AV
000-001-063-655	8088 WHIPPERSNAPPER WY	012-132-047-000	262 ELM ST
000-001-063-657	8249 WHIPPERSNAPPER WY	012-134-031-000	246 FIG ST
000-001-063-658	8096 WHIPPERSNAPPER WY	012-142-018-000	116 ELM ST
000-001-063-659	8065 WHIPPERSNAPPER WY	012-144-010-000	600 CHURCH ST
000-001-063-662	8241 WHIPPERSNAPPER WY	012-152-011-000	405 CHURCH ST
000-001-063-663	8104 WHIPPERSNAPPER WY	012-162-009-000	213 FIG ST
000-001-063-664	8073 WHIPPERSNAPPER WY	012-171-013-000	1012 CHURCH ST
000-001-063-668	8233 WHIPPERSNAPPER WY	012-171-022-000	115 FIG ST
000-001-063-669	8240 WHIPPERSNAPPER WY	012-171-029-000	1008 CHURCH ST
000-001-063-670	8137 WHIPPERSNAPPER WY	012-171-030-000	1004 CHURCH ST
000-001-063-673	8112 WHIPPERSNAPPER WY	012-171-031-000	1000 CHURCH ST
000-001-063-674	8145 WHIPPERSNAPPER WY	012-172-020-000	113 ELM ST
000-001-063-675	8232 WHIPPERSNAPPER WY	012-183-006-000	205 W IVY ST
000-001-063-676	8153 WHIPPERSNAPPER WY	012-183-008-000	117 IVY ST
000-001-063-679	8161 WHIPPERSNAPPER WY	012-185-012-000	1118 CHURCH ST
000-001-063-680	8224 WHIPPERSNAPPER WY	012-185-024-000	1110 CHURCH ST
000-001-063-681	8169 WHIPPERSNAPPER WY	012-185-029-000	125 GRAPE ST
000-001-063-682	8177 WHIPPERSNAPPER WY	013-012-002-000	904 ATLANTIC ST
000-001-063-683	8120 WHIPPERSNAPPER WY	013-022-033-000	87 PARRY ST

APN	Address	APN	Address
013-022-047-000	124 CENTER ST	014-062-018-000	412 SIXTH ST
013-024-023-000	220 EAST ST	014-113-047-000	104 KEEHNER AV
013-030-012-000	508 CENTER CT	014-113-049-000	906 DOUGLAS BL
013-030-013-000	516 CENTER CT	014-113-060-000	212 KEEHNER AV
013-030-014-000	517 CENTER CT	014-120-010-000	200 BONNY KNOLL RD
013-030-015-000	509 CENTER CT	014-130-008-000	1123 WAYNE DR
013-030-016-000	501 CENTER CT	014-183-031-000	260 S HARDING BL
013-030-019-000	405 EAST ST	014-252-003-000	408 EARL AV
013-053-015-000	532 ALOLA ST	014-263-042-000	600 KINDRED LN
013-123-021-000	431 VERNON ST	014-263-045-000	600 KINDRED LN
013-152-019-000	620 OAK ST	014-270-044-000	620 SUNRISE AV
013-163-003-000	711 OAK ST	014-450-041-000	1600 DOUGLAS BL
013-163-004-000	705 OAK ST	014-450-053-000	1600 DOUGLAS BL
013-182-037-000	214 S LINCOLN ST	015-080-001-000	941 LAWTON AV
013-194-027-000	1017 DOUGLAS BL	015-080-019-000	309 VALLEJO AV
013-212-049-000	228 HARDING BL	015-080-045-000	923 LAWTON AV
013-213-024-000	121 N SUNRISE AV	015-100-031-000	505 BERRY ST
013-270-017-000	219 HARDING BL	015-100-066-000	601 BERRY ST
013-290-002-000	401 OAK ST	015-166-014-000	1271 ANTELOPE CREEK DR
013-300-001-000	3000 DUBLIN PL	015-350-005-000	500 DEREK PL
013-300-002-000	3008 DUBLIN PL	015-360-026-000	204 PAUL CT
013-300-003-000	3016 DUBLIN PL	015-450-024-000	1850 TAYLOR RD
013-300-004-000	3024 DUBLIN PL	015-450-025-000	1820 TAYLOR RD
013-300-005-000	3032 DUBLIN PL	015-910-001-000	133 BAY HILL CT
013-300-006-000	3040 DUBLIN PL	015-910-002-000	125 BAY HILL CT
013-300-007-000	3048 DUBLIN PL	015-910-003-000	117 BAY HILL CT
013-300-008-000	3056 DUBLIN PL	015-910-004-000	109 BAY HILL CT
013-300-009-000	3112 DUBLIN PL	015-910-005-000	101 BAY HILL CT
013-300-010-000	3104 DUBLIN PL	015-910-006-000	300 SAWGRASS PL
013-300-011-000	3096 DUBLIN PL	015-910-007-000	308 SAWGRASS PL
013-300-012-000	3088 DUBLIN PL	015-910-008-000	309 SAWGRASS PL
013-300-013-000	3080 DUBLIN PL	015-910-009-000	301 SAWGRASS PL
013-300-014-000	3072 DUBLIN PL	015-910-010-000	2048 BANDON DUNES DR
013-300-015-000	3064 DUBLIN PL	015-910-011-000	400 BETHPAGE CT
013-300-016-000	3168 DUBLIN PL	015-910-012-000	424 BETHPAGE CT
013-300-017-000	3160 DUBLIN PL	015-910-013-000	432 BETHPAGE CT
013-300-018-000	3152 DUBLIN PL	015-910-014-000	440 BETHPAGE CT
013-300-019-000	3144 DUBLIN PL	015-910-015-000	441 BETHPAGE CT
013-300-020-000	3136 DUBLIN PL	015-910-016-000	433 BETHPAGE CT
013-300-021-000	3128 DUBLIN PL	015-910-017-000	425 BETHPAGE CT
013-300-022-000	3120 DUBLIN PL	015-910-018-000	417 BETHPAGE CT
014-033-024-000	329½ B ST	015-910-019-000	409 BETHPAGE CT
014-041-016-000	426 FIFTH ST	015-910-020-000	401 BETHPAGE CT
014-051-017-000	350 SIXTH ST	015-910-021-000	2081 BANDON DUNES DR
014-052-016-000	233 LA RUE AL	015-910-022-000	2073 BANDON DUNES DR
014-061-039-000	435 FIFTH ST	015-910-023-000	2065 BANDON DUNES DR

APN	Address	APN	Address
015-910-024-000	2057 BANDON DUNES DR	015-920-040-000	3041 TORREY PINES DR
015-910-025-000	2049 BANDON DUNES DR	015-920-041-000	3033 TORREY PINES DR
015-910-026-000	2041 BANDON DUNES DR	015-920-042-000	3025 TORREY PINES DR
015-910-027-000	2033 BANDON DUNES DR	015-920-043-000	3017 TORREY PINES DR
015-910-028-000	2025 BANDON DUNES DR	015-920-044-000	3009 TORREY PINES DR
015-910-029-000	2017 BANDON DUNES DR	015-920-045-000	3001 TORREY PINES DR
015-910-030-000	2009 BANDON DUNES DR	017-101-008-000	6382 PHILLIP RD
015-920-001-000	2096 BANDON DUNES DR	017-101-010-000	3883 WESTBROOK BL
015-920-002-000	2104 BANDON DUNES DR	017-101-016-000	5480 PHILLIP RD
015-920-003-000	500 BANDON DUNES CT	017-101-018-000	5300 PHILLIP RD
015-920-004-000	508 BANDON DUNES CT	017-101-026-000	4601 WESTPARK DR
015-920-005-000	516 BANDON DUNES CT	017-101-038-000	2151 BLUE OAKS BL
015-920-006-000	524 BANDON DUNES CT	017-113-008-000	8450 INDUSTRIAL AV
015-920-007-000	532 BANDON DUNES CT	017-117-012-000	10651 INDUSTRIAL AV
015-920-008-000	540 BANDON DUNES CT	017-117-097-000	1130 HARVEY WY
015-920-009-000	533 BANDON DUNES CT	017-123-004-000	10616 INDUSTRIAL AV
015-920-010-000	525 BANDON DUNES CT	017-123-020-000	10435 FAIRWAY DR
015-920-011-000	517 BANDON DUNES CT	017-123-080-000	2000 FREEDOM WY
015-920-012-000	3000 TORREY PINES DR	017-123-081-000	2100 FREEDOM WY
015-920-013-000	3024 TORREY PINES DR	017-152-018-000	1875 PLEASANT GROVE BL
015-920-014-000	3032 TORREY PINES DR	017-232-005-000	8701 FOOTHILLS BL
015-920-015-000	3040 TORREY PINES DR	017-232-006-000	8901 FOOTHILLS BL
015-920-016-000	3048 TORREY PINES DR	017-232-015-000	1207 PLEASANT GROVE BL
015-920-017-000	3064 TORREY PINES DR	017-232-033-000	7631 FOOTHILLS BL
015-920-018-000	3080 TORREY PINES DR	017-232-040-000	7801 FOOTHILLS BL
015-920-019-000	3088 TORREY PINES DR	017-232-041-000	7851 FOOTHILLS BL
015-920-020-000	600 TORREY PINES CT	017-232-042-000	7731 FOOTHILLS BL
015-920-021-000	608 TORREY PINES CT	017-232-043-000	7751 FOOTHILLS BL
015-920-022-000	616 TORREY PINES CT	017-250-010-000	10019 FOOTHILLS BL
015-920-023-000	624 TORREY PINES CT	017-250-019-000	10021 FOOTHILLS BL
015-920-024-000	632 TORREY PINES CT	017-250-058-000	1001 WINDING CREEK RD
015-920-025-000	633 TORREY PINES CT	017-250-076-000	10198 FOOTHILLS BL
015-920-026-000	625 TORREY PINES CT	017-380-013-000	3801 COUNTRY CLUB DR
015-920-027-000	609 TORREY PINES CT	017-410-025-000	8101 WASHINGTON BL
015-920-028-000	601 TORREY PINES CT	017-410-043-000	7001 GALILEE RD
015-920-029-000	733 SOUTHERN HILLS CT	017-470-022-000	4500 WESTBROOK BL
015-920-030-000	725 SOUTHERN HILLS CT	017-470-025-000	4410 WESTBROOK BL
015-920-031-000	717 SOUTHERN HILLS CT	017-470-027-000	4411 WESTBROOK BL
015-920-032-000	709 SOUTHERN HILLS CT	017-470-028-000	4501 WESTBROOK BL
015-920-033-000	701 SOUTHERN HILLS CT	017-470-037-000	2090 GENTLE RAIN DR
015-920-034-000	3089 TORREY PINES DR	017-480-027-000	4200 AMORUSO RANCH RD
015-920-035-000	3081 TORREY PINES DR	017-480-037-000	4300 WESTBROOK BL
015-920-036-000	3073 TORREY PINES DR	017-480-040-000	4180 WESTBROOK BL
015-920-037-000	3065 TORREY PINES DR	017-480-041-000	4080 WESTBROOK BL
015-920-038-000	3057 TORREY PINES DR	017-480-043-000	4251 WESTBROOK BL
015-920-039-000	3049 TORREY PINES DR	017-480-091-000	4315 WESTBROOK BL

APN	Address	APN	Address
017-480-126-000	4081 WESTBROOK BL	363-480-002-000	310 CONFERENCE CENTER DR
017-490-008-000	3040 BLUE OAKS BL	363-480-003-000	330 CONFERENCE CENTER DR
017-490-026-000	2880 BLUE OAKS BL	363-480-004-000	320 CONFERENCE CENTER DR
017-490-027-000	2860 BLUE OAKS BL	363-480-007-000	300 CONFERENCE CENTER DR
048-011-005-000	1905 DOUGLAS BL	363-480-008-000	350 CONFERENCE CENTER DR
048-013-013-000	1513 EUREKA RD	456-010-073-000	1001 SECRET RAVINE PW
048-013-014-000	1411 ROCKY RIDGE DR	456-160-014-000	173 LOST OAK CT
048-021-056-000	8160 SIERRA COLLEGE BL	456-160-023-000	116 LOST OAK CT
048-021-057-000	8170 SIERRA COLLEGE BL	456-160-025-000	1741 PARK OAK DR
048-350-015-000	1614 KIT CARSON WY	456-180-006-000	201 SNOWY EGRET CT
048-350-016-000	1616 KIT CARSON WY	466-030-046-000	9713 SIERRA COLLEGE BL
048-350-018-000	1618 KIT CARSON WY	466-190-042-000	9237 SIERRA COLLEGE BL
048-350-021-000	1612 KIT CARSON WY	466-190-055-000	9277 SIERRA COLLEGE BL
048-420-013-000	2130 DOUGLAS BL	469-100-013-000	1995 ROCKY RIDGE DR
048-460-030-000	1470 STONE POINT DR	469-100-046-000	1887 BALBOA DR
048-460-039-000	1486 STONE POINT DR	469-110-031-000	1100 COTTONWOOD DR
048-520-031-000	1640 ROCKY RIDGE DR	469-280-009-000	1828 S CIRBY WY
357-150-005-000	10521 FAIRWAY DR	470-050-008-000	919 OAK RIDGE DR
357-150-009-000	10577 FAIRWAY DR	471-010-003-000	823 CIRBY WY
357-150-011-000	10553 FAIRWAY DR	471-010-005-000	823 CIRBY WY
357-150-012-000	10537 FAIRWAY DR	471-010-006-000	823 CIRBY WY
360-070-002-000	8300 INDUSTRIAL AV	471-010-009-000	823 CIRBY WY
360-070-004-000	8477 WASHINGTON BL	471-020-017-000	1005 ORLANDO AV
360-070-005-000	8473 WASHINGTON BL	471-020-036-000	2 SOMER RIDGE DR
360-070-006-000	8469 WASHINGTON BL	471-050-007-000	11 WHYTE AV
360-070-007-000	8465 WASHINGTON BL	471-080-003-000	8650 AUBURN BL
360-070-008-000	8457 WASHINGTON BL	471-190-046-000	1021 CIRBY WY
360-070-025-000	8425 WASHINGTON BL	471-220-021-000	718 SUNRISE AV
360-070-026-000	8441 WASHINGTON BL	472-050-007-000	486 ROSEVILLE RD
361-230-024-000	246 GIBSON DR	472-050-008-000	486 ROSEVILLE RD
363-011-042-000	201 GIBSON DR	472-050-010-000	485 ROSEVILLE RD
363-011-043-000	1095 ROSEVILLE PW	472-050-013-000	490 ROSEVILLE RD
363-011-044-000	1091 ROSEVILLE PW	472-050-014-000	486 ROSEVILLE RD
363-011-054-000	550 DIAMOND OAKS RD	472-050-022-000	480 ROSEVILLE RD
363-011-058-000	551 DIAMOND OAKS RD	472-050-034-000	484 ROSEVILLE RD
363-011-097-000	251 CONFERENCE CENTER DR	472-050-035-000	484 ROSEVILLE RD
363-021-011-000	935 HIGHLAND POINTE DR	472-050-036-000	490 ROSEVILLE RD
363-022-018-000	1741 FREEDOM WY	472-050-045-000	480 ROSEVILLE RD
363-022-025-000	1698 FREEDOM WY	472-060-010-000	450 ROSEVILLE RD
363-022-030-000	1720 FREEDOM WY	472-060-011-000	400 ROSEVILLE RD
363-030-091-000	960 GIBSON DR	472-060-012-000	400 ROSEVILLE RD
363-030-092-000	1019 ROSEVILLE PW	472-060-013-000	450 ROSEVILLE RD
363-030-093-000	1007 ROSEVILLE PW	472-060-032-000	470 ROSEVILLE RD
363-030-094-000	989 PLEASANT GROVE BL	472-070-008-000	400 ROSEVILLE RD
363-030-095-000	983 PLEASANT GROVE BL	472-070-009-000	400 ROSEVILLE RD
363-120-021-000	2088 HERITAGE DR	472-070-015-000	444 ROSEVILLE RD

APN	Address	APN	Address
472-070-017-000	446 ROSEVILLE RD	473-100-044-000	2140 MARCH RD
472-070-036-000	400 ROSEVILLE RD	473-100-045-000	2021 LENDELL LN
472-070-039-000	446 ROSEVILLE RD	473-100-051-000	2170 MARCH RD
472-070-041-000	444 ROSEVILLE RD	473-180-011-000	8000 ATKINSON ST
472-070-043-000	442 ROSEVILLE RD	475-100-010-000	2033 MALIBU PL
472-080-017-000	400 ROSEVILLE RD	477-130-010-000	1599 MISTY WOOD DR
472-080-019-000	400 ROSEVILLE RD	478-440-006-000	1701 PLEASANT GROVE BL
472-080-022-000	420 ROSEVILLE RD	478-440-016-000	1715 PLEASANT GROVE BL
472-170-004-000	214 KENROY LN	478-440-018-000	1770 PLEASANT GROVE BL
472-210-033-000	812 MACHADO LN	478-440-019-000	1760 PLEASANT GROVE BL
472-330-052-000	1230 MELODY LN	478-440-020-000	1790 PLEASANT GROVE BL
472-370-013-000	86 VALLEY OAK DR	478-440-021-000	1780 PLEASANT GROVE BL
472-370-014-000	88 VALLEY OAK DR	481-260-005-000	1475 BLUE OAKS BL
472-370-015-000	90 VALLEY OAK DR	481-260-012-000	7621 PAINTED DESERT DR
472-370-016-000	92 VALLEY OAK DR	481-260-013-000	1451 BLUE OAKS BL
472-370-017-000	94 VALLEY OAK DR	481-260-014-000	1431 BLUE OAKS BL
472-370-018-000	96 VALLEY OAK DR	481-260-036-000	401 ROSEVILLE PW
472-370-019-000	98 VALLEY OAK DR	481-260-043-000	615 ROSEVILLE PW
472-370-020-000	100 VALLEY OAK DR	481-260-044-000	605 ROSEVILLE PW
472-370-021-000	102 VALLEY OAK DR	481-260-045-000	635 ROSEVILLE PW
472-370-022-000	104 VALLEY OAK DR	481-260-046-000	625 ROSEVILLE PW
472-370-023-000	106 VALLEY OAK DR	481-260-048-000	9070 FOOTHILLS BL
472-370-024-000	108 VALLEY OAK DR	481-260-049-000	8810 FOOTHILLS BL
472-370-025-000	110 VALLEY OAK DR	481-260-052-000	1485 BLUE OAKS BL
472-370-026-000	112 VALLEY OAK DR	481-260-053-000	185 ROSEVILLE PW
472-370-027-000	114 VALLEY OAK DR	481-270-053-000	621 ROSEVILLE PW
472-370-028-000	113 VALLEY OAK DR	481-270-054-000	603 ROSEVILLE PW
472-370-029-000	111 VALLEY OAK DR	481-270-069-000	6560 WOODCREEK OAKS BL
472-370-030-000	109 VALLEY OAK DR	481-320-009-000	290 ROSEVILLE PW
472-370-031-000	107 VALLEY OAK DR	481-360-001-000	7970 PAINTED DESERT DR
472-370-032-000	105 VALLEY OAK DR	481-360-002-000	7930 PAINTED DESERT DR
472-370-033-000	103 VALLEY OAK DR	481-360-003-000	7890 PAINTED DESERT DR
472-370-034-000	101 VALLEY OAK DR	481-380-006-000	5057 ENVY ST
472-370-035-000	99 VALLEY OAK DR	482-340-013-000	10060 WOODCREEK OAKS BL
473-100-014-000	2111 MARCH RD	482-340-015-000	1484 BLUE OAKS BL
473-100-022-000	1751 PFE RD	482-340-017-000	1488 BLUE OAKS BL
473-100-030-000	1961 PFE RD	482-340-018-000	1474 BLUE OAKS BL
473-100-032-000	2141 MARCH RD	482-420-002-000	120 DIAMOND CREEK PL
473-100-033-000	2151 MARCH RD	482-480-002-000	2503 TRADEWINDS DR
473-100-034-000	2161 MARCH RD	482-480-003-000	2517 TRADEWINDS DR
473-100-035-000	2171 MARCH RD	482-480-004-000	2545 TRADEWINDS DR
473-100-036-000	2181 MARCH RD	485-030-007-000	10568 INDUSTRIAL AV
473-100-037-000	2191 MARCH RD	485-080-002-000	1500 WINDING CREEK RD
473-100-038-000	2201 MARCH RD	485-080-003-000	1400 WINDING CREEK RD
473-100-039-000	2211 MARCH RD	485-080-004-000	1300 WINDING CREEK RD
473-100-040-000	2210 MARCH RD	485-080-005-000	10191 FOOTHILLS BL

APN	Address	APN	Address
485-090-001-000	1200 WINDING CREEK RD	496-620-016-000	1135 CELEBRATE DR
485-090-003-000	1101 WINDING CREEK RD	496-650-019-000	432 CRESCENT MOON CT
485-090-004-000	1201 WINDING CREEK RD	496-650-020-000	440 CRESCENT MOON CT
485-090-005-000	1601 WINDING CREEK RD	496-650-021-000	441 CRESCENT MOON CT
490-360-002-000	2101 WHARTON LN	496-650-022-000	433 CRESCENT MOON CT
490-360-003-000	1055 AMINGTON DR	496-650-023-000	425 CRESCENT MOON CT
492-012-003-000	2551 HAYDEN PW	496-650-024-000	516 FLANNEL CT
492-012-097-000	2451 BLUE OAKS BL	496-650-025-000	517 FLANNEL CT
492-013-002-000	4851 FIDDYMENT RD	496-650-026-000	509 FLANNEL CT
492-013-006-000	4951 FIDDYMENT RD	496-650-027-000	501 FLANNEL CT
492-440-035-000	1472 WADSWORTH CI	496-650-028-000	4000 DIVERGE DR
492-440-039-000	1440 WADSWORTH CI	496-650-029-000	4008 DIVERGE DR
492-440-040-000	1432 WADSWORTH CI	496-650-030-000	4016 DIVERGE DR
492-440-041-000	1424 WADSWORTH CI	496-650-031-000	4024 DIVERGE DR
492-490-002-000	2891 N HAYDEN PW	496-650-032-000	4032 DIVERGE DR
492-490-009-000	9048 BREA WY	496-650-033-000	4040 DIVERGE DR
492-490-010-000	9056 BREA WY	496-650-034-000	4048 DIVERGE DR
492-490-018-000	916 BREA CT	496-650-035-000	4056 DIVERGE DR
492-490-053-000	5057 RIALTO DR	496-650-038-000	4057 DIVERGE DR
492-490-054-000	5049 RIALTO DR	496-650-039-000	4049 DIVERGE DR
492-490-055-000	5041 RIALTO DR	496-650-040-000	4041 DIVERGE DR
492-490-056-000	5033 RIALTO DR	496-650-041-000	4033 DIVERGE DR
492-490-057-000	5025 RIALTO DR	496-650-042-000	4017 DIVERGE DR
492-490-058-000	5017 RIALTO DR	496-650-043-000	4001 DIVERGE DR
492-490-059-000	5009 RIALTO DR	496-650-044-000	600 CORDUROY CT
492-490-060-000	5001 RIALTO DR	496-650-047-000	617 CORDUROY CT
492-500-086-000	4684 CRAWFORD PW	496-650-048-000	609 CORDUROY CT
496-020-014-000	2801 WESTBROOK BL	496-650-049-000	601 CORDUROY CT
496-020-020-000	6101 GARLAND WY	496-650-050-000	1200 CELEBRATE DR
496-020-031-000	2900 WESTBROOK BL	496-650-051-000	1208 CELEBRATE DR
496-020-037-000	2400 WESTBROOK BL	496-650-052-000	1216 CELEBRATE DR
496-030-008-000	2275 WESTBROOK BL	496-650-053-000	1224 CELEBRATE DR
496-030-013-000	4401 WESTPARK DR	496-650-054-000	2016 LAZY DAY LN
496-100-003-000	4030 SOLAIRE DR	496-650-055-000	2024 LAZY DAY LN
496-100-027-000	3380 PLEASANT GROVE BL	496-650-056-000	2032 LAZY DAY LN
496-100-029-000	3250 PLEASANT GROVE BL	496-650-057-000	2040 LAZY DAY LN
496-100-034-000	4201 SANTUCCI BL	496-650-058-000	2048 LAZY DAY LN
496-100-098-000	2931 PLEASANT GROVE BL	496-660-028-000	3000 CREEKVIEW DR
496-100-099-000	1961 WESTBROOK BL	496-660-029-000	3008 CREEKVIEW DR
496-610-001-000	6456 BENCHMARK DR	496-660-030-000	3016 CREEKVIEW DR
496-610-002-000	6292 BENCHMARK DR	496-660-031-000	3024 CREEKVIEW DR
496-610-003-000	6457 BENCHMARK DR	496-660-032-000	408 CRESCENT MOON CT
496-610-004-000	6339 BENCHMARK DR	496-660-033-000	416 CRESCENT MOON CT
496-610-009-000	3683 WESTBROOK BL	496-660-034-000	424 CRESCENT MOON CT
496-620-006-000	3440 WESTBROOK BL	496-660-035-000	417 CRESCENT MOON CT
496-620-012-000	1135 CELEBRATE DR	496-660-036-000	409 CRESCENT MOON CT

APN	Address	APN	Address
496-660-037-000	401 CRESCENT MOON CT	496-700-004-000	3073 BLUE OPAL CI
496-660-038-000	500 FLANNEL CT	496-700-005-000	3104 BLUE OPAL CI
496-660-039-000	508 FLANNEL CT	496-700-006-000	3096 BLUE OPAL CI
496-680-061-000	4041 RAVENROCK WY	496-700-007-000	3088 BLUE OPAL CI
496-690-002-000	216 FLAT PLAINS CT	496-700-008-000	3080 BLUE OPAL CI
496-690-004-000	140 ORANGE SPRINGS CT	496-700-021-000	5057 GREEN FEATHER WY
496-690-005-000	132 ORANGE SPRINGS CT	496-700-022-000	5065 GREEN FEATHER WY
496-690-026-000	125 ORANGE SPRINGS CT	496-700-023-000	5073 GREEN FEATHER WY
496-690-027-000	133 ORANGE SPRINGS CT	496-700-024-000	601 GREEN SPUR CT
496-690-028-000	141 ORANGE SPRINGS CT	496-700-025-000	609 GREEN SPUR CT
496-690-029-000	149 ORANGE SPRINGS CT	496-700-026-000	617 GREEN SPUR CT
496-690-030-000	2048 BLUE SPUR DR	496-700-027-000	616 GREEN SPUR CT
496-690-031-000	2040 BLUE SPUR DR	496-700-028-000	608 GREEN SPUR CT
496-690-032-000	2032 BLUE SPUR DR	496-700-029-000	600 GREEN SPUR CT
496-690-033-000	2024 BLUE SPUR DR	496-700-030-000	517 GRAZING RANCH CT
496-690-034-000	2016 BLUE SPUR DR	496-700-031-000	516 GRAZING RANCH CT
496-690-035-000	2008 BLUE SPUR DR	496-700-032-000	508 GRAZING RANCH CT
496-690-036-000	2000 BLUE SPUR DR	496-700-033-000	500 GRAZING RANCH CT
496-690-037-000	3001 BLUE OPAL CI	496-700-034-000	6304 GRAZING RANCH RD
496-690-038-000	3009 BLUE OPAL CI	496-700-035-000	6296 GRAZING RANCH RD
496-690-039-000	3017 BLUE OPAL CI	496-700-036-000	6288 GRAZING RANCH RD
496-690-040-000	3025 BLUE OPAL CI	496-700-037-000	6280 GRAZING RANCH RD
496-690-041-000	3033 BLUE OPAL CI	496-710-001-000	9001 BLACK OPAL CI
496-690-042-000	3041 BLUE OPAL CI	496-710-002-000	9009 BLACK OPAL CI
496-690-043-000	3024 BLUE OPAL CI	496-710-015-000	9008 BLACK OPAL CI
496-690-044-000	3016 BLUE OPAL CI	496-710-016-000	9000 BLACK OPAL CI
496-690-045-000	3008 BLUE OPAL CI	496-720-057-000	6040 GRAZING RANCH RD
496-690-046-000	3000 BLUE OPAL CI	496-720-058-000	6048 GRAZING RANCH RD
496-690-047-000	2001 BLUE SPUR DR	496-720-059-000	6056 GRAZING RANCH RD
496-690-048-000	2009 BLUE SPUR DR	496-720-060-000	6064 GRAZING RANCH RD
496-690-049-000	2017 BLUE SPUR DR	496-720-061-000	6072 GRAZING RANCH RD
496-690-050-000	2025 BLUE SPUR DR	496-720-062-000	6080 GRAZING RANCH RD
496-690-051-000	2033 BLUE SPUR DR	496-720-063-000	6088 GRAZING RANCH RD
496-690-052-000	2041 BLUE SPUR DR	496-720-064-000	6096 GRAZING RANCH RD
496-690-053-000	2049 BLUE SPUR DR	496-720-065-000	6104 GRAZING RANCH RD
496-690-054-000	2064 BLUE SPUR DR	496-720-066-000	6112 GRAZING RANCH RD
496-690-055-000	4048 AMORUSO RANCH RD	496-720-067-000	2000 BRASS SPUR WY
496-690-056-000	4040 AMORUSO RANCH RD	496-720-068-000	1145 SILVER FEATHER WY
496-690-057-000	4032 AMORUSO RANCH RD	496-730-001-000	8113 TRAPPER RANCH RD
496-690-058-000	4024 AMORUSO RANCH RD	496-730-002-000	8105 TRAPPER RANCH RD
496-690-059-000	4016 AMORUSO RANCH RD	496-730-003-000	8097 TRAPPER RANCH RD
496-690-060-000	4008 AMORUSO RANCH RD	496-730-004-000	8089 TRAPPER RANCH RD
496-690-061-000	4000 AMORUSO RANCH RD	496-730-005-000	8081 TRAPPER RANCH RD
496-700-001-000	3049 BLUE OPAL CI	496-730-006-000	8073 TRAPPER RANCH RD
496-700-002-000	3057 BLUE OPAL CI	496-730-007-000	8065 TRAPPER RANCH RD
496-700-003-000	3065 BLUE OPAL CI	496-730-008-000	8057 TRAPPER RANCH RD

APN	Address	APN	Address
496-730-012-000	7104 VAIL RANCH RD	496-730-062-000	2040 BRASS SPUR WY
496-730-013-000	7112 VAIL RANCH RD	496-730-063-000	2032 BRASS SPUR WY
496-730-014-000	7120 VAIL RANCH RD	496-730-064-000	2024 BRASS SPUR WY
496-730-015-000	7128 VAIL RANCH RD	496-730-065-000	2016 BRASS SPUR WY
496-730-016-000	7136 VAIL RANCH RD	496-730-066-000	2008 BRASS SPUR WY
496-730-017-000	7137 VAIL RANCH RD	496-730-067-000	1153 SILVER FEATHER WY
496-730-018-000	7129 VAIL RANCH RD	496-730-068-000	1161 SILVER FEATHER WY
496-730-019-000	7121 VAIL RANCH RD	496-730-069-000	1169 SILVER FEATHER WY
496-730-020-000	7113 VAIL RANCH RD	496-730-070-000	1177 SILVER FEATHER WY
496-730-025-000	7065 VAIL RANCH RD	496-730-071-000	1185 SILVER FEATHER WY
496-730-026-000	7057 VAIL RANCH RD	496-730-072-000	1193 SILVER FEATHER WY
496-730-027-000	7049 VAIL RANCH RD	496-730-073-000	1201 SILVER FEATHER WY
496-730-028-000	7041 VAIL RANCH RD	496-740-001-000	4304 AMORUSO RANCH RD
496-730-029-000	7033 VAIL RANCH RD	496-740-002-000	4312 AMORUSO RANCH RD
496-730-030-000	7025 VAIL RANCH RD	496-740-003-000	4320 AMORUSO RANCH RD
496-730-031-000	7017 VAIL RANCH RD	496-740-004-000	4328 AMORUSO RANCH RD
496-730-032-000	7009 VAIL RANCH RD	496-740-005-000	4336 AMORUSO RANCH RD
496-730-033-000	7001 VAIL RANCH RD	496-740-006-000	4344 AMORUSO RANCH RD
496-730-034-000	7016 VAIL RANCH RD	496-740-007-000	700 FOUNTAIN CT
496-730-035-000	7024 VAIL RANCH RD	496-740-008-000	708 FOUNTAIN CT
496-730-036-000	7032 VAIL RANCH RD	496-740-009-000	716 FOUNTAIN CT
496-730-037-000	7040 VAIL RANCH RD	496-740-010-000	724 FOUNTAIN CT
496-730-038-000	7048 VAIL RANCH RD	496-740-011-000	732 FOUNTAIN CT
496-730-039-000	7056 VAIL RANCH RD	496-740-012-000	740 FOUNTAIN CT
496-730-040-000	7064 VAIL RANCH RD	496-740-013-000	741 FOUNTAIN CT
496-730-041-000	8041 TRAPPER RANCH RD	496-740-014-000	733 FOUNTAIN CT
496-730-042-000	8033 TRAPPER RANCH RD	496-740-015-000	725 FOUNTAIN CT
496-730-043-000	8025 TRAPPER RANCH RD	496-740-016-000	717 FOUNTAIN CT
496-730-044-000	8017 TRAPPER RANCH RD	496-740-017-000	709 FOUNTAIN CT
496-730-045-000	8009 TRAPPER RANCH RD	496-740-018-000	1089 SILVER FEATHER WY
496-730-046-000	2041 BRASS SPUR WY	496-740-019-000	1081 SILVER FEATHER WY
496-730-047-000	2033 BRASS SPUR WY	496-740-020-000	1073 SILVER FEATHER WY
496-730-048-000	301 CLIFTON CT	496-740-021-000	608 IMPERIAL CT
496-730-049-000	309 CLIFTON CT	496-740-022-000	616 IMPERIAL CT
496-730-050-000	317 CLIFTON CT	496-740-023-000	624 IMPERIAL CT
496-730-051-000	325 CLIFTON CT	496-740-024-000	632 IMPERIAL CT
496-730-052-000	324 CLIFTON CT	496-740-025-000	640 IMPERIAL CT
496-730-053-000	316 CLIFTON CT	496-740-026-000	641 IMPERIAL CT
496-730-054-000	8016 TRAPPER RANCH RD	496-740-027-000	633 IMPERIAL CT
496-730-055-000	8008 TRAPPER RANCH RD	496-740-028-000	625 IMPERIAL CT
496-730-056-000	201 BRASS SPUR CT	496-740-029-000	617 IMPERIAL CT
496-730-057-000	209 BRASS SPUR CT	496-740-030-000	609 IMPERIAL CT
496-730-058-000	217 BRASS SPUR CT	496-740-031-000	601 IMPERIAL CT
496-730-059-000	216 BRASS SPUR CT	496-740-032-000	1057 SILVER FEATHER WY
496-730-060-000	208 BRASS SPUR CT	496-740-033-000	1049 SILVER FEATHER WY
496-730-061-000	200 BRASS SPUR CT	496-740-034-000	1041 SILVER FEATHER WY

APN	Address	APN	Address
496-740-035-000	1033 SILVER FEATHER WY	496-740-081-000	1096 SILVER FEATHER WY
496-740-036-000	516 FOXTAIL CT	496-740-082-000	1104 SILVER FEATHER WY
496-740-037-000	524 FOXTAIL CT	496-740-091-000	3025 FOXTAIL WY
496-740-038-000	532 FOXTAIL CT	496-740-092-000	3017 FOXTAIL WY
496-740-039-000	540 FOXTAIL CT	496-740-093-000	300 WHISTLE CT
496-740-040-000	548 FOXTAIL CT	496-740-096-000	324 WHISTLE CT
496-740-041-000	556 FOXTAIL CT	496-740-097-000	332 WHISTLE CT
496-740-042-000	541 FOXTAIL CT	496-740-098-000	340 WHISTLE CT
496-740-043-000	533 FOXTAIL CT	496-740-099-000	341 WHISTLE CT
496-740-044-000	525 FOXTAIL CT	496-740-100-000	333 WHISTLE CT
496-740-045-000	517 FOXTAIL CT	496-740-101-000	325 WHISTLE CT
496-740-046-000	509 FOXTAIL CT	496-740-104-000	301 WHISTLE CT
496-740-047-000	501 FOXTAIL CT	496-750-001-000	208 IRON CANYON CT
496-740-048-000	400 YUKON CT	496-750-002-000	216 IRON CANYON CT
496-740-049-000	408 YUKON CT	496-750-003-000	224 IRON CANYON CT
496-740-050-000	416 YUKON CT	496-750-004-000	232 IRON CANYON CT
496-740-051-000	424 YUKON CT	496-750-005-000	240 IRON CANYON CT
496-740-052-000	432 YUKON CT	496-750-006-000	248 IRON CANYON CT
496-740-053-000	417 YUKON CT	496-750-007-000	256 IRON CANYON CT
496-740-054-000	409 YUKON CT	496-750-008-000	264 IRON CANYON CT
496-740-055-000	401 YUKON CT	496-750-009-000	273 IRON CANYON CT
496-740-056-000	2017 BLUE STAR DR	496-750-010-000	265 IRON CANYON CT
496-740-057-000	2009 BLUE STAR DR	496-750-011-000	257 IRON CANYON CT
496-740-058-000	2001 BLUE STAR DR	496-750-012-000	249 IRON CANYON CT
496-740-059-000	1016 SILVER FEATHER WY	496-750-013-000	241 IRON CANYON CT
496-740-060-000	1008 SILVER FEATHER WY	496-750-014-000	233 IRON CANYON CT
496-740-061-000	1000 SILVER FEATHER WY	496-750-015-000	225 IRON CANYON CT
496-740-062-000	2033 BLUE STAR DR	496-750-016-000	217 IRON CANYON CT
496-740-063-000	2041 BLUE STAR DR	496-750-017-000	209 IRON CANYON CT
496-740-064-000	2049 BLUE STAR DR	496-750-018-000	201 IRON CANYON CT
496-740-065-000	2057 BLUE STAR DR	496-750-019-000	100 IRON GATE CT
496-740-066-000	2065 BLUE STAR DR	496-750-020-000	108 IRON GATE CT
496-740-067-000	2073 BLUE STAR DR	496-750-021-000	116 IRON GATE CT
496-740-068-000	2081 BLUE STAR DR	496-750-022-000	124 IRON GATE CT
496-740-069-000	3024 FOXTAIL WY	496-750-023-000	132 IRON GATE CT
496-740-070-000	3016 FOXTAIL WY	496-750-024-000	140 IRON GATE CT
496-740-071-000	3008 FOXTAIL WY	496-750-025-000	148 IRON GATE CT
496-740-072-000	3000 FOXTAIL WY	496-750-026-000	156 IRON GATE CT
496-740-073-000	1032 SILVER FEATHER WY	496-750-027-000	164 IRON GATE CT
496-740-074-000	1040 SILVER FEATHER WY	496-750-028-000	172 IRON GATE CT
496-740-075-000	1048 SILVER FEATHER WY	496-750-029-000	180 IRON GATE CT
496-740-076-000	1056 SILVER FEATHER WY	496-750-030-000	181 IRON GATE CT
496-740-077-000	1064 SILVER FEATHER WY	496-750-031-000	173 IRON GATE CT
496-740-078-000	1072 SILVER FEATHER WY	496-750-032-000	165 IRON GATE CT
496-740-079-000	1080 SILVER FEATHER WY	496-750-033-000	157 IRON GATE CT
496-740-080-000	1088 SILVER FEATHER WY	496-750-034-000	149 IRON GATE CT

APN	Address	APN	Address
496-750-035-000	141 IRON GATE CT	496-780-012-000	800 ROSETTE CT
496-750-036-000	133 IRON GATE CT	496-780-013-000	808 ROSETTE CT
496-750-037-000	125 IRON GATE CT	496-780-014-000	816 ROSETTE CT
496-750-038-000	117 IRON GATE CT	496-780-015-000	824 ROSETTE CT
496-750-039-000	109 IRON GATE CT	496-780-016-000	832 ROSETTE CT
496-760-001-000	1128 SILVER FEATHER WY	496-780-017-000	840 ROSETTE CT
496-760-002-000	1136 SILVER FEATHER WY	496-780-018-000	841 ROSETTE CT
496-760-003-000	1144 SILVER FEATHER WY	496-780-019-000	833 ROSETTE CT
496-760-004-000	1152 SILVER FEATHER WY	496-780-020-000	817 ROSETTE CT
496-760-005-000	1160 SILVER FEATHER WY	496-780-021-000	809 ROSETTE CT
496-760-006-000	1168 SILVER FEATHER WY	496-780-022-000	801 ROSETTE CT
496-760-007-000	1176 SILVER FEATHER WY	496-780-023-000	700 BUFFALO CT
496-760-008-000	1184 SILVER FEATHER WY	496-780-024-000	708 BUFFALO CT
496-760-009-000	2185 BLUE STAR DR	496-780-025-000	716 BUFFALO CT
496-760-012-000	2161 BLUE STAR DR	496-780-026-000	724 BUFFALO CT
496-770-001-000	1208 SILVER FEATHER WY	496-780-027-000	901 BROCK CT
496-770-002-000	1216 SILVER FEATHER WY	496-780-028-000	909 BROCK CT
496-770-003-000	1224 SILVER FEATHER WY	496-780-029-000	917 BROCK CT
496-770-004-000	1232 SILVER FEATHER WY	496-780-030-000	925 BROCK CT
496-770-005-000	100 SILVER FEATHER CT	496-780-031-000	933 BROCK CT
496-770-006-000	108 SILVER FEATHER CT	496-780-032-000	932 BROCK CT
496-770-007-000	116 SILVER FEATHER CT	496-780-033-000	916 BROCK CT
496-770-008-000	124 SILVER FEATHER CT	496-780-034-000	908 BROCK CT
496-770-009-000	125 SILVER FEATHER CT	496-780-035-000	900 BROCK CT
496-770-010-000	3000 COMET DR	496-780-036-000	2140 GENTLE RAIN DR
496-770-011-000	2025 GENTLE RAIN DR	496-780-037-000	2120 GENTLE RAIN DR
496-770-012-000	2017 GENTLE RAIN DR	496-790-001-000	3193 RED FEATHER WY
496-770-013-000	2009 GENTLE RAIN DR	496-790-005-000	3161 RED FEATHER WY
496-770-014-000	2001 GENTLE RAIN DR	496-790-006-000	3153 RED FEATHER WY
496-770-015-000	2241 BLUE STAR DR	496-790-007-000	3145 RED FEATHER WY
496-770-016-000	2233 BLUE STAR DR	496-790-008-000	4000 AZURE SPRING WY
496-770-017-000	2225 BLUE STAR DR	496-790-009-000	4016 AZURE SPRING WY
496-770-018-000	2217 BLUE STAR DR	496-790-010-000	4024 AZURE SPRING WY
496-770-019-000	2209 BLUE STAR DR	496-790-011-000	4032 AZURE SPRING WY
496-770-020-000	2201 BLUE STAR DR	496-790-012-000	4040 AZURE SPRING WY
496-780-001-000	4073 AZURE SPRING WY	496-790-013-000	4048 AZURE SPRING WY
496-780-002-000	4065 AZURE SPRING WY	496-790-017-000	4049 AZURE SPRING WY
496-780-003-000	4057 AZURE SPRING WY	496-790-018-000	4041 AZURE SPRING WY
496-780-004-000	5056 LONE STAR WY	496-790-019-000	4033 AZURE SPRING WY
496-780-005-000	5064 LONE STAR WY	496-790-020-000	4025 AZURE SPRING WY
496-780-006-000	5072 LONE STAR WY	496-790-021-000	4017 AZURE SPRING WY
496-780-007-000	5080 LONE STAR WY	496-790-022-000	4009 AZURE SPRING WY
496-780-008-000	2161 GENTLE RAIN DR	496-790-023-000	4001 AZURE SPRING WY
496-780-009-000	2169 GENTLE RAIN DR	496-790-024-000	5000 LONE STAR WY
496-780-010-000	2177 GENTLE RAIN DR	496-790-025-000	5008 LONE STAR WY
496-780-011-000	2185 GENTLE RAIN DR	496-790-026-000	5016 LONE STAR WY

APN	Address	APN	Address
496-790-027-000	5024 LONE STAR WY	496-790-073-000	232 BUTTERFLY SPRING CT
496-790-028-000	5032 LONE STAR WY	496-790-074-000	224 BUTTERFLY SPRING CT
496-790-029-000	5040 LONE STAR WY	496-790-075-000	216 BUTTERFLY SPRING CT
496-790-030-000	5048 LONE STAR WY	496-790-076-000	5001 LONE STAR WY
496-790-031-000	601 SILVER CANOE CT	496-790-077-000	5009 LONE STAR WY
496-790-032-000	609 SILVER CANOE CT	496-790-078-000	5017 LONE STAR WY
496-790-033-000	617 SILVER CANOE CT	496-790-079-000	5025 LONE STAR WY
496-790-034-000	625 SILVER CANOE CT	496-800-001-000	3017 COMET DR
496-790-035-000	633 SILVER CANOE CT	496-800-002-000	3009 COMET DR
496-790-036-000	641 SILVER CANOE CT	496-800-003-000	1241 SILVER FEATHER WY
496-790-037-000	649 SILVER CANOE CT	496-800-004-000	1233 SILVER FEATHER WY
496-790-038-000	9089 BLACK OPAL CI	496-800-005-000	1225 SILVER FEATHER WY
496-790-039-000	9097 BLACK OPAL CI	496-800-006-000	1217 SILVER FEATHER WY
496-790-040-000	9105 BLACK OPAL CI	496-800-007-000	1209 SILVER FEATHER WY
496-790-041-000	9113 BLACK OPAL CI	496-800-008-000	441 DIAMOND SPRINGS CT
496-790-042-000	9121 BLACK OPAL CI	496-800-009-000	433 DIAMOND SPRINGS CT
496-790-043-000	9129 BLACK OPAL CI	496-800-010-000	425 DIAMOND SPRINGS CT
496-790-044-000	8184 TRAPPER RANCH RD	496-800-011-000	417 DIAMOND SPRINGS CT
496-790-045-000	8176 TRAPPER RANCH RD	496-800-012-000	409 DIAMOND SPRINGS CT
496-790-046-000	8168 TRAPPER RANCH RD	496-800-013-000	401 DIAMOND SPRINGS CT
496-790-047-000	8160 TRAPPER RANCH RD	496-800-014-000	400 DIAMOND SPRINGS CT
496-790-048-000	8152 TRAPPER RANCH RD	496-800-015-000	408 DIAMOND SPRINGS CT
496-790-049-000	8144 TRAPPER RANCH RD	496-800-016-000	416 DIAMOND SPRINGS CT
496-790-050-000	8136 TRAPPER RANCH RD	496-800-017-000	424 DIAMOND SPRINGS CT
496-790-051-000	8128 TRAPPER RANCH RD	496-800-018-000	432 DIAMOND SPRINGS CT
496-790-052-000	8120 TRAPPER RANCH RD	496-800-019-000	440 DIAMOND SPRINGS CT
496-790-053-000	8112 TRAPPER RANCH RD	496-800-020-000	541 NORTHWIND CT
496-790-054-000	8104 TRAPPER RANCH RD	496-800-021-000	533 NORTHWIND CT
496-790-055-000	8096 TRAPPER RANCH RD	496-800-022-000	525 NORTHWIND CT
496-790-056-000	8088 TRAPPER RANCH RD	496-800-023-000	517 NORTHWIND CT
496-790-057-000	8080 TRAPPER RANCH RD	496-800-024-000	509 NORTHWIND CT
496-790-058-000	6025 BUTTERFLY SPRING WY	496-800-025-000	501 NORTHWIND CT
496-790-059-000	6033 BUTTERFLY SPRING WY	496-800-026-000	500 NORTHWIND CT
496-790-060-000	6041 BUTTERFLY SPRING WY	496-800-027-000	508 NORTHWIND CT
496-790-061-000	6049 BUTTERFLY SPRING WY	496-800-028-000	516 NORTHWIND CT
496-790-062-000	6057 BUTTERFLY SPRING WY	496-800-029-000	524 NORTHWIND CT
496-790-063-000	6065 BUTTERFLY SPRING WY	496-800-030-000	540 NORTHWIND CT
496-790-064-000	6073 BUTTERFLY SPRING WY	496-800-031-000	3152 RED FEATHER WY
496-790-065-000	201 BUTTERFLY SPRING CT	496-800-032-000	3160 RED FEATHER WY
496-790-066-000	209 BUTTERFLY SPRING CT	496-800-033-000	3176 RED FEATHER WY
496-790-067-000	217 BUTTERFLY SPRING CT	496-800-034-000	3184 RED FEATHER WY
496-790-068-000	225 BUTTERFLY SPRING CT	496-800-035-000	3192 RED FEATHER WY
496-790-069-000	233 BUTTERFLY SPRING CT	496-800-036-000	8072 TRAPPER RANCH RD
496-790-070-000	241 BUTTERFLY SPRING CT	496-800-037-000	8064 TRAPPER RANCH RD
496-790-071-000	249 BUTTERFLY SPRING CT	496-800-038-000	3113 RED FEATHER WY
496-790-072-000	240 BUTTERFLY SPRING CT	496-800-039-000	3121 RED FEATHER WY

APN	Address	APN	Address
496-800-040-000	3129 RED FEATHER WY	496-810-044-000	3064 LEAP FROG LP
496-800-041-000	6009 BUTTERFLY SPRING WY	496-810-045-000	3072 LEAP FROG LP
496-800-042-000	6017 BUTTERFLY SPRING WY	496-810-046-000	3080 LEAP FROG LP
496-810-001-000	3128 LEAP FROG LP	496-810-047-000	3088 LEAP FROG LP
496-810-002-000	3136 LEAP FROG LP	496-810-048-000	3096 LEAP FROG LP
496-810-003-000	3144 LEAP FROG LP	496-820-001-000	801 CANOE CT
496-810-004-000	3152 LEAP FROG LP	496-820-002-000	809 CANOE CT
496-810-005-000	3160 LEAP FROG LP	496-820-003-000	817 CANOE CT
496-810-006-000	3168 LEAP FROG LP	496-820-004-000	825 CANOE CT
496-810-007-000	3176 LEAP FROG LP	496-820-005-000	833 CANOE CT
496-810-008-000	3184 LEAP FROG LP	496-820-006-000	840 CANOE CT
496-810-009-000	3192 LEAP FROG LP	496-820-007-000	832 CANOE CT
496-810-010-000	3200 LEAP FROG LP	496-820-008-000	824 CANOE CT
496-810-011-000	3208 LEAP FROG LP	496-820-009-000	816 CANOE CT
496-810-012-000	3216 LEAP FROG LP	496-820-010-000	808 CANOE CT
496-810-013-000	3224 LEAP FROG LP	496-820-011-000	800 CANOE CT
496-810-014-000	3232 LEAP FROG LP	496-820-012-000	701 CHIPMUNK CT
496-810-015-000	3240 LEAP FROG LP	496-820-013-000	709 CHIPMUNK CT
496-810-016-000	3248 LEAP FROG LP	496-820-014-000	717 CHIPMUNK CT
496-810-017-000	3256 LEAP FROG LP	496-820-015-000	725 CHIPMUNK CT
496-810-018-000	3241 LEAP FROG LP	496-820-016-000	733 CHIPMUNK CT
496-810-019-000	3233 LEAP FROG LP	496-820-017-000	741 CHIPMUNK CT
496-810-020-000	3225 LEAP FROG LP	496-820-018-000	748 CHIPMUNK CT
496-810-021-000	3217 LEAP FROG LP	496-820-019-000	740 CHIPMUNK CT
496-810-022-000	3209 LEAP FROG LP	496-820-020-000	732 CHIPMUNK CT
496-810-023-000	3201 LEAP FROG LP	496-820-021-000	724 CHIPMUNK CT
496-810-024-000	3185 LEAP FROG LP	496-820-022-000	716 CHIPMUNK CT
496-810-025-000	3153 LEAP FROG LP	496-820-023-000	708 CHIPMUNK CT
496-810-026-000	3145 LEAP FROG LP	496-820-024-000	700 CHIPMUNK CT
496-810-027-000	3137 LEAP FROG LP	496-820-025-000	1201 CELEBRATE DR
496-810-028-000	3129 LEAP FROG LP	496-820-026-000	1209 CELEBRATE DR
496-810-029-000	3121 LEAP FROG LP	496-820-027-000	1217 CELEBRATE DR
496-810-030-000	3113 LEAP FROG LP	496-820-028-000	1225 CELEBRATE DR
496-810-031-000	3105 LEAP FROG LP	496-820-029-000	1233 CELEBRATE DR
496-810-032-000	200 CANOPY CT	496-820-030-000	1241 CELEBRATE DR
496-810-033-000	208 CANOPY CT	496-820-031-000	1249 CELEBRATE DR
496-810-034-000	216 CANOPY CT	496-820-032-000	1257 CELEBRATE DR
496-810-035-000	217 CANOPY CT	496-830-001-000	6105 WHISTLING PINE WY
496-810-036-000	209 CANOPY CT	496-830-004-000	6081 WHISTLING PINE WY
496-810-037-000	201 CANOPY CT	496-830-005-000	6073 WHISTLING PINE WY
496-810-038-000	3016 LEAP FROG LP	496-830-006-000	6065 WHISTLING PINE WY
496-810-039-000	3024 LEAP FROG LP	496-830-007-000	6057 WHISTLING PINE WY
496-810-040-000	3032 LEAP FROG LP	496-830-008-000	6049 WHISTLING PINE WY
496-810-041-000	3040 LEAP FROG LP	496-830-009-000	6041 WHISTLING PINE WY
496-810-042-000	3048 LEAP FROG LP	496-830-010-000	6033 WHISTLING PINE WY
496-810-043-000	3056 LEAP FROG LP	496-830-011-000	6025 WHISTLING PINE WY

APN	Address	APN	Address
496-830-012-000	6017 WHISTLING PINE WY	496-830-059-000	4209 SALAMANDER CI
496-830-013-000	6009 WHISTLING PINE WY	496-830-060-000	4201 SALAMANDER CI
496-830-014-000	6001 WHISTLING PINE WY	496-830-061-000	4193 SALAMANDER CI
496-830-015-000	4000 SALAMANDER CI	496-830-062-000	4185 SALAMANDER CI
496-830-016-000	4008 SALAMANDER CI	496-830-063-000	4177 SALAMANDER CI
496-830-017-000	4016 SALAMANDER CI	496-830-064-000	4169 SALAMANDER CI
496-830-018-000	4024 SALAMANDER CI	496-830-065-000	4160 SALAMANDER CI
496-830-019-000	4032 SALAMANDER CI	496-830-066-000	4168 SALAMANDER CI
496-830-020-000	4040 SALAMANDER CI	496-830-067-000	4176 SALAMANDER CI
496-830-021-000	4048 SALAMANDER CI	496-830-068-000	4184 SALAMANDER CI
496-830-022-000	4056 SALAMANDER CI	496-830-069-000	4192 SALAMANDER CI
496-830-023-000	4064 SALAMANDER CI	496-830-070-000	4200 SALAMANDER CI
496-830-024-000	4072 SALAMANDER CI	496-830-071-000	4208 SALAMANDER CI
496-830-025-000	4080 SALAMANDER CI	496-830-072-000	4216 SALAMANDER CI
496-830-026-000	4088 SALAMANDER CI	496-830-073-000	4224 SALAMANDER CI
496-830-027-000	4096 SALAMANDER CI	496-830-074-000	4232 SALAMANDER CI
496-830-028-000	4104 SALAMANDER CI	498-010-021-000	6872 FIDDYMENT RD
496-830-029-000	4089 SALAMANDER CI	498-010-022-000	4701 UPLAND DR
496-830-030-000	4081 SALAMANDER CI	498-010-026-000	2100 NICOLE GEE DR
496-830-031-000	4073 SALAMANDER CI	498-010-059-000	1801 VISTA GRANDE BL
496-830-032-000	4065 SALAMANDER CI	498-010-060-000	1721 VISTA GRANDE BL
496-830-034-000	4049 SALAMANDER CI	498-020-014-000	1600 WESTBROOK BL
496-830-035-000	4041 SALAMANDER CI	498-020-015-000	1500 WESTBROOK BL
496-830-036-000	4033 SALAMANDER CI	498-020-016-000	1501 WESTBROOK BL
496-830-037-000	4025 SALAMANDER CI	498-020-018-000	3700 SANTUCCI BL
496-830-038-000	5000 CANTEEN DR	498-020-019-000	2401 SILVER SPRUCE DR
496-830-039-000	5008 CANTEEN DR	498-020-021-000	2520 VISTA GRANDE BL
496-830-040-000	5016 CANTEEN DR	498-020-028-000	1400 WESTBROOK BL
496-830-041-000	5024 CANTEEN DR	498-020-034-000	1850 VISTA GRANDE BL
496-830-042-000	5032 CANTEEN DR	498-020-035-000	1750 VISTA GRANDE BL
496-830-043-000	5040 CANTEEN DR	498-020-043-000	2200 NICOLE GEE DR
496-830-044-000	5048 CANTEEN DR	498-020-060-000	3700 MARKET ST
496-830-045-000	5056 CANTEEN DR	498-020-061-000	3750 MARKET ST
496-830-046-000	5064 CANTEEN DR	498-020-062-000	1710 VISTA GRANDE BL
496-830-047-000	5065 CANTEEN DR	498-080-004-000	6176 RIDING PATH DR
496-830-048-000	5057 CANTEEN DR	498-080-005-000	6168 RIDING PATH DR
496-830-049-000	5049 CANTEEN DR	498-080-047-000	6153 RIDING PATH DR
496-830-050-000	5041 CANTEEN DR	498-280-027-000	832 CANYONLAND CT
496-830-051-000	5033 CANTEEN DR	498-280-028-000	824 CANYONLAND CT
496-830-052-000	5025 CANTEEN DR	498-280-029-000	816 CANYONLAND CT
496-830-053-000	5017 CANTEEN DR	498-280-030-000	808 CANYONLAND CT
496-830-054-000	5009 CANTEEN DR	498-280-031-000	800 CANYONLAND CT
496-830-055-000	5001 CANTEEN DR	498-280-032-000	901 ACADIA CT
496-830-056-000	4233 SALAMANDER CI	498-280-033-000	909 ACADIA CT
496-830-057-000	4225 SALAMANDER CI	498-280-034-000	917 ACADIA CT
496-830-058-000	4217 SALAMANDER CI	498-280-035-000	925 ACADIA CT

APN	Address	APN	Address
498-280-036-000	933 ACADIA CT	498-300-040-000	1097 MALLORY RIDGE ST
498-280-037-000	932 ACADIA CT	498-300-041-000	1105 MALLORY RIDGE ST
498-280-038-000	924 ACADIA CT	498-300-042-000	1113 MALLORY RIDGE ST
498-280-039-000	916 ACADIA CT	498-300-043-000	1121 MALLORY RIDGE ST
498-280-040-000	908 ACADIA CT	498-300-044-000	1129 MALLORY RIDGE ST
498-280-041-000	900 ACADIA CT	498-300-045-000	1137 MALLORY RIDGE ST
498-290-099-000	2440 LONGMIRE LP	498-300-046-000	1145 MALLORY RIDGE ST
498-300-001-000	1001 MALLORY RIDGE ST	498-300-047-000	1153 MALLORY RIDGE ST
498-300-002-000	1009 MALLORY RIDGE ST	498-300-048-000	1161 MALLORY RIDGE ST
498-300-003-000	1017 MALLORY RIDGE ST	498-300-049-000	1169 MALLORY RIDGE ST
498-300-004-000	405 DESERT ELFIN CT	498-300-050-000	1136 MALLORY RIDGE ST
498-300-005-000	409 DESERT ELFIN CT	498-300-051-000	1128 MALLORY RIDGE ST
498-300-006-000	413 DESERT ELFIN CT	498-300-052-000	1120 MALLORY RIDGE ST
498-300-007-000	417 DESERT ELFIN CT	498-300-053-000	1112 MALLORY RIDGE ST
498-300-008-000	421 DESERT ELFIN CT	498-300-054-000	1104 MALLORY RIDGE ST
498-300-009-000	425 DESERT ELFIN CT	498-300-055-000	1096 MALLORY RIDGE ST
498-300-010-000	429 DESERT ELFIN CT	498-300-056-000	1088 MALLORY RIDGE ST
498-300-011-000	433 DESERT ELFIN CT	498-300-057-000	1080 MALLORY RIDGE ST
498-300-012-000	437 DESERT ELFIN CT	498-300-058-000	1040 MALLORY RIDGE ST
498-300-013-000	441 DESERT ELFIN CT	498-300-059-000	1032 MALLORY RIDGE ST
498-300-014-000	445 DESERT ELFIN CT	498-300-060-000	1024 MALLORY RIDGE ST
498-300-015-000	449 DESERT ELFIN CT	498-300-061-000	2001 BLUE COPPICE WY
498-300-016-000	453 DESERT ELFIN CT	498-300-062-000	2009 BLUE COPPICE WY
498-300-017-000	457 DESERT ELFIN CT	498-300-063-000	2017 BLUE COPPICE WY
498-300-018-000	452 DESERT ELFIN CT	498-300-064-000	2025 BLUE COPPICE WY
498-300-019-000	448 DESERT ELFIN CT	498-300-065-000	2033 BLUE COPPICE WY
498-300-020-000	444 DESERT ELFIN CT	498-300-066-000	2041 BLUE COPPICE WY
498-300-021-000	440 DESERT ELFIN CT	498-300-067-000	2049 BLUE COPPICE WY
498-300-022-000	301 JAVELIN CT	498-300-068-000	2057 BLUE COPPICE WY
498-300-023-000	309 JAVELIN CT	498-300-069-000	2065 BLUE COPPICE WY
498-300-024-000	317 JAVELIN CT	498-300-070-000	2081 BLUE COPPICE WY
498-300-025-000	325 JAVELIN CT	498-300-071-000	2089 BLUE COPPICE WY
498-300-026-000	333 JAVELIN CT	498-300-072-000	2097 BLUE COPPICE WY
498-300-027-000	332 JAVELIN CT	498-300-073-000	2105 BLUE COPPICE WY
498-300-028-000	324 JAVELIN CT	498-300-077-000	316 CABOT CANYON CT
498-300-029-000	316 JAVELIN CT	498-300-078-000	308 CABOT CANYON CT
498-300-030-000	308 JAVELIN CT	498-300-079-000	300 CABOT CANYON CT
498-300-031-000	300 JAVELIN CT	498-300-080-000	2128 BLUE COPPICE WY
498-300-032-000	1033 MALLORY RIDGE ST	498-300-081-000	2120 BLUE COPPICE WY
498-300-033-000	1041 MALLORY RIDGE ST	498-300-082-000	2112 BLUE COPPICE WY
498-300-034-000	1049 MALLORY RIDGE ST	498-300-083-000	2104 BLUE COPPICE WY
498-300-035-000	1057 MALLORY RIDGE ST	498-300-084-000	2096 BLUE COPPICE WY
498-300-036-000	1065 MALLORY RIDGE ST	498-300-085-000	2088 BLUE COPPICE WY
498-300-037-000	1073 MALLORY RIDGE ST	498-300-086-000	2080 BLUE COPPICE WY
498-300-038-000	1081 MALLORY RIDGE ST	498-300-087-000	2072 BLUE COPPICE WY
498-300-039-000	1089 MALLORY RIDGE ST	498-300-088-000	2064 BLUE COPPICE WY

APN	Address	APN	Address
498-300-089-000	2056 BLUE COPPICE WY	498-310-042-000	6120 SPARKLING COVE ST
498-300-090-000	2048 BLUE COPPICE WY	498-310-043-000	6112 SPARKLING COVE ST
498-300-095-000	2008 BLUE COPPICE WY	498-310-044-000	6104 SPARKLING COVE ST
498-300-101-000	2040 BLUE COPPICE WY	498-310-045-000	6096 SPARKLING COVE ST
498-300-103-000	309 CABOT CANYON CT	498-310-046-000	6088 SPARKLING COVE ST
498-300-104-000	317 CABOT CANYON CT	498-310-047-000	6080 SPARKLING COVE ST
498-300-105-000	325 CABOT CANYON CT	498-310-048-000	6072 SPARKLING COVE ST
498-310-001-000	4024 HORSE TRAIL RD	498-310-049-000	6064 SPARKLING COVE ST
498-310-004-000	4000 HORSE TRAIL RD	498-310-050-000	6056 SPARKLING COVE ST
498-310-005-000	6001 SPARKLING COVE ST	498-310-051-000	6048 SPARKLING COVE ST
498-310-006-000	6009 SPARKLING COVE ST	498-310-052-000	6040 SPARKLING COVE ST
498-310-007-000	6017 SPARKLING COVE ST	498-310-053-000	4001 HORSE TRAIL RD
498-310-008-000	6025 SPARKLING COVE ST	498-310-054-000	4009 HORSE TRAIL RD
498-310-009-000	6033 SPARKLING COVE ST	498-310-055-000	4017 HORSE TRAIL RD
498-310-010-000	6041 SPARKLING COVE ST	498-310-056-000	4025 HORSE TRAIL RD
498-310-011-000	6049 SPARKLING COVE ST	498-310-057-000	7049 GREAT COPPER ST
498-310-012-000	6057 SPARKLING COVE ST	498-310-058-000	7057 GREAT COPPER ST
498-310-013-000	6065 SPARKLING COVE ST	498-310-059-000	7065 GREAT COPPER ST
498-310-014-000	6073 SPARKLING COVE ST	498-310-060-000	7073 GREAT COPPER ST
498-310-015-000	6081 SPARKLING COVE ST	498-310-061-000	7081 GREAT COPPER ST
498-310-016-000	6089 SPARKLING COVE ST	498-310-062-000	7089 GREAT COPPER ST
498-310-017-000	6097 SPARKLING COVE ST	498-310-063-000	7097 GREAT COPPER ST
498-310-018-000	6105 SPARKLING COVE ST	498-310-064-000	7105 GREAT COPPER ST
498-310-019-000	6113 SPARKLING COVE ST	498-310-065-000	7113 GREAT COPPER ST
498-310-020-000	6121 SPARKLING COVE ST	498-310-066-000	7121 GREAT COPPER ST
498-310-021-000	6129 SPARKLING COVE ST	498-310-067-000	7129 GREAT COPPER ST
498-310-022-000	6137 SPARKLING COVE ST	498-310-068-000	7137 GREAT COPPER ST
498-310-023-000	6145 SPARKLING COVE ST	498-310-069-000	7145 GREAT COPPER ST
498-310-024-000	6153 SPARKLING COVE ST	498-310-070-000	7153 GREAT COPPER ST
498-310-025-000	6161 SPARKLING COVE ST	498-310-071-000	7161 GREAT COPPER ST
498-310-026-000	6169 SPARKLING COVE ST	498-310-072-000	7169 GREAT COPPER ST
498-310-027-000	6177 SPARKLING COVE ST	498-310-073-000	7177 GREAT COPPER ST
498-310-028-000	6185 SPARKLING COVE ST	498-310-074-000	7185 GREAT COPPER ST
498-310-029-000	6193 SPARKLING COVE ST	498-310-075-000	7193 GREAT COPPER ST
498-310-030-000	6201 SPARKLING COVE ST	498-310-076-000	7201 GREAT COPPER ST
498-310-031-000	6209 SPARKLING COVE ST	498-310-077-000	7209 GREAT COPPER ST
498-310-032-000	6200 SPARKLING COVE ST	498-310-078-000	7232 GREAT COPPER ST
498-310-033-000	6192 SPARKLING COVE ST	498-310-079-000	7216 GREAT COPPER ST
498-310-034-000	6184 SPARKLING COVE ST	498-310-080-000	7208 GREAT COPPER ST
498-310-035-000	6176 SPARKLING COVE ST	498-310-081-000	7200 GREAT COPPER ST
498-310-036-000	6168 SPARKLING COVE ST	498-310-082-000	7192 GREAT COPPER ST
498-310-037-000	6160 SPARKLING COVE ST	498-310-083-000	7184 GREAT COPPER ST
498-310-038-000	6152 SPARKLING COVE ST	498-310-084-000	7176 GREAT COPPER ST
498-310-039-000	6144 SPARKLING COVE ST	498-310-085-000	7168 GREAT COPPER ST
498-310-040-000	6136 SPARKLING COVE ST	498-310-086-000	7160 GREAT COPPER ST
498-310-041-000	6128 SPARKLING COVE ST	498-310-087-000	7152 GREAT COPPER ST

APN	Address	APN	Address
498-310-088-000	7144 GREAT COPPER ST	498-330-072-000	2577 CONSTELLATION CI
498-310-089-000	7136 GREAT COPPER ST	498-330-073-000	2585 CONSTELLATION CI
498-310-090-000	7128 GREAT COPPER ST	498-330-074-000	2593 CONSTELLATION CI
498-310-091-000	7120 GREAT COPPER ST	498-330-075-000	2601 CONSTELLATION CI
498-310-092-000	7112 GREAT COPPER ST	498-330-080-000	5064 SUPERNOVA LN
498-310-093-000	7104 GREAT COPPER ST	498-330-081-000	5056 SUPERNOVA LN
498-310-094-000	7096 GREAT COPPER ST	498-330-082-000	5048 SUPERNOVA LN
498-310-095-000	7088 GREAT COPPER ST	498-330-083-000	5040 SUPERNOVA LN
498-310-096-000	7080 GREAT COPPER ST	498-330-084-000	5032 SUPERNOVA LN
498-310-097-000	7072 GREAT COPPER ST	498-330-085-000	5024 SUPERNOVA LN
498-310-098-000	7064 GREAT COPPER ST	498-330-086-000	5016 SUPERNOVA LN
498-310-099-000	7056 GREAT COPPER ST	498-330-087-000	5008 SUPERNOVA LN
498-310-100-000	7048 GREAT COPPER ST	498-330-088-000	5000 SUPERNOVA LN
498-310-101-000	7040 GREAT COPPER ST	498-340-001-000	1008 SHADOWGATE DR
498-310-102-000	7024 GREAT COPPER ST	498-340-002-000	1016 SHADOWGATE DR
498-310-103-000	7016 GREAT COPPER ST	498-340-007-000	1056 SHADOWGATE DR
498-310-104-000	7008 GREAT COPPER ST	498-340-026-000	2000 MOONBROOK CI
498-310-105-000	7000 GREAT COPPER ST	498-340-027-000	2008 MOONBROOK CI
498-320-008-000	7272 GREAT COPPER ST	498-340-028-000	2024 MOONBROOK CI
498-320-009-000	7264 GREAT COPPER ST	498-340-029-000	2032 MOONBROOK CI
498-320-010-000	7256 GREAT COPPER ST	498-340-030-000	2040 MOONBROOK CI
498-320-011-000	7248 GREAT COPPER ST	498-340-031-000	2048 MOONBROOK CI
498-320-012-000	7240 GREAT COPPER ST	498-340-032-000	2056 MOONBROOK CI
498-320-013-000	7233 GREAT COPPER ST	498-340-033-000	2064 MOONBROOK CI
498-320-014-000	7241 GREAT COPPER ST	498-340-034-000	2072 MOONBROOK CI
498-320-015-000	7249 GREAT COPPER ST	498-340-035-000	2080 MOONBROOK CI
498-320-016-000	7257 GREAT COPPER ST	498-340-036-000	2017 MOONBROOK CI
498-320-017-000	7265 GREAT COPPER ST	498-340-037-000	2009 MOONBROOK CI
498-320-023-000	624 SPARKLING COVE CT	498-340-038-000	2001 MOONBROOK CI
498-320-024-000	616 SPARKLING COVE CT	498-340-039-000	1017 SHADOWGATE DR
498-320-025-000	608 SPARKLING COVE CT	498-340-040-000	1009 SHADOWGATE DR
498-320-026-000	600 SPARKLING COVE CT	498-350-010-000	2112 MOONBROOK CI
498-320-027-000	601 SPARKLING COVE CT	498-350-011-000	2088 MOONBROOK CI
498-320-028-000	609 SPARKLING COVE CT	498-360-001-000	2741 NICOLE GEE DR
498-320-029-000	617 SPARKLING COVE CT	498-360-002-000	2749 NICOLE GEE DR
498-320-030-000	625 SPARKLING COVE CT	498-360-003-000	2757 NICOLE GEE DR
498-320-035-000	640 SPARKLING COVE CT	498-360-004-000	2765 NICOLE GEE DR
498-320-036-000	632 SPARKLING COVE CT	498-360-005-000	2773 NICOLE GEE DR
498-330-004-000	2576 CONSTELLATION CI	498-360-006-000	2781 NICOLE GEE DR
498-330-005-000	2568 CONSTELLATION CI	498-360-007-000	2789 NICOLE GEE DR
498-330-006-000	2560 CONSTELLATION CI	498-360-008-000	2797 NICOLE GEE DR
498-330-007-000	2552 CONSTELLATION CI	498-360-009-000	2805 NICOLE GEE DR
498-330-008-000	2544 CONSTELLATION CI	498-360-010-000	2813 NICOLE GEE DR
498-330-069-000	2553 CONSTELLATION CI	498-360-011-000	2821 NICOLE GEE DR
498-330-070-000	2561 CONSTELLATION CI	498-360-012-000	2829 NICOLE GEE DR
498-330-071-000	2569 CONSTELLATION CI	498-360-013-000	2837 NICOLE GEE DR

APN	Address	APN	Address
498-360-014-000	2845 NICOLE GEE DR	498-360-104-000	7033 STAR MIST WY
498-360-015-000	6096 MOON RIVER WY	498-360-105-000	7041 STAR MIST WY
498-360-016-000	6088 MOON RIVER WY	498-360-106-000	7049 STAR MIST WY
498-360-017-000	6080 MOON RIVER WY	498-360-107-000	7057 STAR MIST WY
498-360-018-000	6072 MOON RIVER WY	498-370-002-000	1865 PLEASANT GROVE BL
498-360-035-000	6057 MOON RIVER WY	498-370-003-000	1845 PLEASANT GROVE BL
498-360-036-000	6065 MOON RIVER WY	498-370-004-000	1855 PLEASANT GROVE BL
498-360-037-000	6073 MOON RIVER WY	498-370-005-000	1825 PLEASANT GROVE BL
498-360-038-000	6081 MOON RIVER WY	498-370-006-000	1835 PLEASANT GROVE BL
498-360-039-000	6089 MOON RIVER WY	498-370-007-000	6802 FIDDYMENT RD
498-360-061-000	5073 ASTEROID WY	498-370-008-000	6808 FIDDYMENT RD
498-360-066-000	5113 ASTEROID WY	498-370-009-000	6820 FIDDYMENT RD
498-360-067-000	5121 ASTEROID WY	498-370-010-000	6816 FIDDYMENT RD
498-360-068-000	5129 ASTEROID WY	498-370-011-000	6824 FIDDYMENT RD
498-360-069-000	5137 ASTEROID WY	498-370-012-000	6828 FIDDYMENT RD
498-360-070-000	5145 ASTEROID WY	498-380-001-000	1400 MARMO CI
498-360-071-000	5153 ASTEROID WY	498-380-002-000	1408 MARMO CI
498-360-072-000	5161 ASTEROID WY	498-380-003-000	1416 MARMO CI
498-360-073-000	5169 ASTEROID WY	498-380-004-000	5065 BASALTO WY
498-360-074-000	801 SUN PILLAR CT	498-380-005-000	5057 BASALTO WY
498-360-075-000	809 SUN PILLAR CT	498-380-006-000	5049 BASALTO WY
498-360-076-000	817 SUN PILLAR CT	498-380-007-000	5041 BASALTO WY
498-360-078-000	841 SUN PILLAR CT	498-380-008-000	5033 BASALTO WY
498-360-079-000	849 SUN PILLAR CT	498-380-009-000	5025 BASALTO WY
498-360-080-000	888 SUN PILLAR CT	498-380-010-000	5017 BASALTO WY
498-360-081-000	880 SUN PILLAR CT	498-380-011-000	5009 BASALTO WY
498-360-082-000	872 SUN PILLAR CT	498-380-012-000	1184 MARMO CI
498-360-083-000	864 SUN PILLAR CT	498-380-013-000	1160 MARMO CI
498-360-084-000	856 SUN PILLAR CT	498-380-014-000	5032 BASALTO WY
498-360-085-000	848 SUN PILLAR CT	498-380-015-000	5040 BASALTO WY
498-360-086-000	840 SUN PILLAR CT	498-380-016-000	5048 BASALTO WY
498-360-087-000	832 SUN PILLAR CT	498-380-017-000	5056 BASALTO WY
498-360-088-000	824 SUN PILLAR CT	498-380-018-000	5064 BASALTO WY
498-360-089-000	816 SUN PILLAR CT	498-380-019-000	1432 MARMO CI
498-360-090-000	808 SUN PILLAR CT	498-380-020-000	1440 MARMO CI
498-360-091-000	800 SUN PILLAR CT	498-380-021-000	1448 MARMO CI
498-360-092-000	5208 ASTEROID WY	498-380-022-000	3033 TORRENTE DR
498-360-093-000	5200 ASTEROID WY	498-380-023-000	3025 TORRENTE DR
498-360-094-000	5192 ASTEROID WY	498-380-024-000	3017 TORRENTE DR
498-360-095-000	5184 ASTEROID WY	498-380-025-000	3009 TORRENTE DR
498-360-096-000	5176 ASTEROID WY	498-380-026-000	3001 TORRENTE DR
498-360-097-000	5168 ASTEROID WY	498-380-027-000	1128 MARMO CI
498-360-098-000	5160 ASTEROID WY	498-380-028-000	3016 TORRENTE DR
498-360-099-000	5152 ASTEROID WY	498-380-029-000	3024 TORRENTE DR
498-360-102-000	7017 STAR MIST WY	498-380-030-000	3032 TORRENTE DR
498-360-103-000	7025 STAR MIST WY	498-380-031-000	1000 MARMO CI

APN	Address	APN	Address
498-380-032-000	1008 MARMO CI	498-400-015-000	3193 TORRENTE DR
498-380-033-000	1016 MARMO CI	498-400-016-000	3201 TORRENTE DR
498-380-034-000	1064 MARMO CI	498-400-017-000	3209 TORRENTE DR
498-380-035-000	1072 MARMO CI	498-400-018-000	3208 TORRENTE DR
498-380-036-000	1080 MARMO CI	498-400-019-000	3200 TORRENTE DR
498-380-037-000	1088 MARMO CI	498-400-020-000	3192 TORRENTE DR
498-380-038-000	1105 MARMO CI	498-400-021-000	3184 TORRENTE DR
498-380-039-000	1097 MARMO CI	498-400-022-000	3176 TORRENTE DR
498-380-040-000	1089 MARMO CI	498-400-023-000	3168 TORRENTE DR
498-380-041-000	1081 MARMO CI	498-400-024-000	3160 TORRENTE DR
498-380-044-000	1057 MARMO CI	498-400-025-000	3152 TORRENTE DR
498-380-048-000	1025 MARMO CI	498-400-026-000	3144 TORRENTE DR
498-380-049-000	1017 MARMO CI	498-400-027-000	1001 GRANITO WY
498-380-050-000	1009 MARMO CI	498-400-028-000	1009 GRANITO WY
498-380-051-000	1001 MARMO CI	498-400-029-000	1017 GRANITO WY
498-380-052-000	1449 MARMO CI	498-400-030-000	1025 GRANITO WY
498-380-053-000	1441 MARMO CI	498-400-031-000	1033 GRANITO WY
498-380-054-000	1433 MARMO CI	498-410-001-000	5190 BASELINE RD
498-380-055-000	1425 MARMO CI	498-410-002-000	5108 BASELINE RD
498-380-056-000	1417 MARMO CI	498-410-003-000	5070 BASELINE RD
498-380-057-000	1409 MARMO CI	498-410-004-000	5040 BASELINE RD
498-380-058-000	1401 MARMO CI	498-410-005-000	5008 BASELINE RD
498-390-039-000	7073 CARBONE DR	498-410-006-000	5050 BASELINE RD
498-390-040-000	7065 CARBONE DR	498-410-007-000	5060 BASELINE RD
498-390-041-000	7057 CARBONE DR	498-410-008-000	5088 BASELINE RD
498-390-042-000	7049 CARBONE DR	498-410-009-000	5080 BASELINE RD
498-390-043-000	7041 CARBONE DR	498-410-010-000	5120 BASELINE RD
498-390-044-000	7033 CARBONE DR	498-410-011-000	5160 BASELINE RD
498-390-052-000	7032 CARBONE DR	498-410-012-000	5170 BASELINE RD
498-390-053-000	7040 CARBONE DR	498-410-013-000	5180 BASELINE RD
498-390-054-000	7048 CARBONE DR	498-410-014-000	5208 BASELINE RD
498-390-055-000	7056 CARBONE DR	498-410-015-000	5240 BASELINE RD
498-390-056-000	7064 CARBONE DR	498-410-016-000	5250 BASELINE RD
498-390-057-000	7072 CARBONE DR	498-410-017-000	5260 BASELINE RD
498-400-003-000	3097 TORRENTE DR	498-410-018-000	5200 BASELINE RD
498-400-004-000	3105 TORRENTE DR	498-410-019-000	5280 BASELINE RD
498-400-005-000	3113 TORRENTE DR	498-410-020-000	5270 BASELINE RD
498-400-006-000	3121 TORRENTE DR	498-410-021-000	3090 PAVILION DR
498-400-007-000	3129 TORRENTE DR	498-410-022-000	3080 PAVILION DR
498-400-008-000	3137 TORRENTE DR	498-410-023-000	3070 PAVILION DR
498-400-009-000	3145 TORRENTE DR	498-410-024-000	5300 BASELINE RD
498-400-010-000	3153 TORRENTE DR	498-410-025-000	5320 BASELINE RD
498-400-011-000	3161 TORRENTE DR	498-410-026-000	5340 BASELINE RD
498-400-012-000	3169 TORRENTE DR	498-410-027-000	5380 BASELINE RD
498-400-013-000	3177 TORRENTE DR	498-410-028-000	5410 BASELINE RD
498-400-014-000	3185 TORRENTE DR	498-420-001-000	5001 STARSHINE WY

APN	Address	APN	Address
498-420-002-000	5009 STARSHINE WY	498-420-048-000	7065 STAR RISE WY
498-420-003-000	5017 STARSHINE WY	498-420-049-000	7057 STAR RISE WY
498-420-004-000	5025 STARSHINE WY	498-420-064-000	7056 STAR RISE WY
498-420-005-000	5033 STARSHINE WY	498-420-065-000	7064 STAR RISE WY
498-420-006-000	5041 STARSHINE WY	498-420-066-000	7072 STAR RISE WY
498-420-007-000	5049 STARSHINE WY	498-420-067-000	7080 STAR RISE WY
498-420-008-000	5057 STARSHINE WY	498-420-106-000	4120 GOLD BEAM WY
498-420-009-000	5065 STARSHINE WY	498-420-107-000	4112 GOLD BEAM WY
498-420-010-000	5073 STARSHINE WY	498-420-108-000	4104 GOLD BEAM WY
498-420-011-000	5081 STARSHINE WY	498-420-109-000	4096 GOLD BEAM WY
498-420-012-000	5089 STARSHINE WY	498-420-110-000	4088 GOLD BEAM WY
498-420-013-000	5032 STARSHINE WY	498-420-111-000	4080 GOLD BEAM WY
498-420-014-000	5024 STARSHINE WY	498-420-112-000	4072 GOLD BEAM WY
498-420-015-000	5016 STARSHINE WY	498-420-113-000	4064 GOLD BEAM WY
498-420-016-000	5008 STARSHINE WY	498-420-114-000	4056 GOLD BEAM WY
498-420-017-000	5000 STARSHINE WY	498-420-115-000	4048 GOLD BEAM WY
498-420-018-000	4001 GOLD BEAM WY	498-420-116-000	4040 GOLD BEAM WY
498-420-019-000	4009 GOLD BEAM WY	498-420-120-000	4008 GOLD BEAM WY
498-420-020-000	4017 GOLD BEAM WY	498-430-001-000	2121 POGONIA ST
498-420-021-000	4025 GOLD BEAM WY	498-430-002-000	2113 POGONIA ST
498-420-022-000	4033 GOLD BEAM WY	498-430-003-000	2105 POGONIA ST
498-420-023-000	4041 GOLD BEAM WY	498-430-004-000	2097 POGONIA ST
498-420-024-000	6001 SUNSCAPE WY	498-430-005-000	2089 POGONIA ST
498-420-025-000	6009 SUNSCAPE WY	498-430-006-000	2081 POGONIA ST
498-420-026-000	6017 SUNSCAPE WY	498-430-007-000	2073 POGONIA ST
498-420-027-000	6025 SUNSCAPE WY	498-430-008-000	2065 POGONIA ST
498-420-028-000	6033 SUNSCAPE WY	498-430-009-000	2057 POGONIA ST
498-420-029-000	6041 SUNSCAPE WY	498-430-010-000	2049 POGONIA ST
498-420-030-000	6049 SUNSCAPE WY	498-430-011-000	2041 POGONIA ST
498-420-031-000	6057 SUNSCAPE WY	498-430-012-000	2033 POGONIA ST
498-420-032-000	6065 SUNSCAPE WY	498-430-013-000	2025 POGONIA ST
498-420-033-000	6073 SUNSCAPE WY	498-430-014-000	2017 POGONIA ST
498-420-034-000	6081 SUNSCAPE WY	498-430-015-000	2009 POGONIA ST
498-420-035-000	6000 SUNSCAPE WY	498-430-016-000	2001 POGONIA ST
498-420-036-000	6008 SUNSCAPE WY	498-430-017-000	2000 POGONIA ST
498-420-037-000	6016 SUNSCAPE WY	498-430-018-000	2008 POGONIA ST
498-420-038-000	6024 SUNSCAPE WY	498-430-019-000	2016 POGONIA ST
498-420-039-000	6032 SUNSCAPE WY	498-430-020-000	2024 POGONIA ST
498-420-040-000	6040 SUNSCAPE WY	498-430-021-000	2032 POGONIA ST
498-420-041-000	6048 SUNSCAPE WY	498-430-022-000	2064 POGONIA ST
498-420-042-000	6056 SUNSCAPE WY	498-430-023-000	2072 POGONIA ST
498-420-043-000	6064 SUNSCAPE WY	498-430-024-000	2080 POGONIA ST
498-420-044-000	6072 SUNSCAPE WY	498-430-025-000	3016 DOG HOBBLE WY
498-420-045-000	6080 SUNSCAPE WY	498-430-026-000	3024 DOG HOBBLE WY
498-420-046-000	7081 STAR RISE WY	498-430-027-000	3032 DOG HOBBLE WY
498-420-047-000	7073 STAR RISE WY	498-430-028-000	3040 DOG HOBBLE WY

APN	Address	APN	Address
498-430-029-000	3048 DOG HOBBLE WY	498-430-075-000	4025 ALUMROOT DR
498-430-030-000	301 DOG HOBBLE CT	498-430-076-000	4025 ALUMROOT DR
498-430-031-000	3057 DOG HOBBLE WY	498-430-077-000	4009 ALUMROOT DR
498-430-032-000	3049 DOG HOBBLE WY	498-430-078-000	4001 ALUMROOT DR
498-430-033-000	3041 DOG HOBBLE WY	498-440-001-000	1000 HEARTLEAF WY
498-430-034-000	3033 DOG HOBBLE WY	498-440-002-000	1008 HEARTLEAF WY
498-430-035-000	3025 DOG HOBBLE WY	498-440-003-000	1016 HEARTLEAF WY
498-430-036-000	3017 DOG HOBBLE WY	498-440-004-000	1024 HEARTLEAF WY
498-430-037-000	3009 DOG HOBBLE WY	498-440-005-000	1032 HEARTLEAF WY
498-430-038-000	2096 POGONIA ST	498-440-006-000	1040 HEARTLEAF WY
498-430-039-000	2104 POGONIA ST	498-440-007-000	1048 HEARTLEAF WY
498-430-040-000	2112 POGONIA ST	498-440-008-000	1056 HEARTLEAF WY
498-430-041-000	2120 POGONIA ST	498-440-009-000	1064 HEARTLEAF WY
498-430-042-000	4048 ALUMROOT DR	498-440-010-000	1072 HEARTLEAF WY
498-430-043-000	4056 ALUMROOT DR	498-440-011-000	1080 HEARTLEAF WY
498-430-044-000	4064 ALUMROOT DR	498-440-012-000	1088 HEARTLEAF WY
498-430-045-000	4072 ALUMROOT DR	498-440-013-000	1096 HEARTLEAF WY
498-430-046-000	4080 ALUMROOT DR	498-440-014-000	1104 HEARTLEAF WY
498-430-047-000	4088 ALUMROOT DR	498-440-015-000	1112 HEARTLEAF WY
498-430-048-000	4096 ALUMROOT DR	498-440-016-000	1120 HEARTLEAF WY
498-430-049-000	4104 ALUMROOT DR	498-440-017-000	1128 HEARTLEAF WY
498-430-050-000	4112 ALUMROOT DR	498-440-018-000	1136 HEARTLEAF WY
498-430-051-000	4120 ALUMROOT DR	498-440-019-000	1144 HEARTLEAF WY
498-430-052-000	4128 ALUMROOT DR	498-440-020-000	1152 HEARTLEAF WY
498-430-053-000	4136 ALUMROOT DR	498-440-021-000	1160 HEARTLEAF WY
498-430-054-000	4144 ALUMROOT DR	498-440-022-000	1168 HEARTLEAF WY
498-430-055-000	4152 ALUMROOT DR	498-440-023-000	1153 HEARTLEAF WY
498-430-056-000	4160 ALUMROOT DR	498-440-024-000	1145 HEARTLEAF WY
498-430-057-000	1161 HEARTLEAF WY	498-440-025-000	1137 HEARTLEAF WY
498-430-058-000	1176 HEARTLEAF WY	498-440-026-000	1129 HEARTLEAF WY
498-430-059-000	1184 HEARTLEAF WY	498-440-027-000	1121 HEARTLEAF WY
498-430-060-000	1192 HEARTLEAF WY	498-440-028-000	1113 HEARTLEAF WY
498-430-061-000	1193 HEARTLEAF WY	498-440-029-000	1073 HEARTLEAF WY
498-430-062-000	1185 HEARTLEAF WY	498-440-030-000	1065 HEARTLEAF WY
498-430-063-000	4153 ALUMROOT DR	498-440-031-000	1057 HEARTLEAF WY
498-430-064-000	4145 ALUMROOT DR	498-440-032-000	1049 HEARTLEAF WY
498-430-065-000	4137 ALUMROOT DR	498-440-033-000	1041 HEARTLEAF WY
498-430-066-000	4129 ALUMROOT DR	498-440-034-000	1033 HEARTLEAF WY
498-430-067-000	4121 ALUMROOT DR	498-440-035-000	1025 HEARTLEAF WY
498-430-068-000	4113 ALUMROOT DR	498-440-036-000	1017 HEARTLEAF WY
498-430-069-000	4105 ALUMROOT DR	498-440-037-000	1009 HEARTLEAF WY
498-430-070-000	4097 ALUMROOT DR	498-440-038-000	1001 HEARTLEAF WY
498-430-071-000	4089 ALUMROOT DR	498-440-039-000	300 DOG HOBBLE CT
498-430-072-000	4081 ALUMROOT DR	498-440-040-000	308 DOG HOBBLE CT
498-430-073-000	4073 ALUMROOT DR	498-440-041-000	316 DOG HOBBLE CT
498-430-074-000	4041 ALUMROOT DR	498-440-042-000	324 DOG HOBBLE CT

APN	Address	APN	Address
498-440-043-000	332 DOG HOBBLE CT	499-110-038-000	1867 VISTA GRANDE BL
498-440-044-000	340 DOG HOBBLE CT	499-110-039-000	5833 VISTA PARK DR
498-440-045-000	348 DOG HOBBLE CT	499-120-046-000	5889 VISTA PARK DR
498-440-046-000	356 DOG HOBBLE CT	499-120-047-000	5905 VISTA PARK DR
498-440-047-000	357 DOG HOBBLE CT	499-120-048-000	5977 VISTA PARK DR
498-440-049-000	341 DOG HOBBLE CT	499-170-001-000	3900 SANTUCCI BL
498-440-050-000	333 DOG HOBBLE CT	499-170-002-000	3850 SANTUCCI BL
498-440-051-000	325 DOG HOBBLE CT	499-170-003-000	3800 SANTUCCI BL
498-440-052-000	317 DOG HOBBLE CT	499-170-004-000	3871 SANTUCCI BL
498-440-053-000	309 DOG HOBBLE CT	499-170-006-000	3801 SANTUCCI BL
498-440-054-000	1200 HEARTLEAF WY	499-170-007-000	3750 SANTUCCI BL
498-440-055-000	1208 HEARTLEAF WY	499-170-010-000	2700 VISTA GRANDE BL
498-440-056-000	100 JACOBS LADDER CT	499-170-011-000	3900 SANTUCCI BL
498-440-057-000	108 JACOBS LADDER CT	499-180-006-000	1128 CARABALLO DR
498-440-058-000	116 JACOBS LADDER CT	499-180-007-000	1136 CARABALLO DR
498-440-059-000	124 JACOBS LADDER CT	499-180-008-000	1144 CARABALLO DR
498-440-060-000	132 JACOBS LADDER CT	499-180-009-000	1152 CARABALLO DR
498-440-061-000	1209 HEARTLEAF WY	499-180-010-000	1160 CARABALLO DR
498-440-062-000	1201 HEARTLEAF WY	499-180-012-000	1176 CARABALLO DR
498-440-063-000	5096 BEEPLANT ST	499-180-013-000	1184 CARABALLO DR
498-440-064-000	5088 BEEPLANT ST	499-180-014-000	1192 CARABALLO DR
498-440-065-000	5080 BEEPLANT ST	499-180-015-000	1200 CARABALLO DR
498-440-066-000	5072 BEEPLANT ST	499-180-016-000	1208 CARABALLO DR
498-440-067-000	5064 BEEPLANT ST	499-180-017-000	1216 CARABALLO DR
498-440-068-000	5056 BEEPLANT ST	499-180-018-000	4177 FLATHEAD DR
498-440-069-000	5048 BEEPLANT ST	499-180-019-000	4169 FLATHEAD DR
498-440-070-000	5040 BEEPLANT ST	499-180-020-000	4161 FLATHEAD DR
498-440-071-000	5032 BEEPLANT ST	499-180-021-000	4153 FLATHEAD DR
498-440-072-000	5016 BEEPLANT ST	499-180-022-000	4145 FLATHEAD DR
498-440-073-000	5008 BEEPLANT ST	499-180-023-000	4137 FLATHEAD DR
498-440-074-000	5000 BEEPLANT ST	499-180-024-000	4129 FLATHEAD DR
498-440-075-000	4049 ALUMROOT DR	499-180-025-000	4121 FLATHEAD DR
498-440-076-000	5009 BEEPLANT ST	499-180-026-000	4113 FLATHEAD DR
498-440-077-000	5017 BEEPLANT ST	499-180-079-000	7048 NYSTROM WY
498-440-078-000	5025 BEEPLANT ST	499-180-080-000	7056 NYSTROM WY
499-010-063-000	1550 WESTBROOK BL	499-180-081-000	7064 NYSTROM WY
499-010-074-000	6200 BASELINE RD	499-180-082-000	7065 NYSTROM WY
499-010-075-000	6000 BASELINE RD	499-180-083-000	7057 NYSTROM WY
499-010-081-000	5900 BASELINE RD	499-180-084-000	7049 NYSTROM WY
499-010-086-000	3051 VISTA GRANDE BL	499-180-091-000	4152 FLATHEAD DR
499-010-091-000	3101 SANTUCCI BL	499-180-092-000	4160 FLATHEAD DR
499-010-095-000	2401 VISTA GRANDE BL	499-180-093-000	4168 FLATHEAD DR
499-010-099-000	5850 BASELINE RD	499-180-094-000	4176 FLATHEAD DR
499-010-100-000	5750 BASELINE RD	499-180-095-000	4184 FLATHEAD DR
499-070-069-000	9049 HIMALAYA WY	499-180-096-000	1217 CARABALLO DR
499-070-074-000	9097 HIMALAYA WY	499-180-097-000	1209 CARABALLO DR

APN	Address	APN	Address
499-180-098-000	1201 CARABALLO DR		
499-180-099-000	1193 CARABALLO DR		



Notice of Exemption

To: Placer County Clerk
Recorder's Office
3091 County Center Dr.
Auburn, CA 95603

From: City of Roseville
Community Development Dept.
311 Vernon Street
Roseville, CA 95678

Project Title: 2025 Weed Abatement Project
(Resolution Declaring Weeds and Rubbish a Public Nuisance)

Project Location(s): City-wide throughout Roseville

Project Description: The City of Roseville Fire Department proposes to notify property owners of vacant parcels, within the City, that a potential fire hazard exists on these parcels. If corrective action is not taken by the property owner the City's Fire Department will proceed with weed abatement activities including, mechanical mowing, trimming, and other methods of weed removal.

Public Agency Approving Project: Roseville City Council

Agency/Individual Carrying Out Project: City of Roseville Fire Department

Reason why this Project is Exempt: This project is applicable to Class 4 Categorical Exemption as described in Section 15304 (i) of the California Environmental Quality Act (CEQA) guidelines which states:

"Class 4 consists of...minor public...alterations in the conditions of land which do not involve removal of healthy, mature, scenic trees...including but not limited to...fuel management activities..."

Lead Agency Contact Person: Michael Bradley, Fire Marshal, Fire Department
(916-774-5806) 316 Vernon Street, Roseville, CA 95678.

Signature: _____

A handwritten signature in cursive script that reads "Jessica Lynch".

Jessica Lynch, Environmental Coordinator
City of Roseville

Date: 2/13/2025



April 3, 2025

NOTICE TO ABATE FIRE HAZARD

This letter is intended for parcels that are undeveloped.

If the property has been developed or sold, please disregard the following and complete the information on the following page(s) and return it to the Roseville Fire Department, 316 Vernon Street, Suite 480, Roseville, CA 95678.

This letter is to notify you that a fire hazard may exist on the undeveloped parcel(s) listed on the following page(s). The law requires that all cut or uncut weeds, grass, vines, vegetation, or other combustible materials be removed when determined to be a fire hazard. Roseville Fire Code (RFC) 304.1.3; H&S Code, Division 12, Part 5.

*If applicable, all necessary work shall be completed no later than **July 1, 2025**. If the property owner does not comply with this notice, the required firebreaks will be made by the City of Roseville. All costs incurred by the City, including a **\$356.00** per parcel administration fee, shall be billed directly to the property owner.*

WEED ABATEMENT GUIDELINES

A clear firebreak of a minimum 30-foot width shall be created and maintained in all areas designated by the City of Roseville. Clear firebreaks shall be provided around all combustible buildings, fences, vehicles, structures, or storage on this parcel or on adjacent properties. We ask that you adhere to the following abatement requirements:

- 1. The preferred method of weed abatement shall be accomplished by discing and completed so that all weeds, grass, other vegetation or organic material which can be expected to burn are completely removed or turned under so there is insufficient fuel to sustain or allow the spread of fire.*
 - Discing does not negate the requirement for weed removal up to the structure.*
- 2. Where discing is not practical, mowing is permitted where the material is mulched and the remaining weeds do not exceed two inches in height.*
- 3. Spark arrestors shall be installed on all outdoor equipment with internal combustion engines.*
- 4. Parcels that are one acre or less shall be completely abated.*

Prior to abating weeds, seasonal rains should be considered. Late rains will produce late growing weeds. Weeds once mowed, may require additional mowing. The weed abatement program's intent is to reduce the fire hazard during fire season.

Notice to Abate Fire Hazard

Owner Name: Sample
Owner Address: 333 Sample Way
SACRAMENTO, CA 956XX

Assessor Parcel Number: 000-000-000-000
Site Address: 203 SAMPLE ST
Roseville, CA 956XX

Please check the box below depicting the current status of the property listed above.

- ☐ This property has been developed.
☐ This property has been sold.

If the property listed above has been sold, please provide the date of sale and contact information of the new owner below.

Date Sold: _____

New Owner Name and Address: _____

Return to: Roseville Fire Department
316 Vernon St, Suite 480
Roseville, CA 95678

Please remember: If applicable, all necessary work shall be completed by July 1, 2025

PUBLIC NOTICE

Public Notice is hereby given that a public hearing will be held before the City Council of the City of Roseville for the purpose of considering the following:

WEED ABATEMENT HEARING

On March 5, 2025 pursuant to the provisions of Chapter 9.20 of the Roseville Municipal Code, the City Council of the City of Roseville adopted Resolution No.25-XXX declaring that all weeds as defined in Section 9.20.010 (C) (1) of said chapter and all dirt, rubbish and/or rank growth, as defined in Section 9.20.010 (C) (2,3,4) of said chapter, of any kind on private property, or in any street or alley abutting any property, constitute a public nuisance which must be abated by the destruction or removal thereof.

All property owners, lessees or occupants of buildings, grounds or lots shall, without delay, destroy or remove all such weeds, dirt, rubbish and/or rank growths from their property and half of the abutting street and alley, if any, between the lot lines, as extended, or such weeds, dirt, rubbish and/or rank growths will be destroyed or removed and such nuisance abated by the city authorities, in which case the cost of destruction or removal will be assessed upon the lots and lands from or on which, or abutting the streets and alleys from or on which, such nuisance was abated, and such costs will constitute a lien upon the lots or parcels until paid and will be collected on the next tax roll upon which municipal taxes are collected.

All property owners having objections to the proposed abatement of the nuisances are hereby notified to attend a meeting of the Council of the City of Roseville to be held on April 16, 2025 at 6:00 o'clock p.m., or as soon thereafter as may be heard, in the Civic Center Council Chambers, 311 Vernon Street, Roseville, CA, where and when all objections will be heard and given due consideration.

FIRE CHIEF OF THE CITY OF ROSEVILLE
RYAN HARRIGAN

ROSEVILLE CITY COUNCIL
CARMEN AVALOS, CITY CLERK

DATED: March 5, 2025

PUBLISH: FRIDAY, April 4, 2025



COUNCIL COMMUNICATION

CC #: 3777
File #: 0709-04

Title: CalHome Homeownership Program - Grant Application
Contact: Kristine Faelz 916-774-5451 kpfaelz@roseville.ca.us

Meeting Date: 3/5/2025
Item #: 6.12.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution authorizing the City Manager, or his designee, to submit an application to the California State Department of Housing and Community Development for CalHome Program grant funding in the amount of \$1,261,500 and, if awarded, to execute a standard agreement and other related documents necessary to participate and receiving grant funds to assist with homeownership programs.

BACKGROUND

The CalHome Program is a state program administered by the Department of Housing and Community Development (HCD) that provides grants to local public agencies and nonprofit corporations for first-time homebuyer and housing rehabilitation assistance, homebuyer counseling and technical assistance activities to enable low- and very low-income households to become or remain homeowners. The Department of Housing and Community Development, in accordance with Assembly Bill 434 (Chapter 192, Statutes 2020), is working to make homeownership program funds accessible to more developers and communities.

In December of 2024, HCD released the 2024 Round 2 Homeownership Super Notice of Funding Availabiilty (HOSN) for approximately \$143.1 million in funds for the CalHome Program. The funds are available for several activities in the CalHome program, including Homeownership Development Project Loans, First-Time Homebuyer Mortgage Assistance (FTHB), Owner-Occupied Rehabilitation Assistance (OOR), and Technical Assistance for Self-Help Housing Projects. To encourage homeownership opportunity and preservation of housing stock in Roseville, and leverage other funding sources, the Housing Division requests to apply for funds for both the FTHB and OOR programs for the second round of CalHome funding.

Based on HCD's formula, which accounts for administrative costs, the City of Roseville application requests an award amount totaling \$1,261,500, comprised of \$661,500 for the FTHB program, and \$600,000 for the OOR program. If awarded, the Housing Division intends to use these grant funds to assist approximately 15 eligible low-income individuals and homeowners with first-time homebuyer down payment assistance and home rehabilitation loans.

Staff requests Council authorization to complete and submit an application for CalHome funds, including an application and required documents. Application materials must be submitted to HCD no later than March 13, 2025. If the City is successful, all funds will be used to finance future first-time homebuyer and rehabilitation project loans in Roseville.

FISCAL IMPACT

CalHome funding is provided as a reimbursable state grant to the City. These grants are used to offset potential costs to the General Fund, while serving the low-income community, promoting homeownership and preservation of housing stock. The recommended action does not impact the City's General Fund.

ENVIRONMENTAL REVIEW

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

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community

Respectfully Submitted,

Kristine Faelz, Housing Analyst

Melissa Anguiano, Economic Development Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 25-057

CalHome Application and Backup Docs

RESOLUTION NO. 25-057

APPROVING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE CALHOME PROGRAM; AUTHORIZING THE CITY MANAGER TO EXECUTE A STANDARD AGREEMENT IF SELECTED FOR SUCH FUNDING AND ANY AMENDMENTS THERETO; AND ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE CALHOME PROGRAM

WHEREAS, the City of Roseville, a municipality, wishes to apply for and receive an allocation of funds through the CalHome Program; and

WHEREAS, the California Department of Housing and Community Development (hereinafter referred to as "HCD") has issued a Notice of Funding Availability ("NOFA") dated December 12, 2024 for the CalHome Program established by Chapter 84, Statutes of 2000 (SB 1656 Alarcon), and codified in Chapter 6 {commencing with Section 50650} of Part 2 of Division 31 of the Health and Safety Code (the "statute"); and

WHEREAS, pursuant to the statute, HCD is authorized to approve funding allocations utilizing monies made available by the State Legislature to the CalHome Program, subject to the terms and conditions of the statute and the CalHome Program Guidelines adopted by HCD in December 2022; and

A. WHEREAS, the City of Roseville wishes to submit an application to obtain from HCD an allocation of CalHome funds in the amount of up to \$1,261,500.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City of Roseville shall submit to HCD an application to participate in the CalHome Program in response to the Homeownership Super NOFA issued on December 12, 2024 which will request a total funding allocation of \$1,261,500 for the following activities:
 - *Five hundred thousand dollars (\$500,000) for implementation of an Owner-Occupied Rehabilitation Program to assist units located in high resource areas in the City of Roseville. Activities will rehabilitate and repair ten (10) very low- or low-income owner-occupied homes, (household incomes at or below eighty percent (80%) of area median income) to correct habitability issues, bring homes into code compliance and improve energy efficiency and up to one hundred thousand dollars (\$100,000) for Activity Delivery Fees to help offset the costs of providing the rehabilitation program.*
 - *Six hundred thousand dollars (\$600,000) for Mortgage Assistance Grants to assist 6 low-income households with incomes at or below eighty percent (80%) of area median income and sixty-one thousand*

five hundred dollars (\$61,500) for Activity Delivery Fees to pay for homebuyer education and offset the costs of providing the mortgage assistance program.

2. If the application for funding is approved, City of Roseville hereby agrees to use the CalHome funds for eligible activities in the manner presented in the application as approved by HCD and in accordance with program guidelines cited above. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application are enforceable through the Standard Agreement. City of Roseville acknowledges and agrees that it may be required to execute any and all other instruments necessary or required by HCD for participation in the CalHome Program.
3. The City of Roseville authorizes the City Manager, to execute in the name of City of Roseville , the application, the Standard Agreements, and any subsequent amendments or modifications thereto, as well as any other documents required by HCD for participation in the CalHome Program, and any amendments thereto.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

The undersigned City Clerk of the City Council of the City of Roseville there before named hereby attest and certify that the foregoing is a true and full copy of a resolution of the City Council adopted at a duly convened meeting on the date above-mentioned, which has not been altered, amended, or repealed.

City Clerk

CalHome And FWHG Home Ownership Programs

2024 Homeownership Super Notice of Funding Availability (Super NOFA)
(December 12, 2024)

2024 CalHome Tribal Notice of Funding Availability (NOFA)
(December 12, 2024)

Application



State of California
Gavin Newsom, [Governor](#)

Business, Consumer Services and Housing Agency
Tomiquia Moss, Secretary
<https://www.bosh.ca.gov/>

Department of Housing and Community Development (HCD)
Gustavo Velasquez, [Director](#)
2020 West El Camino Avenue, Suite 150, Sacramento, CA 95833
HOSN@hcd.ca.gov
[Homeownership Super NOFA](#)

End of Document

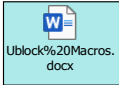
V3 1/25/2024

HOSN App due date: 3/13/25
Tribal App due date: 3/13/25

Instructions

When opening this file, a yellow banner at the top may appear with a button that says, "Enable Editing", and/or "Enable Macros". It is essential that you click this box(es) so that the macros are enabled. Enabling macros is necessary for full workbook/application functionality.

WARNING: Partial functionality of this application/workbook **WILL BE LOST** when using Apple Mac Computers. The Department **highly** recommends using PC Computers and Microsoft Office 2013 or newer to complete the application.



Microsoft has recently added blocking of macros by default, if this happens when you open the Application, please follow the instructions in the Word document added as an icon to the right (double-click to open).

When completing this Application, it is highly advisable not to skip/jump to other sheets, start entering data from top to bottom and left to right when selecting a new sheet to work with.

Application materials must be submitted electronically via HCD portal system. Requirements for uploading the Application Workbook and required supporting documentation, including naming conventions, are described in the Application instructions available at [2024 Homeownership Super NOFA](#)

**If applying to the CalHome Tribal Program, Applications will be accepted as set forth in the 2024 CalHome Tribal Notice of Funding Availability (NOFA).
If applying for the CalHome And/or Serna Home Ownership Program, Applications will be accepted as set forth in the 2024 Homeownership Super NOFA.**

Application must be on the Department's forms and cannot be altered or modified by the Applicant. Excel forms must be in Excel format, not a PDF document.

If the Applicant discovers any errors within Application, use the Application Support tab and email the entire workbook to AppSupport@hcd.ca.gov

Additional instructions and guidance are given throughout the Application in "red" text and in cell comments. Cell Notes/Comments are very important to read as some of these will provide direction when completing your Application.

"Yellow" cells	are for Applicant input. It is very important that you answer ALL yellow cells, failure to provide all information may disqualify your Application from consideration or may negatively impact your point score. Even if an item is not applicable - "no" or "N/A" must be filled from the drop down.
"Orange" cells	are required attachments. Failure to provide the required attachments and documentation may disqualify your Application from consideration or may negatively impact your point score. Electronically attached files must use the naming convention in the Application.
"Blue" cells	are self-score points awarded in the "Scoring" worksheet. These are automated calculations based on the inputs provided by the Applicant.
"Red" cells	indicate the Applicant has failed to meet a requirement of the program, threshold, scoring, upload, or certification.

Disclosure of Application: Information provided in the application will become a public record available for review by the public, pursuant to the **California Public Records Act (Chapter 1473, Statutes of 1968)**. As such, any materials provided will be disclosable to any person making a request under this Act. The Department cautions Applicants to use discretion in providing information not specifically requested, including but not limited to, bank account numbers, personal phone numbers and home addresses. By providing this information to the Department, the Applicant is waiving any claim of confidentiality and consents to the disclosure of submitted material upon request.

End of Document

Project Overview

HCD APP#:

"Optional Answer" will not affect application review or ranking. Sponsor(s)/Applicant(s) or Joint Venture Entity meets CDLAC Definition of BIPOC Organization? per CDLAC 523(f)(1)(B), TCAC 10327(c)(2)(E)?

No

Is the Applicant a "Tribal Entity" and **exclusively** applying for the **2024 CalHome Tribal Notice of Funding Availability (NOFA)**?

No

Select the Program(s) for which to apply for funding: (Must select "Yes" or "No" for each Program and each Eligible Activity below)

No Joe Serna, Jr. Farmworker Housing Grant (Serna) Homeownership Program

Yes CalHome Program

Select Eligible Activities as follows:

No Homeownership Development Project Loans

No Self Help Technical Assistance Grants

Yes Mortgage Assistance Grants

Yes Owner-Occupied Rehabilitation Grants

No Shared Housing Grants

No Accessory Dwelling Units/Junior Accessory Dwelling Units Grants

Application preparer Information

Preparer name: Kristine Faelz Preparer e-mail: kpfaelz@roseville.ca.us Preparer title: Housing Analyst Preparer phone: 916-774-5451

\$200 Eligible Applicant

Eligible Applicant Name:	City of Roseville		Eligible Applicant Type:	Local Public Entity	
Contact name:	Kristine Faelz	Contact e-mail:	kpfaelz@roseville.ca.us	Contact title:	Housing Analyst
		Contact phone:	916-774-5451		
Alternate Contact name:	Trisha Isom	Alternate Contact e-mail:	tisom@roseville.ca.us	Alternate Contact title:	Housing Manager
		Alternate Contact phone:	916-746-1239		
Are there affiliate or subsidiary entities that provide operational or financial support to the Applicant?					
Is the Applicant an affiliate or subsidiary of another entity such as a parent company?					
Will the Applicant rely on related party entity(ies) to develop, construct, or operate the proposed Project?					

File Name:	02. Certification & Legal Disclosure	Reference: Applicant Certification Worksheet.			Uploaded to HCD?	Yes	
File Name:	02. OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.			Uploaded to HCD?	N/A	
File Name:	02. Organizational Chart	Applicant Organization Chart.			Uploaded to HCD?	N/A	
File Name:	02. Signature Block	Signature Block - upload in Microsoft Word document.			Uploaded to HCD?	Yes	
File Name:	02. Cert of Good Standing	Certificate of Good Standing dated within 30 days of the application due date.			Uploaded to HCD?	N/A	
File Name:	02. Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).			Uploaded to HCD?	N/A	
File Name:	02. Payee Data Record	Completed Payee Data Record.			Uploaded to HCD?	Yes	
File Name:	02. TIN Form	Completed Government TIN form			Uploaded to HCD?	Yes	
File Name:	02. Resolution	Executed resolution on HCD provided template.			Uploaded to HCD?	Yes	
Congress person Name(s)		District #	State Senator Name(s)		District #	State Assembly Member Name(s)	District #
Kevin Kiley		3	Roger W. Niello		6	Joe Patterson	5

Mortgage Assistance Grants - CalHome

Program Name: First Time Home Buyer (FTHB) Program Program Address: 316 Vernon Street Suite 150 Roseville, CA 95678
Program County: Placer Geographic Location: Northern

Will all the units be located in a Rural Area as defined by H&S Code §50199.21? Applicant must use the TCAC Method for determining rural status.

[Documentation of rural status](#)

No

Program description - Mortgage Assistance Grants (CalHome)

The First Time Home Buyer Down Payment Assistance Program (FTHB) is designed to promote home ownership for low-income, first time homebuyers. Down payment assistance is in the form of a deferred loan (second mortgage), not due and payable until sale, transfer of property or 30 years from the date of the loan. Downpayment assistance will not exceed \$125,000 per applicant.

Eligible participants must have annual incomes at or below 80 percent of the median income for the Placer County area adjusted for family size. Eligible participants who have lived or worked in the City of Roseville for a minimum of one year prior to applying for assistance under this Program will receive first priority for assistance. The home selected must be located within the City limits of Roseville. The home must be owner-occupied or a vacant unit at the time the purchase offer is made. The homebuyer will be required to provide a minimum of a 1% down payment, the source of which cannot be a loan. Homebuyers must qualify under the City's definition of a first-time home buyer, and must attend a Home Buyer's Seminar. The buyer must also comply with the City's criteria with regard to home selection.

The City's loan is a deferred, 3% simple interest, 30-year loan, secured by a promissory note and deed of trust. No payments are required as long as the home remains the primary residence of the qualified low income, first time home buyer. The loan for the first mortgage must be a 30-year fixed term loan. No temporary interest rate buy downs will be permitted. The City's note becomes due and payable when the home owner sells the property, rents the property, adds someone to title other than an immediate family

Owner-Occupied Rehabilitation Grants - CalHome		Geographic Location:	Northern
Program Name	Owner Occupied Housing Rehabilitation Program	Program Address	316 Vernon Street Suite 150 Roseville, CA 95678
Program County	Placer		
Will all the units be located in a Rural Area as defined by H&S Code §50199.21? Applicant must use the TCAC Method for determining rural status.			Documentation of rural status
No			
Program description - Owner-Occupied Rehabilitation Grants (CalHome)			
The City began the Owner Occupied Housing Rehabilitation Program in 1983. The program is considered a key component in the City's affordable housing strategy as a means of preserving Roseville's housing stock affordable to lower-income households. The program, targeted to low-income homeowners, offers grants of up to \$5,000 to elderly and disabled homeowners and 0% deferred loans to all low-income households for health and safety repairs and energy efficient upgrades. Eligible participants must have annual incomes at or below 80 percent of the median income for the Placer County area adjusted for family size.			
The City's loan is a deferred, 0% interest, 30-year loan, secured by a promissory note and deed of trust. No payments are required as long as the home remains the primary residence of the qualified low income homeowner. The City's note becomes due and payable upon sale, change of title, change of use or 30 years, whichever occurs first. The City of Roseville's Housing staff will monitor annually to insure the home has remained the program participant's primary residence.			
Any program income received as a result of a loan payoff is used to fund new loans and grants. The Housing Rehabilitation Program is promoted on the City's website and through the use of program brochures. Implementation of this program will be directed to disadvantaged geographic areas of the City, where there are overlapping factors such as poverty, overcrowding, cost burden, and poor housing conditions.			

CALHOME

ARTICLE II. GENERAL PROGRAM REQUIREMENTS

§203 Eligible Households

The Applicant acknowledges "Eligible Households" requirements therein §203?

Yes

§204 Local Program/Project Administration

The Applicant acknowledges and certifies to implement the Local Program or project and be responsible for the following activities therein §204?

Yes

- The Recipient shall adopt a written nondiscrimination policy requiring that no person shall, on the grounds of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, age, medical condition, genetic information, citizenship, primary language, immigration status (except where explicitly prohibited by federal law), arbitrary characteristics, and all other classes of individuals protected from discrimination under federal or state fair housing laws, individuals perceived to be a member of any of the preceding classes, or any individual or person associated with any of the preceding classes be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with Program funds.

File Name:	10. Nondiscrimination policy	Recipient, provide a copy of your adopted written nondiscrimination policy.	Uploaded to HCD?	Yes
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§205 Homebuyer Education Requirements

The Applicant acknowledges and certifies to implement the Local Program and be responsible for the following activities therein §205?

Yes

- (1) Homebuyer Education curriculum shall be pre-approved by the Department and, at a minimum, shall include the following topics:

- (A) Preparing for Homeownership;
- (B) Available financing and credit analysis;
- (C) Loan closing and homebuyer responsibilities;
- (D) Home maintenance and Loan servicing.

File Name:	12. Education curriculum	Provide a copy of the "Homebuyer Education curriculum".	Uploaded to HCD?	Yes
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§206 Loan Servicing Requirements

The Applicant acknowledges and certifies to develop and employ a Loan servicing plan that has been submitted to and approved by the Department as addressing the topics therein §206(a-c)?

Yes

File Name:	13. Loan servicing plan	Recipients shall develop and employ a Loan servicing plan addressing the topics therein §206.	Uploaded to HCD?	Yes
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§207 Reuse Account Requirements

The Applicant acknowledges and certifies to develop and employ a Reuse Account plan that has been submitted to and approved by the Department as addressing the following topics?

Yes

- (1) Description of a tracking system to ensure the reuse of funds for Eligible Activities including:

- (A) Loans to individual homeowners and homebuyers,
- (B) Homebuyer Education and
- (C) Allowable 5 percent Loan servicing fee.

File Name:	Reuse account plan	Provide a copy of your reuse account plan.	Uploaded to HCD?	Yes
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§209 State and Federal Laws, Rules, Guidelines and Regulations

The Applicant certifies to comply with all applicable local, state, and federal laws, constitutions, codes, standards, rules, guidelines, and regulations, including, without limitation, those that pertain to accessibility, construction, health and safety, labor, fair housing, fair employment practices, affirmatively furthering fair housing, nondiscrimination, and equal opportunity except as provided in these Guidelines with respect to projects located within Indian Country?

Yes

ARTICLE III. HOMEOWNERSHIP/HOMEBUYER LOAN REQUIREMENTS

§300 Maximum Homeowner/Homebuyer Loan amounts

Applicant acknowledges and certifies to follow the requirements therein §300?

Yes

§301 Homeowner/Homebuyer Loan terms

Applicant acknowledges and certifies to follow the requirements therein §301?

Yes

§302 Homeowner/Homebuyer Loan-to-Value Limits

Applicant acknowledges and certifies to follow the requirements therein §302?

Yes

ARTICLE IV. PROGRAM REQUIREMENTS

§402 Mortgage Assistance Program

§402.2 Eligible Costs

Applicant acknowledges and certifies to follow the requirements therein §402.2?

Yes

§402.3 Administrative Requirements

Applicant acknowledges and certifies to follow the requirements therein §402.3?

Yes

§402.4 Underwriting Requirements

Applicant acknowledges and certifies to follow the requirements therein §402.4?

Yes

File Name:	24. MA Program Underwriting Guidelines	Program Recipients shall develop and employ Mortgage Assistance Program Underwriting Guidelines that have been submitted to and approved by the Department.	Uploaded to HCD Portal?	Yes
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§403 Owner-Occupied Rehabilitation

§403.2 Eligible Costs

Applicant acknowledges and certifies to follow the requirements therein §403.2?

Yes

§403.3 Administrative Requirements

Applicant acknowledges and certifies to follow the requirements therein §403.3?

Yes

§403.4 Owner-Occupied Underwriting and Construction Requirements

Applicant acknowledges and certifies to follow the requirements therein §403.4?

Yes

File Name:	25. OOR Underwriting and Construction Requirements	Program Recipients shall develop and employ Owner-Occupied Rehabilitation Program Guidelines submitted to and approved by the Department.	Uploaded to HCD Portal?	Yes
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ARTICLE V. APPLICATION PROCEDURES

§500 Application Process

Applicant acknowledges and understand the "Application process" therein §500?

Yes

§501 Application Requirements

Applicant acknowledges and understand the "Application Requirements" therein §501?

Yes

§502 Selection Process

Applicant acknowledges and understand the "Selection Process" therein §502?

Yes

§503 Appeals Process

Applicant acknowledges and understand the "Appeals Process" therein §503?

Yes

ARTICLE VI. PROGRAM OPERATIONS

§600 Legal Documents

Applicant acknowledges and understand the "Legal Documents" therein §600?

Yes

§601 Disbursement of Loan and Grant Funds

Applicant acknowledges and understand the "Disbursement of Loan and Grant Funds" therein §601?

Yes

§602 Reporting Requirements

Applicant acknowledges and understand the "Reporting Requirements" therein §602?

Yes

Applicant acknowledges and understand the "Performance Goals" therein §603?

Yes

§604 Defaults and Loan Cancellations

Applicant acknowledges and understand the "Defaults and Loan Cancellations" therein §604?

Yes

Applicant Notes/Comments

End of Document

Maximum Loan / Grant Amount

NOFA (II)(D)(1)(a) Mobilehome or Manufactured Home Assistance: To the extent there are eligible applications, the Department shall target \$27 million of the available \$143.1 million in CalHome funds as Awards for Mobilehome or Manufactured Home assistance. To the extent there is insufficient demand of eligible applications to make \$27 million in Awards, any remaining funds will be applied to the general pool of Applicants.

Will the Applicant use CalHome funds for Mobilehome assistance in a Mobilehome park or Manufactured home community?

NOFA (II)(C)(2)(a)(i) Will the Mortgage Assistance be provided as part of a Homeownership Development Project Loan?

No
FALSE

Program Activities	Assisting Units	Requesting Amount	Homebuyer Education	Administrative Costs	NOFA (II)(c)(1)
	CalHome	CalHome	CalHome	CalHome	CalHome
Mortgage Assistance Grants	6	\$600,000	\$1,500	\$60,000	\$661,500
Owner-Occupied Rehabilitation Grants	10	\$500,000	N/A	\$100,000	\$600,000
Total max Application amount:					\$1,261,500

Applicant Notes/Comments

End of Document

CalHome Program - Threshold Requirements

§208 CalHome Threshold Requirements

Applications will not be considered for funding unless the application is received by the deadline as stated in the NOFA and demonstrates compliance with all CalHome Program Statutes and Guidelines, including the following conditions:

- (a) The Applicant meets geographic restrictions per CalHome Guidelines (Guidelines §200, subd. (a)).

The Applicant is an eligible Local Public Entity, Local Public Agency, Tribal Entity, or Nonprofit Corporation (Guidelines §200). For purposes of these

- (b) Guidelines, a Local Public Entity or Locality is defined to include a Tribal Entity. Pursuant to Health & Safety Code §50091, a Nonprofit Corporation shall include a Tribally Designated Housing Entity as further defined therein.

- (c) The Applicant has complied with reporting requirements (Guidelines §200, subd. (c)).

§200 Eligible Applicants

To be eligible to apply for funding, the Applicant shall be a Local Public Entity, Local Public Agency, Tribal Entity, or Nonprofit Corporation. Appendix B of these Guidelines contains more details on tribal eligibility.

TRUE

- (a) Geographic restrictions

- (1) A Local Public Entity that is not a Tribal Entity shall only be eligible to apply for an Award of CalHome Program funds for a Local Program or project located within its jurisdictional boundaries. A Tribal Entity shall be eligible to apply for an award of CalHome program funds for a Local Program or project located anywhere within the state of California, as long as the Tribal Entity has provided documentation establishing site control.

The City of Roseville acknowledges/certifies eligibility to apply for an Award of CalHome Program funds for a Local Program or project located within its jurisdictional boundaries.

Yes

- (b) Stability and capacity

- (1) To be eligible for funding, the Applicant certifies to demonstrate to the Department's satisfaction that it has sufficient organizational stability and capacity to carry out the activity for which it is requesting funds.

Yes

- In order to demonstrate organizational stability, the Applicant shall have been operating as a housing Developer or housing program administrator for a minimum of two years prior to the date of application. In cases of Tribal Entities, the Department may consider any experience a Tribal Entity has with the Indian Home Loan Guarantee program under Section 184 of the Housing and Community Development Act of 1992. An Applicant may subcontract with an Administrative Subcontractor to qualify toward the organizational stability and experience requirement. The Administrative Subcontractor may be located anywhere within the state of California. A legally binding agreement between the Applicant and the Administrative Subcontractor must be submitted with the application. Multiple Applicants may establish a consortium (provided there is a legally binding agreement between the parties) with a single Administrative Subcontractor. One Applicant shall apply on behalf of other entities in a consortium. In the event that an Administrative Subcontractor cannot fulfill, or fails to fulfill, its obligations under the applicable legally binding agreement for the full term thereof, a CalHome Recipient must secure a new Administrative Subcontractor and provide HCD a new legally binding agreement within 90 days of when the previous legally binding agreement terminated. The new Administrative Subcontractor is obliged to fulfill the same experience requirements as the previous Administrative Subcontractor. The Recipient is required to submit this new legally binding agreement and experience documentation to HCD for approval. If an Applicant does not have a legally binding agreement in place and approved by HCD, within 90 days of losing their Administrative Subcontractor, their CalHome awarded funds will be disencumbered.

Has the Applicant been operating as a housing Developer or housing program administrator for a minimum of two years preceding the Application due date?

Yes

Applicant has been operating as a: Housing program administrator for at least two years preceding the Application due date.

File Name:	34. CalH housing program administrator	Provide documentation that the Applicant has been operating as a housing Developer or housing program administrator for a minimum of two years preceding the Application due date.	Uploaded to HCD?	Yes
------------	--	--	------------------	-----

Will the Applicant/Locality subcontract with an Administrative Subcontractor to qualify toward the organizational stability and experience requirement?

No

Is the City of Roseville in a consortium of localities (provided there is a legally binding agreement between the parties) with a single administrator?

No

- (5) The Applicant certifies to meet the additional stability and capacity requirements set forth in these Guidelines for the specific activity for which it is applying.

Yes

- (6) Applicant acknowledges and understand that to the extent necessary to address a presidential declaration of disaster or emergency, or a "state of emergency" or a "local emergency" declared by the Governor under Government Code ("GC") §8571, the Department may alter or waive state-required criteria set forth in this subsection (b), to the extent otherwise allowed by law.

Yes

- (c) Reporting requirements

- (1) Recipients shall submit outstanding reports from previous CalHome Program loans and/or grants to the Department by the application date (as specified in the NOFA). Failure to submit the reports by the application date will make the Recipients ineligible for a CalHome Program Award.

Does the Applicant/Recipient have previous loans and/or grants from the CalHome Program?

Yes

Applicant/Recipient certifies to have submitted all outstanding reports from previous CalHome Program loans and/or grants to the Department by the application date?

Yes

Provide a list of all loans and/or grants, award date(s), loan and/or grant numbers, and describe the activities therein.

03/26/10 \$18,376.00 #39197 Housing Rehabilitation
 11/20/23 \$77,635.00 #39258 Housing Rehabilitation
 12/12/08 \$19,659.00 #39191 Housing Rehabilitation
 07/22/09 \$6,732.00 #39195 Housing Rehabilitation
 08/14/09 \$4,532.00 #39097 Housing Rehabilitation
 05/17/04 \$60,647.00 #39085 Housing Rehabilitation
 12/20/07 \$28,013.00 #39187 Housing Rehabilitation
 04/17/09 \$14,295.00 #39193 Housing Rehabilitation
 11/16/05 \$1,983.00 #39090 Housing Rehabilitation
 09/07/16 \$27,184.70 #39198 Housing Rehabilitation
 12/08/08 \$30,000.00 #39036 Housing Rehabilitation
 09/18/08 \$27,628.00 #39034 Housing Rehabilitation
 02/25/08 \$18,612.00 #39188 Housing Rehabilitation

- (d) The activity is eligible (Guidelines §201).

§201 Eligible Activities

Applicant acknowledges its intent to apply to the CalHome Program and the following activities:

Yes

- (c) Mortgage Assistance Grants.
(d) Owner-Occupied Rehabilitation Grants.

- (e) The proposed use of funds is eligible (Guidelines §202).

§202 Eligible and Ineligible Uses of Funds.

- (a) Eligible uses of funds for specific activities are set forth in the Guideline provisions that directly address each activity.

The Applicant acknowledges that the CalHome Program funds in support of a Mortgage Assistance program shall be used only for the following costs: §402.2 (a-d).

Yes

The Applicant acknowledges that the CalHome Program funds in support of an Owner-Occupied Rehabilitation program shall be used only for the following costs: §403.2 (a-h).

Yes

- (b) Applicant acknowledges that CalHome Program funds shall not be used for any of the following costs that may be incurred in the Local Program or the project: §202 (b)(1-7).

Yes

- (f) The Applicant meets the eligibility requirements for the activity or activities for which they are applying:

- (1) First-Time Homebuyer Mortgage Assistance (Guidelines §402.1)

§402.1 Eligible Applicant

In addition to the requirements of §200, to be eligible to apply for CalHome Program funding for a Mortgage Assistance program, the Applicant or its Administrative Subcontractor shall have successfully administered a homebuyer program for a minimum of two years within the four years immediately preceding the application.

Applicant or its Administrative Subcontractor certifies to have successfully administered a homebuyer program for a minimum of two years within the four years immediately preceding the application?

Yes

Program name: Affordable Purchase Program Asstd. Units: 374 Start date: 4/15/96 End date: Meet requirement? TRUE

Describe in detail the administered homebuyer program:

The City of Roseville currently administers an Affordable Purchase Program. Purchasers do not have to be a first time home buyer in order to qualify for the program. The goal of all of the affordable purchase housing program is to make home purchase possible for lower-income households and those who do not have sufficient income to save to purchase a home in the City of Roseville. The purchaser must provide verification of all sources of income and assets. All affordable purchasers are required to attend eight (8) hours of home buyer training. The trainings are performed by an accredited home buying counseling agency or lender. A typical training includes 3 hours of home buying process, 2 hours of budgeting and credit workshop and 3 hours of home maintenance/good neighbor training. Each affordable home is appraised by an independent appraiser approved by the City to determine its market value prior to sale. There are continuing obligations for the purchaser of an affordable home. The City of Roseville's Housing Division reviews the affordable home roster on an on-going basis to ensure the homes remain in compliance with affordable housing program, owner-occupied, maintain homeowners

- (2) Owner-Occupied Rehabilitation Assistance (Guidelines §403.1).

§403.1 Eligible Applicant

In addition to the requirements of §200, to be eligible to apply for CalHome Program assistance for an Owner-Occupied Rehabilitation Program, the Applicant or its Administrative Subcontractor shall have successfully administered a local Owner-Occupied Rehabilitation Program for a minimum of two years within the four years immediately preceding the application.

Applicant or its Administrative Subcontractor certifies to have successfully administered a local Owner-Occupied Rehabilitation Program for a minimum of two years within the four years immediately preceding the application?

Yes

Program name: Owner-Occupied Housing Rehabilitation Program Asstd. Units: 185 Start date: 6/1/83 End date: Meet requirement? TRUE

Describe in detail the administered local Owner-Occupied Rehabilitation Program:

The City's Owner Occupied Housing Rehabilitation Program is considered a key component in the City's affordable housing strategy as a means of preserving Roseville's housing stock affordable to lower-income households. The program, targeted to low-income homeowners, offers grants to elderly and disabled homeowners and deferred loans to all low-income households for health and safety repairs and energy efficient upgrades. Loans can also be used to make the home accessible to accommodate persons with disabilities. Loans available to owner occupied properties are deferred payment loans up to \$100,000 at 0% interest and are secured by a Deed of Trust. Deferred loans become due and payable upon sale, change of title, change of use or 30 years. Any program income received as a result of a loan payoff is used to fund new loans and grants. The Housing Rehabilitation Program is promoted on the City's website and through the use of program brochures. The program is directed to disadvantaged geographic areas of the City, where there are overlapping factors such as poverty, overcrowding, cost burden, and poor housing conditions.

- (g) Applicant certifies that the application is complete (Guidelines §501 (a-f))?

Yes

§501 (f) - Below, provide a description of how the Applicant will comply with the requirements of Local Program/Project administration set forth in §204 of these Guidelines applicable to the Program or Project being applied for.

The City of Roseville will comply with the requirements of program administration per §204 of the Guidelines for the First-Time Homebuyer (FTHB) and Owner-Occupied Housing Rehabilitation (OOR) programs. For the FTHB program and the OOR programs, the City will be responsible for marketing the programs, as well as determining a Household's income-eligibility pursuant to the income requirements of §203 of the guidelines. Per §206, for the FTHB and OOR programs, the City will continue to employ its loan servicing plan addresses the process for monitoring the requirement of owner-occupancy; annual review of hazard and flood insurance; timely payment of property taxes and assessments, accounting for repayment of CalHome Program Loans; properly calculating payoffs, processing payoff demands, reconveyances for deeds of trust, and collection of CalHome Program notes in default or foreclosure. The City will also comply with Reuse Account requirements by continuing to employ its Reuse Account plan to track and ensure the reuse of funds for both the OOR and FTHB programs (§207).

For the FTHB program, the City will provide all homebuyers with Homebuyer Education, utilizing a curriculum that has been pre-approved by HCD (§205). The City will be responsible for providing information and assistance to First-Time Homebuyers on obtaining the maximum amount of first Mortgage financing pursuant to the underwriting requirements in §402.4(a)(3)(A); reviewing CalHome Program required appraisals for property eligibility under value limits established pursuant to §402.4(b)(3); completing inspection of properties to be purchased or a review of Uniform Residential Appraisal Reports, including the valuation conditions, to ensure that they conform to the requirements of State Housing Law; ensuring completion by each assisted Household of a Homebuyer Education class that meets the requirements of §205; and originating, underwriting, packaging, and closing CalHome Program Loans in accordance with program requirements. The City will comply with the requirements noted in Section 402.4 by employing Mortgage Assistance Program Underwriting Guidelines that will be submitted to and approved by HCD.

The City will comply with administrative requirements for the OOR program by reviewing CalHome Program required After-Rehabilitation appraisals for property

- (h) Applicant certifies that the application is complete with Department forms and cannot be altered or modified by the Applicant?

Yes

(i) Applicant certifies that it does not have any unresolved audit findings for prior Department or federally funded housing or community development projects or programs (Guidelines §501(c))?

Yes

(j) Applicant certifies that it has no pending lawsuits that would impede the implementation of the program (Guidelines §501(c))?

Yes

Applicant Notes/Comments

End of Document

NOFA §II (E)(2) Program Requirements

Minimum Point Score: Applicants must achieve a **minimum point score of 55** points in the Base Evaluation Criteria in Section IV of this HOSN to be considered for a funding Award.

NOFA §II (G)(1-2) Applicant acknowledges and understand [Negative Points and Disencumbrance Policies?](#)

Yes

Summary table(s) of point base criteria.

CalHome Program Summary Table (Scoring)	Max possible Score (per Eligible Activity)								Total Points
	40	15	15	10	5	5	5	5	
	Capability	Community Need	Feasibility	Community Revitalization	Volunteer, Self- Help, and Youth Training	Increases Affordable Housing Supply	Prospective Households Served	Pro-Housing Designation	
Mortgage Assistance Grants	40	9	15	0	0	0	1	5	70
Owner-Occupied Rehabilitation Grants	40	4	4	10	N/A	N/A	1	5	64

§IV Evaluation Criteria

See **NOFA §IV** for complete base evaluation criteria language.

<table border="1"> <tr> <td>Capability</td> <td>Cal Home</td> </tr> <tr> <td>Mortgage Assistance Grants</td> <td>40</td> </tr> <tr> <td>Owner-Occupied Rehabilitation Grants</td> <td>40</td> </tr> </table>		Capability	Cal Home	Mortgage Assistance Grants	40	Owner-Occupied Rehabilitation Grants	40	For HDPL number of projects completed. For all other programs specify units completed. <table border="1"> <tr> <td>CalHome</td> <td></td> </tr> <tr> <td>15</td> <td></td> </tr> <tr> <td>18</td> <td></td> </tr> </table>	CalHome		15		18	
Capability	Cal Home													
Mortgage Assistance Grants	40													
Owner-Occupied Rehabilitation Grants	40													
CalHome														
15														
18														
Applicant acknowledges that the Department may request evidence for the number of units or projects assisted within the last four years?		Yes												

Community Need	Cal Home
Mortgage Assistance Grants	9
Owner-Occupied Rehabilitation Grants	4

CalHome "Mortgage Assistance Grants" only For this Application, will the Applicant have housing newly constructed by the Applicant using funds other than CalHome or Serna funds, or housing newly acquired and substantially rehabilitated by the Applicant using funds other than CalHome or Serna funds for sale to first-time homebuyers?		No							
<table border="1"> <tr> <th>Feasibility</th> </tr> <tr> <td>Mortgage Assistance Grants</td> </tr> <tr> <td>Owner-Occupied Rehabilitation Grants</td> </tr> </table>	Feasibility	Mortgage Assistance Grants	Owner-Occupied Rehabilitation Grants	<table border="1"> <tr> <th>Cal Home</th> </tr> <tr> <td>15</td> </tr> <tr> <td>4</td> </tr> </table>	Cal Home	15	4	# of loans the Applicant expects to provide <table border="1"> <tr> <td>6</td> </tr> </table>	6
Feasibility									
Mortgage Assistance Grants									
Owner-Occupied Rehabilitation Grants									
Cal Home									
15									
4									
6									

APPENDIX A- DEFINITIONS: Community Revitalization - A Program or Project will be considered to contribute towards Community Revitalization if all Units to be assisted with Program funds are, or will be, located within a federal Promise Zone, a Choice Neighborhood Initiative Area, an Opportunity Zone, or a federally designated Justice40 Initiative disadvantaged community.

				No
CalHome "Mortgage Assistance Grants only" are all Units, or will all Units be located within a federal Promise Zone, a Choice Neighborhood Initiative Area, an Opportunity Zone, or a federally designated Justice40 Initiative disadvantaged community?				No
Will all units to be assisted with program funds located in a High or Highest Resource Area per TCAC/HCD Opportunity Area Map? at the time of application?				No
CalHome "Owner-Occupied Rehabilitation Grants only" are all Units, or will all Units be located within a federal Promise Zone, a Choice Neighborhood Initiative Area, an Opportunity Zone, or a federally designated Justice40 Initiative disadvantaged community?				No
Will all units to be assisted with program funds located in a High or Highest Resource Area per TCAC/HCD Opportunity Area Map? at the time of application?				Yes
Enter the entire TCAC/HCD Opportunity Area Map Tract ID #:	06061021003,	Opportunity Area Map Category:	Highest Resource	
Enter the entire TCAC/HCD Opportunity Area Map Tract ID #:	06061023034,	Opportunity Area Map Category:	High Resource	
Enter the entire TCAC/HCD Opportunity Area Map Tract ID #:	06061020712,	Opportunity Area Map Category:		
Enter the entire TCAC/HCD Opportunity Area Map Tract ID #:		Opportunity Area Map Category:		
Enter the entire TCAC/HCD Opportunity Area Map Tract ID #:		Opportunity Area Map Category:		

Community Revitalization		Cal Home
Mortgage Assistance Grants		0
Owner-Occupied Rehabilitation Grants		10

CalHome "Mortgage Assistance Grants only" For this Application, will the Applicant have housing newly constructed by the Applicant using funds other than CalHome or Serna funds, or housing newly acquired and substantially rehabilitated by the Applicant using funds other than CalHome or Serna funds for sale to first-time homebuyers?		No
CalHome Mortgage Assistance Grants only.	How many Volunteer Labor hours <u>per assisted unit</u> ?	0
	How many Self-Help Labor hours <u>per assisted unit</u> ?	0
	How many Youth Construction Skills Training Program hours <u>per assisted unit</u> (16 to 24-year-old program participants)?	0
Volunteer Labor, Self-Help Labor, or Youth Construction Skills Training		Cal Home
Mortgage Assistance Grants		0

CalHome "Mortgage Assistance Grants only" For this Application, will the Applicant have housing newly constructed by the Applicant using funds other than CalHome or Serna funds, or housing newly acquired and substantially rehabilitated by the Applicant using funds other than CalHome or Serna funds for sale to first-time homebuyers?		No
Applicant can demonstrate the new development will be located on an infill site as defined in Health and Safety Code §53559(d)(3)(B) . Applicants must provide a detailed map, including cross streets, showing exactly where the infill site is located.		No
Increases Affordable Housing Supply		Cal Home
Mortgage Assistance Grants		0

CalHome "Mortgage Assistance Grants only" For this Application, will the Applicant have have housing newly constructed by the Applicant using funds other than CalHome or Serna funds, or housing newly acquired and substantially rehabilitated by the Applicant using funds other than CalHome or Serna funds for sale to first-time homebuyers?		No
Number of Prospective Households Served	Cal Home	
	Mortgage Assistance Grants	1
	Owner-Occupied Rehabilitation Grants	1
		FALSE 1

5 points will be awarded to Projects or Programs that are located in jurisdictions that have received a Prohousing Designation. Prohousing Designation		
CalHome "Mortgage Assistance Grants only" located in a jurisdictions that has been awarded "Prohousing Designation" or has applied by the application due date? If applied, points are conditional on designation within 45 days of application due date.		Yes
CalHome "Owner-Occupied Rehabilitation Grants only" located in a jurisdictions that has been awarded "Prohousing Designation" or has applied by the application due date? If applied, points are conditional on designation within 45 days of application due date.		Yes
Prohousing Designation		Cal Home
Mortgage Assistance Grants		5
Owner-Occupied Rehabilitation Grants		5

Tiebreaker

In the event of tied point scores, the following tiebreakers shall be used to determine the ranking, in the order listed:

- 1 The Community Need point score
- 2 The Capability point score
- 3 The Feasibility point score
- 4 The total number units to be assisted
- 5 The award amount requested most closely matches remaining funds available
- 6 Applicant has not received a CalHome or Serna Homeownership award in the past three years

Applicant Notes/Comments

Entity Organizational Documents

Organizational Documents

The following is intended as a brief summary of legal documents commonly required to verify the legal authority of the private entity or entities applying to HCD for an Award of funds and does not apply to public Applicant. Documents required to apply for funds (threshold requirements) are legally distinct from those required to enter into a standard agreement or to receive bonus points. For projects receiving an Award of HCD funds, additional documents, or corrections, may be required prior to execution of the Standard Agreement.

Organizational Charts

Complete organizational charts are required for the Recipient.

Corporate Entities

Articles of Incorporation (Corp. Code **§154, 200 and 202**) as certified by the CA Secretary of State.

Bylaws and any amendments thereto (Corp. Code **§207(b), 211 and 212**).

Certificate of Amendment of Articles of Incorporation (Corp. Code **§900-910** (general stock), **§5810-5820** (public benefit and religious corporations), **§7810-7820** (mutual benefit corporations), or **§12500-12510** (general cooperative corporations)) as applicable.

Restated Articles of Incorporation (Corp. Code **§901, 906, 910** (general stock), **§5811, 5815, 5819** (public benefit and religious corporations), **§7811, 7815 and 7819** (mutual benefit corporations) and **§12501, 12506 and 12510** (general cooperative corporations)) as applicable.

Statement of Information (CA Secretary of State form SI-100 or SI-200).

Shareholder Agreements (Corp. Code **§186**) if applicable.

Certificate of Good Standing certified by Secretary of State. Certificate of Good Standing must be dated 30 days or less from the application due date.

Limited Liability Companies

Articles of Organization (CA Secretary of State form LLC-1).

Certificate of Amendment (CA Secretary of State form LLC-2) if applicable.

Restated Articles of Organization (CA Secretary of State form LLC-10) if applicable.

Certificate of Correction (CA Secretary of State form LLC-11) if applicable.

Statement of Information (CA Secretary of State form LLC-12 or LLC-12NC).

Operating Agreement (Corp. Code **§17707.02(s) and 17701.10**).

Certificate of Good Standing certified by Secretary of State. Certificate of Good Standing must be dated 30 days or less from the application due date.

Limited Partnerships

Certificate of Limited Partnership (CA Secretary of State form LP-1).

Amendment to Certificate of Limited Partnership (CA Secretary of State form LP-2) if applicable.

Certificate of Correction (CA Secretary of State form LP-2) if applicable.

Limited Partnership Agreement (CA Corp. Code **§15901.02(x) and 15901.10**).

Amended and Restated Limited Partnership Agreement.

Certificate of Good Standing certified by Secretary of State.

Tribal Entity

Tribe Formation Documents (Constitution, Charters, etc.).

Federal Register of Indian Entities Recognized (81 Fed Reg. 26826) if applicable.

BIA Federal Acknowledgment Petitioner List (CFR Section 83.1 of Title 25) if applicable.

Contact List maintained by the Native American Heritage Commission (GC Section 65352.3) if applicable.

End of Document

Complete Application Document/Upload Checklist

Electronic File Name

Document Description

Green checkmark = must upload to portal.
X mark, means not applicable, but applicant must double verify.

01. Application	HOSN Excel Application.	Uploaded to HCD?	
From "Project Overview" Sheet/tab			
02. Certification & Legal Disclosure	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	
02. OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	N/A
02. Organizational Chart	Applicant Organization Chart.	Uploaded to HCD?	N/A
02. Signature Block	Signature Block - upload in Microsoft Word document.	Uploaded to HCD?	
02. Cert of Good Standing	Certificate of Good Standing dated within 30 days of the application due date.	Uploaded to HCD?	N/A
02. Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	N/A
02. Payee Data Record	Completed Payee Data Record.	Uploaded to HCD?	
02. TIN Form	Completed Government TIN form	Uploaded to HCD?	
02. Resolution	Executed resolution on HCD provided template.	Uploaded to HCD?	
03. Certification & Legal Disclosure	Reference: Applicant Certification Worksheet.	Uploaded to HCD?	
03. OrgDoc1, OrgDoc2, etc.	Reference: Entity Org Docs Worksheet.	Uploaded to HCD?	
03. Project Specific Organizational Chart	Applicant Organization Chart.	Uploaded to HCD?	
03. Signature Block	Signature Block - upload in Microsoft Word document.	Uploaded to HCD?	
03. Cert of Good Standing	Certificate of Good Standing dated within 30 days of the application due date.	Uploaded to HCD?	
03. Tax-Exempt Status	Evidence of tax-exempt status from IRS and FTB for Corporations (Non-Profits Only).	Uploaded to HCD?	
03. Payee Data Record	Completed Payee Data Record.	Uploaded to HCD?	
03. TIN Form	Completed Government TIN form	Uploaded to HCD?	
03. Resolution	Executed resolution on HCD provided template.	Uploaded to HCD?	
03. Limited Partnership Agreement	Limited Partnership agreement, any Limited Liability Company operating agreement, the articles and bylaws of any Nonprofit Corporation, and any pertinent side agreements, between limited and general partners relating to the management and operation of the Limited Partnership (collectively, "organizational documents").	Uploaded to HCD?	
04. Rural Status Determination	TCAC Method for determining rural status.	Uploaded to HCD?	
05. Opportunity Area	Documentation of TCAC/HCD Opportunity Area status either (1) at time of application, or (2) when initial site control (pursuant to §400.3) was obtained, if a TCAC/HCD Opportunity Area Map exists for that year.	Uploaded to HCD?	
06. Tribal Entity Waiver	Modifications or waivers as provided for in HSC Section 50406, subdivision (p) (Assembly Bill 1010 (Chapter 660, Statutes of 2019).	Uploaded to HCD?	
07. Indian Country Verification	Documentation verifying land is located in Indian Country as defined by 18 USC 1151.	Uploaded to HCD?	
08. Fee Land Verification	Documentation verifying land is located on Fee land.	Uploaded to HCD?	
09. CB Developer Experience	Provide documentation of all requirements for "Community-Based Developer" listed in Appendix A – Defined Terms and as indicated in (a)-(f) above.	Uploaded to HCD?	
10. Nondiscrimination policy	Recipient, provide a copy of your adopted written nondiscrimination policy.	Uploaded to HCD?	
11. Procurement preference	Provide a copy of the Tribal Entity Recipient's procurement policy.	Uploaded to HCD?	
12. Education curriculum	Provide a copy of the "Homebuyer Education curriculum".	Uploaded to HCD?	
13. Loan servicing plan	Recipients shall develop and employ a Loan servicing plan addressing the topics therein §206.	Uploaded to HCD?	
14. Reuse account plan	Provide a copy of your reuse account plan.	Uploaded to HCD?	
15. Relocation Plan	Submit a Relocation Plan	Uploaded to HCD?	
16. Shared Parking examination	An examination of the feasibility of shared parking shall include, at a minimum, identification of parking facilities on contiguous properties or nearby properties that would not require users to cross a street and then consideration of the apparent availability of those facilities for shared parking. (Government Code 65863.1(i)). If not provided at Application due date, examination of the shared parking shall be submitted to the Department prior to the execution and approval of the Standard Agreement.	Uploaded to HCD?	
17. FWHG Site Control	Documentation of site control in accordance with §400.3, including a summary explanation of site control and values for applications with multiple or non-contiguous parcels, scattered sites, lot line adjustments, phased projects, or other complex land and acquisition transactions.	Uploaded to HCD?	
18. FWHG Preliminary Title Report	Provide a preliminary report dated within 30 days of application due date. For projects developed in Indian country, an attorney's opinion regarding chain of title and current title status is acceptable in lieu of a title report.	Uploaded to HCD?	
19. FWHG Appraisal	If land cost or value is included in the development budget, an appraisal report supporting the cost or value is required.	Uploaded to HCD?	
20. Calhome Site Control	Documentation of site control in accordance with §400.3, including a summary explanation of site control and values for applications with multiple or non-contiguous parcels, scattered sites, lot line adjustments, phased projects, or other complex land and acquisition transactions.	Uploaded to HCD?	
21. Calhome Preliminary Title Report	Provide a preliminary report dated within 30 days of application due date. For projects developed in Indian country, an attorney's opinion regarding chain of title and current title status is acceptable in lieu of a title report.	Uploaded to HCD?	
22. Calhome Appraisal	If land cost or value is included in the development budget, an appraisal report supporting the cost or value is required.	Uploaded to HCD?	
23. SHTA program guidelines	The Recipient shall develop and employ Self-Help Technical Assistance Program guidelines submitted to and approved by the Department as addressing the topics therein §401.3.	Uploaded to HCD?	

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24. MA Program Underwriting Guidelines	Program Recipients shall develop and employ Mortgage Assistance Program Underwriting Guidelines that have been submitted to and approved by the Department.	Uploaded to HCD?		✓
25. OOR Underwriting and Construction Requirements	Program Recipients shall develop and employ Owner-Occupied Rehabilitation Program Guidelines submitted to and approved by the Department.	Uploaded to HCD?		✓
26. ADU-JADU Underwriting and Construction Requirements	Recipients shall develop and employ ADU/JADU Program Guidelines submitted to and approved by the Department addressing the following topics there in Section 405.4	Uploaded to HCD?		✗

From "HDPL Dev Sources" Sheet/tab

27. EFC #1, EFC #2, etc.	Provide all commitment letters or other evidence documenting construction financing commitments.	Uploaded to HCD?		✗
--------------------------	--	------------------	--	---

From "CalHome Threshold Requirements" Sheet/tab

28. CalH AS1 Certificate of GS 28. CalH AS2 Certificate of GS 28. CalH AS3 Certificate of GS	Provide a Certificate of Good Standing for each Administrative Subcontractor; must be dated 30 days or less from the application due date.	Uploaded to HCD?		✗
29. CalH Consortium Agreement	Provide the legally binding agreement between the parties.	Uploaded to HCD?		✗
32. CalH Project or Housing Program	Provide documentation for the Nonprofit Corporation or Tribally Designated Housing Entity that has developed a project or operated a housing program in California within the past two years preceding application due date.	Uploaded to HCD?		✗
33. CalH USDA Agreement	Provide a copy of the existing Grant Agreement with the USDA.	Uploaded to HCD?		✗
34. CalH housing program administrator	Provide documentation that the Applicant has been operating as a housing Developer or housing program administrator for a minimum of two years preceding the Application due date.	Uploaded to HCD?		✓
35. CalH AS binding agreement	Provide an executed binding agreement between the Applicant and Administrative Subcontractor.	Uploaded to HCD?		✗
36. CalH 184 IHLGP	Provide documentation that the Applicant/Tribal Entity have experience with §184 Indian Home Loan Guarantee program.	Uploaded to HCD?		✗
37. CalH Nonprofit Activity - 2 years	Provide documentation that the Applicant, for the two years preceding the application date, have included the activity for which it is applying.	Uploaded to HCD?		✗
38. CalH Audited Financial Statements	Provide a copy of audited financial statements (most recent 2 years)	Uploaded to HCD?		✗
39. CalH Construction Work Exception	Provide an explanation how the Project meets the exceptions specified in program Guidelines §201(a)(2).	Uploaded to HCD?		✗

From "FWHG Threshold Requirements" Sheet/tab

40. FWHG AS1 Certificate of GS 40. FWHG AS2 Certificate of GS 40. FWHG AS3 Certificate of GS	Provide a Certificate of Good Standing for each Administrative Subcontractor; must be dated 30 days or less from the application due date.	Uploaded to HCD?		✗
41. FWHG Consortium Agreement	Provide the legally binding agreement between the parties.	Uploaded to HCD?		✗
42. FWHG Project or Housing Program	Provide documentation for the Nonprofit Corporation that has developed a project or operated a housing program in California within the past two years preceding application due date.	Uploaded to HCD?		✗
43. FWHG USDA Agreement	Provide a copy of the existing Grant Agreement with the USDA.	Uploaded to HCD?		✗
	Provide documentation that the Applicant been operating as a housing Developer or housing program administrator for a minimum of two years preceding the Application due date.	Uploaded to HCD?		✗
45. FWHG AS binding agreement	Provide an executed binding agreement between the Applicant and Administrative Subcontractor.	Uploaded to HCD?		✗
46. FWHG Nonprofit Activity - 2 years	Provide documentation that the Applicant, for the two years preceding the application date, have included the activity for which it is applying.	Uploaded to HCD?		✗
47. FWHG Audited Financial Statements	Provide a copy of audited financial statements (most recent 2 years)	Uploaded to HCD?		✗
48. FWHG Construction Work Exception	Provide an explanation how the Project meets the exceptions specified in program Guidelines §201(a)(2).	Uploaded to HCD?		✗
49. FWHG Site Control	Documentation of site control in accordance with §400.3, including a summary explanation of site control and values for applications with multiple or non-contiguous parcels, scattered sites, lot line adjustments, phased projects, or other complex land and acquisition transactions.	Uploaded to HCD?		✗
50. FWHG Preliminary Title Report	Provide a preliminary report dated within 30 days of application due date. For projects developed in Indian country, an attorney's opinion regarding chain of title and current title status is acceptable in lieu of a title report.	Uploaded to HCD?		✗
51. FWHG Appraisal	If land cost or value is included in the development budget, an appraisal report supporting the cost or value is required.	Uploaded to HCD?		✗
52. FWHG Market Analysis	For Homeownership Development Projects, provide a market analysis that summarizes the local area market data that demonstrates the need for the development of additional affordable housing matching the proposed project.	Uploaded to HCD?		✗
53. FWHG Market Study	Provide a market study verifying an adequate Agricultural Worker market for their Project or Program.	Uploaded to HCD?		✗

From "HOSN Scoring" Sheet/tab

54. CalHome HDPL Federal Promise Zone	Provide a Project/Program area map, indicate the approximate location of the Project/Program on the map.	Uploaded to HCD?		✗
55. CalHome HDPL Choice Neighborhood Initiative Area	Provide documentation that ensures all units are or will be within a Choice Neighborhood Initiative Area.	Uploaded to HCD?		✗
56. CalHome HDPL Opportunity Zone	Provide a Project/Program opportunity zone map, indicate the approximate location of the Project/Program on the map.	Uploaded to HCD?		✗
57. CalHome HDPL Justice40 Initiative	Provide a Project/Program disadvantaged community map, indicate the approximate location(s) of the Project/Program on the map.	Uploaded to HCD?		✗

hosn-and-calhome-tribal-application_v3

99. FWHG MA infill site	Applicants must provide a detailed map, including cross streets, showing exactly where the infill site is located.	Uploaded to HCD?		✗
100. CalHome HDPL infill site	Applicants must provide a detailed map, including cross streets, showing exactly where the infill site is located.	Uploaded to HCD?		✗
101. FWHG HDPL infill site	Applicants must provide a detailed map, including cross streets, showing exactly where the infill site is located.	Uploaded to HCD?		✗
102. CalHome SHTA infill site	Applicants must provide a detailed map, including cross streets, showing exactly where the infill site is located.	Uploaded to HCD?		✗
103. FWHG SHTA infill site	Applicants must provide a detailed map, including cross streets, showing exactly where the infill site is located.	Uploaded to HCD?		✗
104. CalHome ADU-JADU infill site	Applicants must provide a detailed map, including cross streets, showing exactly where the infill site is located.	Uploaded to HCD?		✗
105. FWHG AMH infill site	Applicants must provide a detailed map, including cross streets, showing exactly where the infill site is located.	Uploaded to HCD?		✗

From "Tribal NOFA Scoring" Sheet/tab

106. Community Need Narrative	Provide a Community Need Narrative describing the need in Applicant's tribal community for the CalHome activity/activities for which Applicant is applying.	Uploaded to HCD?		✗
107. Community Revitalization	Provide documentation that ensures all Units to be assisted with Program funds are, or will be, located within a federal Promise Zone, a Choice Neighborhood Initiative Area, an Opportunity Zone, or a federally designated Justice40 Initiative disadvantaged community.	Uploaded to HCD?		✗
108. Preference efforts	Provide a letter explaining the efforts to be made to provide preference to Tribal Households.	Uploaded to HCD?		✗
109. Indian Country Verification	Documentation verifying land is located in Indian Country as defined by 18 USC 1151.	Uploaded to HCD?		✗

Other Documents

110. "Other" Supporting documentation	Provide any other documentation that may help HCD with its threshold, scoring, or financial feasibility review. If multiple, please use 51b. "File name", 51c. "File name", etc.	Uploaded to HCD?		✓ Only if needed.
111. Letter of Explanation	Submit a letter of explanation providing details for all "No" answers that are shaded red above.	Uploaded to HCD?		✓ Only if needed.



Application Development Team (ADT) Support Form

Please complete the "yellow" cells in the form below and email a copy of your Application to AppSupport@hcd.ca.gov & HOSN@hcd.ca.gov, a member of the Application Development Team will respond to your request as soon as possible.

Full Name:				Date Requested:		Application Version Date:		
Organization:				Email:			Contact Phone:	
Justification:								
Issue #	Tab / Sheet Name	Section	Cell(s) #	Update / Comment	Urgency	ADT Status	Tester	
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INSTRUCTIONS

HOSN: Certifications and Legal Disclosure Form

The Certification and Legal Disclosure Form is required for all applicants. It is used to confirm the accuracy and completeness of the information provided in the application and to disclose any legal issues that may affect the project. It includes two sections:

Certifications: The applicant must attest to a series of statements regarding the accuracy of the information provided in the application, their legal authority to submit the application, the disclosure of any persons or entities that will provide goods or services to the project, the legal status of the project or property, and the public nature of the information in the application.

Questionnaire: The applicant must complete a questionnaire about the civil and criminal legal history of the applicant and certain related parties. The questionnaire asks about bankruptcies, receiverships, defaults on loans, foreclosures, civil litigation, administrative or civil settlements, decisions, or judgments, and criminal charges or convictions. The applicant must provide an explanation for any positive responses to these questions. Certain individuals, such as members of the boards of directors of non-profit corporations and certain executive officers, are not required to complete the questionnaire.

Upload the completed form to the portal with your other application documents.



HOSN: Certifications and Legal Disclosure Form

Applicant Entity Information

Name	City of Roseville				
Type	City Government (All Departments)				
Address	316 Vernon Street #150	City	Roseville	State	CA
				Zip Code	95678

Certification

On behalf of the entity identified above, I certify that:

1. The information, statements and attachments included in this application are, to the best of my knowledge and belief, true and correct.
2. I possess the legal authority to submit this application on behalf of the entity identified below.
3. The following is a complete disclosure of all identities of interest - of all persons or entities, including affiliates, that will provide goods or services to the Project either (a) in one or more capacity or (b) that qualify as a "Related Party" to any person or entity that will provide goods or services to the project. "Related Party" is defined in Section 10302 of the California Code of Regulations (CTCAC Regulations):

N/A

4. As of the date of application, the Project, or the real property on which the Project is proposed (Property) is not part to or the subject of any claim or action at the State or Federal appellate level.
5. I have disclosed and described below any claim or action undertaken which affects or potentially affects the feasibility of the Project. In addition, I acknowledge that all information in this application and attachments is public and may be disclosed by the State.

Trisha Isom	Housing Manager	<i>Trisha Isom</i>	12/23/24
Printed Name	Title of Signatory	Signature	Date

HOSN: Certifications and Legal Disclosure Form

Applicant Entity Information

Name	City of Roseville				
Type	City Government (All Departments)				
Address	316 Vernon Street #150	City	Roseville	State	CA
				Zip Code	95678

Public entity applicants, such as cities, counties, and joint powers authorities with 100 or more members, that do not have an ownership interest in the proposed project are not required to complete the following questionnaire.

Legal Disclosures

For purposes of the following questions, and with the exceptions noted below, the term "applicant" shall include the applicant and joint applicant, and any subsidiary of the applicant or joint applicant if the subsidiary is involved in (for example, as a guarantor) or will be benefited by the application or the project.

In addition to each of these entities themselves, the term "applicant" shall also include the direct and indirect holders of more than ten percent (10%) of the ownership interests in the entity, as well as the officers, directors, principals and senior executives of the entity if the entity is a corporation, the general and limited partners of the entity if the entity is a partnership, and the members or managers of the entity if the entity is a limited liability company. For projects using tax-exempt bonds, it shall also include the individual who will be executing the bond purchase agreement.

- The following questions must be responded to for each entity and person qualifying as an "applicant," or "joint applicant" as defined above.
- Explain all positive responses on a separate sheet and include with this questionnaire in the application.
- Members of the boards of directors of non-profit corporations, including officers of the boards, are also not required to respond. However, chief executive officers (Executive Directors, Chief Executive Officers, Presidents or their equivalent) must respond, as must chief financial officers (Treasurers, Chief Financial Officers, or their equivalent).

Civil Matters

1. Has the applicant filed a bankruptcy or receivership case or had a bankruptcy or receivership action commenced against it, defaulted on a loan or been foreclosed against in past ten years?	No
2. Is the applicant currently a party to, or been notified that it may become a party to, any civil litigation that may materially and adversely affect (a) the financial condition of the applicant's business, or (b) the project that is the subject of the application?	No
3. Have there been any administrative or civil settlements, decisions, or judgments against the applicant within the past ten years that materially and adversely affected (a) the financial condition of the applicant's business, or (b) the project that is the subject of the application?	No
4. Is the applicant currently subject to, or been notified that it may become subject to, any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency?	No
5. In the past ten years, has the applicant been subject to any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency that resulted in a settlement, decision, or judgment?	No

HOSN: Certifications and Legal Disclosure Form

Criminal Matters	
6. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, felony charges against the applicant?	No
7. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, misdemeanor charges against the applicant for matters relating to the conduct of the applicant's business?	No
8. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, criminal charges (whether felony or misdemeanor) against the applicant for any financial or fraud related crime?	No
9. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, that could materially affect the financial condition of the applicant's business?	No
10. Within the past ten years, has the applicant been convicted of any felony?	No
11. Within the past ten years, has the applicant been convicted of any misdemeanor related to the conduct of the applicant's business?	No
12. Within the past ten years, has the applicant been convicted of any misdemeanor for any financial or fraud related crime?	No

Trisha Isom	Housing Manager	<i>Trisha Isom</i>	12/23/24
Printed Name	Title of Signatory	Signature	Date

Explain all positive responses on a separate sheet and upload it to the portal with this questionnaire.

PAYEE DATA RECORD

(Required when receiving payment from the State of California in lieu of IRS W-9 or W-7)

STD 204 (Rev. 5/2018)

1	INSTRUCTIONS: Type or print the information. Complete all information on this form. Sign, date, and return to the state agency (department/office) address shown in Box 6. Prompt return of this fully completed form will prevent delays when processing payments. Information provided in this form will be used by California state agencies to prepare Information Returns (Form1099). See next page for more information and Privacy Statement. NOTE: Governmental entities, i.e. federal, state, and local (including school districts), are not required to submit this form.																		
2	BUSINESS NAME (As shown on your income tax return) City of Roseville																		
	SOLE PROPRIETOR, SINGLE MEMBER LLC, INDIVIDUAL (Name as shown on SSN or ITIN) Last, First, MI Government							E-MAIL ADDRESS tisom@roseville.ca.us											
	MAILING ADDRESS 311 Vernon Street					BUSINESS ADDRESS 311 Vernon Street													
	CITY Roseville			STATE CA	ZIP CODE 95678		CITY Roseville			STATE CA	ZIP CODE 95678								
3	ENTER FEDERAL EMPLOYER IDENTIFICATION NUMBER (FEIN): <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">9</td> <td style="width: 20px; text-align: center;">4</td> <td style="width: 20px; text-align: center;">6</td> <td style="width: 20px; text-align: center;">0</td> <td style="width: 20px; text-align: center;">0</td> <td style="width: 20px; text-align: center;">0</td> <td style="width: 20px; text-align: center;">4</td> <td style="width: 20px; text-align: center;">0</td> <td style="width: 20px; text-align: center;">9</td> </tr> </table>										9	4	6	0	0	0	4	0	9
9	4	6	0	0	0	4	0	9											
PAYEE ENTITY TYPE CHECK ONE BOX ONLY	☐ PARTNERSHIP ☐ ESTATE OR TRUST CORPORATION: ☐ MEDICAL (e.g., dentistry, psychotherapy, chiropractic, etc.) ☐ LEGAL (e.g., attorney services) ☐ EXEMPT (nonprofit) ☒ ALL OTHERS																		
	☐ SOLE PROPRIETOR, INDIVIDUAL, OR SINGLE MEMBER LLC (Disregarded Entity) ENTER SSN OR ITIN: <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;"> </td> <td style="width: 20px; text-align: center;"> </td> <td style="width: 20px; text-align: center;"> </td> <td style="width: 20px; text-align: center;"> </td> <td style="width: 20px; text-align: center;"> </td> <td style="width: 20px; text-align: center;"> </td> <td style="width: 20px; text-align: center;"> </td> <td style="width: 20px; text-align: center;"> </td> </tr> </table> Social Security Number (SSN) or Individual Taxpayer Identification Number (ITIN) are required by authority of California Revenue and Tax Code sections 18646 and 18661)																		
4	☐ CALIFORNIA RESIDENT - Qualified to do business in California or maintains a permanent place of business in California. ☐ CALIFORNIA NON RESIDENT (see next page for more information) - Payments to nonresidents for services may be subject to state income tax withholding. ☐ No services performed in California. ☐ Copy of Franchise Tax Board waiver of state withholding attached.																		
5	I hereby certify under penalty of perjury that the information provided on this document is true and correct. Should my residency status change, I will promptly notify the state agency below.																		
	AUTHORIZED PAYEE REPRESENTATIVE'S NAME (Type or Print) Trisha Isom					TITLE Housing Manager		TELEPHONE (include area code) 916-746-1239											
	SIGNATURE 					DATE 12/23/2024		E-MAIL ADDRESS tisom@roseville.ca.us											
6	Please return completed form to:																		
	DEPARTMENT/OFFICE					UNIT/SECTION													
	MAILING ADDRESS					TELEPHONE (include area code)			FAX										
	CITY			STATE	ZIP CODE	E-MAIL ADDRESS													

PAYEE DATA RECORD

(Required when receiving payment from the State of California in lieu of IRS W-9 or W-7)

STD 204 (Rev. 5/2018)

1	Requirement to Complete the Payee Data Record, STD 204 A completed Payee Data Record, STD 204 form, is required for all payees (non-governmental entities or individuals) entering into a transaction that may lead to a payment from the state. Each state agency requires a completed, signed, and dated STD 204 on file; therefore, it is possible for you to receive this form from multiple state agencies with which you do business. Payees who do not wish to complete the STD 204 may elect not to do business with the state. If the payee does not complete the STD 204 and the required payee data is not otherwise provided, payment may be reduced for federal and state backup withholding. Amounts reported on Information Returns (Form 1099) are in accordance with the Internal Revenue Code (IRC) and the California Revenue and Taxation Code (R&TC).
2	Enter the payee's legal business name. The name must match the name on the payee's tax return as filed with the federal Internal Revenue Service. Sole proprietorships and single member limited liability companies (LLCs) must also include the owner's full name. An individual must list his/her full name as shown on the SSN or as entered on the W-7 form for ITIN. The mailing address should be the address at which the payee chooses to receive correspondence. The business address is the address of the business' physical location.
3	Check only one box that corresponds to the payee business type. Corporations must check the box that identifies the type of corporation. The State of California requires that all parties entering into business transactions that may lead to payment(s) from the state provide their Taxpayer Identification Number (TIN). The TIN is required by the R&TC sections 18646 and 18661 to facilitate tax compliance enforcement activities and the preparation of Form 1099 and other information returns as required by the IRC section 6109(a) and R&TC section 18662 and its regulations. Payees must provide one of the following TINs on this form: social security number (SSN), individual taxpayer identification number (ITIN), or federal employer identification number (FEIN). The TIN for sole proprietorships, single member LLC (disregarded entities), and individuals is the SSN or ITIN. Only partnerships, estates, trusts, corporations, and LLCs (taxed as partnerships or corporations) will enter their FEIN.
4	Are you a California resident or nonresident? A corporation will be defined as a "resident" if it has a permanent place of business in California or is qualified through the Secretary of State to do business in California. A partnership is considered a resident partnership if it has a permanent place of business in California. An estate is a resident if the decedent was a California resident at time of death. A trust is a resident if at least one trustee is a California resident. For individuals and sole proprietors, the term "resident" includes every individual who is in California for other than a temporary or transitory purpose and any individual domiciled in California who is absent for a temporary or transitory purpose. Generally, an individual who comes to California for a purpose that will extend over a long or indefinite period will be considered a resident. However, an individual who comes to perform a particular contract of short duration will be considered a nonresident. Payments to all nonresidents may be subject to withholding. Nonresident payees performing services in California or receiving rent, lease, or royalty payments from property (real or personal) located in California will have 7% of their total payments withheld for state income taxes. However, no withholding is required if total payments to the payee are \$1,500 or less for the calendar year. For information on Nonresident Withholding, contact the Franchise Tax Board at the numbers listed below: Withholding Services and Compliance Section: 1-888-792-4900 E-mail address: wscs.gen@ftb.ca.gov For hearing impaired with TDD, call: 1-800-822-6268 Website: www.ftb.ca.gov
5	Provide the name, title, email address, signature, and telephone number of the individual completing this form. Provide the date the form was completed.
6	This section must be completed by the state agency requesting the STD 204.

Privacy Statement

Section 7(b) of the Privacy Act of 1974 (Public Law 93-579) requires that any federal, state, or local governmental agency, which requests an individual to disclose their social security account number, shall inform that individual whether that disclosure is mandatory or voluntary, by which statutory or other authority such number is solicited, and what uses will be made of it.

It is mandatory to furnish the information requested. Federal law requires that payment for which the requested information is not provided is subject to federal backup withholding and state law imposes noncompliance penalties of up to \$20,000.

You have the right to access records containing your personal information, such as your SSN. To exercise that right, please contact the business services unit or the accounts payable unit of the state agency(ies) with which you transact that business.

All questions should be referred to the requesting state agency listed on the bottom front of this form.

The principal purpose of the information provided is to establish the unique identification of the government entity.

Instructions: You may submit one form for the principal government agency and all subsidiaries sharing the same TIN. Subsidiaries with a different TIN must submit a separate form. Fields marked with an asterisk (*) are required. Hover over fields to view help information. Please print the form to sign prior to submittal. You may email the form to: vendors@fiscal.ca.gov, or fax it to (916) 576-5200, or mail it to the address above.

Principal Government Agency Name*	City of Roseville		
Remit-To Address (Street or PO Box)*	316 Vernon Street #150		
City*	Roseville	State *	CA Zip Code*+4 95678
Government Type:	☒ City ☐ County ☐ Special District ☐ Federal ☐ Other (Specify) _____	Federal Employer Identification Number (FEIN)*	94-6000409

List other subsidiary Departments, Divisions or Units under your principal agency's jurisdiction who share the same FEIN and receives payment from the State of California.

Dept/Division/Unit Name	Parks, Recreation & Libraries	Complete Address	316 Vernon Street #400, Roseville, CA 95678
Dept/Division/Unit Name	Environmental Utilities	Complete Address	2005 Hilltop Circle, Roseville, CA 95678
Dept/Division/Unit Name	Roseville Police Department	Complete Address	1051 Junction Blvd., Roseville, CA 95678
Dept/Division/Unit Name	Public Works	Complete Address	311 Vernon Street, Roseville, CA 95678

Contact Person*	Kristine Faelz	Title	Housing Analyst
Phone number*	916-774-5451	E-mail address	kpfaelz@roseville.ca.us
Signature*	<i>Kristine Faelz</i>	Date	1/2/2025

City of Roseville

CalHOME Program

Serving the City of Roseville

Non-Discrimination Policy



NON-DISCRIMINATION REQUIREMENTS

The program will be implemented consistent with the City of Roseville's commitment to non-discrimination and all federal and state fair housing guidelines will be followed. No person shall be excluded from participation in, denied the benefit of, or be subject to discrimination under any program or activity funded in whole or in part with State (or agency) funds on the basis of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, age, medical condition, genetic information, citizenship, primary language, immigration status (except where explicitly prohibited by federal law), arbitrary characteristics, and all other classes of individuals protected from discrimination under federal or state fair housing laws, individuals perceived to be a member of any of the preceding classes, or any individual or person associated with any of the preceding classes be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with Program funds.

To the extent applicable and unless preempted by federal law the program will comply with all applicable state and federal laws, rules, guidelines, and regulations that pertain to nondiscrimination and fair housing. Such laws include, without limitation, the requirements of:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq.);
- the Americans with Disabilities Act of 1990;
- the Fair Housing Act;
- the Fair Housing Amendments Act of 1988;
- the California Fair Employment and Housing Act;
- the Unruh Civil Rights Act;
- Government Code §11135;
- §504 of the Rehabilitation Act of 1973; and
- All regulations promulgated pursuant to those statutes.

City of Roseville
CALHOME Program
Serving the City of Roseville

**Homebuyer
Education
Curriculum**

First Time Homebuyer

Definition

Homebuyer Education - A specific course of instruction to educate First-Time Homebuyers regarding various aspects of purchasing and maintaining a home.

Homebuyer Education Requirements

(a) Homebuyer Education shall be provided to all homebuyers receiving a CalHome Program Mortgage Assistance Loan. For each home purchase completed by an assisted Household, the CalHome Program shall provide a Grant of up to \$250 per assisted Household toward the cost of the Homebuyer Education, provided the following conditions are met:

(1) Homebuyer Education curriculum will be pre-approved by the Department of Housing and Community Development (§205) and, at a minimum, will include the following topics:

- (A) Preparing for Homeownership;
- (B) Available financing and credit analysis;
- (C) Loan closing and homebuyer responsibilities;
- (D) Home maintenance and Loan servicing.

(2) A certificate of successful completion of Homebuyer Education will be issued to each prospective homeowner and a copy submitted to the Department.

Home Buyer Training

All affordable purchasers are required to attend eight (8) hours of home buyer training. The trainings are performed by an accredited home buying counseling agency or lender. Curriculum for a typical training includes:

- 3 hours of home buying process,
- 2 hours of budgeting and credit workshop, and
- 3 hours of home maintenance/good neighbor training.

Workshops must include the following:

- Course 1 – Home Buyer Process
- Course 2 – Credit & Money Management
- Course 3 – Home Maintenance/Good Neighbor

City of Roseville

CALHOME

Serving the City of Roseville

Loan Servicing Plan

**First Time Homebuyer
& Owner-Occupied
Rehabilitation Programs**

Table of Contents

- 1. OWNER OCCUPANCY**
- 2. ANNUAL RENEWAL OF HAZARD AND FLOOD INSURANCE**
- 3. PAYMENT OF FUTURE PROPERTY TAXES AND ASSESSMENTS**
- 4. REPAYMENT OF LOAN**
- 5. CALCULATION OF PAYOFF**
- 6. DEMAND PROCESS**
- 7. DEEDS OF TRUST**
- 8. PROCESS FOR COLLECTION OF NOTE IF DEFAULT OR FORECLOSURE SHOULD OCCUR**

1. Owner Occupancy:

The Lender may require that Borrowers submit utility bills and/or other documentation annually to prove occupancy during the term of the loan.

Change from owner-occupant to owner-investor occurs when an owner-occupant decides to move out and rent the assisted property, or if the property is sold to an investor. If the owner converts any assisted unit from owner-occupied to rental, the loan is due in full.

Conversion to use other than residential use is not allowable where the full use of the property is changed from residential to commercial or other. In some cases, Borrowers may request that the Lender allow for a partial conversion where some of the residence is used for a business but the household still resides in the property. Partial conversions can be allowed if it is reviewed and approved by any and all agencies required by local statute. If the use of the property is converted to a fully non-residential use, the loan balance is due and payable.

In all cases where there is a change in title or occupancy or use, the Borrower must notify the Lender in writing of any change. Lender and borrower will work together to ensure the property is kept in compliance with the original Program terms and conditions such that it remains available as an affordable home for low-income families. These types of changes are typical when Borrowers do estate planning (adding a relative to title) or if a Borrower dies and property is transferred to heirs or when the property is sold or transferred as part of a business transaction. In some cases the Borrower may move and turn the property into a rental unit without notifying the Lender. Changes in title or occupancy must be in keeping with the objective of benefit to low-income households (below 80 percent of AMI).

2. Annual renewal of hazard and flood insurance:

As part of keeping the loan from going into default, borrower must maintain property insurance coverage naming the Lender as loss payee in first position or additional insured if the loan is a junior lien. If borrower fails to maintain the necessary insurance, the Lender may take out forced place insurance to cover the property while the Borrower puts a new insurance policy in place. All costs for installing the necessary insurance will be added to the loan balance at time of installation of Borrower's new insurance.

When a property is located in a 100-year flood plain, the Borrower will be required to carry the necessary flood insurance. A certificate of insurance for flood and for standard property insurance will be required at close of escrow. The lender may verify the insurance on an annual basis.

Sponsor will monitor Borrowers and their housing units to ensure adherence to Program requirements including, but not limited to, the following:

- A. Owner-occupancy

- B. Property tax payment
- C. Hazard insurance coverage

Sponsor will utilize county tax records and utility account information to verify that housing unit continues to be owner-occupied.

3. Payment of future property taxes and assessments:

Property taxes must be kept current during the term of the loan. If the Borrower fails to maintain payment of property taxes then the lender may pay the taxes current and add the balance of the tax payment plus any penalties to the balance of the loan. Wherever possible, the Lender encourages Borrower to have impound accounts set up with their first mortgagee wherein they pay their taxes and insurance as part of their monthly mortgage payment.

4. Repayment of loan:

Mortgage Assistance Loan

Prior to obtaining a loan from the Sponsor, a homebuyer must provide evidence of financing for the maximum amount the Primary Lender is willing to loan (the "primary loan").

Primary loans underwritten by FHA, USDA Rural Development, Fannie Mae, Freddie Mac, or CalHFA will be acceptable to establish creditworthiness, repayment ability, and dependability of income. If none of the above primary loans are used, it will be up to the City of Roseville to establish the front-and back-end ratios that will be allowable in the City's program. The ratios are calculated on the borrower's fixed monthly expenses to the household's gross monthly income.

The front-end ratio shall be between 28% and 35% and is the percentage of a borrower's gross monthly income (before deductions) that would cover the cost of PITI (loan principal and interest payment + property taxes + property insurance). The borrower would qualify if the proposed monthly PITI payment were 35% or less than the borrower's gross monthly income.

The back-end ratio shall be between 36% and 49% and is the percentage of a borrower's gross monthly income that would cover the cost of PITI plus any other monthly debt payments like car or personal loans and credit card debt. Qualifying ratio guidelines can be somewhat flexible depending on the loan-to-value ratios. The higher the LTV, the more conservative the ratios should be. A qualifying ratio higher than the guidelines may be acceptable if there are compensating factor. Some examples of compensating factors are: 1) the prospective homebuyer has successfully demonstrated that over a minimum

12- month period the ability to pay housing costs equal to or greater than the proposed monthly housing costs for the home to be purchased; 2) the prospective homebuyer is a limited user of credit and they show a history of being able to save money; 3) there will be no more than a 5% increase in the prospective homebuyer's housing expense.

For CalHome-funded Programs the home purchase price of owner-occupied and homebuyer properties must be limited as follows: the purchase price cannot exceed 100% of the area median purchase price as established by comparable sales or information provided by the California Real Estate Association.

Owner Occupied Rehabilitation loan

CalHome loans for Owner Occupied Rehabilitation loans are 0% interest loans. Prior to obtaining a loan from the Sponsor, a homebuyer must provide evidence that they earn 80% of the area median income and that the property value does not exceed the current maximum property values.

5. Calculation of payoff:

All Program assistance to individual households shall be made in the form of deferred payment (interest and principal) loan.

Mortgage Assistance Loan

The Program loan's term shall be for 30 years and at least as long as the primary loan. The interest rate shall be 3%; accruing for the term of the loan. All Program loan payments shall be deferred because the borrowers will have their repayment ability fully utilized under the primary loan. Interest accrued on the loan will be forgiven after 15 years. The loan principal amount shall not be forgiven.

Owner-Occupied Rehabilitation loan

The Program loan's term shall be for 30 years. The interest rate shall be 0%. All Program loan payments shall be deferred until the home is sold, transferred or 30 years has transpired. The loan principal amount shall not be forgiven but the repayment amount may be discounted when the amount of funds used to rehabilitate the home is less than the original amount loaned.

6. Demand Process:

Loans are due upon sale or transfer of title or when borrower no longer occupies the home as his/her principal residence or upon the loan maturity date. The loan will be in default if the borrower fails to maintain required fire or flood insurance or fails to pay property taxes.

Upon any condition of loan default: 1) nonpayment; 2) lack of insurance or property tax payment; 3) violation of rent limitation agreement; 4) change in title or use without approval; 5) default on senior loans, the Lender will send out a letter to the Borrower notifying them of the default situation. If the default situation continues then the Lender may start a formal process of foreclosure.

7. Deeds of trust:

The homebuyer(s) sign both promissory notes, deeds of trust, and statutory lending notices (right of rescission, truth in lending, etcetera); the deeds of trust are recorded with the County Clerk/Recorder at the same time, and the request(s) for copy of notice of default are also recorded with the County Clerk/Recorder.

The escrow/title company shall review the escrow instruction provided by the Program lender and shall issue a California Land Title Association (CLTA) and the American Land Title Association (ALTA) after closing. The CLTA policy is issued to the homebuyer and protects them against failure of title based on public records and against such unrecorded risks as forgery of a deed. The ALTA is issued to each lender providing additional coverage for the physical aspects of the property as well as the homebuyer's title failure. These aspects include anything which can be determined only by physical inspection, such as correct survey lines; encroachments; mechanics liens; mining claims and water rights. The Program lender instructs the escrow/title company in the escrow instructions as to what may show on the policy; the amount of insurance on the policy (all liens should be covered) and the loss payee (each lender should be listed as a loss payee and receive an original ALTA).

Escrow company furnishes City of Roseville with proof of documents to be recorded, and any escrow close out information. After receipt of recorded loan documents, HUD 1, Insurance Loss Payee Certification and Final Title Insurance Policy, City of Roseville closes out the loan file.

Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five (5) years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them).

8. Process for collection of note if default or foreclosure should occur:

Upon any condition of loan default: 1) non payment; 2) lack of insurance or property tax payment; 3) violation of rent limitation agreement; 4) change in title or use without approval; 5) default on senior loans, the Lender will send out a letter to the Borrower notifying them of the default situation. If the default situation continues

then the Lender may start a formal process of foreclosure.

When a senior lien holder starts a foreclosure process and the Lender is notified via a Request for Notice of Default, the Lender, who is the junior lien holder, may cancel the foreclosure proceedings by "reinstating" the senior lien holder. The reinstatement amount or payoff amount must be obtained by contacting the senior lien holder. This amount will include all delinquent payments, late charges and fees to date. Lender must confer with Borrower to determine if, upon paying the senior lien holder current, the Borrower can provide future payments. If this is the case then the Lender may cure the foreclosure and add the costs to the balance of the loan with a Notice of Additional Advance on the existing note.

If the Lender determines, based on information on the reinstatement amount and status of borrower, that bringing the loan current will not preserve the loan, then staff must determine if it is cost effective to protect their position by paying off the senior lien holder in total and restructure the debt such that the unit is made affordable to the Borrower. If the Lender does not have sufficient funds to pay the senior lien holder in full, then they may choose to cure the senior lien holder and foreclose on the property themselves. As long as there is sufficient value in the property, the Lender can afford to pay for the foreclosure process and pay off the senior lien holder and retain some or all of their investment.

If the Lender decides to reinstate, the senior lien holder will accept the amount to reinstate the loan up until five (5) days prior to the set "foreclosure sale date." This "foreclosure sale date" usually occurs about four (4) to six (6) months from the date of recording of the "Notice of Default." If the Lender fails to reinstate the senior lien holder before five (5) days prior to the foreclosure sale date, the senior lien holder would then require a full pay off of the balance, plus costs, to cancel foreclosure. If the Lender determines the reinstatement and maintenance of the property not to be cost effective and allows the senior lien holder to complete foreclosure, the Lender's lien may be eliminated due to insufficient sales proceeds.

City of Roseville

CalHome Program

Serving the City of Roseville

Reuse Account Plan



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1. TRACKING SYSTEM

The Sponsor (City of Roseville Housing Division) will be the receiver of loan payments, or recapture funds, and will maintain a financial record-keeping system to record payments and file statements on payment status. All repayments of CalHome Program loan principal and any CalHome Program loan interest shall be deposited into a separately maintained reuse account governed by the Reuse Account Plan approved by the Department (State of California Housing and Community Development Department). The Program lender will accept payment from borrowers making payments in full upon sale or transfer of the property, or after 30 years from the date of the loan, whichever comes first. All loan payments are payable to the Sponsor. The Sponsor may at its discretion, enter into an agreement with a third party to collect and distribute payments and/or complete all loan servicing aspects of the Program.

In order to ensure the proper identification of individual revenue sources and the expenditures made from those revenues, the accounts of the City are organized on the basis of individual funds and account groups, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenses, as appropriate. The City's resources are accounted for in these individual funds based on the purposes for which they are to be spent and the means by which spending activities are controlled.

The CalHome Program will be classified as a special revenue fund for the City and will have its own unique set of self-balancing accounts. Only funds received and expenditures for the CalHome Program will be recorded in these accounts.

The City maintains a separate worksheet to itemize revenues and expenditures by program year and activity. Any recaptured funds are accounted for separately and are expended prior to requesting additional drawdowns.

2. USE OF FUNDS IN THE REUSE ACCOUNT

Funds in this account shall only be used to:

A. LOANS TO INDIVIDUAL HOMEBUYERS:

Assist low-income buyers with loans as down payment assistance.

B. COST OF HOMEBUYER EDUCATION:

Purchasers are required to attend a homebuyer training course. This training shall be performed by an accredited home buying counseling agency or lender. A typical training would include 3 hours of home

buying process, 2 hours of budgeting and credit workshop and 3 hours of home maintenance/good neighbor training. Sacramento Home Loan Counseling has participated in this training for a variety of the City's affordable housing programs. Their website is www.sacramento365.com or call (916) 646-2005.

The cost is to be paid by the developer or the lender, or from the CalHome funds.

C. OWNER-OCCUPIED REHABILITATION

Assist low-income homeowners with home rehabilitation.

D. ACTIVITY DELIVERY FEE:

A portion of the funds deposited in the reuse account may be used to pay for the delivery of CalHome eligible activities funded from the reuse account. The amount available to the Recipient to pay for activity delivery is dependent upon the activity funded, and is calculated as a percentage of the loan made to the low or moderate-income household, or on a per-unit basis, i.e.

- (1) 10% for mortgage assistance;
- (2) 20% for owner-occupied rehabilitation; and
- (3) \$350 for homebuyer education for each closed mortgage assistance loan where homebuyer education was provided.

E. LOAN PROCESSING FEE:

Up to 5 % of funds deposited may be used towards the cost of loan servicing by the Recipient or the cost of third-party loan servicing contracted by the Recipient.

3. GEOGRAPHICAL AREA

All CalHome reuse funds under this section shall only be expended within the city limits of the City of Roseville.

4. PROGRAM REPORTING AND REUSE ACCOUNT ACCESS

A. The City of Roseville shall allow the Department full access to the reuse account records for the purpose of determining the City's compliance with CalHome regulations.

B. As required, the City of Roseville will provide HCD an annual report regarding fiscal year activity for the reuse account.

C. The City of Roseville reuse account files shall document that the number of disbursements for loan processing or activity fees, homebuyer education or program administration do not exceed the amounts per CalHome program regulations in effect at time of such disbursements.

City of Roseville

CalHome Program

Serving the City of Roseville

**Underwriting Guidelines
FTHB & OOR**



The CalHome program Underwriting Requirements meet the CalHome Program Guidelines listed in section 402.4.

1. Front- and Back-End Ratios

The front-end ratio shall be between 28% and 35% and is the percentage of a borrower's gross monthly income (before deductions) that would cover the cost of PITI (loan principal and interest payment + property taxes + property insurance). The borrower would qualify if the proposed monthly PITI payment were 35% or less than the borrower's gross monthly income.

The back-end ratio shall be between 36% and 49% and is the percentage of a borrower's gross monthly income that would cover the cost of PITI plus any other monthly debt payments like car or personal loans and credit card debt. Qualifying ratio guidelines can be somewhat flexible depending on the loan-to-value ratios. The higher the LTV, the more conservative the ratios should be. A qualifying ratio higher than the guidelines may be acceptable if there are compensating factor. Some examples of compensating factors are: 1) the prospective homebuyer has successfully demonstrated that over a minimum 12-month period the ability to pay housing costs equal to or greater than the proposed monthly housing costs for the home to be purchased; 2) the prospective homebuyer is a limited user of credit and they show a history of being able to save money; 3) there will be no more than a 5% increase in the prospective homebuyer's housing expense.

2. Credit Worthiness of the Borrower

The minimum credit score requirements for borrowers with income less than or equal to 80% of the AML is 660. The middle score of the lowest scoring borrower is used to determine eligibility. All borrowers must meet the minimum credit score requirement.

- The middle score is used if a tri-merged credit report is used.
- The lower score is used if a merged credit report only returns two scores.
- The only score returned is used if a merged credit report only returns one score.
- Non-traditional credit is not eligible.

3. Requirements for the first Mortgage:

- a. Borrower shall obtain the maximum first lien Mortgage Loan from a know mortgage lender with no more than a 30 year term and at current interest rates.
 - b. Mortgage Loans shall not include provisions for negative amortization, principal increases, balloon payments, or deferred interest.
 - c. Financing subordinate to the CalHome Program Loan:
 - i. Fees and/or charges for subordinate financing shall be reasonable Loan origination fees for first Mortgage financing as determined by the Department to be consistent with industry standards.
 - ii. There must not be a balloon payment due before the maturity date of the CalHome Program Loan.
 - iii. All subordinate financing provided shall defer principal and interest payments for the term of the CalHome Program Loan.
- 4. Prior to the close of escrow, the City shall ensure that an appraisal has been obtained and follow these requirements:
 - a. The appraisal shall be prepared by a state-licensed, residential property appraiser. In the case of land held in trust by the BIA or subject to a restriction by the United States against alienation, the appraisal shall take into consideration the unique circumstances surrounding said real property;
 - b. The appraisal shall use the sales of comparable properties approach to determine value; and
 - c. Maximum appraised home values at time of purchase or upon completion of acquisition/Rehabilitation work shall not exceed the appraised value limit established by the Department and published in the NOFA.
- 5. Cash out of escrow to Borrowers is limited to the amount deposited into escrow by the Borrowers and not needed for any lender-required minimum down payment.
- 6. The City must obtain title insurance in the amount of the CalHome Program Loan at close of escrow.
- 7. Fire insurance (and flood insurance where applicable) requirements are as follows:

- a. The City must require Borrowers to maintain insurance on the property in an amount at least equal to the replacement value of the improvements; and
- b. The City must be named as additional loss payee on the policy.

CITY OF ROSEVILLE

OWNER-OCCUPIED HOUSING REHABILITATION ASSISTANCE PROGRAM (HOME, CDBG, CalHome)

PROGRAM DESIGN AND PROCESS



HCD Version 8/2020

**CalHome Approved (date)
CDBG Approved (date)
HOME Approved 5-24-2021**

**CITY OF ROSEVILLE
HOUSING REHABILITATION
PROGRAM GUIDELINES**

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**CITY OF ROSEVILLE
HOUSING REHABILITATION
PROGRAM GUIDELINES**

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**CITY OF ROSEVILLE
HOUSING REHABILITATION
PROGRAM GUIDELINES**

Adopted date

1.0. GENERAL

The above-named entity, hereinafter referred to as the “Sponsor”, has entered into a contractual relationship with the California Department of Housing and Community Development (“HCD”) to administer one or more HCD-funded housing rehabilitation programs. The rehabilitation program described herein and hereinafter referred to as the “Program” is designed to provide assistance to eligible homeowners for correction of health and safety items, as well as code violations, located within the Program’s eligible area, as described in Section 3.0. The Program provides this assistance in the form of deferred payment loans used to finance the cost of necessary repairs that will provide the homeowner with a healthy, safe, sanitary and code compliant home, referred to herein as “housing unit”. The Program will be administered by City of Roseville Housing Division, hereinafter referred to as the “Program Operator”.

These Housing Rehabilitation Guidelines will also be used if a single-family home is rehabilitated through the CDBG program.

1.1. PROGRAM OUTREACH AND MARKETING

All outreach efforts will be done in accordance with state and federal fair lending regulations to assure nondiscriminatory treatment, outreach and access to the Program. No person shall, on the grounds of age, ancestry, color, creed, physical or mental disability or handicap, marital or familial status, medical condition, national origin, race, religion, gender or sexual orientation, be excluded, denied benefits or subjected to discrimination under the Program. The Sponsor will ensure that all persons, including those qualified individuals with handicaps have access to the Program.

A. The Fair Housing Lender and Accessibility logos will be placed on all outreach materials. Fair housing marketing actions will be based upon a characteristic analysis comparison (census data may be used) of the Program’s eligible area compared to the ethnicity of the population served by the Program (includes, separately, all applications given out and those receiving assistance) and an explanation of any underserved segments of the population. This information is used to show that protected classes (age, gender, ethnicity, race, and disability) are not being excluded from the Program. A Fair Housing Marketing Plan can be found as Attachment D. Flyers or other outreach materials, in English and any other language that is the primary language of a significant portion of the area residents, will be widely distributed in the Program-eligible area and will be provided to any local social service agencies. The Program may sponsor homeownership education classes to help educate homeowners about credit, budgeting, predatory lending, foreclosure prevention and home maintenance, as well as future responsibilities.

- B. Section 504 of the Rehabilitation Act of 1973 prohibits the exclusion of an otherwise qualified individual, solely by reason of disability, from participation under any program receiving Federal funds. The Program Sponsor will take appropriate steps to ensure effective communication with disabled housing applicants, residents and members of the public.

1.2. APPLICATION PROCESS AND SELECTION

A. Waiting List/Homeowner Contact

The Sponsor will utilize a waiting list. In response to a homeowner's request, the homeowner is placed on the waiting list. Homeowners are offered the opportunity to qualify for assistance by waiting list priority (a first-come, first served basis).

The Program Operator will contact homeowners by mail and/or by telephone to advise of funding availability. The homeowner has 30 days to complete and return the loan application and supporting documentation. Should a homeowner fail to respond to the initial contact for assistance or to provide any of the required documentation within the 30-day period, the homeowner's name will be removed from the waiting list. If the homeowner desires assistance at a later time, he/she will be placed on the waiting list at that time.

Should the waiting list be exhausted, the Program will be marketed in accordance with the Sponsor's Marketing Plan. **See Attachment D.**

B. Application/Interview

An application packet is provided to the homeowner for completion and submittal to the Program Operator, along with supporting documentation. An interview is scheduled with the applicant. The Program is fully explained; application forms and documentation are reviewed. Verifications are obtained for income, assets, employment, benefits, and mortgage. A title report is ordered and Metro Scan will be used to identify comparable sales in the area, to determine the after-rehab value of the unit.

If the Program Operator encounters material discrepancies and/or misrepresentations, and/or there are income, asset, household composition, or other important questions that can't be resolved, the Sponsor reserves the right to deny assistance to the household.

C. Household Selection

Households selected for participation in the Sponsor's Housing Rehabilitation Program are those determined eligible upon completion of processes described in A. and B. above.

D. Initial Inspection/Work Write-Up/Estimate

Prospective units are inspected by the Program Operator, a certified housing inspector, or a Sponsor representative to determine eligibility and acceptability of properties for participation in the Program.

If the home is a pre-1978 unit, the initial inspection will also include paint testing by a certified Lead-Based Paint (LBP) inspector/assessor or presumption of LBP. Code deficiencies will be corrected and if presumption is used or lead hazards are found they will be properly treated according to HUD regulations (Section 6.1.E & F) and cleared by a certified LBP inspector/assessor. **Note: CalHome-funded projects do not require LBP compliance. CDBG projects shall refer to Chapter 20, Lead-Based Paint Requirements for guidance in the CDBG Grant Management Manual.**

Measurements and observations are noted about the property, including special conditions with potential cost consequences (dilapidated outbuildings, absence of curb and gutter when required by code, etc.). A floor plan and site plan, as needed, are drawn for the home and property, including all appurtenances.

Findings are noted on an inspection form, and later used by the Program Operator to prepare the work write-up. Estimated costs are determined by the Program Operator who has years of experience in the building industry, and in reviewing contractor bids and verifying cost with materials suppliers. The homeowner reviews the completed work write-up and cost estimate, and the approved write-up is incorporated into bid documents.

E. Bid Solicitation

A bid walk-through date and time are scheduled. The homeowner may choose to solicit his/her own bids or request that the Program Operator solicit bids on his/her behalf. Invitations to bid are mailed to all eligible contractors on file in efforts to obtain three reasonable bids. Bid results will be provided to participating contractors.

Contractors must be licensed and bonded by the State of California Contractors Licensing Board. Contractors must also provide Program Operator with evidence of Workers' Compensation Insurance and Comprehensive General Liability and Property Damage Insurance with Combined Single Limits of at least \$1,000,000.

Cost reasonableness is determined by comparing the bids received with the cost estimate prepared by the Program Operator. Bids should be within 10% of the Program Operator's cost estimate, otherwise an explanation must be provided to the file for any bid selected exceeding 10% of the estimate. The homeowner is encouraged to accept the lowest reasonable bid.

The Program Operator determines eligibility of the contractor by contacting the State Contractors License Board and checking the Federal List of Debarred Contractors. The contractor is also required to provide a self-certification stating

that he/she is not on the Federal debarred list. Once determined eligible, the contractor is then notified of provisional award of bid (pending loan approval). Notices of non-award are mailed to participating contractors.

F. Loan Request/Approval

A report and loan request are prepared on behalf of the homeowner by the Program Operator. The loan request includes the cost of construction, a contingency fund, and other project costs (listed in Section 6.3.). Note: For HOME, the project costs listed in Section 6.3 are considered activity delivery costs to be paid by the Sponsor and may not be charged to the homeowner's loan. Section 1.3 provides additional information on the loan approval process. Once approved, loan documents are executed and the loan is funded.

G. Pre-Construction Conference

A pre-construction conference is scheduled with homeowner, contractor, and Program Operator. The Program Operator reviews the Owner-Contractor Construction Contract, including the work write-up, start date, pay schedule, and date of completion, with the homeowner and contractor. The construction contract and Notice to Proceed are executed.

H. Start-Up/Field Inspections

The Program Operator monitors date of start-up and performs field inspections on a regular basis. The Program Operator will visit the job site regularly in order to check the scope of work, inspect materials, and to confirm the job is on schedule and within budget. The Program Operator works with the Sponsor's Building Inspector to ensure the work meets building codes, while not exceeding funding limits.

The Program Operator reviews the work status with the homeowner and with the contractor in order to remedy any developing problems quickly and to ensure that both are satisfied with the construction process. At the completion of each phase, the Program Operator inspects the work and the homeowner authorizes contractor payments.

The Program Operator will refer back to original plans and specifications to verify the work was completed as contracted.

I. Change Orders

Written change orders are required when the homeowner requests any changes in the write-up, such as eliminating an item completely, eliminating one item and substituting another, or adding items. The change order will state the change and dollar value for the change. The change order must be signed by both the contractor and the homeowner, and submitted to the Program Operator for approval. If the change order exceeds the approved financing, the homeowner will be asked to provide additional funds or a report and request for additional funds may be presented to the Sponsor's Housing Manager for approval prior to

Program Operator signing-off on the change order.

J. Progress Payments

Ninety percent (90%) of the contract amount is distributed to the contractor in the form of progress payments during construction. The final ten-percent (10%) of the contract amount is set aside as a retention payment. The contractor requests a progress payment from the homeowner and notifies the Program Operator that he/she has done so. Upon favorable inspection by the homeowner, Program Operator, and Sponsor or Sponsor's Building Inspector, the payment authorization is signed by the homeowner and submitted for payment.

K. Final Inspections/Notice of Completion/Final Payment

When the project is completed, the Program Operator inspects the work item by item with the homeowner, the contractor, and/or the Sponsor. The Sponsor's Building Inspector performs a final inspection. Any corrections or deficiencies are noted and corrected by the contractor. Upon favorable final inspections, a Notice of Completion is prepared, signed by the homeowner, and then recorded. The Sponsor will retain 5% of the final payment until the contractor submits lien releases or notices of payment from all subcontractors used on the job. If the contractor submits all lien releases at the time of request for final payment, the Sponsor may make full payment.

1.3. LOAN PROCESS

The Sponsor approves all loans and grants. The Program Operator may approve deferred loans up to \$100,000; loans exceeding \$100,000 must be approved by the City Council. However, if the project is CalHome funded, the total financing cannot be more than 105% of the after-rehabilitation value.

However, if the project is CalHome funded, the total financing cannot be more than 105 percent of the after- rehabilitation value. For HOME-funded loans, the total financing cannot be more than 100 percent of the after-rehabilitation value. In addition, the amount of HOME assistance, including Sponsor's claimed Activity Delivery Costs, cannot exceed the Sponsor's County maximum HOME Per Unit Subsidy Limit at <http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>, and the after-rehabilitation value cannot exceed the HOME Maximum After-Rehabilitation Value. **See Attachment C for current limits.**

In order to obtain financing, applicants must meet all property and eligibility guidelines in effect at the time the application is considered. Homeowners will be provided written notification of approval or denial. Any reason for denial will be provided to the applicant in writing.

1.4. CONFLICT OF INTEREST REQUIREMENTS

When the Sponsor's program contains Federal funds, the applicable Conflict of Interest requirements of 24 CFR Section 570.611 shall be followed for CDBG assistance.

Section 92.356 of the HOME Final Rule shall be followed for HOME assistance, as follows:

(a) Conflicts prohibited. No persons described in paragraph (b) of this section who exercises or has exercised any functions or responsibilities with respect to activities assisted with HOME funds or who are in a position to participate in a decision making process or gain inside information with regard to these activities, may obtain a financial interest or benefit from a HOME-assisted activity, or have a financial interest in any contract, subcontract or agreement with respect to the HOME-assisted activity, or the proceeds from such activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter. Immediate family ties include (whether by blood, marriage or adoption) the spouse, parent (including stepparent), child (including stepchild), brother, sister (including a stepbrother or stepsister), grandparent, grandchild and in-laws of a covered person.

(b) Persons covered. The conflict of interest provisions of paragraph (a) of this section apply to any person who is an employee, agent, consultant, officer, or elected official or appointed official of the participating jurisdiction, State recipient, or subrecipient which are receiving HOME funds.

(c) Exceptions: Threshold requirements. Upon the written request of the participating jurisdiction to HCD, HUD may grant an exception to the provisions of paragraph (a) of this section on a case-by-case basis when it determines that the exception will serve to further the purposes of the HOME Investment Partnerships Program and the effective and efficient administration of the participating jurisdiction's program or project. See 24 CFR 92.356(d)(1-6) for details on the documentation needed in order to submit an exception request to HUD.

A contractor with a vested interest in the property cannot bid on a rehabilitation job. Such a contractor may act as owner/builder, subject to standard construction procedures. Owner/builders are reimbursed for materials purchased which are verified by invoice/receipt and used on the job. Reimbursement occurs after the installation is verified by the Program Operator to be part of the scope of work. Owner/builders are not reimbursed for labor.

2.0. APPLICANT QUALIFICATIONS

2.1. INCOME LIMITS

All homeowners must certify that they meet the household income eligibility requirements for the applicable HCD program(s) and have their household income documented. The income limits in place at the time of loan approval will apply when determining applicant income eligibility. All applicants must have incomes at or below 80% of the County's area median income (AMI), adjusted for household size, as published by HCD each year. **See Attachment C.**

The link to the official HCD-maintained income limits for HOME- and CDBG-funded activities is: <http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal->

income-limits.shtml (for HOME and CDBG, choose “State CDBG, HOME and NHTF – Income, Value and Rent Limits”; for CalHome-funded activities choose “Official State Income Limits”).

Household: means one or more persons who will occupy a housing unit. Unborn children don’t count in family size determination.

Annual Income: Generally, the gross amount of income of all adult household members that is anticipated to be received during the coming 12-month period.

2.1.1 OWNER-OCCUPIED REQUIREMENTS

Owner-Occupant - to be eligible, household income must be equal to or less than the applicable HCD income limits. Owner will be required to provide income documentation. Refer to Income Inclusions and Exclusions for further guidance to the types of incomes to be included or excluded when calculating gross annual income. **See Attachment A for HOME and CDBG. See Attachment A-1 for CalHome.** Refer to Asset Inclusions and Exclusions for further guidance to the types of assets to be included or excluded when calculating gross annual income. **See Attachment B.**

Owner-occupants housing and/or debt ratios are not considered, nor is a credit report required, as the funding provided creates no additional monthly financial obligation. If an owner-occupant has a mortgage, it is verified that all payments are current and that no late payments have been received in the past twelve months.

2.2. INCOME QUALIFICATION CRITERIA

Projected annual gross income of the applicant household will be used to determine whether they are above or below the published HCD income limits. Income qualification criteria for HOME and CDBG, as shown in the most recent HCD program-specific guidance at <http://www.hcd.ca.gov/grants-funding/income-limits/income-calculation-and-determination-guide.shtml>, will be followed to independently determine and certify the household’s annual gross income. Income will be verified by reviewing and documenting tax returns, copies of wage receipts, subsidy checks, bank statements and third-party verification of employment forms sent to employers. All documentation shall be dated within six months prior to loan closing and kept in the applicant file and held in strict confidence.

A. HOUSEHOLD INCOME DEFINITION:

Household income is the annual gross income of all adult household members that is projected to be received during the coming 12-month period, and will be used to determine program eligibility. Refer to Income Inclusions and Exclusions for further guidance to the types of incomes to be included or excluded when calculating gross annual income. For those types of income counted, gross amounts (before any deductions have been taken) are used. Two types of income that are not considered would be income of minors and of live-in aides. Certain other household members living apart from the household also require special consideration. The household’s projected ability to pay must be used, rather than past earnings, when calculating income.

See Attachment A: HOME and CDBG 24 CFR Part 5 Annual Income Inclusions and Exclusions and Attachment A-1: CalHome Title 25 Section 6914 Annual Income inclusions and Exclusions (State)

B. ASSETS:

There is no asset limitation for participation in the Program. Income from assets is, however, recognized as part of annual income under the Part 5 definition. An asset is a cash or non-cash item that can be converted to cash. The value of necessary items such as furniture and automobiles are not included. *(Note: it is the income earned – e.g. interest on a savings account – not the asset value, which is counted in annual income.)*

An asset's cash value is the market value less reasonable expenses required to convert the asset to cash, including: Penalties or fees for converting financial holdings and costs for selling real property. The cash value (rather than the market value) of an item is counted as an asset.

See Attachment B: Part 5 Annual Income Net Family Asset Inclusions and Exclusions

2.3. HOMEOWNER ELIGIBILITY AND RESIDENCY REQUIREMENTS

The Sponsor's Housing Rehabilitation Program allows for owner-occupied properties to participate in the Program. Owner-occupied units must be the owner's principal place of residence. A photocopy of a recent utility bill will verify proof of occupancy. No unit to be rehabilitated will receive financial assistance if it is currently occupied by an over-income household or does not meet the eligibility standards outlined in these guidelines.

2.3.1 OWNER-OCCUPIED

- A. Continued residency is monitored annually per Attachment F for the term of the loan. Occupancy will be verified by the submission of the following:
 - 1. Proof of occupancy in the form of a copy of a current utility bill; and
 - 2. Statement of unit's continued use as primary residence of the owner.
- B. In the event that an homeowner sells, transfers title, or discontinues residence in the rehabilitated property for any reason, the loan becomes due and payable, unless the following conditions are met:

The homeowner who received the loan dies and the heir to the property meets income requirements and intends to occupy the home as his/her principal residence. Upon approval of the Sponsor, the heir may be permitted to assume the loan at the rate and terms the heir qualifies for under current participation

guidelines. If the heir does not meet applicable eligibility requirements, the loan is due and payable. **Note: Loans provided by CalHome are not assumable.**

- C. If a homeowner converts the property to a rental unit, or any commercial or non-residential use, the loan is due and payable, unless the loan was funded with CDBG and tenant and homeowner meet eligibility requirements as described in Section 2.3.2. below.

If the loan is funded with a CalHome Loan it is not transferable except under the following limited circumstances:

- (a) The transfer of the Property to the surviving joint tenant by devise, descent or operation of the law, on the death of a joint tenant;
- (b) A transfer of the Property where the spouse becomes an owner of the property;
- (c) A transfer of the Property resulting from a decree of dissolution of marriage, legal separation or from an incidental property settlement agreement by which the spouse becomes an owner of the Property; or
- (d) A transfer to an inter vivos trust in which the Borrower is and remains the beneficiary and occupant of the property.

3.0. PROPERTY ELIGIBILITY

3.1. CONDITIONS

- A. No unit will be eligible if a household's income exceeds the prescribed income limits listed in Attachment C.
- B. Units to be rehabilitated must be located within the incorporated areas of the Sponsor's jurisdiction.
- C. Property must contain a legal residential structure intended for continued residential occupancy.
- D. All repair work will meet Local Building Code standards. At a minimum, health and safety hazards must be eliminated. For CDBG the priority will be the elimination of health and safety hazards. Sponsor may also require elimination of code deficiencies. When HOME funds are used for housing rehabilitation, the property must meet all applicable current codes, rehabilitation standards, ordinances, and zoning ordinances at the time of project completion. However, if certain components of the house are sound and were built to code prescribed at the time of installation, no repair or alteration will be made to those components.

3.2. ANTI-DISPLACEMENT POLICY AND RELOCATION ASSISTANCE

Tenants will be informed of their eligibility for temporary relocation benefits if occupancy during rehabilitation constitutes a danger to health and safety of occupants or public danger or is otherwise undesirable because of the nature of the project. Relocated persons will receive increased housing costs, payment for moving and related expenses and appropriate advisory services, as detailed in the Sponsor's "Residential Anti-displacement and Relocation Assistance Plan" (**Attachment E**).

Owner-occupants are not eligible for temporary relocation benefits, unless health and safety threats are determined to exist by the Program Operator. In cases where relocation is determined to be necessary by the Sponsor/Program Operator, assistance may be provided for actual costs incurred from the applicant's loan proceeds or as a grant (**see Section 4.4. for allowable grants**). HOME-funded projects will provide relocation assistance in the form of a grant, which shall be included in the maximum assistance amount.

Note: Relocation benefits are not a requirement under CalHome, but are acceptable and may be covered by loan proceeds.

3.3. NOTIFICATION AND DISCLOSURES - Not required by CalHome

- A. Occupants of units constructed prior to 1978 will receive proper notification of Lead-Based Paint (LBP) hazards as follows:

The Lead Hazard Information Pamphlet published by the EPA/HUD/Consumer Product Safety Commission will be given to all owners regardless of the cost of rehabilitation or paint test findings. If lead-based paint is found through testing or if presumed, a Notice of Lead Hazard Evaluation or Presumption will also be supplied. When Lead hazards are present, a Notice of Lead Hazard Reduction Activity and a Lead Hazard Evaluation Report will also be provided (**Attachment I**).

- B. Tenants located in properties that will receive housing rehabilitation will be provided a notice outlining their relocation rights and benefits (**Attachment E**).

4.0. THE PROGRAM LOAN**4.1. MAXIMUM AMOUNT OF PROGRAM ASSISTANCE**

An eligible homeowner may qualify for the full cost of rehabilitation/reconstruction work needed to comply with State and local codes and ordinances. Maximum assistance shall not exceed the Sponsor's County maximum HOME Subsidy Limits Per Unit at <http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>.

See Attachment C for current limits. For CDBG-funded programs, the maximum assistance for rehabilitation/reconstruction will not exceed \$190,430.

4.2. AFFORDABILITY PARAMETERS FOR HOMEOWNERS

- A. Total indebtedness against property shall not exceed 100 percent of after-rehabilitation value as determined by “Estimates of value” or an appraisal, for CDBG or HOME projects. An estimate of after-rehab value will be made prior to making a commitment of funds using the method outlined in Section 4.5. Note: This does not apply to CalHome projects.
- B. HOME-funded units’ after-rehabilitation values shall not exceed the HOME Program Maximum Purchase Price/After-Rehabilitation Value Limits for Sponsor’s County as updated by HUD and published on the HCD Website at <http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>. **See Attachment C for current limits.**
- C. Total indebtedness against property shall not exceed 105 percent of the after-rehabilitation value as determined by an appraisal for CalHome projects. An estimate of After-Rehab Value will be made prior to making a commitment of funds using the method outlined in Section 4.5. Note: This does not apply to HOME or CDBG projects.
- D. Costs may be supplemented with personal financing, or with other loan or grant programs, which are sources of leverage for the Sponsor.
- E. Any bid within 10% of the Program Operator’s estimate may be selected, otherwise an explanation must be provided to the file for a bid selected exceeding 10% of the estimate.

4.3. RATES AND TERMS**4.3.1. OWNER-OCCUPANTS**

- A. Homeowners are eligible for Deferred Payment Loans (DPL), at zero interest, evidenced by a Promissory Note and secured by a Deed of Trust, with no payback required for 30 years unless the borrower sells or transfers title or discontinues residence in the dwelling. Payments may be made voluntarily on a DPL. **Note: If it is determined by the Sponsor that repayment of a CalHome or CDBG Program loan at the maturity date causes a hardship to the homeowner, the Sponsor may opt the following:**
 - 1. Amend the note and deed of trust to defer repayment of the amount due at maturity, that is balance of the original principal plus the accrued interest, for up to an additional 30 years (at 0% additional interest). This may be offered one time;
 - 2. Convert the debt at loan maturity; that is the balance of the original principal plus any accrued interest, to an amortized loan, repayable in 15 years at 0% additional interest.
- B. If the homeowner dies, and if the heir(s) to the property live(s) in the house and is/are income eligible, the heir(s) may be permitted, upon approval of the Sponsor, to assume the loan at the rate and terms the heir(s) qualifies for under current participation guidelines. **Note: CalHome loans are not assumable.**

- C. If the homeowner dies and the heir(s) is/are not income eligible, the loan becomes all due and payable.
- D. If a homeowner converts the rehabilitated property to any residential-rental, commercial or non-residential use, the loan becomes all due and payable, unless they meet requirements outlined in Section 2.3.2.
- E. As specified in the Rehabilitation Loan Agreement, all applicants who participate in the Program must maintain the property at post-rehabilitation conditions for the term of the loan. Should the property not be maintained accordingly, the loan shall be considered in default and becomes all due and payable, and if necessary, foreclosure proceedings will be initiated. A method of inspection will be established by the Sponsor.

4.4. GRANTS

- A. CDBG-funded programs may provide grants as follows:
A grant of up to \$5,000 is available for any one of the following qualifying factors:
 - 1. Senior Citizen - at least 62 years old; or
 - 2. Handicapped – for only handicap modifications to a house with one or more physically handicapped occupants who would function more independently if such modifications were installed; or
- B. HOME and CDBG provide grants for all actual costs of lead-based paint evaluation and reduction activities.
- C. HOME and CDBG provide grants for relocation assistance. See Relocation Assistance Plan, **Attachment E**.
 - 1. Owner-Occupant – Limit of \$3,000.
 - 2. Residential Tenant – Assistance will be provided at the level necessary to comply with the Uniform Relocation Act (URA) and Section 104(d) of the Housing and Community Development Act of 1974. **Note: HOME funds cannot be used for tenant-occupied units.**
- D. **Grants are not available in CalHome-funded programs.**

4.5. APPRAISAL

- A. The After-Rehab Value for rehabilitation projects is determined using the “Estimates of value” method. The Sponsor or Program Operator determines estimates of value based on the sale prices of at least three (3) comparable properties, sold within the last six months (within one year of the assistance date, which is the date the promissory note is signed), and located within one mile of the subject property. The participants’ file will include the estimate of value and document the basis for the value estimates. The purpose of the “Estimates of value” is to determine that the After-Rehabilitation Value Limit of the housing unit will not exceed the permitted amount per HCD Program regulations (**See Attachment C**). If three comparable properties cannot be

- found, or if there is any question regarding the After-Rehab Value, the ARV will be determined by a licensed appraiser, as described in Section 4.5.B. below.
- B. A licensed appraiser determines the After-Rehab Value for rehabilitation projects, when the “Estimates of value” method cannot be used. For rehabilitation projects the appraiser determines the value of the unit with the rehabilitation building plans and specifications included. For HOME only, the cost of the appraisal will be paid by the Sponsor, not by the homeowner. The purpose of the appraisal is to determine that the after-rehabilitation value of the housing unit will not exceed the permitted amount per HCD Program regulations (**See Attachment C**), and that the combined loans will not exceed the maximum combined loan-to-value limit, as described in Section 4.2.A above.
- C. The After-Rehab Value for reconstruction projects is determined by a licensed appraiser. The After-Rehab Value for reconstruction projects is determined by an appraisal completed off the building plans and specifications for the new home. For HOME only, the cost of the appraisal will be paid by the Sponsor, not by the homeowner. The purpose of the appraisal is to determine that the After-Rehabilitation Value Limit of the housing unit will not exceed the permitted amount per HCD Program regulations (**See Attachment C**).

4.6. INSURANCE

4.6.1. FIRE INSURANCE

The homeowner shall maintain fire insurance on the property for the duration of the Program loan(s). This insurance must be an amount adequate to cover all encumbrances on the property. The insurer must identify the Sponsor as Loss Payee for the amount of the Program loan(s). Evidence of this shall be provided to the Sponsor.

Note: HOME and CDBG funds cannot be used to pay insurance cost beyond those identified as initial loan costs. Note: CalHome funds can not be used to pay insurance at any time.

4.6.2. FLOOD INSURANCE

For homes in a 100-year flood zone, the owner is required to maintain flood insurance in an amount adequate to secure the Program loan and all other encumbrances. This policy must designate the Sponsor as Loss Payee and a binder shall be provided to the Sponsor and maintained in the borrowers file. ~~The premium may be paid by the Program loan for one year.~~ **Note: HOME funds cannot be used to pay insurance cost beyond those identified as initial loan costs. Note: CalHome funds can not be used to pay insurance at any time.**

4.7. LOAN SECURITY

- A. Loan security for all owner-occupied rehabilitation stick-built homes will be secured by the real property and improvements, and will also include a Deed of Trust, Promissory Note and Loan Agreement in favor of the Sponsor.

- B. A manufactured home in a mobile home park or on leased land that is not on a permanent foundation will be secured by an HCD 480.7 or an HCD 484 Statement of Lien, and will also include a Promissory Note and Mobile Home Security Agreement.
- C. Entering a subordinate lien is acceptable. However, the Sponsor will not subordinate a first lien position once established.

5.0. PROGRAM LOAN SERVICING AND MAINTENANCE

5.1. PAYMENTS ARE VOLUNTARY

Borrowers may pay off the entire loan balance at any time, upon notification to and approval of the Sponsor. Payments other than full payments will not be accepted.

5.2. RECEIVING LOAN REPAYMENTS

- A. Program loan payments will be made to:

*City of Roseville
Housing Division
316 Vernon Street Ste. 150
Roseville, CA 95678*

- B. The Sponsor will be the receiver of loan payments or recapture funds and will maintain a financial record-keeping system to record payments and file statements on payment status. Payments shall be deposited and accounted for in the Sponsor's appropriate Program Income Account, as required by all three HCD programs. The Program Sponsor will accept loan payments from borrowers prepaying deferred loans, from borrowers making payments in full upon sale or transfer of the property. All loan payments are payable to the Sponsor. The Sponsor may at its discretion, enter into an agreement with a third party to collect and distribute payments and/or complete all loan servicing aspects of the Program.

5.3. LOAN SERVICING POLICIES AND PROCEDURES

See **Attachment F** for local loan servicing policies and procedures. While the attached policy outlines a system that can accommodate a crisis that restricts borrower repayment ability, it should in no way be misunderstood: The loan must be repaid. All legal means to ensure the repayment of a delinquent loan as outlined in the Loan Servicing Policies and Procedures will be pursued.

5.4. LOAN MONITORING PROCEDURES

The Sponsor will annually verify owner occupancy for the term of the loan by requesting the following from the Borrower per Attachment F:

- Verification that Property Taxes are current; and
- Verification of current required insurance policies.

5.5. DEFAULT AND FORECLOSURE

If an owner defaults on a loan, and foreclosure procedures are instituted, they shall be carried out according to the Program Foreclosure Policy adopted by the Sponsor, and attached to these guidelines as **Attachment G**.

5.6. SUBORDINATIONS

The Sponsor may approve a request to subordinate a loan, in order for the owner to refinance the property, under the following conditions:

- A. The lien position of the Sponsor loan will remain the same or be advanced.
- B. The new primary loan is no greater than the balance of the loan being refinanced, except the costs of refinancing the loan may be added to the principal balance.
- C. The purpose of the new primary loan is to reduce the interest rate being paid and/or reduce the owner's payment.
- D. The refinanced loan must have an impound account for taxes and insurances.
- E. The refinancing terms must be acceptable to the Sponsor.
- F. CDBG allows refinancing with CDBG funds in conjunction with only rehabilitation of the unit.

6.0. CONSTRUCTION

6.1. STANDARDS

- A. All repair work will meet Local Building Code standards. At a minimum, health and safety hazards must be eliminated. For CDBG the priority will be the elimination of health and safety hazards. Sponsor may also require elimination of code deficiencies. When HOME funds are used for housing rehabilitation, the property must meet all applicable current codes, rehabilitation standards, ordinances, and zoning ordinances at the time of project completion. However, if certain components of the house are sound and were built to code prescribed at the time of installation, no repair or alteration will be made to those components.
- B. Contracting Process
 - 1. Contracting will be done on a competitive basis.
 - 2. The homeowner will be the responsible agent, but the Sponsor and/or its Program Operator will prepare the work write-up, prepare and advertise the bid package, and assist the owner in negotiating the construction contract.

3. The Sponsor does not warrant any construction work, or provide insurance coverage.
- C. Approved Contractors
1. Contractors are required to be licensed with the State of California, and be active and in good standing with the Contractors' License Board.
 2. Contractors will be checked against HUD's list of federally debarred contractors. No award will be granted to a contractor on this list.
 3. Contractors must have public liability and property damage insurance, and worker's compensation, unemployment and disability insurance, to the extent required by State law.
 4. Contractor must agree to comply with all federal and state regulations.
- D. Occupants of units constructed prior to 1978 will receive proper notification of Lead-Based Paint (LBP) hazards as identified in Section 3.3.A. **Note: Units funded solely with CalHome funds are not required to comply with LBP regulations.**
- D. Units constructed prior to 1978 will also be inspected according to the following HUD regulations. **Note: Units funded solely with CalHome funds are not required to comply with LBP regulations.** For CDBG funded programs please refer to Chapter 20, Lead-Based Paint Requirements for guidance in the CDBG Grant Management Manual.
1. If the total amount of Federal assistance or the total amount of rehabilitation hard cost is up to and including \$5,000, the following is required:
 - (a) Paint testing or presume LBP;
 - (b) Clearance of disturbed work areas; and
 - (c) Notifications listed in Section 3.3.A.
 2. If the amount of Federal assistance or the total amount of rehabilitation hard cost is more than \$5,000 up to and including \$25,000, the following is required:
 - (a) Paint testing or presume LBP;
 - (b) Risk assessment; and
 - (c) Clearance of unit.
- If LBP hazards are identified, interim controls will be implemented. This level will also require a notice of "Abatement of Lead Hazards Notification" at least five days prior to starting work.
3. If the amount of Federal assistance or the total amount of rehabilitation hard cost is more than \$25,000, the following is required:
 - (a) Items (a), (b), and (c) of 2. above;
 - (b) Abatement of all LBP hazards identified or produced;
 - (c) Use of interim controls on exterior surfaces not disrupted by rehab; and all notices listed above in Sections 3.3.A. and 6.1.F.2.

4. All paint tests that result in a negative finding of lead-based paint are exempt from any and all additional requirements. If defective paint surfaces are found, they will be properly treated or abated. A State-certified Inspector/Assessor will perform all paint testing, risk assessments, and clearances. A trained supervisor may oversee interim controls; however, a certified supervisor and workers will perform all abatement.

6.2. ELIGIBLE CONSTRUCTION COSTS

“Rehabilitation” means, in addition to the definition in Section 50096 of the Health and Safety Code, repairs and improvements to a manufactured home necessary to correct any condition causing the home to be substandard pursuant to Section 1704 of Title 25, California Code of Regulations. Rehabilitation also includes room additions to alleviate overcrowding. Rehabilitation also means repairs and improvements where necessary to meet any locally-adopted standards used in local rehabilitation programs. Rehabilitation does not include replacement of personal property.

Rehabilitation includes reconstruction. Federal law and policy allows the use of HOME funds to demolish and reconstruct owner-occupied residential structures. Reconstruction is defined as the demolition and construction of a structure. The Sponsor and/or Program Operator must document that the reconstruction costs are less than the cost to rehabilitate the existing substandard housing. This will be done using the State’s CDBG Test for Reconstruction, for projects funded with CDBG funds; or, using the State’s HOME Test for Reconstruction, for projects funded with HOME funds.

Additionally, the Sponsor must determine that the project’s value after reconstruction (housing and land combined) is less than the Maximum After-Rehabilitation Value for the Sponsor (see Attachment C, One-Family).

The residential structure to be reconstructed must be a structure with cooking, eating, sleeping, and sanitation facilities which has been legally occupied as a residence within the preceding 12 months. Fifth wheels or recreational vehicles, for example, are not considered dwellings and therefore are not eligible under this Program.

Like for like requires that the structure being demolished must be replaced with a like structure (replace manufactured housing with manufactured housing, for example). However, additions may be approved by the HCD Program when required by Codes/Ordinances or to alleviate overcrowding. **(See Attachment C)**

Temporary relocation benefits must be planned for and budgeted into the total allowable subsidy for the project, but if required would be in the form of a grant.

Depending on the outcome of the Statutory Worksheet (Environmental test), a reconstructed project may require Authority from the State before funds are committed to the project.

Allowable rehabilitation\reconstruction costs include:

- A. Cost of building permits and other related government fees.
- B. Cost of architectural, engineering, and other consultant services which are directly related to the rehabilitation of the property.
- C. Rehabilitation or Replacement of a manufactured home not on a permanent foundation. Rehabilitation of a manufactured home may include the replacement of the unit with a used manufactured home and the cost to repair it, as long as the unit has been occupied and not used as a demonstration model. Should the unit meet the criteria for reconstruction a new manufactured home can be used for replacement and all cost associated with the purchase and transportation can be added to the loan.
- D. Owner-occupied rehabilitation activity delivery fees, pursuant to Section 7733(f), as reimbursement to the Sponsor for the actual costs of services rendered to the homeowner that are incidentally but directly related to the rehabilitation work (e.g. planning, engineering, construction management, including inspections and work write-ups).
- E. Rehabilitation will address the following issues in the order listed. Eligible costs are included for each item.

1. Health and Safety Issues

Eligible costs include, but are not limited to, energy-related improvements, lead-based paint hazard evaluation and reduction activities, improvements for handicapped accessibility, and repair or replacement of major housing systems.

Per the federal HOME Regulations at 24 CFR Part 92.251(b), Major Systems are:

- structural support
- roofing
- cladding and weatherproofing (e.g., windows, doors, siding, gutters)
- plumbing
- electrical
- heating, ventilation, and air conditioning.

Upon project completion, each of the major systems must have a remaining useful life for a minimum of five (5) years, so these systems must be rehabilitated or replaced as part of the rehabilitation work in order to achieve this requirement.

A driveway may be considered part of rehabilitation if it is determined to be a health and safety issue.

2. Code and Regulation Compliance

Eligible costs include, but are not limited to, additional work required to rehabilitate and modernize a home to bring it into compliance with current building codes and regulations. Painting and weatherization are included.

3. Demolition

Eligible costs include, but are not limited to, the tear down and disposal of dilapidated structures when they are a part of the reconstruction of an affordable housing unit. If a garage or carport is detached, it may not be rehabilitated but may be demolished, if it is determined to be a health and safety issue.

4. Upgrades

Eligible costs include additional bedrooms and bathrooms if the need can be demonstrated per HUD's or Sponsor's overcrowding guidelines listed in **Attachment C**. The Program will not fund additions to a home for a den or family room, or for any luxury items.

The CalHome Program's requirement is that a bedroom or bathroom can be added to omit overcrowding, and this is up to the Recipient to decide what is overcrowding.

5. General Property Improvements

Eligible costs include, but are not limited to: addition or replacement of an oven, stove, dishwasher, or fixture; replacing floor coverings; painting; and repair or installation of fencing.

All improvements must be physically attached to the property and permanent in nature. Non-code general property improvements (including fencing, landscaping, driveway, etc.) will be *limited to 15 percent* of the rehabilitation loan amount. Any cash contribution by the property owner will be considered a general property improvement and be included in this percentage. Luxury items are not permitted. Items such as stoves and dishwashers that are not built-in may be replaced due only to incipient failure or documented medical condition of the homeowner, and must be of moderate quality.

6. Rehabilitation Standards

All repair work related to health and safety conditions will meet Local Building Code standards. The priority will be the elimination of all health and safety hazards and code compliance, which is required for HOME-funded projects.

6.3. ELIGIBLE PROJECT COSTS

Examples of eligible project costs for all administrative expenses related to the paperwork for processing and insuring a loan application are listed below. For HOME, these costs are considered activity delivery costs and may not be charged to the homeowner's loan.

- Appraisal
- Property Report/Title Insurance
- Building Plan
- Termite Report
- Land Survey
- Grading Plan
- Recording Fees
- Fire/Course of Construction Insurance
- Flood Insurance, as applicable (not allowed with CalHome or HOME funds)

Costs are based on charges currently incurred by the Sponsor, or its Program Operator, for these products and/or services. Except for HOME loans, any cost increases charged to the Sponsor/Program Operator for these products and/or services will be passed on to the homeowner and included in the loan. All fees are subject to change and are driven by the market.

6.4. REPAIR CALLBACKS

Contractors will comply with State law regarding all labor and material warranties. All labor and material shall meet FHA minimum specifications.

7.0. EXCEPTIONS AND SPECIAL CIRCUMSTANCES**7.1. AMENDMENTS**

The Sponsor may make amendments to these Participant Guidelines. Any changes made shall be in accordance with federal and state regulations, shall be approved by the Sponsor's ~~Loan Committee~~ Legal Counsel and/or local governing body and submitted to HCD for approval.

7.2. EXCEPTIONS

Any case to which a standard policy or procedure, as stated in the guidelines, does not apply or an applicant treated differently from others of the same class would be an exception.

7.2.1 PROCEDURES FOR EXCEPTIONAL CIRCUMSTANCES

- A. The Sponsor or its Program Operator may initiate consideration of an exception and prepare a report. This report shall contain a narrative, including the Sponsor's/Program Operator's recommended course of action and any written or verbal information supplied by the applicant.
- B. The Sponsor shall make a determination of the exception based on the recommendation of the Program Operator. The request can be presented to the Sponsor's ~~loan committee~~ Legal Counsel and/or governing body for decision.

8.0. DISPUTE RESOLUTION AND APPEALS PROCEDURES**8.1. PROGRAM COMPLAINT AND APPEAL PROCEDURE**

Complaints concerning the Sponsor's Rehabilitation Program should be made to the Program Operator first. If unresolved in this manner, the complaint or appeal shall be made in writing and filed with the Sponsor. The Sponsor will then schedule a meeting with the ~~Sponsor's Loan Review Committee~~ Housing Manager. Their written response will be made within thirty (30) working days. If the applicant is not satisfied with the ~~committee's~~ Housing Manager's decision, a request for an appeal may be filed with the local governing body. Final appeal may be filed in writing with HCD within one year after denial or the filing of the Project Notice of Completion.

8.2. GRIEVANCES BETWEEN PARTICIPANTS AND CONSTRUCTION CONTRACTOR

Contracts signed by the contractor and the participant include the following clause, which provides a procedure for resolution of grievances:

Any controversy arising out of or relating to this Contract, or the breach thereof, shall be submitted to binding arbitration in accordance with the provisions of the California Arbitration Law, Code of Civil Procedure 1280 et seq., and the Rules of the American Arbitration Association. The arbitrator shall have the final authority to order work performed, to order the payment from one party to another, and to order who shall bear the costs of arbitration. Costs to initiate arbitration shall be paid by the party seeking arbitration. Notwithstanding, the party prevailing in any arbitration proceeding shall be entitled to recover from the other all attorney's fees and costs of arbitration.

ATTACHMENT A

24 CFR Part 5 ANNUAL INCOME INCLUSIONS AND EXCLUSIONS

24 CFR Part 5 Annual Income Inclusions

§5.609 Annual income.

(a) *Annual income* means all amounts, monetary or not, which:

(1) Go to, or on behalf of, the family head or spouse (even if temporarily absent) or to any other family member; or

(2) Are anticipated to be received from a source outside the family during the 12-month period following admission or annual reexamination effective date; and

(3) Which are not specifically excluded in paragraph (c) of this section.

(4) Annual income also means amounts derived (during the 12-month period) from assets to which any member of the family has access.

(b) Annual income includes, but is not limited to:

(1) The full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses, and other compensation for personal services;

(2) The net income from the operation of a business or profession. Expenditures for business expansion or amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for depreciation of assets used in a business or profession may be deducted, based on straight line depreciation, as provided in Internal Revenue Service regulations. Any withdrawal of cash or assets from the operation of a business or profession will be included in income, except to the extent the withdrawal is reimbursement of cash or assets invested in the operation by the family;

(3) Interest, dividends, and other net income of any kind from real or personal property. Expenditures for amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for depreciation is permitted only as authorized in paragraph (b)(2) of this section. Any withdrawal of cash or assets from an investment will be included in income, except to the extent the withdrawal is reimbursement of cash or assets invested by the family. Where the family has net family assets in excess of \$5,000, annual income shall include the greater of the actual income derived from all net family assets or a percentage of the value of such assets based on the current passbook savings rate, as determined by HUD;

(4) The full amount of periodic amounts received from Social Security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts, including a lump-sum amount or prospective monthly amounts for the delayed start of a periodic amount (except as provided in paragraph (c)(14) of this section);

(5) Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation and severance pay (except as provided in paragraph (c)(3) of this section);

(6) *Welfare assistance payments.*

(i) Welfare assistance payments made under the Temporary Assistance for Needy Families (TANF) program are included in annual income only to the extent such payments:

(A) Qualify as assistance under the TANF program definition at 45 CFR 260.31; and

(B) Are not otherwise excluded under paragraph (c) of this section.

(ii) If the welfare assistance payment includes an amount specifically designated for shelter and utilities that is subject to adjustment by the welfare assistance agency in accordance with the actual cost of shelter and utilities, the amount of welfare assistance income to be included as income shall consist of:

(A) The amount of the allowance or grant exclusive of the amount specifically designated for shelter or utilities; plus

(B) The maximum amount that the welfare assistance agency could in fact allow the family for shelter and utilities. If the family's welfare assistance is ratably reduced from the standard of need by applying a percentage, the amount calculated under this paragraph shall be the amount resulting from one application of the percentage.

(7) Periodic and determinable allowances, such as alimony and child support payments, and regular contributions or gifts received from organizations or from persons not residing in the dwelling;

(8) All regular pay, special pay and allowances of a member of the Armed Forces (except as provided in paragraph (c)(7) of this section).

(9) For section 8 programs only and as provided in 24 CFR 5.612, any financial assistance, in excess of amounts received for tuition and any other required fees and charges, that an individual receives under the Higher Education Act of 1965 (20 U.S.C. 1001 *et seq.*), from private sources, or from an institution of higher education (as defined under the Higher Education Act of 1965 (20 U.S.C. 1002)), shall be considered income to that individual, except that financial assistance described in this paragraph is not considered annual income for persons over the age of 23 with dependent children. For purposes of this paragraph, "financial assistance" does not include loan proceeds for the purpose of determining income.

24 CFR Part 5 Annual Income Exclusions

(c) Annual income does not include the following:

(1) Income from employment of children (including foster children) under the age of 18 years;

(2) Payments received for the care of foster children or foster adults (usually persons with disabilities, unrelated to the tenant family, who are unable to live alone);

(3) Lump-sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains and settlement for personal or property losses (except as provided in paragraph (b)(5) of this section);

(4) Amounts received by the family that are specifically for, or in reimbursement of, the cost of medical expenses for any family member;

- (5) Income of a live-in aide, as defined in §5.403;
- (6) Subject to paragraph (b)(9) of this section, the full amount of student financial assistance paid directly to the student or to the educational institution;
- (7) The special pay to a family member serving in the Armed Forces who is exposed to hostile fire;
- (8)
 - (i) Amounts received under training programs funded by HUD;
 - (ii) Amounts received by a person with a disability that are disregarded for a limited time for purposes of Supplemental Security Income eligibility and benefits because they are set aside for use under a Plan to Attain Self-Sufficiency (PASS);
 - (iii) Amounts received by a participant in other publicly assisted programs which are specifically for or in reimbursement of out-of-pocket expenses incurred (special equipment, clothing, transportation, child care, etc.) and which are made solely to allow participation in a specific program;
 - (iv) Amounts received under a resident service stipend. A resident service stipend is a modest amount (not to exceed \$200 per month) received by a resident for performing a service for the PHA or owner, on a part-time basis, that enhances the quality of life in the development. Such services may include, but are not limited to, fire patrol, hall monitoring, lawn maintenance, resident initiatives coordination, and serving as a member of the PHA's governing board. No resident may receive more than one such stipend during the same period of time;
 - (v) Incremental earnings and benefits resulting to any family member from participation in qualifying State or local employment training programs (including training programs not affiliated with a local government) and training of a family member as resident management staff. Amounts excluded by this provision must be received under employment training programs with clearly defined goals and objectives, and are excluded only for the period during which the family member participates in the employment training program;
- (9) Temporary, nonrecurring or sporadic income (including gifts);
- (10) Reparation payments paid by a foreign government pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era;
- (11) Earnings in excess of \$480 for each full-time student 18 years old or older (excluding the head of household and spouse);
- (12) Adoption assistance payments in excess of \$480 per adopted child;
- (13) [Reserved]
- (14) Deferred periodic amounts from supplemental security income and Social Security benefits that are received in a lump sum amount or in prospective monthly amounts, or any deferred Department of Veterans Affairs disability benefits that are received in a lump sum amount or in prospective monthly amounts.
- (15) Amounts received by the family in the form of refunds or rebates under State or local law for property taxes paid on the dwelling unit;

(16) Amounts paid by a State agency to a family with a member who has a developmental disability and is living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home; or

(17) Amounts specifically excluded by any other Federal statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under any program to which the exclusions set forth in 24 CFR 5.609(c) apply. A notice will be published in the FEDERAL REGISTER and distributed to PHAs and housing owners identifying the benefits that qualify for this exclusion. Updates will be published and distributed when necessary. [See <https://www.federalregister.gov/documents/2014/05/20/2014-11688/federally-mandated-exclusions-from-income-updated-listing> for most recent notice]

(d) *Annualization of income.* If it is not feasible to anticipate a level of income over a 12-month period (e.g., seasonal or cyclic income), or the PHA believes that past income is the best available indicator of expected future income, the PHA may annualize the income anticipated for a shorter period, subject to a redetermination at the end of the shorter period.

ATTACHMENT A-1**Title 25 Section 6914 Gross Income Inclusions – For CalHome activities**

“Gross income” shall mean the anticipated income of a person or family for the twelve-month period following the date of determination of income.

“Income” shall consist of the following:

(a) Except as provided in subdivision (b), “Exclusions”, all payments from all sources received by the family head (even if temporarily absent) and each additional member of the family household who is not a minor shall be included in the annual income of a family. Income shall include, but not be limited to:

- (1) The gross amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses;
- (2) The net income from operation of a business or profession or from rental or real or personal property (for this purpose, expenditures for business expansion or amortization of capital indebtedness shall not be deducted to determine the net income from a business);
- (3) Interest and dividends;
- (4) The full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits and other similar types of periodic receipts;
- (5) Payments in lieu of earnings, such as unemployment and disability compensation, worker’s compensation and severance pay;
- (6) Public Assistance. If the public assistance payment includes any amount specifically designated for shelter and utilities which is subject to adjustment by the public assistance agency in accordance with the actual cost of shelter and utilities, the amount of public assistance income to be included as income shall consist of:
 - (A) The amount of the allowance or grant exclusive of the amount specifically designated for shelter and utilities, plus
 - (B) The maximum amount which the public assistance agency could in fact allow for the family for shelter and utilities,
- (7) Periodic and determinable allowances such as alimony and child support payments, and regular contributions or gifts from persons not residing in the dwelling;

All regular pay, special pay and allowances of a member of the Armed Forces (whether or not living in the dwelling) who is head of the family or spouse.

ATTACHMENT B**PART 5 ANNUAL INCOME NET FAMILY ASSET INCLUSIONS AND EXCLUSIONS**

This table presents the Part 5 asset inclusions and exclusions as stated in the HUD Technical Guide for Determining Income and Allowances for HOME Program (Third Edition; January 2005).

Statements from 24 CFR Part 5 – Last Modified: January 2005

Inclusions

1. Cash held in savings accounts, checking accounts, safe deposit boxes, homes, etc. For savings accounts, use the current balance. For checking accounts, use the average 6-month balance. Assets held in foreign countries are considered assets.
2. Cash value of revocable trusts available to the applicant.
3. Equity in rental property or other capital investments. Equity is the estimated current market value of the asset less the unpaid balance on all loans secured by the asset and all reasonable costs (e.g., broker fees) that would be incurred in selling the asset. Under HOME, equity in the family's primary residence is not considered in the calculation of assets for owner-occupied rehabilitation projects.
4. Cash value of stocks, bonds, Treasury bills, certificates of deposit and money market accounts.
5. Individual retirement, 401(K), and Keogh accounts (even though withdrawal would result in a penalty).
6. Retirement and pension funds.
7. Cash value of life insurance policies available to the individual before death (e.g., surrender value of a whole life or universal life policy).
8. Personal property held as an investment such as gems, jewelry, coin collections, antique cars, etc.
9. Lump sum or one-time receipts, such as inheritances, capital gains, lottery winnings, victim's restitution, insurance settlements and other amounts not intended as periodic payments.
10. Mortgages or deeds of trust held by an applicant.

Exclusions

1. Necessary personal property, except as noted in number 8 of Inclusions, such as clothing, furniture, cars and vehicles specially equipped for persons with disabilities.
2. Interest in Indian trust lands.
3. Assets not effectively owned by the applicant. That is, when assets are held in an individual's name, but the assets and any income they earn accrue to the benefit of someone else who is not a member of the household and that other person is responsible for income taxes incurred on income generated by the asset.
4. Equity in cooperatives in which the family lives.
5. Assets not accessible to and that provide no income for the applicant.
6. Term life insurance policies (i.e., where there is no cash value).
7. Assets that are part of an active business. "Business" does not include rental of properties that are held as an investment and not a main occupation.

ATTACHMENT B-1

Title 25 Section 6914 Gross Income Inclusions – For CalHome activities

- (b) The following items shall not be considered as income:
- (1) Casual, sporadic or irregular gift items;
 - (2) Amounts which are specifically for or in reimbursement of the cost of medical expenses;
 - (3) Lump-sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains and settlement for personal or property losses;
 - (4) Amounts of educational scholarships paid directly to the student or to the educational institution, and amounts paid by the government to a veteran for use in meeting the costs of tuition, fees, books and equipment. Any amounts of such scholarships, or payments to veterans not used for the above purposes of which are available for a subsistence are to be included in income;
 - (5) The special pay to a serviceman head of a family away from home and exposed to hostile fire;
 - (6) Relocation payments made pursuant to federal, state, or local relocation law;
 - (7) Foster child care payments;
 - (8) The value of coupon allotments for the purchase of food pursuant to the Food Stamp Act of 1964 which is an excess of the amount actually charged the eligible household;
 - (9) Payments received pursuant to participation of the following volunteer programs under the ACTION Agency:
 - (A) National Volunteer Antipoverty Programs which include VISTA, Service Learning Programs and Special Volunteer Programs.
 - (B) National Older American Volunteer Program for persons aged 60 and over which include Retired Senior Volunteer Programs, Foster Grandparent Program, older American Community Services Program, and National Volunteer Program to Assist Small Business Experience, Service Corps of Retired Executive (SCORE) and Active Corps of Executives (ACE).

ATTACHMENT C**MAXIMUM PURCHASE PRICE/AFTER-REHAB VALUE LIMIT FOR PLACER COUNTY
(HOME Value Limits as of 07/1/2023)**

COUNTY NAME	One-Family
PLACER	\$599,000

**HOME SUBSIDY LIMITS PER UNIT FOR PLACER COUNTY
(Limits are effective 4/7/2023)**

O-BDR	1-BDR	2-BDR	3-BDR	4-BDR
\$173,011	\$198,331	\$241,176	\$312,005	\$342,482

**HOUSEHOLD INCOME LIMITS FOR PLACER COUNTY*
(Limits are effective 05/15/2023)**

<i>Number of Persons in Household</i>								
	1	2	3	4	5	6	7	8
80% of AMI	\$60,050	\$68,600	\$77,200	\$85,750	\$92,650	\$99,500	\$106,350	\$113,200

**HCD 2023 INCOME LIMITS FOR CALHOME
ADJUSTED FOR FAMILY SIZE FOR PLACER COUNTY**

Income Level	Household Size							
	1	2	3	4	5	6	7	8
80%	\$79,750	\$91,100	\$102,500	\$113,900	\$123,000	\$132,100	\$141,250	\$150,350

Sponsor will insert the limits for the county in which the Program is located, and will update the income limits annually as HCD provides new information. The link to the official, HCD-maintained Value, Subsidy, and Income limits is: <https://www.hcd.ca.gov/grants-and-funding/income-limits/state-and-federal-income-rent-and-loan-value-limits> for HOME and CDBG limits, choose "State CDBG and HOME Income, Value and Rent Limits"; for CalHome income limits, choose "Official State Income Limits").

**SPONSOR STANDARDS FOR BEDROOM AND BATHROOM ADDITIONS TO
ALLEVIATE OVERCROWDING**

Maximum No. of Persons in the Household	Number of Bedrooms	Number of Bathrooms
1	SRO	1
1	0-BR	1
2	1-BR	1
4	2-BR	2
6	3-BR	2
8	4-BR	3
10	5-BR	3
12	6-BR	4

- Opposite sex children under 6 years of age may share a bedroom, up to 2 children per bedroom.
- Opposite-sex children 6 years of age and older may have their own bedroom.
- Children shall be permitted a separate bedroom from their parents.
- Same-sex children of any age may share a bedroom, up to 2 children per bedroom.
- Adults not in a partner relationship may have their own bedroom.
- 4 or more people – a second bathroom may be added.
- 8 or more people – a third bathroom may be added.
- Same rules apply to mobile home units.

The chart above is used as a guide to overcrowding.

ATTACHMENT D

HOUSING REHABILITATION MARKETING PLAN

SUMMARY

The Sponsor will continue its efforts to market the Housing Rehabilitation Program in a manner that will reach all community members.

All marketing related to the Housing Rehabilitation Program is publicized in both English and Spanish. All marketing materials include information identifying the Sponsor's commitment to fair housing laws and affirmative marketing policy, and are widely distributed. Equal opportunity is emphasized in written materials and oral presentations. A record is maintained by the Sponsor identifying what marketing materials are used, and when and where they are distributed.

Forms of marketing may include fliers, brochures, newspaper ads, articles and public service announcements. Fliers and brochures are distributed at local government buildings, other public buildings and through the mail, as well as to businesses that assist those not likely to apply without special outreach. Advertisements and articles are published in newspapers that are widely circulated within the community.

Established working relationships with local lending agencies also aid in informing the public by facilitating the distribution of informational fliers to households seeking financial assistance for repairs that are unable to obtain conventional financing.

Informational meetings are offered to potential participants to explain Program requirements. Often, minimal formal outreach efforts are required as the need for assistance generally exceeds funds available. However, marketing measures are actively performed in order to maintain a healthy interest list.

Characteristics on all applicants and participants are collected and compared with the Sponsor's demographics. Should the Sponsor find that there are underserved segments of the population, a plan to better serve them will be developed and implemented.

MARKETING FORMS

- Fliers
- Brochures
- Newspaper Ads and Articles
- Public Service Announcements
- Public Informational Meetings

MARKETING VENUES

- Local Government Buildings
- Local Public Services Buildings
- Private Businesses
- Lending Agencies
- Real Estate Offices
- Newspaper
- Radio
- Mail

ATTACHMENT E**RESIDENTIAL ANTI-DISPLACEMENT AND TEMPORARY RELOCATION PLAN
Version 2**

The Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990, require all grantees of Community Development Block Grant (CDBG) funds or Home Investment Partnership (HOME) funds to follow a written Residential Anti-displacement and Relocation Assistance Plan (Plan) for any activities which could lead to displacement of occupants whose property is receiving funds from these or other federal funding source. Having been developed in response to both aforesaid federal legislations, this Plan is intended to inform the public of the compliance of the City of Roseville (Sponsor) with the requirements of federal regulations 24 CFR 570.606 under state recipient requirements and Section 104(d) of the Housing and Community Development Act of 1974 and 24 CFR 92 of the HOME federal regulations. The Plan will outline reasonable steps, which the Sponsor will take to minimize displacement and ensure compliance with all applicable federal and state relocation requirements. The Sponsor's governing body has adopted this plan via a formal resolution.

This Plan will affect rehabilitation activities funded by the U.S. Department of Housing and Urban Development (HUD) under the following program titles: HOME, CDBG, Urban Development Action Grant (UDAG), Special Purpose Grants, Section 108 Loan Guarantee Program, and such other grants as HUD may designate as applicable, which take place within the Sponsor's jurisdiction limits.

The Sponsor will provide permanent relocation benefits to all eligible "displaced" households either owner-occupied or renter-occupied units which are permanently displaced by the housing rehabilitation program (**See Section E below.**). In addition, the Sponsor will replace all eligible occupied and vacant occupiable low-income group dwelling units demolished or converted to a use other than low income group housing as a direct result of rehabilitation activities. This applies to all units assisted with funds provided under the Housing and Community Development Act of 1974, as amended, and as described in the Federal Regulations 24 CFR 570.496(a), Relocation, Displacement and Acquisition: Final Rule dated July 18, 1990 (Section 104(d)) and 49 CFR Part 24, Uniform Relocation Assistance (URA) and Real Property Acquisition Regulations Final Rule and Notice (URA) dated March 2, 1989.

All Sponsor programs/projects will be implemented in ways consistent with the Sponsor's commitment to Fair Housing. Participants will not be discriminated against on the basis of race, color, religion, age, ancestry, national origin, sex, familial status, or handicap. The Sponsor will provide equal relocation assistance available 1) to each targeted income group household displaced by the demolition or rehabilitation of housing or by the conversion of a targeted income group dwelling to another use as a direct result of assisted activities; and 2) to each separate class of targeted income group persons temporarily relocated as a direct result of activities funded by HUD programs.

A. Minimizing Permanent Displacement and Temporary Relocation Resulting from Housing Rehabilitation or Reconstruction Activities

Consistent with the goals and objectives of activities assisted under the Act, the Sponsor will take the following steps to minimize the displacement of persons from their homes during housing rehabilitation or reconstruction funded by HUD programs:

1. Provide proper notices with counseling and referral services to all tenants so that they

understand their relocation rights and receive the proper benefits. When necessary assist permanently displaced persons to find alternate housing in the neighborhood.

2. Stage rehabilitation of assisted households to allow owner occupants and/or tenants to remain during minor rehabilitation.
3. Encourage owner investors to temporarily relocate tenants to other available safe and sanitary vacant units on the project site area during the course of rehabilitation or pay expenses on behalf of replaced tenants.
4. Work with area landlords, real estate brokers, and/or hotel/motel managements to locate vacancies for households facing temporary relocation.
5. When necessary, use public funds, such as CDBG funds, to pay moving costs and provide relocation/displacement payments to households permanently displaced by assisted activities.

B. Lead Based Paint Mitigation Which Causes Temporary Relocation:

On September 15, 2000, the Final Rule for Lead Based Paint Hazard Control went into effect. Among other things, it requires that federally-funded rehabilitation must use safe work practices so that occupants and workers can be protected from lead hazards. **At no time should the tenant-occupant(s) be present in work areas or designated adjacent areas while LHC activities are taking place in any dwelling unit interior, common area, or exterior.** As such, occupants may not be allowed to remain in their units during the time that lead-based paint hazards are being created or treated. Once work that causes lead hazards has been completed, and the unit passes clearance, the occupants can return. **The tenant-occupants may not reoccupy a work area or adjacent area until post-lead hazard reduction clearance standards have been achieved and verified with laboratory results.** The final rule allows for certain exceptions: programs:

1. The work will not disturb lead-based paint, or create dust-lead or soil-lead hazard; or
2. The work is on exterior only and openings are sealed to prevent dust from entering the home, the work area is cleaned after the work is completed, and the residents have alternative lead free entry; or
3. The interior work will be completed in one period of less than 8-daytime hours and the work site is contained to prevent the release of dust into other areas of the home; or
4. The interior work will be completed within five (5) calendar days, the work site is contained to prevent the release of dust, the worksite and areas within 10 feet of the worksite are cleaned at the end of each day to remove any visible dust and debris, and the residents have safe access to kitchen and bath and bedrooms.

If temporary relocation benefits are not provided because the Sponsor believes that the project meets one of the above criteria, then proper documentation must be provided in the rehabilitation project file to show compliance. It is up to the Sponsor to ensure that the owner occupant or tenant in the project does not get impacted by lead paint mitigation efforts. In most cases where lead paint mitigation is taking place, occupants (tenants or owners) will be strongly encouraged to relocate even for just a few days until a final lead clearance can be issued by a certified lead based paint assessor. Occupants who are temporarily relocated because of lead based paint mitigation

are entitled to the same relocation benefits as those who are relocated because of substantial rehabilitation or reconstruction activities.

C. Temporary Relocation of Owner Occupants:

Owner occupants are not allowed to stay in units which are hazardous environments during lead based paint mitigation. When their home is having lead based paint mitigation work done which will not make it safe to live in, then they are eligible for temporary relocation benefits up to \$3,000, which will be provided as a grant. In the same way, a unit requiring substantial rehabilitation (with or without lead based paint mitigation) which will not allow the family to access a bath or kitchen facility, or if the unit is being demolished and reconstructed, then the family will be eligible for temporary relocation benefits up to \$3,000, which will be provided as a grant. In no case shall the grant for temporary relocation exceed \$3,000 for any one owner occupant.

Owner occupants will be encouraged to move in with family or friends during the course of rehabilitation, since they are voluntarily participating in the Program. The housing rehabilitation loan specialist and/or the rehabilitation construction specialist will complete a temporary relocation benefits form (**See Appendix C**) to document that the owner occupant understands that they must relocate during the course of construction and what benefits they wish to be reimbursed for as part of their relocation.

D. Temporary Relocation of Residential Tenants:

If continued occupancy during rehabilitation is judged to constitute a substantial danger to health and safety of the tenant or the public, or is otherwise undesirable because of the nature of the project, the tenant may be required to relocate temporarily. The contract administrator or rehabilitation specialist will make determination of the need for temporary relocation. The temporary relocation period will not exceed 180 days. All conditions of temporary relocation will be reasonable. Any tenant required to relocate temporarily will be helped to find another place to live which is safe, sanitary and of comparable value and they have the first right to move back into the original unit being rehabilitated at the same rent or lower. He or she may move in with family and friends and still receive full or partial temporary assistance based on eligible cost incurred. The housing rehabilitation loan specialist and/or the rehabilitation specialist will ensure that each tenant-occupied unit under the Program will receive a General Information Notice (GIN) (as soon as possible after a loan application is received) and the tenant will receive a Notice of Non-displacement (after loan approval), and each tenant-occupied unit will have a temporary relocation benefits form completed for them. (**See Appendix C**). These notices will document that each tenant understands what their relocation rights are, and if they must relocate during the course of construction, that they receive the proper counseling and temporary relocation benefits.

A tenant receiving temporary relocation shall receive the following:

1. Increased housing costs (e.g. rent increase, security deposits) and
2. Payment for moving and related expenses, as follows:
 - a. Transportation of the displaced persons and personal property within 50 miles, unless the grantee determines that farther relocation is justified;
 - b. Packing, crating, unpacking, and uncrating of personal property;

- c. Storage of personal property, not to exceed 12 months, unless the grantee determines that a longer period is necessary;
 - d. Disconnection, dismantling, removing, reassembling, and reinstalling relocated household appliances and other personal property;
 - e. Insurance for the replacement value of personal property in connection with the move and necessary storage;
 - f. The replacement value of property lost, stolen or damaged in the process of moving (not through the fault of the displaced person, his or her agent, or employee) where insurance covering such loss, theft or damage is not reasonably available;
 - g. Reasonable and necessary costs of security deposits required to rent the replacement dwelling;
 - h. Any costs of credit checks required to rent the replacement dwelling;
 - i. Other moving related expenses as the grantee determines to be reasonable and necessary, except the following ineligible expenses:
 - 1) Interest on a loan to cover moving expenses; or
 - 2) Personal injury; or
 - 3) Any legal fee or other cost for preparing a claim for a relocation payment or for representing the claimant before the Grantee; or
 - 4) Costs for storage of personal property on real property already owned or leased by the displaced person before the initiation of negotiations.
- E. Rehabilitation Activities Requiring Permanent Displacement
The Sponsor's rehabilitation program will not typically trigger permanent displacement and permanent displacement activities fall outside of the scope of this plan. If a case of permanent displacement is encountered, then the staff responsible for the rehabilitation program will consult with Sponsor's legal counsel to decide if they have the capacity to conduct the permanent displacement activity. If local staff does not have the capacity, then a professional relocation consultant will be hired to do the counseling and benefit determination and implementation. If local staff does wish to do the permanent displacement activity then they will consult and follow the HUD Relocation Handbook 1378.
- F. Rehabilitation Which Triggers Replacement Housing
If the Sponsor's rehabilitation program assists a property where one or more units are eliminated then under Section 104 (d) of the Housing and Community Act of 1974, as amended applies and the Sponsor is required to replace those lost units. An example of this would be a duplex unit which is converted into a single family unit. In all cases where rehabilitation activities will reduce the number of housing units in the jurisdiction, then the Sponsor must document that any lost units are replaced and any occupants of reduced units are given permanent relocation benefits. (This does not apply to reconstruction or replacement housing done under a rehabilitation program where the existing unit(s) is demolished and replaced with a structure equal in size without in loss number of units or bedrooms.)

Replacement housing will be provided within three years after the commencement of the demolition or conversion. Before entering into a contract committing the Sponsor to provide funds for an activity that will directly result in such demolition or conversion, the Sponsor will make this activity public (through a noticed public hearing and/or publication in a newspaper of general circulation) and submit to the California Department of Housing and Community Development or the appropriate federal authority the following information in writing:

1. A description of the proposed assisted activity;
2. The location on a map and the approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as targeted income group dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The location on a map and the approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
5. The source of funding and a time schedule for the provision of the replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a targeted income group dwelling unit for at least 10 years from the date of initial occupancy; and,
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a two-bedroom unit with two one-bedroom units) is consistent with the housing needs of targeted income group households in the jurisdiction.

The Program Operator for the Sponsor is responsible for tracking the replacement of housing and ensuring that it is provided within the required period. The Sponsor is responsible for ensuring requirements are met for notification and provision of relocation assistance, as described in Section 570.606, to any targeted income group displaced by the demolition of any dwelling unit or the conversion of a targeted income group dwelling unit to another use in connection with an assisted activity.

G. Record Keeping and Relocation Disclosures/Notifications

The Sponsor will maintain records of occupants of federally funded rehabilitated, reconstructed or demolished property from the start to completion of the project to demonstrate compliance with section 104(d), URA and applicable program regulations. Each rehabilitation project, which dictates temporary or permanent or replacement activities, will have a project description and documentation of assistance provided. (See sample forms in HUD Relocation Handbook 1378, Chapter 1, Appendix 11, form HUD-40054)

Appropriate advisory services will include reasonable advance written notice of (a) the date and approximate duration of the temporary relocation; (b) the address of the suitable, decent, safe, and sanitary dwelling to be made available for the temporary period; (c) the terms and conditions under which the tenant may lease and occupy a suitable, decent, safe, and sanitary dwelling.

Notices shall be written in plain, understandable primary language of the persons involved. Persons who are unable to read and understand the notice (e.g. illiterate, foreign language, or impaired vision or other disability) will be provided with appropriate translation/communication. Each notice will indicate the name and telephone number of a person who may be contacted for answers to questions or other needed help. The notices and process below is for only temporary relocation. If permanent relocation is involved then other sets of notice and noticing process and relocation benefits must be applied (See HUD relocation handbook 1378 for those forms and procedures) The Temporary Relocation Advisory Notices to be provided are as follows:

1. General Information Notice: As soon as feasible when an owner investor is applying for Federal financing for rehabilitation, reconstruction, or demolition, the tenant of a housing unit will be mailed or hand delivered a General Information Notice that the project has been proposed and that the tenant will be able to occupy his or her present house upon completion of rehabilitation. The tenant will be informed that the rent after rehabilitation will not exceed current rent or 30 percent of his or her average monthly gross household income. The tenant will be informed that if he or she is required to move temporarily so that the rehabilitation can be completed, suitable housing will be made available and he or she will be reimbursed for all reasonable extra expenses. The tenant will be cautioned that he or she will not be provided relocation assistance if he or she decides to move for personal reasons. **See Appendix A for sample notice to be delivered personally or by certified mail.**
2. Notice of Non Displacement: As soon as feasible when the rehabilitation application has been approved, the tenant will be informed that they will not be permanently displaced and that they are eligible for temporary relocation benefits because of lead based paint mitigation or substantial rehabilitation, or reconstruction of their unit. The tenant will also again be cautioned not to move for personal reasons during rehabilitation, or risk losing relocation assistance. **See Appendix B for sample notice to be delivered personally or by certified mail.**
3. Disclosure to Occupants of Temporary Relocation Benefits: This form is completed to document that the Sponsor is following it's adopted temporary relocation plan for owner occupants and tenants. **See Appendix C for a copy of the disclosure form.**
4. Other Relocation/Displacement Notices: The above three notices are required for temporary relocation. If the Sponsor is attempting to provide permanent displacement benefits then there are a number of other forms which are required. Staff will consult HUD's Relocation Handbook 1378 and ensure that all the proper notices are provided for persons who are permanently displaced as a result of housing rehabilitation activities funded by CDBG or other federal programs.

APPENDIX A

Dear _____,

On (date), (property owner) submitted an application to the _____ for financial assistance to rehabilitate the building which you occupy at (address).

This notice is to inform you that, if the assistance is provided and the building is rehabilitated, you will not be displaced. Therefore, we urge you not to move anywhere at this time. (If you do elect to move for reasons of your choice, you will not be provided relocation assistance.)

If the application is approved and Federal assistance is provided for the rehabilitation, you will be able to lease and occupy your present apartment (or another suitable, decent, safe and sanitary apartment in the same building) upon completion of the rehabilitation. Of course, you must comply with standard lease terms and conditions.

After the rehabilitation, your initial rent, including the estimated average monthly utility costs, will not exceed the greater of (a) your current rent/average utility costs, or (b) 30 percent of your gross household income. If you must move temporarily so that the rehabilitation can be completed, suitable housing will be made available to you for the temporary period, and you will be reimbursed for all reasonable extra expenses, including all moving costs and any increase in housing costs.

Again, we urge you not to move. If the project is approved, you can be sure that we will make every effort to accommodate your needs. Because Federal assistance would be involved, you would be protected by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

This letter is important and should be retained. You will be contacted soon. In the meantime, if you have any questions about our plans, please contact (name), (title), at (telephone number), (address).

Sincerely,

(name)

(title)

APPENDIX B

(date)

Dear _____:

On (date), we notified you that the owner of your building had applied for assistance to make extensive repairs to the building. On (date), the owner's request was approved, and the repairs will begin soon.

This is a notice of non-displacement. You will not be required to move permanently as a result of the rehabilitation. This notice guarantees you the following:

1. You will be able to lease and occupy your present apartment [or another suitable, decent, safe and sanitary apartment in the same building/complex] upon completion of the rehabilitation. Your monthly rent will remain until after construction is completed. If increased after construction is done, your new rent and estimated average utility costs will not exceed local fair market rents for your community. Of course, you must comply with all the other reasonable terms and conditions of your lease.
2. If you must move temporarily so that the repairs can be completed, you will be reimbursed for all of your extra expenses, including the cost of moving to and from the temporarily occupied unit and any additional housing costs. The temporary unit will be decent, safe and sanitary, and all other conditions of the temporary move will be reasonable.

Since you will have the opportunity to occupy a newly rehabilitated apartment, I urge you not to move. (If you do elect to move for your own reasons, you will not receive any relocation assistance.) We will make every effort to accommodate your needs. Because Federal assistance is involved, you are protected by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

If you have any questions, please contact (name), (title), at (phone #), (address). Remember; do not move before we have a chance to discuss your eligibility for assistance. This letter is important to you and should be retained.

Sincerely,

(name and title)

APPENDIX C**DISCLOSURE TO OCCUPANT OF TEMPORARY RELOCATION BENEFITS***Top to be completed at time of loan application submittal or Home Visit*

Property Address: _____

Owner-Occupied Unit

The rehabilitation loan specialist working on behalf of the City of Roseville has explained the temporary relocation services and benefits available under the current rehabilitation program relocation plan.

I/we have been advised that the City of Roseville rehabilitation construction specialist will inform me if I need to be temporarily relocated and will to assist me with scheduling any necessary moves and answer any questions about assistance as needed.

Acknowledged:

Occupant Signature_____
Date_____
Occupant Signature_____
Date*Complete this at time of acceptance of Work Write Up with initials by occupant*

The rehabilitation construction specialist for the City of Roseville has explained the Rehabilitation Scope of Work for our house and I/we agree that it will:

____ Not require I/we to be relocated. **(If initialed then STOP here and sign bottom.)**

____ Yes, I/we need to be temporarily relocated. **(Complete rest of form if initialed.)**

Start date and duration of relocation:

____ Starting on or about _____ we will move for all or part of the rehabilitation project.

____ Approximate length of temporary relocation: _____ Number of days.

For temporary relocation, I/We elect to (check all that apply):

____ Relocate with friends and family.

____ Relocate into a suitable temporary housing unit identified by rehab specialist.

____ Relocate furnishings only into a temporary storage unit.

____ I/We have been told what our relocation benefits are and elect **Not** to be reimbursed for any eligible relocation expenses.

____ I/We have been told what our relocation benefits are and want to be reimbursed for: _____

By signing, occupant(s) acknowledge receipt of copy of this form:

Occupant Signature_____
Date_____
Occupant Signature_____
Date

ATTACHMENT F**LOAN SERVICING POLICIES AND PROCEDURES
FOR THE CITY OF ROSEVILLE**

The City of Roseville, hereafter called “Sponsor,” has adopted these policies and procedures in order to preserve its financial interest in properties, whose “Borrowers” have been assisted with public funds. The Sponsor will to the greatest extent possible follow these policies and procedures, but each loan will be evaluated and handled on a case-by-case basis. The Sponsor has formulated this document to comply with state and federal regulations regarding the use of these public funds and any property restrictions, which are associated with them.

The policies and procedures are broken down into the following areas: 1) repayment of the full amount of the loan in a one-time payment; 2) required payment of property taxes and insurance; 3) required Request for Notice of Default on all second mortgages; 4) loans with annual occupancy restrictions and certifications 5) required noticing and limitations on any changes in title or use of property; 6) required noticing and process for requesting a subordination during a refinance; 7) processing of foreclosure in case of default on the loan.

1. Loan Repayments:

The Sponsor is not set up to accept monthly payments from borrowers. The Notes, which are 0% deferred payment loans, can be paid off by the Borrower at any time, with no penalty; however, the full amount of the loan must be repaid.

2. Payment of Property Taxes and Insurance:

As part of keeping the loan from going into default, Borrower must maintain property insurance coverage naming the Sponsor as loss payee. Except for HOME-funded loans, if Borrower fails to maintain the necessary insurance, the Sponsor may take out force placed insurance to cover the property while the Borrower puts a new insurance policy in place. All costs for installing the necessary insurance will be added to the loan balance at time of installation of Borrower’s new insurance.

When a property is located in a 100-year floodplain, the Borrower will be required to carry the necessary flood insurance. A certificate of insurance for flood and for standard property insurance naming the City of Roseville as a lender loss payee will be required at close of escrow. The Sponsor will verify the insurance on an annual basis.

Property taxes must be kept current during the term of the loan. If the Borrower fails to maintain payment of property taxes then the Sponsor may pay the taxes current and add the

balance of the tax payment plus any penalties to the balance of the loan (not permissible when funded with HOME). Wherever possible, the Sponsor encourages Borrower to have impound accounts set up with their first mortgagee wherein they pay their taxes and insurance as part of their monthly mortgage payment.

3. Required Request for Notice of Default:

When the Borrower's loan is in second position behind an existing first mortgage, it is the Sponsor's policy to prepare and record a "Request for Notice of Default" for each senior lien in front of Sponsor's loan. This document requires any senior lienholder listed in the notice to notify the Sponsor of initiation of a foreclosure action. The Sponsor will then have time to contact the Borrower and assist them in bringing the first loan current. The Sponsor can also monitor the foreclosure process and go through the necessary analysis to determine if the loan can be made whole or preserved. When the Sponsor is in a third position and receives notification of foreclosure from only one senior lienholder, it is in their best interest to contact any other senior lienholders regarding the status of their loans.

4. Annual Occupancy Restrictions and Certifications:

On owner-occupant loans the Sponsor may require that Borrowers submit utility bills and/or other documentation annually to prove occupancy during the term of the loan. For CDBG, some loans may have income and housing cost evaluations, which require a household to document that they are not able to make repayments, typically every five years. These loan terms are incorporated in the original note and deed of trust. On HOME-funded loans, annual occupancy verification will occur between May 1st and 15th of each year for the term of the loan.

5. Required Noticing and Restrictions on Any Changes of Title or Occupancy:

In all cases where there is a change in title or occupancy or use, the Borrower must notify the Sponsor in writing of any change. Sponsor and Borrower will work together to ensure the property is kept in compliance with the original Program terms and conditions such that it remains available as an affordable home for low income families. These types of changes are typical when Borrowers do estate planning (adding a relative to title) or if a Borrower dies and property is transferred to heirs or when the property is sold or transferred as part of a business transaction. In some cases the Borrower may move and turn the property into a rental unit without notifying the Sponsor. Changes in title or occupancy must be in keeping with the objective of benefit to low-income households (below 80 percent of AMI).

Change from owner-occupant to owner-occupant occurs at a sale. When a new owner-occupant is not low-income, the loan is not assumable and the loan balance is immediately due and payable. If the new owner-occupant qualifies as low-income, the purchaser may either pay the loan in full or assume all loan repayment obligations of the original owner-occupant, subject to the approval of the Sponsor's ~~Loan Committee~~ Housing Manager (depends on the HCD program).

If a transfer of the property occurs through inheritance, the heir (as owner-occupant) may be provided the opportunity to assume the loan at an interest rate based on household size and household income, provided the heir is income eligible. If the heir intends to occupy the property and is not low-income, the balance of the loan is due and payable. All such changes are subject to the review and approval of the Sponsor's Housing Manager.

Change from owner-occupant to owner-investor occurs when an owner-occupant decides to move out and rent the assisted property, or if the property is sold to an investor. If the owner converts any assisted unit from owner-occupied to rental, the loan is due in full.

Conversion to use other than residential use is not allowable where the full use of the property is changed from residential to commercial or other. If the use of the property is converted to a fully non-residential use, the loan balance is due and payable.

6. Requests for Subordinations:

When a Borrower wishes to refinance the property, they must request a subordination request to the Sponsor. The Sponsor will subordinate their loan only when there is no "cash out" as part of the refinance. Cash out means there are no additional charges on the transaction above loan and escrow closing fees. There can be no third-party debt payoffs or additional encumbrance on the property above traditional refinance transaction costs. Furthermore, the refinance should lower the housing cost of the household with a lower interest rate and the total indebtedness on the property should not exceed the current market value. The Sponsor has further subordination requirements which are provided to a Borrower upon submission of a subordination request.

Upon receiving the proper documentation from the refinance lender, the request will be considered by the Sponsor for review and approval. Upon approval, the escrow company will provide the proper subordination document for approval by the Sponsor's legal counsel, execution and recordation by the Sponsor. Borrowers must allow three (3) weeks for the Sponsor's review and approval of subordination requests.

7. Process for Loan Foreclosure:

Upon any condition of loan default: 1) non-payment; 2) lack of insurance or property tax payment; 3) change in title or use without approval; or 4) default on senior loans, the Sponsor will send out a letter to the Borrower notifying them of the default situation. If the default situation continues, the Sponsor may start a formal process of foreclosure.

When a senior lienholder starts a foreclosure process and the Sponsor is notified via a Request for Notice of Default, the Sponsor, who is the junior lienholder, may cancel the foreclosure proceedings by "reinstating" the senior lienholder. The reinstatement amount or payoff amount must be obtained by contacting the senior lienholder. This amount will include all delinquent payments, late charges and fees to date. Sponsor must confer with Borrower to determine if, upon paying the senior lienholder current, the Borrower can provide future payments. If this is the case, then the Sponsor may cure the foreclosure and add the costs to the balance of the loan with a Notice of Additional Advance on the existing note. HOME funds may not be used for this purpose, however.

If the Sponsor determines, based on information on the reinstatement amount and status of Borrower, that bringing the loan current will not preserve the loan, then staff must determine if it is cost effective to protect their position by paying off the senior lienholder in total and restructure the debt such that the unit is made affordable to the Borrower. If the Sponsor

does not have sufficient funds to pay the senior lienholder in full, then they may choose to cure the senior lienholder and foreclose on the property themselves. As long as there is sufficient value in the property, the Sponsor can afford to pay for the foreclosure process and pay off the senior lienholder and retain some or all of their investment.

If the Sponsor decides to reinstate, the senior lienholder will accept the amount to reinstate the loan up until five (5) days prior to the set "foreclosure sale date." This "foreclosure sale date" usually occurs about four (4) to six (6) months from the date of recording of the "Notice of Default." If the Sponsor fails to reinstate the senior lienholder before five (5) days prior to the foreclosure sale date, the senior lienholder would then require a full pay off of the balance, plus costs, to cancel foreclosure. If the Sponsor determines the reinstatement and maintenance of the property not to be cost effective and allows the senior lienholder to complete foreclosure, the Sponsor's lien may be eliminated due to insufficient sales proceeds.

Sponsor as Senior Lienholder

When the Sponsor is first position as a senior lienholder, active collection efforts will begin on any loan that is 31 or more days in arrears. Attempts will be made to assist the homeowner in bringing and keeping the loan current. These attempts will be conveyed in an increasingly urgent manner until loan payments have reached 90 days in arrears, at which time the Sponsor may consider foreclosure. Sponsor's staff will consider the following factors before initiating foreclosure:

- 1) Can the loan be cured and can the rates and terms be adjusted to allow for affordable payments such that foreclosure is not necessary?
- 2) Can the Borrower refinance with a private lender and pay off the Sponsor?
- 3) Can the Borrower sell the property and pay off the Sponsor?
- 4) Does the balance warrant foreclosure? (If the balance is under \$5,000, the expense to foreclose may not be worth pursuing.)
- 5) Will the sales price of home "as is" cover the principal balance owing, necessary advances, (maintain fire insurance, maintain or bring current delinquent property taxes, monthly yard maintenance, periodic inspections of property to prevent vandalism, etc.) foreclosure, and marketing costs?

If the balance is substantial and all of the above factors have been considered, the Sponsor may opt to initiate foreclosure. The Borrower must receive, by certified mail, a thirty-day notification of foreclosure initiation. This notification must include the exact amount of funds to be remitted to the Sponsor to prevent foreclosure (such as, funds to bring a delinquent BMIR current or pay off a DPL).

At the end of thirty days, the Sponsor should contact a reputable foreclosure service or local title company to prepare and record foreclosure documents and make all necessary notifications to the owner and junior lienholders. The service will advise the Sponsor of all

required documentation to initiate foreclosure (Note and Deed of Trust usually) and funds required from the owner to cancel foreclosure proceedings. The service will keep the Sponsor informed of the progress of the foreclosure proceedings.

When the process is completed, and the property has "reverted to the beneficiary" at the foreclosure sale, the Sponsor could sell the home themselves under a homebuyer program or use it for an affordable rental property managed by a local housing authority or use it for transitional housing facility or other eligible use. The Sponsor could contract with a local real estate broker to list and sell the home and use those funds for Program income-eligible uses.

ATTACHMENT G**CITY OF ROSEVILLE'S
FORECLOSURE POLICY****Sponsor As Junior Lienholder**

It is the City of Roseville's (Sponsor's) policy to prepare and record a "Request for Notice" on all junior liens (any lien after the first position) placed on properties financed by a loan.

This document requires any senior lienholder to notify the Sponsor of initiation (recording of a "Notice of Default") of a foreclosure only. This is to alert the junior lienholder that they are to monitor the foreclosure with the senior lienholder. When the Sponsor is in a third position and receives notification of foreclosure from only one senior lienholder, it would be in their best interest to contact both senior lienholders regarding the status of their loans.

The junior lienholder may cancel the foreclosure proceedings by "reinstating" the senior lienholder. The reinstatement amount must be obtained by contacting the senior lienholder. This amount will include all delinquent payments, late charges, advances (fire insurance premiums, property taxes, property protection costs, etc.), and foreclosure costs (fees for legal counsel, recordings, certified mail, etc.)

Once the Sponsor has the information on the reinstatement amount, staff must then determine if it is cost effective to protect their position by reinstating the senior lienholder, keeping them current by submitting a monthly payment thereafter, foreclosing on the property possibly resulting in owning the property at the end of foreclosure, protecting the property against vandalism, and paying marketing costs (readying the home for marketing, paying for yard maintenance, paying a real estate broker a sales commission).

If the Sponsor decides to reinstate, the senior lienholder will accept the amount to reinstate the loan up until five (5) days prior to the set "foreclosure sale date." This "foreclosure sale date" usually occurs about four (4) to six (6) months from the date of recording of the "Notice of Default." If the Sponsor fails to reinstate the senior lienholder before five (5) days prior to the foreclosure sale date, the senior lienholder would then require a full pay off of the balance, plus costs, to cancel foreclosure. If the Sponsor determines the reinstatement and maintenance of the property not to be cost effective and allows the senior lienholder to complete foreclosure, the Sponsor's lien may be eliminated due to insufficient sales proceeds.

Sponsor As Senior Lienholder

When the Sponsor is in a first position, or the senior lienholder, active collection efforts will begin on any loan that is 31 or more days in arrears. Attempts will be made to assist the homeowner in bringing and keeping the loan current. These attempts will be conveyed in an increasingly urgent manner until loan payments have reached 90 days in arrears, at which

time the Sponsor may consider foreclosure. Sponsor staff will consider the following factors before initiating foreclosure:

- Can the loan be cured (brought current or paid off) by the owner without foreclosure?
- Can the owner refinance with a commercial lender and pay off the Sponsor?
- Can the owner sell the property and pay off the Sponsor?
- Does the balance warrant foreclosure? (If the balance is under \$5,000, the expense to foreclose may not be worth pursuing.)
- Will the sales price of home "as is" cover the principal balance owing, necessary advances, (maintain fire insurance, maintain or bring current delinquent property taxes, monthly yard maintenance, periodic inspections of property to prevent vandalism, etc.) foreclosure, and marketing costs?

If the balance is substantial and all of the above factors have been considered, the Sponsor may opt to initiate foreclosure. The owner must receive, by certified mail, a thirty-day notification of foreclosure initiation. This notification must include the exact amount of funds to be remitted to the Sponsor to prevent foreclosure (such as, funds to bring a delinquent BMIR current or pay off a DPL).

At the end of thirty days, the Sponsor should contact a reputable foreclosure service or local title company to prepare and record foreclosure documents and make all necessary notifications to the owner and junior lienholders. The service will advise the Sponsor of all required documentation to initiate foreclosure (Note and Deed of Trust usually) and funds required from the owner to cancel foreclosure proceedings. The service will keep the Sponsor informed of the progress of the foreclosure proceedings. When the process is completed, and the property has "reverted to the beneficiary" at the foreclosure sale, the Sponsor would then contact a real estate broker to market the home.

ATTACHMENT H
CERTIFICATION OF OCCUPANCY
CITY OF ROSEVILLE

I/we _____ declare as follows:
(Please Print Occupant's Name(s))

That I/we am/are currently occupying as my/our principal place of residence
the real property commonly known as:

(Address)

(City, State, Zip code)

Daytime Phone Number: _____

Executed on _____, 20____, at _____, CA
(Date) (City)

I/we declare under penalty of perjury that the foregoing is true and correct.

Signature(s) of all occupants:

Occupant: _____

Occupant: _____

Occupant: _____

Occupant: _____

Occupant: _____

ATTACHMENT I**LEAD-BASED PAINT****VISUAL ASSESSMENT, NOTICE OF PRESUMPTION, AND HAZARD REDUCTION FORM**

Section 1: Background Information			
Property Address:			No LBP found or LBP exempt ☐
Select one:	Visual Assessment ☐	Presumption ☐	Hazard Reduction ☐
Section 2: Visual Assessment. Fill out Sections 1, 2, and 6. If paint stabilization is performed, also fill out Sections 4 and 5 after the work is completed.			
Visual Assessment Date:		Report Date:	
Check if no deteriorated paint found ☐			
Attachment A: Summary where deteriorated paint was found. For multi-family housing, list at least the housing unit numbers and common areas and building components (including type of room or space, and the material underneath the paint).			
Section 3: Notice of Presumption. Fill out Sections 1, 3, 5, and 6. Provide to occupant w/in 15 days of presumption.			
Date of Presumption Notice:			
Lead-based paint is presumed to be present ☐ and/or Lead-based paint <i>hazards</i> are presumed to be present ☐			
Attachment B: Summary of Presumption: For multi-family housing, list at least the housing unit numbers and common areas, bare soil locations, dust-lead location, and or building components (including type of room or space, and the materials underneath the paint) of lead-based paint and/or hazards presumed to be present.			
Section 4: Notice of Lead-Based Paint Hazard Reduction Activity. Fill out Sections 1, 4, 5, and 6. Provide to occupant w/in 15 days of after work completed.			
Date of Hazard Reduction Notice:			
Initial Hazard Reduction Notice? Yes ☐ No ☐		Start & Completion Dates:	
If "No", dates of previous Hazard Reduction Activity Notices:			
Attachment C: Activity locations and types. For multi-family housing, list at least the housing unit numbers and common areas (for multifamily housing), bare soil locations, dust-lead locations, and/or building components (including type of room or space, and the material underneath the paint), and the types of lead-based paint hazard reduction activities performed at the location listed.			
Attachment D: Location of building components with <u>lead-based paint remaining</u> in the rooms, spaces or areas where activities were conducted.			
Attachment E: Attach clearance report(s), using DHS form 8552 (and 8551 for abatement activities)			
Section 5: Resident Receipt of Notice for Presumption or Lead-Based Paint Hazard Reduction Activity and Acknowledgement of Receipt of pamphlet <i>Protection Your Family from Lead in Your Home</i>.			
Printed Name:		Signature:	Date:
Section 6: Contact Information		Organization:	
Contact Name:		Contact Signature:	
Date:	Address:		Phone:



COUNCIL COMMUNICATION

CC #: 3784
File #: 0800-03

Title: Northern California Power Agency Combustion Turbine Project - Intent to Reimburse
Contact: Joanna Cucchi 916-746-1609 jcucchi@roseville.ca.us

Meeting Date: 3/5/2025
Item #: 6.13.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution declaring its intention to reimburse expenditures related to Phase 2 activities of the Combustion Turbine No. 2 Repower Project from the proceeds of bonds issued by the Northern California Power Agency.

BACKGROUND

The Northern California Power Agency (NCPA) is a joint powers agency that owns and operates various generation resources for the benefit of its members. The City of Roseville, as a NCPA member, participates in multiple NCPA projects, including geothermal, hydroelectric, and natural gas-fired generation facilities. One such project is NCPA's Combustion Turbine Project No. 2 (CT2 Project) in Lodi, California.

Commissioned in 1995, the 50-megawatt (MW) CT2 Project provides capacity to its participating members: the cities of Lodi, Alameda, Lompoc, and Roseville. Roseville currently holds a 36.5% share of the project, equating to approximately 18 MW of capacity. The facility has reached its end of operational life and the participating members are evaluating repowering options to extend the project's service life and meet future energy needs.

The City Council recently approved the Second Phase Agreement, which establishes the framework for development, scheduling, procurement of long-lead items, and cost estimation necessary for the potential repowering of the CT2 Project. The total cost of the Second Phase Agreement is estimated at \$5.1 million, with Roseville's share projected at approximately \$2.3 million. If the work activities under the Second Phase Agreement confirm repowering the CT2 Project, staff will return to the City Council with a subsequent recommendation for a construction and commissioning agreement, as well as other related agreements.

Reimbursement Resolution

Under federal tax regulations, expenditures made prior to issuing tax-exempt debt are generally not eligible for reimbursement unless specific procedures are followed. One key requirement is a formal declaration of intent to reimburse such expenditures from bond proceeds. Although NCPA

will issue the debt, its bond counsel has recommended that both NCPA and each participating city adopt a resolution declaring this intent. This action does not obligate Roseville or NCPA to issue bonds, but preserves the right to recover previously spent funds through a future bond issuance.

FISCAL IMPACT

There is no fiscal impact related to this recommendation. The previously approved Second Phase Agreement included the approval of expenditure on this project. The current action only states the intention that any expenditure can be reimbursed from bond proceeds if the participants choose to move forward with the CT2 Repower Project.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The intent to reimburse expenditures associated with the repowering of the CT2 Project meets the above criteria and is not subject to CEQA. No additional environmental review is required.

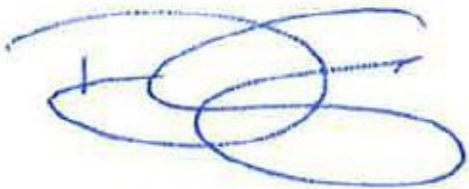
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Joanna Cucchi, Acting Assistant Electric Utility Director

Daniel Beans, Electric Utility Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line extending to the right.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 25-062

RESOLUTION NO. 25-062

A RESOLUTION OF THE CITY OF ROSEVILLE REGARDING
REIMBURSEMENT WITH PROCEEDS OF TAX-EXEMPT OBLIGATIONS

WHEREAS, the City of Roseville (City), a Charter City duly organized and existing under and by virtue of the Constitution and laws of the State of California (State), is a member of the Northern California Power Agency (NCPA) a public entity duly organized and existing pursuant to the Amended and Restated Northern California Power Agency Joint Powers Agreement, dated as of January 1, 2008, as supplemented (Agreement) and the provisions relating to the Joint Exercise of Powers Act constituting Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California; and

WHEREAS, NCPA and certain of its Members (capitalized terms used herein not otherwise defined shall have the meanings given such terms in the Agreement), namely, the City, the City of Lompoc and the City of Lodi (each, a Participant and collectively, the Participants) are interested in having NCPA undertake certain activities in furtherance of the development of a potential project to repower the existing NCPA Combustion Turbine Project Number Two (CT2 Repower Project) to extend the period of time during which the Combustion Turbine Project Number Two can operate to meet the electric demands of the Participants and their electric customers; and

WHEREAS, in the event that NCPA and the Participants determine to undertake the CT2 Repower Project following the completion of the initial development activities with respect thereto, NCPA and the Participants are contemplating the sale and issuance by NCPA of obligations the interest upon which is excluded from gross income for federal income tax purposes (Obligations) to finance the costs of developing, designing, acquiring, constructing and installing the CT2 Repower Project; and

WHEREAS, the City wishes to pay certain costs with respect to the CT2 Repower Project from available moneys of NCPA and the Participants prior to the issuance of the Obligations and to reimburse NCPA and the Participants, including the City, for such costs from a portion of the proceeds of the sale of the Obligations; and

NOW, THEREFORE, BE IT RESOLVED that the Roseville City Council does hereby declare as follows:

SECTION 1. Each of the above recitals is true and correct.

SECTION 2. The City reasonably expects, and hereby states its intention, to be reimbursed for costs of the CT2 Repower Project incurred prior to the issuance of the Obligations with proceeds of the Obligations. Exhibit A describes the general character, type, purpose and function of the CT2 Repower Project.

SECTION 3. The reasonably expected maximum principal amount of the Obligations that is anticipated to be used for such reimbursement is \$34,500,000.

SECTION 4. Except as described in Section 8 below, this resolution is being adopted not later than 60 days after the payment of the original expenditures (Expenditures Date or Dates).

SECTION 5. Except as described in Section 8 below, the expected date of issue of the Obligations will be within 18 months of the later of: (a) the Expenditure Date or Dates; or (b) the date that the CT2 Repower Project is placed in service; provided that the reimbursement may not be made more than three years after the Expenditure Date or Dates.

SECTION 6. Proceeds of the Obligations to be used to reimburse the City for costs of the CT2 Repower Project are not expected to be used, within one year of reimbursement, directly or indirectly to pay debt service with respect to any obligation (other than to pay current debt service coming due within the next succeeding one year period on any tax-exempt obligation of NCPA or the City (other than the Obligations)) or to be held as a reasonably required reserve or replacement fund with respect to an obligation of NCPA or the City or any entity related in any manner to NCPA or the City, or to reimburse any expenditure that was originally paid with the proceeds of any obligation, or to replace funds that are or will be used in such manner.

SECTION 7. This Resolution is consistent with the budgetary and financial circumstances of the City as of the date hereof. No moneys from sources other than the Obligations are, or are reasonably expected to be, reserved, allocated on a long-term basis or otherwise set aside by City (or any related party) pursuant to their budget or financial policies with respect to the CT2 Repower Project costs. To the best of its knowledge, this City Council is not aware of the previous adoption of official intents by NCPA or the City that have been made as a matter of course for the purpose of reimbursing expenditures and for which tax-exempt obligations have not been issued.

SECTION 8. The limitations that are described in Sections 4 and 5 above do not apply to: (a) costs of issuance of the Obligations; (b) an amount not in excess of the lesser of \$100,000 or five percent (5%) of the proceeds of the Obligations; or (c) any preliminary expenditures, such as architectural, engineering, surveying, soil testing, and similar costs other than land acquisition, site preparation, and similar costs incident to commencement of construction, not in excess of twenty percent (20%) of the aggregate issue price of the Obligations that finances the CT2 Repower Project for which the preliminary expenditures were incurred.

SECTION 9. This Resolution is adopted as official action of the City in order to comply with Treasury Regulation § 1.150-2 and any other regulations of the Internal Revenue Service relating to the qualification for reimbursement of City expenditures incurred prior to the date of issue of the Obligations, is part of City's official proceedings, and will be available for inspection by the general public at the main administrative office of City.

SECTION 10. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Council of the City of Roseville this 5th day of March, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

EXHIBIT A

The CT2 Repower Project, including costs associated with the development of surveys, preliminary investigations, cost estimates, project schedules, and other studies required to complete the CT2 Repower Project. Associated costs also relate to the development, issuance, and selection of equipment through requests for proposals, and place deposits on long lead time CT2 Repower Project equipment to obtain queue positions in the factory for production. CT2 Repower Project costs also include any other related capital costs.



COUNCIL COMMUNICATION

CC #: 3779

File #: 0323

Title: Roseville Municipal Code Ordinance - Military Equipment Policy

Contact: Scott Blynn 916-774-5040 sblynn@roseville.ca.us

Darren Kato 916-774-5040 dkato@roseville.ca.us

Meeting Date: 3/5/2025

Item #: 6.14.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt findings pursuant to California Government Code Section 7071 and 7072, and introduce for first reading an ordinance renewing Ordinance 6463 and readopting and continuing Roseville Police Department Policy No. 706, titled "Military Equipment", thereby authorizing the Roseville Police Department's continued use of "military equipment", as defined by Government Code Section 7070.

BACKGROUND

Brief History of AB 481

Assembly Bill 481 ("AB 481"), signed by Governor Newsom in September 2021, required that law enforcement agencies obtain approval from the agency's governing body (here, the City Council) prior to purchasing or acquiring military equipment, using military equipment, and/or collaborating with other law enforcement agencies in the deployment or use of military equipment within the governing body's territorial jurisdiction.

Such approval by the City Council was required to be in the form of an Ordinance, adopting a publicly released, written military equipment policy. AB 481 also required that the military equipment policy address a number of specific topics, including the type, quantity, capabilities, purposes, and authorized uses of each type of military equipment, the fiscal impact of their acquisition and use, the legal and procedural rules that govern their use, the training required by any officer allowed to use the equipment, the mechanisms in place to ensure policy compliance, and the procedures by which the public may submit complaints. To adopt such an Ordinance, the City Council was also required to make the following findings:

1. The military equipment is necessary because there is no reasonable alternative that can achieve the same objective of officer and civilian safety.
2. The proposed military equipment use policy will safeguard the public's welfare, safety, civil rights, and civil liberties.

3. If purchasing the equipment, the equipment is reasonably cost effective compared to available alternatives that can achieve the same objective of officer and civilian safety.
4. Prior military equipment use complied with the military equipment use policy that was in effect at the time, or if prior uses did not comply with the accompanying military equipment use policy, corrective action has been taken to remedy nonconforming uses and ensure future compliance.

City's Original Adoption of Military Equipment Policy

At its March 1, 2022 meeting, the City Council was presented with Ordinance 6463, which included the findings required by AB 481 and, if adopted, would approve and adopt a Military Equipment policy for the Roseville Police Department. The City Council elected to move forward with the Military Equipment Policy and introduced Ordinance 6463 for first reading that evening. At its March 15, 2022 meeting, the City Council completed the second reading and adopted Ordinance 6463, thereby approving and adopting Roseville Police Department Policy No. 706, titled "Military Equipment".

Annual Review and Renewal of Military Equipment Policy

AB 481 further requires that the City Council review any ordinance adopted pursuant to AB 481 at least annually, and to vote on whether to "renew" the ordinance. In making this decision, the City Council is required to determine whether each type of military equipment owned by the City complied with the findings originally made during adoption of the ordinance. This determination is to be based on an annual "report" prepared by the Police Department that includes at least the following information for each type of military equipment approved for use:

1. A summary of how the military equipment was used and the purpose of its use.
2. A summary of any complaints or concerns received concerning the military equipment.
3. The results of any internal audits, any information about violations of the military equipment use policy, and any actions taken in response.
4. The total annual cost for each type of military equipment, including acquisition, personnel, training, transportation, maintenance, storage, upgrade, and other ongoing costs, and from what source funds will be provided for the military equipment in the calendar year following submission of the annual military equipment report.
5. The quantity possessed for each type of military equipment.
6. If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment.

This annual report must also be made publicly available on the Police Department's website, and the Department must hold at least one well-publicized and conveniently located community engagement meeting at which the general public may discuss and ask questions regarding the annual military equipment report and the Department's funding, acquisition, or use of military equipment.

Prior Renewals

The City's Military Equipment policy for the Roseville Police Department was renewed in both 2023 and 2024. For each year, the Roseville Police Department prepared an Annual Report covering the applicable reporting period. Each report included all of the information required by AB 481, was published on the Department's webpage, and the Roseville Police Department held the requisite community engagement meeting. After completing these steps, the City Council then introduced and thereafter approved an uncodified ordinance readopting and continuing the Roseville Police Department's Military Equipment Policy.

Roseville Police Department Annual Report & Current Renewal of the Military Equipment Policy

The Roseville Police Department has prepared an Annual Report that covers the reporting period of January 1, 2024 to December 31, 2024. The Report, attached herewith, includes all of the information required by AB 481 and was published on the Department's webpage on February 7, 2025. The Roseville Police Department also held a community engagement meeting on February 11, 2025, at 5:00 p.m. at the Roseville Police Department. The general public was invited to attend the meeting to discuss and ask questions regarding the annual military equipment report and the Department's funding, acquisition, or use of military equipment. Notice of the meeting was published on the City's main webpage, the City events calendar, and the City's and Police Department's social media pages. Three members of the community attended the meeting. Two community members expressed support for the Department's Military Equipment Policy. The other community member asked questions about when the items subject to the Military Equipment Policy would be acquired and to describe their need to the Police Department. None of the community members in attendance expressed opposition to the Military Equipment Policy.

Council Action to Renew the Ordinance and Military Equipment Policy

As noted above, AB 481 requires that the City Council "review" the military equipment ordinance, annual report, and policy, and make a determination as to whether the type of military equipment included in the policy has complied with the standards of approval originally adopted by Council. If determined to comply, the governing body can "vote to renew the ordinance" and the corresponding Military Equipment Policy. Because "renewal" of an ordinance is not a traditional City action, it is recommended that Council adopt a new uncodified ordinance making all relevant findings, renewing Ordinance 6463, and readopting and continuing the Roseville Police Department's Military Equipment Policy. No substantive changes are being made to the Military Equipment Policy. Copies of the proposed ordinance and Roseville Police Department Policy No. 706, titled "Military Equipment", are attached.

It is recommended that Council introduce for first reading an uncodified ordinance renewing Ordinance 6463 and readopting and continuing Roseville Police Department Policy No. 706, titled "Military Equipment", which will allow for the continued use of "military equipment" as defined by Government Code section 7070.

FISCAL IMPACT

There is no fiscal impact associated with the proposed policy as the equipment identified in the "Military Equipment" policy has already been budgeted and acquired. Any future equipment would be subject to approved budgets at the time of acquisition and approval.

ENVIRONMENTAL REVIEW

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

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community

Respectfully Submitted,

Travis Cochran, Senior Deputy City Attorney

Michelle Sheidenberger, City Attorney



Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance renewing Military Equipment Policy

Military Equipment Policy & Annual Report

Ordinance 6463

ORDINANCE NO. ____

RENEWING CITY OF ROSEVILLE ORDINANCE 6463 AND READOPTING
AND CONTINUING ROSEVILLE POLICE DEPARTMENT POLICY NO. 706,
TITLED “MILITARY EQUIPMENT”

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1.

- A. On September 30, 2021, Governor Gavin Newsom signed into law Assembly Bill 481, relating to the use of military equipment by law enforcement agencies. Assembly Bill 481, codified at California Government Code sections 7070 through 7075, requires law enforcement agencies to obtain approval of the applicable governing body, by an ordinance adopting a “military equipment” use policy, at a regular meeting held pursuant to open meeting laws, prior to taking certain actions relating to the funding, acquisition, or use of military equipment. The term “military equipment” is defined in California Government Code section 7070(c). Assembly Bill 481 allows the governing body of a city to approve the funding, acquisition, and/or use of military equipment within its jurisdiction only if it makes specified findings.
- B. At its March 1, 2022 meeting, the City Council was presented with Ordinance 6463, which included the findings required by AB 481 and, if adopted, would approve and adopt a Roseville Police Department Policy No. 706, titled “Military Equipment”. The proposed Military Equipment Policy was consistent with AB 481 and based on a model policy utilized by many other law enforcement agencies in California. The City Council elected to move forward with the Military Equipment Policy and introduced Ordinance 6463 for first reading that evening.
- C. At its March 15, 2022 meeting, the City Council completed the second reading and adopted Ordinance 6463, thereby approving and adopting Roseville Police Department Policy No. 706, titled “Military Equipment”. Through adoption of Ordinance 6463, the City Council also made the following findings:
 - 1. The “military equipment” (as defined by California Government Code section 7070(c)) is necessary because there is no reasonable alternative that can achieve the same objective of officer and civilian safety;
 - 2. The “Military Equipment” Policy No. 706 will safeguard the public’s welfare, safety, civil rights, and civil liberties;
 - 3. The current “military equipment” identified in “Military Equipment” Policy No. 706 and purchasing any future “military equipment” on the list of “military equipment” (as defined by California Government Code section 7070(c)) is reasonably cost effective compared to available

alternatives that can achieve the same objective of officer and civilian safety; and

4. Prior “military equipment” use complied with the military equipment use policy that was in effect at the time.

D. AB 481 further requires that the City Council review any ordinance adopted pursuant to AB 481 at least annually, and to vote on whether to “renew” the ordinance. In making this decision, the City Council is required to determine whether each type of military equipment owned by the City complied with the findings originally made during adoption of the ordinance. This determination is to be based on an annual report prepared by the Police Department that includes at least the following information for each type of military equipment approved for use:

1. A summary of how the military equipment was used and the purpose of its use;
2. A summary of any complaints or concerns received concerning the military equipment;
3. The results of any internal audits, any information about violations of the military equipment use policy, and any actions taken in response;
4. The total annual cost for each type of military equipment, including acquisition, personnel, training, transportation, maintenance, storage, upgrade, and other ongoing costs, and from what source funds will be provided for the military equipment in the calendar year following submission of the annual military equipment report;
5. The quantity possessed for each type of military equipment; and
6. If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment.

The annual report must also be made publicly available on the Roseville Police Department’s webpage, and the Department must also hold at least one well-publicized and conveniently located community engagement meeting at which the general public may discuss and ask questions regarding the annual military equipment report and the Department’s funding, acquisition, or use of military equipment.

E. On February 7, 2025, the Roseville Police Department published its Annual Report regarding AB 481 and the Military Equipment Policy to the Department’s webpage. The Report covers the reporting period of January 1,

2024, through December 31, 2024, and includes all information required by AB 481. The Roseville Police Department also held a community engagement meeting on February 11, 2025, at 5:00 p.m. at the Roseville Police Department. The meeting was well-publicized, and the general public was invited to attend to discuss and ask questions regarding the annual military equipment report and the Department's funding, acquisition, or use of military equipment.

- F. On March 5, 2025, the Annual Report for the period of January 1, 2024 through December 31, 2024, regarding AB 481 and the City of Roseville Police Department's Military Equipment Police was submitted to the City Council pursuant to Government Code section 7072.

SECTION 2. The City Council of the City of Roseville makes the following findings:

- A. The City Council has reviewed Ordinance 6461, which was adopted pursuant to AB 481 and approved the funding, acquisition, or use of "military equipment" and approved and adopted Roseville Police Department Policy No. 706, titled "Military Equipment".
- B. The City Council was presented with the Annual Report, covering the period of January 1, 2024 through December 31, 2024, prepared by the Roseville Police Department pursuant to Government Code sections 7071 and 7072.
- C. Based on the Annual Report prepared by the Roseville Police Department and submitted to the City Council, the City Council determines that each type of "military equipment" identified in the Report has complied with the standards of approval set forth in Government Code section 7071, subsection (d), and adopted by the City Council through Ordinance 6463.
- D. The Roseville Police Department Policy No. 706, titled "Military Equipment", meets all requirements of Government Code sections 7070 – 7075.
- E. Ordinance 6463 is renewed and Roseville Police Department Policy No. 706, titled "Military Equipment", is approved and readopted.

SECTION 3. This ordinance shall be effective at the expiration of thirty (30) days from the date of its adoption.

SECTION 4. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

Military Equipment

706.1 PURPOSE AND SCOPE

The purpose of this policy is to provide guidelines for the approval, acquisition, use, collaborating in the use, and reporting requirements of military equipment (Government Code § 7070; Government Code § 7071; Government Code § 7072).

706.1.1 DEFINITIONS

Definitions related to this policy include (Government Code § 7070):

Governing body – The elected or appointed body that oversees the Roseville Police Department.

Military equipment – Includes but is not limited to the following:

- Unmanned, remotely piloted, powered aerial or ground vehicles.
- Mine-resistant ambush-protected (MRAP) vehicles or armored personnel carriers.
- High mobility multipurpose wheeled vehicles (HMMWV), two-and-one-half-ton trucks, five-ton trucks, or wheeled vehicles that have a breaching or entry apparatus attached.
- Tracked armored vehicles that provide ballistic protection to their occupants.
- Command and control vehicles that are either built or modified to facilitate the operational control and direction of public safety units.
- Weaponized aircraft, vessels, or vehicles of any kind.
- Battering rams, slugs, and breaching apparatuses that are explosive in nature. This does not include a handheld, one-person ram.
- Firearms and ammunition of .50 caliber or greater, excluding standard-issue shotguns and standard-issue shotgun ammunition.
- Specialized firearms and ammunition of less than .50 caliber, including firearms and accessories identified as assault weapons in Penal Code § 30510 and Penal Code § 30515, with the exception of standard-issue firearms and standard-issue ammunition.
- Any firearm or firearm accessory that is designed to launch explosive projectiles.
- Noise-flash diversionary devices and explosive breaching tools.
- Munitions containing tear gas or OC, excluding standard, service-issued handheld pepper spray.
- TASER® Shockwave, microwave weapons, water cannons, and long-range acoustic devices (LRADs).
- Kinetic energy weapons and munitions.
- Any other equipment as determined by a governing body or a state agency to require additional oversight.

Roseville Police Department

POLICY MANUAL

Military Equipment

706.2 POLICY

It is the policy of the Roseville Police Department that members of this department comply with the provisions of Government Code § 7071 with respect to military equipment.

706.3 MILITARY EQUIPMENT COORDINATOR

The Chief of Police should designate a member of this department to act as the military equipment coordinator. The responsibilities of the military equipment coordinator include but are not limited to:

- (a) Acting as liaison to the governing body for matters related to the requirements of this policy.
- (b) Identifying department equipment that qualifies as military equipment in the current possession of the Department, or the equipment the Department intends to acquire that requires approval by the governing body.
- (c) Conducting an inventory of all military equipment at least annually.
- (d) Collaborating with any allied agency that may use military equipment within the jurisdiction of the Roseville Police Department (Government Code § 7071).
- (e) Preparing for, scheduling, and coordinating the annual community engagement meeting to include:
 - 1. Publicizing the details of the meeting.
 - 2. Preparing for public questions regarding the department's funding, acquisition, and use of equipment.
- (f) Preparing the annual military equipment report for submission to the Chief of Police and ensuring that the report is made available on the department website (Government Code § 7072).
- (g) Establishing the procedure for a person to register a complaint or concern, or how that person may submit a question about the use of a type of military equipment, and how the Department will respond in a timely manner.

706.4 MILITARY EQUIPMENT INVENTORY

The following constitutes a list of qualifying equipment for the Department:

[See attachment: Military Equipment 2025.pdf](#)

706.5 APPROVAL

The Chief of Police or the authorized designee shall obtain approval from the governing body by way of an ordinance adopting the military equipment policy. As part of the approval process, the Chief of Police or the authorized designee shall ensure the proposed military equipment policy is submitted to the governing body and is available on the department website at least 30 days prior to any public hearing concerning the military equipment at issue (Government Code § 7071). The military equipment policy must be approved by the governing body prior to engaging in any of the following (Government Code § 7071):

Military Equipment

- (a) Requesting military equipment made available pursuant to 10 USC § 2576a.
- (b) Seeking funds for military equipment, including but not limited to applying for a grant, soliciting or accepting private, local, state, or federal funds, in-kind donations, or other donations or transfers.
- (c) Acquiring military equipment either permanently or temporarily, including by borrowing or leasing.
- (d) Collaborating with another law enforcement agency in the deployment or other use of military equipment within the jurisdiction of this department.
- (e) Using any new or existing military equipment for a purpose, in a manner, or by a person not previously approved by the governing body.
- (f) Soliciting or responding to a proposal for, or entering into an agreement with, any other person or entity to seek funds for, apply to receive, acquire, use, or collaborate in the use of military equipment.
- (g) Acquiring military equipment through any means not provided above.

706.6 COORDINATION WITH OTHER JURISDICTIONS

Military equipment should not be used by any other law enforcement agency or member in this jurisdiction unless the military equipment is approved for use in accordance with this policy. The Department should not use military equipment belonging to any other law enforcement agency unless the military equipment is approved for use in that jurisdiction.

Military equipment use and acquisition is often a collaboration with the City of Rocklin and the Rocklin Police Department due to our regional SWAT and EOD teams.

706.7 ANNUAL REPORT

Upon approval of a military equipment policy, the Chief of Police or the authorized designee should submit a military equipment report to the governing body for each type of military equipment approved within one year of approval, and annually thereafter for as long as the military equipment is available for use (Government Code § 7072).

The Chief of Police or the authorized designee should also make each annual military equipment report publicly available on the department website for as long as the military equipment is available for use. The report shall include all information required by Government Code § 7072 for the preceding calendar year for each type of military equipment in department inventory.

706.8 COMMUNITY ENGAGEMENT

Within 30 days of submitting and publicly releasing the annual report, the Department shall hold at least one well-publicized and conveniently located community engagement meeting, at which the Department should discuss the report and respond to public questions regarding the funding, acquisition, or use of military equipment.

Roseville Police Department

POLICY MANUAL

Military Equipment

706.9 COMPLAINT PROCEDURE

All complaints or concerns regarding this policy will be handled pursuant to the Department's normal complaint process.

Attachments

Military Equipment 2025.pdf

ROSEVILLE POLICE DEPARTMENT
2025 ANNUAL REPORT
ASSEMBLY BILL 481 - MILITARY EQUIPMENT

Title: 2025 Annual report for Military Equipment Policy Pursuant to California Assembly Bill 481

Contact: Troy Bergstrom, Chief of Police (916) 774-5010, tbergstrom@roseville.ca.us

Jeff Beigh, Captain (916) 774-5041, jbeigh@roseville.ca.us

Scott Blynn, Lieutenant 916-746-1076, sblynn@roseville.ca.us

BACKGROUND

AB 481

Assembly Bill 481 requires that law enforcement agencies obtain approval from the agency's governing body prior to purchasing, raising funds for, or acquiring "military equipment", using "military equipment", and collaborating with other law enforcement agencies in the deployment or use of "military equipment" within the governing body's territorial jurisdiction. AB 481 requires the Police Department to annually provide public notice of these requirements which is the purpose of this posting.

The term "military equipment", as used in AB 481, does not necessarily indicate equipment that has been used by the military, obtained from the military, or is even considered military grade. Pursuant to AB 481, items deemed to be "military equipment" include, but are not limited to, unmanned aerial or ground vehicles (i.e. drones or bomb disposal robots), armored vehicles, command post vehicles, battering rams, pepper balls, "bean bag" launchers, "rubber bullets", and commonly used long rifles. AB 481's intent is to increase transparency, accountability and oversight surrounding the acquisition and use of the designated "military equipment" by state and local law enforcement. After initial approval by the City Council, AB 481 requires that our Department receive approval for the use of "military equipment" and to submit annual reports to the City Council regarding the use of the equipment, any complaints received, any internal audits or other information about violations of the military equipment use policy, the cost and quantity of each type of military equipment, and the quantity of military equipment if the agency intends to acquire additional military equipment in the next year.

The City Council is required to review any ordinance it has adopted at least annually and vote on whether to renew the ordinance at a regular, public meeting.

Roseville Police Department's "Military Equipment" Policy

The Roseville Police Department's "Military Equipment" policy complies with AB 481 and is based on a model policy utilized by many other law enforcement agencies in California. The "Military Equipment" policy is reviewed annually and published on the Roseville Police Department's website.

ANNUAL REPORTING

The Roseville Police Department is required to prepare an annual report for its governing body on the status of the military equipment program. The report must be made publically available on the department's website for as long as the military equipment is available for use, and the report must include, at a minimum, all information as required by Government Code § 7072. This annual military equipment covers the period of January 1, 2024 to December 31, 2024.

Use of Equipment

All "Military Equipment" maintained by the Roseville Police Department is intended to be used to support law enforcement operations in order to safeguard the public's welfare, safety, civil rights, and civil liberties. Any Military Equipment used during the reporting period was consistent with such intended use and pursuant to the Department's Military Equipment Policy. Attached as Appendix A to this report is a summary of the equipment used and the purpose of the use during the reporting period.

Civilian Complaint Reporting

The Roseville Police Department maintains a procedure for citizens to report a complaint or concern associated with the Department. The Roseville Police Department has not received any complaints from the public during the reporting period regarding the intended or actual use of Military Equipment or the Department's Military Equipment Policy.

Internal Audits

The Roseville Police Department has assigned a designee to act as the Military Equipment Coordinator. The Military Equipment Coordinator, among other duties, conducts an annual inventory of all equipment listed under the "Military Equipment" policy. The Roseville Police Department has all equipment listed under this policy documented and accounted for. There have been no reports or complaints of violations of the Military Equipment Policy during the reporting period, and no internal audits have indicated any violations or misuse.

Fiscal Impact

There is no fiscal impact associated with equipment identified under the "Military Equipment" policy, as the equipment has already been acquired and budgeted for. Any future equipment would be subject to approved budgets at the time of acquisition and approval. Attached as Appendix B to this report is the Roseville Police Department's current inventory of Military Equipment. Appendix B lists any initial and ongoing costs associated with the Military Equipment. All Military Equipment is funded by City of Roseville general funds allocated to the Roseville Police Department unless otherwise indicated on the current inventory list (e.g., paid for by another local agency, grant funded, etc.).

Quantity Possessed

The Roseville Police Department maintains an updated list of "Military Equipment" in its inventory. Attached as Appendix B to this report is the current list of qualifying equipment maintained by the Department.

Intent to Acquire Additional Military Equipment

During the next calendar year for reporting purposes (January 1, 2025 – December 31, 2025), the Roseville Police Department does not intend to acquire new equipment that is not already listed on the current Military Equipment inventory (Appendix B). The Department does intend on replacing old equipment that is nearing the end of its expected lifespan, but this will be replacement only and it will not expend existing quantities.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "T Bergstrom". The signature is fluid and cursive, with the first letter of the last name being a large, stylized 'B'.

Chief Troy Bergstrom

APPENDIX B

MILITARY EQUIPMENT LIST

DESCRIPTION (Military item)	QUANTITY (sought or possessed)	CAPABILITIES	EXPECTED LIFESPAN	PRODUCT DESCRIPTION (MANUFACTURER)	PURPOSE (AUTHORIZED USE)	FISCAL IMPACT (INITIAL AND YEARLY COST)	LEGAL RULES	TRAINING (CA POST OR OTHER)	COMPLIANCE (OVERSIGHT)	COMPLAINT PROCEDURE
TRV	1	Armored Transportation	Less than 20 years	LENCO Armored Vehicles	Transportation and Ballistic Protection	Initial: \$383,692 Yearly: \$1K	835a PC & Federal and State case precedent	CA POST Basic SWAT School	After Action Review, UOF Admin review, Internal Affairs Investigation - 1098	Roseville Policy 1098
Bearcat	1	Armored Transportation	Less than 20 years	LENCO Armored Vehicles	Transportation and Ballistic Protection	Initial: \$369,911 Yearly: \$1K	835a PC & Federal and State case precedent	CA POST Basic SWAT School	After Action Review, UOF Admin review, Internal Affairs Investigation - 1098	Roseville Policy 1098
TAG SWAT Sprinter Van	1	Armored Transportation	Less than 20 years	TAG	Transportation and Ballistic Protection	Initial: \$210,000 Yearly: \$1K	835a PC & Federal and State case precedent	CA POST Basic SWAT School	After Action Review, UOF Admin review, Internal Affairs Investigation - 1098	Roseville Policy 1098
Mobile Command Post	1	Mobile field command and control center for critical incidents	Less than 20 years	LDV Vehicles: Command Vehicle	Critical investigative and public safety incidents for mobile technology ICS functions	Subtotal with Tax: \$490,177.38 Yearly: \$300	835a PC & Federal and State case precedent	In house orientation and IT support	N/A	Roseville Policy 1098
Rifles (SWAT Issued M4's)	20	Lethal Force	15,000 Rounds	Colt Arms	Lethal Force	Initial: \$2k each Yearly: \$200	835a PC & Federal and State case precedent	CA POST Basic SWAT School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Shotguns (SWAT Issued)	1 Less Lethal (Orange), 1 Breaching	Less than Lethal/Lethal Force	30,000 Rounds	Remington 870	Less Lethal Force Compliance/En try Breaching/Leth al Force	Initial: \$400. Yearly: \$0.00	835a PC & Federal and State case precedent	CA POST Basic SWAT Breaching School/ CA POST Certified Extended Range	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098

APPENDIX B

MILITARY EQUIPMENT LIST

								Projectile Munitions (4hrs)		
40 MM	2	Less than Lethal Force	10,000 Rounds	LMT	Less Lethal Force Compliance	Initial: \$1000 each Yearly: \$0.00	835a PC & Federal and State case precedent	CA POST Certified Extended Range Projectile Munitions (4hrs)	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
40 MM Baton Round	52	Less than Lethal Force	10 years	Defense Technologies	Less Lethal Force Compliance	Initial: \$20 ea. Yearly: \$500 max depending on dispersion.	835a PC & Federal and State case precedent	CA POST Certified Extended Range Projectile Munitions (4hrs)	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
40 MM Baton Extended	73	Less than Lethal Force	10 years	Defense Technologies	Less Lethal Force Compliance	Initial: \$20 ea. Yearly: \$500.	835a PC & Federal and State case precedent	CA POST Certified Extended Range Projectile Munitions (4hrs)	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
40 MM OC Round	15	Less than Lethal Force	5 years	Defense Technologies	Less Lethal Force Compliance	Initial: \$20 ea. Yearly: \$100.	835a PC & Federal and State case precedent	CA POST Certified Extended Range Projectile Munitions (4hrs)	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
40 MM CS Barricade 4330	59	Less than Lethal Force	5 years	CTS Combined Tactical Solution's	Less Lethal Force Compliance	Initial: \$22 ea. Yearly: \$100.	835a PC & Federal and State case precedent	CA POST Basic SWAT Gas School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Blank Shell Gas	25	Propel Chemical Agents	10 years	CTS Combined Tactical Solution's	Used to propel chemical agents from Gas Launcher Cup	Initial: \$50 Yearly: Dispersion dependent	835a PC & Federal and State case precedent	CA POST Basic SWAT Gas School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Shotgun Bean Bag Round	6	Less than Lethal Force	10 years	Defense Technologies	Less Lethal Force Compliance	Initial: \$5. each Yearly: \$0.00	835a PC & Federal and State	CA POST Certified Extended Range	After Action Review, UOF Admin review, Internal Affairs	Roseville Policy 1098

APPENDIX B

MILITARY EQUIPMENT LIST

						Dispersion dependent	case precedent	Projectile Munitions (4hrs)	Investigation - Policy 1098	
Gas Launcher Cup Attachment	3	Launch Chemical Agents	Unknown	CTS Combined Tactical Solution's	Used to propel chemical agents from Gas Launcher Cup	Initial: \$260 ea. Yearly: \$0.00	835a PC & Federal and State case precedent	CA POST Basic SWAT Gas School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Gas Spike	1	Introducing Chemical Agents	Unknown	Tomahawk Tactical	Introducing Chemical Agents into structure remotely	Initial: \$4K Yearly: \$0	835a PC & Federal and State case precedent	CA POST Basic SWAT Gas School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Flashbang	9	Less than Lethal Force	5 years	Defense Technology	Light Sound Diversionary Device	Initial: Yearly: Rocklin PD assumed cost	835a PC & Federal and State case precedent	CA POST Basic SWAT School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
9 Bang Flashbang	0	Less than Lethal Force	5 years	Defense Technology	Light Sound Diversionary Device	Initial: Yearly: Rocklin PD assumed cost	835a PC & Federal and State case precedent	CA POST Basic SWAT School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Bang Pole	1	Introduce LSDD's	Unknown	Thunderstick American Tactical Entry Accessories MFG	Introducing LSDD's into specific area remotely	Initial: \$500 Yearly: \$0	835a PC & Federal and State case precedent	CA POST Basic SWAT School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
MP5-SD	1	Lethal Force	15,000 Rounds	Heckler Koch (HK)	Lethal Force	Initial: \$1,200 Yearly: \$0	835a PC & Federal and State case precedent	CA POST Basic SWAT School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Jet Smoke 5210 JL	13	Less than Lethal Force	5 years	CTS Combined Tactical Solution's	Less Lethal Force Compliance	Initial: \$34 ea Yearly: \$0 Dispersion dependent	835a PC & Federal and State case precedent	CA POST Basic SWAT Gas School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098

APPENDIX B

MILITARY EQUIPMENT LIST

Baffled Smoke 5210	5	Less than Lethal Force	5 years	CTS Combined Tactical Solution's	Less Lethal Force Compliance	Initial: \$35 ea Yearly: \$0 Dispersion dependent	835a PC & Federal and State case precedent	CA POST Basic SWAT Gas School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Baffled CS 5230	25	Less than Lethal Force	5 years	CTS Combined Tactical Solution's	Less Lethal Force Compliance	Initial: \$28 ea Yearly: \$0 Dispersion dependent	835a PC & Federal and State case precedent	CA POST Basic SWAT Gas School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Unbaffled CS 5230	15	Less than Lethal Force	5 years	CTS Combined Tactical Solution's	Less Lethal Force Compliance	Initial: \$28 ea Yearly: \$0 Dispersion dependent	835a PC & Federal and State case precedent	CA POST Basic SWAT Gas School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Aerosol OC CS 6343	17	Less than Lethal Force	5 years	CTS Combined Tactical Solution's	Less Lethal Force Compliance	Initial: \$36 ea Yearly: \$0 Dispersion dependent	835a PC & Federal and State case precedent	CA POST Basic SWAT Gas School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
TRI Chambers	7	Less than Lethal Force	5 years	DEF Tech	Less Lethal Force Compliance	Initial: Rocklin assumed cost Yearly: Dispersion dependent	835a PC & Federal and State case precedent	CA POST Basic SWAT Gas School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
CS 8230 Tactical Grenade Smoke	7	Less than Lethal Force	5 years	CTS Combined Tactical Solution's	Less Lethal Force Compliance	Initial: Rocklin assumed cost Yearly: Dispersion dependent	835a PC & Federal and State case precedent	CA POST Basic SWAT Gas School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Muzzle Bangs	50	Less than Lethal Force	10 years	CTS Combined Tactical Solution's	Light Sound Diversionary Device	Initial: \$7 ea Yearly: Dispersion dependent	835a PC & Federal and State case precedent	CA POST Basic SWAT School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Breaching Shells	27 Black Caps, 32 Green Caps	Breaching Barricaded Entry/Lethal Force	10 years	Royal Arms	Bolt/Hinge Removal for entry into structures	Initial:\$20 ea. box Yearly: Dispersion dependent	835a PC & Federal and State case precedent	CA POST Basic SWAT Breaching School	After Action Review, UOF Admin review, Internal Affairs	Roseville Policy 1098

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MILITARY EQUIPMENT LIST

									Investigation - Policy 1098	
4210 40 MM White SMOKE	2	Less than Lethal Force	5 years	CTS Combined Tactical Solution's	Less Lethal Force Compliance	Initial:\$50 Yearly: Dispersion dependent	835a PC & Federal and State case precedent	CA POST Basic SWAT Gas School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
CS Irritant Smoke	4	Less than Lethal Force	5 years	Sage Control Ordinance	Less Lethal Force Compliance	Initial: \$50 Yearly: Dispersion dependent	835a PC & Federal and State case precedent	CA POST Basic SWAT Gas School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Sniper Rifles	4	Lethal Force	10,000 Rounds	Kimber 308	Lethal Force/Over Watch	Initial:\$3K ea. Yearly: \$100	835a PC & Federal and State case precedent	CA POST Basic SWAT Sniper School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Inline Night Vision (Sniper)	2	Night Vision	Unknown	Knight Force	Rifle Mounted Night Vision	Initial: \$5K Yearly: \$0 Grant funded OES	835a PC & Federal and State case precedent	CA POST Basic SWAT Sniper School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Infrared Laser Light	12	Night Vision Illuminator	Unknown	Steiner	Rifle Mounted Night Vision	Initial: \$5K Yearly: \$0 Grant funded OES	835a PC & Federal and State case precedent	CA POST Basic SWAT Sniper School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Night Vision Goggles w/Weapon Mounted	8	Night Vision	Unknown	PVS-14 Gen III WP	Helmet Mounted Night Vision	Initial: 5K ea. Yearly: \$0 Grant funded OES	835a PC & Federal and State case precedent	CA POST Basic SWAT School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Rifle Mounted Monocular	2	Night Vision	Unknown	SIMRAD Optonics	Rifle Mounted Night Vision	Initial: \$5K Yearly: 0\$ Grant funded OES	835a PC & Federal and State case precedent	CA POST Basic SWAT School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Night Vision Monocular	1	Night Vision	Unknown	NAIT	Handheld Night Vision	Initial:\$2K	835a PC & Federal and State	CA POST Basic SWAT School	After Action Review, UOF Admin review,	Roseville Policy 1098

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MILITARY EQUIPMENT LIST

						Yearly: \$0 Grant funded OES	case precedent		Internal Affairs Investigation - Policy 1098	
Red Dot Sight Apertures	16	Sight Alignment	10 years	EO Tech	Illuminated Sight Alignment	Initial:\$300 Yearly:\$0	835a PC & Federal and State case precedent	CA POST Basic SWAT School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Night Vision Goggles	1	Night Vision	Unknown	Armasight NVG	Head Mounted Night Vision	Initial:\$2K Yearly:\$0	835a PC & Federal and State case precedent	CA POST Basic SWAT School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Pole Camera	1	Video Images from Remote Location	Unknown	CORE Tactical Electronics	Real Time Video Display from under closed door or unreachable location	Initial: \$700 Yearly: \$0	835a PC & Federal and State case precedent	CA POST Basic SWAT School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Robot (Throwbot)	1	Video Images from Remote Location	4-5 years	RECON Robotics	Remote Control Maneuverabil ity with Real Time Video Display	Initial: \$6,000 Yearly: \$0	835a PC & Federal and State case precedent	CA POST Basic SWAT School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Magnifiers	15	Magnification of Sight Aperture	10 years	EO Tech	Sight Magnification	Initial: \$400 Yearly: \$0	835a PC & Federal and State case precedent	CA POST Basic SWAT School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Magnifiers (Snipers)	4	Magnification of Sight Aperture	10 Years	Sig Sauer Tango MSR LPVO	Sight Magnification	Initial:\$400 Yearly:\$0	835a PC & Federal and State case precedent	CA POST Basic SWAT School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Suppressors (Snipers)	4	Noise Suppression	10,000 Rounds	SureFire	Noise Suppression	Initial:\$975 Yearly:\$0	835a PC & Federal and State case precedent	CA POST Basic SWAT School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098

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MILITARY EQUIPMENT LIST

Suppressors (Entry)	16	Noise Suppression	10,000 Rounds	HUXWRK	Noise Suppression	Initial: \$975 Yearly: \$0	835a PC & Federal and State case precedent	CA POST Basic SWAT School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Patrol Red Dot Optics	130	Rifle Sight. Non magnified	10 years	Aimpoint	Rifle Sight	\$30 year/batteries	835a PC & Federal and State case precedent	1 hour for Zero.	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Pepperball Launcher	8	Less Lethal force option	10 years	Pepperball Inc	Less Lethal force option	Initial: entire system \$700 No annual fee.	835a PC & Federal and State case precedent	1 hour In-House Trng	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
Pepperball Munitions	1000	Less Lethal force option	10 years	Pepperball Inc	Less Lethal force option	\$1000 year for inert rounds.	835a PC & Federal and State case precedent	1 hours In-House Trng	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
40mm Launcher	45 (+2 more in SWAT)	Less Lethal force	20 years	LMT	Less Lethal force	\$1000 year/training rounds	835a PC & Federal and State case precedent	(4) hour POST Certified course	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
40mm Multi-Launcher	3	Less Lethal force	20 years	Milox	Less Lethal force	Initial \$3600/training rounds	835a PC & Federal and State case precedent	(4) hour POST Certified course	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
40mm munition	300	Less Lethal Blue Sponge Round munition	5 years	Def Tech	Less Lethal force	\$0-\$1500 year	835a PC & Federal and State case precedent	(4)hours POST Certified Course	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
40mm munition	50	Less Lethal Orange OC munition	5 years	Def Tech	Less Lethal force	\$0-\$1000 per year.	835a PC & Federal and State case precedent	(4)hour POST Certified course	After Action Review, UOF Admin review, Internal Affairs	Roseville Policy 1098

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MILITARY EQUIPMENT LIST

									Investigation - Policy 1098	
Bean Bag Launcher	65	Less Lethal force	30 years	Remington	Less Lethal force	\$0 annually. Being phased out.	835a PC & Federal and State case precedent	(4)hour POST Certified Course	Being Phased out of dept use.	Roseville Policy 1098
Bean Bag Munitions	400	Less Lethal force munition	10 years	Def Tech	Less Lethal force	\$0 annually. Being phased out.	835a PC & Federal and State case precedent	(4)hours POST course	Being Phased out of dept use.	Roseville Policy 1098
Kinetic Breaching Tool	1	Breaching Barricaded Entry	10 years	Kinetic Breaching	Forced Entry Tool	Initial: \$0 Yearly: Dispersion dependent	835a PC & Federal and State case precedent	CA POST Basic SWAT Breaching School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
UAS SECTION										
DJI Matrice 210	1 (Purchased from DJI)	UAS – Remote Piloted	2-5 years	DJI	See attached RPD Policy	9,000 initial / 400-800 annual	FAA Requirements and Regulations.	FAA Part 107, RPD monthly training/skills	Sergeant and Lt oversight of the team / Monthly Reporting to FAA	Professional Standards Unit Roseville Policy 1098
DJI Enterprise	2 (Purchased from DJI)	UAS – Remote Piloted	2-5 years	DJI	See attached RPD Policy	4500 initial / 800per / annual battery maintenance	FAA Requirements and Regulations.	FAA Part 107, RPD monthly training/skills	Sergeant and Lt oversight of the team / Monthly Reporting to FAA	Professional Standards Unit Roseville Policy 1098
DJI Mavic Mini	2 (Purchased DJI)	UAS – Remote Piloted	2-5 years	DJI	See attached RPD Policy	400 initial / 200per / annual battery maintenance	FAA Requirements and Regulations.	FAA Part 107, RPD monthly training/skills	Sergeant and Lt oversight of the team / Monthly Reporting to FAA	Professional Standards Unit Roseville Policy 1098
DJI Mavic 3T	2 (Purchased DJI)	UAS-Remote Piloted	2-5 years	DJI	See attached RPD Policy	5488 initial / 400-800per / annual battery maintenance	FAA Requirements and Regulations.	FAA Part 107, RPD monthly training/skills	Sergeant and Lt oversight of the team / Monthly Reporting to FAA	Professional Standards Unit Roseville Policy 1098
DJI Avata	2 (Purchased DJI)	UAS-Remote Piloted	2-5 years	DJI	See attached RPD Policy	1,388 initial / 400-800per / annual battery maintenance	FAA Requirements and Regulations.	FAA Part 107, RPD monthly training/skills	Sergeant and Lt oversight of the team / Monthly Reporting to FAA	Professional Standards Unit Roseville Policy 1098

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MILITARY EQUIPMENT LIST

DJI Mavic Mini 2	1 (Purchased from DJI)	UAS – Remote Piloted	2-5 years	DJI	See attached RPD Policy	400 initial / 200 / annual battery maintenance	FAA Requirements and Regulations	FAA Part 107, RPD monthly training/skills	Sergeant and Lt oversight of the team / Monthly Reporting to FAA	Professional Standards Unit Roseville Policy 1098
DJI Phantom 4	2 (Purchased from DJI)	UAS – Remote Piloted	At end of lifespan	DJI	See attached RPD Policy	2000 per initial / no annual cost	FAA Requirements and Regulations	FAA Part 107, RPD monthly training/skills	Sergeant and Lt oversight of the team / Monthly Reporting to FAA	Professional Standards Unit Roseville Policy 1098
PAN Disruptor	4	General disruption tool	At end of lifespan	Ideal Explosives/Carbon Fire	See attached RPD Policy	\$5000 per unit/ No annual cost	FBI Requirements and Regulations	FBI Hazardous Devices School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
PAN Rounds	96 Rounds	General disruption tool	Consumable	Carbon Fire	See attached RPD Policy	Part of a \$5500 annual consumable budget	FBI Requirements and Regulations	FBI Hazardous Devices School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
High Explosives	130 LBS	Used in general disruption tools, render safe, and counter charging	Consumable	Alpha Explosives	See attached RPD Policy	Part of a \$5500 annual consumable budget	FBI Requirements and Regulations	FBI Hazardous Devices School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
ICOR Robot	1	Remote piloted	At end of lifespan	ICOR	See attached RPD Policy	\$75000/ Part of a \$1500 annual maintenance budget	FBI Requirements and Regulations	FBI Hazardous Devices School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
RONs Robot	1	Remote piloted	At end of lifespan	ANDROS	See attached RPD Policy	10-33 program/ Part of a \$1500 annual maintenance budget	FBI Requirements and Regulations	FBI Hazardous Devices School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098
PacBot	2	Remote piloted	At end of lifespan	PacBot	See attached RPD Policy	10-33 program/ Part of a \$1500 annual maintenance budget	FBI Requirements and Regulations	FBI Hazardous Devices School	After Action Review, UOF Admin review, Internal Affairs Investigation - Policy 1098	Roseville Policy 1098

APPENDIX A

MILITARY EQUIPMENT USE

DATE	MILITARY EQUIPMENT USED	REASON FOR USE
Jan 2nd, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jan 3rd, 2024	Mavic 2 Enterprise	UAS - Patrol Assist
Jan 3rd, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jan 3rd, 2024	Avata	UAS - Patrol Assist
Jan 4th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jan 7th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jan 8th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jan 14th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jan 15th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jan 16th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jan 17th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jan 22nd, 2024	Mavic 3 Thermal	UAS - Patrol Assist Arrest Warrant SWAT call-out
Jan 22nd, 2024	Bearcat	Bearcat - Patrol Assist Arrest Warrant SWAT call-out
Jan 22nd, 2024	Night Vision	Night Vision- Patrol Assist Arrest Warrant SWAT call-out

APPENDIX A

MILITARY EQUIPMENT USE

Jan 28th, 2024	40mm Baton Round	40mm Baton Round - Patrol Assist
Feb 2nd, 2024	Bearcat	Bearcat- Patrol Assist Arrest Warrant SWAT call-out
Feb 9th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Feb 16th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Feb 20th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Feb 26th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Mar 1st, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Mar 2nd, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Mar 3rd, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Mar 6th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Mar 8th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Mar 10th, 2024	Bearcat	Bearcat - Patrol Assist Search Warrant SWAT call-out
Mar 10th, 2024	Flashbang	Flashbang- Patrol Assist Search Warrant SWAT call-out
Mar 11th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Mar 12th, 2024	Mavic 3 Thermal	UAS - Patrol Assist

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MILITARY EQUIPMENT USE

Mar 16th, 2024	Bearcat	Bearcat - Patrol Assist Armed Stolen Vehicle
Mar 17th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Mar 19th, 2024	Bearcat	Bearcat - Patrol Assist Search/Arrest Warrant SWAT call-out
Mar 19th, 2024	TRV	TRV - Patrol Assist Search/Arrest Warrant SWAT call-out
Mar 19th, 2024	Flashbang	Flashbang- Patrol Assist Search/Arrest Warrant SWAT call-out
Mar 21st, 2024	Mavic 3 Thermal	UAS - Patrol Assist Search Warrant SWAT call-out
Mar 21st, 2024	Bearcat	Bearcat - Patrol Assist Search Warrant SWAT call-out
Mar 21st, 2024	Rons Robot	Rons Robot- Patrol Assist Search Warrant SWAT call-out
Mar 29th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Mar 30th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Apr 1st, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Apr 2nd, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Apr 3rd, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Apr 4th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Apr 6th, 2024	Mavic 3 Thermal	UAS - Patrol Assist

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MILITARY EQUIPMENT USE

Apr 8th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Apr 13th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Apr 14th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Apr 18th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Apr 22nd, 2024	Mavic 3 Thermal	UAS - Patrol Assist Search Warrant SWAT call-out
Apr 22nd, 2024	Pole Camera	Pole Camera - Patrol Assist Search Warrant SWAT call-out
Apr 22nd, 2024	Bearcat	Bearcat - Patrol Assist Search Warrant SWAT call-out
Apr 22nd, 2024	TRV	TRV - Patrol Assist Search Warrant SWAT call-out
Apr 30th, 2024	Avata	UAS - Patrol Assist
Apr 30th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
May 8th, 2024	Bearcat	Bearcat - Patrol Assist Outside Agency Active Shooter
May 8th, 2024	Avata	UAS - Patrol Assist
May 8th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
May 10th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
May 11th, 2024	Mavic 3 Thermal	UAS - Patrol Assist

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MILITARY EQUIPMENT USE

May 14th, 2024	Mavic 3 Thermal	UAS - Patrol Assist Search/Arrest Warrant SWAT call-out
May 14th, 2024	Avata	UAS - Patrol Assist Search/Arrest Warrant SWAT call-out
May 14th, 2024	Bearcat	Bearcat - Patrol Assist Search/Arrest Warrant SWAT call-out
May 14th, 2024	TRV	TRV - Patrol Assist Search/Arrest Warrant SWAT call-out
May 14th, 2024	Pole Camera	Pole Camera - Patrol Assist Search/Arrest Warrant SWAT call-out
May 16th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
May 19th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
May 20th, 2024	TRV	TRV - Patrol Assist Outside Agency Dignitary Protection
May 24th, 2024	Mavic 3 Thermal	UAS - Patrol Assist SWAT call-out
May 24th, 2024	Bearcat	Bearcat - Patrol Assist SWAT call-out
May 24th, 2024	TRV	TRV - Patrol Assist SWAT call-out
May 24th, 2024	Flashbang	Flashbang- Patrol Assist SWAT call-out
May 24th, 2024	Bearcat	Bearcat - Patrol Assist with outside agency Homicide Suspect Arrest
May 25th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
May 29th, 2024	Bearcat	Bearcat - Patrol Assist Outside Agency Search Warrant SWAT call-out

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MILITARY EQUIPMENT USE

May 29th, 2024	TRV	TRV - Patrol Assist Outside Agency Search Warrant SWAT call-out
May 29th, 2024	Pole Camera	Pole Camera - Patrol Assist Outside Agency Search Warrant SWAT call-out
May 30th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jun 2nd, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jun 7th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jun 11th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jun 11th, 2024	Avata	UAS - Patrol Assist
Jun 13th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jun 19th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jun 20th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jun 21st, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jun 26th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jun 27th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jun 29th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jun 30th, 2024	Mavic 3 Thermal	UAS - Patrol Assist

APPENDIX A

MILITARY EQUIPMENT USE

Jun 30th, 2024	Avata	UAS - Patrol Assist
Jul 7th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jul 15th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jul 23rd, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jul 28th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jul 29th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Jul 30th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Aug 3rd, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Aug 12th, 2024	Bearcat	Bearcat - Patrol Assist Search and Arrest Warrant SWAT call-out
Aug 12th, 2024	TRV	TRV - Patrol Assist Search and Arrest Warrant SWAT call-out
Aug 12th, 2024	Flashbang	Flashbang- Patrol Assist Search and Arrest Warrant SWAT call-out
Aug 12th, 2024	40mm Baton Round	40mm Baton Round - Patrol Assist Search and Arrest Warrant SWAT call-out
Aug 17th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Aug 18th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Aug 18th, 2024	Avata 2	UAS - Patrol Assist

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MILITARY EQUIPMENT USE

Aug 19th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Aug 19th, 2024	Avata 2	UAS - Patrol Assist
Aug 23rd, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Aug 25th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Aug 29th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Aug 31st, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Sep 2nd, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Sep 3rd, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Sep 3rd, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Sep 4th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Sep 11th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Sep 14th, 2024	Avata 2	UAS - Patrol Assist
Sep 16th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Sep 17th, 2024	Avata 2	UAS - Patrol Assist
Sep 22nd, 2024	40mm Baton Round	40mm Baton Round - Patrol Assist

APPENDIX A

MILITARY EQUIPMENT USE

Sep 23rd, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Oct 6th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Oct 7th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Oct 9th, 2024	Avata 2	UAS - Patrol Assist
Oct 9th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Oct 12th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Oct 13th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Oct 15th, 2024	Avata 2	UAS - Patrol Assist
Oct 16th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Oct 17th, 2024	Avata 2	UAS - Patrol Assist
Oct 17th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Oct 20th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Oct 21st, 2024	Avata 2	UAS - Patrol Assist
Oct 21st, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Oct 21st, 2024	Bearcat	Bearcat - Patrol Assist Outside Agency SWAT call-out armed suspect

APPENDIX A

MILITARY EQUIPMENT USE

Oct 24th, 2024	Bearcat	Bearcat - Patrol Assist armed suspect
Oct 27th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Oct 29th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Nov 1st, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Nov 3rd, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Nov 9th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Nov 10th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Nov 12th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Nov 12th, 2024	Avata 2	UAS - Patrol Assist Search Warrant SWAT call-out
Nov 12th, 2024	Bearcat	Bearcat - Patrol Assist Search Warrant SWAT call-out
Nov 12th, 2024	TRV	TRV - Patrol Assist Search Warrant SWAT call-out
Nov 19th, 2024	Avata 2	UAS - Patrol Assist
Nov 23rd, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Dec 4th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Dec 6th, 2024	Mavic 3 Thermal	UAS - Patrol Assist Search/Arrest Warrant SWAT call-out

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MILITARY EQUIPMENT USE

Dec 6th, 2024	Bearcat	Bearcat - Patrol Assist Search/Arrest Warrant SWAT call-out
Dec 6th, 2024	TRV	TRV - Patrol Assist Search/Arrest Warrant SWAT call-out
Dec 7th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Dec 10th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Dec 10th, 2024	Bearcat	Bearcat - Patrol Assist Search and Arrest Warrant SWAT call-out
Dec 10th, 2024	TRV	TRV - Patrol Assist Search and Arrest Warrant SWAT call-out
Dec 10th, 2024	Flashbang	Flashbang- Patrol Assist Search and Arrest Warrant SWAT call-out
Dec 11th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Dec 19th, 2024	Mavic 3 Thermal	UAS - Patrol Assist Search and Arrest Warrant SWAT call-out
Dec 19th, 2024	Avata 2	UAS - Patrol Assist Search and Arrest Warrant SWAT call-out
Dec 19th, 2024	Bearcat	Bearcat - Patrol Assist Search and Arrest Warrant SWAT call-out
Dec 19th, 2024	TRV	TRV - Patrol Assist Search and Arrest Warrant SWAT call-out
Dec 19th, 2024	9 Bang Flashbang	9 Bang Flashbang- Patrol Assist Search and Arrest Warrant SWAT call-out
Dec 19th, 2024	TAG SWAT Sprinter Van	TAG SWAT Sprinter Van - Patrol Assist Search and Arrest Warrant SWAT call-out
Dec 19th, 2024	40mm Baton Round	40mm Baton Round - Patrol Assist Search and Arrest Warrant SWAT call-out

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MILITARY EQUIPMENT USE

Dec 20th, 2024	Mavic 3 Thermal	UAS - Patrol Assist Search and Arrest Warrant SWAT call-out
Dec 20th, 2024	Avata 2	UAS - Patrol Assist Search and Arrest Warrant SWAT call-out
Dec 20th, 2024	Bearcat	Bearcat - Patrol Assist Search and Arrest Warrant SWAT call-out
Dec 20th, 2024	TRV	TRV - Patrol Assist Search and Arrest Warrant SWAT call-out
Dec 20th, 2024	Flashbang	Flashbang- Patrol Assist Search and Arrest Warrant SWAT call-out
Dec 20th, 2024	TAG SWAT Sprinter Van	TAG SWAT Sprinter Van - Patrol Assist Search and Arrest Warrant SWAT call-out
Dec 20th, 2024	Pole Camera	Pole Camera - Patrol Assist Search and Arrest Warrant SWAT call-out
Dec 20th, 2024	40mm Baton Round	40mm Baton Round - Patrol Assist Search and Arrest Warrant SWAT call-out
Dec 22nd, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Dec 23rd, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Dec 27th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Dec 28th, 2024	Mavic 3 Thermal	UAS - Patrol Assist Patrol Assist Search and Arrest Warrant SWAT call-out
Dec 28th, 2024	Bearcat	Bearcat - Patrol Assist Search and Arrest Warrant SWAT call-out
Dec 28th, 2024	9 Bang Flashbang	9 Bang Flashbang- Patrol Assist Search and Arrest Warrant SWAT call-out
Dec 28th, 2024	TAG SWAT Sprinter Van	TAG SWAT Sprinter Van - Patrol Assist Search and Arrest Warrant SWAT call-out

APPENDIX A

MILITARY EQUIPMENT USE

Dec 28th, 2024	40mm Baton Round	40mm Baton Round - Patrol Assist Search and Arrest Warrant SWAT call-out
Dec 29th, 2024	Mavic 3 Thermal	UAS - Patrol Assist
Dec 30th, 2024	Mavic 3 Thermal	UAS - Patrol Assist

ORDINANCE NO. 6463

ADOPTING A MILITARY EQUIPMENT POLICY AND APPROVING THE USE,
ACQUISITION, AND SEEKING OF FUNDING FOR MILITARY EQUIPMENT

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1.

- A. On September 30, 2021, Governor Gavin Newsom signed into law Assembly Bill 481, relating to the use of military equipment by law enforcement agencies.
- B. Assembly Bill 481, codified at California Government Code sections 7070 through 7075, requires law enforcement agencies to obtain approval of the applicable governing body, by an ordinance adopting a “military equipment” use policy, at a regular meeting held pursuant to open meeting laws, prior to taking certain actions relating to the funding, acquisition, or use of military equipment. The term “military equipment” is defined in California Government Code section 7070(c).
- C. Assembly Bill 481 allows the governing body of a city to approve the funding, acquisition, and/or use of military equipment within its jurisdiction only if it makes specified findings.
- D. The proposed Roseville Police Department military equipment use policy is titled “Military Equipment”, Policy No. 706, within the Roseville Police Department Policy Manual.
- E. Roseville Police Department Policy No. 706 “Military Equipment”, along with a list of current “military equipment”, was published on the Roseville Police Department’s internet website on January 28, 2022 and has remained published. The Roseville Police Department Policy No. 706 “Military Equipment” was presented to City Council for the City of Roseville on March 2, 2022.
- F. The Roseville Police Department Policy No. 706 “Military Equipment” meets the requirements of California Government Code section 7070(d).

SECTION 2. The Council of the City of Roseville has reviewed the facts and findings made at the March 2, 2022, City Council meeting, and makes the following findings:

- A. The “military equipment” (as defined by California Government Code section 7070(c)) is necessary because there is no reasonable alternative that can achieve the same objective of officer and civilian safety;
- B. The proposed “Military Equipment” Policy No. 706 will safeguard the public’s welfare, safety, civil rights, and civil liberties;

- C. The current “military equipment” identified in “Military Equipment” Policy No. 706 and purchasing any future “military equipment” on the list of “military equipment” (as defined by California Government Code section 7070(c)) is reasonably cost effective compared to available alternatives that can achieve the same objective of officer and civilian safety;
- D. Prior “military equipment” use complied with the military equipment use policy that was in effect at the time;
- E. Roseville Police Department Policy No. 706 “Military Equipment” is approved and adopted and City Council authorizes the use, acquisition, and seeking of funds for all “military equipment” as defined by California Government Code section 7070(c) and Policy No. 706 “Military Equipment”.

SECTION 3. This ordinance shall be effective at the expiration of thirty (30) days from the date of its adoption.

SECTION 4. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 16th day of March, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS: Alvord, Roccucci, Mendonsa, Bernasconi

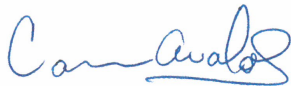
NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: Houdesheldt



MAYOR

ATTEST:



City Clerk



COUNCIL COMMUNICATION

CC #: 3768

File #: 0210 & 0201-01

Title: Community Facilities Districts - Budget Adjustments
Contact: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us

Meeting Date: 3/5/2025

Item #: 6.15.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt an ordinance to approve the attached budget adjustments for the City's community facilities districts (CFD) to true up the district budgets to the FY2024-25 tax levies that were submitted to Placer County for the property tax roll and to budget for CFD bond issuances and draws since the beginning of the fiscal year.

BACKGROUND

The City's budget is developed and proposed for adoption before the final tax levy budget for each CFD budget is determined. The recommended budget adjustment amends the CFD budgets to include bond proceeds received prior to September 2024 and pay-as-you-go developer reimbursements. These adjustments help align the FY2024-25 budgeted amounts with what was submitted to Placer County for the property tax roll as well as what was received and reimbursed through bond proceeds.

FISCAL IMPACT

There are sufficient fund balances in all the identified CFDs to accommodate the budget adjustments.

ENVIRONMENTAL REVIEW

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

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world

Respectfully Submitted,

Jeannine Thrash, Management Analyst

Dennis Kauffman, Assistant City Manager/Chief Financial Officer

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, positioned above a horizontal line.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance 6913

ORDINANCE NO. 6913

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2024-25
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2024-25, is hereby amended as listed on the attached budget adjustment for Community Facilities Districts true-ups.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this
_____ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2101	5558	80251		(23)	Decrease expenditures for County fees based on final tax levy
2101	5550	80251		38	Increase in consulting fees
2102	5550	80251		72	Increase in consulting fees
2102	5453	80251		108	Increase in utility budget
2102	5558	80251		(26)	Decrease expenditures for County fees based on final tax levy
2103	5550	80251		192	Increase in consulting fees
2103	5558	80251		(64)	Decrease expenditures for County fees based on final tax levy
2104	5453	80251		108	Increase in utility budget
2104	5558	80251		(2,436)	Decrease expenditures for County fees based on final tax levy
2105	5558	80251		(94)	Decrease expenditures for County fees based on final tax levy
2106	5453	80251		324	Increase in utility budget
2106	5558	80251		(575)	Decrease expenditures for County fees based on final tax levy
2107	5558	80251		(2,809)	Decrease expenditures for County fees based on final tax levy
2108	5558	80251		(1,435)	Decrease expenditures for County fees based on final tax levy
2109	5550	80251		881	Increase in consulting fees
2109	5558	80251		(101)	Decrease expenditures for County fees based on final tax levy
2109	5564	80251		142,000	Increase to sinking fund expenditures for Woodcreek East CFD 2
2110	5550	80251		896	Increase in consulting fees
2110	5558	80251		(270)	Decrease expenditures for County fees based on final tax levy
2111	5453	80251		432	Increase to utility bill budget for Fiddymont CFD 2
2111	5558	80251		(6,819)	Decrease expenditures for County fees based on final tax levy
2112	5550	80251		2,570	Increase in consulting fees
2112	5558	80251		2,594	Increase expenditures for County fees based on final tax levy
2113	5453	80251		432	Increase to utility bill budget for Westpark CFD 2
2113	5512	80251		5,113	Increase to automotive replacement budget for Westpark CFD 2
2113	5558	80251		(8,399)	Decrease expenditures for County fees based on final tax levy
2114	5558	80251		(45)	Decrease expenditures for County fees based on final tax levy
2115	5312	80251		(21,918)	Decrease for contract services-landscapes based on final tax levy
2115	5550	80251		212	Increase in consulting fees
2115	5558	80251		(799)	Decrease expenditures for County fees based on final tax levy
2116	5550	80251		119	Increase in consulting fees
2116	5558	80251		(281)	Decrease expenditures for County fees based on final tax levy
2117	5558	80251		(3)	Decrease expenditures for County fees based on final tax levy
2117	5434	80251		100	Increase in expenditures for Repairs and maintenance - Tree work
2118	5453	80251		1	Increase to utility bill expenditures for N Roseville CFD 2 Zone E
2118	5550	80251		17	Increase in consulting fees
2118	5558	80251		4	Increase expenditures for County fees based on final tax levy
EXPENDITURES/EXPENSES/TRANSFERS OUT TOTAL				110,116	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2101	4050	80251		(2,277)	Decrease revenue budget based on final tax levy
2102	4050	80251		(2,528)	Decrease revenue budget based on final tax levy
2103	4050	80251		(6,304)	Decrease revenue budget based on final tax levy
2104	4050	80251		(243,541)	Decrease revenue budget based on final tax levy
2105	4050	80251		(9,394)	Decrease revenue budget based on final tax levy
2106	4050	80251		(57,513)	Decrease revenue budget based on final tax levy
2107	4050	80251		(279,894)	Decrease revenue budget based on final tax levy
2108	4050	80251		(143,521)	Decrease revenue budget based on final tax levy
2109	4050	80251		(31,701)	Decrease revenue budget based on final tax levy
2110	4050	80251		(26,921)	Decrease revenue budget based on final tax levy
2111	4050	80251		(403,768)	Decrease revenue budget based on final tax levy
2112	4050	80251		259,403	Increase revenue budget based on final tax levy
2113	4050	80251		(839,832)	Decrease revenue budget based on final tax levy
2114	4050	80251		(4,472)	Decrease revenue budget based on final tax levy
2115	4050	80251		(79,948)	Decrease revenue budget based on final tax levy
2116	4050	80251		(28,061)	Decrease revenue budget based on final tax levy
2117	4050	80251		(230)	Decrease revenue budget based on final tax levy
2118	4050	80251		405	Increase revenue budget based on final tax levy
REVENUES/TRANSFERS IN TOTAL				(1,900,097)	

NET ADJUSTMENT	2,010,213	
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AVAILABLE RESOURCES

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ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2101	3601	00000	000000	(2,292)	Decrease in available resources for Fund 2101
2102	3601	00000	000000	(2,682)	Decrease in available resources for Fund 2102
2103	3601	00000	000000	(6,432)	Decrease in available resources for Fund 2103
2104	3601	00000	000000	(241,213)	Decrease in available resources for Fund 2104
2105	3601	00000	000000	(9,300)	Decrease in available resources for Fund 2105
2106	3601	00000	000000	(57,262)	Decrease in available resources for Fund 2106
2107	3601	00000	000000	(277,085)	Decrease in available resources for Fund 2107
2108	3601	00000	000000	(142,086)	Decrease in available resources for Fund 2108
2109	3601	00000	000000	(174,481)	Decrease in available resources for Fund 2109
2110	3601	00000	000000	(27,547)	Decrease in available resources for Fund 2110
2111	3601	00000	000000	(397,381)	Decrease in available resources for Fund 2111
2112	3601	00000	000000	254,239	Increase in available resources for Fund 2112
2113	3601	00000	000000	(836,978)	Decrease in available resources for Fund 2113
2114	3601	00000	000000	(4,427)	Decrease in available resources for Fund 2114
2115	3601	00000	000000	(57,443)	Decrease in available resources for Fund 2115
2116	3601	00000	000000	(27,899)	Decrease in available resources for Fund 2116
2117	3601	00000	000000	(327)	Decrease in available resources for Fund 2117
2118	3601	00000	000000	383	Increase in available resources for Fund 2118
FUND BALANCE TOTAL				(2,010,213)	

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2119	5312	80251		(1,147)	Decrease for contract services-landscapes based on final tax levy
2119	5314	80251		(3,671)	Decrease for contract services-Parks based on final tax levy
2119	5453	80251		108	Increase in utility bill budget for Westbrook CFD 2
2119	5558	80251		(485)	Decrease expenditures for County fees based on final tax levy
2120	5558	80251		(954)	Decrease expenditures for County fees based on final tax levy
2120	5562	80251		1,063	Increase to CFD LLD Admin Fees - Open Space
2121	5312	80251		(630)	Decrease for contract services-landscapes based on final tax levy
2121	5425	80251		3,000	Increase in Contract services - lighting
2121	5453	80251		324	Increase in utility bill budget for Creekview CFD 2
2121	5550	80251		2,564	Increase in consultant fees
2121	5558	80251		62	Increase expenditures for County fees based on final tax levy
2122	5312	80251		18,451	Increase for contract services-landscapes based on final tax levy
2122	5453	80251		540	Increase in utility bill budget for Sierra Vista CFD 2
2122	5550	80251		2,748	Increase in consultant fees
2122	5558	80251		1,574	Increase expenditures for County fees based on final tax levy
2124	5558	80251		23	Increase expenditures for County fees based on final tax levy
2124	5550	80251		163	Increase in consultant fees
1001	6801	10001		(809)	Decrease transfer from General Fund (1001) to Transit Fund (6511)
EXPENDITURES/EXPENSES/TRANSFERS OUT TOTAL				22,924	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2119	4050	80251		(48,488)	Decrease revenue budget based on final tax levy
2120	4050	80251		(95,407)	Decrease revenue budget based on final tax levy
2121	4050	80251		6,228	Increase revenue budget based on final tax levy
2122	4050	80251		38,715	Increase revenue budget based on final tax levy
2124	4050	80251		2,284	Increase revenue budget based on final tax levy
6511	4801	10001		(809)	Decrease transfer to Transit Fund (6511) from General Fund (1001)
REVENUES/TRANSFERS IN TOTAL				(97,477)	

NET ADJUSTMENT	120,401	
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AVAILABLE RESOURCES

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2119	3601	00000	000000	(43,293)	Decrease in available resources for Fund 2119
2120	3601	00000	000000	(95,516)	Decrease in available resources for Fund 2120
2121	3601	00000	000000	908	Increase in available resources for Fund 2121
2122	3601	00000	000000	15,402	Increase in available resources for Fund 2122
2124	3601	00000	000000	2,098	Increase in available resources for Fund 2124
1001	3601	00000	000000	809	Increase in available resources for Fund 1001
6511	3601	00000	000000	(809)	Decrease in available resources for Fund 6511
FUND BALANCE TOTAL				(120,401)	

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3007	5569	80301		75,001	Increase in pay as you go expenditures budgeted for Westpark CFD 1 (Fund 3007)
7425	5569	80701		75,001	Increase in pay as you go expenditures budgeted for Westpark CFD 1 (Fund 7425)
3012	5569	80301		395,000	Increase in pay as you go expenditures budgeted for Westbook CFD 1 (Fund 3012)
7431	5569	80701		395,000	Increase in pay as you go expenditures budgeted for Westbook CFD 1 (Fund 7431)
3013	5569	80301		295,000	Increase in pay as you go expenditures budgeted for HP Campus Oaks CFD 1 (Fund 3013)
7432	5569	80701		295,000	Increase in pay as you go expenditures budgeted for HP Campus Oaks CFD 1 (Fund 7432)
3019	5569	80301		123,000	Increase in pay as you go expenditures budgeted for Creekview CFD 1 Capital (Fund 3019)
7434	5569	80701		123,000	Increase in pay as you go expenditures budgeted for Creekview CFD 1 (Fund 7434)
3020	5569	80301		98,268	Increase in pay as you go expenditures budgeted for Baseline at Sierra Vista CFD 1 Capital fund
7439	5569	80701		98,268	Increase in pay as you go expenditures budgeted for Baseline at Sierra Vista CFD 1 (Fund 7439)
3021	5569	80301		28,892	Increase in pay as you go expenditures budgeted for Torrente at Sierra Vista CFD 1 Capital (Fund 3021)
7440	5569	80301		(24,892)	Zeroing out budget in wrong fund/center from Fund 7440-5569-80301 to 3021-5569-80301
7440	5569	80701		4,000	Increase in pay as you go expenditures budgeted for Torrente at Sierra Vista CFD 1 (Fund 7440)
3022	5569	80301		1,696,234	Increase in pay as you go expenditures budgeted for Amoruso Ranch CFD 1 Capital (Fund 3022)
7441	5569	80701		1,696,234	Increase in pay as you go expenditures budgeted for Amoruso Ranch CFD 1 (Fund 7441)
3023	5569	80301		155,920	Increase in pay as you go expenditures budgeted for Creekview CFD 1-IA 2 (Fund 3023)
7443	5569	80701		155,920	Increase in pay as you go expenditures budgeted for Creekview CFD 1-IA 2 (Fund 7443)
EXPENDITURES/EXPENSES/TRANSFERS OUT TOTAL				5,684,846	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3007	4780	80301		75,001	Increase to pay as you go budgeted for Westpark CFD 1
3012	4780	80301		395,000	Increase to pay as you go budgeted for Westbrook CFD 1
3013	4780	80301		295,000	Increase to pay as you go budgeted for HP Campus Oaks CFD 1
3019	4780	80301		123,000	Increase to pay as you go budgeted for Creekview CFD 1 Capital fund
3020	4780	80301		98,268	Increase to pay as you go budgeted for Baseline at Sierra Vista CFD 1 Capital fund
3021	4780	80301		28,892	Increase to pay as you go budgeted for Torrente at Sierra Vista CFD 1 Capital fund
7440	4780	80301		(24,892)	Zeroing out budget in wrong fund/center; Fund 7440-4780-80301 moving to 3021-4780-80301
3022	4780	80301		1,696,234	Increase to pay as you go budgeted for Amoruso Ranch CFD 1 Capital fund
3023	4780	80301		155,920	Increase to pay as you go budgeted for Creekview CFD 1 -IA 2
REVENUES/TRANSFERS IN TOTAL				2,842,423	

NET ADJUSTMENT	2,842,423	
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ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
7425	3601	00000	000000	(75,001)	Decrease in available resources for fund 7425
7431	3601	00000	000000	(395,000)	Decrease in available resources for fund 7431
7432	3601	00000	000000	(295,000)	Decrease in available resources for fund 7432
7434	3601	00000	000000	(123,000)	Decrease in available resources for fund 7434
7439	3601	00000	000000	(98,268)	Decrease in available resources for fund 7439
7440	3601	00000	000000	(4,000)	Decrease in available resources for fund 7440
7441	3601	00000	000000	(1,696,234)	Decrease in available resources for fund 7441
7443	3601	00000	000000	(155,920)	Decrease in available resources for fund 7443
FUND BALANCE TOTAL				(2,842,423)	

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
7417	5558	80701		(647)	Decrease expenditures for County fees based on final tax levy
7418	5558	80701		(226)	Decrease expenditures for County fees based on final tax levy
7419	5558	80701		(127)	Decrease expenditures for County fees based on final tax levy
7423	5558	80701		(205)	Decrease expenditures for County fees based on final tax levy
7424	5558	80701		(1,582)	Decrease expenditures for County fees based on final tax levy
7424	6620	82001		3,435	Increase for consultant fees for delinquency management
7425	6620	82001		6,519	Increase for consultant fees for delinquency management
7426	5558	80701		(64)	Decrease expenditures for County fees based on final tax levy
7427	5558	80701		(92)	Decrease expenditures for County fees based on final tax levy
7428	5558	80701		(426)	Decrease expenditures for County fees based on final tax levy
7429	5558	80701		(648)	Decrease expenditures for County fees based on final tax levy
7433	5558	80701		(4,018)	Decrease expenditures for County fees based on final tax levy
7435	5558	80701		684	Increase expenditures for County fees based on final tax levy
7436	6620	82001		1,884	Increase consultant fee
7438	5558	80701		1,598	Increase expenditures for County fees based on final tax levy
7441	5558	80701		17,477	Increase expenditures for County fees based on final tax levy
7441	6620	82001		8,550	Increase expenditures for County fees based on final tax levy
7441	6610	80701		2,656,176	Increase to Debt reserve fund for The Ranch at Sierra Vista CFD 1
7441	6630	80701		495,000	Increase for COI for Amoruso Ranch CFD 1 bond issuance
7441	5569	80701		28,380,482	Passthrough bond proceeds into Amoruso Ranch CFD 1 improvement fund
3022	6505	80301		28,380,482	Developer reimbursement with bond proceeds from Amoruso Ranch CFD 1 improvement fund
EXPENDITURES/EXPENSES/TRANSFERS OUT TOTAL				59,944,252	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
7417	4050	80701		(64,645)	Decrease revenue budget based on final tax levy
7418	4050	80701		(22,670)	Decrease revenue budget based on final tax levy
7419	4050	80701		(12,669)	Decrease revenue budget based on final tax levy
7423	4050	80701		(20,522)	Decrease revenue budget based on final tax levy
7424	4050	80701		(158,223)	Decrease revenue budget based on final tax levy
7426	4050	80701		(6,392)	Decrease revenue budget based on final tax levy
7427	4050	80701		(9,197)	Decrease revenue budget based on final tax levy
7428	4050	80701		(42,556)	Decrease revenue budget based on final tax levy
7429	4050	80701		(64,861)	Decrease revenue budget based on final tax levy
7433	4050	80701		(401,833)	Decrease revenue budget based on final tax levy
7435	4050	80701		68,370	Increase revenue budget based on final tax levy
7438	4050	80701		159,777	Increase revenue budget based on final tax levy
7441	4050	80701		1,747,260	Increase revenue budget based on final tax levy
7441	4710	80701		31,531,658	Bond issuance for Amoruso Ranch CFD 1
3022	4780	80301		28,380,482	Deposit into improvement fund from Amoruso Ranch CFD 1 Bond issuance
REVENUES/TRANSFERS IN TOTAL				61,083,979	

NET ADJUSTMENT	(1,139,727)
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AVAILABLE RESOURCES

Page 7

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
7417	3601	00000	000000	(63,998)	Decrease in available resources for Fund 7417
7418	3601	00000	000000	(22,444)	Decrease in available resources for Fund 7418
7419	3601	00000	000000	(12,542)	Decrease in available resources for Fund 7419
7423	3601	00000	000000	(20,317)	Decrease in available resources for Fund 7423
7424	3601	00000	000000	(160,076)	Decrease in available resources for Fund 7424
7425	3601	00000	000000	(6,519)	Decrease in available resources for Fund 7425
7426	3601	00000	000000	(6,328)	Decrease in available resources for Fund 7426
7427	3601	00000	000000	(9,105)	Decrease in available resources for Fund 7427
7428	3601	00000	000000	(42,130)	Decrease in available resources for Fund 7428
7429	3601	00000	000000	(64,213)	Decrease in available resources for Fund 7429
7433	3601	00000	000000	(397,815)	Decrease in available resources for Fund 7433
7435	3601	00000	000000	67,686	Increase in available resources for Fund 7435
7436	3601	00000	000000	(1,884)	Decrease in available resources for Fund 7436
7438	3601	00000	000000	158,179	Increase in available resources for Fund 7438
7441	3601	00000	000000	1,721,233	Increase in available resources for Fund 7441
FUND BALANCE TOTAL				1,139,727	



COUNCIL COMMUNICATION

CC #: 3771

File #: 0709

Title: Home Investment Partnerships Program - Budget Adjustment

Contact: Kristine Faelz 916-774-5451 kpfaelz@roseville.ca.us
Claudia Carreno 916-774-5486 ccarreno@roseville.ca.us

Meeting Date: 3/5/2025

Item #: 6.16.

RECOMMENDATION TO COUNCIL

Staff requests that the City Council adopt an ordinance approving a budget adjustment to increase expenditures in the amount of \$250,000 to fund additional owner-occupied housing rehabilitation projects and program administrative costs for FY2024-25 from the HOME Investment Partnerships Program Fund.

BACKGROUND

The Home Investment Partnership Program (HOME) is a federally funded program administered through the State of California's Department of Housing and Community Development (HCD). HOME funds have historically provided downpayment assistance for the First Time Homebuyer Program (FTHB) and financial assistance to low-income residents who take part in the Owner-Occupied Rehabilitation Program (OOR). The OOR program provides funds to income eligible owner-occupants to assist with the repair and rehabilitation of their homes. The goal of this program is to prevent the displacement of low-income households who might not otherwise be able to afford the necessary repairs to maintain a safe and healthy living environment.

The City of Roseville's available HOME funds are generated by existing FTHB and OOR loan payoffs. These repayment funds are identified as program income. In order to ensure there is sufficient funding to assist the City's low-income residents with health and safety-related rehabilitation projects, it is recommended that the budget for this fund be increased by \$225,000 and that an additional \$25,000 be made available for additional HOME administrative costs. It is projected that these funds may be able to assist an additional three to five homeowners. These expenditures are being funded by available resources in the fund balance and program income received in the HOME fund.

FISCAL IMPACT

The recommended budget adjustment increases expenditure authority for the HOME Fund in the amount of \$250,000 for OOR housing projects and additional HOME administrative costs.

Funding for additional OOR projects will help preserve housing occupied by low-income families, improve and repair health and safety issues, and help revitalize neighborhoods. The administrative increase will support staff and any necessary consultant costs to complete the rehabilitation projects. The recommended budget adjustment for the HOME fund has no impact to the General Fund.

ENVIRONMENTAL REVIEW

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

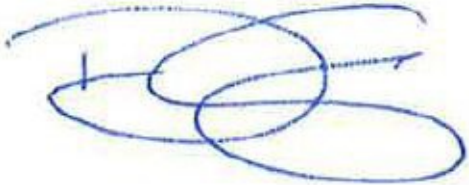
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community

Respectfully Submitted,

Kristine Faelz, Housing Analyst

Melissa Anguiano, Economic Development Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance 6914

ORDINANCE NO. 6914

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2024-25
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2024-25, is hereby amended as listed on the attached budget adjustment for the HOME Investment Partnerships Program.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this
_____ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

Updated 11/22/2024

Please complete the cells highlighted in yellow.

REQUESTER NAME & TITLE:	Claudia Carreno, Management Analyst	FISCAL YEAR:	2024-25
PREPARER NAME & TITLE:	Claudia Carreno, Management Analyst	ORDINANCE:	
DEPARTMENT/DIVISION:	Economic Development/Housing		

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2210	5573	54101		225,000	Increase Grant Deferred Loans for Owner Occupied Housing Rehabilitation projects
2210	5301	54101		25,000	Increase Professional Services for HOME Program Administrative costs
EXPENDITURES/EXPENSES/TRANSFERS OUT TOTAL				250,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
REVENUES/TRANSFERS IN TOTAL				-	

NET ADJUSTMENT	250,000
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FUND BALANCE

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2210	3601	00000	000000	(250,000)	Decrease HOME Inv Partnership Program Fund Balance
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
FUND BALANCE TOTAL				(250,000)	

Justification for Budget Adjustment:

This budget adjustment is recommended to increase the expenditure budget in the HOME Inv Partnership Program Fund by \$250,000 to fund owner occupied housing rehabilitation projects and additional HOME administrative costs for FY2024-25. These expenditures are being funded by available resources in the fund and program income received in the HOME Fund. The requested changes will result in an overall expenditure increase to the FY2024-25 HOME Fund budget of \$250,000 from \$1,758,061 to \$2,008,061.



COUNCIL COMMUNICATION

CC #: 3778
File #: 0900-04

Title: Martha Riley Library Cooling Tower Replacement Project - New Capital Improvement Project Approval and Budget Adjustment
Contact: Andre Baranov 916-774-5342 ajbaranov@roseville.ca.us

Meeting Date: 3/5/2025
Item #: 6.17.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council:

- 1) Approve the establishment of a new capital improvement project, the Martha Riley Library Cooling Tower Replacement project; and
- 2) Adopt an ordinance to approve a \$150,000 budget adjustment to fund the project.

BACKGROUND

The Martha Riley Library building was constructed in 2006 to house the Library, Community Meeting Rooms, and Utility Exploration Center functions of the City. The building is also a designated Emergency Operation Center for the City, making this repair a priority item.

Facilities Services staff are recommending the replacement of the cooling tower serving the main air handler unit at the Martha Riley Library building. Over two years ago one of the components in the cooling tower developed a refrigerant leak which resulted in a decrease in the cooling capacity of the air handler to 75%. To compensate for the decreased mechanical cooling efficiency, the system turns on earlier in the morning to dehumidify and pre-cool the space. This has resulted in higher-than-normal energy usage.

We estimate the replacement cost at \$150,000. Because this component of the unit operates the cooling cycle, it is imperative that the unit be taken offline during the winter or spring months and should not wait for the new fiscal year. The project will replace the cooling tower serving the main air handler unit at the Martha Riley Library using an existing on-call agreement.

FISCAL IMPACT

Funding for the project budget adjustment of \$150,000 will come from: \$131,100 from the Facility Rehabilitation Fund; \$3,150 each from the Water, Wastewater, and Waste Services Operations

Funds; and \$9,450 from the Electric Fund. The intent of the project is to return the facility to normal energy usage for the cooling tower and not increase operating costs.

ENVIRONMENTAL REVIEW

This project qualifies for a Class 2 Exemption as described in Section 15302 of the California Environmental Quality Act (CEQA) guidelines which states:

“Class 2 consists of...replacement or reconstruction of existing structures and facilities... where the new structure will have substantially the same purpose and capacity of the structure replaced....including but not limited to replacement of existing utility systems...”

The project is confined to within the existing Martha Riley Library and would not result in expansion of use. No environmentally sensitive resources are located within or adjacent to the property; therefore, the Class 2 exemption is applicable to the proposed project.

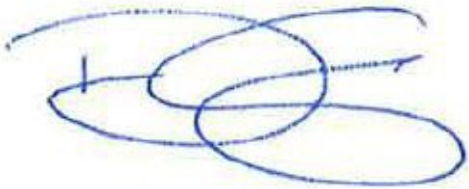
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community
Goal E - Deliver exceptional city services
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Andre Baranov, Design & Construction Project Manager

Jason Shykowski, Public Works Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance 6915

CEQA Exemption

ORDINANCE NO. 6915

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2024-25
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2024-25, is hereby amended as listed on the attached budget adjustment for the Martha Riley Library Cooling Tower Replacement project.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this
_____ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

Updated 11/22/2024

Please complete the cells highlighted in yellow.

REQUESTER NAME & TITLE:	Andre Baranov, Project Supervisor	FISCAL YEAR:	2024-25
PREPARER NAME & TITLE:	Andre Baranov, Project Supervisor	ORDINANCE:	
DEPARTMENT/DIVISION:	Public Works/Facilities		

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
4065	5433	84001	500548	131,100	Establish budget for project 500548
6101	5433	84001	500548	3,150	Establish budget for project 500548
6201	5433	84001	500548	3,150	Establish budget for project 500548
6301	5433	84001	500548	3,150	Establish budget for project 500548
6001	5433	84701	500548	9,450	Establish budget for project 500548
EXPENDITURES/EXPENSES/TRANSFERS OUT TOTAL				150,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
REVENUES/TRANSFERS IN TOTAL				-	

NET ADJUSTMENT 150,000

FUND BALANCE

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
4065	3601	00000	000000	(131,100)	Decrease Facility Rehabilitation Fund Balance
6101	3601	00000	000000	(3,150)	Decrease Water Operations Fund Balance
6201	3601	00000	000000	(3,150)	Decrease Wastewater Operations Fund Balance
6301	3601	00000	000000	(3,150)	Decrease Solid Waste Operations Fund Balance
6001	3601	00000	000000	(9,450)	Decrease Electric Fund Balance
	3601	00000	000000		
FUND BALANCE TOTAL				(150,000)	

Justification for Budget Adjustment:

Staff recommends that Council authorize the establishment of a new Capital Improvement Project – Martha Riley Library Cooling Tower Replacement (the "project") and adopt an ordinance to approve a budget adjustment appropriating \$150,000 to the project. Since this building is occupied by the library and the Utility Exploration Center, the funding will be split as follows: \$131,100 from the Facility Rehabilitation Fund; \$3,150 each from the Water, Wastewater, and Waste Services Operations Funds; and \$9,450 from the Electric Fund. Over two years ago, the cooling tower component of the main air handler unit at the Marth Riley Library developed a refrigerant leak in one of four refrigeration circuits, resulting in decreased capacity of the air handler to 75%. Currently, the mechanical cooling turns on earlier in the morning to dehumidify and precool the space resulting in increased operational cost. Since the Martha Riley Library is a designated Emergency Operation Center for the City of Roseville, this repair is a high priority. In the event of a large-scale catastrophic event, the ability to maintain an acceptable space temperature is crucial and will require this air handler to be functioning at 100% capacity.



Notice of Exemption

To: Placer County Clerk
Recorder's Office
2954 Richardson Drive
Auburn, CA 95603

From: City of Roseville
Development Services Dept.
311 Vernon Street
Roseville, CA 95678

Project Title: Martha Riley Library Cooling Tower Replacement

Project Location(s): 1501 Pleasant Grove Boulevard Roseville, California 95747

Project Description: This project would replace the Cooling Tower serving the main air handler unit at the Martha Riley Library using an existing on-call agreement. Over two years ago one of the components in the cooling tower developed a refrigerant leak which resulted in decreasing the cooling capacity of the air handler to 75%. To compensate for the decreased mechanical cooling efficiency, the system turns on earlier in the morning to dehumidify and precool the space. This has resulted in higher-than-normal energy usage. Facilities Services Staff are recommending that the replacement occur during the winter or spring to ensure a properly functioning cooling system is in place by summer. The new Cooling Tower will not result in any expansion of use.

Public Agency Approving Project: Roseville City Council

Agency/Individual Carrying Out Project: City of Roseville Public Works Department

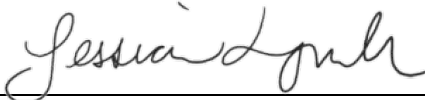
Reason why this Project is Exempt: This project qualifies for a Class 2 Exemption as described in Section 15302 of the California Environmental Quality Act (CEQA) guidelines which states:

"Class 2 consists of...replacement or reconstruction of existing structures and facilities... where the new structure will have substantially the same purpose and capacity of the structure replaced....including but not limited to replacement of existing utility systems..."

The project is confined to within the existing Martha Riley Library and would not result in expansion of use. No environmentally sensitive resources are located within or adjacent to the property; therefore the Class 2 exemption is applicable to the proposed project.

Lead Agency Contact Person: Andre Baranov, Finance Department - Facilities, 2005 Hilltop Circle, Roseville, CA 95747. (916) 746-5342.

Signature: _____


Jessica Lynch, Environmental Coordinator, City of
Roseville

Date: 2/11/2025



COUNCIL COMMUNICATION

CC #: 3780

File #: 0114

Title: 2025 Legislative and Regulatory Platform for State and Federal Advocacy

Contact: Rob Baquera 916-774-5179 rbaquera@roseville.ca.us

Meeting Date: 3/5/2025

Item #: 6.18.

RECOMMENDATION TO COUNCIL

Adopt the attached Legislative and Regulatory Platform for State and Federal Advocacy, which includes a set of priorities, legislative principles and platforms to guide the City's state and federal legislative and judicial advocacy programs through 2025.

BACKGROUND

An assortment of internal and external resources is used to effectively administer the City's legislative platform, they include:

- The City Council Law and Regulation Committee is a standing, advisory committee of the City Council with review and recommendation authority. The Committee provides a forum to introduce, discuss and more thoroughly analyze selected proposed state and federal legislation, policies and regulations that have the potential to impact City departments, the community, and the region.
- Staff works collaboratively with the City's federal and state lobbyists to understand and develop strategies for influencing legislation. The City's federal lobbyist also works closely with staff to help identify funding resources for departmental projects and will review grant applications before they are submitted.
- In addition to the City's lobbyists, staff interacts and participates with organizations such as the League of California Cities, Sacramento Area Council of Governments, North State Water Alliance, Northern California Power Agency, California Municipal Utilities Association, and the Roseville Chamber of Commerce to advocate on issues that are important to the City.
- Internally, government relations staff works with staff from each department on legislation, regulations, and project funding opportunities that are important to their departments.
- During the legislative year staff monitors introduced legislation, develops priority lists of legislation for each department and makes recommendations on letters of support/opposition as the bills progress through the legislative process.

- Government relations staff works closely with the staff of the City's state and federal representatives to ensure the City's position on legislation is clearly understood by Roseville's representatives. The development of this relationship and exchange of information with the City's representatives is an effort that continues throughout the entire year.

Working collaboratively with the City Council's Law and Regulation Committee and the City's internal and external partners ensures that the City's advocacy strategy has the greatest ability to influence legislation and policies that are crucial to the City. The City has successfully demonstrated the ability to work with this process and to develop coalitions that take positions on legislation in a manner that is beneficial and supportive of the adopted platform.

Platform Modifications

Modifications were made throughout the 2025 platform to ensure the City is well-positioned to effectively advocate for or against legislation, policies and regulations introduced during the 2025 legislative and congressional sessions. These modifications were reviewed and discussed with the City Council during the Council's Legislative Platform workshop. In addition, the following edits were made based on comments provided by Councilmember Houdesheldt.

- Page 6– Home Insurance - Support all Executive, Administrative, regulatory, and/or legislative actions to provide relief to residents affected by wildfires and other extreme weather events and to ensure that California's insurance market remains accessible and affordable to all residents without tax increases and/or inadequate coverages.

FISCAL IMPACT

The costs to implement the legislative advocacy program are included in the City's approved budget. The Legislative Platform has no direct fiscal impact to the City's budget; the platform provides policy direction only.

ENVIRONMENTAL REVIEW

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

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal B - Support community engagement and advocacy

Respectfully Submitted,

Rob Baquera, Government Relations Manager

Megan Scheid, Deputy City Manager



Dominick Casey, City Manager

ATTACHMENTS:

Description

2025 Legislative Platform



City of Roseville

2025 Legislative and Regulatory Platform
for State and Federal Advocacy

Roseville City Council



From left to right: Vice Mayor Karen Alvord, Councilmember Bruce Houdesheldt, Mayor Krista Bernasconi, Councilmember Tracy Mendonsa, Councilmember Pauline Roccucci

Roseville City Council Goals 2020-2025

- Goal A - Ensure a safe and healthy community
 - Goal B - Remain fiscally responsible in a changing world
 - Goal C - Enhance economic vitality
 - Goal D - Invest in well-planned infrastructure and growth
 - Goal E - Support community engagement and advocacy
 - Goal F - Deliver exceptional City services
-

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Public Safety Goal.....	13
Economic Development Goal	15
Electric and Environmental Utilities Goals	17
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Purpose and authority

The positions defined within this Legislative and Regulatory Platform reflect the City Council's goals and priorities as well as its position on issues that are currently, or are anticipated to be, the focus of future legislation and regulation at the state and federal levels. Council's adoption of this platform authorizes the City's active participation to influence state and federal decision-making on legislative, administrative, regulatory and funding issues and to support judicial advocacy consistent with the City's priorities.

Using this document as a guide, the City will consider and adopt appropriate positions on specific legislation, regulations and budget proposals, and respond to requests for amicus curiae support when the outcome of a pending lawsuit is likely to significantly affect a City priority. The Mayor, or in the event the Mayor is unavailable the Vice Mayor, will sign letters of support or opposition based on the City's identified interests, the Mayor and other Council Members will advance City interests through individual and regional advocacy efforts, and the Mayor, or in the event the Mayor is unavailable the Vice Mayor, will act on requests from the City Attorney to join in friend-of-the-court briefs.

Staff recommends that the Legislative and Regulatory Platform be updated annually to be responsive to changes to the state and federal legislative and regulatory environments and to reflect the interests unique to Roseville and Placer County and interests that may also be common to cities throughout the state.

Strategies for Effective Platform Implementation

- Legislative and regulatory matters and trends are brought before the City Council's Law and Regulation Committee on a regular basis throughout the year for information, awareness, and discussion. Each year, the Council holds a Legislative Platform workshop to review and provide input to this document that guides the City's advocacy efforts for the year ahead. All regular Council meetings are televised and available for public viewing on the City's website and government channels.
- City staff works collaboratively with our federal and state lobbyists to understand and develop strategies to respond to pending legislation and regulations and, to help identify funding for infrastructure projects so the City can pursue directed funding. The federal lobbyists also review grant applications before they are submitted, securing support for any submittals. Staff ensures that matching funds, environmental review, or any other grant requirements have a reasonable correlation to the value of the funding and the benefit being derived from the grant.
- City staff participates in stakeholder organizations such as The League of California Cities, Sacramento Area Council of Governments, Placer County Transportation and Planning Agency, Sacramento Metropolitan Chamber of Commerce, Northern California Power Agency, California Municipal Utilities Association, Municipal Information Systems Association of California, California Association of Sanitation Agencies, Solid Waste Association of North America - California, Association of California Water Agencies and the Roseville Area Chamber of Commerce to advocate on issues that are important to the City. This allows the City to have a stronger voice and a greater potential to influence key policy, regulatory, and legislative matters.
- Government relations staff works with each department to develop awareness and understanding of legislation, regulations, and project funding opportunities. During the legislative year, staff monitors legislation, develops priority lists of legislation for each department, and makes recommendations on letters of support or opposition as bills progress through the legislative process.
- Government relations staff strategizes and coordinates with other jurisdictions, special districts and organizations on key issues of common interest to ensure a stronger voice on legislation, regulatory and policy matters.
- Government relations staff work closely throughout the year with state and federal elected officials, legislative staff, and regulatory agency staff to ensure Roseville's policy positions and needs are clearly understood.
- Proposed City advocacy positions on bills that would result in the issuance of or a vote for a new state bond will be brought to the full Council for direction. County wide ballot measures are also brought to the full City Council for direction as well.

Working collaboratively with the Council's Law and Regulation Committee and the City's internal and external partners ensures that the City has the greatest ability to influence legislation and policies that are important to the City. The City has successfully used this process of proactive advocacy and coalition development to take positions on legislation to effectively advance the legislative platform and secure federal and state assistance that benefits the residents of Roseville.

Funding Opportunities

City staff seeks to identify outside state and federal funding opportunities for Roseville projects and programs.

We take the following approach to accomplish this:

1. Developing relationships that will leverage funding opportunities by actively promoting Roseville projects that provide a mutual benefit for our funding partners.
2. Advocating with local and regional partners for projects and programs worthy of state and federal funding that deliver value to the Roseville community.

State and Federal Funding Requests

Projects (not in order of priority):

1. Cybersecurity technology and Information and Operational Technology (IT and OT) infrastructure improvements needed to assist in compliance with state and federal mandates.
2. Regional road and highway improvements including I-80/Hwy-65 Interchange, Hwy-65 Widening, Baseline Road Widening, Blue Oaks Widening, Andora Widening and Placer Parkway.
3. Fleet electrification including vehicles, charging facilities, tools, and training.
4. Emerging energy- and water-use efficiency technologies and conservation programs.
5. Water-supply reliability improvements such as increased conjunctive use capacity, diversification of water supplies as it pertains to implementation of the Roseville Groundwater Strategic Plan and recommended in other long-range resource planning documents.
6. Technologies and projects that modernize and improve water treatment and expand conveyance capacity and create water access redundancy to create resiliency to climate impacts and other natural disaster events including power supply disruptions, decrease in operational performance at Folsom Reservoir and other threats.
7. Expansion of wastewater digestion capacity to provide organics recycling and biogas clean energy generation and support compliance with organics diversion.
8. Pursue federal infrastructure funding under the CHIPS and Science Act and the Infrastructure Investment and Jobs Act and Inflation Reduction Act.
9. Projects that fund water and wastewater infrastructure improvements to Roseville's older core neighborhoods.
10. Pleasant Grove Stormwater Retention Basin to mitigate City and regional, stormwater runoff and prevent downstream impacts.
11. Continue to pursue funding to complete the City's bike and pedestrian network.

Initiatives: Promoting economic stimulus and infrastructure investment

1. Projects that stimulate job creations especially in the areas of energy, water, transportation, public safety, and community development.
2. Economic development assistance to support business attraction, expansion, retention, and formation.
3. New and diverse sources of revenue to continue the services and quality of life currently experienced by the Roseville community.

City of Roseville Priorities for 2025

Citywide Legislative Principles

1. The City of Roseville believes in local control and the ability of the City Council to make decisions that address the needs of residents, visitors, and businesses within its jurisdiction. In general, the City of Roseville will oppose legislation that erodes local control and will support legislation that increases local control.
2. The City of Roseville also believes in fiscal responsibility and requires financial flexibility to carry out its mission and objectives for the community. The City will oppose legislation that hinders financial flexibility while supporting legislation that encourages financial flexibility.
3. Oppose unfunded mandates from legislation and regulations that require the City to provide a service or benefit without appropriate and full funding.
4. Where applicable, the City will advocate for the use of existing programs and structures to streamline the creation of new state programs.
5. Oppose legislation that would negatively impact City revenues including but not limited to sales tax, property tax, other General Fund and enterprise fund revenues. Support legislation that protects and maintains City sales tax revenue.
6. Advocacy on sales tax, state bond legislation or state ballot measures beyond these guidelines will be brought to the full Council for consideration and direction. Regarding state ballot measures, once direction is provided staff may prepare and respond to inquiries in ways that provide a fair presentation of the facts about a measure and the City's view of the merits of the ballot measure.
7. Support sponsoring or co-sponsoring legislation that meets the objectives of the City's legislative principles and platform.
8. Support legislation and provide leadership in crafting a regional vision and agenda that leverages regional assets in delivering a better economic and social environment and reinforces the value and versatility of regionalism to address complex regional issues including transportation, economic development, education, land use policy, water supply reliability, environmental concerns, and intraregional inequities in housing and education.
9. Support legislation, policies, and regulations that require economic analysis and/or scientific validation of changes to state policies or regulations before modifications can be enacted.
10. Support legislation that would purge laws and regulations that are redundant and/or no longer applicable or necessary.
11. Support all Executive, Administrative, regulatory, and/or legislative actions to provide relief to residents affected by wildfires and other extreme weather events and to ensure that California's insurance market remains accessible and affordable to all residents without tax increases and/or inadequate coverages.

City's Federal and State Legislative Platform

1. Oppose state and federal actions that would lead to incompatible consequences and/or have an adverse impact on the City's ability to comply with state and federal regulations and/or legislation.
2. Support legislation that would further the stated missions of the City's departments and oppose legislation that would impede the ability of each department to effectively meet its operational objectives.
3. Support legislation and regulations that protect City investments in infrastructure and other projects and enhances financial sustainability of City assets.
4. Support legislation and policies that protect our residents and businesses from inconsistent, unnecessary and costly regulations and guidance, mitigation requirements, and permitting mandates.
5. Oppose legislation and regulations that would adversely affect or divert City revenues to the state or any other entity.
6. Support legislation that would require the state or federal governments to pay for unfunded mandates.
7. Oppose legislation that would impose significant compliance costs to the City and where a public benefit has not been identified to justify the costs.
8. Oppose legislation that would eliminate or curtail local control over City owned property, physical assets and infrastructure including cybersecurity mandates.
9. Oppose new legislation or regulations that would restrict or eliminate local control over cannabis and cannabis related products.
10. Support legislation that would purge laws and regulations that are redundant and/or no longer applicable or necessary.
11. Support all Executive, Administrative, Regulatory, and/or legislative actions to provide relief to residents affected by wildfires and other extreme weather events and to ensure that California's insurance market remains accessible and affordable to all residents without tax increases and/or inadequate coverages.

Administrative Services Goal

To protect the ability of the City to make decisions unencumbered by onerous policies and regulations that are costly and/or restrictive in how they must be implemented regarding areas of finance, human resources, city clerk, information technology and purchasing; to ensure the City's positions regarding pension reform are clearly articulated by providing input and expertise in response to future legislative efforts.

We take the following approaches to accomplish this:

Administrative Services Platform

1. Support legislation and measures that provide and promote consistency and the promotion of harmonious labor relations, while maintaining management rights and local deference.
2. Support legislation, policies and regulations that simplify the administration of public records, election code and Brown Act provisions.
3. Oppose legislation that diminishes enacted workers' compensation reforms and cost controls.
4. Support efforts that engage and include local government in future pension reform discussions and legislation.
5. Oppose legislation and regulations that place new environmental requirements on local agencies that would inhibit the City's ability to fulfill its mission and are not accompanied by funding necessary for implementation.
6. Support legislation, policies and regulations that simplify public procurement and contracting.
7. Oppose legislation that restricts or diminishes the City's ability to procure goods and services efficiently and effectively.
8. Oppose legislation that alters the tax treatment of municipal bonds such as proposals that would cap or eliminate the current tax-exempt status.
9. Support reasonable and common-sense legislation and regulations that clarify conflict-of-interest rules.
10. Support legislation and policies that encourage streamlining of business processes for responding to open records requests and that provide funding for these activities.
11. Support legislation that includes operational expenses as an acceptable use of public, educational, governmental access (PEG) funds collected from franchise holders for video services under the Digital Infrastructure and Video Competition Act (DIVCA).
12. Support legislation that restores the federal tax exemption for advance refunding bonds as a critical cost-saving tool for local governments.

Information Technology Platform

1. Support legislation that promotes and provides funding for increased ability to manage technology, assistance in adhering to regulatory compliance requirements and reducing the risk of cyber-attacks.
2. Oppose legislation that would require public agencies to share information in public settings that could be used by groups or individuals with malicious intent to compromise the systems, services or private information of public employees or residents.
3. Support legislation and regulations that ensure emergency communication capabilities and interoperability for information technology and public safety departments and agencies.
4. Support legislation that would clearly maintain local authority as it applies to platforms like cable, telecommunications, broadband, video, cellular, and Net Neutrality for all current and future development and deployment.
5. Support legislation that promotes artificial intelligence that is human-centric and socially beneficial, fair, explainable and transparent, secure and safe, and accountable.
6. Support legislation for the adoption of innovative and cost-effective environmental technology initiatives that would modernize Roseville infrastructure.
7. Oppose legislation that would restrict procurement practices or impact vendor interaction.

Community Development Goal

To act on legislation that would affect our ability to amend and implement our General Plan policies and/or restrict local control over development or impose new regulations that will increase development costs and place greater demands on the City's General Fund. The intent of our General Plan policies is to create an attractive, vibrant, well-planned city, demonstrated by balanced land uses with desirable neighborhoods, prosperous businesses, excellent schools, convenient public services and open space and recreation amenities all linked by superior transportation systems that include well-maintained streets, sidewalks, bike paths and transit in a cost-effective and financially sustainable manner.

We take the following approaches to accomplish this:

Public Works Platform

1. Support continued reauthorization of the nation's highway and transit funding bills.
2. Oppose legislation that reduces, restricts, or eliminates transportation revenues for transportation purposes or creates new unfunded state and federal mandates on transportation projects.
3. Support legislation and other efforts to distribute Congestion Mitigation and Air Quality Improvement Program (CMAQ) and Surface Transportation Block Grant program (STBG) funding proportionally within the SACOG region.
4. Support legislation that provides additional funding for local roadway maintenance, transportation and infrastructure.
5. Support the reallocation of a portion of existing transportation funding sources to "State of Good Repair" maintenance programs.
6. Oppose legislation that would increase traffic congestion and/or reduce roadway vehicle capacity as a means of reducing Vehicle Miles Traveled and/or greenhouse gases (GHG).
7. Support legislation that allows local governments to determine local roadway Level of Service (LOS) policy.
8. Oppose legislation that places new restrictive burdens or oversights on local transit.
9. Oppose legislation that reduces the ability to use high-occupancy vehicle (HOV) lanes by transit, paratransit and other high-occupancy use vehicles.
10. Support legislation, policies and regulations that allow the use of Medi-Cal funds for transportation purposes and support Medi-Cal policies that promote the use of transit/ paratransit as Medicaid providers.
11. Support legislation that provides tax incentives for people who use public transit and other alternatives to driving a single-occupant personal vehicle.
12. Support legislation and advocate for reasonable Advanced Clean Fleet rules, targets, and exemptions.

13. Support legislation that provides funding for cities to comply with state and federal mandates regarding flood-protection levels.
14. Support legislation and other efforts that define equity based on local data and not state or national data.

Development Services Platform

1. Support legislation that strengthens local control in the areas of transportation and land-use policies and assists local governments in integrating new growth.
2. Support legislation, policies and regulations that ensure local governments maintain local land-use control and maintain the ability to address local constituents' concerns.
3. Support legislation that provides funding and other financial support for the production of affordable housing.
4. Support legislation that requires transparency, consistency, and accountability at the state level.
5. Support legislation that ensures local control and flexibility in determining reduction measures for greenhouse gas requirements.
6. Support legislation and regulations that streamline state and federal permitting processes and require agencies to consider the economic impacts and equities of mitigation measures regarding permits for water supply, flood control, air quality, water quality and sustainability. (This list is representative and not intended to be exhaustive.)
7. Oppose legislation for new wetlands regulations that duplicates similar requirements at the federal level.
8. Support legislation for California Environmental Quality Act (CEQA) reform that streamlines the environmental review process and reduces opportunities for "green mail" lawsuits.
9. Advocate for appropriate federal resource agency staffing levels to ensure Endangered Species Act Section 7 Consultations are completed within statutory timeframes (in particular, for the National Marine Fisheries Service).
10. Support legislation that ensures the rules governing representation of a city on a Board, Committee, or Commission with regional authority allow for meaningful and continual participation by the most populous cities on that Board, Committee, or Commission.
11. Support legislation that more narrowly defines the California Department of Fish and Wildlife jurisdiction under California Department of Fish and Wildlife Code Section 1600 (Streambed Alteration Agreement).

Parks, Recreation & Libraries Platform

1. Support legislation and measures that fund recreation, fitness, and wellness, and prevention programs that also include mental health and diversity, equality and inclusion plans for youth and adults.
2. Support legislation that protects funding for the State Library Fund.
3. Support legislation and new measures for park, recreation, and library programs, services, and special events.
4. Support new initiatives that provide funding for the development of parks and public facilities.
5. Support full funding of state parks grant programs, and recreation, bike trails, open space, and library grants.
6. Support a change in the definition of “underserved” for grants with requirements to serve underserved areas, to allow for funding for areas that are underserved as compared to other areas within the municipality (e.g., 35% below the city’s median income level), rather than as compared statewide.
7. Support legislation and budgets that fund park, open space, library, and recreation facility improvements and rehabilitation.
8. Support legislation that funds recreation and library programming, including fitness, wellness, enrichment, maintenance, and books/technology for youth and adults.
9. Support legislation that would further fair and appropriate access to park and library resources for all persons; including, but not limited to, those that are homeless.
10. Support legislation that defines appropriate penalties for incidents of vandalism and property theft.
11. Support legislation that assists local agencies including parks departments with funding and/or resources for addressing clean-up and hauling of items from encampments.
12. Support legislation that provides increased funding for arts and culture.
13. Support state and federal legislation and funding opportunities that would provide funding for the mandated transition to electric vehicles as well as the construction of electric vehicle infrastructure and charging stations. In addition, that would accommodate a period to implement the initial installation of chargers by allowing parks & recreation facilities to open as long as there is a transition plan.
14. Support state and federal legislation to address supply chain issues that disrupt park development requiring the department to purchase different, and potentially more expensive products and infrastructure materials (e.g. picnic tables, benches, electric chargers, and other amenities), which delays the ability to complete and open the parks within a reasonable timeframe.
15. Support legislation to reinstate state funding for the Building Forward Library Facilities Improvement Program and California Library Services Act Program.

16. Support legislation that funds increased access and Americans with Disabilities Act (ADA) improvements to parks and facilities.
17. Support legislation that funds therapeutic and adaptive recreation and library programs, increasing access to people with disabilities.

Building Inspection Platform

1. Promote public health and safety in building construction through responsible legislation that adopts building codes through the regulatory process and allows for local control of enforcement.
2. Support legislation that enhances code enforcement through a uniform approach at the state level with input from the local authority by going through the regulatory process.
3. Oppose legislation that mandates specific enforcement requirements through the legislative process.
4. Protect the ability to adopt local amendments to fire and building codes.
5. Oppose legislation that places additional burdens of enforcement on local officials but is not directly related to issues of health and safety.

Public Safety Goal

To act on legislation that hinders our ability to protect and enhance the safety and quality of life for our residents, businesses, customers, and partners by providing effective responses to all service requests; to promote programs that minimize risk and maximize the safety for our entire community; and to deliver community risk-reduction programs and exceptional solutions as a cohesive team and in a collaborative manner.

We take the following approaches to accomplish this:

1. Oppose legislation and regulatory policies that negatively affect the funding and operations of the police or fire departments.
2. Oppose legislation that would decrease state and federal funding for programs and services including Homeland Security.
3. Oppose reductions to the levels of state and federal funding opportunities for public safety programs and/or services.
4. Support legislation that ensures flexibility for and local control of all grant resources and funding for public safety technology and mandatory reporting systems.
5. Protect the ability to adopt local amendments to fire and building codes.
6. Oppose legislation that would reduce or eliminate funding for disaster mitigation.
7. Oppose legislation that reduces or eliminates local law enforcement flexibility or otherwise enacts broad sentencing reforms that reduce sentences for non-violent crimes in a general fashion.
8. Support legislation that provides municipalities with local control to provide para-transport, community para-medicine services and illness-prevention practices and programs.
9. Support legislation that provides adequate funding to cities for realignment services and oppose legislation that reduces or eliminates funding for those services.
10. Support legislation that results in regionalization of public safety functions and local control of regionalization of fire services.
11. Support legislation that requires the state to pay for unfunded mandates related to new public safety training requirements.
12. Support legislation that provides new and/or increased funding for mental health programs, services, and substance abuse treatment.
13. Support legislation that provides funding for first responder programs that improve response to mental health crisis calls for service.
14. Support legislation that provides funding for Police social services programs and outreach.
15. Support legislation that provides funding for public safety infrastructure projects including construction of various types of training facilities.

16. Support legislation that provides funding for programs that help build first responders' mental health and emotional resiliency.
17. Support legislation that strengthens criminal penalties for repeat offenders.
18. Support legislation that invests in first responder health and wellness programs, with a focus on advancing cancer prevention, research, and early detection initiatives.

Economic Development Goal

To act on legislation that affects the City of Roseville's ability to create a vibrant business and community environment that enhances the quality of life for our residents, promotes employment opportunities, and provides outstanding potential for our businesses and partners to flourish. To provide exceptional facilities, programs, services, affordable housing and economic opportunities in a safe environment by supporting, activating, and maintaining neighborhoods and commercial districts. To create a vibrant economic development environment by forming effective partnerships for the purposes of acting on legislation that encourages and assists with the development of jobs, businesses and industry sectors and maximizes social and economic opportunities.

We take the following approaches to accomplish this:

Housing and Community Investment Platform

1. Support legislation and appropriations that fully fund assistance for affordable housing, prevention and solutions to homelessness, and community investment funding, including the federal Housing Choice Voucher (HCV), Home Investment Partnerships (HOME) and Community Development Block Grant (CDBG) programs.
2. Advocate for and support legislation that provides funding aimed toward increasing program resources, accountability of dollars spent to address the primary causes of homelessness, needs of the homeless population, and provides evidence-based solutions and interventions for mental illness, drug treatment, housing, and services.
3. Support legislation and advocacy efforts to protect existing and expand options for housing and community investment funding that will support goals for the City's core areas and provide support for community assets.
4. Support legislation that expands the local construction workforce through economic development training programs in an effort to reduce the cost of housing and promote economic opportunity for low-income households.
5. Support legislation that increases flexibility and local control in the state housing element/ Regional Housing Needs Allocation (RHNA) process and streamlines environmental statutes.
6. Support legislation and measures that create new state incentives for affordable housing development.
7. Support streamlining of the requirements for the types of projects that can be funded with state and federal funding.
8. Oppose legislation that revamps the current RHNA process by reducing local control and/ or giving greater authority to the Department of Housing and Community Development (HCD) to oversee and enforce regional housing goals and in determining a methodology for allocating housing needs to regions and local jurisdictions; and, that links housing element certification to non-housing grant sources.
9. Oppose legislation that imposes penalties on cities for not having a compliant housing element or for violations of state housing laws when the cities are acting in good faith.

Economic Development Platform

1. Oppose legislation and measures that create competitive disadvantages for businesses at local and state levels.
2. Support legislation and measures that allow the City to grow the current economic base by providing the tools and resources needed for businesses to expand and flourish.
3. Support legislation, funding and policies that promote Regional Occupation Programs, trade and skills training, innovation and entrepreneurship, investment in research and development technology, and tax incentives for key industry sectors including manufacturing.
4. Oppose legislation that negatively impacts the City as it relates to the dissolution and wind-down of the Redevelopment Agency.
5. Support legislation that promotes, enhances and provides incentives for business retention and expansion, while ensuring California's business environment remains an economically viable and competitive destination with national and international markets.
6. Support legislation that supports the development and expansion of higher education institutions including new private institutions and satellite campuses of national universities as an important segment of growth, workforce and economic development throughout the state.
7. Support legislation that creates a new tax increment program that will assist cities and counties with revitalizing their communities through the elimination of physical and economic blight and by providing assistance to building owners, tenants and businesses in their efforts to be successful.
8. Oppose legislation that restricts the City's ability to dispose of real property or retain control over how the property is used.
9. Support legislation, funding, and policies that promote and retain job growth in the City, increase talent pipelines, expand employment opportunities at all levels and support employment opportunities that provide broad public benefits within the City.

Electric and Environmental Utilities Goals

To protect local control over how utilities provide services to our customers; to protect our customers from state and federal legislation, policies, and regulations that have no clear benefit relative to cost; and to oppose legislation, policies, and regulations that create unfunded mandates and compliance requirements that negatively impact the utilities' ability to provide their services and products in the most safe, reliable and cost-effective manner.

Electric Utility Platform

Roseville Electric Utility's mission is to improve the quality of life in our community and to provide customers with safe, reliable electricity at competitive prices and with exceptional service. As technological advancements in the electric utility industry evolve and new legislative and regulatory mandates emerge, the electric utility will continue to transform its business model to best serve its customers in the most efficient, reliable and cost-effective way.

We take the following approaches to accomplish this:

1. Support legislative efforts that retain local decision-making authority over programs, services, resources and rates.
2. Support legislation that maintains flexibility to comply with regulations in the way that best reflects community priorities.
3. Support legislation that enables meeting the state's energy and environmental policies in a cost-effective and reliable manner.
4. Support measures that promote affordability for our customers.
5. Support legislation that preserves public tax-exempt financing and advanced refunding.
6. Support future transmission system improvements and requirements which ensure that cost allocation is born by the parties that impact and/or stand to benefit from those improvements.
7. Support legislation that provides greater flexibility to meet the Renewable Portfolio Standard (RPS) program; and oppose legislation that would reduce flexibility in complying with the RPS program.
8. Support legislation and regulations that streamline permitting for new and existing generating facilities.
9. Support legislation that fosters the utility's role in local and regional economic development efforts including business retention and expansion.
10. Support technology advancements and efficiencies that benefit our customers in a cost-effective and reliable manner.
11. Oppose measures that would decrease our ability to make financial decisions that protect the financial health of the utility.
12. Oppose legislation that creates new jurisdictional review over Publicly Owned Utilities (POU).

13. Oppose legislation that mandates power purchases from specific projects and/or specific resources that do not fit the needs of our community or do not serve our customers in a reliable, affordable manner.
14. Oppose legislation that would reduce funding for existing energy programs and mandates.
15. Oppose legislation that will increase utility operating costs without commensurate funding.
16. Collaborate with neighboring utilities, the public power industry, and other stakeholders on legislative issues that impact the electric sector.
17. Pursue leadership roles locally, regionally, and nationally to inform, educate and advocate for the interest of our community.

As part of the legislative and regulatory platform, Roseville Electric Utility also takes advocacy positions to promote the City's position before the applicable regulatory agencies.

Environmental Utilities Platform

Roseville's Environmental Utilities (EU) Department operates three utilities: Water, Wastewater, and Waste Services. EU strives to deliver critical public health and sanitation services efficiently and economically. EU's services include management of groundwater, recycled water, and stormwater programs for the dual benefit of Roseville's residential and business customers and the environment. There are many external factors that influence how EU operates, what it charges for utility services, and the kinds and quality of services provided to its customers.

We take the following approaches to accomplish this:

Addressing the impacts of Green House Gas (GHG) for a sustainable Resilient Future:

1. Support efforts that allow local governments to manage and develop practical solutions to reduce GHG emissions to and ensure ratepayer benefits are commensurate with costs.
2. Support only those statewide and federal GHG emission estimating, monitoring, and reporting mandates that provide demonstrated benefits to the environment and rate payers.
3. Advocate for policies that provide assistance to address utility resiliency needs, including planning, deployment of new technologies, provide system and resource redundancy, and improve the environment and other actions.
4. Advocate for policies and funding that will help Roseville and the Sacramento Region address anticipated impacts from climate change focusing on drought and atmospheric rivers as projected in region-specific modeling in the American River Basin Study by the U.S. Bureau of Reclamation, NOAA, and U.S. Army Corps of Engineers.

Advocating for Effective Product Stewardship that Minimizes Impacts on Ratepayers:

1. Advocate for the development of the recycling market by the state and federal governmental entities for recyclables, green waste, food waste, biosolids, plastics, and other organics.

2. Oppose mandated material-disposal bans or restrictions when there is insufficient capacity or available technology within the private recycling market to handle these materials in a more beneficial way besides landfilling.
3. Support efforts to reuse waste in a beneficial way if cost-effective.
4. Support efforts to enact a comprehensive statewide Extended Producer Responsibility (EPR) law or a product-by-product EPR law that allocates end-of-life disposal costs with the producer of the product and incentivizes manufacturers to design their products in a way that has less of an environmental impact, consistent with Council direction as outlined in Council Resolution 10-278.
5. Oppose efforts to increase recycling diversion rates if determined not to be cost-effective relative to the benefits that could be achieved.
6. Oppose efforts to increase statewide tipping fees where there is no clear benefit to Environmental Utilities ratepayers.
7. Support efforts that encourage the development of clear state regulations and guidelines on EPR implementation to facilitate consistent compliance for local agencies and industry.

Advocating for Sustainable Water Supply Management and Ensuring Reliability:

1. Advocate in support of CERCLA liability protections related to PFAS. Support streamlined permitting to implement regional conjunctive use programs more effectively in order to build a more drought resilient water supply for the Sacramento region.
2. Continue to safeguard Roseville's water supply contracts – both the City of Roseville's non-CVP water service contracts with neighboring agencies, as well as the City of Roseville's Repayment Water Service Contract executed by the Bureau of Reclamation on February 28, 2020.
3. Support and advocate at the local, regional, state and federal levels to fund the city and region's water supply portfolio to achieve a regional water supply that is sustainable and reliable for generations to come.
4. Support efforts that allocate the costs for Delta and statewide water infrastructure improvements to the parties that either impact the Delta and/or stand to benefit from those improvements, known as the "Beneficiary Pays Principle".
5. Support proactive and participatory approaches to developing Delta and statewide solutions that are based upon sound science and up to date data.
6. Oppose efforts that impose arbitrary flow requirements on the American River that are inconsistent and incompatible with responsible water-supply management and undermine the locally developed Modified Flow Management Standards flow-management principles under the Water Forum Agreement.
7. Support efforts to implement a locally developed Modified Flow Management Standard on the lower American River that supports the Water Forum effort and its successor effort and provides for appropriate carryover storage at Folsom Reservoir.
8. Protect primacy of Roseville's (and the region's) ability to manage its groundwater resources.

9. Protect the City's land-use authority and its right to make land-use decisions with respect to water supply.
10. Oppose efforts to standardize water-supply contingency actions.
11. Oppose efforts to upend the water rights system in California.
12. Support efforts to address illegal water diversions without upending California's water rights system.

Drought and Water Use Efficiency Advocating for the Efficient Use of Water Resources versus Arbitrary Water Reduction Mandates:

1. Support efforts that maintain local control over drought-related decisions that are consistent with the City of Roseville's most recent Urban Water Management Plan, and Water Shortage Contingency Plan and federal Water Management Plan.
2. Support efforts that help local governments maintain water-efficiency programs that meet state objectives, are cost-effective, and make sense for the local conditions.
3. Support state and federal efforts to increase water-efficiency ratings for common consumer products that use water, including tax credits similar to those provided to energy efficient use technologies.
4. Support efforts for third parties like the Legislative Analysts Office (LAO) or Public Policy Institute of California (PPIC) to review the implementation of the Making Conservation a California Way of Life regulation for the impacts on rates, daily lives of Californians and the environment.
5. Oppose additional legislative or regulatory efforts mandating stricter restrictions than what is already under the new Making Conservation a California Way of Life. proposed water use efficiency standards or water loss standards that do not recognize previous water-supply reliability and water efficiency investments and achievements by the region and local community.
6. Support water efficiency policies that enhance key City investments such as undeveloped and developed park lands, the City's urban forest, and oppose policies that would diminish or impair investments.
7. Support efforts that allow local agencies to develop and implement practical and locally controlled water-use efficiency programs and solutions.
8. Support funding assistance for the adoption of innovative technologies.

Advancing Stormwater Management and Green Infrastructure:

1. Oppose efforts to impose additional state-mandated stormwater program requirements without commensurate funding for those programs.
2. Identify and pursue funding opportunities to support stormwater infrastructure (including green infrastructure) investments that protect Roseville's public health and safety, water quality, and economic development.

3. Support policies that reduce the cost of compliance for stormwater dischargers.
4. Support legislative efforts to reduce the potential of third-party lawsuits pertaining to stormwater quality issues.
5. Support legislation that revises the state Constitution to allow for stormwater programs to establish a funding mechanism that is similar to that of other water utilities under the Proposition 218 reforms.
6. Support efforts to require pesticide manufacturers to produce products that are less harmful to the environment.
7. Actively track, comment and advocate on proposed changes in National Discharge and Elimination System Permits and Waste Discharge requirements from the State Water Resources Control Board and Regional Water Boards.

Advancing Biosolids, Recycled Water and Energy for a Sustainable Future:

1. Support continued availability and expansion of biosolids beneficial use and disposal options.
2. Support peer reviewed, science-based risk assessment models to govern biosolids treatment mandates.
3. Support state and federal funding programs for any potential City waste-to- energy projects. As an example, allow developers of biogas and electricity to benefit from federal and state funding like e-RINs (Electric Renewable Identification Numbers) so we can use our microturbines to power e-trucks and receive the e-RINs credits.
4. Support policies that deliver tax credits and/or cash subsidies for the construction of bioenergy projects, including biogas.
5. Support legislative and regulatory efforts that increase development and use of available recycled water supplies and create a policy environment that supports the development of emerging advanced treatment technologies.

Advocating for Worker Safety, Recruitment and Training for a Thriving Workforce:

1. Support efforts that protect solid waste, water, wastewater and recycled water worker safety.
2. Support efforts and workforce development programs that promote utility workers as great careers.
3. Support efforts that provide funding for the creation of local technical training, internships, apprenticeships and journey persons in key water, wastewater, and waste services positions – both formal college and trades education training pathways.
4. Support efforts that require manufacturers to provide training on the servicing of their products. Example: as the state transitions to the electrification of our fleets we would like to see requirements on the manufacturers of those vehicles to provide training to our technicians so they can provide routine maintenance.

Advocating for Cost-Effective Utility Service Delivery:

1. Support legislative reform efforts that require a cost/benefit analysis for new regulations and flexibility on permit terms to recognize technology and construction factors.
2. Support legislative efforts to reduce the potential of third-party lawsuits pertaining to water quality issues.
3. Oppose efforts to impose a tax or fees where revenue is collected from local ratepayers or agencies and are allocated for statewide projects that have no direct benefit to Roseville's ratepayers.
4. Advocate on efforts to provide explicit authority to local water and wastewater agencies to address affordability concerns unique to their customer base rather than a one-size-fits-all statewide approach.
5. Support statutory protections from CERCLA liability related to biosolids and drinking water residuals of biosolids from Superfund liability.
6. Advocate for policies and regulations that support and allow for expansion of the Environmental Utilities circular economy.
7. Oppose efforts to increase whole effluent toxicity testing for recycled water, stormwater and wastewater when it is not cost-effective, has no clear benefit and/or is not based on sound science.
8. Ensure efforts to add testing or regulation for contaminants of emerging concern are cost-effective, have a demonstrated health benefit and/or is based on peer reviewed, sound science.
9. Support legislative and regulatory policies that target source control and place clean-up responsibility and costs related to natural resources damages on the manufacturers of per- and polyfluoroalkyl (PFAS) substances or manufacturers of products containing intentionally added PFAS.
10. Support policies or regulations that streamline environmental compliance while remain protective of public health.
11. Monitor and advocate for laboratory standards that are reasonable, cost-effective, and ensure data quality for the City's water quality laboratory which supports the core mission of protecting human health, the environment and safety.
12. Support modernization of permitting processes, including extended permit terms of up to ten years to address the lifecycle of technologies and construction schedules.
13. Support efforts to streamline and expedite permitting, construction, and funding of facilities that allow the City to transform waste into energy or useful products that benefit City customers and the environment.
14. Support policies that reduce the cost of compliance for wastewater dischargers.

Critical Concerns for the Upcoming Legislative/Congressional Session

- **Tax or Fees** – The City has concerns regarding the Legislature’s desires and threats to establish effective constraints on the ability of local agencies to impose fees and charges to mitigate housing impacts. We will advocate for local control and the ability to impose fees and charges to mitigate the impact of new development on current residents and businesses.
- **Accessible, Affordable, and Safe Drinking Water** – While the customers of the City of Roseville enjoy access to safe, reliable, and affordable drinking water, there are many in California that do not. Roseville is supportive of innovative statewide policies to help bridge that gap, so long as the financial burden is not carried by our customers. Further, Roseville supports efforts to provide urban retail water agencies with express authority to create low-income assistance programs that meet the unique needs of their communities are compliant with Constitutional provisions such as Proposition 218 and Proposition 26.
- **Additional Water Efficiency Requirements** – The City of Roseville is actively implementing the Making Conservation a California Way of Life regulations. During droughts, there is a tendency for new legislative concepts to be introduced as a reactive response to drought conditions. Often such actions do not add value, place a local financial burden and get in the way of implementing water efficiency laws already in place. It is the City of Roseville’s belief that the State Legislature should allow for the implementation of water efficiency laws and regulations, and evaluate their effectiveness and costs borne by ratepayers prior to introducing any new conservation mandates.
- **Ensuring Appropriate Offramps are Part of Regulations** – As part of the Lead and Copper Rule Revisions (LCRR) adopted in 2021 by USEPA agencies were required to inventory all customer owned service lines and report them to the state and make the inventory publicly available on their agency website. The LCRR allowed for agencies to do a statistical sample to determine if there are any customer owned lead service lines. With the adoption of the Lead and Copper Rule Improvements in October 2024, water agencies that found through their investigation and statistical analysis that they have no customer owned lead service lines are now required to prove through a second investigation and statistical analysis that our original analysis is valid. This comes at significant costs to ratepayers with no-direct benefit. Roseville would like to see an offramp developed for agencies that have found no lead service lines within in their system, and through compliance of the LCR testing have non-detect for lead in their water, and based on the age of their system and other pertinent factors are provided an appropriate offramp from unnecessary costly investigations.
- **Cost-Effective Utilities** – The ability to provide reliable and cost-effective utilities to the residents and businesses of Roseville continues to be a central concern as new state and federal mandates are proposed that would increase the utilities operational costs. We will continue to advocate to maintain local control of utility rate setting and oppose any state or federal efforts to reduce local control.
- **Federal and State Funding for Water, Transportation and other Infrastructure Projects** – Maintaining or increasing funding for these types of projects and improvements is critical for the City’s ability to maintain a robust economy, providing high paying jobs, upgrading and maintaining roadways, and meeting future infrastructure and transportation demands. Federal assistance in the form of grants, highly subsidized loans including WIFIA, Build America Bonds, Inflation Reduction Act credits and Advanced Refunding are examples of federal assistance that should be part of any federal assistance program.

- **Municipal Water Systems Performance in Wildfires** – Concerns have been raised about Southern California municipal water system’s ability to support firefighting efforts during intense and prolonged wildfires, a Los Angeles Daily News statement has highlighted a critical issue: municipal water systems aren’t designed to fight such intense and prolonged wildfires. This has been underscored by reports that firefighters have encountered fire hydrants that are dry or are barely working. In response, Governor Newsom has called for an independent investigation to understand the causes of lost water supply and water pressure during these fire events in Southern California. While this investigation will provide insights into what occurred in these events, it could lead to statewide changes. Staff is aware of legislative language circulating to address possible regulatory changes for fire hydrants and other aspects of water supply designed for firefighting.
- **Cybersecurity** – Future state and federal laws regarding cybersecurity will continue to affect the City and the community. Implementing new cybersecurity requirements will impose significant operations and maintenance costs to the City’s information technology (IT) and operational technology (OT) systems program. Support legislation and state and federal budget requests that would provide funding assistance for upgrades to these IT and OT systems that are needed to meet new mandates and requirements.
- **Changes to Tax-Exempt Status of Municipal Bonds** – Any proposals that would cap or eliminate the tax exemption on municipal bonds would significantly reduce the City’s ability to finance major projects. This would negatively and severely impact the City’s budget, increase rates for utility customers, and have a damaging effect on the community at large.
- **Modifications to Government-Operated Mortgage Programs** – The City will remain active in understanding the changes being considered at the federal level to modify government-operated mortgage programs, tax deductions, and to write new banking regulations regarding mortgage-related lending programs.
- **Challenges with State and Federal Permitting Processes** – The City remains interested in pursuing ways to facilitate more effective federal and state regulatory agency permitting processes. A specific concern is the California Environmental Quality Act (CEQA) that has become a “one size fits all” approach to identifying and mitigating vehicle miles traveled (VMT) impacts, which does not reflect or serve the diverse conditions and needs of communities throughout California.
- **Changing Economy** – The City is interested in discussions regarding local tax systems including the fundamental shift from purchasing taxable commodities to purchasing non-taxable services and ultimately how these changes affect the City’s ability to fund basic services.
- **Sales Tax** – The City is concerned with the uncertainty over potential changes to the sales tax allocation structure that could result in a loss of revenue to the City. The City will actively monitor the ever-changing discussions and will remain engaged to ensure the City’s best interests are represented regarding any future changes to the sales tax structure.
- **Housing and Homelessness** – The City will remain active in addressing the needs of the City’s homeless population with a primary focus on prevention and reducing the population of chronically homeless individuals by supporting solutions that address the fundamental causes of homelessness and provide permanent housing options paired with necessary supportive services.

- **CalPERS Investment Policy** – The City has concerns with actions taken or proposed by the CalPERS Board and the State Legislature to divest from certain companies or industries to be “socially responsible”. These policy decisions come at the price of reduced market rates of return on pension plan investments. The pension funding requirement not covered by investment returns will be borne by the state and local governments, and ultimately California taxpayers.
- **CalPERS Rates** – The City has concerns with respect to how CalPERS sets health care plan rates, including combining regions to subsidize the Bay Area at the detriment to our distinguishable geographic region and market.
- **Federal and State Funding for Parks and Library Projects** – The City is interested in efforts to maintain or increase funding for these types of projects and improvements. The funding is critical for the City’s ability to upgrade and ensure access to the City’s parks, recreation, and library facilities including those that have been underserved. The City will advocate for changes to funding formulas to include per-capita opportunities for local governments.
- **Substance and Opioid Abuse Funding** – The City supports legislation that increases funding levels for substance and opioid abuse programs and services that will help those who are addicted or abusing substances with overcoming their addiction. The addiction/abuse cycle has negative implications for our community and use of public safety resources.
- **Procurement Mandates** – The City is concerned with any efforts that would create new procurement mandates for resources that do not fit the needs of our community or do not serve our customers in a reliable and affordable manner.
- **Affordability** – As more state policies are adopted and included as a component of electric rates, the City is concerned that it will become increasingly challenging to keep electric rates low. The City will continue to advocate for local control when approaching new policies that may result in rate increases.
- **RPS Cost Containment** – Roseville will seek the ability to implement cost containment controls for renewable procurement under California’s Renewable Portfolio Standard (RPS) program. Cost containment is an existing mechanism within the RPS program that allows utilities to control costs related to eligible renewable energy procurement requirements as reported to the California Energy Commission. The current RPS market is seeing bottlenecks in the ability for new renewable resources to come online because of ongoing supply chain issues and long-lead times in the California Independent System Operator’s (CAISO) interconnection queue. Roseville expects to use the RPS cost containment mechanism for the next compliance period as longer-lead time resources come online. The RPS cost containment mechanism is a short-term strategy and is not intended to be a long-term solution for compliance under the state’s RPS procurement program.

- **Flexibility in Meeting State Mandates** – Roseville supports maintaining flexibility in the resource mix that the utility can use to meet our energy needs. The state is proposing to electrify other sectors of the economy while simultaneously reducing emissions from the electric sector and increasing renewable resources needed to serve electric load. Utilities need as much flexibility as possible to meet the state’s clean energy goals, especially as the targets ramp up and become more difficult to reach. Unnecessarily limiting the resources that are eligible to meet the goals may create challenges for reliability and will result in increased costs. Roseville supports policies that make achieving the existing RPS and Greenhouse Gas (GHG) emission reduction goals more manageable, including the potential to rethink the application of existing requirements. Roseville supports resource flexibility and diversity in maintaining a reliable, affordable electric grid.
- **Support for Light Up Navajo Initiative** – In 2023 and 2024 Roseville participated in the Light up Navajo (LUN) initiative, which is a joint effort between the American Public Power Association and the Navajo Tribal Utility Authority (NTUA) to bring electricity to the 13,000 Navajo households that have no power. LUN is an ongoing annual effort that draws voluntary participation from public power utilities across the country. Roseville is committed to this humanitarian project, which also provides valuable training for our apprentices in all-weather conditions that we are not regularly exposed to in Roseville. The Light up Navajo project changes the lives of everyone involved including those providing power and receiving it for the first time. As part of our advocacy for 2025, Roseville is working to bring more visibility to the LUN efforts by addressing our involvement and support for the initiative in our advocacy documents that we will share during our state legislative and congressional visits. Roseville’s call to action is to urge others to join this life changing effort to Light Up Navajo.
- **Ongoing Collaboration and Advocacy with State Agencies** – Roseville was successful in working with the California Energy Commission and the California Department of Water Resources to obtain a Distributed Electricity Backup Assets (DEBA) grant in early 2024, which resulted in subsequent ownership of the RPEAK units in Roseville on November 1, 2024. This effort was an example of successful collaboration with the state’s energy agencies to bring new generation online to meet the state’s growing energy needs while simultaneously benefiting our community. Roseville will continue to seek new opportunities to engage and partner with state agencies in the future.
- **Engagement and Outreach for the Roseville Utility Exploration Center** – Roseville’s innovative Utility Exploration Center (UEC) cultivates principles of conservation, efficiency, and environmental stewardship in a way that shapes lifestyles and motivates positive behaviors. The UEC demonstrates ways to save energy and water, reduce waste, protect the watershed and live sewer smart through school programs, facility tours, workshops and community events. Electric staff has been focused on bringing legislators and regulators out to our facility to see the unique value that our UEC provides. Electric and Environmental Utilities staff plan to conduct studies in the coming year that will help quantify the energy efficiency savings, water conservation, and best practices for the proper disposal of garbage that are the result of the UEC’s programs and offerings. The Electric Utility is seeking regulatory benefit for the value provided in the future and the Environmental Utilities are seeking data to best advocate for the educational aspect that the UEC brings to our community.

- **Regional Energy Market Legislation** – In 2025 there will be legislation to address the participation of California utilities in a Western Energy Imbalance Market (WEIM) and an Electricity Day Ahead Market (EDAM) that is overseen by a West-wide board, not the California Independent System Operator (CAISO). Roseville is a participant in the WEIM and is assessing participation in the EDAM. The implications of this legislation will have an impact on regional energy markets broadly and is a small incremental step in considering the future for a regional transmission organization (RTO). The publicly owned utility community is seeking a significant role in this legislative effort. Accordingly, Roseville will be closely monitoring the development of this legislation and will report on the benefits that a regional energy market, not governed by the CAISO, could provide in cooperation with our balancing authority area.
- **Electric Vehicles** – The California Air Resources Board (CARB) approved a rule requiring 100% of all new cars sold in the state to be zero-emission vehicles (ZEVs) by 2035. The regulation institutes interim targets of 35% ZEV sales by 2026, 68% by 2030 and 100% by 2035. This policy will create new, increased demand for electric vehicles in the foreseeable future and will call for electric utilities to be instrumental in electrifying the transportation sector. The CARB's Advanced Clean Fleets Rule also requires purchasing requirements for zero-emission medium- and heavy-duty. The City will continue to evaluate the electric system infrastructure, increased costs to City departments, and capacity needs to accommodate these targets on an ongoing basis while coordinating efforts related to transportation electrification among City departments. The City supports electric vehicle deployment as a means to foster safe and healthy communities and economic growth, while keeping costs and feasibility in mind when changing out our fleets.
- **Funding/Grant Opportunities** – The Electric Department is seeking opportunities to receive grant funding at both the state and federal level. Grant funding opportunities may include bringing new technology online in Roseville; adding new or upgrading our existing distribution and/or generating resources; improving grid resiliency; hardening Information and Operation Technology (IT and OT) systems; improving operations of City services; and facilitating the electrification of the building and transportation sectors. Funding to facilitate infrastructure upgrades are particularly valuable especially as more ZEVs interconnect to our electric system. The City will continue to monitor and engage in these opportunities as they become available.
- **Jurisdictional Concerns** – Following recent wildfires, heatwaves and power supply shortages, the City is concerned that a statewide effort to address these events could lead to new oversight over publicly owned utilities (POUs) and additional limits to local control. The City will oppose legislation that creates new jurisdictional review over POU's or imposes new limits on our ability to make decisions at the local level.
- **Supply Chain Disruptions** – The Electric Department will continue to raise awareness of supply chain delays and disruptions that affect the industry in our state and federal advocacy efforts. We will support our trade association's support for funding for critical domestic grid component manufacturing and the inclusion of \$600 million to promote domestic transformer manufacturing in the Fiscal Year 2025 Senate Energy and Water Appropriations bill. The Electric Department will remain steadfast in keeping policy makers apprised of any issues obtaining necessary electric equipment as delays or disruptions arise.
- **Transportation Development Act** – The City will continue to monitor Transportation Development Act legislation to ensure local control and funding use is not restricted further and oppose any proposed changes that would implement these types of restrictions.

- **Challenges with Legislation Mandating How Housing is Developed** – The City has significant concerns with the continuing onslaught of legislation that is mandating how housing is developed in the state. This includes the elimination of control local governments have over land use, zoning, and permitting approvals. The sheer volume and breadth of legislation has required significant staff time and expense to track and implement. Moreover, while legislation continues to focus the responsibility for solving the state’s housing crisis on local governments, it neglects to provide the necessary tools to do so. Since the loss of redevelopment in California, local governments have been challenged to assist housing development in our communities. It is imperative that the state provide municipalities with new tools they can employ to meet the countless new housing requirements being imposed on them by the state, and for the state to hold itself to the same standards of timeliness, public engagement, and transparency expected of local governments.
- **Information Technology** – Engagement in the Regulatory Process - The City will support the inclusion of language in legislation that ensures the participation of local governments in the process of developing new regulations and/or the process for implementing new state and federal requirements.
- **Federal Funding for Transit** – Federal Transit Administration (FTA) grants require approval from the United States Department of Labor (USDOL). USDOL determined that California’s Public Employees’ Pension Reform Act of 2013 (PEPRA) restricts agencies from bargaining in good faith with transit employees. As a result, FTA would withhold grant funds from Roseville Transit and other California transit agencies. This could impact over \$15,000,000 in FTA funding programmed for Roseville Transit. There is currently a court-ordered stay in place preventing the withholding of any federal funds. However, if this stay is lifted, the City’s funding would be in jeopardy. The City of Roseville supports efforts to overturn the USDOL and FTA decisions while maintaining PEPRA as an important tool to control local agency pension costs.
- **Federal Funding for Active Transportation and Streets** – The Federal Highway Administration (FHWA) and Caltrans recently demanded changes to the Congestion Mitigation and Air Quality (CMAQ) and Regional Surface Transportation Block Grant Program (RSTBGP) funding processes. Per regional funding agreements, CMAQ and RSTBGP were passed through to Placer County Transportation Planning Agency and distributed to local agencies by formula based upon population and (for RSTBGP only) maintained road miles. CMAQ funds averaged \$1,300,000 annually and were used for qualifying bicycle, pedestrian and other projects that reduce emissions such as roundabouts. RSTBGP averaged \$1,500,000 annually and is one of the most flexible federal transportation funding programs as nearly all types of transportation projects are eligible, and in Roseville has been used for arterial road resurfacing. The City of Roseville did not support the demand because we lost local control and are now required to participate in the Sacramento Area Council of Governments (SACOG) competitive funding program. Staff will continue efforts to collaborate with SACOG regarding parameters currently being developed pertaining to the competitive distribution of that funding, including advocating for use of RSTBGP specifically for “State of Good Repair” Projects, for which it is eligible and has historically been used in Roseville. This will ensure that the benefits of these types of projects will continue to be realized in our community.

- **National Flood Insurance Program (NFIP) updates and Community Rating System (CRS) program changes** – The NFIP is insolvent, and Congress continues to struggle with funding for FEMA’s NFIP and CRS programs. “The [NFIP] owes \$20.5 billion to the federal government and ‘has no realistic prospect of repaying the debt as currently structured,’ according to a Government Accountability Office (GAO) congressional report.” (Aug. ’23). Severe hurricanes like Helene and Milton create excess cost burdens on the program. This creates a need to borrow from the Treasury that will drive the NFIP further into insolvency. In recent years, insurance companies outside the NFIP have been offering flood insurance at competitive rates. In late 2021, FEMA released the “Risk Rating 2.0 - Equity in Action” flood insurance program in hopes of bringing greater solvency and stability. However, there are concerns that its complexity and rapidly rising premiums are frustrating policyholders. This, along with the integration of certain costly social equity and environmental justice measures into the NFIP at a time when it is losing policies to the open market further destabilizes the program. The City has concerns that ongoing NFIP instability may lead to Congress terminating the NFIP and its subordinate CRS program, both of which have great value to Roseville residents, with the Risk Rating 2.0 program applying Roseville’s 45% CRS insurance premium discount all flood zones, as opposed to the previous discount only applying to high hazard zones.
- **Pole Attachments/Communications Equipment** – The City opposes any legislation that would further diminish local control over attachments on publicly-owned infrastructure and that would go beyond the current requirements or that would create alternative requirements that would conflict with exemptions granted to public providers under the Communications Act or would have negative implications on revenue recovery, aesthetics and most importantly, safety.
- **Ballot Initiatives** – There is an ever-increasing number of initiatives that qualify for the ballot during regular election cycles, which would have implications for local governments. Due to this trend, coupled with the increased involvement of special interest groups in the initiative process, the importance of educating the community and the Legislature on the implications an initiative may have on the operations, finances, and/or policies of a local government is critical.
- **Fentanyl** – The ongoing fentanyl crisis continues to impact communities across California, the consequences of which are devastating. The City will prioritize support for legislation that increases accountability of those responsible for the sale and distribution of fentanyl, public awareness of the crisis, resources for law enforcement to address the impacts, and treatment and services for those addicted to this deadly substance.
- **Labor Relations** – Recent legislative efforts of one-size fits all bills arising out of specific or isolated situations is deleterious to consistent harmonious labor relations, and we oppose disruptive and overly expansive efforts like, attempting to legislate that sympathy strikes are a “fundamental human right”. The City will support legislation that galvanizes appropriate protections for our workforce, but respects the local bargaining dynamic.



COUNCIL COMMUNICATION

CC #: 3775
File #: 0709-01

Title: HOUSING AUTHORITY/CITY COUNCIL – Quarterly Status Update 4th Qtr 2024
Contact: Danielle O'Connell 916-774-5277 doconnell@roseville.ca.us
Suzi Cook-Turner 916-774-5414 smcook-turner@roseville.ca.us

Meeting Date: 3/5/2025
Item #: 7.1.

RECOMMENDATION TO COUNCIL

The City Council, acting as the Roseville Housing Authority Board, is not required to take any action on this item. This quarterly report is for informational purposes only.

BACKGROUND

Pursuant to the bylaws of the Roseville Housing Authority (RHA), the City Council, acting as the governing board for the Housing Authority, holds its quarterly meetings the first Wednesdays of March, June, September, and December, or as soon as possible thereafter. Staff has prepared the following status report regarding lease-up activity for the Housing Choice Voucher (HCV) Program. The HCV Program provides income-qualified households in Roseville and Rocklin with rental assistance using funding from the US Department of Housing and Urban Development (HUD). This assistance is utilized at rental units that meet program specific housing standards, are owned by a willing property owner, and are within Roseville or Rocklin city limits. This rental assistance ensures that the household can afford to live in safe and decent housing. During the fourth quarter of 2024 there were 635 vouchers utilized in Roseville, 146 vouchers being utilized in Rocklin, and 13 in other jurisdictions (approved transfers out of the area) for a total of 794 families receiving rental assistance through RHA.

RHA is authorized to provide 845 households with HCV rental assistance. RHA also has several special voucher programs including:

- 41 Emergency Housing Vouchers (EHV) providing rental assistance to individuals and families who are experiencing homelessness or at risk of experiencing homelessness;
- 75 vouchers allocated specifically for families on the waiting list with a head-of-household or partner that are non-elderly and disabled (NED vouchers);
- 43 Mainstream vouchers that assist households who have a non-elderly head of household or partner with a disability and are transitioning out of institutional or other segregated settings, are currently homeless, or at risk of becoming homeless; and
- 100 VASH Vouchers for veteran households that come via referral from the Department of Veterans Affairs (VA) and assist them with paperwork, searching for housing and staying housed.

- 20 Foster Youth to Independence (FYI) vouchers that assist former foster youth, ages 18 to 24, as they transition from foster care to adulthood and are homeless or at risk of becoming homeless.

During the fourth quarter of 2024, Roseville Housing Authority celebrated its 50th anniversary. The Roseville Housing Authority was established October 4, 1974 and began providing rental assistance in August of 1980 with 83 vouchers. Since 1980, the Roseville Housing Authority has utilized federal funds in the amount of \$132 million in rental assistance to house low-income households along with additional federal funds used to administer the programs.

Fiddymment Workforce Partners, a developer of affordable housing, constructed two new complexes, Prospera Workforce and Prospera Affordable which contain 152 new affordable units in West Roseville. The properties began leasing the units in September 2024. RHA committed 16 Project-Based vouchers (PBVs) to the projects which enhanced their feasibility and assisted in creating the new housing opportunity. The 16 PBV units were fully leased as of December 20, 2024.

RHA staff recently implemented changes to enhance Housing Authority processes. The background check process was overhauled, and staff now captures fingerprints in office which significantly reduces time and the cost of traditional ink fingerprints. Staff also received updated information on HUD's Violence Against Women Act (VAWA). VAWA regulations and VAWA housing safeguards apply to survivors of domestic abuse, dating violence, sexual assault, and stalking, as well as VAWA regulations for Public Housing Agencies (PHAs). It also addressed VAWA's relationship to gender-based violence and homelessness. RHA staff consistently updates policies to ensure obligations are integrated into our operations and increase effectiveness.

Each housing authority is required to be at least 95% leased-up for its voucher allocation or utilizing at least 95% of its annual budget authority to remain in compliance with HUD's requirements. The lease-up rate for a calendar year cannot exceed 100% of its allocation of vouchers (per voucher type), and/or 100% expenditure of its annual budget allocation for the program. Agencies leasing up or expending 98% or more of its allocated vouchers and/or budget can reach high-performing status. RHA continues to meet HUD program requirements for high-performing status through 100% expenditure of its annual budget allocation. The attached table provides a monthly summary of RHA's voucher programs for the fourth quarter of 2024.

FISCAL IMPACT

This Housing Authority Quarterly Status Report does not create any additional cost to the City's General Fund.

ENVIRONMENTAL REVIEW

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

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community

Goal D - Enhance economic vitality

Respectfully Submitted,

Danielle O'Connell, Housing Analyst

Melissa Anguiano, Economic Development Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

RHA 4th Qtr Vouchers

2024	Actual Lease-up of Regular	10-HUD Regular (570)	Actual Lease-up of Non-Elderly Disabled	5-HUD Non-Elderly Disabled (75)	Actual Lease-up of VASH	11-HUD VASH (100)	Actual Lease-up of FYI	22-HUD FYI (20)	Actual Lease-up of Mainstream	12-HUD Mainstream (43)	Actual Lease-up of EHV	21-HUD Emergency Housing Vouchers (EHVs)
Jan-24	574	570	75	75	57	85			38	43	43	43
Feb-24	575	570	75	75	58	85			40	43	44	44
Mar-24	573	570	75	75	56	85			41	43	41	41
Apr-24	570	570	75	75	56	100			41	43	42	42
May-24	561	570	75	75	56	100			41	43	41	41
Jun-24	559	570	75	75	57	100			41	43	39	39
Jul-24	553	570	75	75	55	100			42	43	39	39
Aug-24	565	570	75	75	52	100	0	20	42	43	39	39
Sep-24	568	570	75	75	53	100	0	20	42	43	39	39
Oct-24	572	570	75	75	53	100	0	20	42	43	39	39
Nov-24	584	570	75	75	52	100	0	20	41	43	39	39
Dec-24	576	570	75	75	52	100	0	20	41	43	37	37
YTD Total	6830	6840	900	900	657	1155	0	100	492	516	482	482
YED % Leased	99.9%		100.0%		56.9%		0.0%		95.3%		100.0%	



COUNCIL COMMUNICATION

CC #: 3782

File #: 0400-04-17 & 0400-08

Title: Appeal of Infill Parcels 183, 229, 305 - Sunrise Office Center Design Review Permit, Flood Encroachment Permit, and Tree Permit

Contact: Shelby Maples 916-746-1347 smaples@roseville.ca.us

Meeting Date: 3/5/2025

Item #: 8.1.

RECOMMENDATION TO COUNCIL

Consistent with the January 9, 2025 Planning Commission action, staff recommends that the City Council deny the appeal of the Planning Commission's approval of the Sunrise Office Center Design Review Permit, Flood Encroachment Permit, and Tree Permit and take the following actions:

1. Adopt a Resolution denying the appeal of the January 9, 2025 approval by the Planning Commission; adopting the Sunrise Office Center Initial Study/Mitigated Negative Declaration (SCH # 2024120281) and Mitigation Monitoring and Reporting Program; adopting four (4) findings of fact and approving the Design Review Permit subject to sixty-five (65) conditions of approval; adopting the two (2) findings of fact and approving the Flood Encroachment Permit subject to twelve (12) conditions of approval; and adopting the two (2) findings of facts and approving the Tree Permit subject to six (6) conditions of approval.
2. Deny the request to refund the appeal fee.

BACKGROUND

The 2.63-acre project site is located at 701 and 705 Sunrise Av., on the east side of Sunrise Av., approximately 170 feet south of the intersection of Sunrise Av. and Coloma Way (Attachment 1). The parcel is in the PD52 (Planned Development) and FW (Floodway) zoning districts and has BP (Business Professional) and OS/FP (Open Space/Floodplain) General Plan designations. The site is partially developed with a parking lot and an office building, and a portion of Cirby Creek traverses the northern portion of the property. To the north of the site are additional office buildings, a senior living residential and community care facility to the east (known as the Terraces of Roseville); Sunrise Av. and condominiums to the west; and a Dutch Bros drive-thru coffee kiosk to the south.

The project site is located in a Planned Development zone (PD52), which was adopted by the city Council in April of 1978. On September 21, 1995, the City of Roseville Design Review

Commission approved a Design Review Permit (DRP) to construct a 5,240 square foot IHOP restaurant, as well as a Tree Permit to allow encroachment into the protected zones of four (4) native oak trees. An Initial Study and Environmental Checklist was prepared to evaluate the project, and a Negative Declaration was adopted prior to action on the project (International House of Pancakes Negative Declaration (UP 94-38; TP 95-11), adopted September 21, 1995). A Building Permit to construct the project was issued in August 1997. The former IHOP was converted from a restaurant to medical office use in 2011 (BD-142933).

Project Description/History

On May 28, 2024, an application for the Sunrise Office Center project was submitted to the Planning Division for entitlement review. The project included a request for a Design Review Permit to allow construction of a new 7,300 square foot medical office building and associated site improvements such as additional parking area, lighting, and a trash enclosure. The proposed medical office will support an approximately 4,300 square foot dental office and approximately 3,000 square feet of future medical tenants. The project also requested a Flood Encroachment Permit to allow site construction within the existing Cirby Creek floodplain. A Tree Permit was requested for the removal of three (3) protected Valley oak trees totaling 94 inches diameter at breast height (DBH). As proposed, a total of six (6) trees will be removed as a part of the project. A detailed description and evaluation of the project is included in the Planning Commission staff report (see Attachment 2).

In November 2024, staff corresponded with one interested party, Jennifer Chapman, resident of the adjoining Terraces of Roseville community care facility (707 Sunrise Av.), answering questions about the proposed project and providing plans via email. This correspondence concluded when Ms. Chapman acknowledged receipt of the plans. No other inquiries or public comments were received during the entitlement review process.

On December 5, 2025, the Initial Study/Mitigated Negative Declaration (MND) was published through the State Clearinghouse and circulated for a 30-day public review period, consistent with California Environmental Quality Act (CEQA) requirements. The MND notice was posted on the City website and the Roseville Coalition of Neighborhood Associations site, mailed to interested parties and property owners within a 300-foot radius, and posted in library locations throughout the city. The closing date for comments was January 6, 2025. During that time, one advisory comment letter from the Central Valley Regional Water Quality Control Board was received by staff.

On January 3, 2025, staff received a phone call from Jennifer Chapman regarding the status of the project and inquiring about whether staff could come and speak to the Terraces residents about the application. Ms. Chapman was informed by staff of the scheduled January 9, 2025 Planning Commission hearing. Notice of the hearing was mailed out on December 17, 2025 to residents and property owners within a 300-foot radius, published in the Press Tribune, and posted on the RCONA website. She expressed concern that she did not receive a notice regarding the hearing; however, staff confirmed that notice was provided to the ownership of the Terraces facility in conformance with Zoning Ordinance and state law requirements. Individual unit addresses and tenant information for community care facilities are not available to the City, so individual notices were not provided.

On January 6th, Ms. Chapman hosted a community forum within the Terraces facility to share the project plans, previously provided to her by staff in November 2024. According to Ms. Chapman, 34 residents attended the discussion. Planning staff had a follow up conference call with Ms. Chapman and additional residents on January 7th, addressing questions related to the use of the building (a dentist office and unknown medical tenants), traffic and access of emergency vehicles

to the Terraces, and the floor plan of the building. Ms. Chapman also submitted a letter regarding the MND on January 6th. On January 8th, Ms. Chapman forwarded staff a letter from the Terraces Resident Council Board requesting an extension of the public comment period an additional 15 days to January 21, 2025. By this time, the MND comment period had already concluded and the project had been publicly noticed and placed on the published Planning Commission agenda for January 9, 2025.

Issues Raised at Planning Commission Hearing

At the Planning Commission hearing on January 9, 2025, four (4) residents addressed the Commission regarding the proposed project. All speakers opposed the project. Concerns were raised about traffic, dangerous roadway conditions, aesthetics, impacts to biological resources, emergency access and safety, and flood potential. Concerns regarding noticing of both the environmental document and public hearing to the individual residents of the Terraces of Roseville were raised during the hearing. These concerns were reiterated in the Appeal Letter and are further discussed below.

Letters received after the publication of the staff report were published in a Memorandum to the Planning Commission on January 9, 2025, as well as distributed to the Planning Commission members during the hearing. The memorandum included copies of the letters received, as well as a staff evaluation of the concerns identified in the letters. The Planning Commission Staff Report and Subsequent Memorandum are included as Attachment 2.

The Planning Commission concluded the public hearing and by a vote of 4 ayes to 2 noes, approved the requested entitlements.

Appeal Letter

On January 21, 2025, Jennifer Chapman submitted an appeal of the Planning Commission's decision on the Sunrise Office Center project to the City Clerk (see Attachment 3). A brief summary of each objection is provided below, followed by staff's response. Some sections of the appeal letter are combined for clarity.

Notification and Request for an Extension of Public Review

In the appeal letter, Ms. Chapman expresses concern about the noticing process for the MND under the requirements outlined by the CEQA statute. Ms. Chapman quotes Section 21080.3.2. (F), which states that noticing is required to be made to the public and to a person who requests, in writing, notification.

Planning staff did not receive any requests, either verbally or in writing, for notification.

Ms. Chapman also explains that she spoke to Planning staff November 14-15, 2024. She asked staff general questions about the project, and was informed that the project would eventually be heard before Planning Commission. Ms. Chapman requested a copy of the project plans, which were provided to her via email. This correspondence concluded when Ms. Chapman confirmed receipt of the plans. No further questions were asked of staff, nor were any verbal or written requests made for further notification on the project. At the time of this correspondence, the environmental document was not yet complete, and the public hearing had not yet been scheduled.

The MND was published on December 5th to the State Clearinghouse for a review period of 30 days, as well as posted on the City website and the Roseville Coalition of Neighborhood Associations website, mailed to property owners within a 300-foot radius, and posted in library

locations throughout the city. The closing date for comments was January 6th, 2025. During that time, one advisory comment letter was received by Planning staff from the Central Valley Regional Water Quality Control Board. Ms. Chapman provided a comment letter on January 6th, falling within the comment period. No other comments, inquiries, or calls were received by staff during this comment period. Any correspondence postmarked or emailed within this period would have been accepted as a part of the public comment period.

Notice was provided to the ownership of the Terraces facility. Individual unit addresses for community care facilities are not available to the City, so individual notices to residents were not provided. It is at the discretion of the property ownership to disseminate information received in the mail to their residents. The City of Roseville complied with legal noticing requirements, and the review period was completed in accordance with the California Environmental Quality Act (CEQA).

Request for Extension of the Comment Period

In the appeal, Ms. Chapman explains that she requested a 15-day extension of the public comment period for the Mitigated Negative Declaration. The first request was received on January 6, 2025 at 4:39 pm, 20 minutes prior to the closure of the comment period. She also submitted an extension request on January 8th; however, by this time the public comment period on the Mitigated Negative Declaration had concluded.

According to CEQA Section 15105, the public review period for a proposed Mitigated Negative Declaration shall not be less than 30 days for a project which requires submission to the State Clearinghouse. The public review period and the state agency review period may, but are not required to be, begin and end at the same time. A 30 day comment period was completed for this project, and as previously discussed, the required noticing was completed consistent with the requirements. Staff informed Ms. Chapman that because the request for additional time was submitted on the last day of the public review period and after the project had been publicly noticed and placed on a published Planning Commission agenda, it would not be appropriate for staff to grant an extension. Staff informed Ms. Chapman that prior to the project being heard by the Planning Commission they (staff) would inform the Commission of the request to extend the comment period and allow the Planning Commission to determine if a new public comment period was appropriate. It is also noted that there is no section of CEQA which compels a public agency to extend a public comment period upon request.

Prior to consideration of the item by Planning Commission on January 9th, staff presented Ms. Chapman's request for an extended comment period. As the comment period had already concluded, staff noted that the Commission could direct staff to recirculate the document for a new comment period. The Planning Commission elected to consider the item before them without requiring a new comment period.

Vulnerable Population, Protected Class, Description of the Community

The appeal also expresses concern about the demographic at the Terraces, stating that they are a vulnerable population with limited access to computers, and might lack familiarity with city processes. It states that the seniors in the facility are a protected class under the Civil Rights Act, and many among the residents have disabilities protected under the Americans with Disabilities Act, as well as additional rights under California law. The appeal does not elaborate on what violations Ms. Chapman believes have occurred under these laws; therefore, staff acknowledges this section of the appeal but does not have enough information to respond. As previously stated, noticing for the project was completed consistent with state law, Zoning Ordinance requirements,

and standard City practices.

Insufficient Staff Report and Planning Division Guidance to Commissioners

The appeal states that the staff report prepared for Planning Commission was deficient in several areas:

- *The staff report did not include descriptions of the Terraces, background on the Dutch Bros coffee kiosk, or historic flood events.*

The staff report identifies the senior living facility and a coffee kiosk as adjacent uses. A detailed description of these uses is not relevant to the proposed project. The staff report identifies the site as within the Floodway and includes an analysis and conditions of approval for the proposed Flood Encroachment Permit, and clearly states that the project has been evaluated by the Public Works – Floodplain Management Division. The proposed project will be designed to meet current standards for flood-resistant construction.

- *Removal of the trees means that the project did not meet the findings for the Design Review Permit or the Tree Permit.*

The project avoids the most resource-rich areas of the property, primarily the riparian area along Cirby Creek. The proposed building is located as far from the creek, riparian area with dense tree cover, and floodway as the parcel can accommodate. Furthermore, while the project does include the removal of trees, mitigation will be provided consistent with the requirements in the Tree Preservation Ordinance. The Planning Commission found that the required findings for the entitlements could be made.

- *The staff report did not address the easements on the property, and whether or not they would have to be revised or amended for the project.*

Utilities were evaluated by staff during the entitlement review process. The footprint of the proposed medical office was purposefully located in order to avoid existing underground utilities and to maintain all existing easements. As the project does not affect the existing utilities or easements for the adjacent development, this discussion is not relevant to the proposal.

- *The staff report did not discuss informal discussions about future development on the Dutch Bros or Terraces parcels.*

There are currently no applications for projects on either the Terraces or the Dutch Bros properties. Without a formal application and a defined project description, there is not enough information available to evaluate future development, nor is it appropriate to do so absent a reasonably-foreseeable project. Any future project(s) would be evaluated on their own merit in the context of surrounding development.

- *Staff told the Planning Commission that only a 30-day review period could be required, not a 15 day period, which may have influenced the Commission's decision.*

At the time of the Planning Commission hearing, the comment period had concluded and could not be extended. Planning Commission had the option to direct staff to recirculate the document for a new public comment period, which would require resubmission to the State Clearinghouse and an additional 30-day review period, as stipulated by the California Public

The MND Declaration is Insufficient and Lacks Cumulative Analysis

The appeal states that the conclusions in the MND are inadequate. Ms. Chapman says that cumulative impacts have not been considered; there will be many effects on the residents of the Terraces with regard to traffic, safety, and aesthetics; and that traffic has not been studied.

The MND explains that, 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, waste disposal, and other issue areas. The proposed project is consistent with the adopted land use designations examined in the 2035 General Plan EIR, and thus the 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. The proposed project is consistent with the General Plan land use designation; therefore, the cumulative impacts analysis in the certified General Plan EIR encapsulates any cumulatively considerable impacts of the project. Additionally, the MND does include a project-level evaluation of traffic, public services, and aesthetics, and found that these issue areas have less than significant impacts. The appeal fails to identify how the impact conclusions are inadequate, and it does not elaborate on how the appellant believes the project will exceed the City's adopted thresholds of significance.

The Transportation Section of the MND is Inadequate, and a Site Specific Study is Needed

The appeal identifies subsections c) and d) of the Transportation section of the MND, disagreeing with the conclusion that impacts would be less than significant. Ms. Chapman states that there is a dangerous intersection at Sunrise, and that the project increases complexity of the traffic pattern with the various uses. She also believes that there is the potential to impact emergency access and states that City codes and standards were not considered or incorporated into the project.

The comment provided on the impact conclusions are noted; however, only anecdotal statements are provided, and without context to any adopted thresholds of significance. As stated in the Planning Commission report, the proposed project has been reviewed by the Development Services – Engineering Division as well as the Fire Department to ensure that the proposed project complies with City standards. Each project is individually evaluated during the entitlement review process, and the site was found to be consistent with the existing land use and no special circumstances warranting a site-specific traffic study were identified. To further explain how traffic and safety impacts are analyzed, a summary of the City's evaluation process is provided below.

Traffic Demand

The City relies on software program called a Travel Demand Model (TDM) to study traffic levels and travel patterns throughout the city, as well as within specific geographic areas called Traffic Analysis Zones (TAZs). Model results are then evaluated using the standards established in the City of Roseville General Plan, including information on the relevant land uses, Level of Service (LOS) policy, Vehicle Miles Traveled (VMT) policy, and other TDM inputs and outputs. These policies can be found in the General Plan Land Use and Circulation elements, as well as in Appendix A – Implementation Measures, the Environmental Impact Report (EIR), and associated appendices.

The TDM program utilizes a vast set of input data, including existing and future land use conditions, roadway networks, intersection configurations, traffic signal phasing and timing, and other key data to model traffic flow and behavior. Current traffic count data and other existing land use data are used to calibrate the model outputs, and future development forecasts are then input for the software to develop the future traffic model. As part of the modeling process, the TDM software performs a series of calculations to determine the number of trips generated, the beginning and ending location of each trip, and the route taken by each trip. Model outputs include projections of traffic volumes on major roads, peak hour turning movements volumes at key intersections, and citywide Vehicle Miles Traveled (VMT) metrics needed for emissions forecasts and environmental impact analysis. Traffic impacts predicted by the modeling software are then used to identify roadway capacity improvements and congestion reduction plans necessary to maintain the City's roadway Level of Service (LOS) policy.

Projects which are consistent with the General Plan land use designation are first reviewed at the TAZ level to determine whether additional study is warranted. There are over 500 TAZs in the city's traffic model. The proposed project at 705 Sunrise Avenue is located in TAZ 92, which extends north to include the Centerpoint Community Church on Coloma Street, south to Linda Creek, including the office complex north of the creek, and is bound by Sunrise Ave on the west and stops short of the residential development to the east.

To review projects for consistency with the TDM, staff reviews the number of units allocated to each model TAZ (the model capacity) against the number of existing units already developed in the TAZ. This is to ensure there is adequate capacity in the TAZ for any new development. The model uses generalized land use categories and average trip rates established during model calibration.

For TAZ 92, the TDM includes the following land use assumptions:

- 200 multi-family dwelling units (typical apartments)
- 6,000 SF of Retail
- 76,000 SF of Office
- 60,000 SF of Church.

The existing development in TAZ 92 includes:

- 200 Age Restricted/Convalescent units
- 2,069 SF of Retail
- 52,020 SF of Office
- 67,788 SF of Church

Variances between projected units and developed units are normal, and the Projected and Existing data above demonstrates that there is remaining capacity in TAZ 92 to accommodate the proposed 7,300 SF office building project.

Safety Evaluation

The appeal letter and comments presented at the Planning Commission hearing indicate that residents of the Terraces are concerned with perceived safety issues at the Sunrise Av. driveway, stating that there have been several accidents in this location. An Engineering Traffic Study (TR202310), completed in July 2023, reviewed the accident history on Sunrise Avenue between Coloma Way and Cirby Way, which includes the subject driveway. That traffic study concluded that the three (3) year historical accident rate was comparable to the expected rate for similar roadways. The study found that "no significant safety issues were identified that would require Engineering modifications" and no further action was recommended. Subsequently, an

Engineering and Traffic Survey Summary (speed zone survey) completed on October 17, 2024 analyzed the same segment of Sunrise Avenue. The Summary noted “Vehicles entering and exiting numerous commercial driveways and residential side streets...” while also documenting the 3-year historical accident rate at that time was lower than expected for similar roadways.

The appeal and public comments also included concerns that the proposed project would impede emergency access. Engineering staff recently coordinated with Roseville Fire staff to determine if there were any public safety access concerns at this location and Fire staff reported there were none. City records indicate there were 336 calls for service in 2024, which is just less than one (1) emergency vehicle trip per day. Even if emergency access were requested during peak hour traffic, the drive-isle at this location is 30 feet wide (similar to a typical residential roadway) which is enough for motorists to pull to the side of the roadway and allow sufficient clearance for emergency vehicles to pass in the center.

Per the TDM, this segment of Sunrise Avenue currently carries 37,000 vehicles per day (Average Daily Traffic (ADT)). This equates to approximately 3,700 vehicles in the PM peak hour, which is typically the busiest traffic hour of the day. The proposed project (at full occupancy and based on ITE dental office trip rates) is anticipated to add less than 30 vehicles to this existing traffic volume during the PM peak hour. Since both the ingress and egress movements of a vehicle constitute a trip, this equates to approximately 15 vehicles entering and leaving the site during the PM peak hour. For perspective, this equates to approximately one (1) additional vehicle every two (2) minutes either entering or leaving the project site.

In conclusion, staff evaluated traffic impacts for the proposed Sunrise Office project within the overall TAZ, as well as at site access level. As previously stated in the Planning Commission staff report and as shown in the evaluation above, the proposed project is clearly within the anticipated land use and intensity level for the site. This means the project is consistent with the City's General Plan for Level of Service (LOS) and Vehicle Miles Traveled (VMT). Additionally, the evaluation confirms that the surrounding roadway infrastructure and signalized intersections are adequate to handle the additional traffic load. From a site access standpoint, recent traffic studies show that the accidents rates along the frontage of the project and project driveway are consistent with anticipated rates for the volume of cars utilizing the roadway. The existing driveway width can accommodate three (3) vehicles for ingress/egress, allowing emergency response to force vehicles to the side if necessary. Engineering staff confirmed with Roseville Fire that they have not had any issues to date accessing or egressing from this site, further validating engineering's analysis of the proposed project. Given the approximately 37,000 vehicles a day traveling on Sunrise Ave, the trips already utilizing the site driveway, the accident history for the area, and the Fire Department's assessment of adequate site access for emergency response, staff determined that an additional 15 vehicles entering and leaving the site during the peak hour would not significantly impact the project site or the surrounding area.

Parking Study Should be Required and a Parking Variance Considered

The appeal includes a request to consider a parking variance, stating that the project could be redesigned to require less parking to preserve the trees. It also states that there is a surplus of parking for the existing Carbon Health building on the subject parcel, and that a survey of “desired services” for the Terraces facility could reduce parking issues by reducing the need for parking.

The proposed 7,300 square foot building will support an approximately 4,300 square foot dental office and approximately 3,000 square feet of future medical tenants.. The Zoning Ordinance parking regulations for general medical services require a parking ratio of one (1) parking space per 150 square feet of building space. A family dental office is a higher turnover medical service,

and staff would not support a parking reduction for this type of use. Without any information regarding the future 3,000 square feet of future medical tenants, staff must assume that these too will be high turnover medical services and will need to provide the parking ratio required in the Zoning Ordinance. In order to support a parking reduction entitlement, staff requires a detailed business operation plan and data to show that a particular development site will not result in off-site parking impacts.

In reviewing the proposed project, it is known that parking is not available along Sunrise Av., nor is it available along the entry road providing access to both the Sunrise Office Center and the Terraces of Roseville. It was also noted during the Planning Commission hearing by residents and a Planning Commissioner, that limited parking is available within the Terraces facility. The design of the project site is further constrained by the location of the Floodway, the need to provide parking for both the new medical office and the existing 4,300 square foot medical office building, and to maintain the 11 existing parking spaces on the site reserved for the Terraces of Roseville. All of these factors make it unadvisable, and outside of the typical process, to support a parking reduction.

The parking surplus observed by the appellant, is a result of the fact that the Carbon Health building was originally constructed as a restaurant (IHOP), which have a more intensive parking requirement (one (1) space per 100 square feet of building area). The proposed 7,300 square foot medical office and the existing 4,700 square foot medical office will have a total parking requirement of 80 parking spaces, which are being provided with the proposed project. While the Tree Preservation Ordinance encourages retention of protected trees wherever possible, it was found to be infeasible for the three (3) identified trees as is evaluated in the Planning Commission staff report. The constraints mentioned above influenced the design of the proposed project, limiting the design of the parking area while maintaining city standards for parking spaces, vehicle, and emergency access. Adequate mitigation for the removal of the trees is provided and further detailed in the staff report.

Access Path for Sewer Along Creek Needs Improvement

The appeal requests that the sewer access path on the northern portion of the subject property be improved to meet ADA accessibility requirements for use by seniors at the Terraces. While there is a public utility easement for access to the sewer pipe in this location, the access road is on private property and is not designated as a public path for pedestrian use. It should be noted that a designated sidewalk and ADA pathway currently exist along the primary access road to Sunrise Av. There is no nexus to require such improvements or to allow access to the sewer maintenance road to offsite users.

Conclusion

The proposed Sunrise Office Center project has been evaluated with the City of Roseville General Plan, Zoning Ordinance, and Community Design Guidelines, and has been found to be consistent with the standards applicable to the project. Staff has evaluated and addressed the concerns presented by neighbors, as well as the appellants of the proposed project, as discussed in the Planning Commission Memorandum and this Council Communication. Based on the evaluation included herein, staff recommends that the City Council deny the appeal and uphold the Planning Commission's approval of the requested Design Review Permit, Flood Encroachment Permit, and Tree Permit for the Sunrise Office Center project.

Correspondence Subsequent to Appeal

This Council Communication includes correspondence received subsequent to the filing of the

appeal. The majority of the information contained in this correspondence is discussed above, but is included for the Council's review and to ensure a complete record is provided to the public. Attachment 4 is a letter from the Applicant responding to the appeal and providing additional clarity regarding the project. Attachment 5 included various emails between the appellant (Jennifer Chapman) and City staff on a variety of matters. Attachment 6 includes a chain of emails between the appellant (Jennifer Chapman) and City staff regarding various issues associated with traffic and how the City studies the transportation system.

Request to Refund Appeal Fee

The applicant has requested that the City Council direct staff to refund the appeal fee. The basis for this request is that the request for an extension (of the environmental document public comment period) was reasonable and timely.

As described above, the request to extend the comment period for the environmental document was made 20 minutes before the deadline and after the project had been publicly noticed and placed on a published agenda for the Planning Commission. Staff made the Planning Commission aware of the request to extend the environmental document public comment period and the Commission determined not to extend the public comment period.

Staff is unaware of a previous instance where the City council waived or refunded an appeal fee. The appeal fee is based on a time and motion study and is currently set to cover a portion of the City Clerk's Office administrative costs regarding noticing and agenda preparation. The appeal process and appeal fee are important components of providing due process for the applicant and appellant.

The City's appeal fee is among the lowest in South Placer County. For comparison, the appeal fees in neighboring jurisdictions are; City of Roseville at \$1,735.55 (\$1,685 plus the 3% technology fee (\$50.55), City of Rocklin at \$4,682, City of Lincoln at \$3,000 and Placer County, which requires a \$688 initial deposit followed by billing for time and materials.

For all these reasons, staff recommends the City Council reject the request to refund the appeal fee.

FISCAL IMPACT

The development of the site with a 7,300-square-foot medical office building and associated site improvements will not result in negative impacts to the City's General Fund. Costs associated with site development are borne by the applicant.

ENVIRONMENTAL REVIEW

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 30-day public comment period, which began on December 6, 2024 and ended on January 6, 2024. The document analyzed the potential for environmental impacts due to project implementation and determined that potentially significant impacts related to Biological Resources, Cultural Resources, and Tribal Cultural Resources could be reduced to less than significant levels with mitigation.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Shelby Maples, Associate Planner

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 25-060

Attachment 1 - Vicinity Map

Attachment 2.1 - Planning Commission Report, Attachments, and Memorandum

Attachment 2.2 - Planning Commission Report, Attachments, and Memorandum

Attachment 3 - Appeal Letter

Attachment 4 - Applicant Response to Appeal Letter

Attachment 5 - Chapman Correspondence

Attachment 6 - Chapman Correspondence Regarding Traffic

Correspondence Received After Staff Report Completion

RESOLUTION NO. 25-060

DENYING THE APPEAL FROM THE JANUARY 9, 2025 APPROVAL BY THE PLANNING COMMISSION, ADOPTING THE SUNRISE OFFICE CENTER INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (SCH #2024120281) AND MITIGATION MONITORING AND REPORTING PROGRAM, ADOPTING THE FOUR FINDINGS OF FACT FOR THE DESIGN REVIEW PERMIT AND APPROVING THE DESIGN REVIEW PERMIT, ADOPTING THE TWO FINDINGS OF FACT AND APPROVING THE FLOOD ENCROACHMENT PERMIT, AND ADOPTING THE TWO FINDINGS OF FACT AND APPROVING THE TREE PERMIT

WHEREAS, on January 9, 2025, the Planning Commission held a public hearing on the Sunrise Office Center project located at 705 Sunrise Ave. within the Infill area of the City; and

WHEREAS, the Sunrise Office Center project is a 7,300-square-foot medical office building which will be constructed with associated parking, lighting, and other site improvements; and

WHEREAS, on January 9, 2025, the Planning Commission voted 4 Yes – 2 No – 1 Absent to approve a Design Review Permit to allow construction of the Sunrise Office Center project after finding that the project was consistent with the following four (4) Findings of Fact:

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

WHEREAS, on January 9, 2025, the Planning Commission voted 4 Yes – 2 No – 1 Absent to approve a Flood Encroachment Permit for the Sunrise Office Center project after finding that the project was consistent with the following two (2) Findings of Fact:

1. The flood encroachment will be constructed and will be operated in compliance with all standards and regulations set forth in Chapter 19.18 of this title; and
2. The flood encroachment will not result in increased exposure of life and property to flood related hazards; and

WHEREAS, on January 9, 2025, the Planning Commission voted 4 Yes – 2 No – 1 Absent to approve a Tree Permit for Sunrise Office Center project after finding that the project was consistent with the following two (2) Findings of Fact:

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 replacements for trees removed; and

WHEREAS, following the Planning Commission's approval, Jennifer Chapman, on behalf of the residents of the Terraces of Roseville and Roseville Senior Community Association, filed an appeal of the Planning Commission's approval based on concerns related to noticing requirements under the California Environmental Quality Act (CEQA); significant impacts related to traffic, provision of emergency services, and tree removals; and incomplete analysis in the Mitigated Negative Declaration and Planning Commission staff report; and

WHEREAS, a review of the proposed site layout and building design has found that the Sunrise Office Center project complies with the General Plan, Community Design Guidelines, and Zoning Ordinance; and

WHEREAS, the Sunrise Office Center project is also a principally permitted use in the Planned Development (PD52) zone and the property owner has the right to develop the site with approval of the requested Design Review Permit; and

WHEREAS, development activity proposed within the Floodway (FW) zone was found to be consistent with the standards and regulations outlined in Chapter 19.18 of the Zoning Ordinance with the approval of the requested Flood Encroachment Permit; and

WHEREAS, preservation of the protected trees proposed for removal was found to be infeasible due to development constraints on the project site, and the trees were adequately mitigated with the approval of the Tree Permit; and

WHEREAS, an Initial Study/Mitigated Negative Declaration (SCH # 2024120281) and Mitigation Monitoring and Reporting Program was prepared for the project to evaluate potential environmental impacts, and determined that potentially significant impacts related to Biological Resources, Cultural Resources, and Tribal Cultural Resources could be reduced to less than significant levels with mitigation; and

WHEREAS, after holding a hearing on March 5, 2025, staff recommends that the City Council deny the appeal of the Planning Commission's approval of the Sunrise Office Center project because it is a principally permitted use, because the Finding of Facts for the requested entitlements can be made, and because the project complies with CEQA; and

WHEREAS, staff recommends that the City Council adopt the Sunrise Office Center Initial Study/Mitigated Negative Declaration (SCH # 2024120281) and Mitigation Monitoring and Reporting Program; and

WHEREAS, staff recommends that the City Council adopt the four (4) Findings of Fact for the Design Review Permit and approve the Design Review Permit subject to sixty-five (65) conditions of approval; and

WHEREAS, staff recommends that the City Council adopt the two (2) Findings of Fact for the Flood Encroachment Permit and approve the Flood Encroachment Permit subject to twelve (12) conditions of approval; and

WHEREAS, staff recommends that the City Council adopt the two (2) Findings of Fact for the Tree Permit and approve the Tree Permit subject to six (6) conditions of approval.

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Roseville hereby denies the appeal of the Planning Commission's January 9, 2025 approval of the Sunrise Office Center project; and

BE IT FURTHER RESOLVED that Sunrise Office Center Initial Study/Mitigated Negative Declaration (SCH #2024120281) and Mitigation Monitoring and Reporting Program is hereby adopted; and

BE IT FURTHER RESOLVED that the four (4) Findings of Fact for the Design Review Permit are hereby adopted and the Design Review Permit is hereby approved, subject to sixty-five (65) conditions of approval; and

BE IT FURTHER RESOLVED that the two (2) Findings of Fact for the Flood Encroachment Permit are hereby adopted and the Flood Encroachment Permit is hereby approved, subject to twelve (12) conditions of approval; and

BE IT FURTHER RESOLVED that the two (2) Findings of Fact for the Tree Permit are hereby adopted and the Tree Permit is hereby approved, subject to six (6) conditions of approval.

PASSED AND ADOPTED by the Council of the City of Roseville this 5th day of March, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

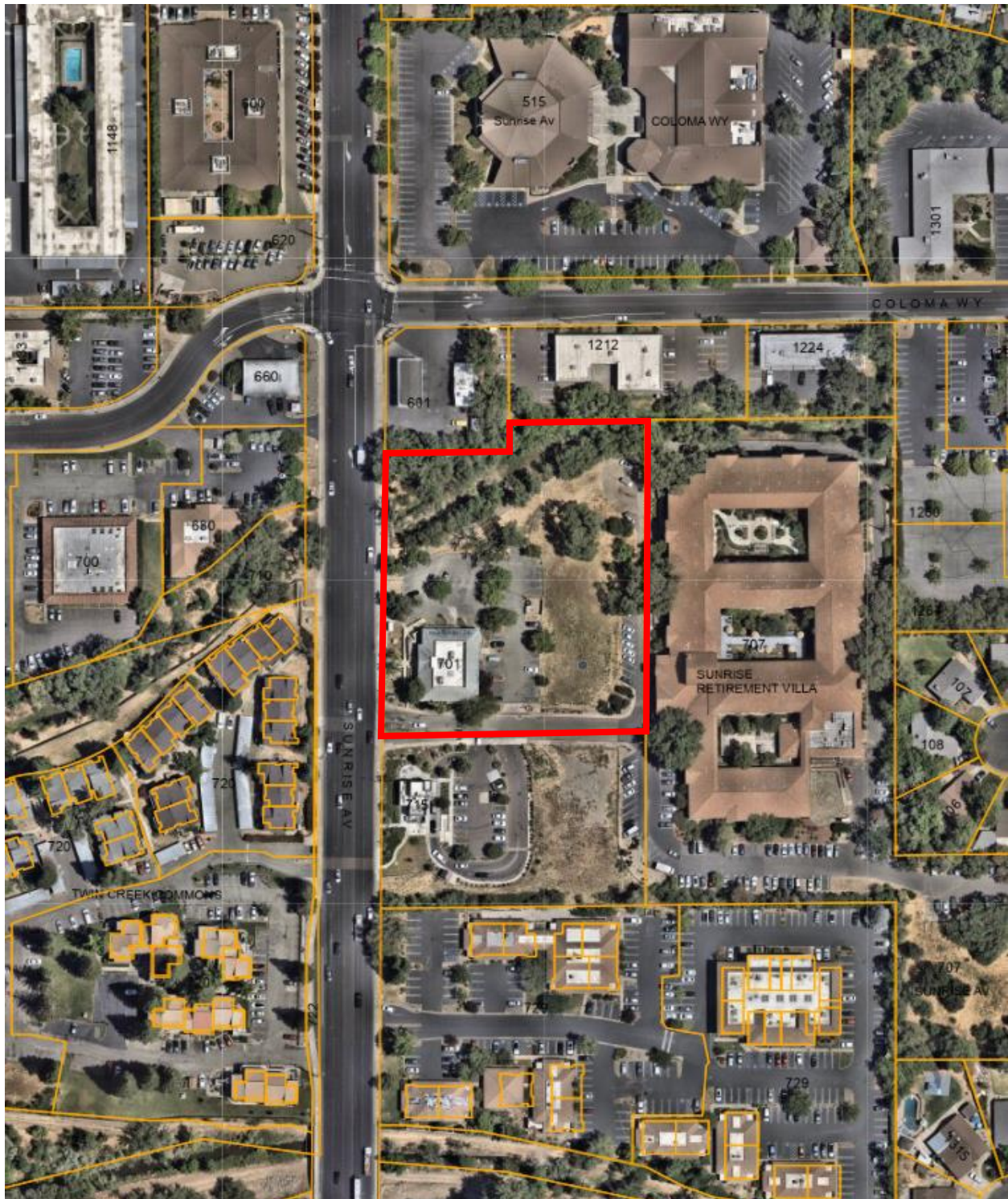
ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

705 Sunrise Ave – Vicinity Map





***Planning Division Staff Report
Planning Commission Meeting***

January 9, 2025

Prepared by: Shelby Maples, Associate Planner

**ITEM 6.1: Design Review Permit, Flood Encroachment Permit, and Tree Permit – 705 Sunrise Av.
– INFILL PCL 183, 229, 305 – Sunrise Office Center – PL24-0812**

REQUEST

The applicant requests approval of a Design Review Permit to allow construction of a new 7,300 sf general medical office building and a Flood Encroachment Permit to allow site construction within the existing Cirby Creek floodplain. The project also includes a Tree Permit to remove three (3) protected Valley oak trees.

Applicant-Robert Wood, Millenium Planning and Engineering
Owner – Kurdi Management, LLC

SUMMARY RECOMMENDATION

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

1. Adopt the Sunrise Office Center Initial Study/Mitigated Negative Declaration (SCH # 2024120281) and Mitigation Monitoring and Reporting Program; and
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-five (65) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the Flood Encroachment Permit subject to twelve (12) conditions of approval; and
4. Adopt the two (2) findings of fact and approve the Tree Permit subject to six (6) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The 2.63-acre project site is located at 701 Sunrise Av., on the east side of Sunrise Av., approximately 170 feet south of the intersection of Sunrise Av. and Coloma Wy. The parcel is in the PD52 (Planned Development) and FW (Floodway) zoning districts and has BP (Business Professional) and OS/FP (Open Space/Floodplain) General Plan designations. The site is partially developed with a parking lot and an office building, and a portion of Cirby Creek traverses the northern portion of the property. To the north of the site are additional office buildings, a senior living residential complex to the east; Sunrise Av. and condominiums to the west; and a drive-thru coffee kiosk to the south.

The project site is located in a Planned Development zone (PD52), which was adopted by the city Council in April of 1978. On September 21, 1995, the City of Roseville Design Review Commission approved a Design Review Permit (DRP) to construct a 5,240 square foot IHOP restaurant, as well as a Tree Permit to allow encroachment into the protected zones of four (4) native oak trees. An Initial Study and Environmental Checklist was prepared to evaluate the project, and a Negative Declaration was adopted prior to action on the project (International House of Pancakes Negative Declaration (UP 94-38; TP 95-11), Adopted September 21, 1995). A Building Permit to construct the project was issued in August 1997.

The proposed project includes a request for a Design Review Permit to allow construction of a new 7,300 square foot medical office building and associated site improvements such as additional parking area, lighting, and a trash enclosure. The project also requests a Flood Encroachment Permit to allow site construction within the existing Cirby Creek floodplain. A Tree Permit is requested for the removal of

three (3) protected Valley oak trees totaling 94 inches diameter at breast height (DBH). A total of six (6) trees will be removed as a part of the project.

Figure 1: Project Site



EVALUATION – DESIGN REVIEW PERMIT

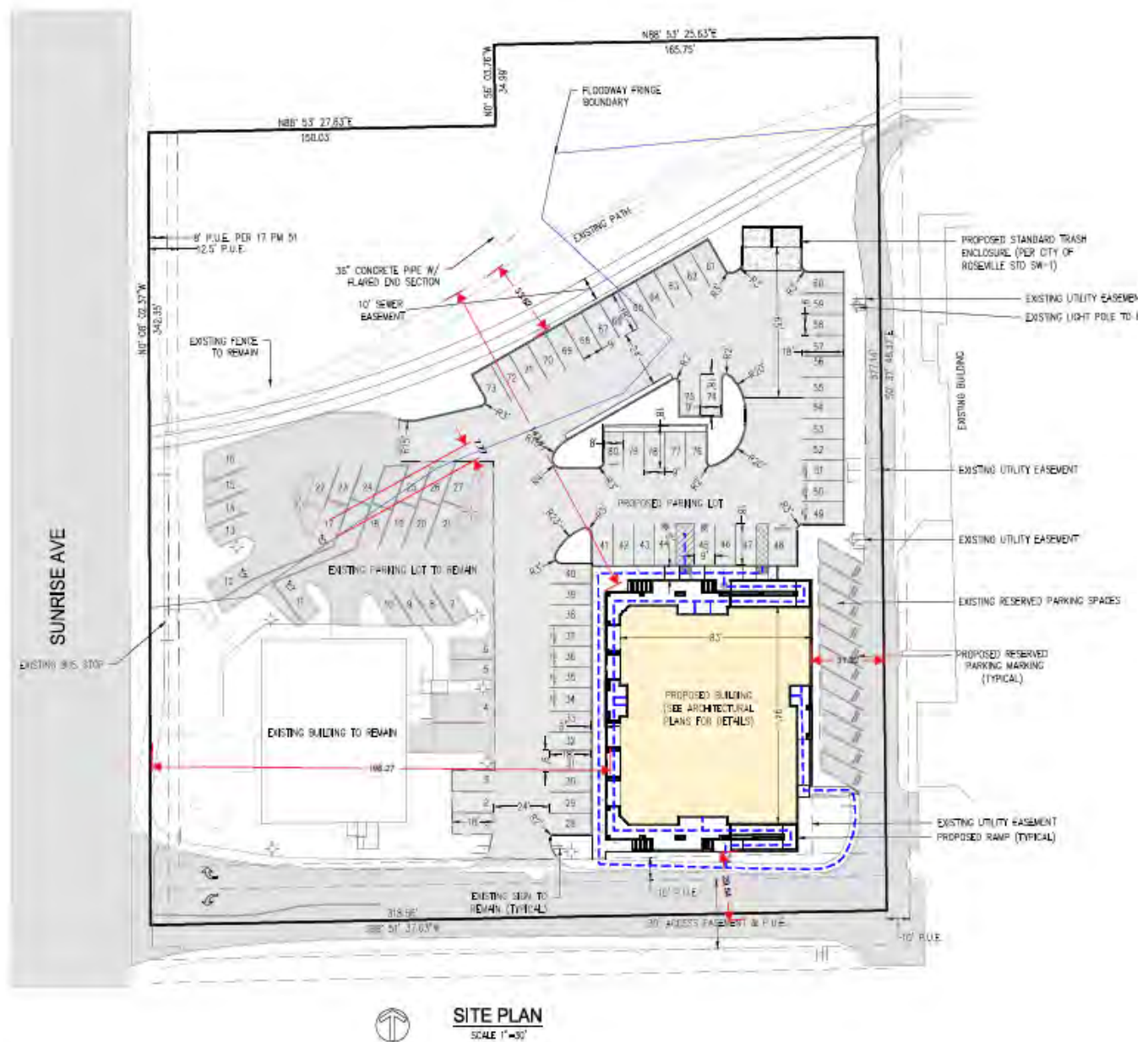
The DRP evaluation of the project is based on the applicable development standards within the City's Zoning Ordinance and the design standards of the Community Design Guidelines (CDG). Section 19.78.60(B) of the City of Roseville Zoning Ordinance requires that four findings be made to approve or conditionally approve a DRP. The four findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map 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 course; provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***

The project site is approximately 2.63 acres in size, and partially developed with a 4,700 square foot medical office building (formerly an IHOP restaurant) and an existing parking area. The undeveloped areas within the Project area are primarily comprised of non-native annual grassland, including non-native grasses and herbaceous species. Interior live oak (*Quercus wislizenii*) and Valley oak (*Quercus lobata*) are mixed in with the non-native grassland areas.

Cirby Creek traverses the northern portion of the subject parcel. The creek has a perennial flow in a southeast to northwestern direction before merging with Linda Creek, and eventually discharging into Dry Creek just east of Riverside Dr. The upland areas along the top of both banks include clusters of small to medium Interior Live oak and Valley oak trees. Cirby Creek and its associated riparian habitat are separated from the project area of disturbance by a tubular steel fence and a walking path. While six (6) trees are proposed for removal more interior to the site due to conflicts with proposed improvements, the riparian area will remain undisturbed.

Figure 2: Site Plan



In order to make beneficial use of the site for development, the site will be graded to create a level pad for the building, a drainage pattern which directs stormwater to the existing system, and finish boundary

grades which can be appropriately tied to the adjacent development. The preliminary grading plan has been evaluated by the Development Services Department, and the conditions of approval are recommended to ensure compliance with City of Roseville Improvement Standards.

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 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.

Commercial development guidelines are included in the CDG. The guidelines include recommendations for site planning, circulation, architecture, and other aspects of site development. The following discussion provides an evaluation with respect to the applicable design guidelines in the CDG.

Site Planning and Building Siting: The project consists of a 7,300-square-foot medical office building. As currently proposed, the project can accommodate three (3) tenant suites, with 4,289 square feet allocated to a dentist's office. While the other potential tenants are currently unknown, the project was evaluated with the assumption that these could be other medical uses. The proposed building is two levels, with the upper level accommodating the tenant space and the lower level containing unoccupied crawl space engineered for flood resistance. The building will be placed on a slope, with a height of 30 feet facing towards the west (Sunrise Av.), gradually reducing in height to 20 feet to the east (the Terraces of Roseville). The average height of the building is approximately 25 feet.

The proposed building is located as far from the Cirby Creek riparian area and the FW zone as the parcel can accommodate, and is in line with the existing office building on the site. The building is approximately 200 feet from the western property boundary; 30 feet from the eastern property boundary; 30 feet from the southern property boundary (located outside of the 30' access easement and 10' public utility easement), and approximately 143 feet from the tubular steel fence that separates the project area from Cirby Creek. The parking area is approximately 35 feet from the fence.

Access and Circulation: The proposed project will utilize the existing access road and driveway off Sunrise Av., which currently serves the medical office building at 701 Sunrise and the Terraces of Roseville (a senior living facility) at 707 Sunrise. This access road allows both right and left turns onto Sunrise Av. The project will extend the existing parking area to provide additional spaces for the new use, which will extend the on-site circulation. The project also includes pedestrian connectivity from the newly proposed building to the existing sidewalk along the access road and Sunrise Av. The proposed access and parking area have been reviewed by the Development Services and Fire Departments and were found to be consistent with standards.

Parking: The overall site will include 80 parking spaces, which will serve both the existing 4,700-square-foot medical office building and the new 7,300-square-foot medical office building. Per the Zoning Ordinance, medical offices require one (1) parking space per 150 square feet of office. With a total of 12,000 square feet, this results in a minimum parking requirement of 80 spaces. Therefore, the proposed number of parking spaces is consistent with the Zoning Ordinance requirement.

It is noted that there are 11 parking spaces located to the east of the proposed building which are reserved for use by the Terraces of Roseville, although they are located on the subject parcel. These parking spaces are not included in the minimum parking calculation and remain marked as "reserved".

Landscaping and Lighting: 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 F. The project includes landscape planters along the perimeter and within the parking area. Several trees are included within the landscaping areas to provide shade on sidewalks and pathways. Selected species include Valley oak, Interior Live oak, Chinese Pistache, and Crape Myrtle trees. The proposed landscaping plans show 51.5-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 and seasonal interest.

The project includes lighting standards for the parking areas, and the conditions of approval ensure that a minimum of one foot-candle of lighting in the parking areas and 0.5 foot-candles of lighting in the pedestrian walkways are provided. Light standards will be shielded to ensure there is no off-site glare.

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 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 building is approximately 30 feet tall at its highest point, with a lower, unoccupied level and the upper level for the tenant spaces. The building design utilizes varying height flat roof forms for visual interest, with a covered walkway that extends around the building. The materials include stucco in contrasting shades of gray-brown, stone veneer, and metal accents. The western elevation also prominently features metal grates along the lower level, which will allow water to pass through in a flood event. The color palate is harmonious with the adjacent medical office building, as well as the senior living facility to the east. Architectural features and details are applied to all elevations. As proposed, the elevations are consistent with the Zoning Ordinance and the CDG for commercial and office buildings.

Figure 3: Elevations

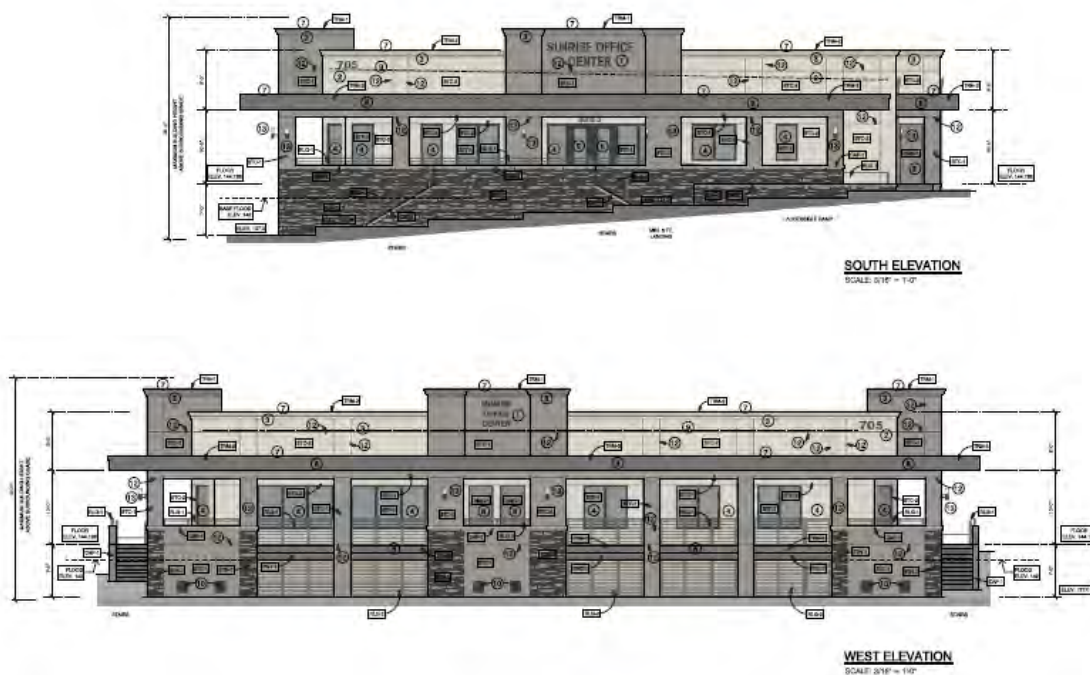


Figure 4: Rendering of Existing and Proposed Office Buildings



- 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 other service equipment will be screened from public view, consistent with the conditions of approval.

EVALUATION – FLOOD ENCROACHMENT PERMIT

The City of Roseville Zoning Ordinance requires a Flood Encroachment Permit (FEP) for any permitted uses which may involve fill or storage of materials or equipment in the Floodway Zone District (Section 19.18.040.G) subject to the Floodway Standards set forth in Section 17.18.040.I. Two findings must be made to approve a FEP (Section 19.78.060.E). The two required findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the findings.

- 1. The flood encroachment will be constructed and will be operated in compliance with all standards and regulations set forth in Chapter 19.18 of this title; and***
- 2. The flood encroachment will not result in increased exposure of life and property to flood related hazards.***

The intent of the Floodway (FW) and Floodway Fringe (FF) standards are to promote public health, safety, and general welfare, as well as to minimize losses from flooding. The northern portion of the property is located within the FW zone district due to the presence of Cirby Creek. According to the FW district, any fill or permitted uses or structures which do not allow for human habitation are permitted subject to the issuance of a FEP. A portion of the new parking area will be located within the FW zone, necessitating the FEP request.

FW and FF Standards: According to Section 19.18.040 of the Zoning Ordinance, there are General Standards, Standards for Structures, requirements for storage of material or equipment, and other applicable requirements outlined for development in the FW and FF zone districts. Allowable uses shall be based on the reasonable assumption that the use will be consistent with the need to minimize flood damage, be located and constructed to minimize flood damage, and provide adequate drainage to reduce flood hazards.

There are several standards outlined for structures in the FW and FF zones. No structures that are designed for human residence, for example, are permitted in the FW zone. Additionally, structures shall

have low flood damage potential; shall be constructed (wherever possible) parallel to the direction of flood flow; and shall be firmly anchored to prevent flotation, collapse, or lateral movement during a flood event. Service and utility facilities, such as heating and electrical equipment, shall be constructed at least one foot above base flood elevation and/or shall be floodproofed. All construction shall be with materials resistant to flood damage.

Criteria for Development Approval: According to Section 19.18.040.J, the Approving Authority shall consider all relevant factors in the FW and FF zone district, including:

- The danger to life and property due to increased flood heights or velocities caused by encroachments.
- The danger that materials may be swept onto other lands or downstream to the injury of others.
- The proposed water supply and sanitation systems, and the ability of these systems to prevent disease, contamination and unsanitary conditions.
- The susceptibility of the proposed facility and its contents to flood damage, and the effect of such damage on the individual owner.
- The importance of the services provided by the proposed facility to the community.
- The requirements of the facility for a waterfront location.
- The availability of alternative locations not subject to flooding for the proposed use.
- The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
- The compatibility of the proposed use to the general plan and floodplain management program for the area.
- The safety and availability of access to the property in times of flood for ordinary and emergency vehicles.
- The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site.
- The compatibility of the proposed use with preservation of valuable fish and wildlife habitat.
- Such other factors which are relevant to the purposes of this section.

The proposed project includes grading and the construction of a portion of the parking area within the FW zone, including utilities. No new structures which would inhibit flood flows are proposed in the FW zone. However, the entire site is located within a City floodplain, including both the existing and proposed medical office buildings.

Public Works – Floodplain Management reviewed the proposed project, and included several conditions (FEP Conditions 1-12) to ensure that the development would be appropriately constructed to minimize potential impacts. This includes locating the lowest floor elevation at least two (2) feet above the base flood elevation (BFE) of 142 feet (NAVD 88 datum), as well as all of the building's supporting mechanical equipment. Cross sections of the building, as well as the lower floor plan, show that the building will be designed so that all the occupied space will be above the BFE of 142 feet, and that grates will allow water to pass through the lower level of the building in a flood event. Materials used shall be resistant to flood damage, and the building will be adequately anchored to prevent flotation, collapse, or lateral movement. The improvement plans for the project will be required to demonstrate that the development does not result in any off-site increase in water surface elevation, and a hydraulic study will be required to determine the effect of any floodplain encroachment. Additionally, appropriate permits with the Central Valley Flood Protection Board (CVFPB) or adequate documentation demonstrating that these permits are not required will be provided by the project, and a deed restriction will be required to limit use of any parts of the structure which are below the BFE.

With the recommended conditions of approval, the project is consistent with the intent of the FF and FW zone districts and approval standards. This evaluation considered the 13 criteria outlined in Section 19.18.040.J and no conflicts with any of the relevant factors were identified.

EVALUATION – TREE PERMIT

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for more than 20-percent encroachment into the dripline of a native oak tree. The required findings to approve a Tree Permit are in ***italicized, bold*** text and are followed by an evaluation.

- 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 replacements for trees removed.***

Greg Matuzak, California Department of Fish and Wildlife certified biologist of Greg Matuzak Environmental Consulting LLC, prepared an arborist report and tree inventory for the project in March of 2024 (Exhibit G). The report includes a tree inventory summary that identifies three (3) protected oak trees, with 94 aggregate diameter inches, located in the project area. The protected trees are located within the proposed parking area for the project. An additional two (2) Valley oaks will be removed, but they are under the size threshold of six (6) inches DBH to be protected by the City of Roseville Tree Preservation Ordinance. One non-native tree is proposed for removal. All trees were determined to be in good health by the arborist report. The project is subject to the requirements of the Tree Preservation Ordinance, and mitigation for these trees will be completed consistent with the Ordinance.

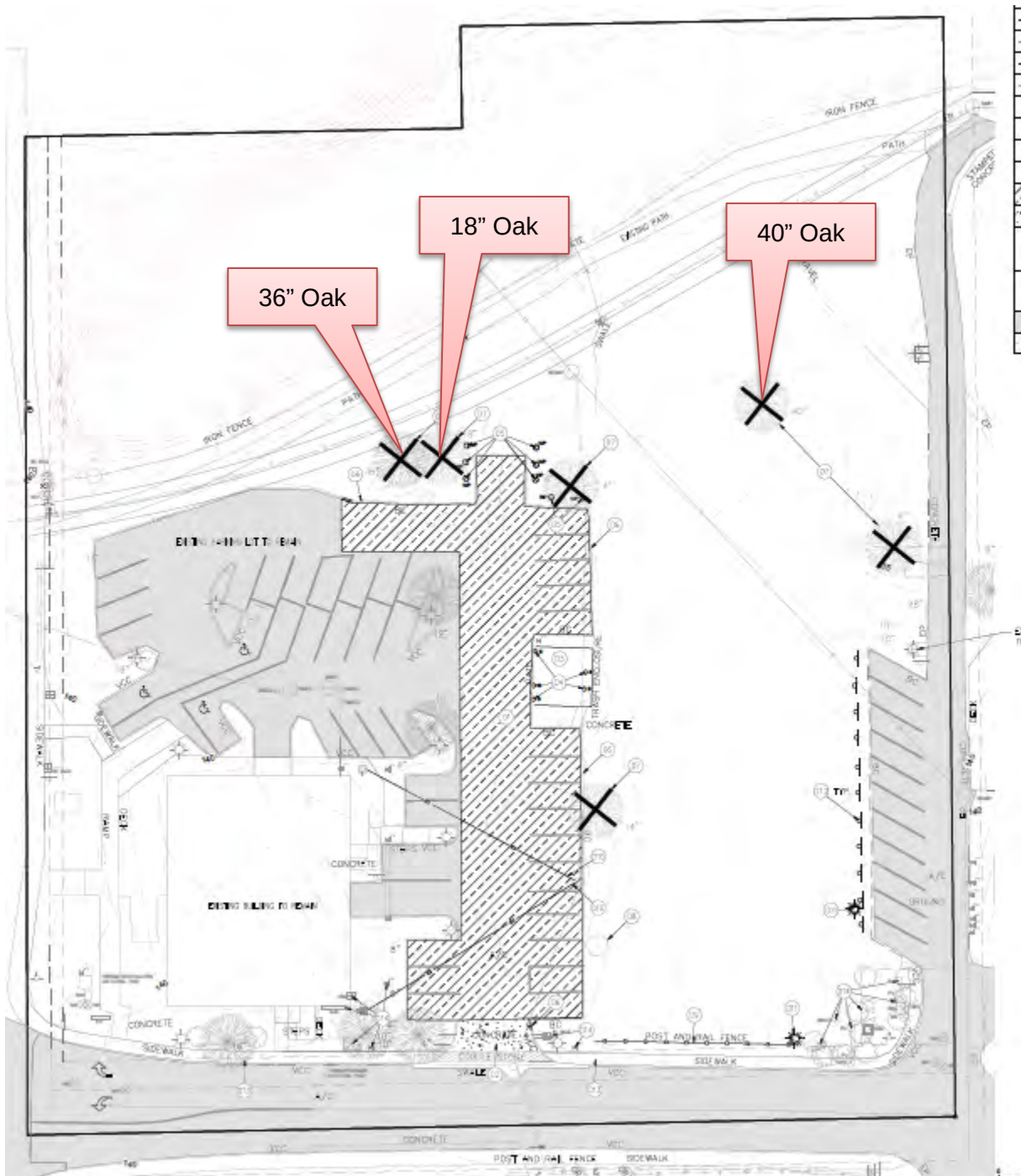
The Zoning Ordinance provides criteria for evaluating a Tree Permit request, including identification of unique topography or other property features, overall health and age of the trees, whether or not any alternative locations for the work are available, and the soil stability/erosion potential of the work area. The parcel has several features which influenced project design and necessitated the removal of the trees. As previously described in this report, portions of the northern end of the site are located within the Floodway (FW) zone, which reduces the buildable area of the parcel. Parking areas, however, are an acceptable accessory use within the FW zone. Additionally, the site already has a constructed parking area for the medical office building, and the proposed design will create a functional connection to the existing circulation pattern of the site. For these reasons, combined with a need to meet the minimum parking standard to be consistent with the Zoning Ordinance, preservation of the trees through site design was found to be infeasible.

According to the Oak Tree Planting and Replacement Program outlined in Section 19.66.070 of the Zoning Ordinance, the Approving Authority may condition a Tree Permit that includes removal to replace trees in kind. Per the program requirements, a 15-gallon tree will replace one inch DBH of the removed tree, a 24-inch box tree may replace two inches, and a 36-inch box tree will replace three inches. Of the replacement trees, 50-percent may be non-native species. A total of 94 inches of tree require replacement due to the removal of the three (3) protected Valley oak trees. The landscaping plan proposes the replanting of six (6) Valley oaks and one (1) interior live oak, all in 24-inch boxes, allowing for the mitigation of 14 inches. An additional 18 non-native, 24-inch box trees will be planted, allowing an additional 36 inches of mitigation. The remaining 44 inches can be mitigated through the payment of an in-lieu fee.

The Tree Permit includes all of the standard conditions of approval, which includes a requirement to follow all recommendations in the Arborist Report. With the required conditions of approval and the

proposed replacement planting, the requested removal will not be detrimental to the public health, safety, or welfare. Measures have been incorporated into the project plans to mitigate impacts.

Figure 5: Tree Removal Exhibit



PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of

Neighborhood Associations. During project review, staff received one phone call from a neighbor, inquiring about the project and asking for a copy of the plans. No additional comments were received. A public notice of the Planning Commission hearing was published on December 27, 2024, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

Based on the foregoing analyses, staff recommends that the Planning Commission approve the requested entitlements.

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 30-day public comment period, which began on December 6, 2024 and ended on January 6, 2024. The document analyzed the potential for environmental impacts due to project implementation and determined that potentially significant impacts related to Biological Resources, Cultural Resources, 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.

RECOMMENDATION

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

1. Adopt the Sunrise Office Center Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
2. Adopt the findings of fact as stated in the staff report and approve the **Design Review Permit – 705 Sunrise Av. – INFILL PCL 183, 229, 305 – Sunrise Office Center – PL24-0812** subject to sixty-five (65) conditions of approval; and
3. Adopt the findings of fact as stated in the staff report and approve the **Flood Encroachment Permit – 705 Sunrise Av. – INFILL PCL 183, 229, 305 – Sunrise Office Center – PL24-0812** subject to twelve (12) conditions of approval; and
4. Adopt the findings of fact as stated in the staff report and approve the **Tree Permit – 705 Sunrise Av. – INFILL PCL 183, 229, 305 – Sunrise Office Center – PL24-0812** subject to six (6) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FILE # PL24-0812

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **January 9, 2025** and if not effectuated shall expire on **January 9, 2027**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **January 9, 2028**. (Planning)
2. The project is approved as shown in Exhibits A – F and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in Sunrise Office Center Initial Study/Mitigated Negative Declaration and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

The project shall be addressed as 705 Sunrise Av. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)

Engineering

4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
5. 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)
6. 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)
7. 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:

8. 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)

- iv. Recent updates to CBC Sec. 705.1.2.2.2.1 require curb ramps to have an overall surface width of 6'6". The language reads as follows:

"Where the turning space has one entrance/exit point other than the sloped ramp segments, detectable warnings shall be 36 inches (914 mm) deep, as measured perpendicular to the curb, and the turning space shall provide minimum 36 inches (914 mm) wide portion without detectable warnings to allow pedestrian travel in the direction of the sidewalk without travelling over the detectable warnings."

- v. Planning of EVCS at accessible EVCS is crucial for a successful accessible site. Choice of EVCS model and location may greatly affect site layout. Please give special consideration to the following requirements of CBC Sec.'s 11B-812.5;

1. Accessible EVCS that serve a particular building or facility shall be located on an accessible route to an accessible entrance.
2. Vehicle spaces and access aisles shall be designed so that persons using them are not required to travel behind vehicle spaces or parking spaces other than the vehicle space in which their vehicle has been left to charge.
3. EVCS shall be designed so accessible routes are not obstructed by cables or other elements.

9. Signs and/or striping shall be provided on-site as required by the Planning Division to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)

10. 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)

11. 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 the Cirby Creek riparian area 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)
- 12. 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)
 - 13. 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. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
 - 14. 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)
 - 15. 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)
 - 16. 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)
 - 17. 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 prior to approval of any plans. (Engineering)
 - 18. 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)
 - 19. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)

20. 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).
21. 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 enter into a maintenance agreement with the City for the maintenance of the proposed BMP's. (Engineering)
22. 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)
23. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Development Services - Engineering will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
24. Improvement plans shall show the Cirby Creek riparian area boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the protected area, the sensitive habitats present and minimization of disturbance to the area. During grading and construction the protected area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the protected area from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the protected area, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering), Development Services Department, Planning)
25. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Cirby Creek riparian area. Fencing shall be maintained daily until project completion. (Engineering), Development Services Department, Planning)
26. 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)
27. 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))
28. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-

view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)

29. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
30. 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)
31. 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)
32. 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)
33. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
34. 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)
35. 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)
36. 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
37. 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)

38. 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)
39. 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:

40. 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)
41. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
42. 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)
43. 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)
- 44. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering))
- 45. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering))
- 46. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 47. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 48. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 49. 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)
- 50. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 51. 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)
- 52. 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)
- 53. 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)
- 54. There will be two points of connection for the transformer providing power to the project:
 - a. The new transformer for the site will need to connect to the existing transformer located near the southeast corner of the existing building at 701 Sunrise.
 - b. The new transformer for the site will need to connect to the existing junction box located 200 feet south of the new site in the existing parking area.

OTHER CONDITIONS OF APPROVAL:

55. 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)
56. 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)
57. 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))
58. 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)
59. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
60. 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)
61. 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)
62. 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)
63. 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)
64. 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)
65. 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. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
- b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
- c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR FLOOD ENCROACHMENT PERMIT FILE # PL24-0812

1. The approval of this Flood Encroachment Permit shall run with the Design Review Permit and Tree Permit. (Planning)
2. The base flood elevation (BFE) at the project location is 142.0 (NAVD 88 datum). The proposed building shall have the lowest floor elevation and all supporting equipment at least two (2) feet above the BFE. This requirement includes all of the structure's support equipment such as, but not limited to, electrical, heating, ventilation ductworks, plumbing and air conditioning equipment, electrical outlets, hot water heater, electrical/gas meters and other service facilities that could be damaged if submerged under water. The structure shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding. (PW – Floodplain)
3. The proposed building shall be adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. (PW – Floodplain)
4. All building materials lower than 2 feet above the BFE shall be resistant to flood damage and building materials shall be approved by the City of Roseville prior to the start of construction. (PW – Floodplain)
5. Fully enclosed areas below the lowest floor that are subject to flooding shall be designed with a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The bottom of all openings shall be no higher than one foot above lowest grade. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of flood waters. (PW – Floodplain)
6. Upon the completion of the structure, the elevation of the lowest floor, including basement and support equipment, shall be certified by submittal of the current version of a FEMA Elevation Certificate by a registered professional engineer or a licensed land surveyor, and verified by the Floodplain Administrator. (PW – Floodplain)
7. With the submittal of improvement plans to the City, the applicant shall demonstrate that proposed improvements do not result in any off-site increase in water surface elevation. A hydraulic study is required to determine the effect of any floodplain encroachment. A 'Compliance Statement' (a sample is provided within the Roseville Design Standards) must be submitted to the City stating that the proposed improvements shown on the plans are accurately reflected in the approved hydraulic study. (PW – Floodplain)

8. With the submittal of improvement plans to the City, if the proposed improvements result in change to the floodplain, the applicant should demonstrate that application has been made and accepted by FEMA for the processing of a Letter of Map Revision (LOMR) to revise the floodplain maps for the floodplain encroaching onto the site. Note that as of July 2023, FEMA has suspended the processing of all LOMR applications based on fill (LOMR-F) until further notice. (PW – Floodplain)
9. Prior to occupancy, a deed restriction shall be recorded with the property that limits the use of the part of the structure that is below the base flood elevation to parking of vehicles, building access, or storage. (PW – Floodplain)
10. All stored materials or equipment in areas subject to flooding shall be kept anchored or otherwise restrained to prevent them from being carried downstream by floodwaters, and the storage of flammable, toxic, or explosive materials is prohibited. (PW – Floodplain)
11. The applicant shall obtain all necessary permits, including but not limited to, a Central Valley Flood Protection Board (CVFPB) Encroachment Permit, or provide documentation to the City indicating CVFPB has reviewed the proposed work and determined that an Encroachment Permit is not needed. (PW – Floodplain)
12. The contractor may be required remove all construction materials and/or other appurtenances that are within the City's Regulatory Floodplain during the flood season from November 1 through April 15. (PW – Floodplain)

CONDITIONS OF APPROVAL FOR TREE PERMIT FILE #PL24-0812

PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE

1. All recommendations contained in the Arborist Report(s) (Exhibit G) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. Trees listed in Exhibit G are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 94 inches. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)
4. 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 replacement of 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 replacement shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)
5. 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)

6. The approval of this Tree Permit shall run with the Design Review Permit and Flood Encroachment Permit. (Planning)

Exhibits

- A. Sunrise Office Center ISMND and MMRP
- B. Site and Demolition Plan
- C. Floor and Roof Plans
- D. Grading and Utility Plans
- E. Elevations
- F. Lighting and Landscaping
- G. Arborist Report

<u>Note to Applicant and/or Developer:</u> 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.
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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 183, 229, 305 – Sunrise Office Center; PL#24-812

Project Location: 705 Sunrise Bl.; APN 470-010-043-000

Project Owner: Kurdi Management, LLC

Project Applicant: Robert E. Wood, Millenium Planning

Project Planner: Shelby Maples, Associate Planner

Project Description: Request for a Design Review Permit to allow construction of a new 7,300 sf general medical office building and a Flood Encroachment Permit to allow site construction within the existing Cirby Creek floodplain. The project also includes a Tree Permit to remove three (3) protected Valley oak trees.

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 December 5, 2024 and ends on January 6, 2025. The Mitigated Negative Declaration may be reviewed during normal business hours (8:00 am to 4:00 pm) at the Planning Division offices, located at 311 Vernon Street. It may also be viewed online at http://www.roseville.ca.us/gov/development_services/planning/environmental_documents_n_public_notices.asp. **Written comments on the adequacy of the Mitigated Negative Declaration may be submitted to Name, Planning Division, 311 Vernon Street, Roseville, CA 95678, and must be received no later than 5:00 pm on January 6, 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. The tentative hearing date is January 9, 2024.

Mike Isom
Development Services Director

Dated: December 3, 2024

Publish: December 5, 2024

MITIGATED NEGATIVE DECLARATION

Project Title/File Number: INFILL PCL 183, 229, 305 – Sunrise Office Center; PL#24-812
Project Location: 705 Sunrise Bl., Roseville, Placer County; APN 470-010-043-000
Project Applicant: Kurdi Management, LLC (916) 479-3347; 400 Halliford Ct., Roseville, CA 95661
Property Owner: Robert E. Wood, Millenium Planning; (530) 446-6765; 471 Sutton Way Suite 210, Grass Valley, CA 95945
Lead Agency Contact Person: Shelby Maples, Associate Planner - City of Roseville; (916) 746-1347
Date: December 5, 2024

Project Description:

Request for a Design Review Permit to allow construction of a new 7,300 sf general medical office building and a Flood Encroachment Permit to allow site construction within the existing Cirby Creek floodplain. The project also includes a Tree Permit to remove three (3) protected Valley oak trees.

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 183, 229, 305 – Sunrise Office Center, File # PL24-0812
Project Location:	701 Sunrise Av., on the east side of Sunrise Av., approximately 170 feet south of the intersection of Sunrise Av. and Coloma Wy.
Project Description:	The project request includes a Design Review Permit to allow construction of a new 7,300 sf medical office building and a Flood Encroachment Permit to allow site construction within the existing Cirby Creek floodplain. The project also includes a Tree Permit to remove three (3) protected Valley oak trees.
Project Applicant:	Robert E. Wood, Millenium Planning & Engineering
Property Owner:	Kurdi Management LLC
Lead Agency Contact:	Shelby Maples, Associate Planner

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 2.63-acre project site is located at 701 Sunrise Av., on the east side of Sunrise Av., approximately 170 feet south of the intersection of Sunrise Av. and Coloma Wy. The parcel is in the PD52 (Planned Development) and FW (Floodway) zoning districts and has BP (Business Professional) and OS/FP (Open Space/Floodplain) General Plan designations.

Background

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	PD52, FW	BP, OS/FP	Office building, parking area, Cirby Creek, vacant area
North	FW	OS/FP, PD52	Cirby Creek, office buildings
South	PD52	BP	Drive-thru coffee kiosk, vacant
East	R3	HDR-39.2	Senior living complex
West	R3	HDR-24.8	Sunrise Av., condominiums

The project site is located in a Planned Development zone (PD52), which was adopted by the City Council in April of 1978. On September 21, 1995, the City of Roseville Design Review Commission approved a Design Review Permit (DRP) to construct a 5,240 square foot IHOP restaurant, as well as a tree permit to allow encroachment into the protected zones of four (4) native oak trees. An Initial Study and Environmental Checklist was prepared to evaluate the project, and a Negative Declaration was adopted prior to action on the project (International House of Pancakes Negative Declaration (UP 94-38; TP 95-11), Adopted September 21, 1995). A Building Permit to construct the project was issued in August 1997.

Environmental Setting

The project site is approximately 2.63 acres in size, and partially developed with a 5,240 square foot office building (formerly an IHOP restaurant) and an existing parking area.

The majority of the undeveloped areas within the Project area are comprised of non-native annual grassland, including non-native grasses and herbaceous species. Interior live oak (*Quercus wislizenii*) and Valley oak (*Quercus lobata*) are mixed in with the non-native grassland areas.

Cirby Creek traverses the northern portion of the subject parcel. The creek has a perennial flow in a southeast to northwestern direction before discharging into Dry Creek just east of Riverside Dr. Both sides of the creek have relatively steep banks, and the banks and riparian area include vegetation such as Himalayan blackberry (*Rubus armeniacus*), red willow (*Salix laevigata*), dock (*Rumex sp.*), Iris leaved rush (*Juncus xiphioides*), and miner's lettuce (*Claytonia perfoliata*). The upland areas along the top of both banks include clusters of small to medium interior live oak and valley oak trees. Cirby Creek and its associated riparian habitat are separated from the project area of disturbance by a tubular steel fence and a walking path.

Proposed Project

The proposed project includes a request for a Design Review Permit to allow construction of a new 7,300 square foot medical office building and associated site improvements such as additional parking area, lighting, and a

trash enclosure. The project also requests a Flood Encroachment Permit to allow site construction within the existing Cirby Creek floodplain.

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:
 - o Development Guidelines Del Webb Specific Plan
 - o Landscape Design Guidelines for North Central Roseville Specific Plan
 - o North Roseville Specific Plan and Design Guidelines
 - o Northeast Roseville Specific Plan (Olympus Pointe) Signage Guidelines
 - o North Roseville Area Design Guidelines
 - o Northeast Roseville Specific Plan Landscape Design Guidelines
 - o Southeast Roseville Specific Plan Landscape Design Guidelines
 - o Stoneridge Specific Plan and Design Guidelines
 - o Highland Reserve North Specific Plan and Design Guidelines
 - o West Roseville Specific Plan and Design Guidelines
 - o Sierra Vista Specific Plan and Design Guidelines
 - o Creekview Specific Plan and Design Guidelines
 - o 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
- International House of Pancakes Negative Declaration (UP 94-38; TP 95-11), Adopted September 21, 1995

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 documents listed above, and thus this Initial Study focuses on effects particular to the specific project site, impacts which were not analyzed within the EIR, and impacts which may require revisiting due to substantial new information. When applicable, the topical sections within the Initial Study summarize the findings within the environmental documents listed above. The analysis, supporting technical materials, and findings of the environmental document are incorporated by reference, and are available for review at the Civic Center, 311 Vernon Street, Roseville, CA.

EXPLANATION OF INITIAL STUDY CHECKLIST

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

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

- 1) A “Potentially Significant Impact” is appropriate if there is enough relevant information and reasonable inferences from the information that a fair argument based on substantial evidence can be made to support a conclusion that a substantial, or potentially substantial, adverse change may occur to any of the physical conditions within the area affected by the project. When one or more “Potentially significant Impact” entries are made, an EIR is required.
- 2) A “Less Than Significant With Mitigation” answer is appropriate when the lead agency incorporates mitigation measures to reduce an impact from “Potentially Significant” to “Less than Significant.” For example, floodwater impacts could be reduced from a potentially significant level to a less-than-significant level by relocating a building to an area outside of the floodway. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level. Mitigation measures are identified as MM followed by a number.
- 3) A “Less Than significant Impact” answer is appropriate if there is evidence that one or more environmental impacts may occur, but the impacts are determined to be less than significant, or the application of development policies and standards to the project will reduce the impact(s) to a less-than-significant level. For instance, the application of the City’s Improvement Standards reduces potential erosion impacts to a less-than-significant level.

- 4) A “No Impact” answer is appropriate where it can be demonstrated that the impact does not have the potential to adversely affect the environment. For instance, a project in the center of an urbanized area with no agricultural lands on or adjacent to the project area clearly would not have an adverse effect on agricultural resources or operations. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources cited in the Initial Study. Where a “No Impact” answer is adequately supported by the information sources cited in the Initial Study, further narrative explanation is not required. A “No Impact” answer is explained when it is based on project-specific factors as well as generous standards.

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

INITIAL STUDY CHECKLIST

I. Aesthetics

The proposed project site is located on the eastern half of the property located at 701 Sunrise Ave. The project area is bordered by Sunrise Ave and an existing medical office use to the west, a senior living facility to the east, a drive-thru coffee kiosk to the south, and Cirby Creek to the north. The project area is not currently visible from Sunrise Ave., given the existing medical building, mature vegetation within the parking lot, and trees along Cirby Creek.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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
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 PCACPD 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 compared to the significance thresholds established by the district, as detailed above. According to PCAPCD's published screening table, general commercial projects smaller than 249,099 square feet will not result in NO_x emissions that exceed 55 lbs/day. Typically, NO_x emissions are substantially higher than ROG and PM₁₀; therefore, it can be assumed that projects that do not exceed the NO_x threshold will not exceed the ROG and PM₁₀ thresholds and will not result in a significant impact related to operational emissions. The project site is partially developed with an existing commercial building (approximately 5,240 square feet), a parking lot, and associated site improvements. The proposed project will develop a medical office building approximately 7,300 square-feet in size with surface parking, landscaping, a trash enclosure, and lighting improvements. No off-site or frontage improvements or demolition activities are proposed with the Project. The proposed 7,300 square foot medical office building is well below PCAPCD's modeled example. Given the Project's small size and lack of demolition activity, the project is not expected to result in construction or operational emissions that would exceed the district's thresholds for significance.

As discussed in the Transportation and Greenhouse Gases sections, the City developed analysis guidance and thresholds for vehicle miles traveled (VMT) as part of the 2035 General Plan Update project approved in July 2020. The citywide VMT analysis was then used to model air quality and greenhouse gas impacts within the General Plan Update EIR. Consistent with the Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA, the analysis found that local-serving non-residential uses led to reductions in citywide VMT, because adding a local-serving center into an existing residential area simply re-routes existing

travel from other – typically more distant – locations to a closer location. In other words, although a new medical office building will result in more trips arriving and departing from the project site, it will reduce the amount of travel (and therefore the amount of vehicle exhaust) in the City. The General Plan Update EIR concluded that future projects which were consistent with the General Plan and projects which the EIR evaluation found would not increase or would reduce VMT would be less than significant, and would not be required to analyze either VMT or other analyses such as air quality or greenhouse gases which rely on VMT.

The proposed project would not exceed the applicable thresholds of significance for air pollutant emissions during construction or operation. As such, 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

The project site currently contains a single, large office building, parking, and some open space grassy areas with several trees, including both native and non-native tree species. Cirby Creek occupies the northern portion

of the parcel, but the project area is separated from the riparian area by a walking path, tubular steel fence, and 10-foot sewer easement.

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-c) The Project is located on an undeveloped portion of a parcel, in an urban area of the City. The site is already developed with an existing commercial building. The site has been partially graded, paved with a parking area, and has landscaped areas and sidewalk installed. Cirby Creek and its associated riparian area are located along the northern portion of the subject parcel.

A Biological Resource Assessment (BRA) was prepared by Greg Matuzak, Principal with Greg Matuzak Environmental Consulting LLC in March 2024. Mr. Matuzak is a California Department of Fish and Wildlife (CDFW) qualified biologist, and has prepared a reconnaissance-level biological resources survey and background research related to potential sensitive biological resources on the project site. The BRA is included as Attachment 2. The BRA contains a current review of the California Natural Diversity Database (CNDDB) and database information provided by the California Department of Fish and Wildlife, California Native Plant Society, and United States Fish and Wildlife Service.

According to the BRA, several federal and stated listed species have been documented within the Citrus Heights Topographic Quadrant where the project site is located. However, none of the species reviewed within the

databases were observed during the field survey, and the project area was found not to contain suitable habitat for any of the listed species that could potentially occur on the site. The BRA does note that the survey was completed in the wintertime, which could affect the presence of some species. Additionally, the BRA notes that Cirby Creek does have a low potential for some special status species to occur within the Project area, but given that the proposed disturbance within the Project area will be contained within the non-native annual grassland and previously disturbed areas outside of the creek and riparian zone. Site activity will occur over 50 feet from the creek, and will be separated by an existing fence and paved walking path. As a result, the BRA concludes that the project is unlikely to impact special status species, riparian area, or sensitive natural communities.

The BRA does not that the trees, shrubs, and grasslands within the subject parcel contain suitable habitat for nesting raptors. Several large trees are proposed for removal as a part of the project, including protected oak species. In order to ensure that there will be a less than significant impact on nesting birds, Mitigation Measure BIO-1 is required. This will require the completion of a nesting bird survey if construction is to occur within the breeding season, between February 15th and August 30th. This survey will be performed by a qualified biologist, and if protected species and nest are located, the affected trees will not be removed until the nest have successfully fledged.

The BRA also notes that the Project area is not located within an area containing Northern Volcanic Mudflow Vernal pool habitat mapped within the CNDDDB. The report did not identify any wetlands within the Project area other than Cirby Creek in the northern section of the parcel. There is no Designated Critical Habitat (DCH) mapped for any species within the subject parcel, per the USFWS. The project will have a less than significant impact on wetlands.

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) The project proposes the removal of seven (7) trees in total, including three (3) protected Valley oak trees of 36-inches diameter at breast height (DBH), 18-inches DBH, and 40-inches DBH. An additional three (3) Valley oaks will be removed, but they are under the size threshold of six (6) inches DBH to be protected by the City of Roseville Tree Preservation Ordinance. One additional non-native tree is proposed for removal. All trees were determined to be in good health. The project is subject to the requirements of the Tree Preservation Ordinance, and mitigation for these trees will be completed consistent with the Ordinance. A total of 94 inches will need to be mitigated, consistent with the Ordinance. This is partially accomplished through replacement plantings on site, including nine (9) Valley oaks and one (1) Interior Live oak, as well as 18 non-native trees. As proposed, the project is compliant with City policies and ordinances and 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.

Mitigation Measure BIO-1: Avoid Nesting Sites

To ensure that fully protected bird and raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures:

- a) When feasible, all tree removal shall occur between August 30th and February 15th to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area.

- b) For Swainson's hawk, if avoidance of tree removal outside the breeding season is not feasible, and a nest is present, the applicants would be required to obtain a 2081 permit from CDFG to mitigate for potential "take" under CESA. If no nesting is occurring, a take permit would not be required.
- c) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15th and August 30th, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30-days prior to disturbance. If active raptor nests or burrows are found, and the site is within 350-feet of potential construction activity, a highly visible temporary fence shall be erected around the tree or burrow(s) at a distance of up to 350-feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area.
- d) Preconstruction and non-breeding season exclusion measures shall be developed in consultation with CDFG, and shall preclude burrowing owl occupation of the portions of the project site subject to disturbance such as grading. Burrowing owls may be passively excluded from burrows in construction areas by placing one-way doors in the burrows according to CDFG protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls regardless of whether they exhibit signs of occupation must be cleared with the one-way doors. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow.
- e) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones) unless directly related to the management or protection of the legally protected species.
- f) If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist.

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?				

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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) A Cultural Resources Inventory Survey was prepared for the project by Sean Michael Jensen, M.A., of Genesis Society on March 18, 2023. The survey included a search of the records at the North Central Information Center (NCIC) of the California Historical Resources Information System and consultation with the Native American Heritage Commission (NAHC). The survey also included a pedestrian survey of the site to evaluate for previously unidentified cultural resources. The survey did not result in any relevant records, nor were any potential cultural resources identified in the pedestrian survey. No cultural resources are known to exist on the project site; however, standard mitigation measures apply which are designed to reduce impacts to cultural resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume (Mitigation Measure CUL-1). With mitigation, project-specific impacts are less than significant.

c) No paleontological resources are known to exist on the project site; 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 (Mitigation Measure CUL-2). With mitigation, project-specific impacts are less than significant.

Mitigation Measure CUL-1 – Cease Work and Consult with Qualified Archaeologist

Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains be encountered during any subsurface development activities, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with qualified archaeologists as needed to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. The contractor shall implement any measures deemed necessary for the protection of the cultural resources. In addition, pursuant to section 5097.98 of the State Public Resources Code, and section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

Mitigation Measure CUL-2 -- Cease Work Until Review Conducted by Qualified Paleontologist and Recommendations Implemented

Should any evidence of paleontological resources (e.g., fossils) be encountered during grading or excavation, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. The contractor shall implement any measures deemed necessary by the paleontologist for the protection of the paleontological resources.

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) According to a representative from Roseville Electric, a similar use in the City uses approximately 6,735 kWh per month. As stated in the thresholds of significance section, there is no stated numeric significance threshold to define “wasteful, inefficient, or unnecessary”; however, Roseville Electric has reviewed the proposed project and found that the Department has adequate capacity to serve the site. 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 BP (Business Professional), as identified in the General Plan. The Environmental Impact Report (EIR) for the General Plan included an assessment of energy impacts for the entire plan area. The analysis included consideration of transportation energy, and evaluated walkability, alternative transportation modes, and the degree to which the mix and location of uses would reduce vehicle miles traveled in the plan area. The EIR also included a citywide assessment of energy demand based on the existing and proposed land uses within the City and Specific Plan. Impacts related to energy consumption were found to be less than significant. 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:				
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	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique 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

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

through seismic-resistant design. In compliance with the Code, all structures in the Project area would be well-built to withstand ground shaking from possible earthquakes in the region; impacts are less than significant.

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

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

c, d) A review of the Natural Resources Conservation Service Soil Survey for Placer County, accessed via the Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/app/>), indicates that the soils on the site are Xerofluvents, frequently flooded, which are listed as geologically unstable or sensitive. This is the only soil type mapped by USDA within the subject parcel. This soil type is found adjacent to stream channels (in this case Cirby Creek), and is subject to frequent flooding and channelization. It is generally not considered suitable for urban uses because of their flood hazard. However, it is noted that there are several other completed development projects in the area, including the former IHOP restaurant (now urgent care) building located on site, and the multifamily residential development on the adjacent parcel.

A Geotechnical Engineering Report was prepared by Ted Bibby, Project Geologist for NV5, on November 1, 2024 to evaluate the proposed project and determine whether the site is suitable for the proposed improvements. The report relies on subsurface investigation, including excavation test pits, laboratory test results, and prior experience with subsurface conditions in the area. Soil types encountered in the exploratory trenches included ML, Silt with Gravel/Cobbles; SP, Poorly Graded Sand; and ML-CL, Sandy Silt/Clay (Hardpan). No groundwater seepage was encountered during the survey, though the report notes that this survey was conducted in September 2024 following a long period of dry weather. Laboratory testing showed that the soil samples from the site were non-expansive.

The report notes that the primary concerns are the floodplain that is located on site, and the fact that the site includes very stiff to hard fine-grained deposits within the location of the proposed improvements. The report includes recommendations for appropriate grading and fill to ensure that the development will not be impacted by potential groundwater seepage or other soil-related instability. Additionally, the project has been reviewed by City of Roseville Building and Engineering Divisions, and will be subject to additional permitting through the building permit and improvement plan processes. The project design, which will include appropriate engineering to compensate for the site geology, will ensure that project impacts are less than significant.

f) No paleontological resources are known to exist on the project site; 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 General Plan 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 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

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

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 1 below.

Table 1: 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 CO₂e = 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 1 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 GHG analysis. 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.

Greenhouse gases from vehicles is assessed based on the vehicle miles traveled (VMT) resulting from a project, on a Citywide basis. Residential projects, destination centers (such as a regional mall), and major employers tend to increase VMT in a study area, either by adding new residents traveling in an area, or by encouraging longer trip lengths and drawing in trips from a broader regional area. However, non-residential projects and neighborhood-serving uses (e.g. neighborhood parks) tend to lower VMT in a study area because they do not generate new trips within the study area, they divert existing trips. These trips are diverted because the new use location is closer to home, on their way to another destination (e.g. work), or is otherwise more convenient.

The project proposes the construction of an approximately 7,300 square foot medical office building, which at this time is anticipated to be a dentist office. As discussed in the Transportation section of this Initial Study, the project is consistent with the City’s General Plan and will not create additional trips that have not already been evaluated in the General Plan EIR.

The City’s General Plan Update (GPU) EIR included an analysis of GHG emissions which would result from buildout of the City’s General Plan. The EIR concluded that the General Plan buildout would exceed the City’s threshold of 2.25 MT CO₂e per service population and that the effect was cumulative considerable. Although mitigation measures were adopted as part of the General Plan, those measures would not reduce impacts to less-than-significant levels, and impacts were considered significant and unavoidable. The proposed project is consistent with the land use assumptions in the GPU EIR and does not require further analysis per the tiering provisions of CEQA. The project includes reasonable and feasible design measures to reduce emissions, including implementation of the latest Cal-Green and energy efficiency code requirements. The project complies with General Plan policy related to GHG and the project does not result in any new GHG impacts not previously analyzed in the GPU EIR; therefore, project-specific impacts are less than significant.

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

Would the project:

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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,f) 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 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. Cirby Creek is located in the northern portion of the subject parcel.

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	

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Substantially 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	
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 criteria.

XI. Land Use and Planning

The Project is located in a Planned Development (PD52) zone district as well as partially in the FW (Floodway) zone district, and is not located within a specific plan area. The land use designation is BP (Business Professional) and OS/FP (Open Space/ Floodplain). High density residential uses are located to the east (senior living complex) and west of Sunrise Av. (condominium complex). Office buildings are located to the north of Cirby Creek, and a drive-thru kiosk is located to the south of the site.

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 be constructed on an undeveloped portion of an infill parcel within the city. The project will not physically divide an established community.

b) The proposed project is a medical office, which is consistent with the underlying business professional designation for the site under the PD52 zone district. The project is subject to the Design Review process, and is also requesting a Flood Encroachment Permit and Tree Permit to address development within the FW (Floodway) zone district and the removal of three (3) protected oak trees. Obtaining these permits is consistent with the policies intended for resource protection, and the analyses specifically pertaining to floodway development and tree removal are discussed in this initial study. No conflicts with any policies adopted to mitigate an environmental effect have been identified.

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 is located on the east side of Sunrise Av., which is not identified as a transportation noise source in the City's General Plan Noise Element. However, the project site is located within approximately a 0.3 miles of Highway 80, which is identified as a transportation noise source in the City's General Plan Noise Element. In the existing and future conditions, the 70 db Ldn noise contour line covers the entire project site (City of Roseville General Plan 2035 Noise Element, Figures IX-1 and IX-2). Other uses in the vicinity include other offices and residential, which generate low outdoor noise. The nearest sensitive receptor is the senior living facility immediately to the east of the project site.

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 project is a medical office facility, which is not considered to be a noise-generating use. The project will not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of City standards; therefore, impacts are less than significant.

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 BP (Business Professional). 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, though 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 anticipated for the site when it was designated for Business Professional land uses in the Planned Development Ordinance. Therefore, the impact of the project is less than significant.

b) The project site is partially developed with an existing office building and associated parking. 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 and Roseville Joint Union High School Districts. 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 includes the development of a medical office, located on a parcel with a land use designation of BP and OS/FP. The nearest park to the project site is Eastwood Park, approximately 0.3 miles away.

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 General Plan EIR addressed the level of park services—including new construction, maintenance, and operations—which would need to be provided in order to serve planned growth in the community. Given that the project is consistent with the General Plan, the project would not cause any unforeseen or new impacts related to the use of existing or proposed parks and recreational facilities. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

b) Park sites and other recreational facilities were identified within the General Plan EIR. The project will not cause any unforeseen or new impacts related to the construction or expansion of recreational facilities.

XVII. Transportation

The subject parcel is adjacent to Sunrise Bl., which is already improved with existing sidewalk, curb, and gutter. Ingress and egress will occur via an existing drive aisle that serves the medical office building, as well as the senior apartment complex.

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.

Given the proposed use and location of the project, no qualitative analysis was required as the development is consistent with the General Plan land use designation. Further evaluation is provided below in item b.

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 is located in an area planned for commercial and office type uses. Sunrise Bl. is already improved with sidewalks, curb, and gutter. This road serves the subject parcel. The proposed project will be constructed consistent with the existing roadway system and in compliance with the requirements of the Pedestrian Master Plan, Bicycle Master Plan, and Short Range Transit Plan.

b) The proposed project is a small, approximately 7,300 square-foot office building, which is anticipated to be a dentist office. It is located on a partially developed parcel that has an existing office building and parking area. The use will serve the local community, and is an infill project surrounded by developed area. As the project is consistent with the General Plan land use and will likely reduce VMT as a local-serving, infill development, no qualitative analysis was prepared. Impacts are less than significant.

c, d) The project has been reviewed by the City Engineering and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City projects require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are 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. A majority of documented sites within the City are located in areas designated for open space uses. 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:

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

Discussion of Checklist Answers:

a) A Cultural Resources Inventory Survey was prepared for the project by Sean Michael Jensen, M.A., of Genesis Society on March 18, 2023. The survey included a search of the records at the North Central Information Center (NCIC) of the California Historical Resources Information System and consultation with the Native American Heritage Commission (NAHC). The survey also included a pedestrian survey of the site to evaluate for previously unidentified cultural resources. The survey did not result in any relevant records or documented sites in the area, nor were any potential tribal cultural resources identified in the pedestrian survey. Notice of the proposed project was mailed to the tribes which had requested such notice pursuant to AB52. No requests for consultation were received. 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. With mitigation, project-specific impacts are less than significant.

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

Mitigation Measure TCR-1: Post-Review Discovery Procedures

If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and (if present) tribal monitor, or, in the absence of either, contact the consulting tribe(s) and a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations in coordination with the consulting tribe(s) if the find is a tribal cultural resource.

All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional and consulting tribes and approved by the City, this may include modification of the no-work radius.

The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural or tribal resource or has the potential to be a cultural or tribal cultural resource. The consulting tribe shall also be given the opportunity to provide, within one business day of being notified, a determination as to whether or not the find represents a tribal cultural resource or has the potential to be a tribal cultural resource.

The type of discovery, as described below will determine the subsequent actions. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions.

Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted.

The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City:

Response to False Alarms: If the professional archaeologist determines that the find is negative for any cultural indicators, and tribal representatives have not indicated the find is a tribal cultural resource, then work may resume immediately upon notice to proceed from the City's representative. No further notifications or archaeological consultation is necessary if it is determined that the discovery is not a cultural or tribal cultural resource of any kind. The professional archaeologist shall provide written documentation of this finding to the City, which shall include as an attachment any written documentation provided by tribal representatives or monitors.

Response to Non-Tribal Discoveries: If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and a tribal representative shall have the opportunity to determine whether the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by a [tribe(s)], the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction.

Response to Tribal Discoveries: If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the consulting tribe(s) and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction.

Response to Human Remains: If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist and (if present) tribal monitor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code).

If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

XIX. Utilities and Service Systems

The project site is located within a developed area of the City of Roseville, and will be served by the Dry Creek Wastewater Treatment Plant.

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	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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 project will be required to construct any utilities infrastructure necessary to serve the project, as well as pay fees which fund the operation of the facilities and the construction of major infrastructure. The construction impacts related to building the major infrastructure were disclosed in the General Plan EIR, and appropriate mitigation was adopted. Minor additional infrastructure will be constructed within the project site to tie the project into the major systems, but these facilities will be constructed in locations where site development is already occurring as part of the overall project; there are no additional substantial impacts specific or particular to the minor infrastructure improvements.

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 7.0⁴ mgd OR 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

⁴ Dave Samuelson, City of Roseville Environmental Utilities, Personal communication, July 6, 2016.

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			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
on human beings, either directly or indirectly?				

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 General Plan EIR, and mitigation measures have already been incorporated. 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.

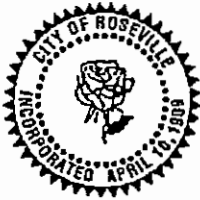
Initial Study Prepared by:

Shelby Maples

Shelby Maples, Associate Planner
City of Roseville, Development Services – Planning Division

Attachments:

1. IHOP Initial Study
2. Biological Resource Assessment, Greg Matuzak Environmental Consulting LLC
3. Geotechnical Engineering Report, NV5



PLANNING
CITY OF ROSEVILLE
TRADITION ■ PRIDE ■ PROGRESS

IS ATTACHMENT 1

316 VERNON STREET, 104 ■ ROSEVILLE, CA 95678 ■ PHONE (916) 774-5276

NOTICE OF NEGATIVE DECLARATION

RECEIVED

AUG 07 1995

PLANNING DEPARTMENT

Project Name: International House of Pancakes
Project Files: UP 94-38; TP 95-11
Project Location: 701 Sunrise Avenue
A.P.N.: 470-010-043
Project Developer: Ed Latin

Project Description: The applicant is requesting a Use Permit requiring Site Review to construct a 4,558 square foot International House of Pancakes restaurant (with seating for 190 people) and a Tree Permit to allow construction activities within the protected zones of four native oak trees.

DECLARATION

On August 3, 1995 the Planning Director determined that the above project will have no significant effect on the environment and is therefore exempt from the requirement of an Environmental Impact Report. The determination is based on 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, reduce the number or restrict the range of a rare or endangered plant or animal community, reduce the number or restrict the range of rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.*
- b) *It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.*
- c) *It will not have impacts which are individually limited, but cumulatively considerable.*
- d) *It 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 will have a negative adverse effect on the environment.*

Written comments shall be submitted no later than 30 days from the posting date. Appeal of this determination must be made during the posting period.

Submit comments to:
Roseville Planning Department
Attn: Reg Murray, Associate Planner
316 Vernon Street, #104
Roseville, CA 95678

Posting period 8/4/95 to 9/4/95
Initial Study Prepared by:

Reg Murray
Reg Murray, Associate Planner

INITIAL STUDY AND ENVIRONMENTAL CHECKLIST

*INTERNATIONAL HOUSE OF PANCAKES
701 SUNRISE AVENUE*

AUGUST 3, 1995

PREPARED BY:

*CITY OF ROSEVILLE PLANNING DEPARTMENT
316 VERNON STREET, SUITE 104
ROSEVILLE, CA 95678*

*CONTACT: REG MURRAY, ASSOCIATE PLANNER
(916) 774-5276*

APPLICANT:

*ED LATIN
7932 SUNSET AVENUE, SUITE G
FAIR OAKS, CA 95628*

(916) 966-8258

INITIAL STUDY AND ENVIRONMENTAL CHECKLIST

PROJECT: International House of Pancakes

FILE #s: UP 94-38; TP 95-11

DATE: August 3, 1995

APPLICANT: Ed Latin

PARCEL AND OWNER: 470-010-043; Milton and Susan Armistead

REQUEST:

The applicant is requesting approval of the following entitlements:

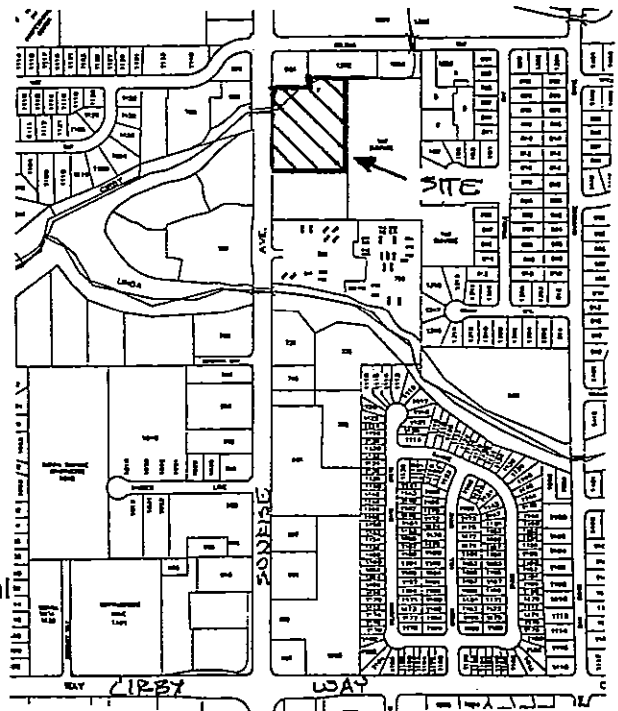
- A Use Permit requiring Site Review to allow the construction of an International House of Pancakes restaurant. The building is 4,558 s.f. in size and includes a 682 s.f. raised deck. The restaurant is proposed to accommodate 190 seats (Attachment ND1).
- A Tree Permit to allow construction activities within the protected zones of four native oak trees.

BACKGROUND:

A. LOCATION: 701 Sunrise Avenue

B. ZONING: PD - Commercial/Office/Residential
LAND USE: Business Professional (BP)

C. ADJACENT ZONING AND LAND USES:



	<u>Zoning</u>	<u>Land Use</u>
North:	<u>Floodway</u>	<u>Open Space/Flood Area</u>
East:	<u>PD - R-34</u>	<u>HDR - 34</u>
South:	<u>PD - Comm/Office/Residential</u>	<u>Business Professional</u>
West:	<u>Floodway</u>	<u>Open Space/Flood Area</u>
	<u>PD - R-20</u>	<u>HDR - 20</u>

D. PHYSICAL OR NATURAL FEATURES ON SUBJECT SITE:

The proposed project is located on a portion of APN 470-010-043, which totals 2.7 acres in size. Attachment ND1 illustrates the relationship of the project area with respect to the entirety of the 2.7 acre parcel.

Cirby Creek is located on the northern portion of the project parcel. The banks of the creek have been reinforced with rip rap (stone). Vegetation, including cattails and willow, are prolific in the stream channel. Several mature oak trees are located on the northern bank of Cirby Creek. The creek flow east to west and exits the project site via a culvert under Sunrise Avenue.

The area south of Cirby Creek is relatively uniform. The project area gently slopes east away from Sunrise Avenue. The area is vegetated with a mix of weeds and grasses (including star thistle) and includes six native (Valley) oak trees. Only three of the six oak trees are of significant size to be considered protected trees (Attachment ND2; Trees 13-15). An asphalt pathway, provides pedestrians from the adjacent Sunrise Villa retirement complex with access to Sunrise Avenue. The pathway parallels the southern margin of the creek.

The project site is bounded on the west by Sunrise Avenue and on the south by an asphalt access road that extends from Sunrise Avenue to the Sunrise Villa retirement complex. Improvements along Sunrise Avenue include curb, gutter, sidewalk, two electric transformers (including the project's transformer), a fire hydrant, a bus turnout, and a bus shelter. Improvements on the access road include a raised concrete curb and three street lights.

A freestanding monument sign advertising the Sunrise Villa retirement complex is located at the southwest corner of the project area. The sign is landscaped with several shrubs around the sign base and two small trees on either end.

E. PHYSICAL OR NATURAL FEATURES ON ADJACENT LAND:

The area north of the project site includes the northern margin of Cirby Creek, a gas station, and a small office building. The area associated with the creek includes cattails, willows, and oak trees consistent with the project site. The Sunrise Villa retirement complex is located on the parcel to the east. The complex is a two-story building with a total of 200 units.

The parcel immediately to the south is vacant and is covered with a mix of weeds and grasses similar to the project site. The parcel, which has a gentle slope away from Sunrise Avenue, includes curb and sidewalk improvements along the access road frontage. The parcel's improvements along Sunrise Avenue include curb, gutter, sidewalk, and street lights.

A four-lane arterial road (Sunrise Avenue) borders the project site immediately to the west. The western extension of Cirby Creek and the Twin Creek Commons apartment complex are located across Sunrise Avenue to the west.

INITIAL STUDY CHECKLIST:

The following section presents the initial study checklist recommended by the California Environmental Quality Act (CEQA) Guidelines to determine potential impacts of a project. Explanations of all the answers are provided following each question. Mitigation measures are recommended as necessary.

1. **Earth.** Will the proposal result in:

- a. Unstable earth conditions or changes in geological substructures?
Answer: No
- b. Disruptions, displacements, compaction, or covering of the soil?
Answer: Yes
- c. Change in topography or ground surface relief features?
Answer: Yes
- d. The destruction, covering, or modification of any unique geologic or physical features?
Answer: No
- e. Any increase in wind or water erosion of soils, either on or off the site?
Answer: Maybe
- f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition, or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet, or lake?
Answer: No
- g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?
Answer: No

Responses to Answers:

Less Than Significant. (1.a-d) There are no significant topographic features associated with the site. Grading activities will be limited to only minor changes of topography and ground surface relief features as part of the site preparation. Grading volumes will be limited to ± 260 cubic yards and all materials will be balanced on site (no fill material will be brought to the site).

Disruptions, displacement, compaction, and overcovering of soils can be expected on a limited basis through grading processes. All grading activities will require a grading permit from the Engineering Division of the Public Works Department. The grading permit review will ensure that appropriate dust control measures, drainage patterns, and erosion control measures are taken to reduce grading impacts to a less than significant level.

Less Than Significant. (1.e,f) Minor wind or water erosion of soils could possibly occur during construction activities. All grading activities will require a grading permit to be obtained from the Engineering Division of the Public Works Department. The grading permit review will ensure appropriate dust control measures and drainage patterns. On-site inspections by the Engineering Division of the Public Works Department will

ensure compliance with the approved grading permit, thereby reducing any potential grading impacts to less than significant levels.

Less Than Significant. (1.g) Exposure of people or property to a geologic hazard, such as an earthquake, landslides, liquefactions, ground ruptures, or lateral spreading is considered low to remote and less than significant. The General Plan finds such impacts to be less than significant since new buildings and structures would be designed to comply with all applicable building codes. Such plans would be reviewed by the City of Roseville Building Department before a building permit is issued. The Engineering Department would review all rough grading plans to insure all grading and structures would withstand shrink-swell potentials and earthquake activity in this area.

2. **Air.** Will the proposal result in:

- a. Substantial air emissions or deterioration of ambient air quality?

Answer: No.

- b. The creation of objectionable odors?

Answer: No.

- c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?

Answer: No.

Response to Answers

Less Than Significant. (2.a-c) The City of Roseville, along with the south Placer County area, is located in the Sacramento Air Quality Maintenance Area (SAQMA). The Sacramento Area Council of Governments (SACOG) has been responsible for the preparation of a State Implementation Plan (SIP) for the SAQMA as required by the Federal Clean Air Act of 1990. In 1990, the Sacramento Area Council of Governments (SACOG) developed Regional Interim Air Quality Plan for the SAQMA. (source: City of Roseville General Plan EIR).

The City of Roseville is also located in the Placer County Air Pollution Control District (PCAPCD). The PCAPCD incorporates the background information and land use control measures from the Interim RAQMP. The primary responsibility to enforce the air quality standards for point source emissions rests with the Placer County Air Pollution Control District (PCAPCD). The PCACD also reviews environmental documents, EIRs or Negative Declarations, required by CEQA. The City of Roseville has not attained the ambient air quality standards for the following primary pollutants: ozone and suspended particulate less 10 microns in diameter (PM10). All of Placer County, including the City of Roseville, is unclassified for Carbon Monoxide (CO) because no CO monitoring is conducted in Placer County.

Short term impacts to air quality can be expected with construction activities. These impacts are primarily associated with grading activities and the increased potential for dust and wind erosion of soils. The City of Roseville General Plan EIR found such short-term impacts to be unavoidably significant. However, air-borne particulate matter resulting from construction will be lessened by implementing the mitigation measures of the General Plan EIR listed below. The Public Works Department will

perform on-site inspections to ensure that mitigation measures 1-4 are being implemented as conditions of any future grading or encroachment permits. Vehicle exhaust, produced during project construction, could temporarily contribute to the deterioration of ambient air quality. This is considered a less than significant impact.

Mitigation Measure 1. The applicant shall spray water on all exposed earth surfaces during clearing grading, earth moving and other site preparation activities. The exposed earth shall be watered throughout the day to minimize dust. This requirement should be included in all contracts with the applicant's primary and sub contractor(s) for site preparation.

Mitigation Measure 2. The applicant shall use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust. This requirement should be included in all contracts with the applicant's primary and sub contractor(s) for site preparation.

Mitigation Measure 3. The applicant shall not carry out any grading activity when wind speeds exceed 10 miles per hour. This requirement should be included in all contracts with the applicant's primary and sub contractor(s) for site preparation.

Mitigation Measure 4. The applicant and the applicant's contractors shall be responsible to clean construction vehicles before leaving the construction site on a daily basis to prevent dust, silt and dirt from being released or tracked off-site. This requirement should be included in all contracts with the applicant's primary and sub contractor(s).

3. **Water.** Will the proposal result in:

- a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?

Answer: No. The proposal does not affect marine or fresh waters.

- b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?

Answer: Yes. The improvements required for construction of the project will result in a change in the current drainage patterns. Drainage will be redirected into the on-site storm drain system, with release into an existing 36" storm drain located to the northeast of the project area. The 36" storm drain outlets into Cirby Creek just north of the project area.

Due to the extent of impervious surfaces associated with the project (parking lot; building coverage), the natural absorption rates for the site will be modified. The covered areas will cause a reduction in the on-site absorption rate and an increase in the rate of surface runoff as well as peak flows. Peak flow on site is considered minimal and storm drain systems will be installed to adequately handle runoff. The impacts associated with the changes are minor and are considered less than significant.

c. Alterations to the course or flow of flood waters?

Answer: Maybe; less than significant.

The project site is located within a FEMA special flood hazard area (AE zone) inundated by a 100 year flood (FIRM map 060243 0016 D). In order to determine the potential project impacts to flooding, a HEC-2 analysis has been prepared by the project applicant. The analysis considers the worst case scenario of a 500 year base flood elevation for Cirby Creek. A floodproofing analysis was also prepared for the project by Nolte and Associates (Attachment ND3). Based on the information provided with the HEC-2 analysis and the floodproofing analysis, it is determined that the project will have little change to the 500 year surface water elevation (Attachment ND3; Table 1). This is consistent with the Roseville General Plan policy limiting cumulative impacts to less than a 1' rise in water surface elevation.

The 100-year flood elevation for the project site has been determined to be 141.95'. To accommodate this, the finished floor elevations will need to maintain a minimum clearance elevation 2' above the 100-year elevation (143.95'). The proposed minimum floor elevation is 144'. The building, which includes a basement parking area, will be constructed on piers. Large openings will be provided between the piers to further improve water conveyance.

Based on the findings of the HEC-2 study, the floodproofing analysis, and the construction methods for the proposed structure, the impacts associated with the project are considered to be less than significant.

d. Change in the amount of surface water in any water body?

Answer: No. The development will not change the amount of surface water in any water body.

e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen, or turbidity?

Answer: Maybe. Water quality may be affected on a short term basis due to petroleum products from vehicular traffic (e.g. oil, gasoline) and soil erosion associated with construction. The potential impacts are considered less than significant since the quality of the water will be protected by requiring all storm water drainage to be handled in a way acceptable to the Public Works and Environmental Utilities Departments. The standard soil erosion and sediment control mitigation measures associated with a grading permit will reduce impacts associated with construction and soil erosion to a less than significant level.

f. Alteration of the direction or rate of flow of groundwaters?

Answer: No. The project will not affect groundwaters.

- g. Change in the quantity of groundwaters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?

Answer: No. The project will not affect groundwaters.

- h. Substantial reduction in the amount of water otherwise available for public water supplies?

Answer: No. The project will not have an appreciable affect on available water supplies.

- i. Exposure of people or property to water-related hazards such as flooding or tidal waves?

Answer: No. The project area will not result in exposure to flooding or tidal waves.

4. **Plant Life.** Will the proposal result in:

- a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?

Answer: No.

- b. Reduction of the numbers of any unique, rare, or endangered species of plants?

Answer: No.

- c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?

Answer: Yes.

- d. Reduction in acreage of any agricultural crop?

Answer: No. The site is not used for agricultural purposes.

Response to Answers; Less Than Significant (4.a-c) - As noted above, the project area is located on a portion of APN 470-010-043. The project area is vegetated with a mix of grasses and weeds (including star thistle) and includes six Valley Oak trees. The Valley oaks include three trees of less than 6" DBH which are proposed for removal. The three remaining trees (Attachment ND2; Trees 13-15) are 8.5", 39.5", and 13.5" DBH, respectively, and will be preserved per the requirements of the Roseville Tree Preservation Ordinance. Portions of the parking lot will encroach within the protected zones for each of the three remaining trees. The arborist's recommendations with respect to root cuts, aeration systems, pruning, and other tree mitigation measures will be included as conditions of approval for the project and will reduce any impacts to the trees to a less than significant level.

No special status plant species are known to exist on the site. The existing grasses and weeds will be replaced with the associated project landscaping. This is considered to have a less than significant impact on plant life.

5. **Animal Life.** Will the proposal result in:

- a. Change in the diversity of species or the numbers of any animal species (including reptiles, fish, shellfish, benthic organisms or insects)?

Answer: No.

- b. Reduction of the numbers of any unique, rare, or endangered species of animals?

Answer: No.

- c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?

Answer: No.

- d. Deterioration to existing fish or wildlife habitat?

Answer: No

Response to Answers; Less Than Significant (5.a-d) The site does not contain any rare or endangered wildlife species, or other special status wildlife species. This impact is considered less than significant.

6. **Noise.** Will the proposal result in:

- a. Increases in existing noise levels?

Answer: Maybe.

- b. Exposure of people to severe noise levels?

Answer: No.

Response to Answers; Less Than Significant (6 a&b) The project will raise noise levels above those of the existing undeveloped site, however, no significant noise impacts are expected since all uses in the retail building will be required to comply with the City's noise standards as identified in the Roseville Municipal Code.

Construction activities could expose nearby tenants/landowners (e.g. Sunrise Villa) to increased noise levels. This impact would be temporary and is considered less than significant because construction activities would be limited to daytime hours (7:00 am to 7:00 pm, Monday through Friday and 8:00 am to 8:00 pm Saturday, Sunday, and Holidays).

7. **Light and Glare.** Will the proposal produce new light or glare?

Answer: Yes; less than significant. The project will increase light and glare levels above that of the existing undeveloped site. Light and glare associated with the project could affect tenants in Sunrise Villa. This impact is not considered significant since the light fixtures will be required to include reflectors to minimize the amount of light spillage.

8. **Land Use.** Will the proposal result in a substantial alteration of the present or planned land use of an area?

Answer: No. The site is zoned Planned Development for Commercial, Office, and Residential uses. The proposed restaurant is consistent with the commercial standard of the PD zone.

9. **Natural Resources.** Will the proposal result in an increase in the rate of use of any natural resources?

Answer: No. Development of this site has already been contemplated in the General Plan and Zoning Ordinance.

10. **Risk of Upset.** Will the proposal involve the:

- a. Risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation) in the event of an accident or upset conditions?
- b. Possible interference with an emergency response plan or an emergency evacuation plan?

Answers (10 a&b): No. Response to **Answers (10 a&b):** The project does not involve the commercial or industrial manufacture, use, or storage of hazardous substances or materials. The project is located within an area currently receiving City emergency services. The facility will have less than significant impact on the City's Emergency Response or Management Plans.

11. **Population.** Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?

Answer: No. The project will not affect the location, distribution, density, or growth rates within the City of Roseville and surrounding communities.

12. **Housing:** Will the proposal affect existing housing, or create a demand for additional housing?

Answer: No. The project will not create any substantial demand for additional new housing.

13. **Transportation/Circulation.** Will the proposal result in:

- a. Generation of substantial additional vehicular movement?

Answer: No.

- b. Substantial impact upon existing transportation systems?

Answer: No.

Response to Answers; Less than significant (13 a&b): The project will result in a small incremental increase in traffic above existing levels. However, the traffic associated with the project does not exceed those levels previously

assumed for development of the entire project site. Impacts to the transportation system are considered less than significant.

- c. Effects on existing parking facilities or demand for new parking?

Answer: Yes. Customer parking will be provided in conjunction with the project. The project will provide 51 parking spaces around the building; an additional 12 parking spaces are proposed under the building. The provision of the customer parking areas is in compliance with the off-street parking requirements of the City Zoning Ordinance. Impacts associated with parking are considered less than significant.

- d. Alterations to present patterns of circulation or movement of people?

Answer: No. The project will not affect the circulation patterns or movement of people in the area.

- e. Alterations to waterborne, rail, or air traffic?

Answer: No. Waterborne, rail, and air traffic is not affected.

- f. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?

Answer: Maybe. The levels of traffic will increase above that of the vacant site. The increase in the number of trips can increase the likelihood of potential traffic hazards to vehicles, bicyclists, and/or pedestrians. However, given the accepted safety standards for roadway improvements and vehicular/pedestrian pathways and signing, the potential impacts are considered less than significant.

14. **Public Services.** Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following:

- a. Fire protection?

Answer: No.

- b. Police protection?

Answer: No.

- c. Schools?

Answer: No.

- d. Parks or other recreational facilities?

Answer: No.

- e. Maintenance of public facilities, including roads?

Answer: No.

- f. Other governmental services?

Answer: No.

Response to Answers:

Fire: Less Than Significant. (14.a) The facility may require the services of the Roseville Fire Department in the event of an emergency. The nearest fire station is located at the southeast corner of Cirby Way and Gabrielli Way, approximately .4 miles south of the site. The development of this project would require adequate water pressure in the new water lines, and would comply with the Uniform Fire and Building Codes used by the City of Roseville. The impacts from this project would be less than significant.

Police: Less Than Significant. (14.b) The project may require the services of the Roseville Police Department in the event of an emergency. The site is within an area of the City which is currently receiving police services. The buildings must comply with the City's Building Security Ordinance. This impact is considered to be less than significant.

Schools: Less Than Significant. (14 c) The developer is required to pay school impact fees referred to as the "Sterling" fee, or Infill Fee. This fee will mitigate the impact associated with the construction of the new facility.

Parks and Recreation: Less Than Significant. (14.d) The project will not create potentially significant impacts to the existing and planned park facilities.

Maintenance of Public Facilities: Less Than Significant. (14.e) There is no substantial increase in the need for utility services. Power, gas, cable system, water, sewer services and drainage facilities are already on site or are located in relatively close proximity along Sunrise Avenue. Development of the site will require the need for new on-site systems to be installed to tie-in with existing public and private facilities. The developer shall pay for the cost of installation for any necessary facilities. Solid waste disposal will be handled by on-site storage and City pick-up. Impacts to public facilities are considered less than significant.

15. **Energy.** Will the proposal result in:

- a. Use of substantial amounts of fuel or energy?

Answer: No.

- b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?

Answer: No.

Response to Answers; Less than Significant (15a,b) The proposed project will result in a less than significant impact on energy supplies.

16. **Utilities.** Will the proposal result in a need for new systems, or substantial alterations, to any of the following utilities?

- a. Power or natural gas?

Answer: No.

- b. Communications systems?

Answer: No.

- c. Water?

Answer: No.

- d. Sewer or septic tanks?

Answer: No.

- e. Storm water drainage?

Answer: No.

- f. Solid waste and disposal?

Answer: No.

Response to Answers; Less Than Significant. (16 a-f) All additions anticipated for the utilities listed above will be on-site and are the responsibility of the developer to provide. The impacts to utilities are considered less than significant.

17. **Human Health.** Will the proposal result in:
- a. Creation of any health hazard or potential health hazard (excluding mental health)?
Answer: No.
 - b. Exposure of people to potential health hazards?
Answer: No.

Responses to Answers (17.a&b) - Less Than Significant. The project is not expected to generate or expose people to any potential health hazards.

18. **Aesthetics.** Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

Answer: Maybe. The proposal does not obstruct any scenic view, or views open to the public. The Use Permit requiring Site Review proposal for the design of the project will be reviewed by the Design Review Commission. The discretionary review of the Commission will reduce any potential aesthetic impacts to a less than significant level.

19. **Recreation.** Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

Answer: No. The proposal will not impact City recreational facilities.

20. **Cultural Resources.**

- a. Will the proposal result in the alteration or destruction of a prehistoric or historic archaeological site?
Answer: No.
- b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?
Answer: No.
- c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?
Answer: No.
- d. Will the proposal restrict existing religious or sacred uses within the potential impact area?
Answer: No.

Response to Answers (20 a-d). The site does not have prehistoric, archeological, religious, sacred, or ethnic resources.

21. Mandatory Findings of Significance:

- 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, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
Answer: No.
- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.)
Answer: No.
- c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)
Answer: No.
- d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?
Answer: No.

Mitigation Measures:

Mitigation Measure 1. The applicant shall spray water on all exposed earth surfaces during clearing grading, earth moving and other site preparation activities. The exposed earth shall be watered throughout the day to minimize dust. This requirement should be included in all contracts with the applicant's primary and sub contractor(s) for site preparation.

Mitigation Measure 2. The applicant shall use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust. This requirement should be included in all contracts with the applicant's primary and sub contractor(s) for site preparation.

Mitigation Measure 3. The applicant shall not carry out any grading activity when wind speeds exceed 10 miles per hour. This requirement should be included in all contracts with the applicant's primary and sub contractor(s) for site preparation.

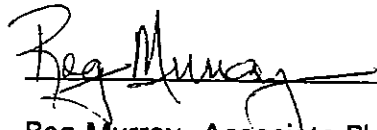
Mitigation Measure 4. The applicant and the applicant's contractors shall be responsible to clean construction vehicles before leaving the construction site on a daily basis to prevent dust, silt and dirt from being released or tracked off-site. This requirement should be included in all contracts with the applicant's primary and sub contractor(s).

INITIAL STUDY AND ENVIRONMENTAL CHECKLIST
INTERNATIONAL HOUSE OF PANCAKES (701 SUNRISE AVENUE) -- [UP 94-38; TP 95-11]
PAGE 15

Environmental Evaluation: On the basis of this initial evaluation:

- [X] I find that the proposed project, with the applied mitigation measures, COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

CHECKLIST PREPARER:



Reg Murray, Associate Planner
Roseville Planning Department
August 3, 1995

ATTACHMENT:

- ND1. Site Plan
- ND2. Arborist Report
- ND3. Floodproofing Analysis (Nolte and Associates)

Biological Resources Assessment

APN: 470-010-043 in City of Roseville, Placer County, CA



Prepared for:

Hamzah Alkordy (Applicant)

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March 2024

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1.0 INTRODUCTION

Greg Matuzak, a biologist on the Placer County Planning Department's Biological Resources Consultants List and a California Department of Fish and Wildlife (CDFW) qualified biologist, conducted a reconnaissance-level biological resources survey and required background research related to potential sensitive biological resources as part of the proposed Sunrise Avenue Development Project (Project) in order to develop this Biological Resources Assessment (BRA). Additionally, Greg Matuzak has previously developed several biological resources assessments, CEQA documents, and state and federal permitting applications and consultations for projects within Placer County and for the City of Roseville. In addition, potential CDFW, United States Fish and Wildlife Service (USFWS), and United States Army Corps of Engineers (Corps) jurisdiction within the Project area was assessed as well as specific City of Roseville ordinances covering sensitive biological resources.

No previous BRA reports specifically covering the subject parcel (Project area) are known to exist, so this BRA has been developed based on background research, including database searches for biological resources and a review of previous biological resources assessment reports developed within the greater Project area, and the results of a reconnaissance-level biological resources survey of the Project area to identify any sensitive biological resources within the Project area. This includes an assessment of special-status plants or wildlife species and any sensitive habitats such as wetlands, riparian habitat, stream zones, and protected tree and oak resources within the Project area.

The Project area is located within The City of Roseville approximately 0.5 miles directly south along Sunrise Avenue from the Interstate 80 (I-80) and Douglas Boulevard crossing. The Project area is located at 701 Sunrise Avenue and currently contains a single large office building, parking, and some open space grassy areas with several trees, both native and non-native. The Project area includes the following subject parcel: a 2.63-acre parcel (APN: 470-010-043). See attachments in Appendix A and Appendix B for a Parcel Report and Site Plan). In total, the subject parcel comprises a total of 2.63 acres with a newly developed area that is approximately 0.63 (Project area and also named Study Area as part of this BRA).

The proposed Project includes the development of 86 parking spaces, including 5 ADA spots, 62 standards spots, 2 compact spots, and 17 EV spots. Additionally, the proposed Project includes the expansion of parking (with the totals outlined above and within the Site Plan attached in Appendix B) as well as the construction of a second building within the subject parcel. The new building would be 8,000 square

feet. The existing building within the subject parcel is 4,968 square feet and contains an existing trash enclosure, deck, and a ramp.

The subject parcel includes a walking path along the southern side of Cirby Creek, which is located adjacent to the north of the subject parcel and Project area. The existing path along the southern side of Cirby Creek will be maintained as well as the existing 10-foot sewer easement. Therefore, the proposed additional parking and new building construction will not encroach into Cirby Creek or impact any existing riparian vegetation along the southern side of the creek.

The Project area is located at approximately 130 feet above Mean Sea Level (MSL). However, the subject parcel ranges between approximately 125 feet above MSL in the northern section of the subject parcel where Cirby Creek runs from east to west and 135 feet above MSL along the entrance into the parcel along the southern edge of the Project area. Therefore, general drainage within the Project area is from south to north with the low spot being the channel of Cirby Creek.

See Appendix C for a list of plant and wildlife species observed within the Project area during the site surveys conducted as part of the development of this BRA and see Appendix D for a map showing the results of a search of the National Wetland Inventory (NWI) covering the Project area. The NWI data identifies a single aquatic feature within the Project area and that is Cirby Creek along the northern section of the subject parcel. Additionally, Appendix E contains a USDA Soils Map, Appendix F contains a Photo Log of the subject parcel, and Appendix H contains the USFWS, CDFW, and California Native Plant Society (CNPS) species lists covering the Project area. Appendix G includes assessment tables for special-status species with potential to occur within the subject parcel.

The purpose of this BRA is to identify the location and extent of sensitive biological resources within the Project area, including special-status plant and wildlife species, and the presence of drainage and wetland features that could potentially meet the Corps' criteria as a "waters of the United States," pursuant to Section 404 of the Clean Water Act (CWA), and streams that could be under the jurisdiction of the California Fish and Wildlife Code Section 1600 *et. seq.* This BRA also satisfies the City of Roseville General Plan and Ordinance requirements for sensitive biological resources.

2.0 REGULATORY OVERVIEW AND DEFINITIONS

Federal Regulations

Section 404 of the Clean Water Act

The United States Army Corps of Engineers (Corps) and the Environmental Protection Agency (EPA) regulate the discharge of dredge or fill material into waters of the U.S. under Section 404 of the Clean Water Act (CWA). Waters of the United States include wetlands and lakes, rivers, streams, and their tributaries. Wetlands are defined for regulatory purposes as areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated solid conditions (33 CFR 328.3, 40 CFR 230.3). Project proponents must obtain a permit from the Corps for all discharges of fill material into waters of the U.S., including wetlands, before proceeding with a proposed action.

The proposed Project does not include the placement of fill or dredge within any “waters of the U.S.” including wetlands. There is a single creek (Cirby Creek) that runs east to west within the northern section of the Project area. Therefore, the development of the proposed Project would not be subject to additional reporting and/or permitting as required for compliance with the CWA unless fill and dredge material were placed within any such federally regulated aquatic resources.

Section 401 of the Clean Water Act

CWA Section 401 compliance is required for any project requiring a federal action (i.e. Corps permit or federal funding) with construction that could have an impact to surface water quality. Project proponents must obtain a permit from the local Regional Water Quality Control Board for all discharges of fill material into waters of the U.S., including wetlands, before proceeding with a proposed action. The proposed Project does not include the placement of fill or dredge within any “waters of the U.S.” including wetlands.

The proposed Project does not include the placement of fill or dredge within any “waters of the U.S.” including wetlands. There is a single creek (Cirby Creek) that runs east to west within the northern section of the Project area. Therefore, the development of the proposed Project would not be subject to additional reporting and/or permitting as required for compliance with the CWA unless fill and dredge material were placed within any such federally regulated aquatic resources.

Endangered Species Act of 1973

For the Project area, consultation with the USFWS would be necessary if a proposed action may affect suitable habitat for a federally listed species. This consultation would proceed under Section 7 of the Endangered Species Act (ESA) if a federal action is part of the proposed action or through Section 10 of the ESA if no such nexus were available (USFWS, 1973). Within the CNDDDB Citrus Heights Quad where the Project is located, there are known locations of three federally protected species listed under the ESA, including vernal pool fairy shrimp, steelhead – Central Valley DPS, and the valley elderberry longhorn beetle. Additionally, the western pond turtle is a proposed for listing as Threatened under the ESA and has also been previously identified within the Citrus Heights Quad where the subject parcel is located (CDFW 2024).

Migratory Bird Treaty Act of 1918 and Bald and Golden Eagle Protection Act

The Migratory Bird Treaty Act (MBTA) (16 USC Section 703-711) and the Bald and Golden Eagle Protection Act (BAGEPA) (16 USC Section 668) protect certain species of birds from direct “take” (i.e. harm or harassment as described above). The MBTA protects migrant bird species from take through setting hunting limits and seasons and protecting occupied nests and eggs (USFWS, 1918). BAGEPA prohibits the take or commerce of any part of the bald or golden eagles (USFWS, 1940). The USFWS administers both Acts and reviews actions that may affect species protected under each Act.

State Regulations

California Endangered Species Act

The California Department of Fish and Wildlife (CDFW) has jurisdiction over plant and wildlife species listed as threatened or endangered under section 2080 of the CDFW Code. The California Endangered Species Act (CESA) prohibits take of state-listed threatened and endangered species. The state Act differs from the federal Act in that it does not include habitat destruction in its definition of *take*. The CDFW defines *take* as “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill.” The CDFW may authorize *take* under the CESA through Sections 2081 agreements. If the results of a biological survey indicate that a state-listed species would be affected by the project, the CDFW would issue an Agreement under Section 2081 of the CDFW Code and would establish a Memorandum of Understanding for the protection of state-listed species.

CDFW maintains lists for Candidate-Endangered Species and Candidate-Threatened Species. Two CESA listed species (Swainson's hawk and bank swallow -

both listed as Threatened under CESA) have been previously identified within the Citrus Heights Quad where the subject parcel is located (CDFW 2024).

Streambed Alteration Agreements: CDFG Code Section 1600 et seq.

CDFW has jurisdictional authority over wetland resources associated with rivers, streams, and lakes under Sections 1600–1616. CDFW has the authority to regulate all work under the jurisdiction of the State of California that would substantially divert, obstruct, or change the natural flow of a river, stream, or lake; substantially change the bed, channel, or bank of a river, stream, or lake; or use material from a streambed.

In practice, CDFW marks its jurisdictional limit at the top of the stream or lake bank, or the outer edge of the riparian vegetation (where present) and extends its jurisdiction to the edge of the 100-year floodplain. The Project area contains Cirby Creek along its northern section and the creek along with its associated riparian habitat would be protected by CDFW within the Project area.

Porter-Cologne Water Quality Control Act & Section 1601 – Section 1607 of CDFG Code

These acts and codes pertain to projects with potential impacts to water quality or waterways. The Project area contains potential waters of the State as defined by the State Water Resources Board (State Board 2014). Besides Cirby Creek located within the Project area, there are no other aquatic resources that would be subject to a report of waste discharge.

California Department of Fish and Game Code Sections 3503, 3503.5, and 3800: Nesting Migratory Bird and Raptors

Sections 3503, 3503.5, and 3800 of the CDFG Code prohibit the take, possession, or destruction of birds, their nests or eggs. Implementation of the take provisions requires that project-related disturbance within active nesting territories be reduced or eliminated during critical phases of the nesting cycle (approximately March 1 – August 31). Disturbance that causes nest abandonment and/or loss of reproductive effort (e.g. killing or abandonment of eggs or young), or the loss of habitat upon which birds are dependent, is considered "taking", and is potentially punishable by fines and/or imprisonment (LCC 2013). Such *taking* would also violate federal law protecting migratory birds (e.g. MBTA above).

California Environmental Quality Act Guidelines Section 15380

California Environmental Quality Act (CEQA) Guidelines section 15380(b) provides that a species not listed on the federal or state list of protected species may be considered rare or endangered if the species can be shown to meet certain specific criteria. This section was included in the guidelines to deal primarily with

situations in which a public agency is reviewing a project that may have a significant effect on, for example a “candidate species” that has not yet been listed by the USFWS or CDFW. CEQA, therefore, enables an agency to protect a species from significant project impacts until the respective government agencies have had an opportunity to list the species as protected, if warranted (CNRA 2012).

Plants appearing on the California Native Plant Society (CNPS) California Rare Plant Rank (CRPR) are considered to meet CEQA's Section 15380 criteria. Ranks include: 1A) plants presumed extirpated in California and either rare or extinct elsewhere, 1B) plant rare, threatened, or endangered in California and elsewhere, 2A) plants presumed extirpated in California, but more common elsewhere, and 2B) plants rare, threatened, or endangered in California, but more common elsewhere. Impacts to these species would therefore be considered “significant” requiring mitigation.

State Oak Woodland Regulations

State laws that regulate protection of oak woodlands include Professional Forester's Law (PFL) and CEQA according to Public Resources Code Section 21083.4. Oak woodlands are defined as areas having 10% oak canopy cover or greater. “Oaks” are defined in Public Resources Code Section 21083.4 as a native tree species in the genus *Quercus*, that is 5 inches diameter at breast height (DBH) or greater. The Oak Woodlands Conservation Act (SB 1334) provides funding for the conservation and protection of oak woodlands in California. Oak woodland habitats are protected under both the State and the Placer County General Plan.

Local Regulations and Policies

City of Roseville General Plan

The *City of Roseville's General Plan, Open Space and Conservation Element* outlines specific goals, policies, and implementation measures pertaining to the protection of vegetation and wildlife (City of Roseville 2004). The three primary goals are:

- Goal 1: Preserve, protect, and enhance a significant system of interconnected natural habitat areas, including creek and riparian corridors, oak woodlands, wetlands, and adjacent grassland areas.*
- Goal 2: Maintain healthy and well-managed habitat areas in conjunction with one-another, maximizing the potential for compatible open space, recreation, and visual experiences.*

Goal 3: Protect special-status species and other species that are sensitive to human activities.

City of Roseville Tree Ordinance

The City of Roseville regulates the removal of or the impact to protected trees under Chapter 19.66 of the Roseville Municipal Code. Protected trees are defined as any native oak tree, valley oak (*Quercus lobata*), interior live oak (*Quercus wislizeni*), blue oak (*Quercus douglasii*), or hybrid of these species, with a trunk diameter equal to or greater than six inches at breast height (DBH), which is at 54" above grade. No work that might impact the tree, including grading, trenching, or irrigation, is allowed within the protected zone of a protected tree, defined as the dripline radius plus one foot, without a tree permit. No permit is required for the removal of a protected tree under the following situations:

1. Trees damaged by thunderstorm, windstorm, flood, earthquake, fire or other natural cause and determined by a peace officer, fire fighter, public utility official, civil defense official or city code enforcement officer, acting in his or her official capacity, to present a danger to persons or property. Upon discovery of a condition justifying removal, the officer or official making the determination shall immediately provide written notification of the condition and action taken to the planning director.
2. When removal is determined to be necessary by fire department personnel actively engaged in fighting a fire.
3. When compliance would interfere with activities of a public utility necessary to comply with applicable safety regulations and/or necessary to repair or avoid the interruptions of services provided by such a utility. Unless there is an imminent threat to the public health, safety or welfare, the Planning Director shall be notified prior to the removal by a public utility of a protected tree.
4. The Planning Director may allow removal of a protected tree which has been certified by an arborist to be a dead tree. An arborist-certified dead tree may be removed without any replacement or mitigation requirements.
5. A protected tree located on property developed with a single-family or two-family dwelling which has been granted occupancy.
6. When a protected living tree presents a hazard to health and safety or structures due to its structural condition and location, the tree may be removed without any replacement or mitigation requirements. The hazardous condition of the tree must be determined by an arborist. The Planning Director must review the arborist's determination and consider the location of the protected tree prior to approving removal.

3.0 METHODS

In order to evaluate the Project area for the presence of sensitive biological resources, baseline information from databases and reporting for similar projects in the City of Roseville and Placer County was collected and reviewed prior to conducting a reconnaissance-level biological resources survey within the subject parcel. The database searches, background research, and reconnaissance-level biological resources survey characterized the baseline conditions of the subject parcel. Based on the baseline conditions of the subject parcel and specifically, the proposed Project area, an assessment was implemented to determine if any special-status plant or wildlife species have the potential to use the subject parcel and Project area at any time during their life cycle.

The baseline conditions also identified the presence of sensitive habitat or communities, if they were identified within the subject parcel or within or adjacent to the proposed Project area. The general assessment was conducted for the entirety of the Project area.

Sensitive Biological Resources

The following information was used to identify potential special-status plant and wildlife species within the region surrounding the Project area that could be found to use the Project area:

- California Department of Fish and Wildlife's California Natural Diversity Database records for special-status species previously identified within the Citrus Heights Quad where the Project area is located (CDFW, 2024);
- California Native Plant Society's online Inventory of Rare and Endangered Plants of California known to occur within the Citrus Heights Quad where the Project area is located (CNPS, 2024);
- The U.S. Fish and Wildlife Service Information, Planning, and Consultation System (IPaC) for endangered, threatened, and proposed listed species for the subject parcel (USFWS, 2024);
- National Wetland Inventory (NWI, 2024);
- United States Department of Agriculture (USDA) Soils Mapper (USDA, 2024);
- Natural Resources Conservation Service (NRCS) Hydric Soils List for Placer County (NRCS, 2024); and

- City of Roseville General Plan 2035 (adopted by the City of Roseville City Council on August 5, 2020).

Reconnaissance-level Biological Resources Field Survey

A reconnaissance-level biological survey was conducted on foot of the Project area and within the entirety of the subject parcel by Greg Matuzak, a CDFW and USFWS Qualified Biologist. Greg Matuzak has developed several assessments of biological resources within the City of Roseville and Placer County in the past. The site visit and reconnaissance-level biological survey was conducted on February 29th, 2024. The purpose of the survey was to identify sensitive habitat and vegetation types within the proposed Project area and to identify protected trees that would be subject to the City of Roseville Tree Ordinance and permitting requirements.

Additionally, the site visit and survey were implemented to determine the potential for any special-status plant and wildlife species identified within the desktop analysis and background research to occur within the Project area. The site visit and survey were conducted during the winter; therefore, the survey was not considered comprehensive in nature for all plants that may occur within the Project area. However, as detailed within this BRA, the proposed areas of disturbance within the subject parcel do not contain suitable habitat for any potential special-status plant species given the developed, landscaped, and overall impacted nature of the Project area.

An assessment of the existing trees and protected oak resources was also conducted during the site survey. A photo log of the Project area and a list of plant and wildlife species observed during the field surveys was compiled (see Appendix C and Appendix F respectively). Attached in Appendix D is an NWI figure and Appendix E includes a USDA Soils Map for the Project area.

4.0 RESULTS

Environmental Setting

The Project area lies approximately 0.5 miles south of the I-80 and Douglas Boulevard crossing and is located along Sunrise Avenue. The Sunrise Avenue area where the proposed Project is located is within an area mapped as Urban and Built Up Land per the definition and mapping under the Farmland Mapping and Monitoring Program (FMMP). The Project area is located at approximately 130 feet above Mean Sea Level (MSL). However, the subject parcel ranges between approximately 125 feet above MSL in the northern section of the subject parcel where Cirby Creek runs from east to west and 135 feet above MSL along the entrance into the parcel along the southern edge of the Project area.

Therefore, general drainage within the Project area is from south to north with the low spot being the channel of Cirby Creek. The NWI data identifies a single aquatic feature within the Project area and that is Cirby Creek. Northern Volcanic Mudflow Vernal Pool habitat mapped within the CNDDDB for the Citrus Heights Topo Quad (CDFW 2024) is not mapped or located within the Project area. Vernal pools and other potential wetlands were lacking within the Project area.

Plant Communities

Plant communities have been classified based on the California Wildlife Habitat Relationships System developed by the California Department of Fish and Wildlife (CDFW). The CDFW also manages the California Natural Diversity Data Base (CNDDDB), which is a database inventory of the previously identified locations of rare and endangered plants, wildlife, and natural communities in California. A list of plants and wildlife documented during the field surveys is attached in Appendix C to this BRA. Given the field survey was conducted during the late spring when most plants and vegetation would be identifiable, the plant and vegetation community survey was comprehensive in nature.

Non-Native Annual Grassland

The majority of the undeveloped areas within the Project area outside of the Cirby Creek stream and riparian zone are comprised of non-native annual grassland. The grassland is characterized primarily by an assemblage of non-native grasses and herbaceous species. Dominant vegetation present within the annual grassland within the Study Area includes wild oat (*Avena fatua*), ripgut brome (*Bromus diandrus*), soft brome (*Bromus hordeaceus*), long-beaked filaree (*Erodium botrys*), Italian rye grass (*Festuca perennis*), dove's foot geranium (*Geranium molle*), rose clover (*Trifolium*

hirtum), and winter vetch (*Vicia villosa*). Scattered interior live oak (*Quercus wislizenii*) and Valley oak (*Quercus lobata*) are mixed into the non-native grassland areas.

Disturbed and Developed

Disturbed/developed areas occur throughout much of the Study Area and is comprised of the existing office building, existing parking areas, existing path, landscaped areas, and the enclosed trash area. This habitat type does not provide suitable habitat for any sensitive or otherwise special-status species.

Cirby Creek and Associated Riparian Habitat

Cirby Creek is a single thread channel with perennial flow in a southeast to northwestern direction before discharging into Dry Creek just east of Riverside Drive. The channel bottom within the subject parcel varies from gravel and sand and is unvegetated. Below the OHWM of the creek, no emergent wetland vegetation was observed given the lack of benches and the incised, urbanized nature of the creek within the Project area.

Both sides of the creek contain relatively steep banks and are dominated with Himalayan blackberry (*Rubus armeniacus*) and red willow (*Salix laevigata*) with some clusters of dock (*Rumex* sp.) mixed in. Iris leaved rush (*Juncus xiphioides*) and miner's lettuce (*Claytonia perfoliata*) were also identified within the riparian zone to Cirby Creek. Within the upland areas along the top of both banks are thick clusters of both interior live oak and Valley oak trees, though these trees associated with Cirby Creek are small to medium in stature.

Cirby Creek and its associated riparian habitat will not be impacted by the proposed Project. Project related disturbance will be maintained a minimum of 50 feet to the south of the southern edge of Cirby Creek and 15 feet from the southern edge of its associated riparian habitat.

Protected Trees

Protected trees are defined under the City of Roseville Tree Ordinance as any native oak tree, valley oak, interior live oak, blue oak, or hybrid of these species, with a trunk diameter equal to or greater than six inches at breast height (DBH), which is at 54" above grade. During the February 29, 2024 site survey, Greg Matuzak Environmental Consulting LLC conducted a tree inventory and has also developed an Arborist Report for the Project area within the subject parcel. The tree inventory and Arborist Report focused on the proposed areas of disturbance within the subject parcel/Project area.

A total of three (3) trees with a DBH of six inches or greater were mapped within the Project area (see Appendix B with the Site Plan containing the mapped trees and

DBH within the Project area). Several other small non-oak trees and small oak trees within the Project area were also mapped within the Project area; however, given they are not protected under the City of Roseville Tree Ordinance, they would not be included in any required Tree Removal Permit and compensatory mitigation for impacts to such protected trees. Each of the trees meeting the definition of a protected tree by the City of Roseville is a valley oak and all three trees will be removed as part of the proposed additional parking areas. See the attached Site Plan in Appendix B with the required X through the three valley oak trees requiring removal. The DBH of those trees is 36", 40", and 18". In total, DBH of 94" of protected trees will be removed and compensatory mitigation under the City of Roseville Tree Mitigation Program.

Soils

Xerofluvents, frequently flooded

This is the only soil type mapped by USDA within the subject parcel and overall Project area. This soil type is found adjacent to stream channels (in this case Cirby Creek) and consist of narrow stringers of somewhat poorly drained recent alluvium. Areas containing this soil type are subject to frequent flooding and channelization and therefore, are not considered suited for urban uses because of their flood hazard. However, within the Project area the surrounding development and urbanization would suggest that the City of Roseville maintains Cirby Creek such that flooding is limited and the stream is regularly maintained by the City. A USDA Soils map is attached in Appendix E.

SPECIAL STATUS SPECIES

Special status species were considered for this BRA based on a current review of the California Natural Diversity Data Base (CNDDDB) and database information provided by the CDFW, CNPS, and USFWS (see Appendix H for attachments containing the results of the database searches). Per the tables below, several federal and state listed species have been documented within the Citrus Heights Topo Quad where the Project is located. The results of the USFWS IPaC contain additional potential federally protected species that may have the potential to occur within the Project area. Therefore, the tables attached in Appendix G include the following information:

- Table 1 includes a review of potential species that could occur within the Project area that are listed under the federal and/or state Endangered Species Act; and
- Table 2 includes a review of potential other special-status species that could occur within the Project area that are listed under the CNDDDB and CNPS species lists.

However, none of the species reviewed within the databases were observed during the field survey and the Project area does not contain suitable habitat for any of these species given the lack of suitable habitat for these species within the Project area. However, as described within Table 1 and Table 2 (attached within Appendix G), Cirby Creek does have a low potential for some special-status species to occur within the Project area, but given the proposed disturbance within the Project area will be contained within the open non-native annual grassland and disturbed areas outside of the creek and riparian zone, the proposed Project would have no potential to impact any special-status species.

Additionally, the Project area is not located within an area containing Northern Volcanic Mudflow Vernal Pool habitat mapped within the CNDDB (CDFW 2024). Vernal pools and other potential wetlands were lacking within the Project area except for Cirby Creek located within the northern section of the subject parcel. There is no Designated Critical Habitat (DCH) mapped for any species within the subject parcel (USFWS, 2024). The table below includes a description of each special-status species that has previously been identified within the Citrus Heights Topo Quad and/or identified within the USFWS IPaC list for the subject parcel (see Appendix H for database results).

5.0 CONCLUSIONS AND RECOMMENDATIONS

As discussed, the subject parcel comprises a total of 2.63 acres with a newly developed area that is approximately 0.63 acres of ruderal and non-native annual grassland. None of the areas of habitat that meet the definition of disturbed or developed areas or Cirby Creek and its associated riparian habitat will be impacted by the proposed Project. Sensitive habitats identified within the Study Area include Cirby Creek and its associated riparian habitat; however, disturbance will be maintained a minimum of 50 feet to the south of the southern edge of Cirby Creek and 15 feet from the southern edge of its associated riparian habitat.

The proposed Project disturbance will be maintained to the south of the existing fence line along the southern edge of Cirby Creek and its riparian habitat and also will be maintained south of the existing pedestrian path located along the southern side of the fence line. There will be no direct or indirect impacts to Cirby Creek or its associated riparian zone from the development and implementation of the proposed Project.

Known or potential biological constraints within the Study Area include the following:

- Potential nesting and foraging habitat for migratory birds and other birds of prey;
- Cirby Creek and its associated riparian habitat; and
- Protected oak trees.

Recommendations

Based on site specific field survey, the Project area does contain large individual oak trees and a well-developed riparian habitat zone adjacent to Cirby Creek. These large trees and habitat could provide nesting habitat for birds protected under MBTA and by CDFW, including raptor species. However, no special-status plant or wildlife species were documented during the site visit and the biological resources survey conducted as part of the development of this BRA. Therefore, the proposed Project would have little potential to impact special-status species except for the presence of nesting protected birds, if present during vegetation removal and other proposed disturbance within the Project area.

Additional impacts could include tree and sensitive oak resource removal given the presence of 3 mapped protected valley oak trees within the proposed area of new parking within the subject parcel. Therefore, mitigation for impacts to and the loss of such sensitive and protected trees and oak resources would be required for the proposed Project under the City of Roseville Tree Ordinance.

Impacts to Sensitive Habitats, Including Protected Aquatic Habitats

The Project area contains Cirby Creek, which would meet the criteria as a "waters of the U.S." defined by the Corps for being jurisdictional and regulated under the Clean Water Act (CWA). However, the proposed Project will remain a minimum of 50 feet south of the ordinary high water mark along the southern edge of Cirby Creek and therefore, no impacts to the creek are expected from the development and implementation of the Project. Cirby Creek does not contain associated wetlands but does contain a well-developed riparian habitat zone. The proposed development and implementation of the proposed disturbance will remain a minimum of 15 feet from the southern edge of the riparian zone. Between the proposed disturbance and the existing riparian habitat zone is an existing 10-foot sewer easement, an existing pedestrian pathway, and a fence along the southern edge of Cirby Creek and its associated riparian habitat zone.

Cirby Creek and its associated riparian habitat zone would also be regulated as a stream by CDFW. Given the proposed disturbance will remain outside of Cirby Creek and its associated riparian habitat zone, CWA and CDFW permitting for impacts to the sensitive aquatic habitat within the northern section of the subject parcel will not be required.

Impacts to Special-Status Plant Species

Special-status plant species were not identified during the field survey implemented as part of the development of this BRA. However, minimal suitable habitat for the Sanford's arrowhead is present within Cirby Creek and its associated banks. However, given that the species was not documented during the site visit and field survey and Cirby Creek and its associated banks will not be disturbed by the proposed Project, the species would not be impacted by the development or implementation of the proposed Project.

Given the site visit and reconnaissance-level biological resources survey was conducted as part of the development of this BRA identified the entirety of the proposed area of disturbance to include ruderal and disturbed non-native annual grassland habitat, the Project would not have an impact on special-status plant species. Therefore, no mitigation is recommended for special-status plant species.

Impacts to Special-Status Wildlife Species

Given that some of the special-status fish and wildlife species previously recorded within the Citrus Heights Topo Quad where the proposed Project area is located and within the USFWS IPaC report associate with aquatic resources (western spadefoot, western pond turtle, great blue heron, Pacific lamprey, and steelhead)

those species would not be impacted by the proposed Project given such aquatic habitats would not be impacted by the proposed Project. The proposed disturbance within the subject parcel will remain a minimum of 50 feet from Cirby Creek that flows through the northern section of the subject parcel. Therefore, there is a very low potential for special-status fish and wildlife species to occur within the Project area and the impact to such species is considered less than significant.

Impacts to Protected Nesting Bird Species

The trees, shrubs, and grasslands within the subject parcel contain suitable habitat for nesting raptors and MBTA and CDFW protected nesting bird species. The breeding season for most protected birds in the vicinity of the Project area is generally from February 15th to August 31st. Vegetation clearing or tree removal outside of the breeding season for such bird species would not require the implementation of any avoidance, minimization, or mitigation measures. However, construction or development activities during the breeding season could disturb or remove occupied nests of migratory birds and other songbirds and would require the implementation of a pre-construction survey within 250 feet of the disturbance area within the subject parcel for nesting migratory birds prior to development. For raptors, binoculars should be used to survey up to 500 feet from the disturbance area to search for active raptor nesting or reproductive behavior.

If nests are found and considered to be active, the project biologist should establish buffer zones to prohibit construction activities and minimize nest disturbance until the young have successfully fledged. Buffer width will depend on the species in question, surrounding existing disturbances, and specific site characteristics, but may range from 20 feet for some songbirds to 250 feet for most raptors. If active nests are found within any trees slated for removal, then an appropriate buffer should be established around the trees and the trees should not be removed until a biologist determines that the nestlings have successfully fledged. In addition, a pre-construction worker awareness training should be conducted alerting workers to the presence of and protections for the active avian nests.

If construction activities begin during the non-breeding season (September 1 through January 31), a survey and training would not be required, and no further studies or surveys would be necessary.

With the implementation of such measures any potential impact to protected MBTA or CDFW protected bird species would be sufficiently minimized to a level of less than significant.

Impacts to Protected Trees

A total of 3 trees with a DBH of six inches or greater were mapped within the Project area (see Appendix B with the Site Plan containing the mapped trees and DBH within the Project area). Several other small non-oak trees and small oak trees within the Project area were also mapped within the Project area; however, given they are not protected under the City of Roseville Tree Ordinance, they would not be included in any required Tree Removal Permit and compensatory mitigation for impacts to such protected trees.

Each of the trees meeting the definition of a protected tree by the City of Roseville is a valley oak and all three trees will be removed as part of the proposed additional parking areas. See the attached Site Plan in Appendix B with the required X through the three valley oak trees requiring removal. The DBH of those trees is 36", 40", and 18". In total, DBH of 94" of protected trees will be removed and compensatory mitigation under the City of Roseville Tree Mitigation Program. The applicant has stated that the proposed tree mitigation would include required planting within the subject parcel in order to fully compensate for the loss of 94" of DBH of protect trees.

Conclusion

Given the site conditions of the Project area containing ruderal, disturbed, non-native annual grassland within an otherwise urban and built environment, there are habitat types of little value for special-status wildlife and plant species previously recorded within the vicinity of the Project area. However, given the presence of Cirby Creek within the northern section of the subject parcel, the creek shall be avoided as well as its associated riparian habitat zone to ensure no impacts occur to such protected sensitive habitats.

Special-status plant species have a very low potential to occur within the Project area given no such species were documented during the field survey and also given the potential presence of suitable habitat for the Sanford's arrowhead is located along the edges of Cirby Creek that will be avoided. The ruderal and developed nature of the Project area rules out the presence of most, if any, potential species except for common wildlife.

Given the reconnaissance-level biological resources survey did identify the large oak trees and riparian habitat as potential suitable nesting habitat for protected bird species, the implementation of a pre-construction survey for protected nesting bird species would sufficiently avoid a significant impact to such species protected under the MBTA and by CDFW. Lastly, the applicant will apply for a Tree Removal Permit and will fully mitigate for the removal of the 3 valley oak trees within the Project area that meet the definition of a protected tree.

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Appendix A

Parcel Report

Property Report



Assessor's Parcel Number: 470-010-043-000

07/21/2023

Situs Address

701 SUNRISE AV
ROSEVILLE, CA 95661

Secondary Addresses

Location

Neighborhood Association: MEADOW OAKS
Elementary School District: ROSEVILLE ELEMENTARY SCHOOL DISTRICT
High School District: ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

General Planning

Characteristics

Project Stage:	COMPLETED	Lot Area (Sq Ft):	114,673
Subdivision:		Lot Area (Acres):	2.63
Subdivision Code:		Lot Perimeter (Ft):	1,391
302 Number:		Developed Bldg (Sq Ft):	4,700
Lot Number:	A	Undeveloped Bldg (Sq Ft):	
Redevelopment Area:		Potential Bldg (Sq Ft):	
Redevelopment Dist:		Developed Buildings:	1
Existing Use:	RESTAURANT	Developed Units:	
Existing Use Class:	COMMERCIAL	Undeveloped Units:	
		Potential Units:	

<u>*Primary Planning Area</u>	<u>*Primary Parcel Number</u>	<u>*Primary Zoning</u>	<u>*Primary Landuse</u>
Infill	229	PD52	BP
	305	FW	OS/FP
	183	PD52	CC

**The Zoning and Land Use designations provided in this property report are limited to the primary designations associated with this parcel, and are not necessarily the only applicable designations for this property. Please refer to the map display or an official Zoning and/or Land Use map to determine any subordinate designation applicable to this parcel. Visit <http://www.roseville.ca.us/zonlu11> for detailed landuse and zoning code information.*

Disclaimer: This document was prepared for general inquiries only. The City of Roseville gains access from multi-jurisdictional databases and is not liable for errors or omissions that might occur. Official information concerning specific parcels should be obtained from recorded or adopted City documents.

Appendix B

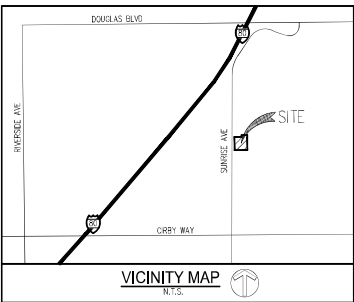
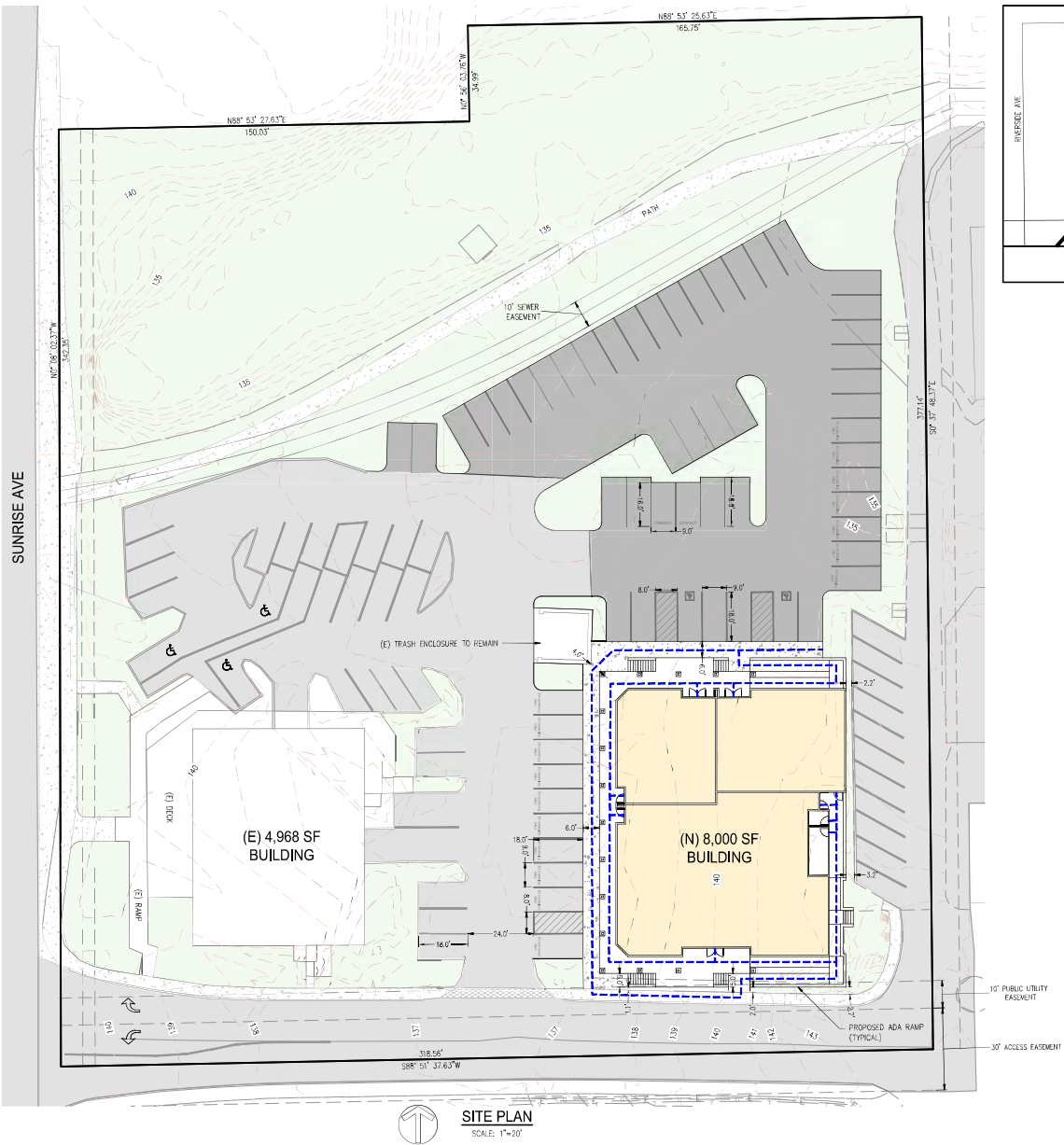
Site Plan With and Without Trees

LEGEND	
	PROPERTY LINE
	EASEMENT PER 22 PM 71
	EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	ACCESSIBLE PARKING STALL MARKING
	COMPACT PARKING STALL MARKING
	ELECTRIC VEHICLE PARKING STALL MARKING
	PROPOSED LANDSCAPE AREA
	ACCESSIBLE PATH OF TRAVEL

PARKING STATISTICS	
REQUIREMENT	PROPOSED PARKING SPACES
1:150 SF GROSS FLOOR AREA (12,957 SF)	86
NOTES: 1. PARKING REQUIREMENTS DERIVED FROM CITY OF ROSEVILLE DEVELOPMENT CODE 19.26.020.	
PARKING DISTRIBUTION	
ADA	5
STANDARD	62
COMPACT	2 (2%)
EV	17
TOTAL	86

SITE STATISTICS		
	AREA (SF)	AREA (%)
ASPHALT PAVEMENT	43,986 SF	30%
CONCRETE (WALKWAYS, CURB, TRASH AREAS)	8,934 SF	6%
BUILDING (FOOTPRINT)	12,968 SF	11%
LANDSCAPING	45,675 SF	43%
TOTAL	114,563 SF	100%

PROJECT INFORMATION	
APPLICANT HANZAH ALKORDY 901 SUNRISE AVE, SUITE A1 ROSEVILLE, CA 95661 EMAIL: hankordy1@gmail.com	
PLANNING & CIVIL ENGINEERING MILLENNIUM PLANNING & ENGINEERING 471 SUTTON WAY, SUITE 210 GRASS VALLEY, CALIFORNIA 95945 (530) 446-6765 CONTACT: ROB WOOD, AICP	
SITE ADDRESS 701 SUNRISE AVE ROSEVILLE, CA 95661	
APN 470-010-043	
SITE AREA 2.63 ACRES / 114,563 SF	
ZONING/GENERAL PLAN ZONING: P052 / FW GENERAL PLAN: UP, OS, IT, CC	



471 SUTTON WAY, SUITE 210, GRASS VALLEY, CA 95945 (530) 446-6765

DATE	DESCRIPTION	REV

SUNRISE AVE
701 SUNRISE AVE
ROSEVILLE, CA 95661

PRELIMINARY SITE PLAN

DESIGNED BY: REW
DRAWN BY: BES
PROJECT NO.: 23-0709
DATE: 12/11/2023
SHEET NUMBER

1 OF 1



SUNRISE AVE
701 SUNRISE AVE
ROSEVILLE, CA 95661

CONCEPTUAL SITE PLAN

DESIGNED BY: REW
DRAWN BY: BES
PROJECT NO: 23-0709
DATE: 10/3/2023
SHEET NUMBER:

MILLENNIUM
PLANNING & ARCHITECTURE

471 SUTTON WAY, SUITE 210, GRASS VALLEY, CA 95945 (530) 446-0765

REV	DESCRIPTION	DATE

Appendix C

Plants and Wildlife Observed

Plants Observed in the Study Area on February 29th, 2024

Family	Scientific Name	Common Name	Native or Invasive
Arecaceae	<i>Washingtonia robusta</i>	Mexican fan palm	I
Asteraceae	<i>Centromadia fitchii</i>	Spikeweed	N
Fabaceae	<i>Trifolium hirtum</i>	Rose clover	I
Fabaceae	<i>Vicia villosa</i> ssp. <i>varia</i>	Winter vetch	I
Fagaceae	<i>Quercus lobata</i>	Valley oak	N
Fagaceae	<i>Quercus wislizeni</i>	Interior live oak	N
Geraniaceae	<i>Erodium botrys</i>	Big heron bill	I
Geraniaceae	<i>Geranium molle</i>	Dove's foot geranium	I
Juncaceae	<i>Juncus xiphioides</i>	Iris leaved rush	N
Lythraceae	<i>Lagerstroemia</i> sp.	Crepe myrtle	I
Montiaceae	<i>Claytonia perfoliata</i>	Miner's lettuce	N
Onagraceae	<i>Epilobium</i> sp.	Willowherb	N
Poaceae	<i>Avena fatua</i>	Wild oat	I
Poaceae	<i>Bromus diandrus</i>	Ripgut grass	I
Poaceae	<i>Bromus hordeaceus</i>	Soft brome	I
Poaceae	<i>Elymus caput-medusae</i>	Medusa head	I
Poaceae	<i>Festuca perennis</i>	Italian rye grass	I
Poaceae	<i>Paspalum dilatatum</i>	Dallis grass	I
Polygonaceae	<i>Rumex crispus</i>	Curly dock	I
Rosaceae	<i>Prunus dulcis</i>	Almond	I
Rosaceae	<i>Rubus armeniacus</i>	Himalayan blackberry	I
Rubiaceae	<i>Galium</i> sp.	Bedstraw	N
Salicaceae	<i>Populus fremontii</i> ssp. <i>fremontii</i>	Fremont cottonwood	N
Salicaceae	<i>Salix laevigata</i>	Red willow	N
Scrophulariaceae	<i>Verbascum thapsus</i>	Woolly mullein	I
Themidaceae	<i>Triteleia laxa</i>	Ithuriel's spear	N
Vitaceae	<i>Vitis californica</i>	California grape	N

Wildlife Observed in the Study Area on February 29th, 2024

Scientific Name	Common Name
<i>Aphelocoma californica</i>	California Scrub-Jay
<i>Melanerpes formicivorus</i>	Acorn Woodpecker
<i>Mimus polyglottos</i>	Northern Mockingbird
<i>Sayornis nigricans</i>	Black Phoebe
<i>Zenaida macroura</i>	Mourning Dove

Appendix D

National Wetland Inventory (NWI) Map



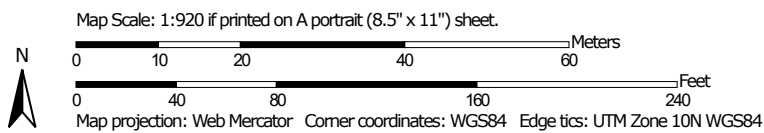
Appendix E

USDA Soils Map

Soil Map—Placer County, California, Western Part



Soil Map may not be valid at this scale.



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

3/14/2024
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Placer County, California, Western Part

Survey Area Data: Version 15, Aug 31, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 23, 2022—Apr 24, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
194	Xerofluvents, frequently flooded	3.6	100.0%
Totals for Area of Interest		3.6	100.0%

Appendix F

Photo Log

Photos of the February 29th, 2024 Field Survey of the Project Area



Photo 1: Entrance into the eastern section of the Project area with the subject parcel located to the right of the access road within the photo.



Photo 2: Northeastern corner of the subject parcel with an existing sewer line that contains a 10-foot easement. Cirby Creek is located on other side of the fence.



Photo 3: Cirby Creek located along the northern section of the Project area. Subject parcel includes the northern bank of the creek. Creek flows east to west.



Photo 4: From northeastern corner of the Project area looking west along Cirby Creek to the right. Existing path runs along southern edge of creek riparian corridor in photo.



Photo 5: Project disturbance area includes grassy area and two oak trees in distance where additional parking will be located. Path and riparian zone to be avoided.



Photo 6: Project disturbance area includes grassy area and three oak trees in the photo. Existing path and riparian zone of Cirby Creek to the right to be completely avoided.



Photo 7: Southeastern section of the subject parcel where the proposed new building will be located within the grassy area within the photo. Existing building in distance.



Photo 8: Photo looking west within the subject parcel where the proposed new building will be located within the grassy area. Existing building and parking area in photo.



Photo 9: Photo looking northwest where the proposed new building will be located within the grassy area. New parking area will be to the right within the photo.



Photo 10: Looking north along eastern edge of the Project area where existing access and parking are located. In the distance 3 oak trees to be removed for new parking.



Photo 11: Looking west along the access road into the subject parcel off of Sunrise Avenue in the distance. Proposed new building to the right of the hedge.



Photo 12: Looking northwest into the location of the proposed new 8,000 square foot building. Existing building, parking, and trash enclosure in the photo to remain.



Photo 13: Looking north along the eastern section of the subject parcel where proposed new 8,000 square foot building and additional parking will be located.



Photo 14: Looking northeast into the location of the proposed new parking area within the large grassy area. The large oak tree in the distance is proposed to be removed.



Photo 15: Looking east from northwest corner of the parcel. Path, Cirby Creek, and associated riparian vegetation to be avoided. Two oak trees to the right to be removed.



Photo 16: Frontage along Sunrise Ave. Existing building, parking, landscaping, and trees to be avoided. Three oak trees are proposed to be removed from new parking areas.

Appendix G

Special-Status Species Tables

Regulatory Status Legend

FE = Federal endangered FT = Federal threatened FC = Federal candidate PT = Federal proposed threatened FPD = Federal proposed for delisting FD = Federal delisted FSC = Federal Species of Concern	CE = California state endangered CT = California state threatened CCE = California candidate endangered CCT = California candidate threatened CFP = California fully protected CD = California delisted CSC = California Species of Special Concern CSA = California Special Animals List CR = California state rare	1A = plants presumed extinct in California 1B = plants rare, threatened, or endangered in California and elsewhere 2 = plants rare, threatened, or endangered in California, but common elsewhere 3 = plants about which we need more information 4 = plants of limited distribution
---	--	--

Table1. Federal and State Endangered Species Previously Identified within the Citrus Heights Topo Quad and within the USFWS IPac

Special-Status Species	Regulatory Status	Habitat Requirements	Identification/ Survey Period	Potential for Occurrence
Invertebrates				
Valley elderberry longhorn beetle <i>Desmocerus californicus dimorphus</i>	FT; --; --; --	Sole hosts are elderberry (<i>Sambucus</i> sp.) shrubs usually associated with riparian areas. This species is known from portions of the Central Valley of California	Adults emerge in spring until June Exit holes visible year – round	None ; there were no elderberry shrubs identified within the Study Area during the February 2024 site survey.
Vernal pool fairy shrimp <i>Branchinecta lynchi</i>	FT; --; --; --	Inhabits vernal pools, swales, and ephemeral freshwater habitat. Known from Alameda, Butte, Calaveras, Colusa, Contra Costa, El Dorado, Fresno, Glenn, Kings, Madera, Merced, Monterey, Napa, Placer, Riverside, Sacramento, San Benito, San Joaquin, San Luis Obispo, Santa Barbara, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Ventura, Yolo, and Yuba counties.	USFWS protocol-level wet-season sampling and/or dry season cyst identification	None ; the Study Area does not provide suitable habitat for this species.
Vernal pool tadpole shrimp <i>Lepidurus packardii</i>	FE; --; --; --	Inhabits vernal pools, swales, and ephemeral freshwater habitat. Known from Alameda, Butte, Colusa, Contra Costa, Fresno, Glenn, Kings, Merced, Placer, Fresno, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Yolo, and Yuba counties.	USFWS protocol-level wet-season sampling and/or dry season cyst identification.	None ; the Study Area does not provide suitable habitat for this species.
Fish				
Central Valley steelhead DPS <i>Oncorhynchus mykiss irideus</i> <i>Population 11</i>	FT; --; --; --	Found in cool, clear, fast-flowing permanent streams and rivers with riffles and ample cover from riparian vegetation or overhanging banks. Spawning occurs in streams with pool and riffle complexes. The species requires cold water and gravelly streambed to successfully breed. Spawn in the Fresno and San Joaquin rivers and tributaries before migrating to the Delta and Bay Area.	Spawns in winter and spring	Low ; the Study Area with Cirby Creek a perennial stream passing through the northern section of the site does provide suitable habitat that is marginal. However, Cirby Creek will not be directly or indirectly impacted by the project and therefore, no impact to this species will occur from the project if present.
Amphibians/ Reptiles				
Western pond turtle <i>Emys marmorata</i>	PT; --; --; --	Typically associated with permanent ponds, lakes, streams, irrigation ditches and canals, and marshes, or pools in intermittent drainages, usually lined with abundant vegetation and either rocky or muddy bottom substrates. Requires aquatic basking sites, such as logs, rocks, or exposed banks. Turtles are active from February to November, in which breeding occurs from April to May. Overwintering occurs in upland terrestrial habitats close to water sources (up to 300 feet). Are known to bury themselves under loose soil.	Active: February – November	Low ; the Study Area provides suitable habitat that is marginal; however, Cirby Creek provides potential access to the Study Area. The species may move through the creek zone but it is highly unlikely the species would use the upland areas outside the riparian zone of the creek given the urbanized development and lack of suitable habitat, including the lack of loose soils to bury themselves during the overwintering time period.
California tiger salamander <i>Ambystoma californiense</i>	CT; FT	Breeds in vernal pools and seasonal ponds in grasslands and oak savannas. Adults spend summer in small mammal burrows.	March – June	None ; the Study Area does not provide suitable habitat for this species and is outside of its known range.
Western spadefoot <i>Spea hammondi</i>	PT; --; --; --	Found in a variety of upland habitats, including lowlands, foothills, grasslands, open chaparral, and pine-oak woodlands. Habitat preferences include shortgrass plains, and sandy or gravelly soils for burrowing. Aestivates for most of the year underground. During the breeding season are found in temporary rain pools, and slow-moving streams.	Breeding: January – May	Low ; the Study Area provides potential breeding habitat for this species within Cirby Creek. However, upland aestivation habitat is not present outside the banks of the creek given a lack of burrows within the developed site. The project will avoid Cirby Creek and its banks and would avoid impacts to the species if present.
Monarch butterfly <i>Danaus plexippus</i>	FC; --; --; --	Requires milkweed as its host plant.		None ; the Study Area does not provide suitable habitat for this species given the lack of milkweed species within the Study Area.

Special-Status Species	Regulatory Status	Habitat Requirements	Identification/ Survey Period	Potential for Occurrence
Birds				
Bank swallow <i>Riparia riparia</i>	--; CT; --; --	Colonial breeder found in open and partly open situations, frequently near flowing water. Nests on steep sand, dirt, or gravel banks, in burrows dug near the top of the bank, along the edge of inland water, or along the coast, or in gravel pits or road embankments.	Breeding: April – September	None ; the Study Area does not provide suitable habitat for this species. Cirby Creek does not contain the required burrows along the top of either bank within the Study Area.
Swainson’s hawk <i>Buteo swainsoni</i>	--; CT; --; --	Nest peripherally in valley riparian systems, lone trees or groves of trees in agricultural fields. Valley oak, Fremont cottonwood, walnut, and large willow trees, ranging in height from 41 to 82 feet, are the most commonly used nest trees in the Central Valley.	Breeding: March – October	None ; although the Study Area contains marginal non-native annual grassland, the site is highly disturbed and not large enough to be considered foraging habitat for this species. Additionally, the Study Area is on the very fringe of the known range of this species.
White-tailed kite <i>Elanus leucurus</i>	--; CFP; --; -- (nesting)	Inhabit savanna, open woodlands, marshes, desert grassland, partially cleared lands and cultivated fields. Nests in trees, often near a marsh in savanna, open woodland, partially cleared lands, and cultivated fields. Foraging occurs within ungrazed or lightly-grazed fields and pastures.	Year – round	None ; although the Study Area contains marginal non-native annual grassland, the site is highly disturbed and not large enough to be considered foraging habitat for this species. Additionally, the Study Area does not provide nesting habitat for this species.

Note: Table above only includes federal threatened or endangered species, and State threatened, endangered, or fully protected species.

Table 2. Special-Status Species (Non-Federal or State Endangered Species Act Listed – CDFW and CNPS Listed Species)

Special-Status Species	Regulatory Status	Habitat Requirements	Identification/ Survey Period	Potential for Occurrence
Plants				
Valley brodiaea <i>Brodiaea rosea ssp. valicola</i>	--; --; --; 4.2	Perennial bulbiferous herb that grows in vernal moist gravelly serpentine clay in foothill pine forest or oak woodland.	Blooming period: April – June	None ; the Study Area does not provide suitable habitat for this species given the lack of serpentine soils present.
Stinkbells <i>Fritillaria agrestis</i>	--; --; --; 4.2	Perennial bulbiferous herb found in clay soils, sometimes in serpentinite, chaparral, cismontane woodland, pinyon and juniper woodland, and valley and foothill grassland from 10 to 1,555 meters.	Blooming period: March – June	None ; the Study Area does not provide suitable habitat for this species given the lack of claypan present.
Sanford's arrowhead <i>Sagittaria sanfordii</i>	--; --; --; 1B.2	Perennial rhizomatous herb found in marshes and swamps in assorted shallow freshwater areas from 0 to 650 meters.	Blooming period: May – October	Low ; Cirby Creek within the Study Area may provide marginal suitable habitat for this species. However, Cirby Creek and its associated banks and riparian habitat will be avoided by the project and this species would not be impacted if present.
Invertebrates				
California linderiella <i>Linderiella occidentalis</i>	--; CSA; --; --	Found in a variety of natural, and artificial seasonally ponded freshwater habitats, including vernal pools, swales, ephemeral drainages, stock ponds, reservoirs, ditches, backhoe pits, and ruts caused by vehicular activity.	Wet-season sampling and/or dry season cyst identification	None ; the Study Area does not provide suitable habitat for this species.
Amphibians/Reptiles				
Coast horned lizard <i>Phrynosoma blainvillii</i>	--; CSC; --; --	Species occurs in open sandy areas, scattered low bushes, chaparral, manzanita, and oak woodland habitats. It is found in the Sierra Nevada foothills from Butte County to Kern County and throughout the central and southern California coast.	Year – round	None ; the Study Area does not provide suitable habitat for this species.
Birds				
Long-eared owl <i>Asio otus</i>	--; CSC; --; --	Occurs very locally within the mapped range, particularly in the southern deserts and densely forested areas. Essentially extirpated from the entire floor of the Central Valley and locally on the southern coast; numbers have declined at least moderately overall.	Year – round	None ; the Study Area does not provide suitable habitat for this species.
Great blue heron <i>Ardea herodias</i>	--; CSA; --; --	Inhabits both freshwater and saltwater habitats and forages in grassland and agricultural field. Breeding colonies are located within 2 to 4 miles of feeding areas, often in isolated swamps or on islands, and near lakes and ponds bordered by forests.	Year – round	Low ; the Study Area does not provide suitable habitat for this species.

Special-Status Species	Regulatory Status	Habitat Requirements	Identification/ Survey Period	Potential for Occurrence
Birds				
Osprey <i>Pandion haliaetus</i>	--; CSA; --; --	Found near a water source, either freshwater or salt water, such as coastal estuaries, salt marshes, large lakes, reservoirs, and rivers, where large numbers of fish are present. Sometimes seen in desert habitat during migration.	Winter (Non-Breeding)	None; the Study Area does not provide suitable habitat for this species.
Cooper’s hawk <i>Accipiter cooperii</i>	--; CSC; --; --	Found in cismontane woodland, riparian forest, riparian woodland, and upper montane coniferous forest.	Year – round	Low; the riparian woodland within the Study Area provides marginal suitable habitat for this species. Given the location of the subject parcel within a highly urbanized setting, the potential presence of this species within the subject parcel is considered very low.
American peregrine falcon <i>Falco peregrinus anatum</i>	FD; --; --; --	They winter in the northern limits of their range, including portions of Canada, and are very widespread during migration. Winter in areas with large concentrations of waterfowl.	Winter and during Migration	None; the Study Area does not provide suitable habitat for this species.
Vaux’s swift <i>Chaetura vauxi</i>	--; CSC; --; --	Vaux’s Swifts arrive in Oregon and California in late April, court their mates in May and June, and have their 4-6 eggs laid and hatched by July.	Spring and Summer Residents	None; the Study Area does not provide suitable habitat for this species.
Invertebrates				
Andrenid bee <i>Andrena subapasta</i>	--; CSA; --; --	Found in grassland habitats within El Dorado, Placer, Sacramento, and San Joaquin counties. Ground nesters that will be underground from summer, fall and winter and emerge in early spring to forage and pollinate early bloomers, such as willows, maples, violets and other early blooming wildflowers.	Year – round	None; the Study Area does not provide suitable habitat for this species.
American bumble bee <i>Bombus pensylvanicus</i>	--; CSA; --; --	Large bee that prefers farmland and open spaces.	Year – round	None; the Study Area does not provide suitable habitat for this species.
Fish				
Pacific lamprey <i>Entosphenus tridentatus</i>	--; CSC; --; --	Pacific Lampreys are eel-like in form and anadromous, using both fresh water and marine habitats to complete their life cycle. Adult Pacific lamprey live in the ocean and return to freshwater to spawn and then die, completing their lifecycle.	Year – round	Low; the Study Area with Cirby Creek a perennial stream passing through the northern section of the site does provide suitable habitat that is marginal for this species. However, Cirby Creek will not be directly or indirectly impacted by the project and therefore, no impact to this species will occur from the project if present.
Mammals				
Sacramento valley red fox <i>Vulpes vulpes patwin</i>	--; --; --; --	The Sacramento Valley red fox occurs on the valley floor of the upper- and mid-Sacramento Valley.	Year – round	None; the Study Area does not provide suitable habitat for this species.

Appendix H

USFWS IPaC Species List and CNDDDB/CNPS Species Lists

Element_Type	Scientific_Name	Common_Name	Element_Code	Federal_Status	State_Status	CDFW_Status	CA_Rare_Plant_Rank	Quad_Code	Quad_Name	Data_Status	Taxonomic_So
Animals - Birds	Accipiter cooperii	Coopers hawk	ABNKC12040	None	None	WL	-	3812163	CITRUS HEIGHTS	Unprocessed	Animals - Birds - Accipitridae - Accipiter cooper
Animals - Birds	Buteo swainsoni	Swainsons hawk	ABNKC19070	None	Threatened	-	-	3812163	CITRUS HEIGHTS	Unprocessed	Animals - Birds - Accipitridae - Buteo swainson
Animals - Birds	Elanus leucurus	white-tailed kite	ABNKC06010	None	None	FP	-	3812163	CITRUS HEIGHTS	Mapped	Animals - Birds - Accipitridae - Elanus leucurus
Animals - Birds	Chaetura vauxi	Vauxs swift	ABNUA03020	None	None	SSC	-	3812163	CITRUS HEIGHTS	Unprocessed	Animals - Birds - Apodidae - Chaetura vauxi
Animals - Birds	Ardea herodias	great blue heron	ABNGA04010	None	None	-	-	3812163	CITRUS HEIGHTS	Mapped	Animals - Birds - Ardeidae - Ardea herodias
Animals - Birds	Falco peregrinus anatum	American peregrine falcon	ABNKD06071	Delisted	Delisted	-	-	3812163	CITRUS HEIGHTS	Unprocessed	Animals - Birds - Falconidae - Falco peregrinus anatum
Animals - Birds	Riparia riparia	bank swallow	ABPAU08010	None	Threatened	-	-	3812163	CITRUS HEIGHTS	Mapped	Animals - Birds - Hirundinidae - Riparia riparia
Animals - Birds	Pandion haliaetus	osprey	ABNKC01010	None	None	WL	-	3812163	CITRUS HEIGHTS	Unprocessed	Animals - Birds - Pandionidae - Pandion haliaetus
Animals - Birds	Asio otus	long-eared owl	ABNSB13010	None	None	SSC	-	3812163	CITRUS HEIGHTS	Unprocessed	Animals - Birds - Strigidae - Asio otus
Animals - Crustaceans	Branchinecta lynchi	vernal pool fairy shrimp	ICBRA03030	Threatened	None	-	-	3812163	CITRUS HEIGHTS	Mapped and Unprocessed	Animals - Crustaceans - Branchinectidae - Branchinecta lynchi
Animals - Crustaceans	Linderiella occidentalis	California linderiella	ICBRA06010	None	None	-	-	3812163	CITRUS HEIGHTS	Mapped and Unprocessed	Animals - Crustaceans - Chirocephalidae - Linderiella occidentalis
Animals - Fish	Entosphenus tridentatus	Pacific lamprey	AFBAA02100	None	None	SSC	-	3812163	CITRUS HEIGHTS	Unprocessed	Animals - Fish - Petromyzontidae - Entosphenus tridentatus
Animals - Fish	Oncorhynchus mykiss irideus pop. 11	steelhead - Central Valley DPS	AFCHA0209K	Threatened	None	-	-	3812163	CITRUS HEIGHTS	Mapped and Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus pop. 11
Animals - Insects	Andrena subapasta	An andrenid bee	IIHYM35210	None	None	-	-	3812163	CITRUS HEIGHTS	Mapped	Animals - Insect - Andrenidae - Andrena subapasta
Animals - Insects	Bombus pensylvanicus	American bumble bee	IIHYM24260	None	None	-	-	3812163	CITRUS HEIGHTS	Mapped and Unprocessed	Animals - Insect - Apidae -

											Bombus pensylvanicus
Animals - Insects	Desmocerus californicus dimorphus	valley elderberry longhorn beetle	IICOL48011	Threatened	None	-	-	3812163	CITRUS HEIGHTS	Mapped and Unprocessed	Animals - Insect - Cerambycidae Desmocerus californicus dimorphus
Animals - Mammals	Vulpes vulpes patwin	Sacramento Valley red fox	AMAJA03015	None	None	-	-	3812163	CITRUS HEIGHTS	Unprocessed	Animals - Mammals - Canidae - Vulpes vulpes patwin
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	Proposed Threatened	None	SSC	-	3812163	CITRUS HEIGHTS	Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Phrynosoma blainvillii	coast horned lizard	ARACF12100	None	None	SSC	-	3812163	CITRUS HEIGHTS	Unprocessed	Animals - Reptiles - Phrynosomatida - Phrynosoma blainvillii
Community - Terrestrial	Northern Volcanic Mud Flow Vernal Pool	Northern Volcanic Mud Flow Vernal Pool	CTT44132CA	None	None	-	-	3812163	CITRUS HEIGHTS	Mapped	Community - Terrestrial - Northern Volcanic Mud Flow Vernal Pool
Plants - Vascular	Sagittaria sanfordii	Sanfords arrowhead	PMALI040Q0	None	None	-	1B.2	3812163	CITRUS HEIGHTS	Mapped and Unprocessed	Plants - Vascular - Alismataceae - Sagittaria sanfordii
Plants - Vascular	Fritillaria agrestis	stinkbells	PMLILOV010	None	None	-	4.2	3812163	CITRUS HEIGHTS	Mapped and Unprocessed	Plants - Vascular - Liliaceae - Fritillaria agrestis
Plants - Vascular	Brodiaea rosea ssp. vallicola	valley brodiaea	PMLILOC0K2	None	None	-	4.2	3812163	CITRUS HEIGHTS	Unprocessed	Plants - Vascular - Themidaceae - Brodiaea rosea ssp. vallicola



CNPS Rare Plant Inventory

Search Results

3 matches found. Click on scientific name for details

Search Criteria: Quad is one of [3812163]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	CA ENDEMIC	DATE ADDED	PHOTO
<u><i>Brodiaea rosea</i> ssp. <i>vallicola</i></u>	valley brodiaea	Themidaceae	perennial bulbiferous herb	Apr- May(Jun)	None	None	G5T3	S3	4.2	Yes	2019- 01-07	 © 2011 Steven Perry
<u><i>Fritillaria agrestis</i></u>	stinkbells	Liliaceae	perennial bulbiferous herb	Mar-Jun	None	None	G3	S3	4.2	Yes	1980- 01-01	 © 2016 Aaron Schusteff
<u><i>Sagittaria sanfordii</i></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 3 of 3 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 14 March 2024].

IPaC Information for Planning and Consultation U.S. Fish & Wildlife Service

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

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 *Danaus plexippus*

Candidate

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/9743>**Valley Elderberry Longhorn Beetle** *Desmocerus californicus dimorphus*

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/7850>

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-incident-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 *Haliaeetus leucocephalus*

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/1626>

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>

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 $0.05/0.25 = 0.2$.

- 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.

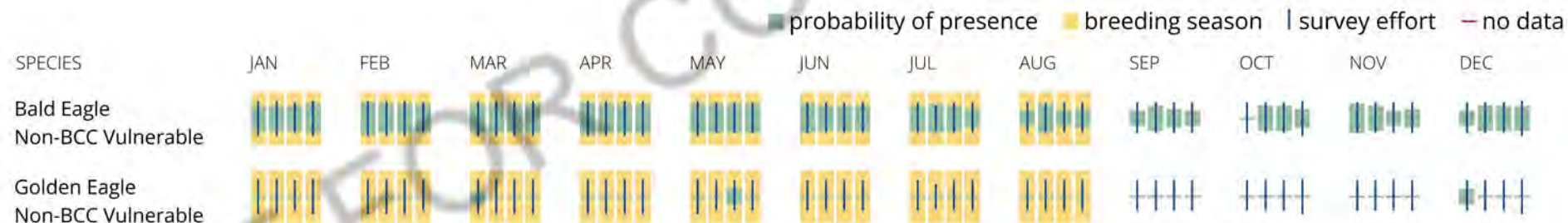
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

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-incident-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 *Passerculus sandwichensis beldingi*

Breeds Apr 1 to Aug 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/8>

Bullock's Oriole *Icterus bullockii*

Breeds Mar 21 to Jul 25

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

California Gull *Larus californicus*

Breeds Mar 1 to Jul 31

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

California Thrasher *Toxostoma redivivum*

Breeds Jan 1 to Jul 31

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

Clark's Grebe *Aechmophorus clarkii*

Breeds Jun 1 to Aug 31

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

Common Yellowthroat *Geothlypis trichas sinuosa*

Breeds May 20 to Jul 31

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>

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>

Marbled Godwit *Limosa fedoa*

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

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

Breeds elsewhere

Oak Titmouse *Baeolophus inornatus*

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

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

Breeds Mar 15 to Jul 15

Olive-sided Flycatcher *Contopus cooperi*

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

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

Breeds May 20 to Aug 31

Short-billed Dowitcher *Limnodromus griseus*

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

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

Breeds elsewhere

Tricolored Blackbird *Agelaius tricolor*

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

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

Breeds Mar 15 to Aug 10

Western Grebe *aechmophorus occidentalis*

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

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

Breeds Jun 1 to Aug 31

Willet *Tringa semipalmata*

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

Breeds elsewhere

Wrentit *Chamaea fasciata*

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

Breeds Mar 15 to Aug 10

Yellow-billed Magpie *Pica nuttalli*

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

Breeds Apr 1 to Jul 31

<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.

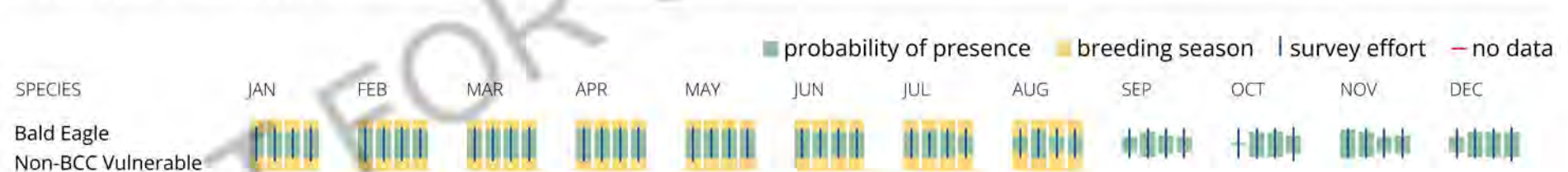
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

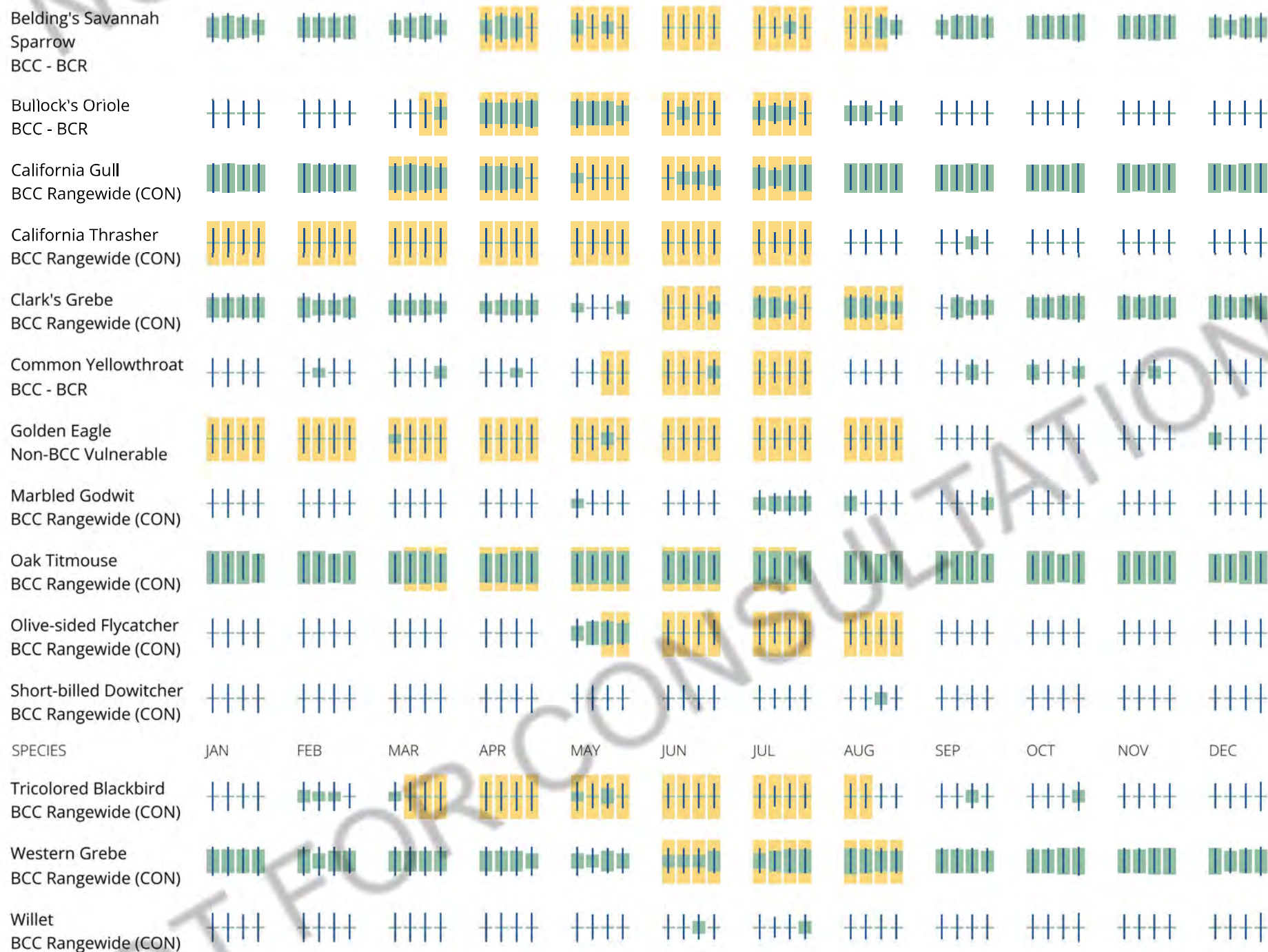
No Data (—)

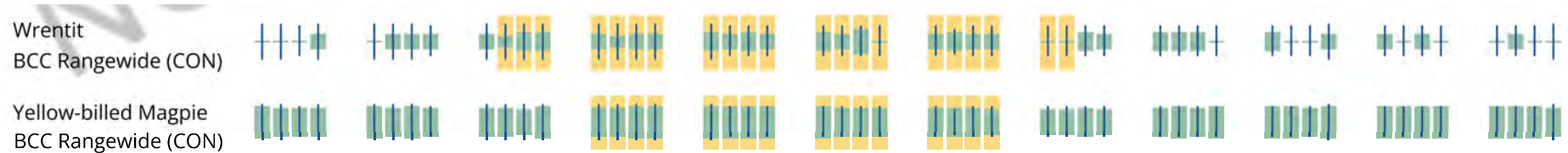
A week is marked as having no data if there were no survey events for that week.

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](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER FORESTED/SHRUB WETLAND

[PFOA](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

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.

GEOTECHNICAL ENGINEERING REPORT

701 SUNRISE AVENUE

APN 470-010-043-000
Roseville, CA 95661

November 1, 2024

Prepared For:

HAMZAH ALKORDY
901 Sunrise Avenue, Suite 1A
Roseville, CA 95661



N|V|5

792 Searls Avenue
Nevada City, CA 95959

PROJECT NO. 5994.00

Project No. 5994.00
November 1, 2024

Sent via Email

Hamzah Alkordy
901 Sunrise Avenue, Suite 1A
Roseville, CA 95661
halkordy1@gmail.com

Reference: 701 Sunrise Avenue
APN 470-010-043-000
Roseville, CA 95661

Subject: Geotechnical Engineering Report

Dear Mr. Alkordy:

This report presents the results of our geotechnical engineering investigation for the 2.7-acre property located at 701 Sunrise Ave. in Roseville, California. As proposed, the project is to include development of a 7,000 square foot building, and associated retaining walls, roadways, sidewalks, underground utilities, and landscaping.

The findings presented in this report are based on our subsurface investigation, laboratory test results, and our experience with subsurface conditions in the area. Our opinion is that the project can be completed as proposed, provided the recommendations presented in this report are implemented. Our primary concerns, from a geotechnical engineering standpoint, include the location of the site in a flood plain and very stiff to hard fine-grained deposits at the location of the proposed improvements. Recommendations addressing these concerns are presented in the report.

Please contact us if you have any questions regarding our observations or the recommendations presented in this report.

Sincerely,

NV5



Ted Bibby, GIT 1732
Project Geologist



Chuck Kull, CEG, GE
Principal

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Appendix A	Exploratory Trench Logs
Appendix B	Laboratory Test Data
Appendix C	Seismic Design Criteria (SEAOC/OSHPD)

1.0 INTRODUCTION

At the request of Hamzah Alkordy, NV5 performed a geotechnical investigation of the 2.7-acre property located at 701 Sunrise Avenue in Roseville, California. The geotechnical investigation was performed in general accordance with our proposal dated September 10, 2024 for the project.

1.1 SITE DESCRIPTION

The project site is located east of the Carbon Health Urgent Care Clinic at 701 Sunrise Avenue, approximately 450 feet southeast of the Sunrise Avenue and Coloma Way intersection, in Roseville, California. The property is bordered by commercial buildings to the north, east, and south, and by Sunrise Avenue to the west. A site vicinity map is presented as Figure 1.

At the time of our field investigation, the project site consisted of a multi-story structure at the southwest corner of the property, a parking lot, and an undeveloped area on the eastern half of the property. The site topography was generally flat with a slight slope trending from east to west. There was a seasonal creek (Cirby Creek) on the northern edge of the property.

1.2 PROPOSED IMPROVEMENTS

Based on our review of a site plan titled “Sunrise Office Center” (undated) for the project provided by Millenium Planning and Engineering, NV5 understands that the proposed improvements will likely include a 7,000-square-foot office building and associated parking lot, utilities, and sidewalks. We anticipate that grading for the project will include general site clearing/preparation, minor cut and fill for roadways and building pad(s), and excavation for underground utilities. We understand that Stormtech Arch Chambers are proposed for impervious surface drainage storage and infiltration.

1.3 PURPOSE

NV5 performed a surface reconnaissance and subsurface geotechnical investigation at the site, collected soil samples for laboratory testing, and performed engineering calculations to provide grading and drainage recommendations, foundation design criteria, slab-on-grade recommendations, and pavement design for the proposed improvements.

1.4 SCOPE OF SERVICES

To prepare this report, we performed the following scope of services:

- We marked the site for underground service alert (USA) and performed a surface reconnaissance.
- We performed a site investigation, including a literature review and a subsurface investigation.
- We collected relatively undisturbed soil samples and bulk soil samples from selected exploration trenches.
- We performed laboratory tests on select soil samples obtained during our subsurface investigation to determine their engineering material properties.
- Based on observations made during our subsurface investigation and the results of laboratory testing, we performed engineering calculations to provide geotechnical engineering recommendations for earthwork and structural improvements.

Our scope of services did not include retaining wall design. We did not perform a groundwater flow analysis nor an evaluation of the site for the presence of hazardous materials, historic mining features, asbestiform minerals, mold, or percolation rates of native soil.

2.0 SITE INVESTIGATION

We performed a site investigation to characterize the existing surface conditions and shallow subsurface soil/rock conditions. Our site investigation included a literature review and field investigation as described below.

2.1 LITERATURE REVIEW

We performed a limited review of geologic literature pertaining to the project site. The following sections summarize our findings.

2.1.1 Soil Survey

As part of our study, we reviewed the *Web Soil Survey* (United States Department of Agriculture [USDA] Natural Resource Conservation Service [NRCS]; <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>). The soil survey indicated that the site is located in an area containing one distinct soil type. The site consists of Xerofluvents, frequently flooded.

(194) Xerofluvents, frequently flooded: The soil survey describes this soil type as being somewhat poorly drained with a very low runoff class. The soil profile typically consists of stratified loamy sand to fine sandy loam from 0 to 15 inches, stratified loamy sand to fine loam to silt loam from 15 to 37 inches, and stratified loam to silty clay loam to clay from 37 to 55 inches below ground surface (bgs).

2.1.2 Geologic Setting

Based on review of the *Geologic Map of the Sacramento Quadrangle, California, 1:250,000*, published by the State of California (D.L. Wagner et al., 1981), the area containing the project site is generally underlain by Quaternary-age (2.58 million years before present to present day) sedimentary and metasedimentary rock (Geologic Map Symbol Qmr). The project site is between Cirby Creek to the north and Linda Creek, approximately 600 feet to the south.

2.2 FIELD INVESTIGATION

NV5 performed our field investigation on September 27, 2024. During our field investigation, we observed the local topography and surface conditions and performed a subsurface investigation. The following sections summarize surface and subsurface conditions observed during our field investigation.

Our subsurface investigation included the excavation of 5 exploration trenches across the project site. We excavated to depths ranging between 5 and 8 feet below the ground surface (bgs) using a Cat-304 excavator equipped with a 24-inch bucket. We obtained samples using a hand-actuated slide sampler and hand shovel. A staff engineer from our firm logged the soil conditions revealed in the exploratory trenches and collected relatively undisturbed and bulk soil samples for laboratory testing. Figure 2 shows the approximate locations of exploration trenches.

2.2.1 Surface Conditions

At the time of our investigation, the site consisted of an urgent care clinic in the southwest corner of the site with associated parking lot, utilities, and sidewalks. The subsurface investigation was

performed on the eastern half of the site in an undeveloped field. No trenches were excavated in the area of existing improvements.

Site topography was generally flat, with estimated slopes ranging from 0 to 5 percent, trending from east to west. According to Google Earth (2024) site elevations ranged from 138 to 142 feet above mean sea level (MSL).

Vegetation on the site was typical of the Sierra Nevada Foothills with oak trees and dry grass. Seasonal drainage courses, including Cirby Creek, parallel the northern border of the site, trending from east to west. The seasonal stream courses were lined with blackberry thickets and riparian grasses north of the existing fence.

2.2.2 Subsurface Soil Conditions

The soil conditions described in the following paragraphs are generalized, based on our observations of soil revealed in our 5 exploratory trenches. Detailed descriptions of the soil, rock and groundwater conditions that were encountered in each subsurface exploratory locations are presented in the Trench logs in Appendix A.

The soil and/or rock units encountered in the subsurface exploration excavations were generally stratigraphically continuous across the site with little variations in gradations and thicknesses. The units encountered in general stratigraphic sequence during the subsurface investigation of the site are described below. In general, all exploration excavations were terminated at practical refusal on very dense soil or hardpan. Subsurface conditions may vary at other locations and times.

- **ML, Silt with Gravel/Cobbles:** This soil is considered to be topsoil consisting of the following field estimated particle size percentages: 60 percent low plasticity silt and clay (fines) and 40 percent gravel and cobbles. This soil was brown, dense, and dry at the time of the subsurface investigation and contained some roots. This soil was encountered in the upper 3 to 5 feet.
- **SP, Poorly Graded Sand:** This soil is considered to be a subsoil consisting of the following field estimated particle size percentages: 10 percent low plasticity silt and clay (fines) and 90 percent poorly graded sand. This soil was light brown to brown, dense, and dry at the time of the subsurface investigation. This soil was only encountered in trench T-1.
- **ML-CL, Sandy Silt/Clay (Hardpan):** This soil is considered to be a subsoil (hardpan) consisting of the following field estimated particle size percentages: 60 percent low plasticity silt and clay (fines) and 40 percent poorly graded sand. This soil was light brown to brown, very dense, highly cemented, and damp at the time of the subsurface investigation.

2.2.3 Groundwater Conditions

During our site investigation, we did not encounter groundwater seepage in our exploration trenches, nor did we observe onsite springs or seeps emanating from the ground surface. Surface water was observed in Cirby Creek which is directly adjacent to the project site suggesting groundwater may be encountered at deeper depths. There is a possibility that perched groundwater may be encountered due to hardpan in the subsurface.

Our observations of groundwater conditions were made in September 2024 following a period of dry weather. Although we did not observe groundwater in our exploratory trenches, our experience has shown that seepage may be encountered in excavations which reveal the soil/weathered rock transition, particularly during or after the rainy season.

3.0 LABORATORY TESTING

We performed laboratory tests on selected soil samples collected from our subsurface exploration trenches to determine their engineering material properties. These engineering material properties were used to develop geotechnical engineering design recommendations for earthwork and structural improvements. We performed the following laboratory tests:

- ASTM D2487 Soil Classification by the USCS
- ASTM D2488 Soil Classification by Visual-Manual Procedures
- ASTM D422 Particle Size Distribution
- ASTM D2216 Moisture Content
- ASTM D2937 In Place Density
- ASTM D2166 Unconfined Compression
- ASTM D3080 Direct Shear Strength
- ASTM D4318 Atterberg Indices (Dry Method)
- ASTM D4829 Expansion Index
- ASTM D2844 Resistance Value
- ASTM D516/CTM 417 Sulfate
- ASTM D512/CTM 422m Chloride
- ASTM D4972/CTM 643 pH
- ASTM G47/CTM 643 Minimum Soil Resistivity

In general, relatively undisturbed soil samples were collected for laboratory testing within the upper 5.0 feet of the trenches. Test results are summarized in the following tables. Laboratory reports are presented in Appendix B.

Table 3-1, Soil Classification, Gradation and Shear Strength

Trench ID	Sample ID	Depth bgs (feet)	ASTM							
			D2487/ D2488	D422A			D2216	D2937	D3080	D3080/ D2166
			USCS Symbol	Gravel Content (%)	Sand Content (%)	Clay/Silt Content (%)	Moisture Content (%)	Dry Density (pcf)	Friction Angle (deg)	Cohesion (psf)
T1	T1-L2	5	ML	--	--	--	8.1	102.3	--	--
T5	T5-B1	5	CL-ML	0	35.9	64.1	--	--	--	--
T2	T2-L1	2	CL-ML	--	--	--	--	--	--	3,581
T2	T2-L2	4	CL-ML	--	--	--	--	--	--	7,497
T1	T1-L1	2	CL-ML	--	--	--	--	--	31	454*

Notes:

* Due to cracks/granular material in the soil sample, cohesion value is low and regarded as a false result (ASTM D3080)

ASTM = ASTM International

pcf = pounds per cubic feet

psf = pounds per square foot

bgs = below ground surface

% = Percent

USCS = Unified Soil Classification System

deg. = degrees

NV5 performed Atterberg Limits and expansion index testing on a selected bulk soil sample. The Atterberg Limits determinations used sample portions passing the No. 40 sieve to calculate the Liquid Limit (LL), Plastic Limit (PL) and Plasticity Index (PI). Expansion index was determined by remolding in a 1.0-inch-high ring and submerging in water under an applied loading of 144 pounds per square foot (psf). Swell (or settlement) was measured with a dial micrometer over a 24-hour period. The sample was determined to be non-expansive. Results are presented in Table 3-2.

Table 3-2, Atterberg Limits and Expansion Index

Sample ID	Trench No.	T-3
	Sample No.	BK1
	Depth bgs (feet)	5
Atterberg Limits Determination (ASTM D4318)	Liquid Limit (LL)	22
	Plastic Limit (PL)	15
	Plasticity Index (PI)	7
Expansion Index Testing (ASTM D4829)	Expansion Index (Corrected)	4
	Expansion Potential	Very Low
Notes: ASTM = ASTM International bgs = below ground surface		

One Resistance Value (R-Value) test was performed by Pavement Engineering Inc. on a composite bulk sample obtained from exploratory trench T-5 at an approximate depth of 1.0 to 3.0 feet bgs. R-Value test results are summarized in Table 3-3.

Table 3-3, Resistance Value

Trench ID	T5
Sample ID	T5-R1
Depth bgs (feet)	1.0 – 3.0
R-Value (CTM 301)	18
Notes: CTM = California Test Method bgs = feet below the ground surface	

Sunland Analytical performed corrosion testing on a soil sample obtained from exploratory trench T-5 at 1.0 to 3.0 feet bgs. Corrosion testing included pH and minimum resistivity, sulfate content and chloride content. The sample was generally described as brown clay. Corrosion test results are presented in Table 3-4 and are further discussed in Section 5.5.12, “Soil Corrosion Potential.”

Table 3-4, Corrosion Testing

Sample ID	Depth bgs (feet)	CTM			
		643	643	422M	417
		pH	Minimum Resistivity (ohms-cm)	Chloride (ppm)	Sulfide (ppm)
T5-R1	1.0 – 3.0	6.58	1,720	5.6	106.2
Notes: CTM = Caltrans Test Method ohms-cm = ohms-centimeter ppm = parts per million					

4.0 CONCLUSIONS

The following conclusions are based on our field observations, laboratory test results, and our experience in the area.

1. Our opinion is that the site is suitable for the proposed improvements, provided that the geotechnical engineering recommendations and design criteria presented in this report are incorporated into the project plans.

2. Our primary concerns are the location of the site in a flood plain and that the site is underlain by very stiff to hard fine-grained deposits within the location of the proposed improvements.
3. An existing concrete pipe was encountered in trench T-2 at approximately 4 feet bgs. We believe the pipe trends from southeast to northwest based on the small visible section of pipe, as noted on the preliminary plans.
4. Based on our site observations, the geology of the region, and our experience in the area, our opinion is that the risk of seismically induced hazards such as slope instability, liquefaction, and surface rupture are low at the project site.
5. During our site investigation, we did not encounter ultramafic rock, serpentinite, or NOA minerals. If ultramafic rock, serpentinite or NOA-containing minerals are encountered at the site, site grading would be regulated under Cal/EPA Air Resources Board Regulation 93105, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations (ATCM) and Placer County Rule 228, Fugitive Dust.
6. Very stiff to hard fine-grained Hardpan deposits were encountered in our exploration trenches. Excavations may require ripping or hammering due to hardpan deposits.
7. We did not encounter existing fill in our exploration trenches. If existing fill or loose soils are encountered during construction, we should be retained to evaluate the condition of the fill, and to make recommendations to mitigate the presence of fill, if necessary. Existing fill, if encountered, should not be relied upon to support proposed improvements without testing and evaluation.
8. During our site investigation, we did not observe groundwater or seepage within our exploration trenches. However, we did observe evidence that surface water is seasonally transported through drainage channels on the property. We anticipate that moist to saturated soil conditions and groundwater may be encountered during grading, particularly during the rainy season. Preliminary recommendations regarding subsurface drainage and construction dewatering are presented in this report.
9. It is our opinion that the soils evaluated at the site may experience low water infiltration rates due to the nature of the soil and degree of compaction observed in units at depth. Highly compacted silts and clays (also referred to as hardpan) have the tendency to prevent water movement into the subsurface, increasing the saturation of surface soils and leading to greater surface water during wet events. Roots also tend to terminate at hardpan horizons and spread laterally. Providing infiltration rates and stormwater drainage calculations and designs were not included in the NV5's scope of services and are the responsibility of the designer.
10. Prior to grading and construction, we should be retained to review the proposed grading plan and structural improvements to confirm our recommendations.

5.0 RECOMMENDATIONS

The following geotechnical engineering recommendations are based on our understanding of the project as currently proposed, our field observations, the results of our laboratory testing program, engineering analysis, and our experience in the area.

5.1 GRADING

The following sections present our grading recommendations. The grading recommendations address clearing and grubbing, cut slope grading, soil preparation, fill placement, fill slope grading, underground utility trenches, erosion control, wet weather grading, surface water drainage, construction dewatering, soil corrosion potential, plan review, and construction monitoring.

5.1.1 Clearing and Grubbing

The areas to be graded should be cleared and grubbed to remove vegetation and other deleterious materials as described below.

1. Strip and remove debris from clearing operations, including the weak and porous soil containing shallow vegetation, roots and other deleterious materials. Trees and shrubs that will not be part of the proposed development should be removed and their primary root systems grubbed. We anticipate that the depth of grubbing and clearing would be between 3 and 6 inches, but the actual depth of stripping will vary across the site and may be greater in forested areas. Actual stripping depth should be determined by a representative of the geotechnical engineer in the field at the time of stripping. The organic topsoil can be stockpiled on-site and used in landscape areas but is not suitable for use as engineered fill. The project geotechnical engineer should approve any proposed use of the spoil generated from stripping prior to placement on the site.
2. Overexcavate any relatively loose debris and soil that is encountered down to underlying, competent material. Possible excavations include previous exploration trenches, soil test pits, holes resulting from tree stump or boulder removal, and mining relics.
3. Hardpan deposits were encountered between approximate depths of 3 to 5 feet. Excavations may require ripping or hammering due to the very stiff to hard fine-grained deposits, and excavation rates may be slowed.
4. Undocumented fill was not encountered in our exploration trenches. However, if loose undocumented fill or potential soil stockpiles are encountered during site development, overexcavate to competent native soil or weathered rock and replace with engineered fill in accordance with Section 5.1.4, "Fill Placement," of this report. Relatively loose fill shall be removed to within and a minimum of 5 feet beyond proposed structure footprints.
5. Overexcavate any encountered stumps, oversized rocks, leach lines, abandoned sewer, water, and fuel lines, and loose soil in abandoned subsurface utility line trenches within the proposed improvement areas to underlying competent soil, as determined by a representative of NV5. Excavate remaining cavities or holes to a sufficient width so that an approved backfill soil can be placed and compacted in the cavities or holes. Enough backfill soil should be placed and compacted in order to match the surrounding elevations and grades.
6. Remove rocks greater than 8 inches in greatest dimension (oversized rock) from native soil by scarifying to a depth of 12 inches below finish grade in areas to support pavement, slabs-on-grade or other flatwork. Oversized rock may be used in landscape areas, rock landscape walls, or removed from the site. Oversized rock can be stockpiled onsite and used to construct fills, but must be placed at or near the bottom of deep fills and must be placed in windrows to avoid nesting. No oversized rock should be placed in the upper 3 feet of any

structural fill. Unless used as rip-rap, oversized rock placed in fill should not be located within 5 feet horizontally of the finished fill slope face. The project geotechnical engineer should approve the use of oversized rock prior to constructing fill.

7. NV5 did not encounter expansive soil during our field investigation, however, if fine grained, potentially expansive soil is encountered during grading, it should be mixed with granular soil or overexcavated and stockpiled for removal from the project site or for later use in landscape areas. A typical mixing ratio for granular to expansive soil is 4 to 1. The actual mixing ratio should be determined by NV5.
8. Vegetation, deleterious materials, structural debris, and oversized rocks not used in landscape areas, drainage channels, or other non-structural uses should be removed from the site.

5.1.2 Cut Slope Grading

Based on our understanding of the project at this time, we do not anticipate that permanent cut slopes will be created during grading of the proposed improvements. In general, permanent cut slopes should not be steeper than 2:1, horizontal to vertical (H:V). Steeper cut slopes may be feasible, depending on the soil/rock conditions encountered and should be reviewed on a case-by-case basis. The upper two feet of all cut slopes should be graded to an approximate 2:1, H:V, slope to reduce sloughing and erosion of looser surface soil.

5.1.3 Soil Preparation for Fill Placement

Where fill placement is proposed, the surface soil exposed by site clearing and grubbing should be prepared as described below.

1. The surface soil should be scarified to a minimum depth of 12 inches below the existing ground surface, or to resistant rock, whichever is shallower. Following scarification, the soil should be uniformly moisture conditioned to within approximately 3 percentage points of the ASTM D1557 optimum moisture content.
2. The scarified and moisture conditioned soil should then be compacted to achieve a minimum relative compaction of 90 percent based on ASTM D1557 maximum dry density. The moisture content, density, and relative percent compaction should be verified by a representative of NV5. The earthwork contractor should assist our representative by excavating test pads with onsite earth moving equipment.
3. The prepared native soil surface should be proof-rolled with a fully loaded, 4,000-gallon-capacity water truck with the rear of the truck supported on a double-axle, tandem-wheel undercarriage or approved equivalent. The proof-rolled surface should be visually observed by the project engineer or their field representative to be firm, competent and relatively unyielding. The project engineer or their field representative may also evaluate the surface material by hand probing with a ¼-inch-diameter steel probe, however, this evaluation method should not be performed in place of proof rolling as described above.
4. Construction Quality Assurance (CQA) tests should be performed using the minimum testing frequencies presented in Table 5-1 or as modified by the project engineer to better suit the site conditions and change in soil or construction methods.

Table 5-1, Minimum Testing Frequencies

ASTM No.	Test Description	Minimum Test Frequency ⁽¹⁾
D1557	Modified Proctor Compaction Curve	1 per 1,500 CY or Material Change ⁽²⁾
D6938	Nuclear Density and Nuclear Moisture Content	1 per 250 CY
Notes: (1) These are minimum testing frequencies that may be increased or decreased at the project geotechnical engineer's discretion on the basis of the site conditions encountered during grading. (2) Whichever criteria provides the greatest number of tests. ASTM No. = ASTM International Number CY = cubic yards		

- The native soil surface should be graded to minimize the ponding of water and to drain surface water away from the building foundations and associated structures. Where possible, surface water should be collected, conveyed and discharged into natural drainage courses, storm sewer inlet structures, permanent engineered stormwater runoff percolation/evaporation basins or engineered infiltration subdrain systems.

5.1.4 Fill Placement

All fill placed beneath structural improvements (e.g., foundation elements, pavements, slabs-on-grade and utility lines) and as part of a fill slope or retaining structures should be considered structural engineered fill. Material used for structural fill should consist of uncontaminated, predominantly granular, non-expansive native soil or approved import soil, as described in the following sections.

5.1.4.1 Import Fill Soil

Import fill soil should meet the geotechnical engineering material properties described in the following Section, "Engineered Fill Construction with Testable Earth Materials." Import soil should be predominantly granular, non-expansive and free of deleterious material. Prior to importation to the site, the source generator should document that the import fill meets the guidelines set forth by the California Environmental Protection Agency (CalEPA) Department of Toxic Substances Control (DTSC) in their 2001 "Information Advisory, Clean Imported Fill Material." This advisory represents the best practice for characterization of soil prior to import for use as engineered fill. Import material that is proposed for use on-site should be submitted to NV5 for approval and possible laboratory testing at least 72 hours prior to transport to the site.

5.1.4.2 Engineered Fill Construction with Testable Earth Materials

Testable earth materials are generally considered to be soils with gravel and larger particle sizes retained on the No. 4 mesh sieve that make up less than 30 percent by dry weight of the total mass. The relative percent compaction of testable earth materials can readily be determined by the following ASTM test procedures: laboratory compaction curve (D1557), field moisture and density (D6938). Construction of engineered fills with testable earth materials is described below.

- Testable Soil used for fill should consist of uncontaminated, predominantly granular, non-expansive native soil or approved import soil. If encountered, rock used in fill should be broken into pieces no larger than 8 inches in diameter. Rocks larger than 8 inches are considered oversized material and should be stockpiled for off haul or use in landscape areas and drainage channels. No oversized rock should be placed in the upper 3 feet of any structural fill.

2. Cohesive, predominantly fine-grained, or potentially expansive soil encountered during grading should be stockpiled for removal, mixed as directed by NV5, or used in landscape areas. As an option, cohesive fine-grained or potentially expansive soil can often be placed in the deeper portions of proposed fill (e.g., depths greater than 3 feet below subgrade in building footprints). However, this option would have to be evaluated on a case-by-case basis with consideration of the fill depth and proposed loading.
3. Soil used to construct engineered fill should be uniformly moisture conditioned to within approximately 3 percentage points of the ASTM D1557 optimum moisture content. If site grading is performed during or following periods of wet weather, near-surface site soils may be significantly above its optimum moisture content. These conditions could hamper equipment maneuverability and efforts to compact fill materials to the recommended compaction criteria. Fill material may require drying to facilitate placement and compaction, particularly during or following the wet season. Suitable compaction results may be difficult to obtain without processing the soil (e.g., discing during favorable weather, covering stockpiles during periods of precipitation, etc.).
4. Fill should be constructed by placing uniformly moisture conditioned soil in maximum 12-inch-thick loose, horizontal lifts (layers) prior to compacting.
5. The earthwork contractor should compact each loose soil lift with a tamping foot compactor such as a Caterpillar (CAT) 815 Compactor or equivalent as approved by NV5's project engineer or their field representative. A smooth steel drum roller compactor should not be used to compact loose soil lifts for construction of engineered fills.
6. All fill should be compacted to a minimum relative compaction of 90 percent of the ASTM D1557 maximum dry density. The upper 12 inches of fill in paved areas, beneath proposed slabs-on-grade, and within the proposed building footprint should be compacted to a minimum of 95 percent relative compaction.
7. The moisture content, density and relative percent compaction of all engineered fills should be tested by a representative of NV5 during construction to evaluate whether the compacted soil meets or exceeds the minimum compaction and moisture content requirements. The field and laboratory CQA tests should be performed consistent with the testing frequencies presented in Table 5-2 or as modified by the project engineer to better suit the site conditions. The earthwork contractor shall assist the project engineer's field representative by excavating test pads with the on-site earth-moving equipment.

Table 5-2, Minimum Testing Frequencies for Non-Expansive Soil

ASTM No.	Test Description	Minimum Test Frequency ⁽¹⁾
D1557	Modified Proctor Compaction Curve	1 per 1,500 CY or Material Change ⁽²⁾
D6983	Nuclear Moisture and Density	1 per 250 CY
Notes: (1) These are minimum testing frequencies that may be increased or decreased at the project engineer's discretion on the basis of the site conditions encountered during grading. (2) Whichever criteria provides the greatest number of tests. ASTM No. = ASTM International Number CY = cubic yards		

8. The prepared finished grade or finished subgrade soil surface should be proof-rolled with a fully loaded, 4,000-gallon-capacity water truck with the rear of the truck supported on a double-axle,

tandem-wheel undercarriage or approved equivalent. The proof-rolled surface should be visually observed by the project engineer or their field representative to be firm, competent and relatively unyielding.

5.1.4.3 Rock Fill Placement

Based on our observation of the rocky nature of the subsurface conditions revealed in some of our exploration trenches, we anticipate that fill material generated from the site may contain significant cobbles, and that compaction testing with conventional methods may be difficult or inappropriate. Typically, fill that consists primarily of soil can be tested for relative compaction by using a nuclear density gauge. Structural fill material with more than 30 percent rock material larger than $\frac{3}{4}$ -inch cannot be reliably tested using conventional compaction testing equipment.

We recommend that quality assurance during rock material fill placement be based on a procedural approach, or method specification, rather than a specified relative compaction. The procedural requirements will depend on the equipment used, as well as the nature of the fill material, and will need to be determined by the geotechnical engineering firm on-site. Typically, procedural recommendations are based on the measured relative compaction of a test fill constructed on-site.

Based on our experience in the area, we anticipate that the procedural specification will require a minimum of six passes (back and forth equaling one pass) with a Cat 563 or similar, self-propelled, vibratory compactor to compact a maximum 12-inch thick, loose lift. Processing or screening of the fill material will be needed to remove rocks larger than approximately 12 inches in maximum dimension. Continuous or nearly continuous observation by a representative of NV5 would be required during fill placement to confirm that procedural specifications have been met.

5.1.5 Fill Slope Grading

Based on our understanding of the project, we do not anticipate fill slopes will be created as part of the proposed improvements. However, if permanent fill slopes are created onsite, they should be no steeper than 2:1, H:V. NV5 should review fill slope configurations greater than approximately 10 feet in height, if proposed, prior to fill placement. Compaction and fill slope grading must be confirmed by NV5 in the field.

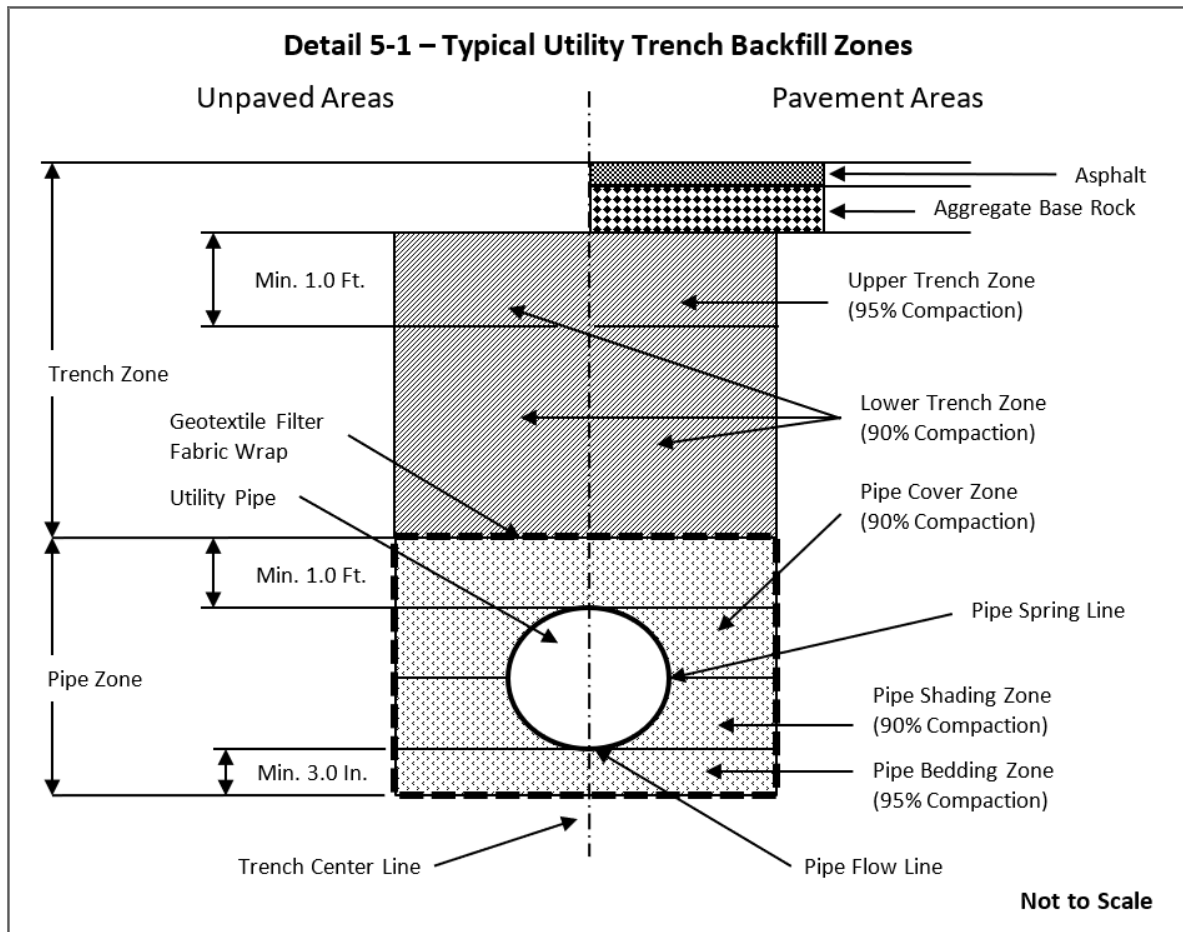
5.1.6 Underground Utility Trenches

Underground utility trenches should be excavated and backfilled as described below for each trench zone shown in the figure below.

1. Trench Excavation Equipment: NV5 anticipates that the contractor will be able to excavate underground utility trenches to depths of 3 to 5 feet bgs with a Case 580 Backhoe or equivalent. Underground utility trenches greater than 5 feet bgs may require ripper teeth on an excavator to facilitate the removal of very stiff to hard fine-grained deposits.
2. Trench Shoring: All utility trenches that are excavated deeper than 4 feet bgs are required by California OSHA to be shored with bracing equipment or sloped back to an appropriate slope gradient prior to being entered by any individuals.
3. Trench Dewatering: If the utility trenches are excavated during the winter rainy season, shallow or perched groundwater seepage will likely be encountered. The earthwork contractor may need to employ dewatering methods as discussed in Section 5.1.10,

“Construction Dewatering” in order to excavate, place and compact the trench backfill materials.

4. Pipe Zone Backfill Type and Compaction Requirements: The backfill material type and compaction requirements for the pipe zone, which includes the bedding zone, the shading zone and the cover zone, are described in detail below.



- a. Pipe Zone Backfill Material Type: Trench backfill used within the pipe zone, which includes the bedding zone, the shading zone, and the cover zone, should consist of $\frac{3}{4}$ -inch-minus, washed, crushed rock. The crushed rock particle size gradation should meet the following requirements (percentages are expressed as dry weights using ASTM D422 test method): 100 percent passing the $\frac{3}{4}$ -inch sieve, 80 to 100 percent passing the $\frac{1}{2}$ -inch sieve, 60 to 100 percent passing the $\frac{3}{8}$ -inch sieve, 0 to 30 percent passing the No. 4 sieve, 0 to 10 percent passing the No. 8 sieve, and 0 to 3 percent passing the No. 200 sieve.

If groundwater is encountered within the trench during construction, or if groundwater is expected to rise during the rainy season to an elevation that will infiltrate the pipe zone within the trench, then the pipe zone material should be wrapped with a minimum 6 ounce per square yard, non-woven geotextile filter fabric such as TenCate® Mirifi N140 or an approved equivalent. The geotextile seam should be located along the trench centerline and have a minimum 1-foot overlap. If the utility pipes are coated with a

- corrosion protection material, then the pipes should be wrapped with a minimum 6 ounce per square yard, non-woven, geotextile cushion fabric such as TenCate® Mirifi N140 or an approved equivalent. The geotextile cushion fabric should have a minimum 6-inch seam overlap. The geotextile cushion fabric will protect the pipe from being scratched by the crushed rock backfill material.
- b. Pipe Bedding Zone Compaction: Trench backfill soil placed in the pipe bedding zone (beneath the utilities) should be a minimum of 3 inches thick, moisture conditioned to within ± 3 percentage points of the ASTM D1557 optimum moisture content and compacted to achieve a minimum relative compaction of 95 percent of the ASTM D1557 maximum dry density. Crushed rock should be mechanically consolidated under the observation of NV5.
 - c. Pipe Shading Zone Compaction: Trench backfill soil placed within the pipe shading zone (above the bedding zone and to a height of one pipe radius above the pipe spring line) should be moisture conditioned to within ± 3 percentage points of the ASTM D1557 optimum moisture content and compacted to achieve a minimum relative compaction of 90 percent of the ASTM D1557 maximum dry density. Crushed rock should be mechanically consolidated under the observation of NV5. The pipe shading zone backfill material should be shovel-sliced to remove voids and to promote compaction.
 - d. Pipe Cover Zone Compaction: Trench backfill soil placed within the pipe cover zone (above the pipe shading zone to 1 foot over the pipe top surface) should be moisture conditioned to within ± 3 percentage points of the ASTM D1557 optimum moisture content and compacted to achieve a minimum relative compaction of 90 percent of the ASTM D1557 maximum dry density. Crushed rock should be mechanically consolidated under the observation of NV5.
 - e. Groundwater Migration through Utility Trenches: Trench backfill for utilities exceeding 3 percent slope should incorporate Clay or CLSM check dams every 200 feet within any trenches excavated into hardpan, or competent bedrock, to prevent sediment transportation along the trench alignment as a result of perched groundwater. Clay or CLSM check dams should be placed where utility trenches enter into a building footprint where internal improvements are sensitive to moisture.
5. Trench Zone Backfill and Compaction Requirements: The trench zone backfill materials consist of both lower and upper zones, as discussed below.
- a. Trench Zone Backfill Material Type: Soil used as trench backfill within the lower and upper intermediate zones, as shown on the preceding figure, should consist of non-expansive soil with a PI of less than or equal to 15 (based on ASTM D4318) and should not contain rocks greater than 3 inches in greatest dimension.
 - b. Lower Trench Zone Compaction: Soil used to construct the lower trench zone backfills should be uniformly moisture conditioned to within 0 and 4 percentage points of the ASTM D1557 optimum moisture content, placed in maximum 12-inch-thick loose lifts prior to compacting and compacted to achieve a minimum relative compaction of 90 percent of the ASTM D1557 maximum dry density.
 - c. Upper Trench Zone Compaction (Road and Parking Lot Areas): Soil used to construct the upper trench zone backfills should be uniformly moisture conditioned to within 0 and 4 percentage points greater than the ASTM D1557 optimum moisture content, placed in maximum 8-inch-thick loose lifts (layers) prior to compacting and compacted to achieve a minimum relative compaction of 95 percent of the ASTM D1557 maximum dry density.

- d. Upper Trench Zone Compaction (Non-Road and Non-Parking Lot Areas): Soil used to construct the upper trench zone backfills should be uniformly moisture conditioned to within 0 and 2 percentage points greater than the ASTM D1557 optimum moisture content, placed in maximum 6-inch-thick loose lifts (layers) prior to compacting and compacted to achieve a minimum relative compaction of 90 percent of the ASTM D1557 maximum dry density.
6. CQA Testing and Observation Engineering Services: The moisture content, dry density and relative percent compaction of all engineered utility trench backfills should be tested by the project engineer's field representative during construction to evaluate whether the compacted trench backfill materials meet or exceed the minimum compaction and moisture content requirements presented in this report. The earthwork contractor shall assist the project engineer's field representative by excavating test pads with the on-site earth moving equipment.
 - a. Compaction Testing Frequencies: The field and laboratory CQA tests should be performed consistent with the testing frequencies presented in Table 5-3 or as modified by the project engineer to better suit the site conditions.

Table 5-3, Minimum Testing Frequencies for Utility Trench Backfill

ASTM No.	Test Description	Minimum Test Frequency ⁽¹⁾
D1557	Modified Proctor Compaction Curve	1 per 500 CY ⁽²⁾ Or Material Change
D6983	Nuclear Moisture and Density	1 per 100 LF per 24-Inch-Thick Compacted Backfill Layer ⁽²⁾ The maximum loose lift thickness shall not exceed 12-inches prior to compacting.
Notes: (1) These are minimum testing frequencies that may be increased or decreased at the project engineer's discretion on the basis of the site conditions encountered during grading. (2) Whichever criteria provide the greatest number of tests. ASTM No. = ASTM International Number CY = cubic yards		

- b. Final Proof Rolling: The prepared finished grade AB rock surface and/or finished subgrade soil surface of utility trench backfills should be proof rolled, as mentioned above the "Fill Placement" section of this report.

5.1.7 Hardpan Deposits

Hardpan deposits (very stiff to hard fine-grained soils) were encountered in our exploration trenches. Excavations deeper than approximately 5 feet below existing ground surface may require ripping or hammering due to these compacted layers, resulting in slower excavation rates.

In addition, exposed hardpan in open excavations may become unstable during wet weather and severe sloughing and excavation failures can occur. All temporary excavations must comply with applicable local, state and federal safety regulations, including the current Occupational Safety and Hazards Administration (OSHA) excavation and trench safety standards.

5.1.8 Erosion Controls

Graded portions of the site should be seeded as soon as possible to allow vegetation to become established prior to and during the rainy season. In addition, grading that results in greater than one acre of soil disturbance or in sensitive areas may require the preparation of a site-specific storm

water pollution prevention plan. As a minimum, the following controls should be installed prior to and during grading to reduce erosion.

1. Prior to commencement of site work, fiber rolls should be installed down slope of the proposed area of disturbance to reduce migration of sediment from the site. Fiber rolls on slopes are intended to reduce sediment discharge from disturbed areas, reduce the velocity of water flow, and aid in the overall revegetation of slopes. The fiber rolls should remain in place until construction activity is complete and vegetation becomes established.
2. All soil exposed in permanent slope faces should be hydroseeded or hand seeded/strawed with an appropriate seed mixture compatible with the soil and climate conditions of the site as recommended by the local Resource Conservation District.
3. Following seeding, jute netting or erosion control blankets should be placed and secured over the slopes steeper than 2:1, H.V.
4. Surface water drainage ditches should be established as necessary to intercept and redirect concentrated surface water away from cut and fill slope faces. Under no circumstances should concentrated surface water be directed over slope faces. The intercepted water should be discharged into natural drainage courses or into other collection and disposal structures.

5.1.9 Wet Weather Grading

Generally, grading is performed more economically during the summer months when on-site soils are usually dry of optimum moisture content. Delays should be anticipated in site grading performed during the rainy season or early spring due to excessive moisture in on-site soils. Special and relatively expensive construction procedures, including dewatering of excavations and importing granular soils, should be anticipated if grading must be completed during the winter and early spring or if localized areas of soft saturated soils are found during grading in the summer and fall.

Open excavations also tend to be more unstable during wet weather as groundwater seeps towards the exposed cut or fill slopes. Severe sloughing and occasional slope failures should be anticipated. The occurrence of these events will require extensive clean up and the installation of slope protection measures, thus delaying projects. The general contractor is responsible for the performance, maintenance and repair of temporary cut slopes.

5.1.10 Construction Dewatering

Seepage may be encountered during grading, particularly in deeper excavations made during site preparation. The earthwork contractor should be prepared to dewater excavations if seepage is encountered during grading. Seepage may be encountered if grading is performed during or immediately after the rainy season. In addition, perched groundwater may be encountered on low permeability soil or weathered rock layers even during the summer months.

If subsurface seepage or groundwater conditions are encountered which prevent or restrict fill placement or construction of the proposed improvements, subdrains may be necessary. If groundwater or saturated soil conditions are encountered during grading, we should be retained to observe the conditions and provide site specific subsurface drainage recommendations. The following typical measures can be employed to mitigate the presence of seepage in excavations.

1. We anticipate that dewatering of utility trenches can be performed by constructing sumps to depths below the trench bottom and removing the water with sump pumps.
2. Additional sump excavations and pumps should be added as necessary to keep the excavation bottom free of standing water and relatively dry when placing and compacting the trench backfill material.
3. If groundwater enters the trench faster than it can be removed by the dewatering system, the underlying compacted soil may become unstable while compacting successive soil lifts. If this occurs, the unstable soil may need to be removed and replaced with free draining open graded drain rock. If drain rock is used, it should meet or exceed the following gradation specifications: 100 percent passing the $\frac{3}{4}$ -inch sieve, 95 to 100 percent passing the $\frac{1}{2}$ -inch sieve, 70 to 100 percent passing the $\frac{3}{8}$ -inch sieve, 0 to 55 percent passing the No. 4 sieve, 0 to 10 percent passing the No. 8 sieve, and 0 to 3 percent passing the No. 200 sieve. Other approved backfill materials can again be used after placing the drain rock to an elevation that is higher than the groundwater.
4. We recommend that the utility trench excavations be performed as late in the summer months as possible to allow the groundwater table to reach its lowest seasonal elevation.

5.1.11 Surface Water Drainage

Proper surface water drainage is important to the successful development of the project. We recommend the following measures to help mitigate surface water drainage problems:

1. Slope final grades in structural areas so that surface water drains away from building pad finish subgrade at a minimum 2 percent slope for a minimum distance of 10 feet. For structures utilizing slab-on-grade interior floor systems we recommend increasing the slope to 4 percent.
2. To reduce surface water infiltration, compact and slope all soil placed adjacent to building foundations such that water is not allowed to pond. Backfill should be free of deleterious materials.
3. Direct downspouts to positive drainage or a closed collector pipe that discharges flow to positive drainage.
4. Construct V-ditches at the top of cut and fill slopes where necessary to reduce concentrated surface water flow over slope faces. Typically, V-ditches should be 3 feet wide and at least 6 inches deep. Surface water collected in V-ditches should be directed away and downslope from proposed building pads and driveways into a drainage channel.

5.1.12 Soil Corrosion Potential

We reviewed the NCRS Web Soil Survey Soil Conservation Service (<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>). Based on review of soil survey information, the native soil conditions onsite possess a low corrosion potential for concrete and a high corrosion potential for uncoated steel.

A select soil sample collected from the site was evaluated and tested for soil corrosion potential by Sunland Analytical. The soil sample tested was collected at a depth of approximately 1.0 to 3.0 feet bgs. The test results are summarized in Section 3.0, "Laboratory Testing," Table 3-4.

Pursuant to *Caltrans Corrosion Guidelines* (2021), minimum soil resistivity less than 1,100 ohms-cm indicates the presence of high quantities of soluble salts and a higher propensity for corrosion. The guidelines state that “corrosive” conditions include:

- Chloride concentrations greater than 500 ppm,
- Sulfide concentrations greater than 1,500 ppm, or
- pH 5.5 or less.

The tested soil has a relatively high minimum resistivity (1,720 ohms-cm), low chloride and sulfide concentrations (5.6 ppm and 106.2 ppm, respectively), and neutral soil pH (6.58) indicating a non-corrosive environment pursuant to Caltrans guidelines.

Chloride and sulfate concentrations less than 110 ppm are not typically considered corrosive to reinforced concrete structures and cement mortar-coated steel. Typical concrete mix designs from this area contain Type II/V cement. Buried metallic piping should be properly protected against corrosion in accordance with the pipe manufacture recommendations.

To reduce the likelihood of corrosion problems, materials used for underground utilities, permanent subsurface drainage improvements, and foundation systems should be selected based on local experience and practice. If alternative or new construction methods or materials are being proposed, it may be appropriate to have the selected materials evaluated by a corrosion engineer for compatibility with the onsite soil and groundwater conditions.

5.1.13 Grading Plan Review and Construction Monitoring

Coordination between the design team and the geotechnical engineer is recommended to assure that the design is compatible with the geotechnical Site conditions encountered during NV5’s geotechnical investigation. NV5’s experience, and that of the geotechnical engineering profession, clearly indicates that risks of costly design, construction and maintenance problems can be significantly reduced by retaining the design geotechnical engineering firm to review the project plans and specifications prior to construction, and to provide geotechnical engineering consultation, observation and construction quality assurance (CQA) services during construction. CQA includes the review of plans and specifications and construction monitoring as described below.

1. NV5 should be retained to review the final earthwork grading plans prior to Site development to verify NV5’s understanding of the proposed improvements, to determine whether NV5’s recommendations have been incorporated in the project design, and if necessary to provide additional and/or modified recommendations.
2. NV5 should be retained to perform construction quality assurance (CQA) monitoring of all earthwork grading to verify that NV5’s recommendations are implemented, to verify that Site conditions are similar to those encountered at the exploratory locations, and if necessary to provide additional and/or modified recommendations. NV5 cannot assume responsibility or liability for the project’s geotechnical performance if NV5 is not retained to provide geotechnical CQA services during project development.

5.2 SUBSURFACE DRAINAGE

This section of the report presents general recommendations to reduce the possibility of near-surface groundwater entering below grade areas. We understand that an interior raised floor and crawlspace is currently proposed for the new building and that Stormtech Arch Chambers are

proposed for impervious surface drainage storage and infiltration. For the discussion of subsurface drainage related to grading, refer to Section 5.1.10, "Construction Dewatering."

Based on our observations and past experience with geotechnical investigations in the project vicinity, there is a likely potential for seasonal saturation of near-surface soil and groundwater seepage into foundation areas. Depending on final site grades, rainfall, irrigation practices, and other factors beyond the scope of this study, perched groundwater will likely develop seasonally above on-site hardpan, rock, or fine-grained soil. Near-surface groundwater may enter under-floor crawlspaces, migrate through concrete floor slabs, degrade asphalt concrete pavements, increase frost heave, and contribute to other adverse conditions.

5.2.1 Perimeter Foundation Drains

Where interior crawl spaces are lower than adjacent exterior grade, exterior subdrains should be installed adjacent to perimeter foundations, except on the downhill side, to prevent surface runoff from entering the crawl space. Foundation drains should consist of trenches that are at least 12 inches below the crawl space surface and are sloped to drain by gravity. Four-inch diameter perforated pipe sloped to drain to outlets by gravity should be placed in the bottom of the trenches. The top of subdrain pipes should be at least 12 inches lower than the adjacent crawl space grade. The perimeter subdrain trenches should be backfilled to within 6 inches of the surface with Class 2 permeable material or ¾-inch drain rock wrapped in filter fabric. The upper 6 inches should be backfilled with compacted soil to exclude surface water. Where perimeter foundation drains are not used, water ponding in the crawl space should be anticipated. Where retaining walls are used for perimeter foundations, retaining wall backdrains may be used in lieu of foundation drains.

5.2.2 Crawl Space Drains

Crawl spaces are inherently damp and humid. In addition, groundwater seepage is unpredictable and difficult to control and, regardless of the care used in installing perimeter foundation drains, can find its way into crawl spaces. Care should be taken to reduce water and moisture introduced into the building interior, including crawlspaces, during construction.

We recommend that the elevation of the interior subgrade in the crawlspace be higher than the exterior ground surface. If the design of the building is such that the crawlspace must be lower than the surrounding grade, drains should be installed in the crawlspace area.

The subgrade should be sloped to collect and divert water to drains that exit under or through the foundation (positive crawlspace drainage). If site grades do not permit gravity draining, this water should be collected in a sump and pumped to an infiltration facility. All vegetation and highly organic soil should be removed from the crawlspace area. Adequate ventilation should be provided in all crawlspace areas to promote drying. The project architect and owner should consider the need for an automated mechanical ventilation system. Care should be taken during construction to reduce the amount of moisture that gets sealed into crawlspaces.

Drains should extend to a properly designed infiltration facility. Recommended subsurface drain locations can be provided at the time of construction and when foundation elevations and configuration are known. Due to the gentle topography of the Site, elevations of foundations and crawlspaces should be carefully planned so that it is possible to install gravity-fed drains that daylight a minimum of 10 feet from structures, or a nearby collection system. Subsurface and foundation drain locations should be included on the project plans.

The ground surface within the crawl space should be sloped to drain away from foundations and toward a 12-inch square drain trench that is excavated through the longitudinal axis of the crawl space. A 4-inch diameter perforated drainpipe (SDR 35 or better) should be embedded in Class 2 permeable materials, or $\frac{3}{4}$ -inch drain rock wrapped in filter fabric near the bottom of the trench. The drain rock should extend to the surface of the crawl space. Piped outlets should be provided to allow drainage of the collected water through foundations and discharge into the storm drain system.

5.3 STRUCTURAL IMPROVEMENT DESIGN CRITERIA

The following sections present our structural improvement design criteria and recommendations. The recommendations address foundations, seismic parameters, concrete slabs-on-grade, isolated spread footings, retaining walls and pavement design.

5.3.1 Seismic Design Criteria

NV5 developed the code-based seismic design parameters in accordance with Section 1613 of the 2022 CBC and the Structural Engineers Association of California (SEAOC) and California Office of Statewide Health Planning and Development (OSHPD) “Seismic Design Maps” web application, formerly facilitated by the USGS. The internet-based application (<https://seismicmaps.org/>) is used for determining seismic design values from the 2016 ASCE-7 Standard, and the 2021 International Building Code (2021 IBC) in accordance with the 2022 CBC. The spectral acceleration, site class, site coefficients, adjusted maximum considered earthquake spectral response acceleration, and design spectral acceleration parameters are presented in Table 5-4. The Seismic Design Parameter detailed report from the SEAOC/OSHPD analysis is provided in Appendix C.

Our classification of on-site soil conditions is based on our field observations. The onsite soil appeared to generally consists of predominantly fine-grained and some granular soil; therefore, we classified the on-site soil as “stiff soil” (Site Class “D”) for design purposes.

Table 5-4, 2022 CBC Seismic Design Parameters

Description	Value	Reference
Latitude North (degree)	38.7356003	Google Earth
Longitude West (degree)	-121.2716226	Google Earth
Site Coefficient, F_A	1.452	2022 CBC, Table 1613.2.3(1), SEAOC/OSHPD Seismic Design Maps
Site Coefficient, F_V	2.200 ^a	2022 CBC, Table 1613.2.3(2) ASCE 7-16, Section 11.4.8
Site Class	D = Stiff Soil	ASCE 7-16 Chapter 20, Table 20.3-1
Short (0.2 sec) Spectral Response, S_S (g)	0.436	ASCE 7-16, Section 11.4.2, SEAOC/OSHPD Seismic Design Maps
Long (1.0 sec) Spectral Response, S_1 (g)	0.220	ASCE 7-16, Section 11.4.2
Short (0.2 sec) MCE Spectral Response, S_{MS} (g)	0.632	ASCE 7-16, Section 11.4.4, SEAOC/OSHPD Seismic Design Maps
Long (1.0 sec) MCE Spectral Response, S_{M1} (g)	0.484 ^a	2022 CBC, Section 1613.2.3 ASCE 7-16, Section 11.4.8
Short (0.2 sec) Design Spectral Response, S_{DS} (g)	0.422	ASCE 7-16, Section 11.4.5, SEAOC/OSHPD Seismic Design Maps
Long (1.0 sec) Design Spectral Response, S_{D1} (g)	0.323 ^a	2022 CBC, Section 1613.2.4 ASCE 7-16, Section 11.4.8
Risk Category (I, II, III or IV)	II	ASCE 7-16, Section 11.4.5
Seismic Design Category, SDC	D ^a	2022 CBC, Section 1613.2.5
Geometric Mean Peak Ground Acceleration (PGA_M) (g)	0.265	ASCE 7-16, Section 11.8.3, SEAOC/OSHPD Seismic Design Maps
<u>Notes:</u> a = Pursuant to CBC 2022, referenced sections 1613.2.3, 1613.2.4, and 1613.5 for applicable values. Requirements pertaining to site-specific ground motions are described in ASCE 7-16 Section 11.4.8 Exception 2 for Site Class D. CBC = California Building Code MCE = Maximum Considered Earthquake g = gravitational acceleration (9.81 meters per second² = 32.2 feet per second²) sec = second		

5.3.2 Shallow Foundations

Provided that the grading for the project is performed in accordance with the recommendations presented in this report, NV5's opinion is that the site will be suitable for the use of conventional lightly loaded shallow foundations including continuous and isolated spread foundations. The following recommendations apply to foundations constructed on compacted and tested fill (engineered fill) or competent native soil/rock.

5.3.2.1 Shallow Continuous and Isolated Spread Foundations

1. Footings for single story structures should be a minimum of 12 inches wide and trenched through any loose surface material, potentially expansive soil, or untested fill, and a minimum of 12 inches into competent native soil, weathered rock or compacted fill. Footings for two-story structures, if proposed, should be a minimum of 15 inches wide and trenched a minimum of 18 inches into competent native soil, weathered rock or compacted fill.
2. If expansive clay is encountered at the base of footing excavations, the footing should be deepened through the clay lens into underlying granular material or weathered rock, as determined in the field by NV5. Alternatively, footings could be designed on a case-by-case basis to mitigate expansive soil effects without deepening the footing through a clay lens.
3. In the event bedrock is encountered at a depth shallower than the depths specified above, a representative from NV5 may observe the excavation depth to determine if the rock is competent and capable of supporting the recommended bearing capacity without further excavation. Rock dowels can be used to dowel the footings to rock for lateral resistance. Dowels should be sized by a representative from our firm.
4. The base of the footing excavation should be approximately level. On sloping sites, it will be necessary to step the base of the footing excavation as necessary to maintain a slope of less than 10 percent at the base of the footing.
5. Footing trenches should be cleaned of all loose soil and construction debris prior to placing concrete. A representative from NV5 should observe the footing excavations prior to concrete placement.
6. As a minimum, the footings should be designed with two No. 4 rebar reinforcement, one near the top of the footing and one near the bottom. A minimum of 3 inches of concrete coverage should surround the bars.
7. Footing excavations should be saturated prior to placing concrete to reduce the risk of problems caused by wicking of moisture from curing concrete. However, concrete should not be placed through standing water in the footing excavations.
8. Bearing Capacity: In an effort to reduce the likelihood of settlement-induced distress to the proposed structures, we recommend that strip and isolated footings with a minimum embedment depth of 12 inches in competent soil be sized for an allowable bearing capacity of 3,000 pounds per square foot (psf) for dead plus live loads. This value can be increased by 300 psf for each additional foot of embedment up to a limiting value of 3,600 psf. Allowable bearing may be increased by 33 percent for additional transient loading, such as wind or seismic loads.
9. Lateral Resistance: A triangularly-distributed lateral resistance (passive soil resistance) of $300d$ psf, where “d” is footing depth, may be used for footings. This value may be increased by 33 percent for wind and seismic. As an alternate to the passive soil resistance described above, a coefficient of friction for resistance to sliding of 0.3 may be used. The higher of the two values should be reduced by 50 percent if both resisting values are to be used.
10. Total settlement of individual foundations will vary depending on the plan dimensions of the foundation and actual structural loading. Based on anticipated foundation dimensions and loads, we estimate that total post-construction settlement of footings designed and

constructed in accordance with our recommendations will be on the order of 1/2-inch. Differential settlement between similarly loaded, adjacent footings is expected to be less than 1/4-inch, provided footings are founded on similar materials (e.g., all on structural fill, native soil, or rock). Differential settlement between adjacent footings founded on dissimilar materials (e.g., one footing on soil and an adjacent footing on rock) may approach the maximum anticipated total settlement. Settlement of foundations is expected to occur rapidly and should be essentially complete shortly after initial application of loads. Care should be taken to avoid constructing footings for the structures in varying material due to the presence of shallow bedrock to prevent differential settlement and point loading.

11. Prior to placing concrete in any foundation excavation, the project geotechnical engineer or their field representative should observe the excavations to document that the following requirements have been achieved: minimum foundation dimensions, minimum reinforcement steel placement and dimensions, removal of all loose soil, rock, wood debris or other deleterious materials, and that firm and competent native or engineered fill soil is exposed along the entire foundation excavation bottom and no expansive soil is observed. Strict adherence to these requirements is paramount to the satisfactory behavior of a building foundation. Minor deviations from these requirements can cause the foundations to undergo minor to severe amounts of settlement which can result in cracks developing in the foundation and adjacent structural members, such as concrete slab-on-grade floors.

5.3.3 Slab-on-Grade Floor Systems

NV5 understands exterior concrete sidewalks and a non-structural crawl space slab will likely be constructed for the proposed improvements. We also understand an elevated floor, used in conjunction with perimeter concrete foundations, is proposed for the new building, and asphalt pavements are proposed for parking and driveway areas. If interior concrete slab-on-grade building floors or exterior concrete pavements are alternately proposed, NV5 should review the project plans and provide additional slab-on-grade recommendations.

This section presents typical slab sidewalk sections and non-structural crawl space slabs used for construction in the region and construction recommendations. The concrete slab-on-grade components are described below from top to bottom. The concrete exterior sidewalk areas should be evaluated by a California-licensed civil engineer for expected live and dead loads to determine if the minimum slab thickness and steel reinforcement recommendations presented in this report should be increased or redesigned. If static or intermittent live floor loads greater than 250 pounds per square foot (psf) are anticipated, then a California-licensed structural engineer should design the necessary concrete slab-on-grade floor thickness and steel reinforcements.

1. Minimum 4-Inch-Thick Concrete Slab: The concrete sidewalk should be installed with a minimum 3,000 pounds per square inch (psi) compressive strength after 28 days of curing. NV5 recommends that the concrete design have a water/cement ratio no greater than 0.45 and should be placed with minimum and maximum slumps of 3 and 5 inches, respectively. Pozzolans or other additives may be added to increase workability. The concrete mix design is the responsibility of the concrete supplier. The slab-on-grade and sidewalk should be a minimum of 4 inches thick for areas without traffic loading, unless additional thickness is required by local agency standards.
2. Steel Reinforcement: Reinforcement should be used to improve the load-carrying capacity, to reduce cracking caused by shrinkage during curing and from both differential and repeated loadings. It should be understood that it is nearly impossible to prevent all cracks from

development in concrete slabs; in other words, it should be expected that some cracking will occur in all concrete slabs no matter how well they are reinforced. Concrete slabs that will be subjected to heavy loads should be designed with steel reinforcements by a California-licensed structural engineer.

3. Minimum 4-Inch-Thick Crushed Rock or Class II Aggregate Base Rock Layer: Exterior floors should use either crushed rock or Class II AB rock. Crushed rock should be mechanically consolidated under the observation of NV5. AB rock layers should be placed and compacted to a minimum of 95 percent of the ASTM D1557 dry density with a moisture content of ± 3 percentage points of the ASTM D1557 optimum moisture content. The crushed rock should be washed to produce a particle size distribution of 100 percent (by dry weight) passing the $\frac{3}{4}$ inch sieve and 5 percent passing the No. 4 sieve and 0 to 3 percent passing the No. 200 sieve.
An alternative rock material for external slab-on-grade concrete surfaces would include AB rock meeting the specification of Caltrans Class II AB. Just prior to pouring the concrete slab, the rock layer should be moistened to a saturated surface dry (SSD) condition. This measure will reduce the potential for water to be withdrawn from the bottom of the concrete slab while it is curing and will help minimize the development of shrinkage cracks.
4. Concrete slabs impart a relatively small load on the subgrade (approximately 50 psf). Therefore, some vertical movement should be anticipated from possible expansion, freeze-thaw cycles, or differential loading. If the current property owner elects to eliminate the crushed rock or AB rock layer beneath the exterior concrete slabs-on-grade for economic reasons, then there will be an inherent greater risk assumed by the developer for the development of both shrinkage and bearing-related cracks in the associated slabs.
5. Subgrade Soil Preparation: The subgrade soil should be prepared and compacted consistent with the recommendations of Section 5.1, "Grading." The top 12 inches of the non-expansive soil should be compacted to a minimum of 95 percent of the ASTM D1557 dry density with relatively uniform moisture content within ± 3 percentage points of the ASTM D1557 optimum moisture content. Prior to placing slab rock, subgrade soil must be moisture conditioned to between 75 and 90 percent saturation to a depth of 24 inches. Moisture conditioning should be performed for a minimum of 24 hours prior to concrete placement. Clayey soil may take up to 72 hours to reach this required degree of saturation. If the soil is not moisture conditioned prior to placing concrete, moisture will be wicked out of the concrete, possibly contributing to shrinkage cracks. Additionally, our opinion is that moisture conditioning the soil prior to placing concrete will reduce the likelihood of soil swell or heave following construction at locations where fine grained, potentially expansive soil is encountered. To facilitate slab-on-grade construction, we recommend that the slab subgrade soil be moisture conditioned following rock placement.
6. Crack Control Grooves: Crack control grooves should be installed during placement or deep tool cuts should be made in accordance with the ACI and Portland Cement Association (PCA) and City specifications. Generally, NV5 recommends that expansion joints be installed on 10-foot-centers in both directions (perpendicular).
7. Field Observations: Field observations of all concrete slab-on-grade surfaces and installed steel reinforcements should be made by an NV5 construction monitor prior to pouring concrete.

8. Concrete slabs should be moisture cured for at least seven days after placement. Excessive curling of the slab may occur if moisture conditioning is not performed. This is especially critical for slabs that are cast during the warm summer months.

5.3.4 Pavement Design

The following recommended asphalt concrete flexible pavement sections are based on a design R-value of 18 and preliminary traffic indices (TIs) of 4 and 5 for light-auto roadway and parking. Pavement design is presented in Table 5-5 below unless additional section is required by local agency standards. The TIs are being considered on a preliminary basis to facilitate planning of the proposed onsite roadways. Other TIs may need to be considered in design if heavy vehicle loads or offsite roadway improvements are proposed.

Table 5-5, Recommended Pavement Sections

Development Zone (Design R-Value)	Traffic Description	Traffic Index (TI)	Asphalt Concrete (inches)	Class 2 Baserock 95% Compaction (inches)	Subgrade Soil 95% Compaction (inches)
Native Site Soil (18)	Auto Parking	4	2.5	7.0	12.0
	Residential Streets, Light Traffic	5	2.5	9.0	12.0

We make the following recommendations regarding paving at the site.

1. Structural fill placed beneath pavement sections must be compacted to at least 90 percent of the maximum dry density per ASTM D1557. The upper 12 inches of subgrade in areas to be paved must be compacted to a minimum of 95 percent per ASTM D1557. Moisture content, dry density and relative compaction should be evaluated by NV5. In addition to density testing, the subgrade should be proof-rolled under the observation of a representative of NV5 prior to baserock placement. The prepared finished subgrade soil surface should be proof-rolled with a fully loaded, 4,000-gallon-capacity water truck with the rear of the truck supported on a double-axle, tandem-wheel undercarriage or approved equivalent. The proof-rolled surface should be visually observed by the project engineer or their field representative to be firm, competent and relatively unyielding.
2. Class II aggregate baserock (AB) should be placed and compacted to a minimum of 95 percent per ASTM D1557 and similarly proof-rolled under the observation of NV5.
3. The subgrade adjacent to paved areas should be sloped to drain away from the proposed road alignment.
4. Import soil, if used, should be predominantly granular, non-expansive and free of deleterious material. Proposed import should be submitted to NV5 for testing prior to transport to the site.
5. Steel reinforced concrete slabs should be considered for use in garbage facilities, and other areas where frequent, heavy vehicle loads are anticipated. The project structural engineer should determine slab thickness and steel reinforcement.

6. In areas where heavy construction storage and wheel loads are anticipated, the pavements should be designed to support these loads. Support could be provided by increasing pavement sections or by providing reinforced concrete slabs. Alternatively, paving can be deferred until heavy construction storage and wheel loads are no longer present. Loading areas for self-loading dumpster trucks should be provided with reinforced concrete slabs at least 6 inches thick and reinforced with No. 4 bars at 12-inch centers each way.
7. To improve pavement performance and lifespan, we recommend promoting drainage of the pavement subgrade. Drainage can be accomplished through roadway layout and design, subdrains, and/or roadside ditches. NV5 should evaluate pavement subgrade at the time of construction and provide location-specific recommendations for subdrains. Typical subdrains consist of a shallow trench with a minimum 4-inch diameter perforated pipe encased in open-graded gravel wrapped in filter fabric. Pavement subgrade should be graded and prepared such that water drains from beneath the pavement section to a properly designed infiltration facility. Subdrains may be used in conjunction with roadside ditches located on one or both sides of the roadway. Roadside ditches should be constructed to a depth greater than the proposed pavement and subdrain section. Ditches should be rock-lined or vegetated to help reduce erosion and convey water to a properly designed infiltration facility.
8. We recommend installing cut-off curbs where paved areas abut landscaped areas to reduce migration of irrigation water into subgrade soil or baserock, promoting asphalt failure. Cut-off curbs should be a minimum of 4-inches wide and extend through the aggregate base a minimum of four inches into subgrade soil.
9. These recommendations are intended to provide support for traffic represented by the indicated Traffic Indices. They are not intended to provide pavement sections for heavy concentrated construction storage or wheel loads such as forklifts, parked truck-trailers, and concrete trucks.
10. Depending on the subsurface conditions encountered and the sources of fill, the actual subgrade material may vary significantly from that tested during this investigation. Representative subgrade samples should be obtained, and additional R-value tests performed, if appropriate, to confirm the recommendations in this report. If the results of confirmation testing vary significantly from those used in design, the recommended pavement sections may need to be revised.

6.0 LIMITATIONS

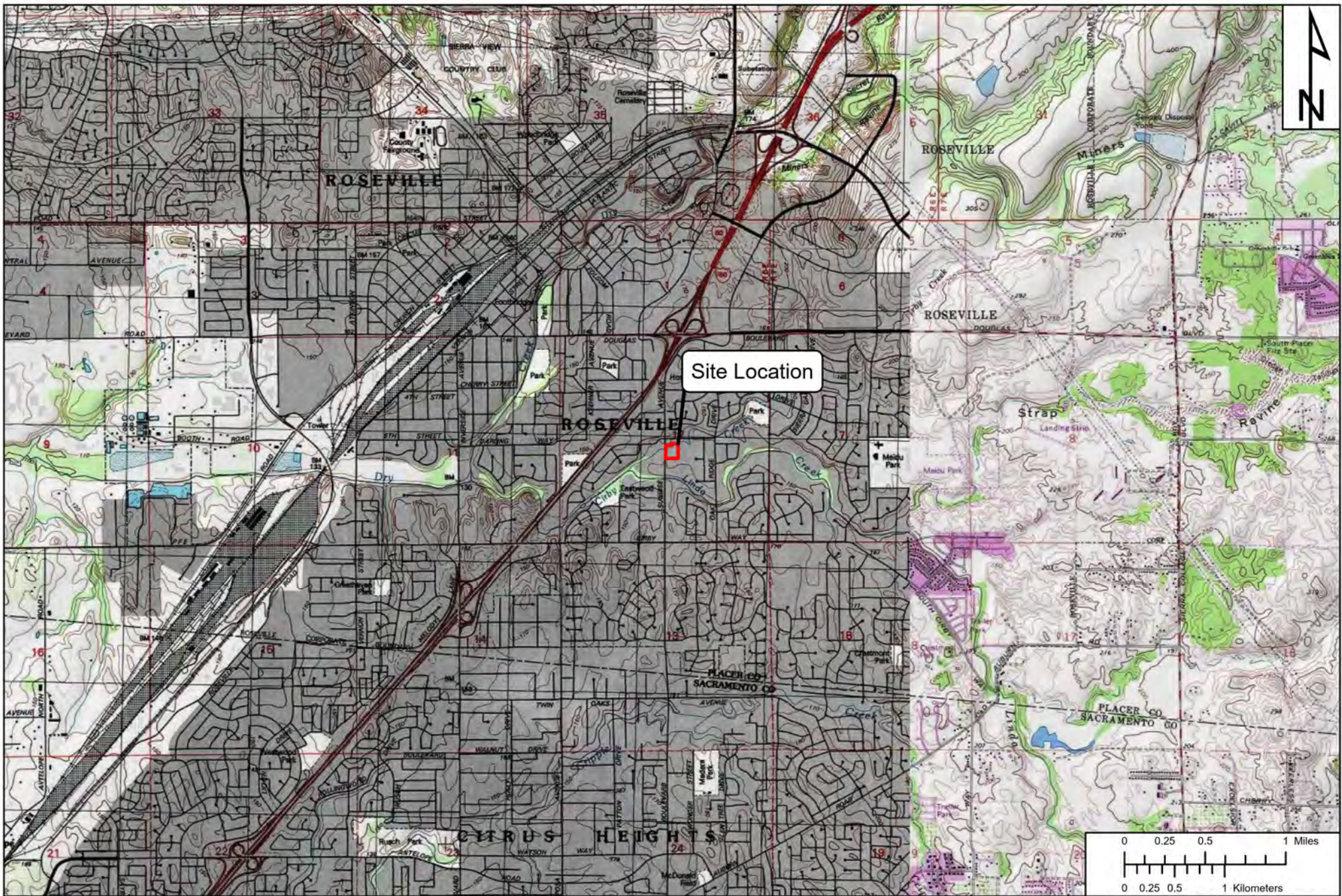
The following limitations apply to the findings, conclusions and recommendations presented in this report:

1. Our professional services were performed consistent with the generally accepted geotechnical engineering principles and practices employed in northern California. No warranty is expressed or implied.
2. These services were performed consistent with our agreement with our client. We are not responsible for the impacts of any changes in standards, practices, or regulations subsequent to performance of our services. We do not warrant the accuracy of information supplied by others, or the use of segregated portions of this report. This report is solely for the use of our client unless noted otherwise. Any reliance on this report by a third party is at the party's sole risk.

3. If changes are made to the nature or design of the project as described in this report, then the conclusions and recommendations presented in this report should be considered invalid. Only our firm can determine the validity of the conclusions and recommendations presented in this report. Therefore, we should be retained to review all project changes and prepare written responses with regards to their impacts on our conclusions and recommendations. However, we may require additional fieldwork and laboratory testing to develop any modifications to our recommendations. Costs to review project changes and perform additional fieldwork and laboratory testing necessary to modify our recommendations are beyond the scope of services presented in this report. Any additional work will be performed only after receipt of an approved scope of services, budget, and written authorization to proceed.
4. The analyses, conclusions and recommendations presented in this report are based on site conditions as they existed at the time we performed our surface and subsurface field investigations. We have assumed that the subsurface soil and groundwater conditions encountered at the location of our exploration trenches are generally representative of the subsurface conditions throughout the entire project site. However, the actual subsurface conditions at locations between and beyond our exploratory trenches may differ. Therefore, if the subsurface conditions encountered during construction are different than those described in this report, then we should be notified immediately so that we can review these differences and, if necessary, modify our recommendations.
5. The elevation or depth to groundwater underlying the project site may differ with time and location.
6. The project site map shows approximate exploratory trench locations as determined by pacing distances from identifiable site features and/or handheld gps. Therefore, the trench locations should not be relied upon as being exact nor located with surveying methods.
7. Our geotechnical investigation scope of services did not include evaluating the project site for the presence of historic mining operations or hazardous materials. Although we did not observe evidence of historic mining activity or hazardous materials within the proposed building area at the time of our field investigation, all project personnel should be careful and take the necessary precautions should hazardous materials be encountered during construction. Possible historic mining excavation not detected during our investigation may impact the proposed improvements.
8. The findings of this report are valid as of the present date. However, changes in the conditions of the property can occur with the passage of time. The changes may be due to natural processes or to the works of man, on the project site or adjacent properties. In addition, changes in applicable or appropriate standards can occur, whether they result from legislation or the broadening of knowledge. Therefore, the recommendations presented in this report should not be relied upon after a period of two years from the issue date without our review.

FIGURES

Figure 1	Site Vicinity Map
Figure 2	Exploratory Trench Location Map



Site Vicinity Map

Geotechnical Engineering Investigation – Sunrise Office Center
701 Sunrise Avenue
Roseville, CA

PROJECT NO. 5994.00

OCTOBER 2024

FIGURE 1

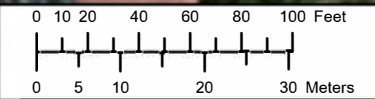
N|V|5



Location Map

Geotechnical Engineering Investigation – Sunrise Office Center
701 Sunrise Avenue
Roseville, CA

● Trench



PROJECT NO. 5994.00

OCTOBER 2024

FIGURE 2

N|V|5

APPENDIX A

Exploratory Trench Logs



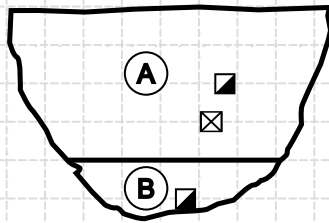
792 SEARLS AVENUE, NEVADA CITY, CA 95959

Exploratory Trench Log

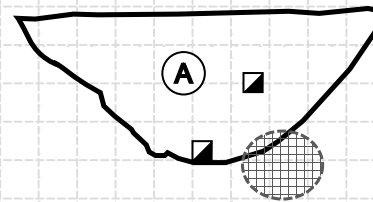
Trench No.
T-1 & T-2

Project Name: 701 Sunrise Avenue		Ground Water Information		DMO 17-0531
Project No.: 5994.00	Task No.: 00	Date:	NFWE	NFWE
Location: 701 Sunrise Avenue, Roseville, CA		Time (24 Hr. Clock):	10:00 (T-1)	11:00 (T-2)
Logged By: T. Kull		Date Logged: 9-27-2024	Depth bgs (ft):	--
Backhoe Company: Hanson Brothers Enterprises (HBE)		Trench Elev.:	--	--
Backhoe Type: CAT 304, 24-inch Bucket		Trench Bearing:	--	--
Backfill Description: Loose Soil (Spoils) Backfill		Scale:	1 Grid Square = 1 Square Foot	

T-1



T-2



Concrete Pipe - Storm Drain

- ☒ Drive Sample, 2.5-inch ID Brass Liner
☒ Bulk Sample

Unit No.	Sample		Soil And/Or Rock Material Descriptions SOIL: USCS Symbol; Name; Particle Size Gradation %; Munsell Color; Density/Consistency; Moisture; Odor; Organics; Cementation; Texture; Refuse; Etc. ROCK: Unit Name; Lithology; Munsell Color; Cementation; Weathering; Competency; Bedding/Foliation; Fracture/Joint Spacing & Roughness; RQD; Moisture.
	Depth(Ft)	No.	
A	2.0	T1-L1	(ML) Silt with gravel/cobbles; Field Est.: 60% fines, 40% gravel and cobbles (up to 8-inch diameter); Brown (7.5YR 4/2); Dense; Dry; Rootlets up to 1-inch diamter.
	3.0	T1-BK1	
	2.0	T2-L1	
	4.0	T2-L2	
B	5.0	T1-L2	(SP) Poorly graded sand; Field Est.: 90% sand, 10% fines; Light brown (7.5YR 6/3) to Brown (7.5YR 5/3); Dense; Dry, Moderate Cementation.



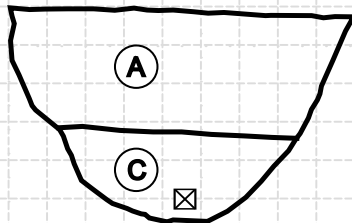
792 SEARLS AVENUE, NEVADA CITY, CA 95959

Exploratory Trench Log

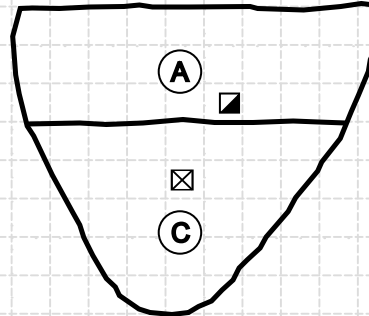
Trench No.
T-3 & T-4

Project Name: 701 Sunrise Avenue		Ground Water Information		DMO 17-0531
Project No.: 5994.00 Task No.: 00		Date:	NFWE	NFWE
Location: 701 Sunrise Avenue, Roseville, CA		Time (24 Hr. Clock):	12:00 (T-3)	13:00 (T-4)
Logged By: T. Kull Date Logged: 9-27-2024		Depth bgs (ft):	--	--
Backhoe Company: Hanson Brothers Enterprises (HBE)		Trench Elev.:	--	--
Backhoe Type: CAT 304, 24-inch Bucket		Trench Bearing:	--	--
Backfill Description: Loose Soil (Spoils) Backfill		Scale:	1 Grid Square = 1 Square Foot	

T-3



T-4



- ☒ Drive Sample, 2.5-inch ID Brass Liner
☒ Bulk Sample

Unit No.	Sample		Soil And/OR Rock Material Descriptions
	Depth(Ft)	No.	
A	2.5	T4-L1	(ML) Silt with gravel/cobbles; Field Est.: 60% fines, 40% gravel and cobbles (up to 8-inch diameter); Brown (7.5YR 4/2); Dense; Dry; Rootlets.
C	5.0	T3-BK1	(ML-CL) Sandy silt/clay; Field Est.: 60% fines, 40% poorly graded sand; Light brown (7.5YR 6/3) to Brown (7.5YR 5/3); Very dense; Damp; Highly cemented; Dry roots up to 1-inch diameter.
	4.5	T4-BK1	



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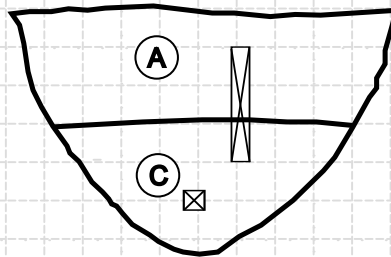
Exploratory Trench Log

Trench No.

T-5

Project Name: 701 Sunrise Avenue		Ground Water Information DMO 17-0531	
Project No.: 5994.00	Task No.: 00	Date:	NFWE
Location: 701 Sunrise Avenue, Roseville, CA		Time (24 Hr. Clock):	14:00
Logged By: T. Kull	Date Logged: 9-27-2024	Depth bgs (ft):	--
Backhoe Company: Hanson Brothers Enterprises (HBE)		Trench Elev.:	--
Backhoe Type: CAT 304, 24-inch Bucket		Trench Bearing:	--
Backfill Description: Loose Soil (Spoils) Backfill		Scale:	1 Grid Square = 1 Square Foot

T-5



- ☒ Drive Sample, 2.5-inch ID Brass Liner
☒ Bulk Sample

Unit No.	Sample		Soil And/OR Rock Material Descriptions SOIL: USCS Symbol; Name; Particle Size Gradation %; Munsell Color; Density/Consistency; Moisture; Odor; Organics; Cementation; Texture; Refuse; Etc. ROCK: Unit Name; Lithology; Munsell Color; Cementation; Weathering; Competency; Bedding/Foliation; Fracture/Joint Spacing & Roughness; RQD; Moisture.
	Depth(Ft)	No.	
A	1.0-3.0	T5-R1	(ML) Silt with gravel/cobbles; Field Est.: 60% fines, 40% gravel and cobbles (up to 8-inch diameter); Brown (7.5YR 4/2); Dense; Dry; Rootlets.
C	5.0	T5-BK1	(ML-CL) Sandy silt/clay; Field Est.: 60% fines, 40% poorly graded sand; Light brown (7.5YR 6/3) to Brown (7.5YR 5/3); Very dense; Damp; Highly cemented; Dry roots up to 1-inch diameter.

APPENDIX B

Laboratory Test Data



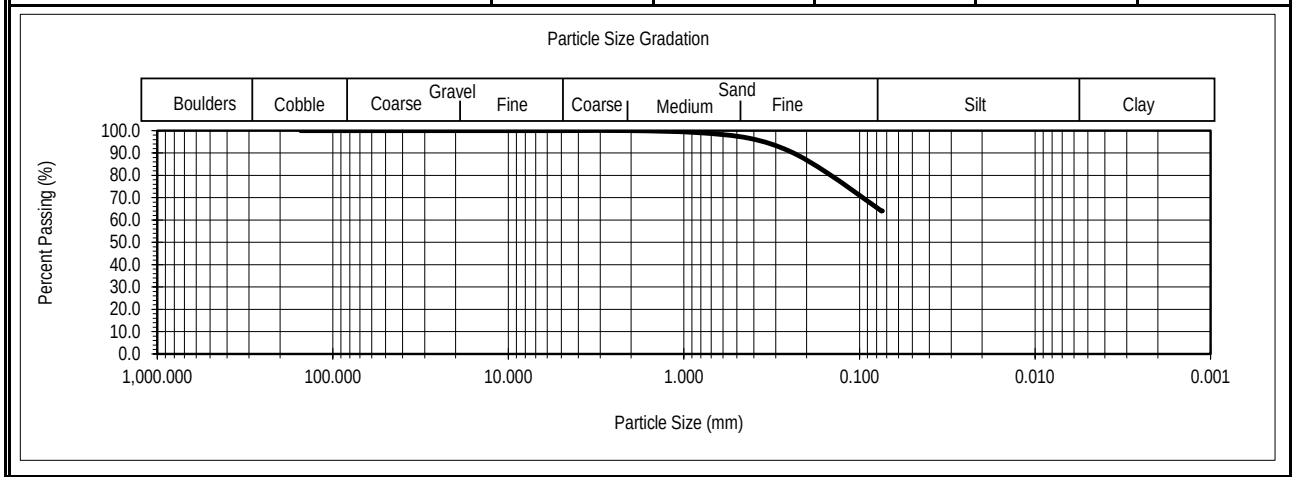
PARTICLE SIZE DISTRIBUTION

ASTM D422

DSA File #:
DSA Appl #:

Project No.: 5994	Project Name: 701 Sunrise Ave.	Date: 10/25/2024
Sample No.: T5-Bk1	Boring/Trench: -	Depth, (ft.): 5'
Description: Light Brown (7.5YR 6/4) Sandy Silty Clay (CL-ML)		Tested By: CTV
Sample Location: 0		Checked By: RGK
		Lab. No.: 15-24-279

Sieve Size (U.S. Standard)	Particle Diameter		Dry Weight on Sieve			Percent Passing
	Inches (in.)	Millimeter (mm)	Retained On Sieve (gm)	Accumulated On Sieve (gm)	Passing Sieve (gm)	
6 Inch	6.0000	152.4	0.00	0.0	2,103.0	100.0
3 Inch	3.0000	76.2	0.00	0.0	2,103.0	100.0
2 Inch	2.0000	50.8	0.00	0.0	2,103.0	100.0
1.5 Inch	1.5000	38.1	0.00	0.0	2,103.0	100.0
1.0 Inch	1.0000	25.4	0.00	0.0	2,103.0	100.0
3/4 Inch	0.7500	19.1	0.00	0.0	2,103.0	100.0
1/2 Inch	0.5000	12.7	0.00	0.0	2,103.0	100.0
3/8 Inch	0.3750	9.5	0.00	0.0	2,103.0	100.0
#4	0.1870	4.7500	0.00	0.0	2,103.0	100.0
#10	0.0787	2.0000	0.00	0.0	2,103.0	100.0
#20	0.0335	0.8500	17.77	17.8	2,085.2	99.2
#40	0.0167	0.4250	53.71	71.5	2,031.5	96.6
#60	0.0098	0.2500	122.35	193.8	1,909.2	90.8
#100	0.0059	0.1500	212.40	406.2	1,696.8	80.7
#200	0.0030	0.0750	349.69	755.9	1,347.1	64.1
Hydrometer						





UNCONFINED COMPRESSION

ASTM D2166

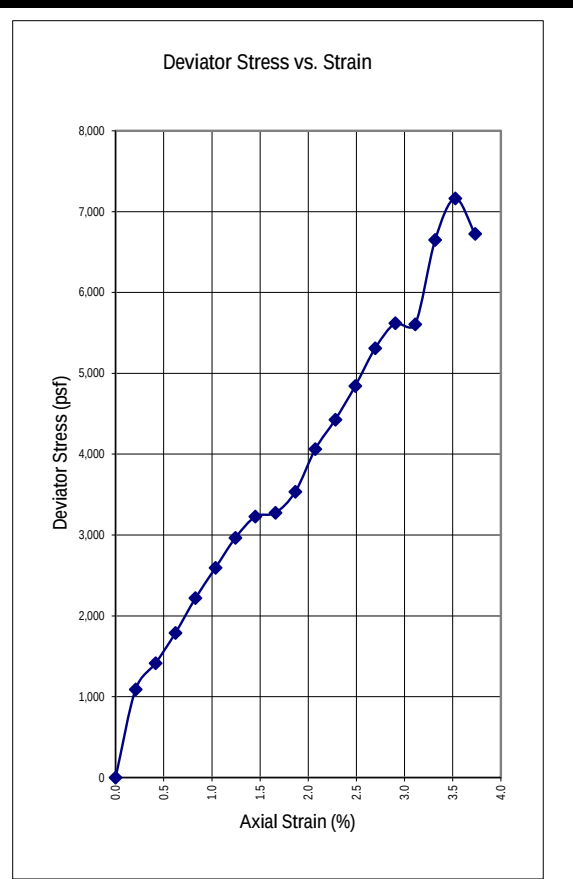
DSA File #:

DSA Appl #:

Project No.:	5994	Project Name:	107 Sunrise Ave.	Date:	10/28/2024
Sample No.:	T2-L1	Boring/Trench No.:	T-2	Depth (ft.)	2.0
Soil Description:	Brown (7.5YR 5/4) Sandy Silty Clay (CL-ML)			Tested By:	CTV/ALA
Sample Location:				Check By:	RGK
				Lab No.:	15-24-279

Sample Data			Sample Sketch At Failure
Tare Tube Number	I.D.	FML	
Tare Weight	(gm)	373.96	
Wet Soil + Tare	(gm)	830.64	
Dry Soil + Tare	(gm)	794.79	
Weight of Water	(gm)	35.85	
Dry Soil Weight	(gm)	420.83	
Moisture Content	(%)	8.52	
Soil Height	(cm)	12.25	
Sample Diameter	(cm)	4.90	
Wet Unit Weight	(pcf)	123.43	
Dry Unit Weight	(pcf)	113.74	
Specific Gravity	(dim)	2.70	
Saturation	(%)	47.79	
Strain Rate	(%)	1.21	
Proving Ring Constant	(lbs/unit)	1.108	
			Unconfined Shear Strength = 3,581.1 psf

Elapsed Time (Minutes)	Strain		Area (cm^2)	Load		Deviator Stress (psf)
	Units (0.001in/unit)	Percent (%)		Dial (units)	Force (lbs)	
0:00:00	0	0.00	0.00	0	0.00	0.00
0:00:10	10	0.21	18.90	20	22.16	1089.47
0:00:20	20	0.41	18.94	26	28.81	1413.37
0:00:30	30	0.62	18.98	33	36.56	1790.16
0:00:40	40	0.83	19.02	41	45.43	2219.50
0:00:50	50	1.04	19.05	48	53.18	2593.00
0:01:00	60	1.24	19.09	55	60.94	2964.92
0:01:10	70	1.45	19.14	60	66.48	3227.67
0:01:20	80	1.66	19.18	61	67.59	3274.56
0:01:30	90	1.87	19.22	66	73.13	3535.50
0:01:40	100	2.07	19.26	76	84.21	4062.58
0:01:50	110	2.28	19.30	83	91.96	4427.37
0:02:00	120	2.49	19.34	91	100.83	4843.80
0:02:10	130	2.70	19.38	100	110.80	5311.54
0:02:20	140	2.90	19.42	106	117.45	5618.24
0:02:30	150	3.11	19.46	106	117.45	5606.24
0:02:40	160	3.32	19.50	126	139.61	6649.76
0:02:50	170	3.52	19.55	136	150.69	7162.12
0:03:00	180	3.73	19.59	128	141.82	6726.33
0:03:10						0.00
0:03:20						0.00
0:03:30						0.00
0:03:40						0.00
0:03:50						0.00



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UNCONFINED COMPRESSION

ASTM D2166

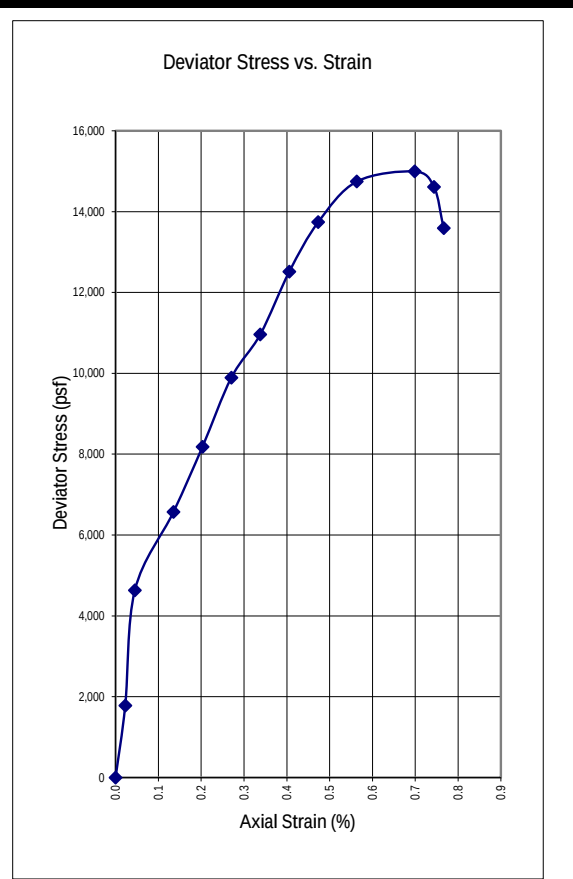
DSA File #:

DSA Appl #:

Project No.:	5994	Project Name:	107 Sunrise Ave.	Date:	10/30/2024
Sample No.:	T2-L2	Boring/Trench No.:	T-2	Depth (ft.):	4.0
Soil Description:	Brown (7.5YR 5/4) Sandy Silty Clay (CL-ML)			Tested By:	RGK
Sample Location:				Check By:	KDW
				Lab No.:	15-24-279

Sample Data			Sample Sketch At Failure
Tare Tube Number	I.D.	EJ	
Tare Weight	(gm)	190.07	
Wet Soil + Tare	(gm)	596.20	
Dry Soil + Tare	(gm)	558.34	
Weight of Water	(gm)	37.86	
Dry Soil Weight	(gm)	368.27	
Moisture Content	(%)	10.28	
Soil Height	(cm)	11.27	
Sample Diameter	(cm)	4.93	
Wet Unit Weight	(pcf)	117.86	
Dry Unit Weight	(pcf)	106.87	
Specific Gravity	(dim)	2.70	
Saturation	(%)	48.15	
Strain Rate	(%)	0.77	
Proving Ring Constant	(lbs/unit)	1.108	
			Unconfined Shear Strength = 7,496.7 psf

Elapsed Time (Minutes)	Strain		Area (cm^2)	Load		Deviator Stress (psf)
	Units (0.001in/unit)	Percent (%)		Dial (units)	Force (lbs)	
0:00:00	0	0.00	0.00	0	0.00	0.00
0:00:05	1	0.02	19.09	33	36.56	1779.11
0:00:10	2	0.05	19.10	86	95.29	4635.41
0:00:15	6	0.14	19.11	122	135.18	6569.89
0:00:20	9	0.20	19.13	152	168.42	8179.90
0:00:25	12	0.27	19.14	184	203.87	9895.27
0:00:30	15	0.34	19.15	204	226.03	10963.40
0:00:35	18	0.41	19.17	233	258.16	12513.43
0:00:40	21	0.47	19.18	256	283.65	13739.33
0:00:45	25	0.56	19.20	275	304.70	14745.68
0:00:50	31	0.70	19.22	280	310.24	14993.36
0:00:55	33	0.74	19.23	273	302.48	14611.89
0:01:00	34	0.77	19.24	254	281.43	13591.86
0:02:10						0.00
0:02:20						0.00
0:02:30						0.00
0:02:40						0.00
0:02:50						0.00
0:03:00						0.00
0:03:10						0.00
0:03:20						0.00
0:03:30						0.00
0:03:40						0.00
0:03:50						0.00



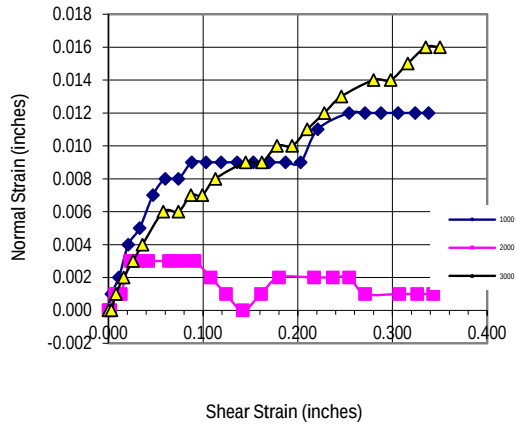
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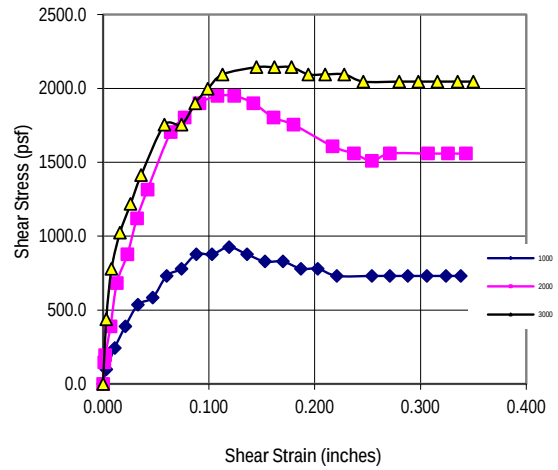
DIRECT SHEAR

ASTM D3080

Shear Strain vs. Normal Strain



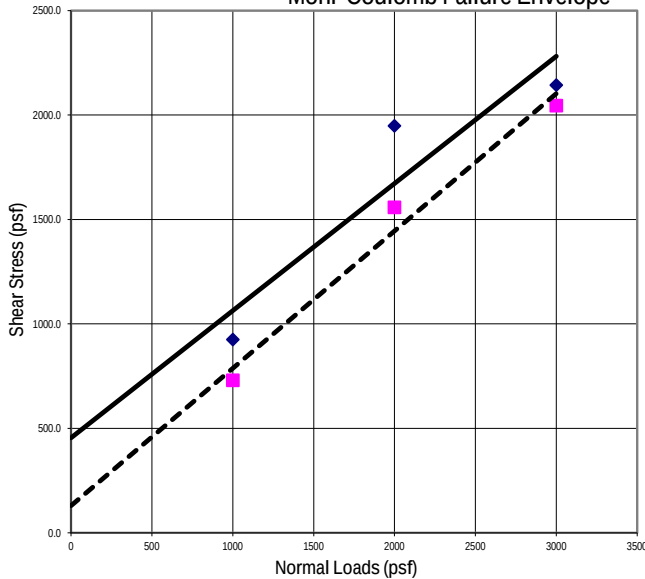
Shear Strain vs. Shear Stress



$$y = 0.6089x + 454.68$$

$R^2 = 0.8665$

Mohr-Coulomb Failure Envelope



$$y = 0.6577x + 129.83$$

$R^2 = 0.9781$

SHEAR STRENGTH TEST RESULTS

PARAMETERS	PEAK STRENGTH:	RESIDUAL STRENGTH:
FRICTION ANGLE, (Degree)	31.3	33.3
COHESION, (psf)	454.7	129.8

NV5

PROJECT NAME: 107 Sunrise Ave.
 PROJECT NO.: 5994
 BORING / TRENCH NO.: T-1
 SAMPLE NO.: T1-L1
 DESCRIPTION: Pale Brown (10YR 6/3) Silty Sand (SM)
 SAMPLE NOTES: Pale Brown (10YR 6/3) Silty Sand (SM)

DATE: 10/29/2024
 LAB NO.: 15-24-279
 SAMPLE DEPTH (ft.): 2.0

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MOISTURE & DENSITY
ASTM D2216 & D2937

DSA File #:

DSA Appl #:

Project No.:	5994.00	Project Name:	107 Sunrise Ave.	Date:	10/2/2024
Lab No.:	15-24-279	Performed By:	ALA	Checked By:	RGK
SAMPLE LOCATION DATA					
Boring/Trench No.	Units	T1			
Sample No.		T1-L2			
Depth Interval	(ft.)	5'			
Sample Description					
USCS Symbol					
SAMPLE DIMENSION AND WEIGHT DATA					
Sample Length	(in)	6.060			
Sample Diameter	(in)	1.920			
Sample Volume	(cf)	0.0102			
Wet Soil + Tube Wt.	(gr)	671.11			
Tube Wt.	(gr)	161.92			
Wet Soil Wt.	(gr)	509.19			
MOISTURE CONTENT DATA					
Tare No.		JB			
Tare Wt.	(gr)	193.39			
Wet Soil + Tare Wt.	(gr)	702.62			
Dry Soil + Tare Wt.	(gr)	664.64			
Water Wt.	(gr)	37.98			
Dry Soil Wt.	(gr)	471.25			
Moisture Content	(%)	8.1			
TEST RESULTS					
Wet Unit Wt.	(pcf)	110.6			
Moisture Content	(%)	8.1			
Dry Unit Wt.	(pcf)	102.3			
MOISTURE CORRECTION DATA					
Gauge Moisture	(%)				
K Value Correction Factor					
COMPACTION CURVE DATA (ASTM D698, ASTM D1557, or CAL216)					
Test Method					
Curve No.					
Max Wet Unit Wt.	(pcf)				
Max Dry Unit Wt.	(pcf)				
Optimum Moisture	(%)				
Wet Relative Comp.	(%)				
Dry Relative Comp.	(%)				

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ATTERBERG INDICES

ASTM D4318

DSA File #:

DSA Appl #:

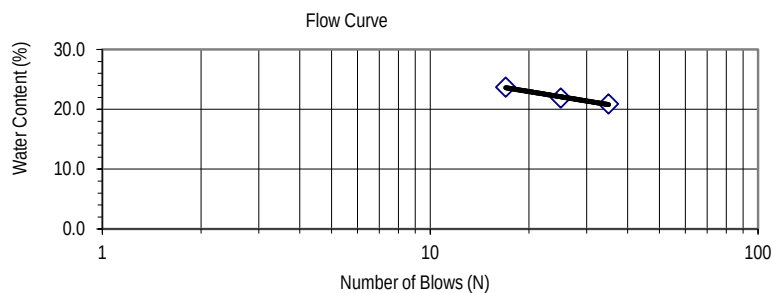
Project No.:	5994.00	Project Name:	107 Sunrise Ave.	Date:	10/2/2024
Sample No.:	T3-BK1	Boring/Trench:	T3	Depth, (ft.):	5'
Description:	Light Brown (7.5YR 6/4) Silty Clay with Sand (CL-ML)			Tested By:	ALA
Sample Location:				Checked By:	RGK
				Lab. No.:	15-24-279

Estimated % of Sample Retained on No. 40 Sieve: 35 Sample Air Dried: yes
Test Method A or B: A

LIQUID LIMIT:						PLASTIC LIMIT:		
Sample No.:	1	2	3	4	5	1	2	3
Pan ID:	TD	TG	PD			R	EE	
Wt. Pan (gr)	50.40	50.63	50.35			15.02	15.57	
Wt. Wet Soil + Pan (gr)	59.95	58.20	57.45			21.69	21.69	
Wt. Dry Soil + Pan (gr)	58.30	56.84	56.09			20.81	20.91	
Wt. Water (gr)	1.65	1.36	1.36			0.88	0.78	
Wt. Dry Soil (gr)	7.90	6.21	5.74			5.79	5.34	
Water Content (%)	20.9	21.9	23.7			15.2	14.6	
Number of Blows, N	35	25	17					

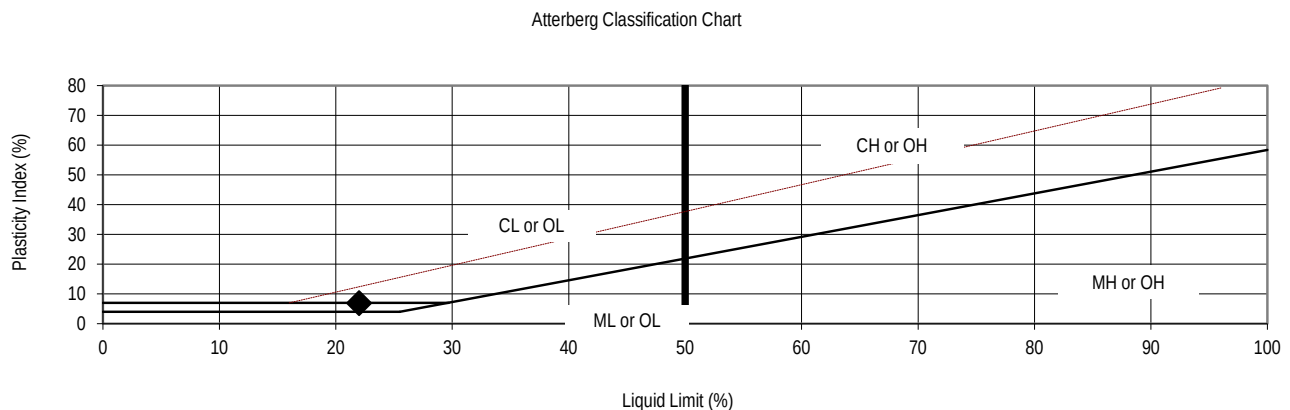
LIQUID LIMIT = 22

PLASTIC LIMIT = 15



Plasticity Index = 7

Group Symbol ML



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EXPANSION INDEX/SWELL

ASTM D4829

DSA File #:

DSA Appl #:

Project No.: 5994

Sample No.: T3-BK1

Soil Description: Light Brown (7.5YR 6/4) Silty Clay with Sand (CL-ML)

Estimated % of sample retained on #4:

Project Name: 107 Sunrise Ave.

Boring/Trench No.: T3

Depth (ft.) 5'

Notes:

Date: 10/2/2024

Tested By: RGK

Checked By: KDW

Lab. No.: 15-24-279

Specimen Type: Undisturbed:

Disturbed: ☒

Remolded to:

ASTM Guidelines

Tube Dia. (Inch) =

Ring Dia. (Inch) = 4

Ring Height (Inch) = 1.00

FIELD DATA

Tube Sample Moisture & Density

LAB DATA

Test wt. 144

Test wt.

Test wt.

Test wt.

Initial Final Initial Final Initial Final

Tare Tube Number

Tare Weight (gr) 0.00

Wet Soil + Tare (gr) 0.00

Dry Soil + Tare (gr) 0.00

Weight of Water (gr) 0.00

Dry Soil Weight (gr) 0.00

Moisture Content (%) 0.00

Soil Height (In.)

Wet Unit Weight (pcf)

Dry Unit Weight (pcf)

Specific Gravity 2.7

Tare Number

Tare Ring Weight (gr) 368.55

Tare Pan Weight (gr) 0.00

Wet Soil + Tare (gr) 733.26

Dry Soil + Tare (gr) 689.92

Weight of Water (gr) 43.34

Dry Soil Weight (gr) 321.37

Moisture Content (%) 13.49

Wet Unit Weight (pcf) 110.58

Dry Unit Weight (pcf) 97.44

Sample Height (Inches) 1.00

Percent Saturation 49.94

CTP

368.55

408.53

1184.89

1098.45

86.44

321.37

26.90

123.21

97.10

1.004

98.78

Expansion Index Number

Corrected to 50% Saturation

Surcharge (psf) Uncorrected

Test wt. 144 4

Test wt. 4

Test wt.

Elapsed Time (m:s)

Change in Height (Inches)

Elapsed Time (m:s)

Change in Height (Inches)

Elapsed Time (m:s)

Change in Height (Inches)

0.0 0.0000

1.0 -0.0049

2.0 -0.0048

4.0 -0.0041

8.0 -0.0030

15.0 -0.0021

30.0 -0.0013

60.0 -0.0004

120.0 0.0011

240.0 0.0019

480.0 0.0026

960.0 0.0032

1440.0 0.0035

Expansion Index Values and Descriptions

Expansion Index

Potential Expansion

0-20

Very Low

21-50

Low

51-90

Medium

91-130

High

Above 130

Very High

Expansion Versus Time

Inches

Minutes

0.0040

0.0030

0.0020

0.0010

0.0000

-0.0010

-0.0020

-0.0030

-0.0040

-0.0050

-0.0060

0.0

200.0

400.0

600.0

800.0

1000.0

1200.0

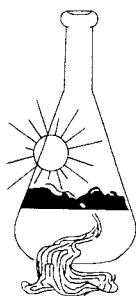
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1600.0

144

144

144

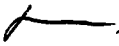


Sunland Analytical

11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

Date Reported 10/08/2024
Date Submitted 10/04/2024

To: Ted Bibby
Holdrege & kull/NV5
792 Searls Ave
Nevada city, CA 95959

From: Gene Oliphant, Ph.D. \ Ty Bui 
General Manager \ Lab Manager

The reported analysis was requested for the following location:
Location : 5994 701 SUNRISE AVE Site ID : T5-R1@1-3FT.
Thank you for your business.

* For future reference to this analysis please use SUN # 93251-193011.

EVALUATION FOR SOIL CORROSION

Soil pH	6.58		
Minimum Resistivity	1.72	ohm-cm (x1000)	
Chloride	5.6 ppm	00.00056	%
Sulfate	106.2 ppm	00.01062	%

METHODS

pH and Min.Resistivity CA DOT Test #643
Sulfate CA DOT Test #417, Chloride CA DOT Test #422m

RESISTANCE (R) VALUE TEST

ASTM D2844

PEI Laboratory No.: L243298

PEI Client: NV5

PEI Project Name: 2024 Laboratory Testing

PEI Project No.: 240018-01

Report Date: October 9, 2024

Sample Description: Brown Clay

NV5 Project Name: 701 Sunrise Ave.

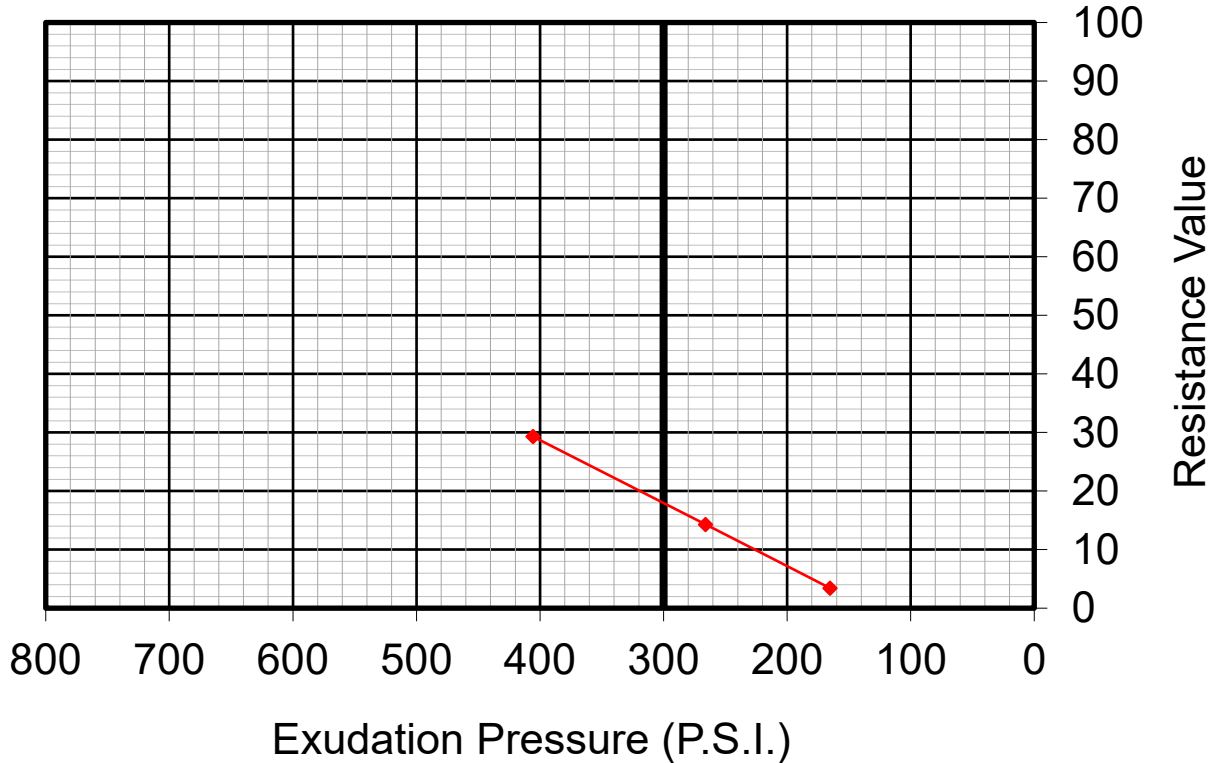
NV5 Project No.: 5994

NV5 Date Sampled:

NV5 Office: Nevada City

NV5 Lab No.: 15-24-279

NV5 Sample ID: T5-R1 @ 1'-3'



Specimen No.	1	2	3
Moisture Content (%)	14.9	15.9	16.4
Dry Density (PCF)	119.1	116.8	115.9
Resistance Value (R)	29	14	3
Exudation Pressure (PSI)	406	266	165
Expansion Pressure	87	43	0
As Received Moisture Content (%)	14.9		

RESISTANCE VALUE AT 300 P.S.I. 18



Reviewed By: _____

Brandon Rodebaugh
 Materials Engineer

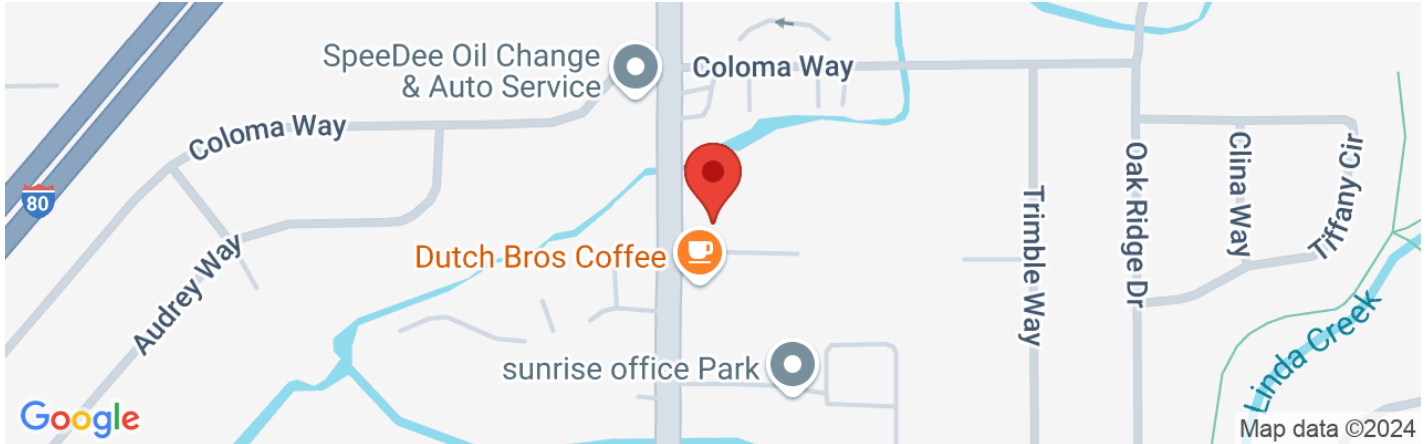
APPENDIX C

Seismic Design Criteria (SEAOC/OSHPD)



701 Sunrise Ave, Roseville, CA 95661, USA

Latitude, Longitude: 38.7356003, -121.2716226



Date	10/21/2024, 3:03:20 PM
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	D - Stiff Soil

Type	Value	Description
S _s	0.436	MCE _R ground motion. (for 0.2 second period)
S ₁	0.22	MCE _R ground motion. (for 1.0s period)
S _{MS}	0.632	Site-modified spectral acceleration value
S _{M1}	null -See Section 11.4.8	Site-modified spectral acceleration value
S _{DS}	0.422	Numeric seismic design value at 0.2 second SA
S _{D1}	null -See Section 11.4.8	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	null -See Section 11.4.8	Seismic design category
F _a	1.452	Site amplification factor at 0.2 second
F _v	null -See Section 11.4.8	Site amplification factor at 1.0 second
PGA	0.185	MCE _G peak ground acceleration
F _{PGA}	1.43	Site amplification factor at PGA
PGA _M	0.265	Site modified peak ground acceleration
T _L	12	Long-period transition period in seconds
S _{sRT}	0.436	Probabilistic risk-targeted ground motion. (0.2 second)
S _{sUH}	0.457	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
S _{sD}	1.5	Factored deterministic acceleration value. (0.2 second)
S _{1RT}	0.22	Probabilistic risk-targeted ground motion. (1.0 second)
S _{1UH}	0.233	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S _{1D}	0.6	Factored deterministic acceleration value. (1.0 second)
PGAd	0.5	Factored deterministic acceleration value. (Peak Ground Acceleration)
PGA _{UH}	0.185	Uniform-hazard (2% probability of exceedance in 50 years) Peak Ground Acceleration
C _{RS}	0.953	Mapped value of the risk coefficient at short periods
C _{R1}	0.942	Mapped value of the risk coefficient at a period of 1 s
C _v	0.99	Vertical coefficient

DISCLAIMER

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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 183, 229, 305 – Sunrise Office Center
Project Location:	705 Sunrise Av.
Project Description:	The applicant requests approval of a Design Review Permit to allow construction of a new 7,300 sf general medical office building and a Flood Encroachment Permit to allow site construction within the existing Cirby Creek floodplain. The project also includes a Tree Permit to remove three (3) protected Valley oak trees.
Environmental Document	ISMND, SCH # 2024120281
Project Applicant:	Robert Wood, Millenium Planning and Engineering
Property Owner:	Kurdi Management, LLC
Lead Agency Contact Person:	Shelby Maples, Associate Planner

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: Avoid Nesting Sites To ensure that fully protected bird and raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures: a) When feasible, all tree removal shall occur between August 30th and February 15th to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area. b) For Swainson’s hawk, if avoidance of tree removal outside the breeding season is not feasible, and a nest is present, the applicants would be required to obtain a 2081 permit from CDFG to mitigate for potential “take” under CESA. If no nesting is occurring, a take permit would not be required. c) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15th and August 30th, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30-days prior to disturbance. If active raptor nests or burrows are found, and the site is within 350-feet of potential construction activity, a highly visible temporary fence shall be erected around the tree or burrow(s) at a distance of up to 350-feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. d) Preconstruction and non-breeding season exclusion measures shall be developed in consultation with CDFG, and shall preclude burrowing owl occupation of the portions of the project site subject to disturbance such as grading. Burrowing owls may be passively excluded from burrows in construction areas by placing one-way doors in the burrows according to CDFG protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls regardless of whether they exhibit signs of occupation must be cleared with the one-way doors. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow. e) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones) unless directly related to the management or protection of the legally protected species. f) If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist.	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans.	<i>Pre-Construction and Construction:</i> Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.	Engineering	Nesting Bird Surveys	
Mitigation Measure CUL-1 – Cease Work and Consult with Qualified Archaeologist Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains be encountered during any subsurface development activities, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with qualified archaeologists as needed to assess the resource and provide proper management	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	<i>Construction:</i> Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	

recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. The contractor shall implement any measures deemed necessary for the protection of the cultural resources. In addition, pursuant to section 5097.98 of the State Public Resources Code, and section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.					
Mitigation Measure CUL-2 -- Cease Work Until Review Conducted by Qualified Paleontologist and Recommendations Implemented Should any evidence of paleontological resources (e.g., fossils) be encountered during grading or excavation, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. The contractor shall implement any measures deemed necessary by the paleontologist for the protection of the paleontological resources.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	<i>Construction:</i> Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
Mitigation Measure TCR-1: Post-Review Discovery Procedures If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and (if present) tribal monitor, or, in the absence of either, contact the consulting tribe(s) and a qualified professional archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations in coordination with the consulting tribe(s) if the find is a tribal cultural resource. All management recommendations shall be provided to the City in writing for the City’s review and approval. If recommended by the qualified professional and consulting tribes and approved by the City, this may include modification of the no-work radius. The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural or tribal resource or has the potential to be a cultural or tribal cultural resource. The consulting tribe shall also be given the opportunity to provide, within one business day of being notified, a determination as to whether or not the find represents a tribal cultural resource or has the potential to be a tribal cultural resource. The type of discovery, as described below will determine the subsequent actions. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a “false alarm”); 2) a work pause and subsequent action for	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	<i>Construction:</i> Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	

discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions. Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted. The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City: <u>Response to False Alarms:</u> If the professional archaeologist determines that the find is negative for any cultural indicators, and tribal representatives have not indicated the find is a tribal cultural resource, then work may resume immediately upon notice to proceed from the City's representative. No further notifications or archaeological consultation is necessary if it is determined that the discovery is not a cultural or tribal cultural resource of any kind. The professional archaeologist shall provide written documentation of this finding to the City, which shall include as an attachment any written documentation provided by tribal representatives or monitors. <u>Response to Non-Tribal Discoveries:</u> If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and a tribal representative shall have the opportunity to determine whether the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by a [tribe(s)], the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction. <u>Response to Tribal Discoveries:</u> If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the consulting tribe(s) and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical					
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Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction. <u>Response to Human Remains:</u> If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist and (if present) tribal monitor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.					
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MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File # _____

Project Address _____

Property Owner _____

Planning Division Contact _____

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete

I HAVE ATTACHED THE FOLLOWING REQUIRED ITEMS:

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

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

Signature and Date Print Name Contact Number

MITIGATION VERIFICATION FORM

Mitigation Measure _____

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

INSTRUCTIONS

COVER SHEET:

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

EXAMPLE MITIGATION VERIFICATION SUBMITTAL COVER SHEET

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

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

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

MITIGATION VERIFICATION FORM:

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

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

EXAMPLE **MITIGATION VERIFICATION FORM**

Mitigation Measure MM3

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

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

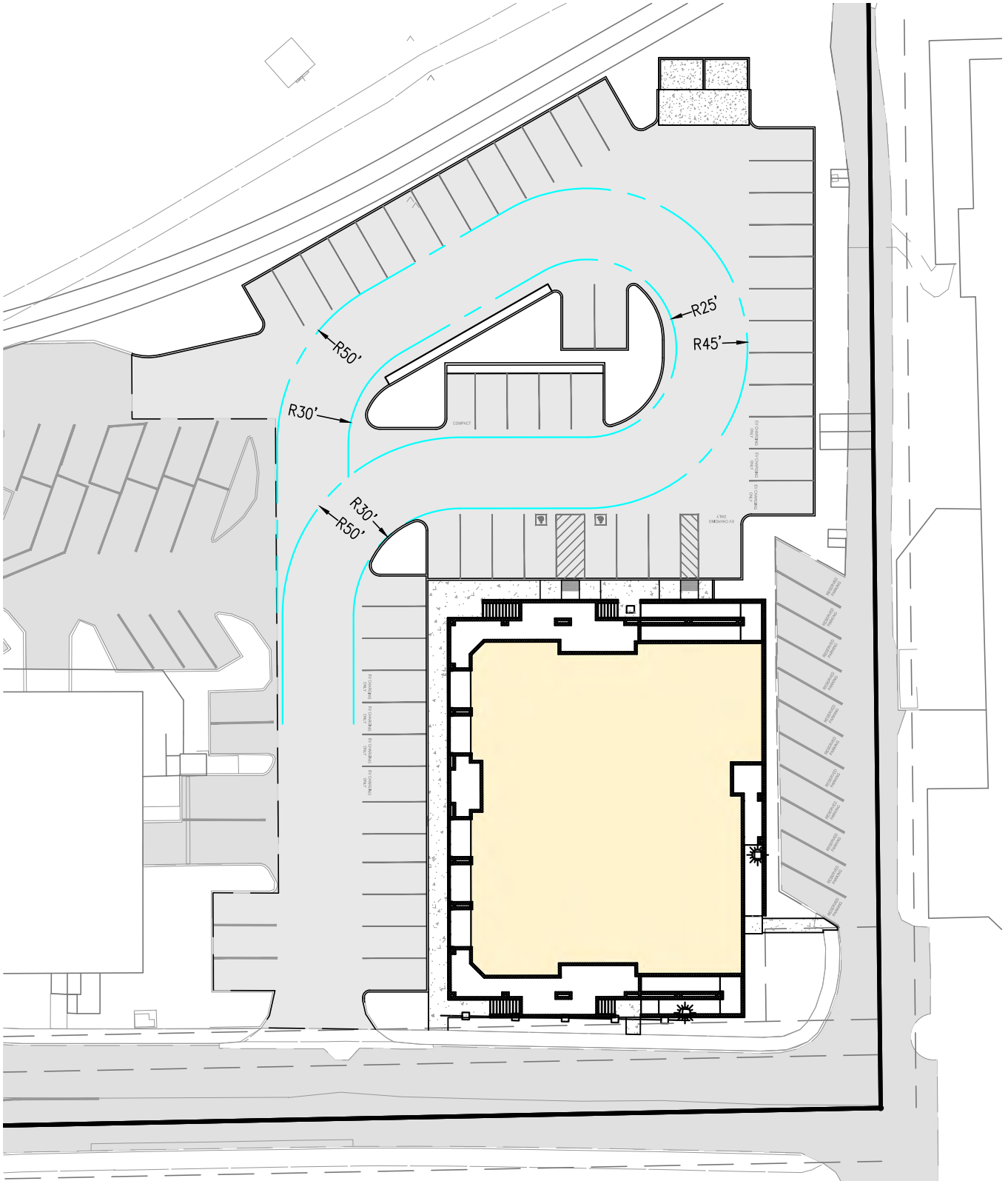
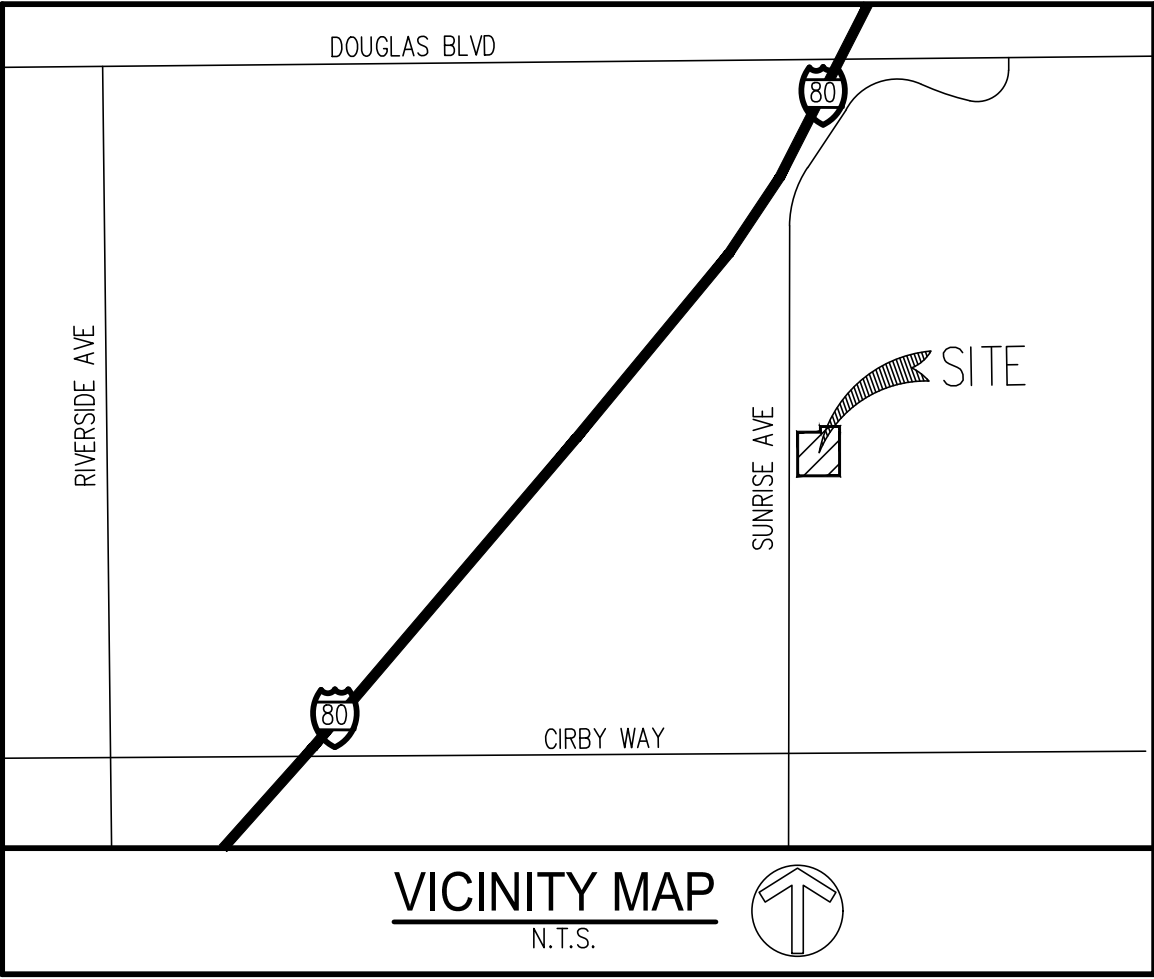
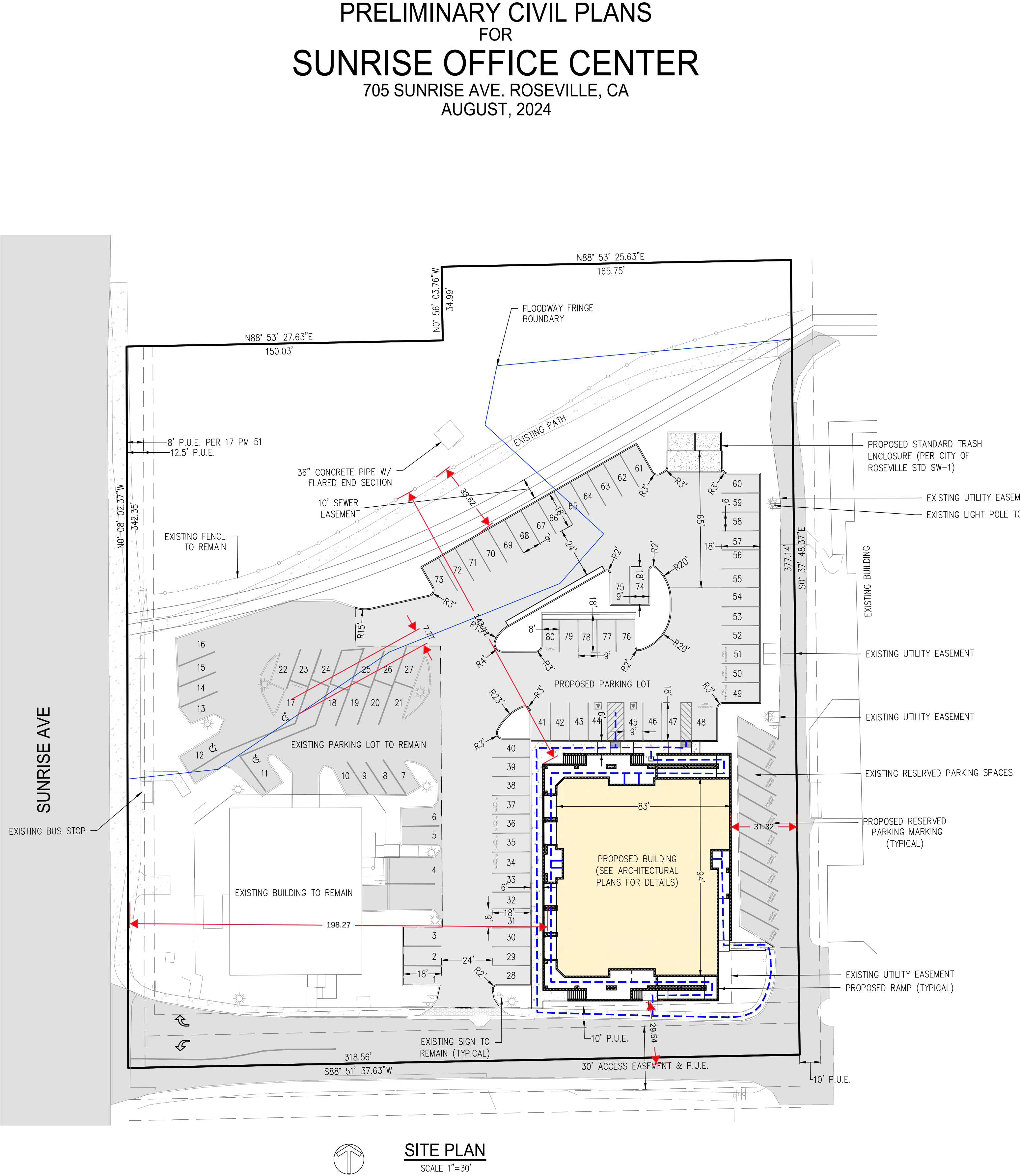
LEGEND	
	PROPERTY LINE
	EASEMENT PER 22 PM 71
	PROPOSED CURB AND GUTTER
	EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	ACCESSIBLE PARKING STALL MARKING
	PROPOSED ELECTRIC VEHICLE PARKING STALL MARKING
	PROPOSED COMPACT PARKING STALL MARKING
	PROPOSED LANDSCAPE AREA
	ACCESSIBLE PATH OF TRAVEL
	EXISTING SIGN
	EXISTING IRON FENCE
	FLOODWAY FRINGE ZONING BOUNDARY

PARKING STATISTICS	
REQUIREMENT	PROPOSED PARKING SPACES
EXISTING GROSS FLOOR AREA (4,700 SF)=31	80
PROPOSED GROSS FLOOR AREA (7,300 SF)=49	
1:150 SF TOTAL GROSS FLOOR AREA (12,000 SF)=80	
NOTES:	
1. PARKING REQUIREMENTS DERIVED FROM CITY OF ROSEVILLE DEVELOPMENT CODE 19.26.020.	
PARKING DISTRIBUTION	
ADA	5
STANDARD	64
COMPACT	3 (4%)
EV	8
TOTAL	80

PRELIMINARY STRIPING NOTE
ALL PARKING AND WALKWAY STRIPING IS TO BE WHITE IN COLOR, WITH THE EXCEPTION OF THE SINGLE ADA VAN ACCESSIBLE PARKING SPACE AND ASSOCIATED EIGHT FOOT WIDE ACCESS AISLE TO BE STRIPED BLUE. FURTHER INFORMATION ON STRIPING WILL BE DETAILED IN FUTURE CONSTRUCTION DOCUMENTS.

SITE STATISTICS		
	AREA (SF)	AREA (%)
ASPHALT PAVEMENT	43,986 SF	38%
CONCRETE (WALKWAYS, CURB, TRASH AREAS)	8,934 SF	8%
BUILDING (FOOTPRINT)	12,968 SF	11%
LANDSCAPING	48,675 SF	43%
TOTAL	114,563 SF	100%

PROJECT INFORMATION	
OWNER/APPLICANT HAMZAH ALKORDY 901 SUNRISE AVE, SUITE A1 ROSEVILLE, CA 95661 EMAIL: holkordy@gmail.com	
PLANNING & CIVIL ENGINEERING MILLENNIUM PLANNING & ENGINEERING 471 SUTTON WAY, SUITE 210 GRASS VALLEY, CALIFORNIA 95945 (530) 446-6765 CONTACT: ROB WOOD, AICP	
SITE ADDRESS 705 SUNRISE AVE ROSEVILLE, CA 95661	
APN 470-010-043	
SITE AREA 2.63 ACRES / 114,563 SF	
ZONING/GENERAL PLAN ZONING: PD52 / FW GENERAL PLAN: BP, OS/FP, CC	



SHEET INDEX	
C1.0	PRELIMINARY SITE PLAN
C2.0	PRELIMINARY DEMOLITION PLAN
C3.0	PRELIMINARY GRADING & DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN

MILLENNIUM
PLANNING & ENGINEERING

471 SUTTON WAY, SUITE 210, GRASS VALLEY, CA 95945 (530) 446-6765

DATE					
DESCRIPTION					
REV.					

SUNRISE OFFICE CENTER
705 SUNRISE AVE
ROSEVILLE, CA 95661

PRELIMINARY SITE PLAN

DATE SIGNED: _____

DESIGNED BY: MCL

DRAWN BY: BES

PROJECT NO.: 23-0709

SHEET NUMBER:
C1.0

DEMOLITION NOTES

- D1 DEMO EXISTING ASPHALT PAVEMENT.
D2 DEMO EXISTING CONCRETE PAVEMENT.
D3 DEMO EXISTING TRASH ENCLOSURE.
D4 DEMO EXISTING BOLLARDS.
D5 DEMO EXISTING WOOD POST.
D6 DEMO EXISTING CURB.
D7 REMOVE EXISTING TREE.
D8 REMOVE EXISTING VEGETATION.
D9 REMOVE EXISTING FENCE.
D10 DEMO EXISTING STORM DRAIN LINE.
D11 DEMO EXISTING EXTERIOR LIGHT FIXTURES.
D12 DEMO EXISTING RESERVED PARKING SIGN.
D13 PROTECT AND PRESERVE EXISTING CONCRETE.
D14 PROTECT AND PRESERVE EXISTING UTILITIES.

TREE SPECIFICATIONS			
TREE SPECIES	DBH (IN)	PROTECTED (Y/N)	TREE HEALTH
VALLEY OAK	36	Y	GOOD
VALLEY OAK	18	Y	GOOD
VALLEY OAK	40	Y	GOOD
VALLEY OAK	4	N	GOOD
VALLEY OAK	4	N	GOOD
VALLEY OAK	4	N	GOOD
NON-NATIVE	14	N	GOOD

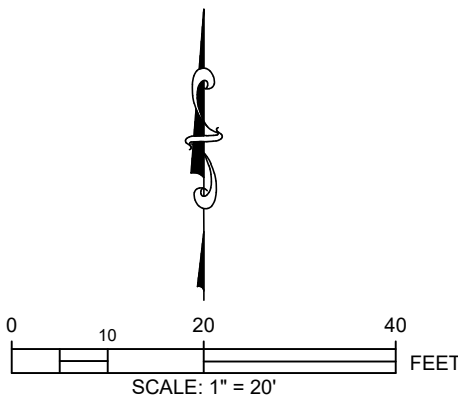
- NOTES:
1. THE DBH OF THOSE TREES THAT ARE BEING PROPOSED TO BE REMOVED ARE 36", 40" AND 18".
2. IN TOTAL OF 94" OF PROTECTED TREES WILL BE REMOVED AND COMPENSATORY MITIGATION UNDER THE CITY OF ROSEVILLE TREE MITIGATION PROGRAM.
3. FOR MORE INFORMATION SEE ARBORIST REPORT.



LEGEND	
	PROPERTY LINE
	EXISTING EASMENT
	DEMO EXISTING STORM DRAIN LINE
	DEMO EXISTING STORM DRAIN LINE
	DEMO EXISTING EXTERIOR LIGHT POLE
	EXISTING EXTERIOR LIGHT POLE TO REMAIN
	DEMO EXISTING SIGN
	EXISTING SIGN TO REMAIN
	DEMO EXISTING ASPHALT
	DEMO EXISTING CONCRETE
	REMOVE TREE (6 TREES TOTAL)
	EXISTING TREE TO REMAIN
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE

ABBREVIATIONS

- 60p Nail Set – Control Point
PK Nail set – Control Point
Catch Basin
Invert
Sewer Manhole
Sewer Connection Stub
Cleanout
Cable TV
Sprinkler Control Valve
Electric Box
Electric Meter
Gas Gate
Gas Service
Gas Meter
Fire Hydrant
Light Pole (Public)
Transformer
Water Gate/Bib
Water Meter
Water Fire Connection
Water Service/Valve
Lamp Post (Private)
Water Line Stub
Black Oak
Deciduous Tree
First Floor Elevation
Spot Grade
Bollard
EX-isting Building
TOP EX-isting Deck
Stairs
Sign
Flag Pole
Wood Post
Arrow Left
Arrow Right
Arrow Straight
Handi Cap Space
Paint Line
Gate
Iron Fence
Post and Rail Fence
Guard Rail
Bench
EX-isting Building
Electric Marked Line
Gas Line – Marked
Sewer Line – Marked
Telephone Line – Marked
CATV – Marked Line
Conc Berm
Edge of Pavement
Concrete Edge
Cart Path
Sidewalk
Cobble Stone
Vertical Concrete Curbing
Back of Curb
Gravel Road
V-Ditch Center
Retaining Wall
Ramp
Break Line
EX-isting Centerline
Top of Slope
Bottom of Slope
- NLS
PKS
CBN
INV
SMH
SSTUB
CO
CTV
CV
EBOX
EM
GG
GS
GM
HYD
LP
TRAN
WG
WMET
WFC
WS
LAMP
WSTUB
BO
DT
FFE
SG
BOL
BLD
DECK
STAIRS
SIGN
FLAG
POST
AL
AR
AS
HP
PL
GT
FIR
FPR
GRAIL
BEN
OVHG
EML
GML
SML
TML
CTVL
BC
EP
EC
CRT
SWLK
CBL
VCC
BK
EOG
SWALE
RWL
RAMP
BL
CL
TS
BS

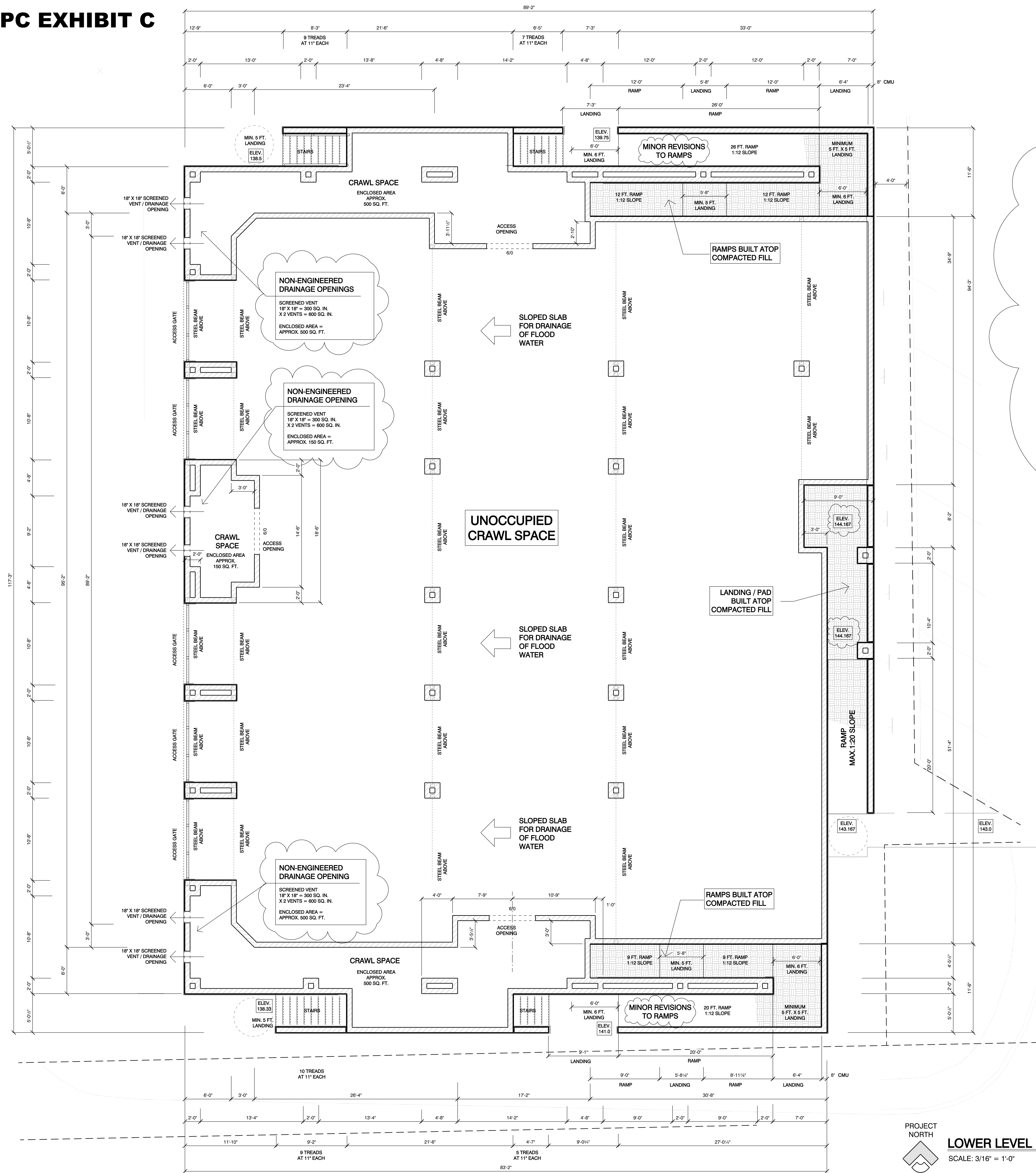


SUNRISE OFFICE CENTER
705 SUNRISE AVE
ROSEVILLE, CA 95661
DEMOLITION PLAN



DATE SIGNED: _____
DESIGNED BY: MCL
DRAWN BY: BES
PROJECT NO.: 23-0709
SHEET NUMBER:
C2.0

PC EXHIBIT C



FLOODPLAIN CONSTRUCTION NOTES:

ALL BUILDING MATERIALS LOWER THAN 2 FEET ABOVE THE BFE SHALL BE RESISTANT TO FLOOD DAMAGE AND BUILDING MATERIALS SHALL BE APPROVED BY THE CITY OF ROSEVILLE PRIOR TO THE START OF CONSTRUCTION AND SHALL BE CONSTRUCTED USING FLOOD RESISTANT MATERIALS AND METHODS IN ACCORDANCE WITH FEMA TECHNICAL BULLETIN 2.

THE BASE FLOOD ELEVATION (BFE) AT THE PROJECT LOCATION IS 142.0 (NAVD 88 DATUM). THE PROPOSED BUILDING SHALL HAVE THE LOWEST FLOOR ELEVATION AND ALL SUPPORTING EQUIPMENT AT LEAST TWO (2) FEET ABOVE THE BFE. THIS REQUIREMENT INCLUDES ALL OF THE STRUCTURE'S SUPPORT EQUIPMENT SUCH AS, BUT NOT LIMITED TO, ELECTRICAL, HEATING, VENTILATION DUCTWORKS, PLUMBING AND AIR CONDITIONING EQUIPMENT, ELECTRICAL OUTLETS, HOT WATER HEATER, ELECTRICAL/GAS METERS AND OTHER SERVICE FACILITIES THAT COULD BE DAMAGED IF SUBMERGED UNDER WATER. THE STRUCTURE SHALL BE CONSTRUCTED WITH ELECTRICAL, HEATING, VENTILATION, PLUMBING AND AIR CONDITIONING EQUIPMENT AND OTHER SERVICE FACILITIES THAT ARE DESIGNED AND/OR LOCATED SO AS TO PREVENT WATER FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS DURING CONDITIONS OF FLOODING.

THE PROPOSED BUILDING SHALL BE ADEQUATELY ANCHORED TO PREVENT FLOTATION, COLLAPSE, OR LATERAL MOVEMENT OF THE STRUCTURE RESULTING FROM HYDRODYNAMIC AND HYDROSTATIC LOADS, INCLUDING THE EFFECTS OF BUOYANCY.

FULLY ENCLOSED AREAS BELOW THE LOWEST FLOOR THAT ARE SUBJECT TO FLOODING SHALL BE DESIGNED WITH A MINIMUM OF TWO OPENINGS HAVING A TOTAL NET AREA OF NOT LESS THAN ONE SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF ALL OPENINGS SHALL BE NO HIGHER THAN ONE FOOT ABOVE LOWEST GRADE. OPENINGS MAY BE EQUIPPED WITH SCREENS, LOUVERS, OR OTHER COVERINGS OR DEVICES PROVIDED THAT THEY PERMIT THE AUTOMATIC ENTRY AND EXIT OF FLOOD WATERS.

CONTRACTOR SHALL PROVIDE PRODUCT SPEC SHEETS FOR APPROVAL PRIOR TO INSTALLATION.

UPON THE COMPLETION OF THE STRUCTURE, THE ELEVATION OF THE LOWEST FLOOR, INCLUDING BASEMENT AND SUPPORT EQUIPMENT, SHALL BE CERTIFIED BY SUBMITTAL OF THE CURRENT VERSION OF A FLOOD ELEVATION CERTIFICATE BY A REGISTERED PROFESSIONAL ENGINEER OR A LICENSED LAND SURVEYOR, AND VERIFIED BY THE FLOODPLAIN ADMINISTRATOR.

PRIOR TO OCCUPANCY, A DEED RESTRICTION SHALL BE RECORDED WITH THE PROPERTY THAT LIMITS THE USE OF THE PART OF THE STRUCTURE THAT IS BELOW THE BASE FLOOD ELEVATION TO PARKING OF VEHICLES, BUILDING ACCESS, OR STORAGE.

ALL STORED MATERIALS OR EQUIPMENT IN AREAS SUBJECT TO FLOODING SHALL BE KEPT ANCHORED OR OTHERWISE RESTRAINED TO PREVENT THEM FROM BEING CARRIED DOWNSTREAM BY FLOODWATERS, AND THE STORAGE OF FLAMMABLE, TOXIC, OR EXPLOSIVE MATERIALS IS PROHIBITED.

THE CONTRACTOR MAY BE REQUIRED REMOVE ALL CONSTRUCTION MATERIALS AND/OR OTHER APPURTENANCES THAT ARE WITHIN THE CITY'S REGULATORY FLOODPLAIN DURING THE FLOOD SEASON FROM NOVEMBER 1 THROUGH APRIL 15.

TR-A
THOMAS ROMAN
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530.205.8750

LEVEL 5 BUILDERS INC.
150 GOODELL ROAD
FOLSOM, CA 95630
916-337-1660

Licensed Architect
THOMAS G. ROMAN
Professional Seal
State of California

**SUNRISE OFFICE CENTER /
SUNRISE FAMILY DENTISTRY**
NEW OFFICE BUILDING WITH
SUNRISE FAMILY DENTISTRY AT
705 SUNRISE AVE.
ROSEVILLE, CA

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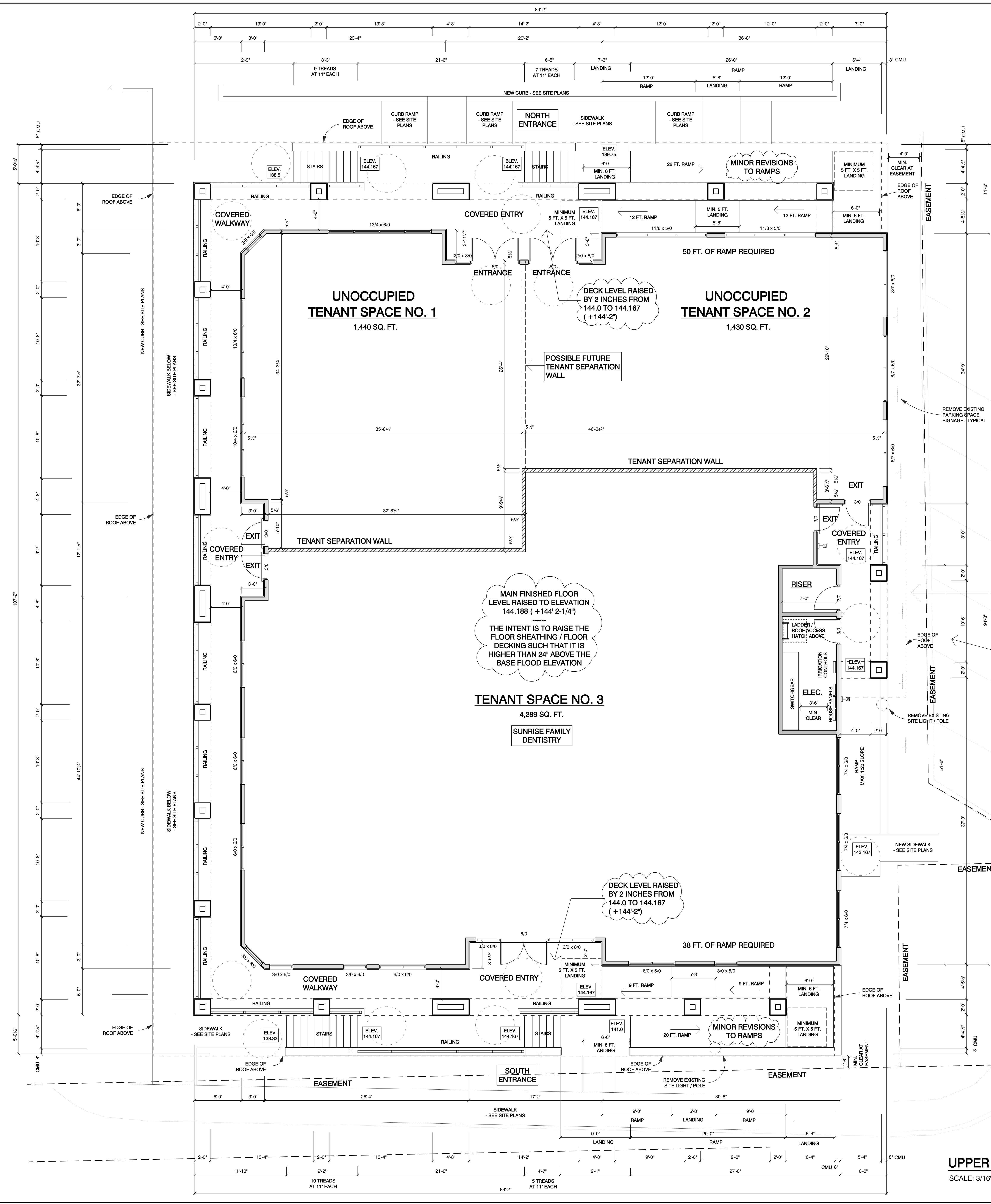
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REMARKS	DATE
PLANNING SUBMITTAL	04-28-24
	07-22-24

ALL FIELD CHANGES TO APPROVED SET OF PLANS SHALL BE FIRST APPROVED BY THE BUILDING DEPARTMENT. FAILURE TO PROVIDE CHANGES TO THE BUILDING DEPARTMENT MAY BE CAUSE FOR THE DEPARTMENT TO ISSUE A STOP WORK NOTICE.

FOLDER 701 SUNRISE
DRAWN BY TR / BW / JF
FILE A-101

LOWER LEVEL FLOOR PLAN
A-101



ANALYSIS

TENANT SPACE NO. 1 = 1,440 SQ. FT. - UNOCCUPIED
TENANT SPACE NO. 2 = 1,430 SQ. FT. - UNOCCUPIED
TENANT SPACE NO. 3 = 4,289 SQ. FT. - SUNRISE FAMILY DENTISTRY
LANDLORD / SHARED AREAS = 156 SQ. FT.
TOTAL CONDITIONED FLOOR AREA = 7,315 SQ. FT.
UNENCLOSED ROOF AREA = 3,335 SQ. FT.
TOTAL CBC BUILDING AREA = 10,850 SQ. FT.

FLOODPLAIN CONSTRUCTION NOTES:

ALL BUILDING MATERIALS LOWER THAN 2 FEET ABOVE THE BFE SHALL BE RESISTANT TO FLOOD DAMAGE AND BUILDING MATERIALS SHALL BE APPROVED BY THE CITY OF ROSEVILLE PRIOR TO THE START OF CONSTRUCTION AND SHALL BE CONSTRUCTED USING FLOOD RESISTANT MATERIALS AND METHODS IN ACCORDANCE WITH FEMA TECHNICAL BULLETIN 2.

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UPON THE COMPLETION OF THE STRUCTURE, THE ELEVATION OF THE LOWEST FLOOR, INCLUDING BASEMENT AND SUPPORT EQUIPMENT, SHALL BE CERTIFIED BY SUBMITTAL OF THE CURRENT VERSION OF A FEMA ELEVATION CERTIFICATE BY A REGISTERED PROFESSIONAL ENGINEER OR A LICENSED LAND SURVEYOR, AND VERIFIED BY THE FLOODPLAIN ADMINISTRATOR.

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THE CONTRACTOR MAY BE REQUIRED REMOVE ALL CONSTRUCTION MATERIALS AND/OR OTHER APPURTENANCES THAT ARE WITHIN THE CITY'S REGULATORY FLOODPLAIN DURING THE FLOOD SEASON FROM NOVEMBER 1 THROUGH APRIL 15.

LANDLORD / SHARED AREAS
156 SQ. FT.

FIRE CONTROL ROOM NOTES:

FIRE CONTROL SHALL COMPLY WITH REQUIREMENTS OF LOCAL FIRE OFFICIALS.

FIRE CONTROL ROOMS SHALL CONTAIN ALL FIRE SPRINKLER SYSTEM CONTROL VALVES, FIRE ALARM CONTROL, PANELS, EXTRA FIRE SPRINKLER HEADS, AND OTHER FIRE EQUIPMENT REQUIRED BY LOCAL FIRE OFFICIALS.

FIRE CONTROL ROOMS SHALL BE PROVIDED WITH A MEANS TO ACCESS THE ROOM DIRECTLY FROM THE EXTERIOR WITH AN APPROVED DOOR OF MINIMUM DIMENSIONS OF 36" X 80".

DURABLE SIGNAGE SHALL BE PROVIDED ON THE EXTERIOR SIDE OF THE ACCESS DOOR TO IDENTIFY THE FIRE CONTROL ROOM. THE SIGN SHALL INDICATE "FIRE CONTROL ROOM" WITH 3" TALL LETTERS THAT CONTRAST WITH THEIR BACKGROUND.

KEYS SHALL BE LOCATED WITHIN AN APPROVED KNOX COMPANY KEY BOX LOCATED ADJACENT TO THE MAIN ENTRANCE DOOR ON THE EXTERIOR OF THE BUILDING AT 6' ABOVE FINISHED FLOOR. KEYS SHALL INCLUDE KEYS FOR MANUAL PULL STATIONS, FIRE ALARM CONTROL, PANEL, BREAKAWAY LOCKS FOR PIV, LOCKS FOR OS & Y CHAINS AND EXTERIOR DOORS AND ESSENTIAL ROOMS AS DETERMINED BY LOCAL FIRE OFFICIALS.

THE FIRE SPRINKLER RISER SHALL BE LOCATED AT LEAST 12" FROM ANY WALL.

FIRE RISER SHALL NOT BLOCK DOORWAY.

THE FIRE EQUIPMENT ROOM MAY CONTAIN OTHER BUILDING SERVICE EQUIPMENT, THIS OTHER EQUIPMENT SHALL NOT BE WITHIN 3' IN FRONT OF ANY FIRE EQUIPMENT IN THE ROOM. ROOMS MAY BE ENLARGED TO SHARE WITH OTHER EQUIPMENT SUCH AS ELECTRICAL, HOWEVER ROOMS MAY NOT BE USED AS STORAGE AREAS.

LEGEND:

- ROOM NUMBER
- SEE ROOM FINISH SCHEDULE, SHEET A-802
- DOOR NUMBER
- SEE DOOR SCHEDULE, SHEET A-801
- WINDOW TYPE
- SEE WINDOW TYPES, SHEET A-801
- ROOF / ATTIC ACCESS
- SEE TYPES AND DETAILS, SHEET A-802
- TACTILE 'EXIT' SIGNAGE
- SEE DETAILS, SHEET A-806
- TACTILE 'EXIT ROUTE' SIGNAGE
- SEE DETAILS, SHEET A-806
- DRAWING NOTE
- SEE DRAWING NOTES THIS SHEET
- FIRE EXTINGUISHER
PROVIDE FIRE EXTINGUISHER WITHIN RECESSED CABINET
- FIRE EXTINGUISHERS SHALL HAVE A MINIMUM RATING OF 2A-10BC
- MINIMUM ONE FIRE EXTINGUISHER FOR EVERY 3,000 SQ. FT.
- MAXIMUM TRAVEL DISTANCE NOT TO EXCEED 75 FT. TO ALL INTERIOR PORTIONS OF THE SPACE
- FINAL LOCATIONS TO BE DETERMINED IN FIELD WITH LOCAL FIRE DEPARTMENT OFFICIALS
- DOWNSPOUT / CATCH BASIN
- 2x6 WOOD FRAMED EXTERIOR WALL
2x6 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE / FIBERGLASS BATT INSULATION
- 2x6 WOOD FRAMED INTERIOR PARTITION
2x6 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE
- SEE PARTITION DETAILS ON SHEET A-801
- 2x4 WOOD FRAMED INTERIOR PARTITION
2x4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE
- SEE PARTITION DETAILS ON SHEET A-801
- 2x6 WOOD FRAMED INTERIOR PARTITION / TENANT SEPARATION WALL
2x6 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE
- SEE PARTITION DETAILS ON SHEET A-801

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LICENSED ARCHITECT
THOMAS G. ROMAN
C-28822
02-28822
RENEWAL
STATE OF CALIFORNIA

**SUNRISE OFFICE CENTER /
SUNRISE FAMILY DENTISTRY**
NEW OFFICE BUILDING WITH
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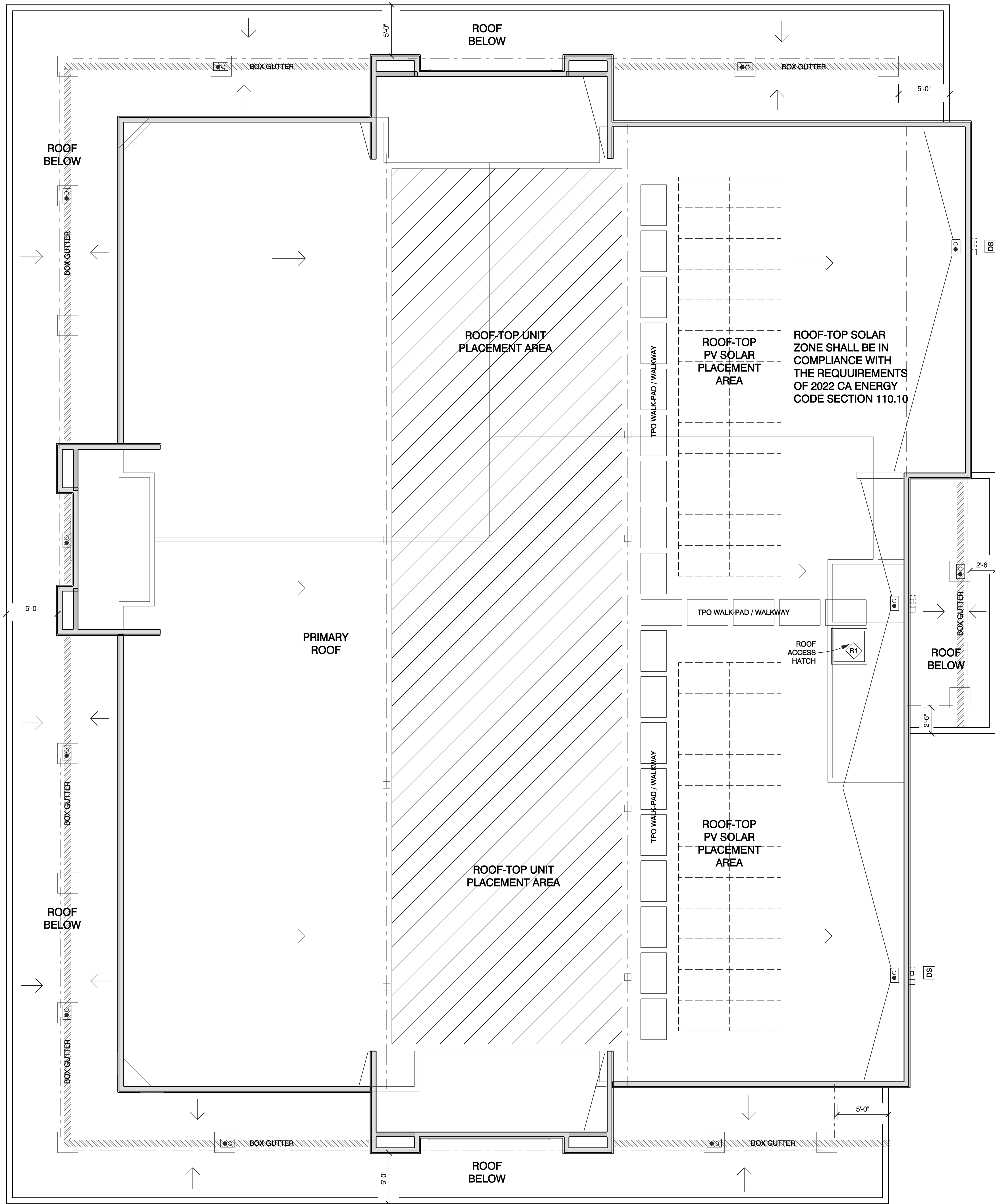
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FOLDER 701 SUNRISE
DRAWN BY TR / BW / JF
FILE A-102

UPPER LEVEL FLOOR PLAN
A-102



LEGEND:

- ROOF-TOP UNIT PLACEMENT AREA
- ROOF-TOP PV SOLAR PLACEMENT AREA
- ROOF / ATTIC ACCESS
- DOWN-SPOUT
- ROOF DRAIN / OVERFLOW DRAIN

ROOF MATERIALS / NOTES

FLAT ROOFS - MEMBRANE ROOFING
CONTRACTOR SHALL PROVIDE FULLY ADHERED OR MECHANICALLY FASTED 60 MILS (NOMINAL THICKNESS) TPO ROOFING SYSTEM. SYSTEM SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, PROVINCIAL, AND LOCAL BUILDING CODES.
MINIMUM SLOPE = 1/4" PER FOOT.
MATERIALS AND INSTALLATION AS PER MANUFACTURER'S RECOMMENDATIONS
SYSTEM SHALL INCLUDE UNDERLAYMENT, GLASS MAT COVER BOARD, SHEET FLASHING, EDGE SEALANTS, SADDLES, CORNERS, AND VENT FLASHING.
FINISH: SRI (SOLAR REFLECTANCE INDEX) = 79 MINIMUM
FLEXIBLE WALKWAYS: INSTALL WALKWAY PRODUCTS IN LOCATIONS TO PERMIT TRAVEL FROM ROOFTOP ACCESS TO ALL UTILITIES. HEAT WELD TO SUBSTRATE OR ADHERE WITH COMPATIBLE ADHESIVES.
PENETRATIONS: WHERE FEASIBLE, CONTRACTOR SHALL FURNISH AND INSTALL ROOFTOP PENETRATIONS, CURBS, AND ASSOCIATED FLASHINGS. SIZE AND LOCATION OF PENETRATIONS SHALL BE COORDINATED WITH AND APPROVED BY TENANTS PRIOR TO INSTALLATION. PENETRATIONS SHALL INCLUDE AND NOT BE LIMITED TO THE FOLLOWING:
1. PLUMBING VENTS - EXTEND 12" INTO BUILDING FOR FUTURE TENANTS TIE-IN
2. WATER HEATER B-VENT
3. UTILITY SET FAN CURB
4. RTU CURBS
5. ELECTRICAL AND GAS PENETRATION FOR RTUS
6. ELECTRICAL SIGNAGE PENETRATIONS
7. LINE SET PENETRATION FOR ICE MAKER (IF APPLICABLE)
8. SLEEPERS FOR CONDENSERS (IF APPLICABLE)
DRAINAGE: CONTRACTOR SHALL FURNISH AND INSTALL ROOFTOP DRAINAGE TO TIE IN WITH SITE STORM WATER MANAGEMENT SYSTEM. SCUPPER AND DOWNSPOUTS SHALL BE MINIMUM .032" THICKNESS FORMED AND COATED ALUMINUM. COLOR TO MATCH ADJACENT FINISHES. COORDINATE SCUPPER / DOWNSPOUTS WITH EXTERIOR BUILDING ELEMENTS AND TENANT PROVIDED SIGNAGE.

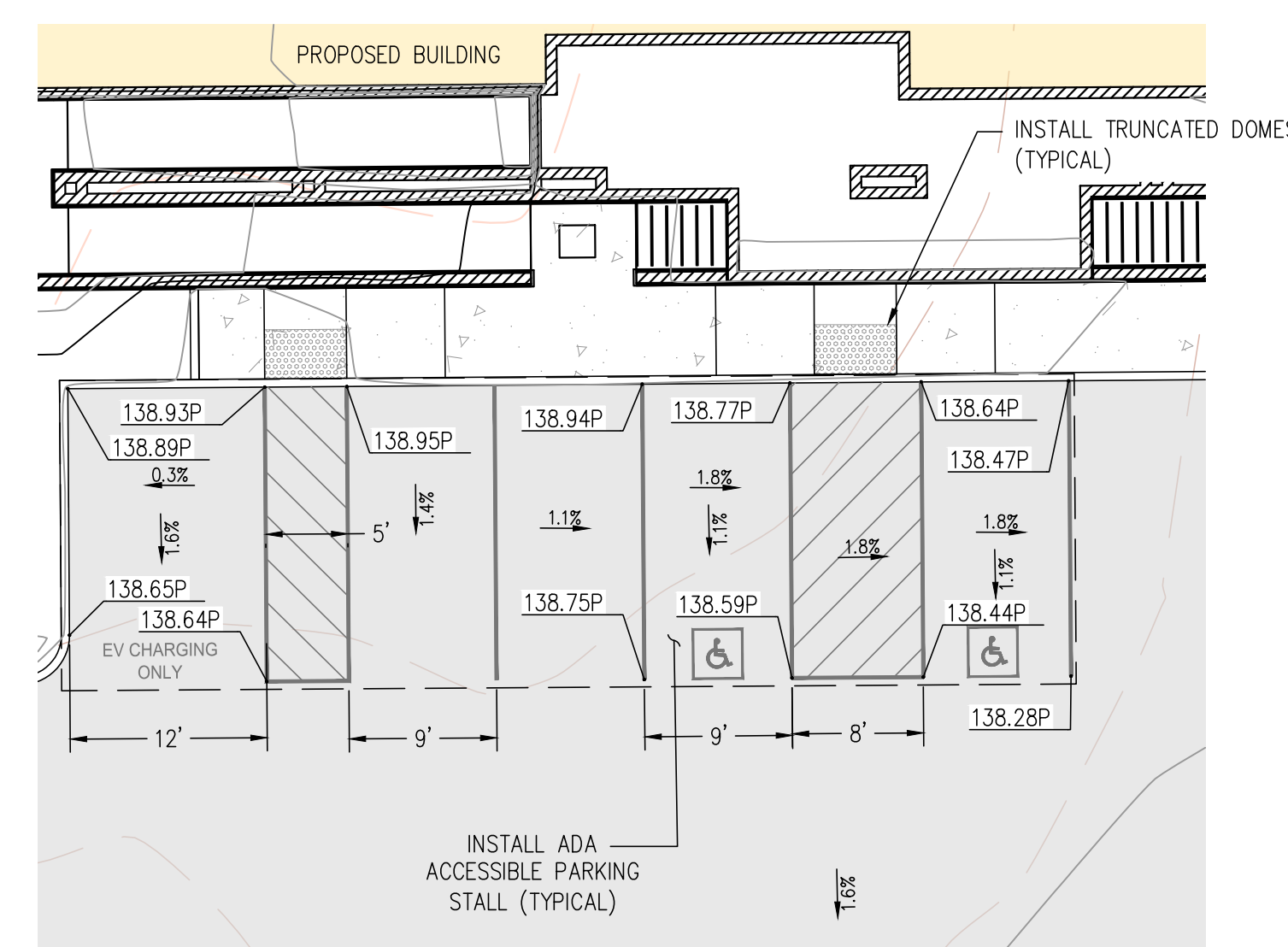
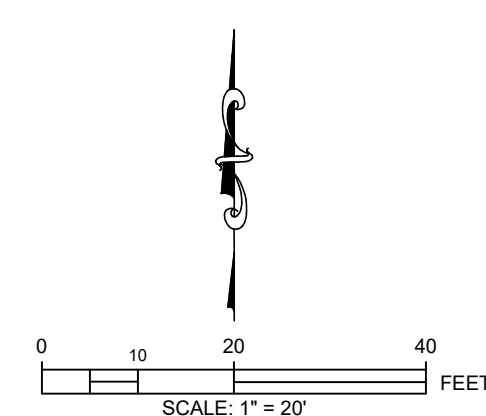
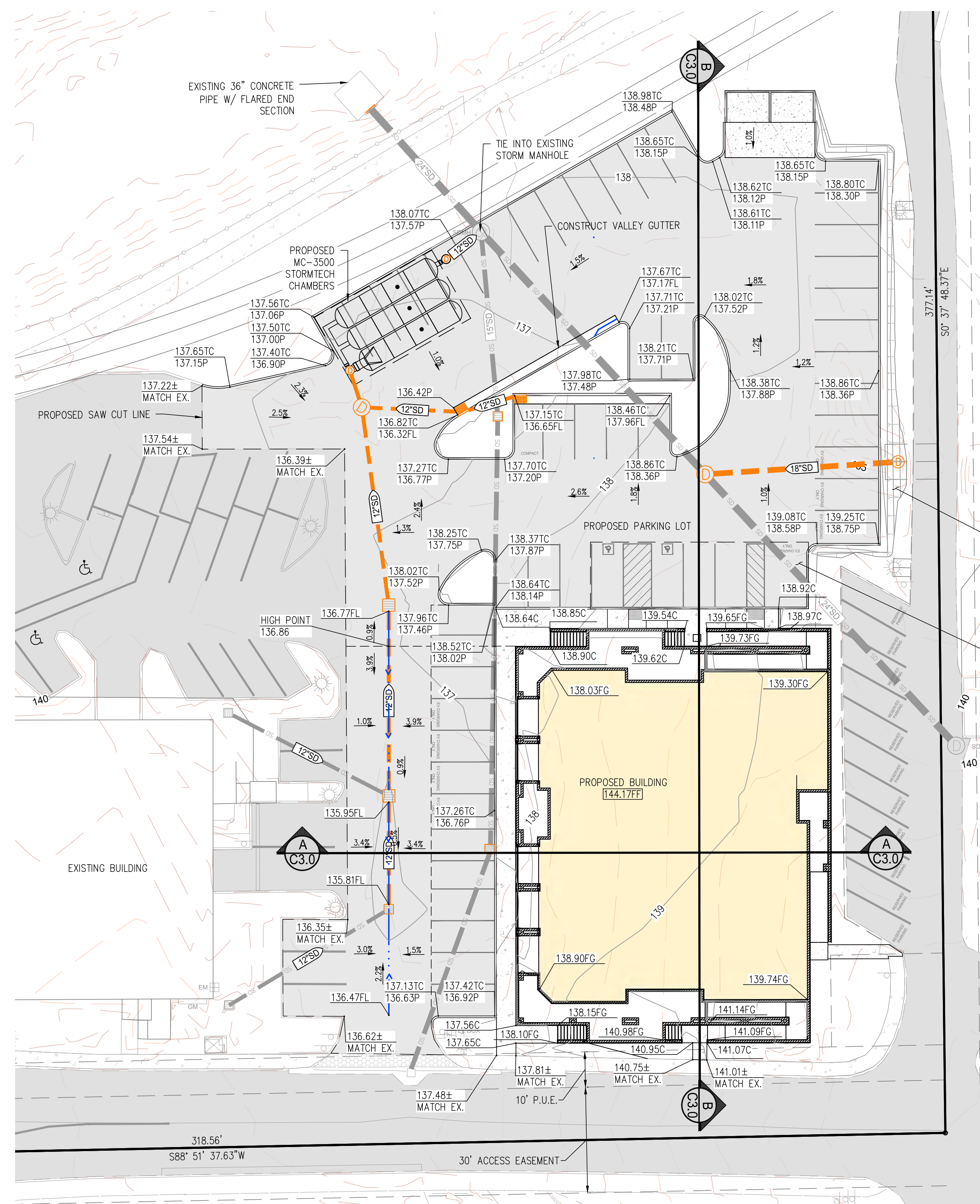
FIRE-STOPPING

CRICKETS / BRACING / OVER-FRAMING - PROVIDE FIRE BLOCKING AT ALL CONCEALED AREAS SUCH THAT NO VOIDS EXCEED 10'-0" IN ANY DIRECTION AS PER CBC 708.4.2

REMARKS	DATE
PLANNING SUBMITTAL	
	04-28-24
	07-22-24

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PC EXHIBIT D



 DETAIL 1 - ADA PARKING DETAIL

SCALE: 1" = 10'

GRADING NOTE: ALL PROPOSED ASPHALT FOR ADA PARKING AND ADA SIDEWALK IS NOT TO EXCEED 2% SLOPE IN ANY DIRECTION (TYPICAL).

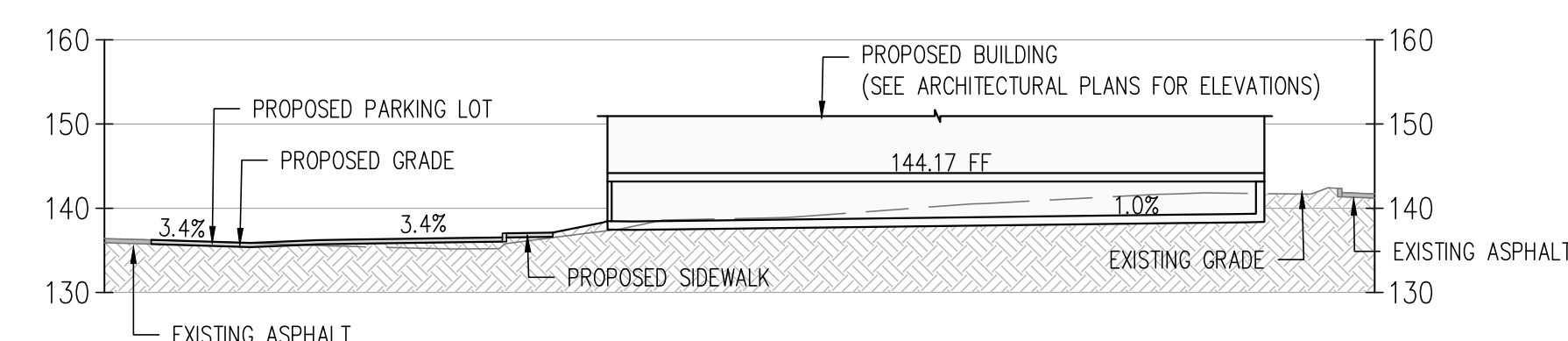
LEGEND	
	PROPERTY LINE
	PROPOSED CURB AND GUTTER
	DRAINAGE SWALE
	EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED ADS N12 HDPE STORM DRAIN PIPE
	EXISTING ADS N12 HDPE STORM DRAIN PIPE
	PROPOSED AREA DRAIN
	PROPOSED CATCH BASIN
	PROPOSED STORM DRAIN MANHOLE
	EXISTING STORM DRAIN MANHOLE
	FINISH FLOOR ELEVATION
	FINISHED GRADE ELEVATION
	TOP OF CURB ELEVATION
	FLOWLINE ELEVATION
	PAVEMENT ELEVATION
	CONCRETE ELEVATION
	HIGH POINT ELEVATION

EARTHWORK CALCULATIONS

CUT:	540	C.Y.
FILL:	100	C.Y.
TOTAL:	440	C.Y. EXPORT

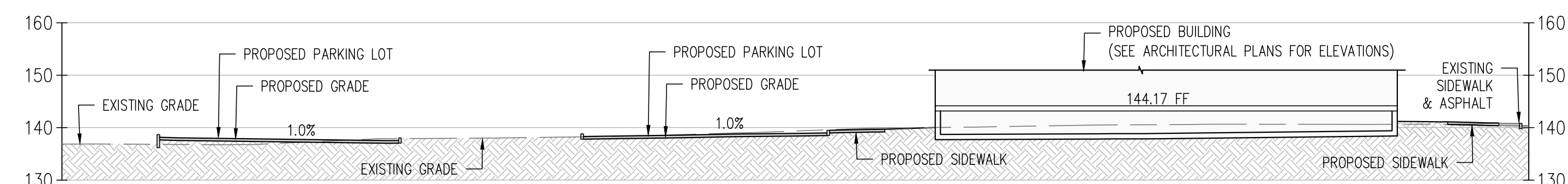
EROSION CONTROL NOTE

COMPLETE EROSION CONTROL PLANS TO BE COMPLETED DURING FINAL DESIGN PHASE IN ACCORDANCE WITH CITY OF ROSEVILLE STANDARDS.



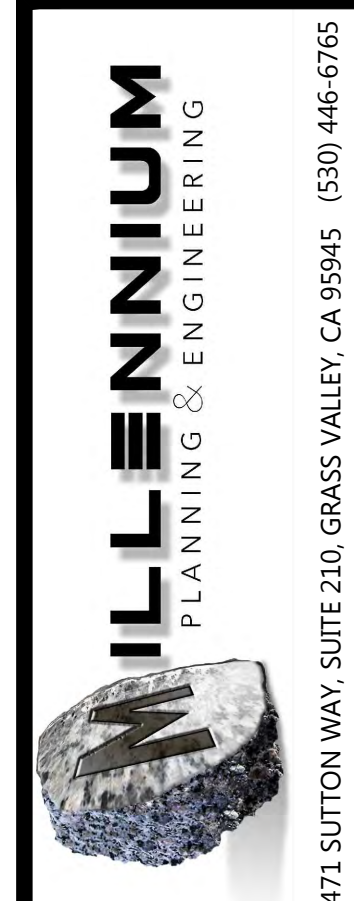
A-A CROSS-SECTION

$$1'' = 20' \text{ HORIZONTAL}$$



B-B CROSS-SECTION

$$\begin{aligned} 1'' &= 20' \text{ HORIZONTAL} \\ 1'' &= 20' \text{ VERTICAL} \end{aligned}$$



REV.	DESCRIPTION	DATE

SUNRISE OFFICE CENTER
705 SUNRISE AVE
ROSEVILLE, CA 95661

PRELIMINARY GRADING & DRAINAGE PLAN



DATE SIGNED: _____

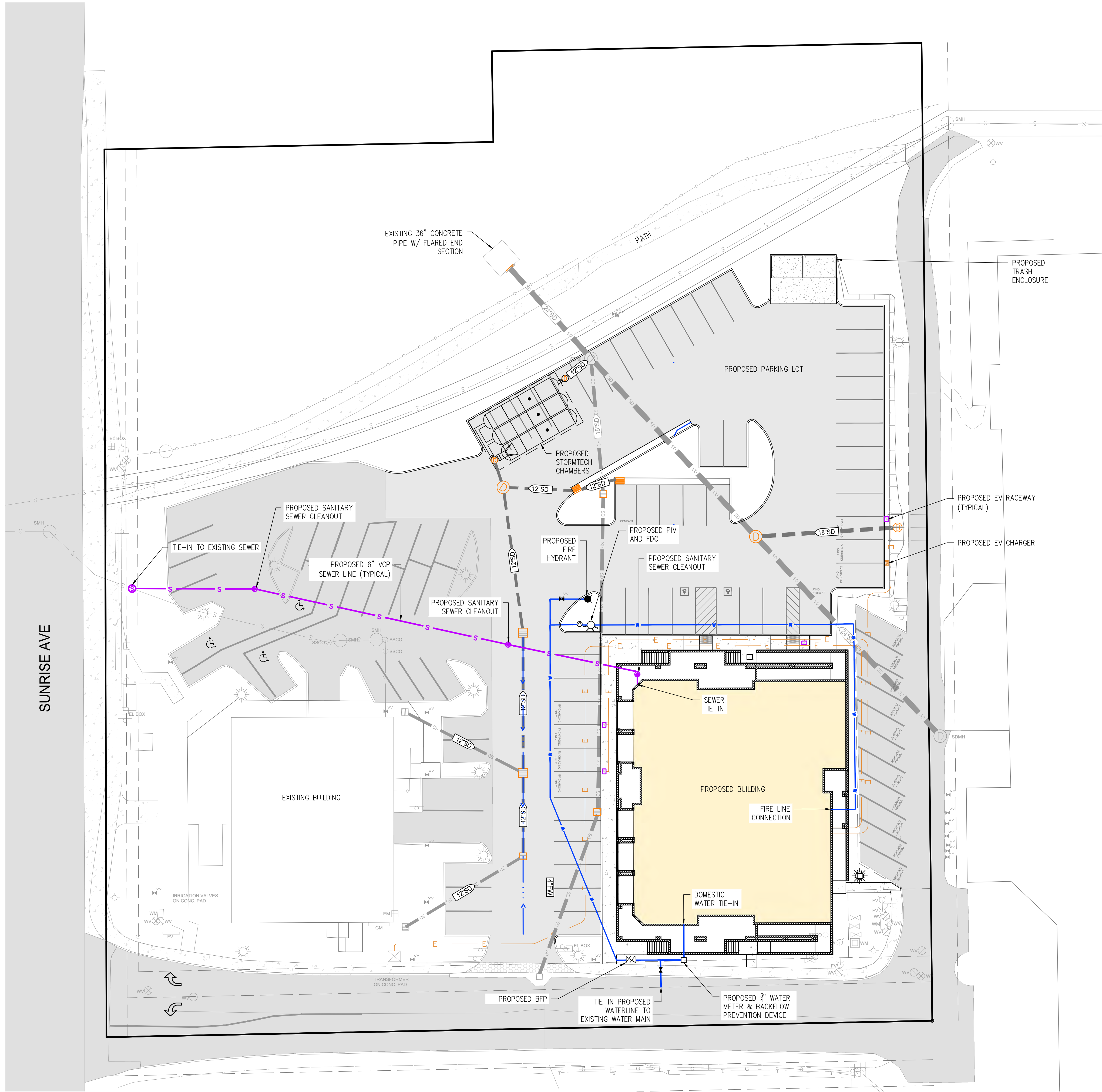
DESIGNED BY: MCL

DRAWN BY: BES

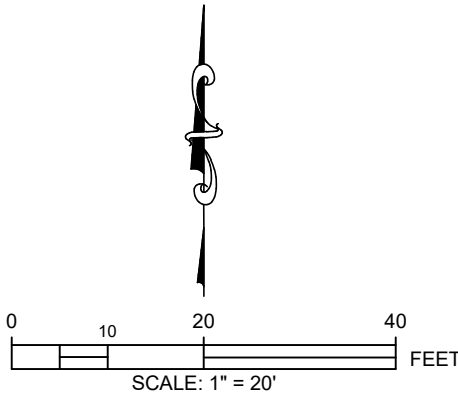
PROJECT NO.: 23-0709

SHEET NUMBER

C3.0



LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED SEWER LINE
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED SEWER MANHOLE
	PROPOSED ELECTRICAL LINE
	PROPOSED ELECTRICAL VEHICLE RACEWAYS
	PROPOSED ELECTRICAL VEHICLE CHARGERS
	PROPOSED WATER LINE
	PROPOSED BACKFLOW PREVENTER
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED POST INDICATOR VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED HDPE STORM DRAIN PIPE
	PROPOSED CATCH BASIN
	PROPOSED AREA DRAIN
	PROPOSED LIGHT POLE
	PROPOSED AREA DRAIN
	PROPOSED STORM DRAIN MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING SEWER MANHOLE
	EXISTING SEWER CLEAN OUT
	EXISTING SPRINKLER CONTROL VALVE
	EXISTING ELECTRICAL BOX
	EXISTING ELECTRICAL METER
	EXISTING GAS VALVE
	EXISTING GAS METER
	EXISTING FIRE HYDRANT
	EXISTING TRANSFORMER
	EXISTING WATER GATE/BIB
	EXISTING WATER METER
	EXISTING WATERPOST CONNECTION/VALVE
	EXISTING WATER SERVICE/VALVE
	EXISTING HDPE STORM DRAIN PIPE





471 SUTTON WAY, SUITE 210, GRASS VALLEY, CA 95945 (530) 446-6765

DATE	DESCRIPTION	REV.

SUNRISE OFFICE CENTER
705 SUNRISE AVE
ROSEVILLE, CA 95661

PRELIMINARY UTILITY PLAN



DATE SIGNED: _____

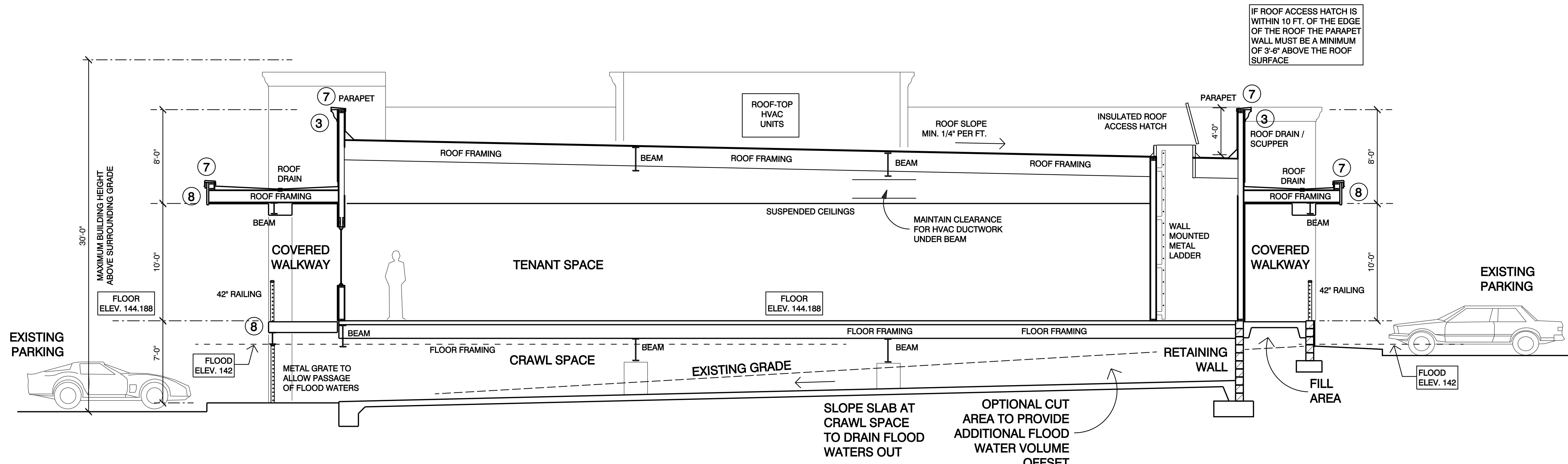
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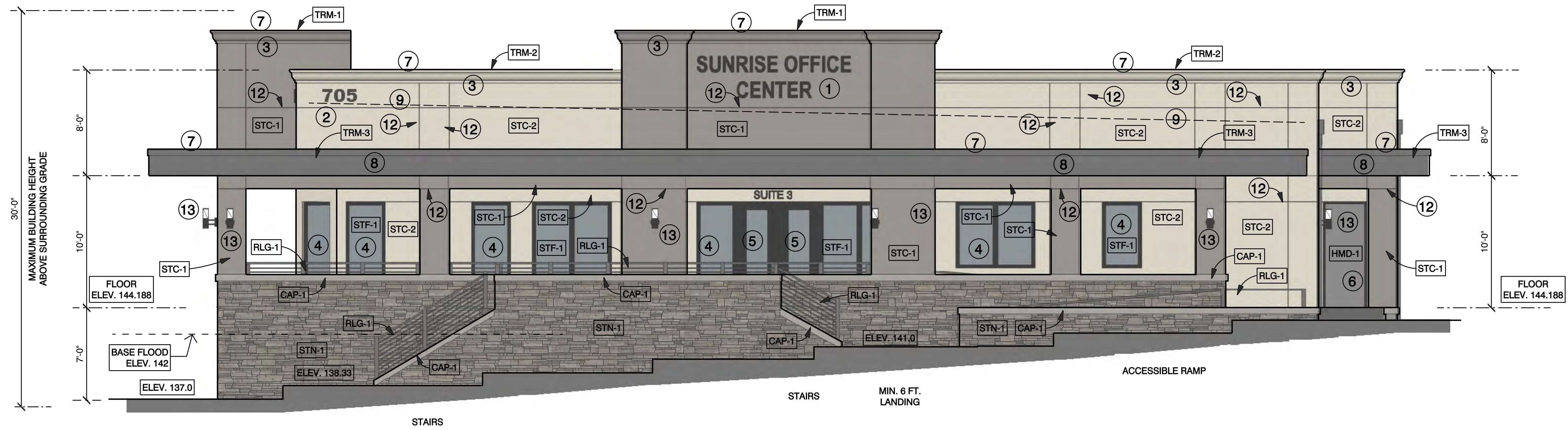
PROJECT NO.: 23-0709

SHEET NUMBER:
C4.0

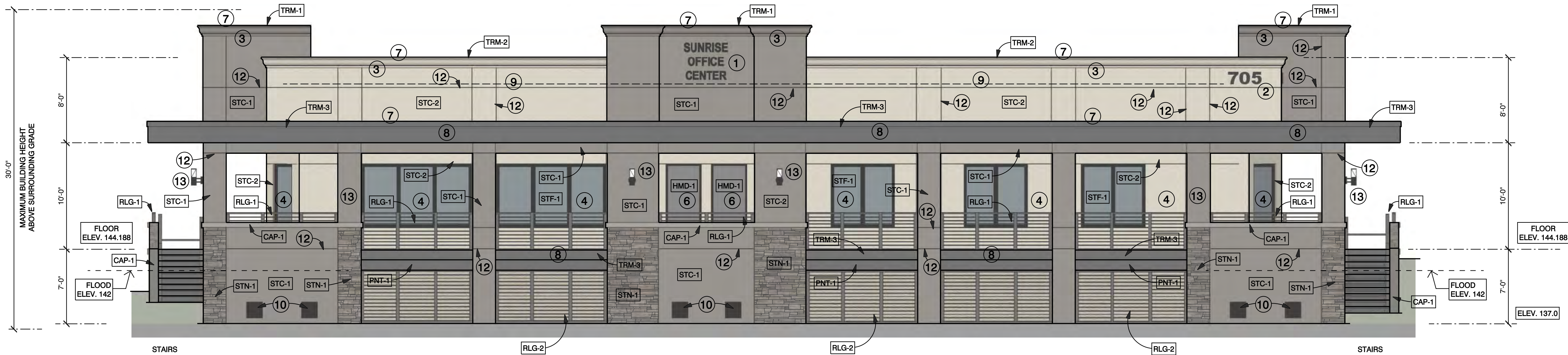
PC EXHIBIT E



CONCEPTUAL BUILDING SECTION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH MATERIAL KEY:

- [PNT-1] EXPOSED STEEL BEAM - PAINTED
COLOR: BENJAMIN MOORE 2124-10 - WROUGHT IRON
- [HMD-1] EXTERIOR HOLLOW METAL DOOR AND FRAME - PAINTED
COLOR: BENJAMIN MOORE 2124-10 - WROUGHT IRON
- [STC-1] DARK STUCCO COLOR
3-COAT STUCCO - SEE DETAILS
FINISH: FINE SAND FLOAT FINISH
COLOR: BENJAMIN MOORE HC-175 BRIARWOOD
- [STC-2] LIGHT STUCCO COLOR
3-COAT STUCCO - SEE DETAILS
FINISH: FINE SAND FLOAT FINISH
COLOR: BENJAMIN MOORE HC-176 ANNAPOLIS GRAY
- [STN-1] MANUFACTURED STONE VENEER
MFR: CULTURED STONE
PATTERN: PRO-FIT LEDGESTONE
COLOR: SHALE COLOR
- [TRM-1] PREFINISHED METAL PARAPET FLASHING / TRIM - SEE DETAILS
TO MATCH DARK STUCCO
COLOR: BENJAMIN MOORE HC-175 BRIARWOOD
- [TRM-2] PREFINISHED METAL PARAPET FLASHING / TRIM - SEE DETAILS
TO MATCH LIGHT STUCCO
COLOR: BENJAMIN MOORE HC-176 ANNAPOLIS GRAY
- [TRM-3] PAINTED OR PREFINISHED METAL FASCIA / TRIM
- SEE DETAILS
COLOR: BENJAMIN MOORE 2124-10 - WROUGHT IRON
- [CAP-1] CAST WALL CAPS AND TRIMS
COLOR TO MATCH LIGHT STUCCO COLOR
COLOR: BENJAMIN MOORE HC-176 ANNAPOLIS GRAY
- [RLG-1] PAINTED METAL HANDRAILS
- SEE DETAILS
COLOR: BENJAMIN MOORE 2124-10 - WROUGHT IRON
- [RLG-2] PAINTED METAL GRATE WITH ACCESS GATES
- TO ALLOW PASSAGE OF FLOOD WATERS - SEE DETAILS
COLOR: BENJAMIN MOORE 2124-10 - WROUGHT IRON
- [STF-1] ALUMINUM STOREFRONT DOORS / WINDOWS
- SEE DETAILS
DARK ANODIZED BRONZE ALUMINUM FINISHES
- [DS] PREFINISHED METAL DOWNSPOUT
COLOR: BENJAMIN MOORE 2124-10 - WROUGHT IRON

KEY NOTES:

- ILLUMINATED SIGNAGE TO BE DETERMINED
- PROVIDE BLOCKING / BRACING AND ELECTRICAL POWER STUB
- ILLUMINATED ADDRESS NUMBERS
- CONFIRM ADDRESS NUMBER WITH LOCAL OFFICIAL PRIOR TO FABRICATION
- VERIFY FINAL LOCATION WITH FIELD WITH OWNER AND LOCAL OFFICIALS
- FOAM CROWN MOLDING WITH STUCCO FINISHES
- SEE DETAILS
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- SEE SCHEDULE SHEET A-XXX
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- ALUMINUM STUCCO CONTROL JOINT / REVEAL TRIM
- SEE DETAIL X / A-XXX
- WALL MOUNTED LIGHT FIXTURE
- SEE ELECTRICAL PLANS
- SCUPPER BOX / OVERFLOW

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FOLSOM, CA 95630
916-337-1660

REGISTERED ARCHITECT
THOMAS G. ROMAN
C-28822
FOLSOM, CA
STATE OF CALIFORNIA

SUNRISE OFFICE CENTER /
SUNRISE FAMILY DENTISTRY
NEW OFFICE BUILDING WITH
SUNRISE FAMILY DENTISTRY AT
705 SUNRISE AVE.
ROSEVILLE, CA

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	07-22-24

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TO PROVIDE CHANGES TO THE
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ISSUE A STOP WORK NOTICE.

FOLDER	701 SUNRISE
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ELEVATIONS
A-201

EXTERIOR FINISH MATERIAL KEY:

- [PNT-1] EXPOSED STEEL BEAM - PAINTED
COLOR: BENJAMIN MOORE 2124-10 - WROUGHT IRON
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REVISED COLORS
FOR GREATER
CONTRAST

ADDED STONE
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ACCENTS

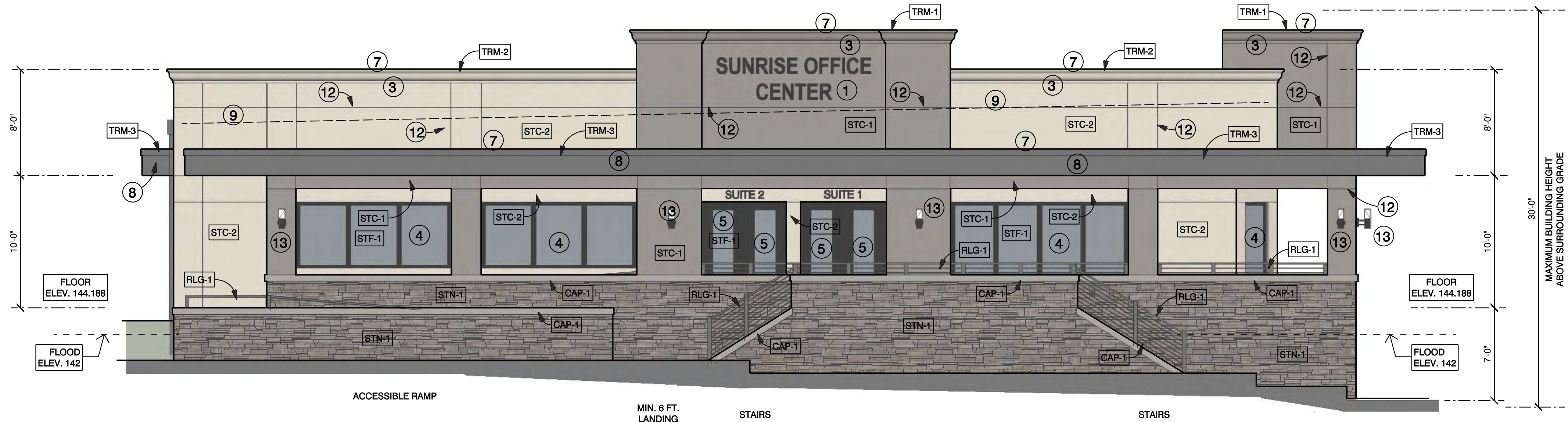
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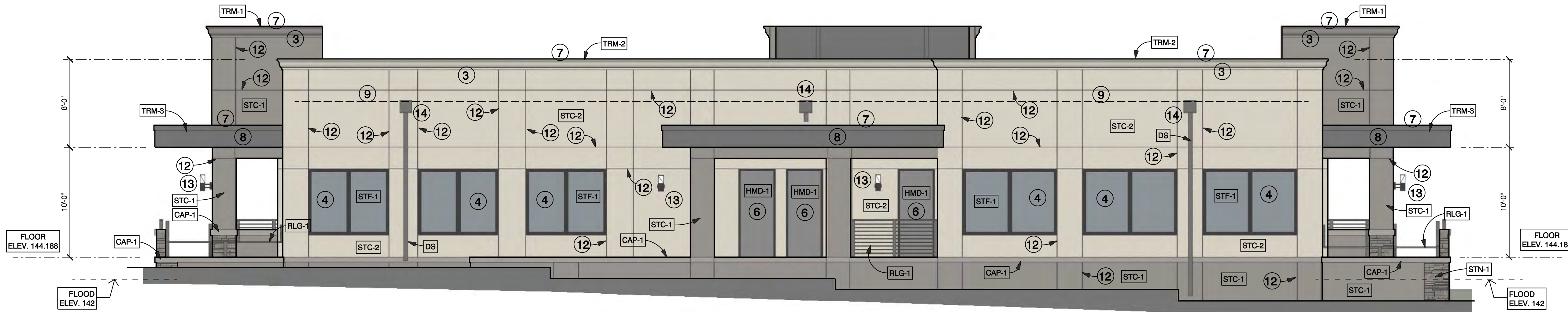
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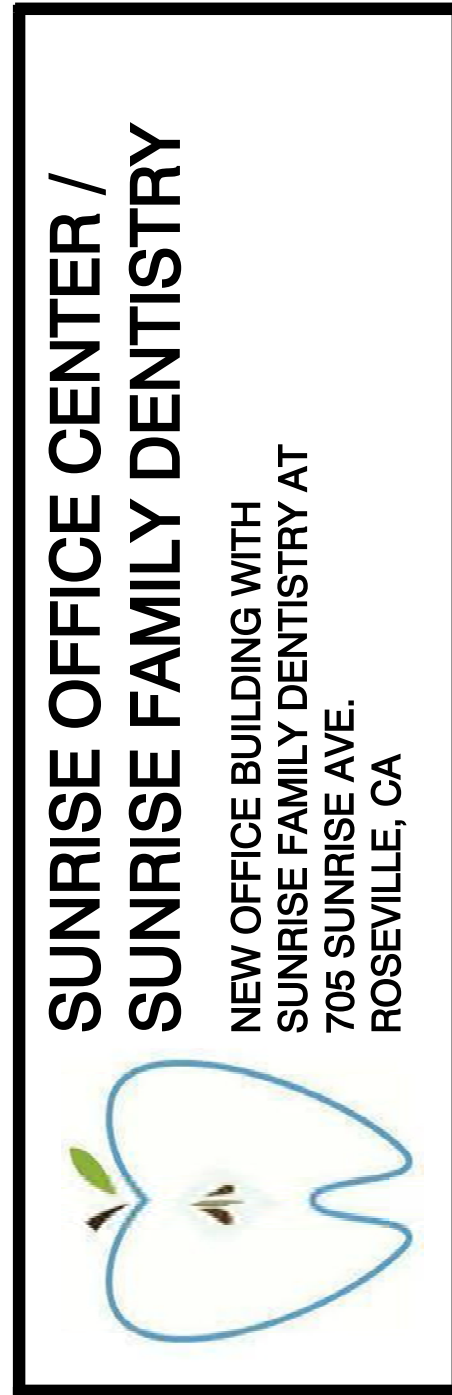
NORTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"



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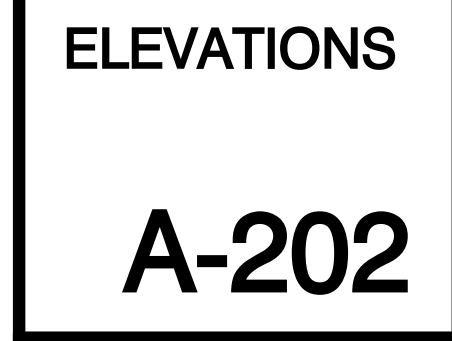
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ROSEVILLE, CA

CONCEPTUAL COLOR STUDY
NOT TO SCALE
DATE: 07-22-24

REVISED COLORS
FOR GREATER
CONTRAST

ADDED STONE
VENEER BASE /
ACCENTS

CULTURED STONE
PRO-FIT LEDGESTONE
SHALE COLOR

Annapolis Gray

HC-176

LIGHT
STUCCO
COLOR

Briarwood

HC-175

DARK
STUCCO
COLOR



STONE
BASE /
ACCENTS

Wrought Iron

2124-10

FACIA, TRIMS,
RALINGS, ETC.



PROPOSED COLORS AND MATERIALS MIMIC
EXISTING ADJACENT APARTMENT BUILDING



REPAINT EXISTING BUILDING
- COLORS TO MATCH THE NEW
BUILDING

PROPOSED NEW BUILDING

COLOR STUDY



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HC-175

DARK
STUCCO
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STONE
BASE /
ACCENTS

Wrought Iron
2124-10

FACIA, TRIMS,
RALINGS, ETC.



SOUTH ELEVATION



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HC-175

DARK
STUCCO
COLOR



STONE
BASE /
ACCENTS

Wrought Iron
2124-10

FACIA, TRIMS,
RALINGS, ETC.



WEST ELEVATION



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REVISED COLORS
FOR GREATER
CONTRAST

ADDED STONE
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HC-175

DARK
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STONE
BASE /
ACCENTS

Wrought Iron
2124-10

FACIA, TRIMS,
RALINGS, ETC.



NORTH ELEVATION



705 SUNRISE AVE.
ROSEVILLE, CA

CONCEPTUAL COLOR STUDY
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DATE: 07-22-24

REVISED COLORS
FOR GREATER
CONTRAST

ADDED STONE
VENEER BASE /
ACCENTS

CULTURED STONE
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Annapolis Gray
HC-176
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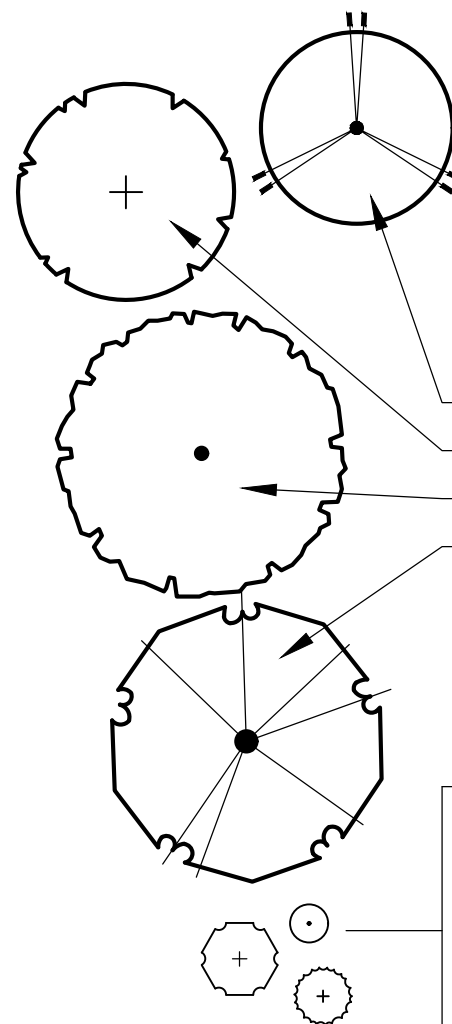
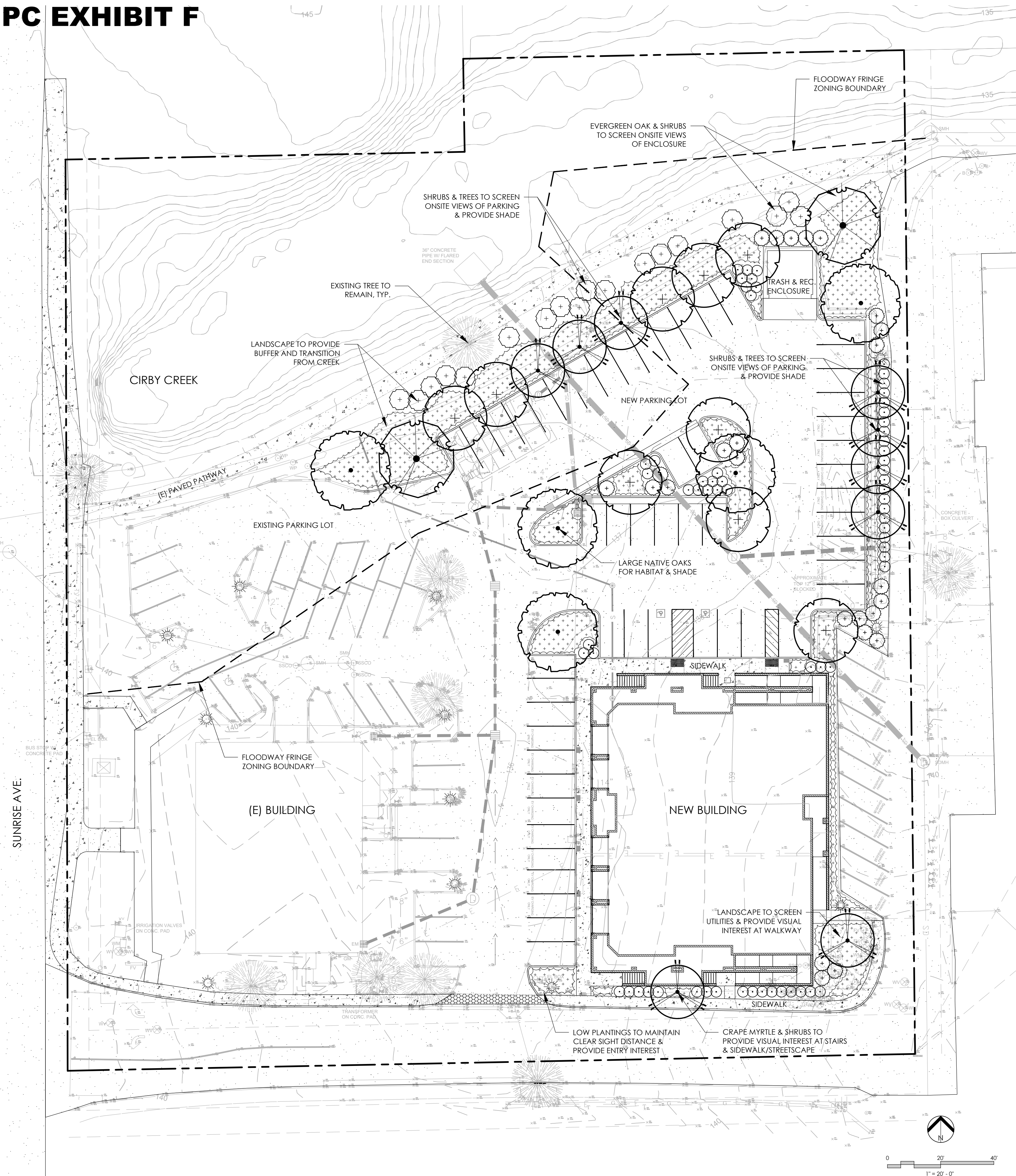
STONE
BASE /
ACCENTS

Wrought Iron
2124-10
FACIA, TRIMS,
RALINGS, ETC.



EAST ELEVATION

PC EXHIBIT F



PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WATER USE	MATURE SIZE (HxW)
TREES					
LAGERSTROEMIA 'NATCHEZ'	CRAPE MYRTLE	24" BOX	9	L	25'x25'
PISTACHIA 'KEITH DAVEY'	PISTACHE	24" BOX	9	L	30'x30'
QUERCUS LOBATA	VALLEY OAK	24" BOX	6	L	60'x40'
QUERCUS WISLIZENII	INTERIOR LIVE OAK	24" BOX	1	VL	60'x60'
SHRUBS					
ARCTOSTAPHYLOS 'HOWARD McMINN'	MANZANITA	5G	--	L	8'x8'
CALLISTEMON 'LITTLE JOHN'	BOTTLEBRUSH	5G	--	L	4'x4'
DIETES BICOLOR	FORTNIGHT LILY	5G	--	L	3'x4'
FRANGULA 'EVE CASE'	COFFEEBERRY	5G	--	L	6'x6'
PHLOMIS FRUTICOSA	JERUSALEM SAGE	5G	--	L	4'x5'
RHAPHIOLEPIS 'PINK LADY'	INDIAN HAWTHORNE	5G	--	L	5'x5'
WESTRINGIA 'WYNABBIE GEM'	COAST ROSEMARY	5G	--	L	6'x6'
GROUNDCOVERS & PERENNIALS					
BACCHARIS 'PIGOEN POINT'	DWARF COYOTE BRUSH	5G	--	L	8'
FESTUCA IDAHOENSIS	BLUE FESCUE	1G	--	L	18"
FESTUCA MAIREI	MAIRE'S FESCUE	5G	--	L	3'
KNIPHOFIA 'FLAMENCO'	HOT POKER PLANT	5G	--	L	2'
LOMANDRA 'PLATINUM BEAUTY'	MAT RUSH	1G	--	L	3'
MUHLENBERGIA RIGENS	DEER GRASS	5G	--	L	4'
NEPETA FAASSENII	CATMINT	1G	--	L	3'
TEUCRIUM CHAMAEDRYS	GERMANDER	1G	--	L	2'
VERBENA 'De La Mina'	CEDROS ISLAND VERBENA	1G	--	L	3'

LANDSCAPE CONCEPT STATEMENT

THE PROPOSED LANDSCAPING SHALL MEET THE CITY'S WATER USE EFFICIENCY REQUIREMENTS FOR WATER CONSERVATION AND DEVELOPMENT REQUIREMENTS FOR PARKING LOT SHADING. THE PLANT PALETTE FEATURES BOTH NATIVE PLANTS AND CLIMATE APPROPRIATE SPECIES WELL SUITED TO THE LOCAL CONDITIONS AND SOILS. THE PLANTINGS ARE INTENDED TO ADD LAYERS OF VISUAL INTEREST TO THE NEW BUILDING AND SURROUNDING PARKING LOT.

A NEW IRRIGATION SYSTEM SHALL BE INSTALLED AS PART OF THIS PROJECT. COMPONENTS SHALL INCLUDE AN AUTOMATIC IRRIGATION CONTROLLER CAPABLE OF ADJUSTING RUN TIMES BASED ON LOCAL WEATHER CONDITIONS, DRIP IRRIGATION FOR ALL PROPOSED PLANTINGS, TREES HAVING SEPARATE IRRIGATION VALVES THAN OTHER LANDSCAPE, IRRIGATION HYDROZONES WHICH GROUP PLANTS BY WATER NEEDS, AND OTHER COMPONENTS TO PROVIDE WATER USE EFFICIENCY.

GENERAL NOTES

- SEE ARBORIST REPORT FOR ADDITIONAL INFO ON TREES
- SEE CIVIL PLANS FOR ADDITIONAL SITE INFORMATION

PLANTING NOTES

- ALL WORK IS TO BE PERFORMED UNDER THE DIRECTION OF A LICENSED LANDSCAPE CONTRACTOR (C-27 LICENSE) OR CERTIFIED BY THE STATE OF CALIFORNIA FOR THE TYPE OF WORK SHOWN ON THE PLANS.
- A MINIMUM THREE INCH (3") LAYER OF COMPOSTED WOOD MULCH (ARBOR MULCH) SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. 'GORILLA HAIR' SHREDDED REDWOOD MULCH IS STRICTLY PROHIBITED.
- CONTRACTOR IS TO SUBMIT REPRESENTATIVE SOIL SAMPLES FROM PLANTING AREAS TO A LABORATORY FOR ANALYSIS AND RECOMMENDATIONS AS DESCRIBED IN THE WATER EFFICIENT LANDSCAPE ORDINANCE. SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.
- A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
- INCORPORATE ORGANIC COMPOST INTO THE SOIL TO A MINIMUM DEPTH OF 8" AT A MINIMUM RATE OF 6 CUBIC YARDS PER 1,000 SQUARE FEET OR PER SPECIFIC AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT.
- PLANTS SHALL BE OF QUALITY NURSERY STOCK, FREE OF PESTS AND DISEASES, AND CONFORM TO THE SIZE SPECIFICATIONS OF THE PLANT LEGEND AND THE LATEST EDITION OF THE AMERICAN NURSERYMAN STANDARDS.
- ALL PLANT LOCATIONS SHOWN ARE DIAGRAMMATIC. CONTRACTOR IS TO ADJUST ALL PLANTING WITH UTILITY LOCATIONS OR OTHER OBSTACLES NOT SHOWN ON THESE PLANS. ANY CONFLICTS BETWEEN LOCATIONS OF PROPOSED PLANTING AND UTILITIES OR OTHER OBSTRUCTIONS ARE TO BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDY.
- PLANTS ARE TO BE INSTALLED IN A TRIANGULAR SPACING PATTERN UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL MAINTAIN AND MONITOR THE LANDSCAPE INSTALLATION FOR 60 DAYS UPON FINAL ACCEPTANCE. PLANTS IN AN UNHEALTHY OR DISTRESSED STATE SHALL BE REPLACED AT THE SAME SIZE AND SPECIFICATION AS THE ORIGINAL AT NO ADDITIONAL COST TO THE OWNER. ALL SHRUBS AND GROUND COVER SHALL BE GUARANTEED FOR 6 MONTHS UPON FINAL ACCEPTANCE.

SHADING CALCULATIONS FOR PARKING AREAS

TOTAL PARKING LOT AND DRIVE AISLE AREA REQUIRED FOR SHADING = 15,083 ft²
50% SHADING REQUIREMENT = 15,083 x 0.5 = 7,542

TREE & CANOPY AREA	INTERIOR PLANTER - 100%	SOUTH, EAST & WEST - 50%	CORNER & NORTH - 25%
LAGERSTROEMIA 'NATCHEZ' - 491 ft²		4x491x0.50 = 982 ft²	
PISTACHIA 'KEITH DAVEY' - 707 ft²	3x707 = 2,121 ft²		6x707x0.25 = 1,061 ft²
QUERCUS LOBATA - 962 ft²	3X962 = 2,886 ft²		2x962x0.25 = 481 ft²
QUERCUS WISLIZENII - 962 ft²			1x962x0.25 = 241 ft²
	SUBTOTAL: 5,007 ft²	982 ft²	1,783 ft²
			TOTAL: 7,772 ft²



Steve Kovanis
Landscape Architect
1000 Wilshire Blvd.
4th & 5th Floors
Los Angeles, CA 90017



SUNRISE AVENUE

705 SUNRISE AVENUE
ROSEVILLE, CALIFORNIA

ISSUED:
4/26/2024 PLANNING SUBMITTAL

PROJECT INFO	
PROJECT NO.	24.06
DATE:	APRIL, 2024
DESIGNED BY:	SK
DRAWN BY:	SK

CONTENTS
PRELIMINARY
LANDSCAPE PLAN

SHEET NO.

L1

Tree Inventory and Arborist Report

APN: 470-010-043 in City of Roseville, Placer County, CA



Prepared for:
Hamzah Alkordy (Applicant)
901 Sunrise Avenue, Suite A1
Roseville, CA 95661
Email: hdkordy1@gmail.com

Prepared by:
Greg Matuzak, Principal
Greg Matuzak Environmental Consulting LLC
P.O. Box 2016
Nevada City, CA 95959
Email: gmatuzak@gmail.com

March 2024

TABLE OF CONTENTS

1.0 Introduction	1.0
2.0 Regulatory Overview and Definitions	2.0
3.0 Methods	3.0
4.0 Results.....	4.0
5.0 Conclusions and Recommendations	5.0

Appendices

- Appendix A Parcel Report
- Appendix B Site Plans with Mapped Trees
- Appendix C Photo Log

Tables

- Table 1 Tee Rating System
- Table 2 Tree Species Identified and Mapped within the Project Disturbance Area

1.0 INTRODUCTION

Greg Matuzak, a biologist on the Placer County Planning Department's Biological Resources Consultants List and a California Department of Fish and Wildlife (CDFW) qualified biologist, conducted a tree inventory for the proposed Sunrise Avenue Development Project (Project) in order to develop this Arborist Report. Additionally, Greg Matuzak has previously developed several biological resources assessments, CEQA documents, and state and federal permitting applications and consultations for projects within Placer County and for the City of Roseville. In addition, Mr. Matuzak has developed many tree inventory and arborist survey reports.

No previous tree inventory or arborist reports specifically covering the subject parcel are known to exist, so this Arborist Report has been developed based on a site visit and tree inventory survey. However, prior to conducting the site visit and tree inventory survey, the Project surveyor mapped each of the trees within the proposed disturbance areas within the subject parcel. Therefore, the attached Site Plans contain the trees mapped within the proposed disturbance areas and the protected trees to be removed from the development and implementation of the Project (see Appendix A for a Parcel Report covering the entire subject parcel and Appendix B for a Site Plan for where the proposed disturbance will be located within the subject parcel). For this report, the tree inventory coverage included only the areas within the subject parcel where the proposed Project related disturbance would occur.

The Project area is located within The City of Roseville approximately 0.5 miles directly south along Sunrise Avenue from the Interstate 80 (I-80) and Douglas Boulevard crossing. The Project area is located at 701 Sunrise Avenue and currently contains a single large office building, parking, and some open space grassy areas with several trees, both native and non-native. The Project area includes the following subject parcel: a 2.63-acre parcel (APN: 470-010-043). In total, the subject parcel comprises a total of 2.63 acres with a newly developed area that is approximately 0.63.

The proposed Project includes the development of 86 parking spaces, including 5 ADA spots, 62 standards spots, 2 compact spots, and 17 EV spots. Additionally, the proposed Project includes the expansion of parking (with the totals outlined above and within the Site Plan attached in Appendix B) as well as the construction of a second building within the subject parcel. The new building would be 8,000 square feet. The existing building within the subject parcel is 4,968 square feet and contains an existing trash enclosure, deck, and a ramp.

The subject parcel includes a walking path along the southern side of Cirby Creek, which is located adjacent to the north of the subject parcel and Project area. The existing path along the southern side of Cirby Creek will be maintained as well as the

existing 10-foot sewer easement. Therefore, the proposed additional parking and new building construction will not encroach into Cirby Creek or impact any existing riparian vegetation along the southern side of the creek. The tree inventory survey and this Arborist Report does not include the areas outside the proposed Project related disturbance within the subject parcel and therefore, Cirby Creek and its associated riparian habitat zone are not included in this Arborist Report.

2.0 REGULATORY OVERVIEW AND DEFINITIONS

Local Regulations and Policies

City of Roseville Tree Ordinance

The City of Roseville regulates the removal of or the impact to protected trees under Chapter 19.66 of the Roseville Municipal Code. Protected trees are defined as any native oak tree, valley oak (*Quercus lobata*), interior live oak (*Quercus wislizeni*), blue oak (*Quercus douglasii*), or hybrid of these species, with a trunk diameter equal to or greater than six inches at breast height (DBH), which is at 54" above grade. No work that might impact the tree, including grading, trenching, or irrigation, is allowed within the protected zone of a protected tree, defined as the dripline radius plus one foot, without a tree permit. No permit is required for the removal of a protected tree under the following situations:

1. Trees damaged by thunderstorm, windstorm, flood, earthquake, fire or other natural cause and determined by a peace officer, fire fighter, public utility official, civil defense official or city code enforcement officer, acting in his or her official capacity, to present a danger to persons or property. Upon discovery of a condition justifying removal, the officer or official making the determination shall immediately provide written notification of the condition and action taken to the planning director.
2. When removal is determined to be necessary by fire department personnel actively engaged in fighting a fire.
3. When compliance would interfere with activities of a public utility necessary to comply with applicable safety regulations and/or necessary to repair or avoid the interruptions of services provided by such a utility. Unless there is an imminent threat to the public health, safety or welfare, the Planning Director shall be notified prior to the removal by a public utility of a protected tree.
4. The Planning Director may allow removal of a protected tree which has been certified by an arborist to be a dead tree. An arborist-certified dead tree may be removed without any replacement or mitigation requirements.
5. A protected tree located on property developed with a single-family or two-family dwelling which has been granted occupancy.
6. When a protected living tree presents a hazard to health and safety or structures due to its structural condition and location, the tree may be removed without any replacement or mitigation requirements. The hazardous condition of the tree must be determined by an arborist. The Planning Director must review the arborist's determination and consider the location of the protected tree prior to approving removal.

3.0 METHODS

In order to evaluate the Project area for the presence of protected trees, a tree inventory survey was conducted for the areas where proposed disturbance would take place as part of the proposed Project. The attached Site Plan in Appendix B identify the location and size of the mapped trees within the areas proposed for disturbance as part of the development and implementation of the Project.

Tree Inventory and Field Survey

A reconnaissance-level biological survey was conducted on foot of the Project area and within the entirety of the subject parcel by Greg Matuzak, a CDFW Qualified Biologist and an International Society of Arboriculture (ISA) Certified Arborist (WE-8962A). Greg Matuzak has developed several assessments of biological resources and conducted many tree inventory surveys within the City of Roseville and Placer County in the past. The site visit and tree inventory survey was conducted on February 29th, 2024.

An assessment of the existing trees and protected oak resources was the focus of the site survey conducted as part of the development of this report. Appendix B includes the Site Plans containing the mapped trees within the proposed disturbance areas as well as the X marks through the trees that will be removed within the proposed disturbance areas. A photo log of the Project area observed during the tree inventory field survey was compiled (see Appendix C).

The health condition of each tree was verified and rated according to Table 1 below. The health rating considers factors such as the size, color, and density of the foliage as well as the amount of deadwood within the canopy. Additionally, bud viability, evidence of wound closure, and the presence or evidence of stress, disease, nutrient deficiency, and insect infestation are taken into consideration for the overall health condition of a tree. In cases where conditions fall between the good, fair, and poor ratings, as well as dead for trees that are dead. Any rating that is listed as poor or dead indicates that the given tree is a hazard tree and should be removed for public safety. Such hazard trees are typically exempt from mitigation requirements.

TABLE 1 — TREE RATING SYSTEM

Rating	Tree Health
Good	There is an average or below-average amount of deadwood/dieback with respect to the tree's size and growing environment; leaf size, color, and density are typical for the species; buds are normal size, viable, abundant, and uniform throughout the canopy; current and past growth increments are generally average or better; any callusing is vigorous. This health rating indicates that there is very little, if any, evidence of stress, disease, nutrient deficiency, and/or insect infestation.

Fair	There is an above-average amount of deadwood/dieback with respect to the tree's size and growing environment; leaf size, color, and density may be below what is typically expected for the species; buds are normal size and viable, but slightly sparse throughout the canopy; current and past growth increments may be below average; tree may be slow to callus around old wounds. This health rating indicates that there is moderate evidence of stress, disease, nutrient deficiency, and/or insect infestation.
Poor	There is an extreme amount of deadwood/dieback with respect to the tree's size and growing environment; leaf size, color, and density are clearly compromised; very few viable buds are present throughout the canopy; current and past growth increments are meager; no evidence of callusing around old wounds. This health rating indicates that there is widespread evidence of stress, disease, nutrient deficiency, and/or insect infestation.
Dead	There is an extreme amount of deadwood/dieback with respect to the tree's size and growing environment; leaf size, color, and density are clearly compromised; very few viable buds are present throughout the canopy; current and past growth increments are meager; no evidence of callusing around old wounds. This health rating indicates that there is widespread evidence of stress, disease, nutrient deficiency, and/or insect infestation.

4.0 RESULTS

Protected Trees

Protected trees are defined under the City of Roseville Tree Ordinance as any native oak tree, valley oak, interior live oak, blue oak, or hybrid of these species, with a trunk diameter equal to or greater than six inches at breast height (DBH), which is at 54" above grade. During the February 29, 2024 site survey, Greg Matuzak Environmental Consulting LLC conducted a tree inventory and has also developed an Arborist Report for the Project area within the subject parcel. The tree inventory and Arborist Report focused on the proposed areas of disturbance within the subject parcel/Project area.

A total of three (3) trees with a DBH of six inches or greater were mapped within the Project area (see Appendix B with the Site Plan containing the mapped trees and DBH within the Project area). Several other small non-oak trees and small oak trees within the Project area were also mapped within the Project area; however, given they are not protected under the City of Roseville Tree Ordinance, they would not be included in any required Tree Removal Permit and compensatory mitigation for impacts to such protected trees. Each of the trees meeting the definition of a protected tree by the City of Roseville is a valley oak and all three trees will be removed as part of the proposed additional parking areas. See the attached Site Plan in Appendix B with the required X through the three valley oak trees requiring removal. The DBH of those trees is 36", 40", and 18". In total, DBH of 94" of protected trees will be removed and compensatory mitigation under the City of Roseville Tree Mitigation Program.

Table 2. Tree Species Identified and Mapped within the Project Disturbance Area

Tree Species	DBH	Protected (Y/N)	Tree Health
Valley Oak	36"	Y	Good
Valley Oak	18"	Y	Good
Valley Oak	40"	Y	Good
Valley Oak	4"	N	Good
Valley Oak	4"	N	Good
Valley Oak	4"	N	Good
Non-Native Landscape Tree	14"	N	Good

5.0 CONCLUSIONS AND RECOMMENDATIONS

A total of 3 trees with a DBH of six inches or greater were mapped within the Project area (see Appendix B with the Site Plan containing the mapped trees and DBH within the Project area). Several other small non-oak trees and small oak trees within the Project area were also mapped within the Project area; however, given they are not protected under the City of Roseville Tree Ordinance, they would not be included in any required Tree Removal Permit and compensatory mitigation for impacts to such protected trees.

Each of the trees meeting the definition of a protected tree by the City of Roseville is a valley oak and all three trees will be removed as part of the proposed additional parking areas. See the attached Site Plan in Appendix B with the required X through the three valley oak trees requiring removal. The DBH of those trees is 36", 40", and 18". In total, DBH of 94" of protected trees will be removed and compensatory mitigation under the City of Roseville Tree Mitigation Program. The applicant has stated that the proposed tree mitigation would include required planting within the subject parcel in order to fully compensate for the loss of 94" of DBH of protected trees.

Compensatory Mitigation Options

Impacts to protected trees are mitigated under Chapter 19.66.070 of the City of Roseville's Municipal Code. Mitigation planting or in-lieu fees are expected to be required for any protected trees removed or significantly impacted as part of the project. The total number of mitigation trees to be planted or in-lieu fees to be paid are based on an inch-for-inch basis of the total trunk diameter of protected trees removed. For this project, a total of 94 trunk inches will be removed given the DBH of the 3 protected valley oak trees to be removed for the proposed Project.

Given the landscape design and open areas within the subject parcel, there is sufficient area within the subject parcel to allow for 100 percent on-site mitigation planting. For replacement planting, a 1:1 replacement of trunk inches would be required for any trunk inches to be removed (a total of 94 inches in the case of the 3 proposed protected trees to be removed). A minimum of 50 percent of the trees must be native oak species. Up to 50 percent may be met by planting of non-native species.

If the applicant decides at a later date to use of in-lieu fees for compensatory mitigation, the current rate for mitigation payment is \$118 per inch. In-lieu fees are deposited into either a Native Oak Tree Propagation Fund or a Non-Native Tree Fund, as determined by the Planning Manager. If payment of in-lieu fees is chosen as the sole form of mitigation, the total amount required is estimated to be \$11,092.

Tree Protections During Construction

The following measures should be integrated into the construction documents to protect trees to remain that will be adjacent to the proposed areas of disturbance during construction where accessible:

- Tree Protection Fencing, consisting of four-foot tall, brightly-colored, high-visibility plastic fencing, shall be placed around the perimeter of the tree protection zone (TPZ) (dripline radius + 1 foot). The TPZ is the minimum distance for placing protective fencing. Tree protection fencing should be placed as far outside of the TPZ as possible. Signs shall be placed along the fence denoting this as a Tree Protection Zone that shall not be moved until construction is complete. Trees or tree clusters with canopy extending beyond 50 feet from proposed project boundaries may be fenced only along sides facing the project. In cases where proposed work infringes on TPZ, fence shall be placed at edge of work;
- Whenever possible, fence multiple trees together in a single TPZ;
- Tree protection fencing shall not be moved without prior authorization from the Project Arborist and the City of Roseville, as appropriate;
- No parking, portable toilets, dumping or storage of any construction materials, grading, excavation, trenching, or other infringement by workers or domesticated animals is allowed in the TPZ;
- No signs, ropes, cables, or any other items shall be attached to a protected tree, unless recommended by an ISA-Certified Arborist;
- Underground utilities should be avoided in the TPZ, but if necessary shall be bored or drilled. If boring is impossible, all trenching will be done by hand under the supervision of an ISA-Certified Arborist;
- No cut or fill within the dripline of existing protected tree is permitted. If cut or fill within the dripline is unavoidable, any mitigation requirements shall be determined by the City of Roseville, as appropriate;
- Pruning of living limbs or roots over two inches in diameter shall be done under the supervision of an ISA-Certified Arborist;
- All wood plant material smaller than six inches in diameter shall be mulched on site. Resulting mulch shall be spread in a layer four to six inches deep in the TPZ of preserved trees. Mulch shall not be placed touching the trunk of preserved trees; and
- Appropriate fire prevention techniques shall be employed around all significant trees to be preserved. This includes cutting tall grass, removing flammable debris within the TPZ, and prohibiting the use of tools that may cause sparks, such as metal blade trimmers or mowers.

Appendix A

Parcel Report

Property Report



Assessor's Parcel Number: 470-010-043-000

07/21/2023

Situs Address

701 SUNRISE AV
ROSEVILLE, CA 95661

Secondary Addresses

Location

Neighborhood Association: MEADOW OAKS
Elementary School District: ROSEVILLE ELEMENTARY SCHOOL DISTRICT
High School District: ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

General Planning

Characteristics

Project Stage:	COMPLETED	Lot Area (Sq Ft):	114,673
Subdivision:		Lot Area (Acres):	2.63
Subdivision Code:		Lot Perimeter (Ft):	1,391
302 Number:		Developed Bldg (Sq Ft):	4,700
Lot Number:	A	Undeveloped Bldg (Sq Ft):	
Redevelopment Area:		Potential Bldg (Sq Ft):	
Redevelopment Dist:		Developed Buildings:	1
Existing Use:	RESTAURANT	Developed Units:	
Existing Use Class:	COMMERCIAL	Undeveloped Units:	
		Potential Units:	

<u>*Primary Planning Area</u>	<u>*Primary Parcel Number</u>	<u>*Primary Zoning</u>	<u>*Primary Landuse</u>
Infill	229	PD52	BP
	305	FW	OS/FP
	183	PD52	CC

**The Zoning and Land Use designations provided in this property report are limited to the primary designations associated with this parcel, and are not necessarily the only applicable designations for this property. Please refer to the map display or an official Zoning and/or Land Use map to determine any subordinate designation applicable to this parcel. Visit <http://www.roseville.ca.us/zonlu11> for detailed landuse and zoning code information.*

Disclaimer: This document was prepared for general inquiries only. The City of Roseville gains access from multi-jurisdictional databases and is not liable for errors or omissions that might occur. Official information concerning specific parcels should be obtained from recorded or adopted City documents.

Appendix B

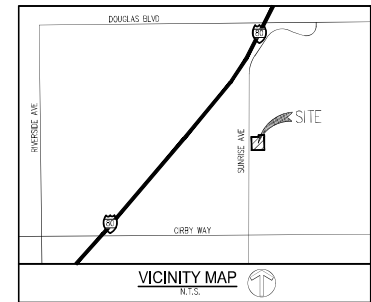
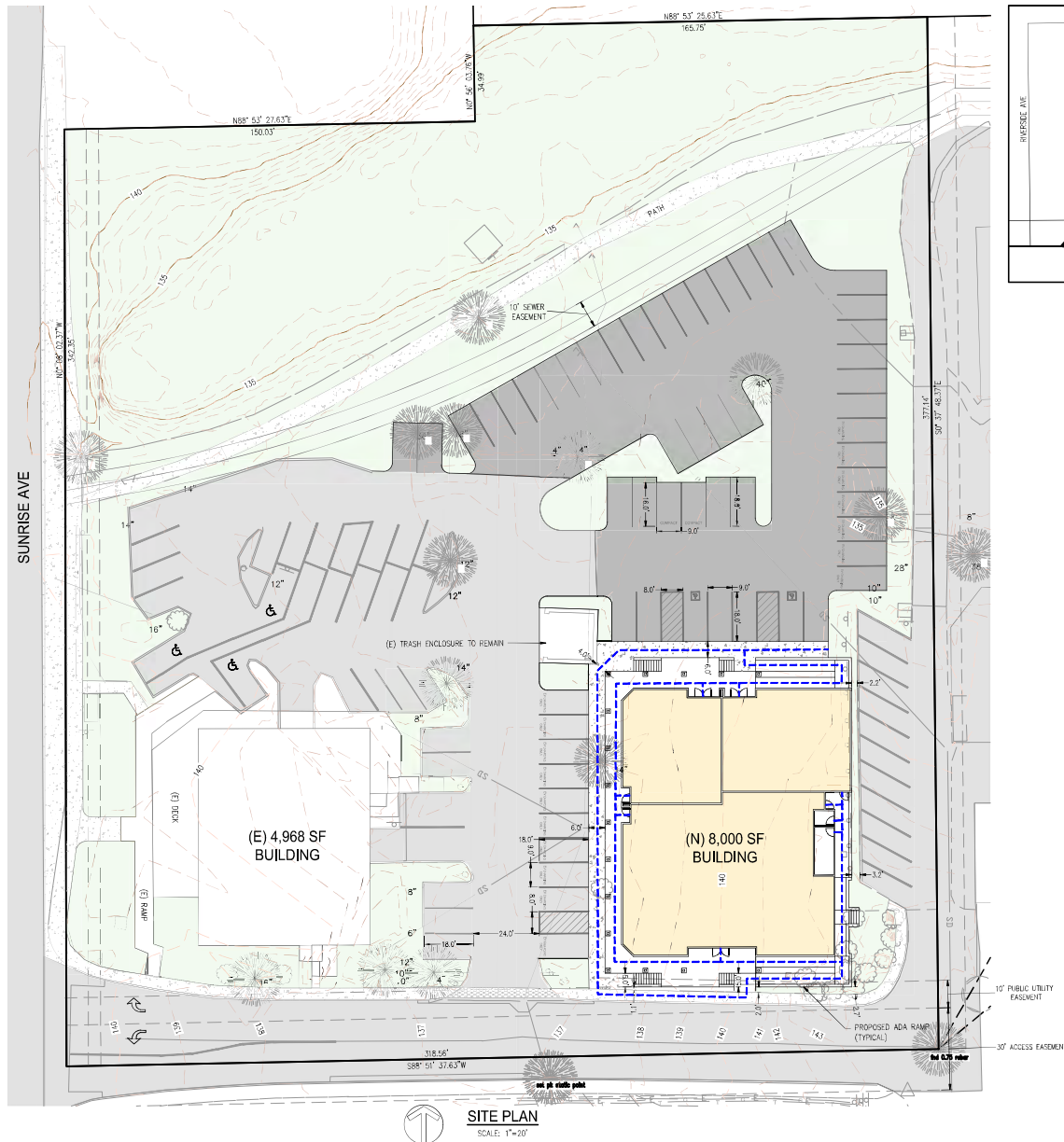
Site Plans

LEGEND	
	PROPERTY LINE
	EASEMENT PER 22 PM 71
	EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	ACCESSIBLE PARKING STALL MARKING
	COMPACT PARKING STALL MARKING
	ELECTRIC VEHICLE PARKING STALL MARKING
	PROPOSED LANDSCAPE AREA
	ACCESSIBLE PATH OF TRAVEL

PARKING STATISTICS	
REQUIREMENT	PROPOSED PARKING SPACES
1:150 SF GROSS FLOOR AREA (12,957 SF)	86
NOTES: 1. PARKING REQUIREMENTS DERIVED FROM CITY OF ROSEVILLE DEVELOPMENT CODE 19.26.020.	
PARKING DISTRIBUTION	
ADA	5
STANDARD	62
COMPACT	2 (2%)
EV	17
TOTAL	86

SITE STATISTICS		
	AREA (SF)	AREA (%)
ASPHALT PAVEMENT	43,986 SF	30%
CONCRETE (WALKWAYS, CURB, TRASH AREAS)	8,934 SF	6%
BUILDING (FOOTPRINT)	12,968 SF	11%
LANDSCAPING	45,675 SF	43%
TOTAL	114,563 SF	100%

PROJECT INFORMATION	
APPLICANT HANZAR ALKORDY 901 SUNRISE AVE, SUITE A1 ROSEVILLE, CA 95661 EMAIL: hankordy1@gmail.com	
PLANNING & CIVIL ENGINEERING MILLENNIUM PLANNING & ENGINEERING 471 SUTTON WAY, SUITE 210 GRASS VALLEY, CALIFORNIA 95945 (530) 446-6765 CONTACT: ROB WOOD, AICP	
SITE ADDRESS 701 SUNRISE AVE ROSEVILLE, CA 95661	
APN 470-010-043	
SITE AREA 2.63 ACRES / 114,563 SF	
ZONING/GENERAL PLAN ZONING: P052 / FW GENERAL PLAN: UP, OS, IT, CC	



DATE	DESCRIPTION

REV	DESCRIPTION

SUNRISE AVE 701 SUNRISE AVE ROSEVILLE, CA 95661	
PRELIMINARY SITE PLAN	
DESIGNED BY: REW	DRAWN BY: BES
PROJECT NO: 23-0709	DATE: 12/11/2023
SHEET NUMBER	



SUNRISE AVE
701 SUNRISE AVE
ROSEVILLE, CA 95661

CONCEPTUAL SITE PLAN

DESIGNED BY: REW
DRAWN BY: BES
PROJECT NO: 23-0709
DATE: 10/3/2023
SHEET NUMBER:



DATE

DESCRIPTION

REV

471 SUTTON WAY, SUITE 210, GRASS VALLEY, CA 95945 (530) 446-0765

Appendix C

Photo Log

Photos of the February 29th, 2024 Tree Inventory Survey



Photo 1: From northeastern corner of the Project area looking west along Cirby Creek to the right. Existing path runs along southern edge of creek riparian corridor in photo.



Photo 2: Project disturbance area includes grassy area and two oak trees in distance where additional parking will be located. Two oaks are protected and will be removed.



Photo 3: Project disturbance area includes grassy area and three oak trees in the photo are protected trees and will be removed.



Photo 4: Southeastern section of the subject parcel where the proposed new building will be located within the grassy area within the photo. Existing building in distance.



Photo 5: Photo looking west within the subject parcel where the proposed new building will be located within the grassy area. Non-native landscape tree to be removed.



Photo 6: Photo looking northwest where the proposed new building will be located within the grassy area. 3 protected oak trees to be removed in the distance.

MEMORANDUM

To: Planning Commission

From: Shelby Maples, Associate Planner

Date: January 9, 2025

Re: Agenda Item # 6.1 – 705 Sunrise Av. – Response to Comments

The purpose of this memorandum is to provide the Planning Commission with updated information regarding public input on the proposed Sunrise Office Center project, File # PL24-0812. This includes a summary of a conference call, as well as neighbor letters and staff's response.

Neighborhood Input

On January 3, 2025, staff received a phone call from Jennifer Chapman, resident of the adjoining Terraces of Roseville community care facility (707 Sunrise Av.), regarding the status of the project and inquiring about whether staff could come and speak to the Terraces residents about the application. Ms. Chapman was informed by staff of the scheduled January 9th Planning Commission hearing. She expressed concern that she did not receive a notice regarding the hearing; however, staff confirmed that notice was provided to the ownership of the Terraces facility in conformance with Zoning Ordinance requirements. Individual unit addresses for community care facilities are not available to the City, so individual notices were not provided.

On January 6th, Ms. Chapman hosted a community forum within the Terraces facility to share the project plans, previously provided to her by staff in November 2024. According to Ms. Chapman, 34 residents attended the discussion. Planning staff had a follow up conference call with Ms. Chapman and additional residents on January 7th, addressing questions related to the use of the building (unknown medical tenants), traffic and access of emergency vehicles to the Terraces, and the floor plan of the building. Ms. Chapman also submitted a letter regarding the Mitigated Negative Declaration, further discussed below, on January 6th.

On January 8th, Ms. Chapman forwarded staff a letter from the Terraces Resident Council Board requesting an extension of the public comment period an additional 15 days to January 21, 2025. A letter from a Ms. Biasotti expressing concerns about the project was also recieved. These letters is included as Attachment 1 to this memorandum.

Chapman Letter

On January 6th, Ms. Chapman submitted a letter to staff as a comment on the Mitigated Negative Declaration (MND). The majority of the comments do not pertain to the environmental document, but are general comments on the project. In this memorandum, staff will respond to all sections of the letter as project comments, with an evaluation with respect to the MND where appropriate. The letter is included in Attachment 1.

Item 1: Ms. Chapman requests that the comment period on the MND be extended for 15 days, due to the holidays. She also states that notice was not provided to the residents of the Terraces of Roseville.

The MND was published on December 5th to the California Office of Planning and Research for a review period of 30 days, as well as posted on the City website and the Roseville Coalition of Neighborhood

Associations site, mailed to property owners within a 300-foot radius, and posted in library locations throughout the city. The closing date for comments was January 6th, 2025. During that time, one advisory comment letter was received by Planning staff from the Central Valley Flood Protection Board. No other comments, inquiries, or calls were received by staff during this comment period. Any correspondence postmarked or emailed within this period would have been accepted as a part of the public comment period. Therefore, staff does not believe an extension of this review is warranted at this time.

As previously stated in this memorandum, individual address points are not available for individual units within the community care facility. It is at the discretion of the property ownership to disseminate information received in the mail. The City of Roseville complied with legal noticing requirements, and the review period was completed in accordance with the California Environmental Quality Act (CEQA).

Staff previously discussed the project with Ms. Chapman, and provided a set of the project plans for her review in November 2024. Correspondence concluded with an acknowledgement of plan receipt. Staff did not receive further correspondence or requests for notification.

Item 2: Ms. Chapman states that a traffic study is needed for the MND and a site-specific fire access analysis is needed for the site.

The MND addresses Transportation related impacts on Page 36 of the document. As stated in the MND, the proposed use is consistent with the existing General Plan land use designation; therefore; additional trips generated by the proposed project fall within expected volumes previously analyzed by the General Plan. The proposed project is an infill development, which is expected to lower vehicle miles traveled within the City. Impacts were found to be less than significant in the MND. Additionally, the proposed project and the trips it will generate were evaluated by the Development Services – Engineering Division during the entitlement review process. At that time, staff evaluates whether or not a traffic study is warranted for a project. No traffic study was required per that analysis. Vehicle and emergency access was evaluated by both the Engineering Division and the Fire Department during entitlement review, and was found to comply with City standards through design and the application of standard conditions of approval.

Items 3 and 4: Ms. Chapman believes that a variance should have been requested to deviate from parking standards in order to allow retention of the native oak trees. She does not support the removal of trees on site.

While the proposed project is designed as a medical office building, the tenants of the building are currently unknown at this time. Medical offices have a parking ratio of one (1) parking space per 150 square feet of office, which is one of the more stringent parking requirements outlined in the Zoning Ordinance. The parking area is designed to comply with the Zoning Ordinance in the event that all 7,300 square feet of the newly proposed building and the 4,600 square foot existing office building are fully occupied by medical uses. As designed, the proposed project meets Zoning Ordinance standards.

In order to request a parking reduction, the tenants would have to be known and the applicant would have to have an alternate plan to accommodate overflow parking. Parking is not available along Sunrise Av., nor is it available along the entry road providing access to both the Sunrise Office Center and the Terraces of Roseville. The design of the site is further constrained by the location of the Floodway, the need to connect to the existing parking area of the 4,300 square foot medical office building, and eleven existing parking spaces on the site reserved for the Terraces of Roseville. Additional evaluation is included in the staff report. If the proposed building were to be fully occupied by medical uses, staff would be unlikely to support a parking reduction due to the lack of availability of possible overflow or street parking.

While the Tree Preservation Ordinance encourages retention of protected trees wherever possible, it was found to be infeasible for the three (3) identified trees as is evaluated in the staff report. The constraints mentioned above influenced the design of the proposed project, limiting the design of the parking area

while maintaining city standards for parking spaces, vehicle, and emergency access. Adequate mitigation for the removal of the trees is provided and further detailed in the staff report.

Item 5: Ms. Chapman expresses concern about the amount of hardscape included in the project, as requests permeable pavers in the design.

The proposed project has been evaluated by the Development Services Department, including the Building, Engineering, and Planning divisions. The proposed project includes a grading and utilities plan, and drainage and stormwater quality improvements are evaluated during the entitlement and improvement plan processes to show that the proposed development will not create drainage issues. The project has also been evaluated by the Public Works – Floodplain Management division to ensure the project is designed to avoid creating hazards and to withstand a potential flood event. The project complies with City design standards, which states that parking areas shall be “surfaced with asphalt concrete or Portland cement concrete, or other approved all-weather, hard, non-eroding surface” (Section 19.26.040.D of the Zoning Ordinance). City design standards ensure the surface can withstand regular traffic as well as use by emergency vehicles.

Recommendation

Staff believes that the concerns presented by the letters have been adequately addressed by the project evaluation included in the staff report and in this memorandum. Notice of the project was completed consistent with the Zoning Ordinance requirements, requirements under CEQA, and with usual City practices. Staff recommends that the Planning Commission consider the neighborhood comments and staff evaluation and take the actions recommended in the staff report.

Attachment 1 – Neighbor Letters

Maples, Shelby

From: Jennifer Chapman <jenchapman415@gmail.com>
Sent: Monday, January 6, 2025 4:39 PM
To: Maples, Shelby
Subject: Fwd: 705 Sunrise - MND comments

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

January 6, 2025

To: Shelby Maples, Project Manager
Fr: Jennifer Chapman, Resident / Terraces of Roseville
Re: MND Comments - INFILL PCL 183, 229, 305 – Sunrise Office Center; PL#24-812

Thank you for the opportunity to submit comments on the MND for the medical building development proposal for 705 Sunrise Ave.

1. The Public Comment Period should be extended. - My first comment is that it is counter to the spirit and intent of CEQA to issue a 30 day comment period over the holidays. There may technically have been 30 calendar days since the MND notice was issued, but it goes without saying that people have been busy with holiday activities, offices have had limited hours, and various staff have been on vacation, etc. Christmas and New Years Day are federal holidays, meanwhile Hanukkah and Kwanza are multi-day holidays also celebrated during this period of time. **Please grant an extension on the comment period of at least 15 additional days which would translate to 5:00 pm, January 21, 2025. In conjunction with this request is a related request to postpone the public hearing that is scheduled for January 9 until the next practicable date after an extended comment period.**

The Terraces of Roseville is the most impacted group of citizens affected by this project. There are approximately 200 senior residents living immediately adjacent to the project site. These residents have a variety of medical conditions and living restrictions and their environment is largely limited to the premises. Therefore, changes to this environment have a large impact. There are also approximately 90 employees who work here. Neither the residents or the employees received the project notice, and it is not clear whether the notice that was sent to Terraces SH, LLC was properly routed to the property owner which is not a local entity. The Terraces of Roseville is managed by Integral Senior Living LLC which I am told by the Terraces Executive Director, does not intend to comment on behalf of the property owner.

As an interested party associated with the Terraces and who was in communication with the planning department in November, prior to the holidays, and prior to the notice being issued, I also feel I should have been sent the notice by email.

Many other residents of the Terraces are interested in the building proposal for 705 Sunrise Ave. and would like an opportunity to become informed about it in order to submit meaningful comments.

2. Traffic Analysis for Emergency Ingress / Egress is needed. - There is no traffic study for the MND, nor is there any site specific fire / emergency related analysis for this project. This is a deficiency given the nature of the adjacent community which involves almost daily visits from first responders and sometimes multiple visits due paramedics and ambulances often being called to medical emergencies. There is already a traffic concern with turning left onto Sunrise leading to long waits and sometimes safety risk in entering the middle 2-way lane. In conversation with the Fire Marshall today, it was noted that the traffic from Dutch Brothers drive through coffee customers has exacerbated this problem. The

traffic patterns should be analyzed and it should be considered what regular traffic from additional scheduled medical appointments will do to the back up of cars trying to enter Sunrise, which may delay emergency transport from the Terraces to hospitals and other care facilities. Given that the proposed building may double the existing traffic to the site, it is paramount to undergo a thorough traffic study.

3. A variance for the Parking Requirements should be given to relieve the need to cut protected oak trees. Although it is required, it is not clear that 80 spaces are really needed for the adjacent property, and parking is the main factor driving the plan to cut protected trees. For example, today Monday, January 6, 2025 at approximately 2:00 pm, there were 27 vacant spaces on the 705 Sunrise property. A study of the actual parking demand is another reason a traffic study is needed.

4. Protected Oaks should not be removed. Native trees in boxes are not the same as real native heritage trees. The smaller diameter, younger oaks are progeny of the larger oaks and should also be protected. The large old oaks designated for removal provide aesthetics, shade and habitat for wildlife which also provides quality of life for residents at the Terraces. For many of the residents, riding a scooter or walking around the building is a life enhancing activity that will be severely impacted by cutting these heritage trees down. Woodpeckers, bats, squirrels, turkeys, beaver, and otters have all been observed in this ecosystem on the property associated with the oaks and with Cirby Creek -- both at 705 and 707 Sunrise. Again, the main thing driving the need to cut the oaks appears to be the parking spaces for which a variance could be and should be granted.

5. Hardscaping and reduced water percolation is both an aesthetic and a flood concern. The extensive conversion of soil and grass to a paved parking lot and medical building will result in approximately 95% hardscape. There is already a flooding problem at this site. Permeable pavers should be considered instead of traditional pavement especially in the area of the protected trees.

Thank you for your consideration of these comments. Additional comments will be submitted before the scheduled hearing. Again, I would like to emphasize the need for an extension on the comment period as well as the public hearing.

Sincerely,
Jennifer Chapman
Resident, Terraces of Roseville

RESIDENT COUNCIL BOARD
The Terraces of Roseville . 707 Sunrise Avenue . Roseville, CA 95661

January 7, 2025

TO: Shelby Maples, Associate Planner, Roseville Planning Division Staff and Planning Commissioners

FR: Terraces of Roseville Resident Council Board

RE: Proposed Building at 705 Sunrise Ave.

Dear Ms. Maples, Roseville Planning Staff and Planning Commissioners,

The Resident Council Board of the Terraces of Roseville just became aware of the proposed medical building being planned for 705 Sunrise Ave. adjacent to this property. We represent approximately 200 residents in a senior living facility, and many of our residents are very concerned about this project since it will have a great effect on our environment.

We are requesting an extension on the comment period for the environmental review document (MND) so we can learn more about the proposal and make informed comments for your consideration. The 30 day comment period overlapped with the holidays and most residents were preoccupied with family and celebrations. One of our residents received the notice from your office on Friday and shared it with us on Monday night. Please extend the comment period 15 days to January 21, 2025 and reschedule the public hearing.

Sincerely,

Virginia Ottonello, President

Gerry Fuller, 1st Vice President

Elizabeth Lambert, Secretary

Virginia Ottonello

Gerry Fuller

Elizabeth Lambert

Nancy Willis-Sukosky, 2nd Vice President

Don Wilson, Member at Large

Nancy Willis-Sukosky

Don Wilson

Barbara Bell, Member at Large

Marilyn Shearer, Member at Large

Barbara Bell

Marilyn Shearer

Maples, Shelby

From: Patricia Biasotti <pattibiasotti@gmail.com>
Sent: Wednesday, January 8, 2025 8:17 PM
To: Maples, Shelby
Subject: Proposed Office Building at 705 Sunrise Ave., PL #24-812

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

This is the first time you received an email from this sender (pattibiasotti@gmail.com). Exercise caution when clicking links, opening attachments, or taking further action.

I am a resident, Pat Biasotti, at The Terraces Senior Retirement Community. I once wrote an article about Roseville's earliest history when the Maidu tribes occupied this region, and it was covered with oak trees and wild roses. How very sad to see acres of cement where those trees once grew. Few of these centuries-old, supposedly protected oaks remain. I can understand how two of these must go because their drip-line is over the proposed building. However, I am begging that the largest one, which is over in the far corner of the proposed parking lot, be saved and parking spaces found else where. These large trees are home to bird species and others, oxygenate the air, are beautiful in themselves, and give welcome shade in our hot summers.

However, my most serious concern is the narrow (one lane each way) lane leading to our building. Dutch Brothers, which opened on the front corner a year or so ago, has generated a great deal of traffic. We have two hundred plus residents, workers here who come and go in shifts, plus ourselves, our relatives and friends, and probably a daily average of two or three fire trucks, followed by ambulances. Sunrise traffic is heavy and many of us are backed up for several minutes trying to exit onto Sunrise. Unfortunately, this proposed medical office will generate even more traffic with its workers and patients. Could another entrance lane from Sunrise be found or proposed?

I wish that two members of the Planning Commission would drive over to our building on a weekday, stay for a few minutes and observe--not at Commute hours which is horrible!

I haven't even mentioned that the back of this proposed building is very close to our front entrance (right under our noses).

Thank you very much for reading my complaints and hopefully bringing them up at Thursday's Commission meeting.

From: [Jennifer Chapman](#)
To: [Maples, Shelby](#)
Cc: [Bitter, Greg](#)
Subject: comments for planning commission - public hearing 705 Sunrise Ave- new medical building
Date: Thursday, January 9, 2025 4:20:50 PM

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Dear Roseville Planning Commissioners,

I will be at the meeting / public hearing tonight and intend to offer additional comments orally in person. Several comments to note here are:

1) First and foremost, please extend the public review / public comment on the MND and associated reports. It is disingenuous to have a 30-day comment period over the holidays, especially when the key affected population for this project is clearly the 200 senior residents living at the Terraces of Roseville. This community should have been notified. Even if it is not legally required, it is consistent with the intent and best practices of CEQA, and it is the right thing to do. It could be construed as taking advantage of the elderly to not notify such an obviously affected population. We are asking for a 15 day extension for review and comment to January 21, 2025. Please note that some seniors don't have email making the review and comment process more logistically complicated. I expressed interest in this project in November and was identified as a Terraces community member / interested party and should have been emailed the project notice.

2) The staff report stated that it preserves and accentuates the natural features and open space of the site which contradicts the demolition of 3 large oaks, and younger, smaller diameter progeny of these trees. The project also paves over almost every inch of current soil and grass. Domestic landscaping treatments are not natural features, nor is a paved parking lot "open space". This is an untrue characterization of what is being done.

It is not clear if cumulative impacts have been considered, first in terms of the prior tree removal permits associated with the IHOP development approx. 1995, or other tree removal on the surrounding parcels, notably the Dutch Brothers side, but also throughout the watershed. There are likely very few 40 inch oak trees remaining in Roseville along a historic creek.

3) Design modification or a variance is needed to preserve the heritage oak trees. See MND comments submitted on Monday, Jan. 6, 2025 which are incorporated by reference into my comments on the public hearing.

4) A site specific traffic study is needed. This is another area where cumulative effects have not been analyzed. I moved to the Terraces of Roseville in June. I did not see the change associated with Dutch Brothers but many of my fellow residents and employees have acknowledged this. The planning department seems to be relying on models and commuter traffic data from Sunrise Avenue which does not address the reality of the medical emergency response at the Terraces which is a 24/7 occurrence that affects the traffic patterns.

5) Kirby Creek / riparian zone. This should be measured from the high flow, flood zones, not

drought conditions. I haven't had time to review the environmental documents, but I am concerned about the loss of wetlands locally in Roseville and throughout California. Cirby Creek is stated to be salmon habitat. Are salmon currently using this stream, and how will they be affected by increased storm water coming off the paved parking surfaces? The riparian zone seems already impacted by the asphalt path, and development, so again cumulative impacts need to be considered.

Thank you for your consideration.

--

Jennifer Chapman
415-419-4846

From: [DARROLD PRICE](#)
To: [Maples, Shelby](#)
Subject: Fw: 4PM DEADLINE - quote for emails to City of Roseville
Date: Thursday, January 9, 2025 1:23:06 PM

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

This is the first time you received an email from this sender (darroldpatti423@sbcglobal.net). Exercise caution when clicking links, opening attachments, or taking further action.

----- Forwarded Message -----

From: Jennifer Chapman <jenchapman415@gmail.com>
To: "darroldpatti423@sbcglobal.net" <darroldpatti423@sbcglobal.net>
Sent: Thursday, January 9, 2025 at 12:04:48 PM PST
Subject: 4PM DEADLINE - quote for emails to City of Roseville

See below. You can use what you wrote earlier and add anything else in email to:

TO: Shelby Maples, Associate Planner, smaples@roseville.ca.us
FR: Darrold Price, Resident at Terraces of Roseville
RE: Comments on Building Proposal for 705 Sunrise Avenue

My concern is traffic. We live on a 1 block street that exits onto Sunrise and is used by approximately 300 residents and staff at the Terraces, in addition to visiting medical staff, contractors, vendors, carbon health patients, and a huge number of Dutch Brothers coffee customers. There are also large delivery trucks and fire engines here on a regular basis. We are already experiencing problems with an average of 2 accidents a month from trying to turn left onto Sunrise. I'm concerned about the lack of a site specific traffic study for this project. I don't think the models and commuter trip data being used by the planning staff capture the reality of our current traffic problems and how traffic from the new building will add to it. There's also a vacant lot behind Dutch Brothers with the potential for another project and more traffic in the future. There is no comprehensive plan.

Today I had a visit from Jennifer Lulich, a home health nurse from Sutter. I asked her about what she thinks of the traffic situation here and she said "Sometimes it takes forever to be able to turn left onto Sunrise when leaving the Terraces. It's also very dangerous because you have to enter the 'suicide lane' in the middle of Sunrise where there is two way traffic, and its hard to focus on everything going on in both directions." She's been working here for many years and noted how much new traffic has been added since Dutch Brother coffee drive-thru opened.

--

Jennifer Chapman
415-419-4846

RECEIVED

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

2025 JAN 21 PM 5:03 4:48pm HD

APPEAL FORM

Name: Jennifer Chapman Date: Jan. 21, 2025
Address: 707 Sunrise Ave. City: Roseville Zip Code: 95661
Phone Numbers: (work/day) 415-419-4846 (home/evening) same
(cell) same (email) jenchapman415@gmail.com

Please describe below the action for which this appeal is being filed. (You may attach a separate letter if enough space is not provided.)

This is an appeal of Planning Commission
Decision(s) on Item 6.1, Jan. 9, 2025 -
Design Review Permit, Flood Encroachment
Permit, and Tree Permit - 705 Sunrise Ave. -
INFILL PCL 183,229,305 - Sunrise Office
Center - PL24-0812

Appeal is sent via email to:

cityclerk@roseville.ca.us

w/ 3 attachments

- letter from CA Oak Foundation
- letter from NW Sukolsky Terraces of Roseville
- letter from Resident Council Board, "

Signed: Jennifer Chapman Date: Jan. 21, 2025

FOR OFFICE USE ONLY.

(Date Stamp Below)

Received by: _____

Project Being Appealed: _____

File Number: _____

Approving Body: _____ Approval Date: _____

Hutchison, Blair

From: Jennifer Chapman <jenchapman415@gmail.com>
Sent: Tuesday, January 21, 2025 4:37 PM
To: City Clerk
Cc: Jennifer Chapman
Subject: Appeal of January 9 Planning Commission Decision(s) - Item 6.1
Attachments: 2-NWSukosky Letter.pdf; 1-Letter_DryCreekTrailCaliforniaWildlifeFoundation_CaliforniaOaks5_5_22.pdf; 3-Resident Council Letter 1-07-2025.pdf

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

January 21, 2025

Roseville City Council
311 Vernon Street
Roseville, CA 95678

TO: Mayor Krista Bernasconi, Vice Mayor Karen Alvord, Councilmember Bruce Houdesheld, Councilmember Pauline Roccucci, and Councilmember Tracy Mendonsa

FR: Residents of The Terraces of Roseville / Members of Roseville Senior Community Association, submitted by Jennifer Chapman

RE: Appeal of Planning Commission Decision(s) on Item 6.1, January 9, 2025 -- Design Review Permit, Flood Encroachment Permit, and Tree Permit – 705 Sunrise Av. – INFILL PCL 183, 229, 305 – Sunrise Office Center – PL24-0812

Dear Honorable Mayor and Councilmembers,

On behalf of myself and numerous residents at the Terraces of Roseville, a senior living facility located at 707 Sunrise Avenue, I am submitting this appeal of the planning commission's decision(s) on Item 6.1 during the January 6, 2025 meeting. The following actions were taken without consideration of all relevant information including well informed comments from an immediately adjacent senior community of 200 senior residents which includes persons with disabilities, and a variety of complex medical conditions; without a much needed site specific traffic study and safety mitigations; without consideration of cumulative effects; without full disclosure in the environmental document (MND); without knowing all the specific uses of the proposed building; and without protection of large native oak trees and other natural resources. The following actions should receive further consideration after additional analysis is completed:

1. Adopt the Sunrise Office Center Initial Study/Mitigated Negative Declaration (SCH # 2024120281) and Mitigation Monitoring and Reporting Program; and
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-five (65) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the Flood Encroachment Permit subject to twelve (12) conditions of approval; and
4. Adopt the two (2) findings of fact and approve the Tree Permit subject to six (6) conditions of approval.

Notification & Timely, Reasonable Request for an Extension of the Public Review / Comment Period

CEQA's intent is to ensure that interested and affected parties have an opportunity to participate in the planning process through the public review and comment period for environmental documents. § 21080.3.2. (F) states:

Require notice of the filing of the plan or other written documentation to be made to the public and to a person who requests, in writing, notification. The notification shall be made in a manner that will provide the public or a person requesting notification with sufficient time to review and comment on the filing.

CEQA requires a 30 day review and comment period for environmental documents that are posted on the State Clearinghouse website, which includes the 705 Sunrise project.

An email from the project planner from the city who submitted the document has stated that all requirements for notification were followed --

"Per Section 19.78.020 of the Zoning Ordinance, the noticing requirements are as follows: Notice of the hearing shall be mailed at least 10 days prior to the public hearing to the applicant, the property owner, the owners, as shown on the most recent secured assessor's roll, of property within 300 feet of the property involved in the application, and each local agency expected to provide water, sewer, streets, roads, schools or other essential facilities or services to the site. Notice shall also be provided to all persons who have requested notice, pursuant to Section 19.78.050 of this title."

Please note that this communication refers to requirements for noticing about the planning commission hearing, not notice of the 30 day comment period on the MND.

I first learned of this project on November 14, 2025 when I saw heavy equipment being used on the grassy area in front of the Terraces entrance. The operator explained he was taking soil samples but didn't know anything about the project. This led me to call the city's planning office and learn about the new medical building being proposed for 705 Sunrise Avenue. I was told there would be a public hearing before the planning commission after the holidays, but I was not told the public comment period for the environmental document would take place during the holidays. (Dec. 5, 2024 - Jan. 6, 2025) There was no indication to me about what the hearing would be taking action on. The city planner assigned to the project sent me a copy of design drawings on November 15, 2024. She did not send me a notice of the draft MND when it was released on December 5, 2024.

Although I had not requested notice of the draft MND in writing, I had clearly expressed interest in the project on November 14, 2024, and had made it clear that I lived adjacent to the project with approximately 200 other senior residents. The planning office was well aware that the Terraces is a "Community Care Facility", and should have recognized there would be great interest in the project among the people who live there. It was a lack of professional judgement not to send me an email when the Notice came out on December 5, 2024.

CEQA is explicit about the purpose of the statute and includes the following key points which support this appeal:

§ 21000. LEGISLATIVE INTENT

(b) It is necessary to provide a high-quality environment that at all times is healthful and pleasing to the senses and intellect of man.

(e) Every citizen has a responsibility to contribute to the preservation and enhancement of the environment.

(g) It is the intent of the Legislature that all agencies of the state government which regulate activities of private individuals, corporations, and public agencies which are found to affect the quality of the environment, shall regulate such activities so that major consideration is given to preventing environmental damage, while providing a decent home and satisfying living environment for every Californian.

§ 21001. ADDITIONAL LEGISLATIVE INTENT

(d) Ensure that the long-term protection of the environment, consistent with the provision of a decent home and suitable living environment for every Californian, shall be the guiding criterion in public decisions.

§ 21002. APPROVAL OF PROJECTS; FEASIBLE ALTERNATIVE OR MITIGATION MEASURES

The Legislature finds and declares that it is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects...

Timely, Respectful Request for Extension of the Comment Period

I called the planning office for an update on January 3, 2025 and learned of the planning commission hearing the following Thursday. I was provided with links which allowed me to eventually discover the January 6 deadline for comments on the MND. I was able to submit some initial timely comments on the MND before 5pm on January 6, 2025 which are incorporated here by reference. Those comments included a request for a 15-day extension on the MND comment period based on the fact that I had not received notice despite having expressed interest in the project to the planning office in November and identifying myself as an immediately adjacent resident; also because the comment period fell over the holidays, which reduced availability of staff in multiple offices / agencies due to vacations, and the preoccupation of my senior community with celebrations and family during the holidays.

A request for a 15-day extension was reiterated in a letter on January 8, 2025 to the planning staff and the planning commission from the Resident Council Board at the Terraces of Roseville, signed by 7 council members who represent the interests of the 200 residents who live at the Terraces.

Vulnerable Population, Protected Class, Description of the Community

The senior living community at the Terraces is predominately in assisted living with a variety of complex medical conditions, many with limited mobility, many on oxygen, some in hospice, many with diabetes, many with prosthetics. This population includes a large number of veterans and military spouses. There are many people including myself who moved to Roseville fairly recently and wouldn't be familiar with city procedures for public involvement and notification. Many do not have computers or email, and some do not have cell phones. As seniors they belong to a protected class under the Civil Rights Act with age being one of the 7 bases for discrimination, and those who have disabilities are protected under the Americans with Disabilities Act. Furthermore, as residents of a care facility, they have additional rights under California law.

In addition to 200 residents, the community include 90 employees, various contractors and vendors, family and friends who visit often, moving companies and home health care providers. This population is directly affected by the project at 707 Sunrise Avenue.

Insufficient Staff Report & Planning Division Guidance to Commissioners

The Staff Report provided to the Planning Commission was insufficient and mischaracterized various aspects of the project.

- Neither the MND or the staff report provided a description of the Terraces community, an adjacent vulnerable senior population directly affected by the project.
- The staff report incorrectly found, *"The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water course; provides adequate drainage for the project, and allows beneficial use to be made of the site for development."* Clearly with the removal of protected native oak trees, and paving over the remaining soil and grassy portion of the parcel, the proposed project as described does not preserve or accentuate natural features.
- The staff report did not address existing easements associated with the project, specifically whether easements to the Terraces for access, lighting, drainage, or utilities, need to be revised or amended. Was the drainage

easement for Terraces even studied and is it sufficient given the amount of hardscaping in the proposed project? The staff report also did not address whether the title report dated March 2023 for the parcel of the proposed project was still accurate in January 2025.

- The staff report incorrectly found, *"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."* As noted in my MND comments, the large native oak trees on the adjacent parcel provide shade, beauty, food and habitat for wildlife which also provides enjoyment to Terraces residents who are largely confined to the premises.
- The staff report did not mention as background the recent addition of a Dutch Brothers drive - thru coffee business (ca 2019) as adding to the traffic as well as congestion on the entrance road from Sunrise. Nor was there background on major flood events, such as in 1995 which blocked the entrance road to the Terraces and adjacent parcels, including the current project site. This is one of the reasons that a site-specific traffic study is needed.
- The staff report did not mention in relation to cumulative impacts that staff was having informal discussions with the owners of the Terraces owners about adding up to 20 cottages to the back part of the Terraces parcel, to take this pending proposal into consideration with the traffic flow and engineering in the current proposal for 705 Sunrise Ave.
- During the planning commission hearing, staff was asked about whether there was anything known about future development on the Dutch Brothers or Terraces properties. The planning manager stated that nothing was proposed at this time, but in a subsequent phone call explained there had been informal discussions about up to 20 future cottages on the Terraces property, including site plans sent to planning staff for feedback. The planning commission and the public should have also been provided with this information. Any approval of the current proposal for 705 Sunrise Avenue would be remiss without considering future development that is already being discussed. des
- Also the planning manager stated that a 15-day extension on the public comment period was not possible, only a 30-day extension which I believe is untrue, and may have swayed some of the commissioners decision not to make a motion to extend the comment period.

MND Traffic Analysis is Insufficient - A Site Specific Study is Critically Needed

It is egregious that given the vulnerable population at the Terraces of Roseville, that a site-specific traffic analysis has not been prepared. The MND explicitly states that quantitative analysis is required unless all facts have been considered and dismiss effects.

Facts that have not been considered include data on the frequency emergency response to the Terraces --fire, medical and other incidents. In particular medical responses are a regular occurrences, sometimes multiple times per day. Likewise, there is data about traffic accidents in the vicinity of the Sunrise intersection with the entrance road to the parcels where Dutch Brothers, Carbon Health and the Terraces operate. Data on emergency response and traffic accidents from 2014-2024 is available and should be considered to understand the current condition and the effect of Dutch Brothers being added in 2019.

The MND Declaration is Insufficient

The MND incorrectly states the following:

- *The project will not have impacts, which are individually limited, but cumulatively considerable. **Cumulative impacts have not been considered, ie. Dutch Brothers traffic, previous native oak tree removal, future development on the Terraces property, past impacts to the Cirby Creek ecosystem.***

- *The project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly. **Note: There will be many effects on residents of the Terraces in terms of traffic, safety, and aesthetics.***
- *No substantial evidence exists that the project may have a significant effect on the environment. **The traffic issues are currently a problem and have not been studied to consider how more traffic will exacerbate them***

The Transportation Section of the MND is Inadequate

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)? -- This is marked as less than significant impact, but there is a dangerous intersection at Sunrise associated with the project, and the entrance road is increasing complexity in its traffic pattern, similar to a 4 way intersection with traffic from Sunrise, Dutch Bros., Carbon Health, Proposed Medical Bldg. and the Terraces.

d) Result in inadequate emergency access? - This is marked as less than significant impact, but there is a potential for more traffic to reduce the emergency access response times to the Terraces. An accident on the entrance road to the Terraces could block emergency medical response ingress / egress to the Terraces.

The MND states, *"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."*

However, the facts have not been considered, specifically emergency response and traffic accident data, anecdotal data from Terraces residents. The 1993 City ordinance for access requirements calls for 2 ways in and 2 ways out of a property. Currently there is only 1 way in and 1 way out which is a very high risk situation considering the vulnerable Terraces population. Access requirements from the City code are standards that not incorporated into the current project:

§ 18.08.040. General access requirements

E. A tentative map shall provide for at least two different standard routes for ingress and egress, excluding tentative maps which include only a cul-de-sac. A standard route is a public street. (Ord. 2747 § 1, 1993)

Furthermore, the City's fire code includes 2018 International Fire code which I believe also has similar access standards. California state fire code under Title 14 also requires 2 points of ingress / egress (14 CCR §§ 1273.08). Clearly this is best practice in an area with a vulnerable population, and traffic, floods or potential accidents on Sunrise cutting off ingress/egress.

Safety mitigations that need to be considered after a site-specific traffic study are:

1) open up emergency evacuation route in back of Terraces onto Trimble way; 2) make an evacuation route via other adjacent properties; 3) traffic break on Sunrise similar to at Sierra Regency, another senior living facility; 4) reduced speed limit on Sunrise between Cirby and Coloma, like a school zone. These are just several that have come up since we began to review this project.

Parking Study Should be Included in Traffic Study -- Parking Variance -- Alternative Design

The need to create parking is driving the need to cut native oaks which is not necessary. A design could be done to create less parking now, and more in the future only if absolutely critical. A survey of current parking at Carbon Health is needed. On a random Monday at 2pm, 27 spaces were vacant. The planning manager noted they can't do high resolution projections of parking needs because they don't know what the building will be used for. The Terraces community is an obvious clientele for medical services and if they are a customer base, less parking will be needed. The building size could be reduced; parking under the building could be considered; a variance can reduce the required number of spaces for the given square footage. The building could be used for something that doesn't require much parking. A design to protect the native oaks would not preclude future removal if for some reason parking could not be

resolved any other way. A survey of desired services to be provided at the new building among residents at the Terraces could help resolve parking issues by reducing the need for parking.

Cummulative Effects Analysis is Needed

Especially for traffic, native oak removal, hardscaping / loss of natural terrain / increased runoff, riparian impacts to the Cirby Creek watershed and increasing flood events with climate change -- all need to be considered to evaluate the current proposal. A link to a study that discusses oaks in Rocklin is also provided as an example of what should be included in the cumulative effects analysis. https://www.rocklin.ca.us/sites/main/files/file-attachments/appendix_4_planning_for_the_future_of_rocklins_urban_forest.pdf

Access Path for Sewer Along Creek Needs Improvement

The path along the Creek needs improvement to be used by seniors in scooters and walkers. It is not ADA accessible because the surface is uneven, cracked and buckling. This would be a mitigation to help offset the scooters and walkers potentially encountering other vehicle traffic from the proposed project. It also would improve it for walking. Many residents attend the churches on Coloma.

In conclusion, we believe this project should return to the Planning Division for further analysis, including a site-specific traffic study, safety mitigations and design alternatives that protect the native oaks as well as the Cirby Creek ecosystem, and amendment of the MND, so that further information can be provided to the Planning Commission to reconsider the impacts, mitigations, and conditions of approval for this project.

Thank you for your consideration of this appeal. Please also consider our request for a refund of the fee for this appeal since our request for an extension on the comment period was reasonable and timely.

Finally we ask that all comments from residents at the Terraces of Roseville submitted in writing and made in person as oral comments for MND, Planning Commission, and City Council until today be incorporated by reference into this appeal. Likewise, please see also see the attachments accompanying this appeal.

Sincerely,



Jennifer Chapman
on behalf of Residents from the Terraces of Roseville and
Roseville Senior Community Association
707 Sunrise Avenue
Roseville, CA 95661

Attachments

Letter from California Oak Foundation to City Council
Letter from Nancy Willis Sukoksy, Terraces of Roseville
Letter from Resident Council Board, Terraces of Roseville



California Wildlife Foundation/California Oaks, 201 University Avenue, H-43 Berkeley, CA 94710, (510) 763-0282

May 5, 2022

Mayor Krista Bernasconi
City of Roseville
311 Vernon Street
Roseville, CA 95678

Re: Dry Creek Greenway Trail Alignment Concerns: Alignment 5A

Transmitted via email: citycouncil@roseville.ca.us

To the Honorable Mayor Bernasconi and fellow members of the City Council:

The California Oaks program of California Wildlife Foundation works to conserve oak ecosystems because of their critical role in sequestering carbon, maintaining healthy watersheds, providing native plant and animal habitat, and sustaining cultural values. This letter follows our correspondence dated February 1, 2022 sent to Dominick Casey, City Manager, regarding City of Roseville's decision to adopt Alignment 5A (just west of Sunrise Avenue) on the south side of Linda Creek, which is a departure from the Final Environmental Impact Report (FEIR).

The City should be aware that the decision to construct Segment 5 of the trail on the southern side of the creek (5A) is counter to many policies and provisions in the Open Space and Conservation chapter of the City of Roseville General Plan, the City of Roseville Urban Forest Master Plan, and the Roseville Creek and Riparian Management and Restoration Plan, as summarized below.

City of Roseville General Plan

The Open Space and Conservation chapter of the City of Roseville General Plan includes many sections that articulate the value of protecting oak woodlands and riparian corridors. For example, page V 1-2 includes language protective of these resources *whenever possible*:

Oak woodlands and riparian areas, for example, benefit the City by supporting diversity of species and providing aesthetic appeal to City residents. Long-term planning and management strategies in Roseville are designed to optimize these various co-benefits of local open space. The City's natural resources need to be managed in a manner that benefits residents, while ensuring the long-term value and availability of the resources.

Open space in Roseville includes natural areas in oak woodland and riparian environments along the City's creek systems, recreational areas, and areas

surrounding important cultural resources, floodways and floodplains, wetlands, and grasslands. The City recognizes that open space land is limited and that the valuable natural resources associated with this open space must be conserved, wherever possible.

The plan also references the Tree Preservation Ordinance, further articulating the value placed on protecting native oak trees:

Oak Woodland/Savannah. Oak woodlands and savannahs occur as scattered patches throughout the Planning Area along the outer edges of riparian corridors and as small stands within agricultural, grassland, and vernal pool habitats. These habitats are dominated by native oak trees, including blue oak, valley oak, and interior live oak. Oak woodlands and savannahs provide important wildlife resources, including food, cover, shade, roosting, and breeding sites. Oak trees produce an abundance of acorns, which are an essential part of the diets of many species of native wildlife. The City regulates the protection of its native oak trees through the Tree Preservation Ordinance. This ordinance includes standards that limit disturbance within the protected zones of oaks and emphasizes protection of trees. Where avoidance is not feasible, mitigation is required on an inch-for-inch basis.

Riparian and Creek Areas. Riparian areas support wide biological diversity. Situated along and within the City's creeks and water courses, the riparian corridors are a source of food and water and provide cover, nesting sites, and migration and dispersal corridors for wildlife, as well as flood protection and natural filtering that improves air and water quality. The oak woodland areas and riparian and creek habitats are valuable City resources, not only because of the diversity of species they support but also because of their natural open space and aesthetic values. Creek and riparian areas are managed according to the Roseville Creek and Riparian Management and Restoration Plan, which provides standards for creek and riparian area management and enhancement and is a component of the City's Open Space Preserve Overarching Management Plan. (p V 9)

Open Space Element Goals 2.1 and 2.2, presented on page V 13, are, respectively to: "Preserve, protect, and enhance a significant system of interconnected natural habitat areas, including creek and riparian corridors, oak woodlands, wetlands, and adjacent grassland areas" and "Maintain healthy, well-managed, and connected habitat areas that maximize the potential for habitat preservation and compatible recreation, and visual experiences."

Urban Forest Master Plan

One of the guiding principles of the Urban Forest Master Plan is to *Grow, maintain, preserve, and enhance a sustainable urban forest*, which is better advanced by the Segment 5 trail alignment in the approved FEIR. An associated goal is: “*A sustainable urban forest resource—* This goal is intended to improve overall forest health (structure and composition), preserve and enhance existing tree canopy, and thereby provide the foundation for sustainability of the resource and maximization of urban forest benefits over time.” (p 42-43)

Objectives in support of this goal include “4. *Improve management of oak woodlands in open space areas*: Management of forest resources in open space areas promotes preservation and conservation of significant trees and forest stands for wildlife habitat, wetlands and water quality preservation, and stormwater management. Managing significant trees and trees in proximity to accessible areas and trails promotes tree health and public safety.” Specific measures that follow support the protection of mature trees on riparian corridors:

C) Forests in natural areas should be managed as minimally as possible to preserve wildlife habitat, natural resource value, and creek integrity.

D) Identify risk factors and mitigation measures and prioritize actions for large and mature oak trees in proximity to improvements and infrastructure, including trails and accessible areas, open space boundaries/interface areas, utilities, bridges, and culverts. (p 44)

Roseville Creek and Riparian Management and Restoration Plan

The Roseville Creek and Riparian Management and Restoration Plan articulates tree protection goals. For example, Goal 3, *Ecosystem Functions*, is to “Identify, preserve, protect and enhance a significant system of interconnected natural habitat areas, including creek and riparian corridors, oak woodlands, wetlands, and adjacent grassland areas.” Objectives 5 and 6 are respectively to: “establish specific goals and implementation measures for riparian vegetation and aquatic habitat as they relate to the City’s two watersheds for critical factors such as vegetative diversity, percent canopy cover, and in-stream structure” and “preserve and enhance the native oak community and habitat within and adjacent to the City’s creek corridors.” (p 13)

Section 7.2 of the plan focuses on monitoring and assessment, with language reflective of an understanding of the importance of native oaks in protecting stream banks and water quality:

Each assessment is designed to analyze the data in such a way as to address a specific issue, such as the condition of the native oaks, or the degree to which stream bank protection projects have reduced stream sediment input. For a comprehensive ecosystem assessment, issues must be addressed from many different disciplines including botany, geomorphology, hydrology, and landscape ecology. (p 146-147)

Section 10.2.13, Trail and Vegetation Maintenance, has language protective of riparian trees: “Continue to restrict the removal of any native oak trees within the City’s publicly owned creek corridors with the exception of trees that have been uprooted by storm events and are affecting flow conveyance, or creating a hazard.” (p 173)

We ask that the City revise the previously approved project to follow Alignment 5B, which was analyzed in the environmental documentation that the public responded to during the review process. This action would avoid negative impacts on oaks and advance the City of Roseville’s tree protection goals outlined in this letter.

Thank you for your consideration of this letter.

Sincerely,



Janet Cobb
Executive Officer
California Wildlife Foundation
jcobb@californiawildlifeoundation.org



Angela Moskow
Manager
California Oaks Coalition
amoskow@californiaoaks.org

January 15, 2025

Roseville Planning Commission

Dear Commission Members,

As a current resident of The Terraces of Roseville, I would like to express my grave concern and opposition to the plan to build a building at 705 Sunrise Ave. without a significant accompanying plan to deal with the additional traffic issues that this building will exacerbate. It is my understanding that the new building will include dental offices (and, as yet, undecided other businesses) and multiple parking spaces. There is an additional building future site across the current 2 lane access road that will also increase the future traffic burden.

Sunrise Ave is a very busy thoroughfare and during peak traffic, it is almost impossible to make a left turn across 2 lanes of traffic into (or out of) the center traffic turning lane. Even a right turn can be precarious at times onto this busy 4 lane road. While, ideally, putting a traffic light at this crossroad would assist in alleviating the "turning" problem, this is not currently possible due to the regulation prohibiting an additional light only a few hundred feet from the current light at the next corner (Coloma). The two lane access road to The Terraces is sometimes blocked by traffic to the "drive through" Dutch Brothers Coffee venue. Further down the access road and directly in front of the Terraces, one lane of the road can be blocked by a parked fire engine, UPS, USPS, Walmart, or other delivery trucks because the traffic "round" in front of the building is in use for the pickup and drop off area by families, resident buses or vans, Dial-a-ride, or more importantly, ambulances and Paramedics. It is of concern that emergency vehicles may find it extremely difficult in the future to utilize this road for emergency response due to increased traffic volume generated by building on these 2 currently vacant lots.

Parking at The Terraces is an ongoing issue for residents, families, employees, and visitors (including health care personnel visiting their clients). An increasing problem of access will make this situation even more difficult and may preclude some of the much needed medical and social visits that the elderly residents here require to maintain optimal health.

I am strongly recommending that a thorough review (and study) be done and a plan formulated to address these traffic issues prior to the approval of the building plan for 705 Sunrise Ave. Otherwise, there will be a significant increase in the number of potential accidents at the entry to the access road from Sunrise Avenue as well as delayed (and potentially life threatening) emergency response by local fire and police vehicles.

Sincerely,

Nancy Willis Sukosky
Terraces of Roseville
707 Sunrise Ave #368
Roseville, CA 95661

RESIDENT COUNCIL BOARD
The Terraces of Roseville . 707 Sunrise Avenue . Roseville, CA 95661

January 7, 2025

TO: Shelby Maples, Associate Planner, Roseville Planning Division Staff and Planning Commissioners

FR: Terraces of Roseville Resident Council Board

RE: Proposed Building at 705 Sunrise Ave.

Dear Ms. Maples, Roseville Planning Staff and Planning Commissioners,

The Resident Council Board of the Terraces of Roseville just became aware of the proposed medical building being planned for 705 Sunrise Ave. adjacent to this property. We represent approximately 200 residents in a senior living facility, and many of our residents are very concerned about this project since it will have a great effect on our environment.

We are requesting an extension on the comment period for the environmental review document (MND) so we can learn more about the proposal and make informed comments for your consideration. The 30 day comment period overlapped with the holidays and most residents were preoccupied with family and celebrations. One of our residents received the notice from your office on Friday and shared it with us on Monday night. Please extend the comment period 15 days to January 21, 2025 and reschedule the public hearing.

Sincerely,

Virginia Ottonello, President

Gerry Fuller, 1st Vice President

Elizabeth Lambert, Secretary

Virginia Ottonello

Gerry Fuller

Elizabeth Lambert

Nancy Willis-Sukosky, 2nd Vice President

Don Wilson, Member at Large

Nancy Willis-Sukosky

Don Wilson

Barbara Bell, Member at Large

Marilyn Shearer, Member at Large

Barbara Bell

Marilyn Shearer



February 11, 2025

Via email to gbitter@roseville.ca.us

Planning Manager
Development Services – Planning Division
311 Vernon Street
Roseville, CA 95678

Re: Response to Appeal Regarding the Approval of the Medical/Dental Office (PL24-0812)

Dear Mr. Bitter:

As the representative of the property owner/applicant for the proposed project, I am writing to provide our response to the appeal filed by Jennifer Chapman on January 21, 2025, concerning the Planning Commission's decision on January 9, 2025 to approve the medical/dental office. This letter aims to clarify the project's design merits and underscore its alignment with city planning goals, urging the City Council to uphold the decision of its Planning Commission.

Overall Design Considerations:

General Plan & Zoning: The proposed medical/dental office is fully aligned with the City of Roseville's General Plan and its PD zoning, which encourages innovative design and flexible land uses. The 2.63-acre property currently includes an Urgent Care Center in its southwest corner. The new medical/dental office will complement this existing facility and the adjacent Senior Living Facility, both in use and zoning.

Community Benefits: The proximity of medical & dental services to senior living significantly enhances the quality of life for residents by providing convenient access to healthcare, thereby reducing travel needs, and fostering a healthier community.

Environmental Constraints: Approximately 28% (0.75 acres) is within a floodway and/or encumbered by easements, restricting development to the southeast corner adjacent to the existing parking lot. By improving and sharing this parking lot with the existing urgent care, the overall footprint of the new development is reduced. The project minimizes environmental impacts by sharing and upgrading the current ingress to meet Fire Safe Standards, including provisions for an emergency vehicle turnaround.

Environmental Protection: The project design ensures the preservation of a significant riparian creek corridor, spanning nearly 0.75 acres, which is home to dozens of mature oak trees and wildlife. The corridor will remain undisturbed to ensure the preservation of the natural habitat. While five trees will be removed to accommodate parking and a fire truck turnaround, 26 new trees will be planted to mitigate loss, enhancing the aesthetic and ecological value of the area.

Additionally, the project introduces advanced stormwater management practices to treat runoff, preventing pollution from entering the creek and supporting natural drainage patterns.

Extensive Evaluation with City Departments: Over the past year, the project has undergone extensive review by the City Planning Department to ensure compliance with all applicable codes and zoning regulations. Modifications were made based on the City's feedback for compliance and to meet community expectations.

The design of the infrastructure and building has been reviewed and approved by the City's Engineering Department, confirming that infrastructure including drainage, utilities, and access routes are adequately designed to handle the new development's demands while integrating seamlessly with existing systems.

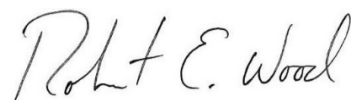
The Fire Department has reviewed the site layout for emergency access and compliance with fire codes. All recommendations have been incorporated into the project design to ensure safety and efficiency in emergency situations.

Summary: The comprehensive evaluation process, coupled with the project's alignment with community needs and environmental considerations, supports the approval of this development. The medical/dental office will not only serve the immediate community but also contribute positively to the local economy by providing jobs and services. The project has been designed to minimize environmental impacts while enhancing current conditions through improved drainage, accessibility and adherence to current safety standards.

We strongly encourage the City Council to consider these points and uphold the Planning Commission's decision to approve this beneficial project.

Sincerely,

Millennium Planning & Engineering

A handwritten signature in dark ink, appearing to read "R. E. Wood". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Robert E. Wood, AICP
Principal Planner

From: [Jennifer Chapman](#)
To: [Bitter, Greg](#)
Cc: [Mar, Escarlet](#); [Maples, Shelby](#); [Ogden, Derek](#)
Subject: Re: fee waiver request on city council agenda
Date: Monday, January 13, 2025 9:29:23 AM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)
[image007.jpg](#)

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Thank you for the links Greg. We are planning to write a check when we submit the appeal timely and will make the request at City Council this week.

Sincerely,
Jennifer

On Mon, Jan 13, 2025, 9:09 AM Bitter, Greg <GBitter@roseville.ca.us> wrote:

Jennifer,

I spoke with the Clerk's Office this morning, just to make sure we are on the same page. You can ask the Council, during the general public comment period, to have your request for the appeal fees to be waived placed on a future agenda. As I mentioned in our conversation, I don't know how that will help you right now. The Council's next meeting, after this week is February 5, 2025 and the deadline to file an appeal is Tuesday, January 21, 2025.

As we discussed, pursuant to Section 19.80.020 of the Roseville Municipal Code, a written appeal and appropriate fee is required to be filed with the City Clerk's Office within 10 days of the date of action. If the written appeal and fee are not filed by the deadline, the appeal cannot be accepted.

In your email below, you ask for guidance on the appeal itself. See below for the links to the appeal form and the fee schedule. Again, as I mentioned, the fee to appeal a PC decision is \$1,685 plus the 3% technology fee (\$50.55) for a total of \$1,735.55.

Link to appeal form: https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/AFH/Applications/Appeal%20Form.pdf

Link to fee schedule: https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/AFH/Handouts/DS%20-%202024%20Entitlement%20Fee%20Schedule%20effective%20July%202024.pdf

I'm hoping this makes the process clear.

Greg

Gregory W. Bitter, AICP

Planning Manager

Development Services Dept.- Planning Division

o: (916) 774-5294

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From: Jennifer Chapman <jenchapman415@gmail.com>

Sent: Friday, January 10, 2025 5:12 PM

To: Bitter, Greg <GBitter@roseville.ca.us>

Cc: Mar, Escarlet <EMar@roseville.ca.us>; Maples, Shelby <SMaples@roseville.ca.us>

Subject: Re: fee waiver request on city council agenda

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Thank you for the clarification. City Clerks office said Escarlet would be sending guidance,

that agenda comes from city staff. Will make request at Wednesday meeting, hopefully council will clarify how to get this on the agenda for the 29th. Please send all the guidance needed for the appeal itself. Thank you again.

Best regards,

Jennifer

On Fri, Jan 10, 2025, 4:51 PM Bitter, Greg <GBitter@roseville.ca.us> wrote:

Jennifer,

The City Clerk's office is responsible for managing the City Council agenda. The Development Services Department has no role in agenda management. You can contact the City Clerk's Office at:

Cityclerkroseville@roseville.ca.us

According to the City Council meeting schedule, the Council does not meet on January 29, 2025. Their regular meeting dates are the first and third Wednesday of each month.

Greg

Gregory W. Bitter, AICP

Planning Manager

Development Services Dept.- Planning Division

o: (916) 774-5294

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From: Jennifer Chapman <jenchapman415@gmail.com>
Sent: Friday, January 10, 2025 3:09 PM
To: Mar, Escarlet <EMar@roseville.ca.us>; Maples, Shelby <SMaples@roseville.ca.us>
Cc: Bitter, Greg <GBitter@roseville.ca.us>
Subject: fee waiver request on city council agenda

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 was told you could assist with guidance about how to get on the City Council agenda for the 1/29/2025 meeting to request a waiver of the fee to file an appeal of last night's Planning Commission decision about 705 Sunrise Avenue. If you are still working today (Friday), please contact me at 415-419-4846, or otherwise at your next opportunity. Thank you for your help.

Sincerely,

Jennifer

--

Jennifer Chapman

415-419-4846

From: [Dreyer, Helen](#)
To: [Bitter, Greg](#); [Maples, Shelby](#)
Subject: FW: Letter from Resident Council Board - Terraces of Roseville
Date: Wednesday, January 15, 2025 3:35:44 PM
Attachments: [Resident Council Letter 1-07-2025.pdf](#)

Hi, Greg and Shelby-

We just received this email and thought we would forward as it doesn't show you were included in the distribution.

From: Jennifer Chapman <jenchapman415@gmail.com>
Sent: Wednesday, January 15, 2025 3:23 PM
To: City Clerk <CityClerkroseville@roseville.ca.us>
Cc: City Council Mail <CityCouncil@roseville.ca.us>; City Manager- Mail <CityManager@roseville.ca.us>; Bernasconi, Krista <KBernasconi@roseville.ca.us>; Tracy@tracymendonsa.com
Subject: Letter from Resident Council Board - Terraces of Roseville

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Dear Roseville City Clerk,

Please include the attached letter as part of the record for public comment at tonight's City Council meeting. This pertains to a building proposal that was approved at Thursday's Planning Commission meeting. Thank you for your assistance.

Sincerely,

Jennifer Chapman
Resident / Terraces of Roseville

From: [City Council Mail](#)
To: [Maples, Shelby](#); [Bitter, Greg](#)
Subject: FW: Public comment- agenda request for next council meeting--request for fee waiver/refund for filing an appeal
Date: Thursday, January 16, 2025 7:46:43 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hello,

I wanted to make sure you saw the correspondence in case there were questions about the letter that is referenced.

Cary

From: Jennifer Chapman <jenchapman415@gmail.com>
Sent: Wednesday, January 15, 2025 6:17 PM
To: Mesaros, Christine <CRMesaros@roseville.ca.us>; City Clerk <CityClerkroseville@roseville.ca.us>; City Manager- Mail <CityManager@roseville.ca.us>; City Council Mail <CityCouncil@roseville.ca.us>
Subject: Public comment- agenda request for next council meeting--request for fee waiver/refund for filing an appeal

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

In case time gets cut short during public comment at tonight's meeting, we are also asking in email that you add to the next council meeting's agenda a request for a fee waiver/refund from residents at the Terraces of Roseville for filing an appeal. We are appealing the planning commission's decision on Item 6.1 which approved a building proposal at 705 Sunrise Avenue. Our appeal will be submitted by 5pm Jan. 21, 2025, with a payment of \$1735.55. Please also consider the letter from our president Council Board that was also submitted as part of tonight's public comment.

Sincerely,
Jennifer Chapman
Resident, Terraces of Roseville

On Wed, Jan 15, 2025, 4:11 PM Mesaros, Christine <CRMesaros@roseville.ca.us> wrote:

Received thank you!

Thank you, and have a great day!

Christine Mesaros
Deputy Clerk
City Clerk's Office

☐ (916) 774-5287

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From: Jennifer Chapman <jenchapman415@gmail.com>

Sent: Wednesday, January 15, 2025 3:23 PM

To: City Clerk <CityClerkroseville@roseville.ca.us>

Cc: City Council Mail <CityCouncil@roseville.ca.us>; City Manager- Mail <CityManager@roseville.ca.us>; Bernasconi, Krista <KBernasconi@roseville.ca.us>; Tracy@tracymendonsa.com

Subject: Letter from Resident Council Board - Terraces of Roseville

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Dear Roseville City Clerk,

Please include the attached letter as part of the record for public comment at tonight's City Council meeting. This pertains to a building proposal that was approved at Thursday's Planning Commission meeting. Thank you for your assistance.

Sincerely,

Jennifer Chapman
Resident / Terraces of Roseville

From: [Jennifer Chapman](#)
To: [Bitter, Greg](#)
Cc: [Maples, Shelby](#); [Ogden, Derek](#); [Speaker, Joseph](#)
Subject: Re: title report & easements - 705 Sunrise Avenue proposal
Date: Friday, January 17, 2025 4:50:33 PM
Attachments: [image001.png](#)

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Greg,
Many thanks for the information... Have a nice weekend.
Sincerely,
Jennifer

On Fri, Jan 17, 2025 at 4:23 PM Bitter, Greg <GBitter@roseville.ca.us> wrote:

Jennifer,

Attached is the title report. I can confirm that multiple buildings are allowed on one parcel. There's no restriction on the number of buildings that can be located on a parcel provided a development meets the development standards (height, setbacks, parking, etc) found in the Municipal Code. There are many parcels throughout the City with multiple buildings.

Greg

Gregory W. Bitter, AICP

Planning Manager

Development Services Dept.- Planning Division

o: (916) 774-5294

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From: Jennifer Chapman <jenchapman415@gmail.com>
Sent: Friday, January 17, 2025 10:16 AM
To: Bitter, Greg <GBitter@roseville.ca.us>
Cc: Maples, Shelby <SMaples@roseville.ca.us>; Ogden, Derek <DOgden@roseville.ca.us>; Speaker, Joseph <JSpeaker@roseville.ca.us>
Subject: Re: title report & easements - 705 Sunrise Avenue 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 Greg,

Thank you for the 1986 parcel map which I had already received. A title report would show whether there had been any new easements or easement modifications since 1986. If a current title report was submitted, please send a copy. Also, can you clarify where the general plan or zoning allows for multiple structures on Parcel A? Thank you for your help.

Best,

Jennifer

On Fri, Jan 17, 2025, 8:20 AM Bitter, Greg <GBitter@roseville.ca.us> wrote:

Jennifer,

Attached is the recorded parcel map showing a 30 foot access easement through parcels A (701 and 705 Sunrise) and B (715 Sunrise) to Parcel C (the Terraces). This map will also show other public utility easements in or adjacent to the three parcels. I will note that the 30 foot access easement is also depicted on the site plan associated with the Sunrise project and can be found in the attachments to the Planning Commission staff report.

On another note, I spoke with the City Manager yesterday regarding your request for a refund of the appeal fee. When this request has occurred in the past, our normal procedure is to document that request in the appeal staff report and the Council can take action on that request at the appeal hearing. This allows the Council to consider all the information regarding the appeal and the request for a refund in one hearing. Your request for a refund would be documented in the Council report.

Let me know if you have any questions.

Greg

Gregory W. Bitter, AICP

Planning Manager

Development Services Dept.- Planning Division

o: (916) 774-5294

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From: Jennifer Chapman <jenchapman415@gmail.com>
Sent: Thursday, January 16, 2025 4:23 PM
To: Bitter, Greg <GBitter@roseville.ca.us>
Cc: Maples, Shelby <SMaples@roseville.ca.us>
Subject: title report & easements - 705 Sunrise Avenue 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 Greg,

I'm wondering if the owner of 705 Sunrise submitted a title report as part of the application. We are trying to confirm the entrance roadway is an easement, and clarify any other easements associated with the project. Thank you for your help!

--

Jennifer Chapman

415-419-4846

--

Jennifer Chapman

415-419-4846

From: [Bitter, Greg](#)
To: [Jennifer Chapman](#); [Maples, Shelby](#)
Cc: [Ogden, Derek](#)
Subject: RE: request for tentative map, for 1986 parcel map
Date: Tuesday, January 21, 2025 4:22:11 PM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)
[image007.jpg](#)
[Sunrise Villa Parcel Map.pdf](#)

Jennifer,

Attached is the project file that includes the approved Tentative Parcel Map for the Sunrise properties.

Greg

Gregory W. Bitter, AICP

Planning Manager

Development Services Dept.- Planning Division

o: (916) 774-5294

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From: Jennifer Chapman <jenchapman415@gmail.com>

Sent: Tuesday, January 21, 2025 9:43 AM

To: Maples, Shelby <SMaples@roseville.ca.us>; Bitter, Greg <GBitter@roseville.ca.us>

Subject: request for tentative map, for 1986 parcel map

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Hello,

We are looking for the tentative map for the 1986 parcel map (for 701 - 705 - 707 - 715 Sunrise). If one exists, please send it as soon as possible as it is pertinent to our appeal due today. Thank you!

--

Jennifer Chapman

415-419-4846

From: [Jennifer Chapman](#)
To: [Bitter, Greg](#); [Maples, Shelby](#); [Bernasconi, Krista](#); [Roccucci, Pauline](#); [Mendonsa, Tracy](#); [Houdesheldt, Bruce](#); [Alvord, Scott](#); [City Manager- Mail](#); [City Council Mail](#); [City Clerk](#)
Subject: Fwd: Appeal of January 9 Planning Commission Decision(s) - Item 6.1
Date: Wednesday, January 22, 2025 8:22:46 AM
Attachments: [2-NWSukosky Letter.pdf](#)
[1-Letter_DryCreekTrailCaliforniaWildlifeFoundation_CaliforniaOaks5_5_22.pdf](#)
[3-Resident Council Letter 1-07-2025.pdf](#)

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Dear City Staff and City Council,

Please see below and attached the appeal we filed yesterday. Please note there are 3 numerical typos which are highlighted and corrected below:

- January 6 corrected to January 9
- 707 Sunrise corrected to 705 Sunrise
- November 14, 2025 corrected to November 14, 2024

Thank you for your consideration.

Sincerely,
Jennifer Chapman
Residents of Terraces of Roseville
Roseville Senior Community Association

----- Forwarded message -----

From: **Jennifer Chapman** <jenchapman415@gmail.com>
Date: Tue, Jan 21, 2025 at 4:36 PM
Subject: Appeal of January 9 Planning Commission Decision(s) - Item 6.1
To: <cityclerkroseville@roseville.ca.us>
Cc: Jennifer Chapman <jenchapman415@gmail.com>

January 21, 2025

Roseville City Council
311 Vernon Street
Roseville, CA 95678

TO: Mayor Krista Bernasconi, Vice Mayor Karen Alvord, Councilmember Bruce Houdesheld, Councilmember Pauline Roccucci, and Councilmember Tracy Mendonsa

FR: Residents of The Terraces of Roseville / Members of Roseville Senior Community Association, submitted by Jennifer Chapman

RE: Appeal of Planning Commission Decision(s) on Item 6.1, January 9, 2025 -- Design Review Permit, Flood Encroachment Permit, and Tree Permit – 705 Sunrise Av. – INFILL PCL 183, 229, 305 – Sunrise Office Center – PL24-0812

Dear Honorable Mayor and Councilmembers,

On behalf of myself and numerous residents at the Terraces of Roseville, a senior living facility located at 707 Sunrise Avenue, I am submitting this appeal of the planning commission's decision(s) on Item 6.1 during the January 6⁹, 2025 meeting. The following actions were taken without consideration of all relevant information including well informed comments from an immediately adjacent senior community of 200 senior residents which includes persons with disabilities, and a variety of complex medical conditions; without a much needed site specific traffic study and safety mitigations; without consideration of cumulative effects; without full disclosure in the environmental document (MND); without knowing all the specific uses of the proposed building; and without protection of large native oak trees and other natural resources. The following actions should receive further consideration after additional analysis is completed:

1. Adopt the Sunrise Office Center Initial Study/Mitigated Negative Declaration (SCH # 2024120281) and Mitigation Monitoring and Reporting Program; and
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-five (65) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the Flood Encroachment Permit subject to twelve (12) conditions of approval; and
4. Adopt the two (2) findings of fact and approve the Tree Permit subject to six (6) conditions of approval.

Notification & Timely, Reasonable Request for an Extension of the Public Review / Comment Period

CEQA's intent is to ensure that interested and affected parties have an opportunity to participate in the planning process through the public review and comment period for environmental documents. § 21080.3.2. (F) states:

Require notice of the filing of the plan or other written documentation to be made to the public and to a person who requests, in writing, notification. The notification shall be made in a manner that will provide the public or a person requesting notification with sufficient time to review and comment on the filing.

CEQA requires a 30 day review and comment period for environmental documents that are posted on the State Clearinghouse website, which includes the 705 Sunrise project.

An email from the project planner from the city who submitted the document has stated that all requirements for notification were followed --

"Per Section 19.78.020 of the Zoning Ordinance, the noticing requirements are as follows: Notice of the hearing shall be mailed at least 10 days prior to the public hearing to the applicant, the property owner, the owners, as shown on the most recent secured assessor's roll, of property within 300 feet of the property involved in the application, and each local agency expected to provide water, sewer, streets, roads, schools or other essential facilities or services to the site. Notice shall also be provided to all persons who have requested notice, pursuant to Section 19.78.050 of this title."

Please note that this communication refers to requirements for noticing about the planning commission hearing, not notice of the 30 day comment period on the MND.

I first learned of this project on November 14, 2025 2024 when I saw heavy equipment being used on the grassy area in front of the Terraces entrance. The operator explained he was taking soil samples but didn't know anything about the project. This led me to call the city's planning office and learn about the new medical building being proposed for 705 Sunrise Avenue. I was told there would be a public hearing before the planning commission after the holidays, but I was not told the public comment period for the environmental document would take place during the holidays. (Dec. 5, 2024 - Jan. 6, 2025) There was no indication to me about what the hearing would be taking action on. The city planner assigned to the project sent me a copy of design drawings on November 15, 2024. She did not send me a notice of the draft MND when it was released on December 5, 2024.

Although I had not requested notice of the draft MND in writing, I had clearly expressed interest in the project on November 14, 2024, and had made it clear that I lived adjacent to the project with approximately 200 other senior residents. The planning office was well aware that the Terraces is a "Community Care Facility", and should have recognized there would be great interest in the project among the people who live there. It was a lack of professional judgement not to send me an email when the Notice came out on December 5, 2024.

CEQA is explicit about the purpose of the statute and includes the following key points which support this appeal:

§ 21000. LEGISLATIVE INTENT

(b) It is necessary to provide a high-quality environment that at all times is healthful and pleasing to the senses and intellect of man.

(e) Every citizen has a responsibility to contribute to the preservation and enhancement of the environment.

(g) It is the intent of the Legislature that all agencies of the state government which regulate activities of private individuals, corporations, and public agencies which are found to affect the quality of the environment, shall regulate such activities so that major consideration is given to preventing environmental damage, while providing a decent home and satisfying living environment for every Californian.

§ 21001. ADDITIONAL LEGISLATIVE INTENT

(d) Ensure that the long-term protection of the environment, consistent with the provision of a decent home and suitable living environment for every Californian, shall be the guiding criterion in public decisions.

§ 21002. APPROVAL OF PROJECTS; FEASIBLE ALTERNATIVE OR MITIGATION MEASURES

The Legislature finds and declares that it is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects...

Timely, Respectful Request for Extension of the Comment Period

I called the planning office for an update on January 3, 2025 and learned of the planning commission hearing the following Thursday. I was provided with links which allowed me to

eventually discover the January 6 deadline for comments on the MND. I was able to submit some initial timely comments on the MND before 5pm on January 6, 2025 which are incorporated here by reference. Those comments included a request for a 15-day extension on the MND comment period based on the fact that I had not received notice despite having expressed interest in the project to the planning office in November and identifying myself as an immediately adjacent resident; also because the comment period fell over the holidays, which reduced availability of staff in multiple offices / agencies due to vacations, and the preoccupation of my senior community with celebrations and family during the holidays.

A request for a 15-day extension was reiterated in a letter on January 8, 2025 to the planning staff and the planning commission from the Resident Council Board at the Terraces of Roseville, signed by 7 council members who represent the interests of the 200 residents who live at the Terraces.

Vulnerable Population, Protected Class, Description of the Community

The senior living community at the Terraces is predominately in assisted living with a variety of complex medical conditions, many with limited mobility, many on oxygen, some in hospice, many with diabetes, many with prosthetics. This population includes a large number of veterans and military spouses. There are many people including myself who moved to Roseville fairly recently and wouldn't be familiar with city procedures for public involvement and notification. Many do not have computers or email, and some do not have cell phones. As seniors they belong to a protected class under the Civil Rights Act with age being one of the 7 bases for discrimination, and those who have disabilities are protected under the Americans with Disabilities Act. Furthermore, as residents of a care facility, they have additional rights under California law.

In addition to 200 residents, the community include 90 employees, various contractors and vendors, family and friends who visit often, moving companies and home health care providers. This population is directly affected by the project at 707 705 Sunrise Avenue.

Insufficient Staff Report & Planning Division Guidance to Commissioners

The Staff Report provided to the Planning Commission was insufficient and mischaracterized various aspects of the project.

- Neither the MND or the staff report provided a description of the Terraces community, an adjacent vulnerable senior population directly affected by the project.
- The staff report incorrectly found, *"The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water course; provides adequate drainage for the project, and allows beneficial use to be made of the site for development."* Clearly with the removal of protected native oak trees, and paving over the remaining soil and grassy portion of the parcel, the proposed project as described does not preserve or accentuate natural features.
- The staff report did not address existing easements associated with the project, specifically whether easements to the Terraces for access, lighting, drainage, or utilities, need to be revised or amended. Was the drainage easement for Terraces even studied and is it sufficient given the amount of hardscaping in the proposed project? The staff report also did not address whether the title report dated March 2023 for the parcel of the proposed project was still accurate in January 2025.

- The staff report incorrectly found, *"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."* As noted in my MND comments, the large native oak trees on the adjacent parcel provide shade, beauty, food and habitat for wildlife which also provides enjoyment to Terraces residents who are largely confined to the premises.
- The staff report did not mention as background the recent addition of a Dutch Brothers drive - thru coffee business (ca 2019) as adding to the traffic as well as congestion on the entrance road from Sunrise. Nor was there background on major flood events, such as in 1995 which blocked the entrance road to the Terraces and adjacent parcels, including the current project site. This is one of the reasons that a site-specific traffic study is needed.
- The staff report did not mention in relation to cumulative impacts that staff was having informal discussions with the owners of the Terraces owners about adding up to 20 cottages to the back part of the Terraces parcel, to take this pending proposal into consideration with the traffic flow and engineering in the current proposal for 705 Sunrise Ave.
- During the planning commission hearing, staff was asked about whether there was anything known about future development on the Dutch Brothers or Terraces properties. The planning manager stated that nothing was proposed at this time, but in a subsequent phone call explained there had been informal discussions about up to 20 future cottages on the Terraces property, including site plans sent to planning staff for feedback. The planning commission and the public should have also been provided with this information. Any approval of the current proposal for 705 Sunrise Avenue would be remiss without considering future development that is already being discussed.
- Also the planning manager stated that a 15-day extension on the public comment period was not possible, only a 30-day extension which I believe is untrue, and may have swayed some of the commissioners decision not to make a motion to extend the comment period.

MND Traffic Analysis is Insufficient - A Site Specific Study is Critically Needed

It is egregious that given the vulnerable population at the Terraces of Roseville, that a site-specific traffic analysis has not been prepared. The MND explicitly states that quantitative analysis is required unless all facts have been considered and dismiss effects.

Facts that have not been considered include data on the frequency emergency response to the Terraces --fire, medical and other incidents. In particular medical responses are a regular occurrences, sometimes multiple times per day. Likewise, there is data about traffic accidents in the vicinity of the Sunrise intersection with the entrance road to the parcels where Dutch Brothers, Carbon Health and the Terraces operate. Data on emergency response and traffic accidents from 2014-2024 is available and should be considered to understand the current condition and the effect of Dutch Brothers being added in 2019.

The MND Declaration is Insufficient

The MND incorrectly states the following:

*The project will not have impacts, which are individually limited, but cumulatively considerable. **Cumulative impacts have not been considered, ie. Dutch Brothers traffic, previous native oak tree removal, future development on the Terraces property, past impacts to the Cirby Creek ecosystem.***

- *The project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly. **Note: There will be many effects on residents of the Terraces in terms of traffic, safety, and aesthetics.***
- *No substantial evidence exists that the project may have a significant effect on the environment. **The traffic issues are currently a problem and have not been studied to consider how more traffic will exacerbate them***

The Transportation Section of the MND is Inadequate

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)? -- This is marked as less than significant impact, but there is a dangerous intersection at Sunrise associated with the project, and the entrance road is increasing complexity in its traffic pattern, similar to a 4 way intersection with traffic from Sunrise, Dutch Bros., Carbon Health, Proposed Medical Bldg. and the Terraces.

d) Result in inadequate emergency access? - This is marked as less than significant impact, but there is a potential for more traffic to reduce the emergency access response times to the Terraces. An accident on the entrance road to the Terraces could block emergency medical response ingress / egress to the Terraces.

The MND states, "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."

However, the facts have not been considered, specifically emergency response and traffic accident data, anecdotal data from Terraces residents. The 1993 City ordinance for access requirements calls for 2 ways in and 2 ways out of a property. Currently there is only 1 way in and 1 way out which is a very high risk situation considering the vulnerable Terraces population. Access requirements from the City code are standards that not incorporated into the current project:

§ 18.08.040. General access requirements

E. A tentative map shall provide for at least two different standard routes for ingress and egress, excluding tentative maps which include only a cul-de-sac. A standard route is a public street. (Ord. 2747 § 1, 1993)

Furthermore, the City's fire code includes 2018 International Fire code which I believe also has similar access standards. California state fire code under Title 14 also requires 2 points of ingress / egress (14 CCR §§ 1273.08). Clearly this is best practice in an area with a vulnerable population, and traffic, floods or potential accidents on Sunrise cutting off ingress/egress.

Safety mitigations that need to be considered after a site-specific traffic study are:

- 1) open up emergency evacuation route in back of Terraces onto Trimble way; 2) make an

evacuation route via other adjacent properties; 3) traffic break on Sunrise similar to at Sierra Regency, another senior living facility; 4) reduced speed limit on Sunrise between Cirby and Coloma, like a school zone. These are just several that have come up since we began to review this project.

Parking Study Should be Included in Traffic Study -- Parking Variance -- Alternative Design

The need to create parking is driving the need to cut native oaks which is not necessary. A design could be done to create less parking now, and more in the future only if absolutely critical. A survey of current parking at Carbon Health is needed. On a random Monday at 2pm, 27 spaces were vacant. The planning manager noted they can't do high resolution projections of parking needs because they don't know what the building will be used for. The Terraces community is an obvious clientele for medical services and if they are a customer base, less parking will be needed. The building size could be reduced; parking under the building could be considered; a variance can reduce the required number of spaces for the given square footage. The building could be used for something that doesn't require much parking. A design to protect the native oaks would not preclude future removal if for some reason parking could not be resolved any other way. A survey of desired services to be provided at the new building among residents at the Terraces could help resolve parking issues by reducing the need for parking.

Cummulative Effects Analysis is Needed

Especially for traffic, native oak removal, hardscaping / loss of natural terrain / increased runoff, riparian impacts to the Cirby Creek watershed and increasing flood events with climate change -- all need to be considered to evaluate the current proposal. A link to a study that discusses oaks in Rocklin is also provided as an example of what should be included in the cumulative effects analysis. https://www.rocklin.ca.us/sites/main/files/file-attachments/appendix_4_planning_for_the_future_of_rocklins_urban_forest.pdf

Access Path for Sewer Along Creek Needs Improvement

The path along the Creek needs improvement to be used by seniors in scooters and walkers. It is not ADA accessible because the surface is uneven, cracked and buckling. This would be a mitigation to help offset the scooters and walkers potentially encountering other vehicle traffic from the proposed project. It also would improve it for walking. Many residents attend the churches on Coloma.

In conclusion, we believe this project should return to the Planning Division for further analysis, including a site-specific traffic study, safety mitigations and design alternatives that protect the native oaks as well as the Cirby Creek ecosystem, and amendment of the MND, so that further information can be provided to the Planning Commission to reconsider the impacts, mitigations, and conditions of approval for this project.

Thank you for your consideration of this appeal. Please also consider our request for a refund of the fee for this appeal since our request for an extension on the comment period was reasonable and timely.

Finally we ask that all comments from residents at the Terraces of Roseville submitted in writing and made in person as oral comments for MND, Planning Commission, and City Council until today be incorporated by reference into this appeal. Likewise, please see also see the attachments accompanying this appeal.

Sincerely,

Jennifer Chapman
on behalf of Residents from the Terraces of Roseville and
Roseville Senior Community Association
707 Sunrise Avenue
Roseville, CA 95661

Attachments

Letter from California Oak Foundation to City Council
Letter from Nancy Willis Sukoksy, Terraces of Roseville
Letter from Resident Council Board, Terraces of Roseville

From: [Dreyer, Helen](#)
To: [Bitter, Greg](#); [Maples, Shelby](#)
Subject: Jennifer Chapman
Date: Wednesday, January 22, 2025 11:19:27 AM
Attachments: [Jennifer Chapman.docx](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)

Hi, Greg and Shelby-

In one of the last lines in her appeal, Jennifer stated she wanted all oral comments she and others made to be part of the record. Attached is an overview of statements she made at the last Council meeting for your use.

Helen Dreyer, CMC

Assistant City Clerk
City Clerk Department

☐ (916) 774-5356

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January 15, 2025, City Council Meeting

Public Comment

Ms. Jennifer Chapman spoke on:

- Fee waiver or refund for appeal she will be filing on a Planning Commission decision made at its January 9, 2025, meeting regarding 705 Sunrise Avenue.
- Request for an extension on the public comment period. The 30-day period was over the holidays - December 5 through January 6th.
- Planning Department advised she wasn't sent a notice because they are tenants. Only owners of the building are sent notices.
- Her appeal will talk about no traffic study done on project.
- Place fee waiver/refund request on the next Council Meeting agenda.

Jerry Fuller, resident of Terraces of Roseville, spoke on facility and concerns of traffic. Also spoke on refund/waiver of Planning Commission appeal fee.

From: [Bitter, Greg](#)
To: [Jennifer Chapman](#)
Cc: [Maples, Shelby](#); [Ogden, Derek](#)
Subject: RE: Path by creek, city easement?
Date: Friday, January 31, 2025 3:54:54 PM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)
[image007.jpg](#)

Jennifer,

This is not a public pedestrian path, it is a public utility easement (PUE) for the sewer. I believe it's described in the Title report under Exception #8. It's my understanding the paving was originally installed to access to the sewer line and manhole that exists to the north of the Terraces. I don't know how often our Department of Environmental Utilities needs to access this path, but if they felt it needed any improvements for their vehicles they could make those improvements. There's no easement that allows for the public to use this as a pedestrian path.

Greg

Gregory W. Bitter, AICP

Planning Manager

Development Services Dept.- Planning Division

o: (916) 774-5294

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From: Jennifer Chapman <jenchapman415@gmail.com>
Sent: Friday, January 31, 2025 1:46 PM
To: Bitter, Greg <GBitter@roseville.ca.us>
Subject: Path by creek, city easement?

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Hi Greg, it occurred to me that the path by the creek at 705 sunrise ave may be a city easement. Who is responsible for the maintenance of the path?

Regards,
Jennifer

From: [City Council Mail](#)
To: [Maples, Shelby](#); [Bitter, Greg](#)
Cc: [City Council Mail](#)
Subject: FW: request for onsite meeting with residents at the Terraces of Roseville
Date: Monday, February 3, 2025 8:51:58 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hello Shelby and Greg,

Hope all is well!

Will you assist and reach out to the resident regarding the Terraces of Roseville at 705 Sunrise Blvd, project site PL24-0812 Infill 183, 229, 305. Her name is Jennifer Chapman jenchapman415@gmail.com and she is asking about a meeting to take place to help answer questions.

Thank you for your assistance,

Cary Camilleri
Management Assistant
City Manager's Office

☐ (916) 746-1350
☐ **Civic Center** | 311 Vernon Street | Roseville, CA 95678



From: Jennifer Chapman <jenchapman415@gmail.com>
Sent: Monday, February 3, 2025 7:30 AM
To: City Clerk <CityClerkroseville@roseville.ca.us>
Cc: City Council Mail <CityCouncil@roseville.ca.us>; City Manager- Mail <CityManager@roseville.ca.us>
Subject: request for onsite meeting with residents at the Terraces of Roseville

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Dear City Clerk,

I have reached out to both our District 1 Rep., Tracy Mendonsa, and Mayor Krista Bernasconi to request a meeting with residents at 707 Sunrise Ave. to learn more about our community, the facility we live at, to better understand our concerns regarding the project proposed for 705 Sunrise Ave. Since I have had no response from either Councilmember Mendonsa or Mayor

Bernasconi, I am asking if you can find out if they received my communications, and if not, relay this to them and request a reply.

The emails were sent to:

mendonsaforcitycouncil2020@gmail.com

TAMendonsa@roseville.ca.u

kbernasconi@roseville.ca.us

I also left messages for Councilmember Mendonsa at 916-517-7778.

The courtesy of a reply would be greatly appreciated.

Sincerely,

Jennifer Chapman
707 Sunrise Ave.
Roseville, CA 95667

From: [Bradley, Michael](#)
To: [Jennifer Chapman](#); [Maples, Shelby](#)
Cc: [Bitter, Greg](#)
Subject: RE: Evacuation, emergency ingress egress requirements
Date: Monday, February 10, 2025 2:17:31 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hello Jennifer,

Planning will be following up on your request.

Mike

Michael Bradley

Division Chief Fire & Life Safety
Fire Marshal
Roseville Fire Department

☐ (916) 774-5806 ☐ (916) 200-5309
☐ **Fire Administration** | 316 Vernon Street #480 | Roseville, CA 95678



From: Jennifer Chapman <jenchapman415@gmail.com>
Sent: Friday, February 7, 2025 2:25 PM
To: Bradley, Michael <MBradley@roseville.ca.us>
Subject: Evacuation, emergency ingress egress requirements

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Dear Chief Bradley,

I am trying to find the requirements for emergency ingress egress from properties in Roseville. I noticed that the Roseville fire code mentions that it has adopted the 2018 International Fire Code. Does any of that code address ingress / egress, or is it only related to structures? I see this ordinance from 1993, are there any others related to ingress / egress?

§ 18.08.040. General access requirements

E. A tentative map shall provide for at least two different standard routes for ingress and egress, excluding tentative maps which include only a cul-de-sac. A standard

route is a public street. (Ord. 2747 § 1, 1993)

Thank you for your help.

Sincerely,

Jennifer Chapman
415-419-4846

From: [Maples, Shelby](#)
To: [Jennifer Chapman](#); [Bitter, Greg](#)
Subject: RE: Appellant address -705 Sunrise
Date: Tuesday, February 11, 2025 3:00:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Jennifer,

Received, thank you.

Sincerely,

Shelby Maples

Associate Planner

Development Services Department – Planning Division

☐ (916) 746-1347

☐ **Civic Center** | 311 Vernon Street | Roseville, CA 95678



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From: Jennifer Chapman <jenchapman415@gmail.com>
Sent: Tuesday, February 11, 2025 2:48 PM
To: Maples, Shelby <SMaples@roseville.ca.us>; Bitter, Greg <GBitter@roseville.ca.us>
Subject: Appellant address -705 Sunrise

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Hi Shelby,

When you send me correspondence by regular mail, please include my apt. #355:

Jennifer Chapman
707 Sunrise Ave. #355
Roseville, CA 95661

Thank you!

Sincerely,
Jennifer

From: [Jennifer Chapman](#)
To: [Bitter, Greg](#)
Cc: [Maples, Shelby](#)
Subject: Re: applicant fees for hearing - 705 Sunrise Ave
Date: Wednesday, February 12, 2025 10:25:58 AM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)
[image007.jpg](#)
[image002.jpg](#)
[image001.png](#)
[image003.jpg](#)
[image005.jpg](#)
[image007.jpg](#)
[image004.jpg](#)
[image006.jpg](#)

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Thank you Greg, do you have an estimate of costs to date? Do you think the original estimate was accurate?

On Wed, Feb 12, 2025, 10:23 AM Bitter, Greg <GBitter@roseville.ca.us> wrote:

Jennifer,

We haven't finished working on the project, so we don't know what the final billing will be. We won't have a final accounting until sometime in April, once all of billings through March have been reconciled.

Greg

Gregory W. Bitter, AICP
Planning Manager
Development Services Dept.- Planning Division

o: (916) 774-5294

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From: Jennifer Chapman <jenchapman415@gmail.com>

Sent: Wednesday, February 12, 2025 10:20 AM

To: Bitter, Greg <GBitter@roseville.ca.us>; Maples, Shelby <SMaples@roseville.ca.us>

Subject: applicant fees for hearing - 705 Sunrise Ave

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Hi Greg & Shelby,

It was estimated that the applicant would be charged approx. \$5-10K for the staff time associated with the upcoming hearing. I was wondering what the final fees are.

Best regards,

Jennifer

--

Jennifer Chapman

415-419-4846

From: [Johnson, Mark](#)
To: jenchapman415@gmail.com
Cc: [Stout, Marc](#); [Isom, Mike](#); [Bitter, Greg](#)
Subject: RE: additional questions - Re: traffic models & transportation plans
Date: Wednesday, February 12, 2025 4:54:33 PM
Attachments: [image001.png](#)

Hello Ms. Chapman,

I've provided responses below in blue italics.

-Mark

Mark Johnson, T.E.

Senior Engineer

Development Services Dept. – Land Development Engineering

o: (916) 774-5481

f: (916) 774-5379

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From: Jennifer Chapman <jenchapman415@gmail.com>
Sent: Wednesday, February 12, 2025 12:33 PM
To: Johnson, Mark <MJohnson@roseville.ca.us>
Cc: Stout, Marc <mstout@roseville.ca.us>; Isom, Mike <misom@roseville.ca.us>; Bitter, Greg <GBitter@roseville.ca.us>
Subject: additional questions - Re: traffic models & transportation plans

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Hello Mark,

I understand you are working on a reply to the questions I sent last week. I did receive the 2023 traffic study through a public records request. That was very helpful, thank you. A few questions from that study are:

1. What prompted the study to be completed?
a. This information is included in the Traffic Study document.
2. Has that study been updated? and / or is the data from the ongoing monitoring that was mentioned available?
a. I am not aware of any additional studies at this location, nor any additional data collection associated with the traffic study.
3. Can you send the Local Road Safety Plan that is mentioned in the report?
a. The LRSP can be found on the City's website by navigating to the Public Works/Traffic page.
4. What would be an example of a significant safety issue that would require Engineering modification?
a. Unusually high accident rates.

5) Why is Sunrise described as a 4 lane roadway when it has a 5th 2-way lane in the center? Where are specifications and / or guidelines for these types of 5th lanes (known to the public as "suicide lanes") and under what conditions are they added to a roadway?

It is four travel lanes, two in each direction. The center turn lane is not a travel lane. Center turn lanes standards can be found in the Streets section of the City's Design and Construction Standards which are on the City's website linked from the Development Services/Engineering Division page.

Thank you for your help.

Best regards,
Jennifer

On Thu, Feb 6, 2025 at 3:27 PM Jennifer Chapman <jenchapman415@gmail.com> wrote:

Dear Mark,

Thank you for taking time to address my concerns. I will take a look at the General Plan references you mentioned, and am sending a few questions today, based on what you shared. I believe you are saying that TAZ 92 has a fixed travel capacity based on the following:

- 200 multi-family dwelling units (typical apartments)
- 6,000 SF of Retail
- 76,000 SF of Office
- 60,000 SF of Church.

And you are testing that against Existing Development described as follows:

- 200 Age Restricted/Convalescent units
- 2,069 SF of Retail
- 52,020 SF of Office
- 67,788 SF of Church

There is no fixed capacity for undeveloped land. Units included in the General Plan TDM have already been studied and mitigated. Proposed development that would exceed the model TAZ assumptions may be subject to additional analysis.

For this comparison, can you clarify the projected travel demand difference between 200 multi-family apartments and 200 "age restricted/convalescent units"? The latter involves great complexity associated w/ employees who work 24/7; vendors, contractors, visitors, etc. Next-- surely there are many kinds of traffic patterns associated with different types of retail. How do you factor in a drive through coffee retail operation (5am - 11pm) compared to another type of retail? Are hours of operation for various establishments factored in? Where does the original data come from for each type of use?

The traffic model utilizes general land use categories and the software averages trips for all manner of unique developments within each category, it does not differentiate between unique types of businesses. It is a broad planning tool used to determine major roadway network needs, it does not analyze site access for specific projects.

With regard to wait times to get onto Sunrise, this is of particular importance given the emergency medical nature of much of the travel from the Terraces. **Have these wait times been measured, and what is considered an acceptable wait time?**

No, delay at the site access has not been measured. Staff determined there were no issues during the project review period that would warrant any concerns with delay. Even if delay were analyzed, it would not apply to emergency vehicles during emergency situations as they have 1st priority and all other motorists are required to immediately clear a path for them.

The existing driveway width can accommodate three vehicles for ingress/egress, allowing emergency response to force vehicles to the side if necessary. - Is this based on the extra width for making a right hand turn onto Sunrise? This extra width is only for a small portion of the road at the Sunrise end.

The throat of the driveway is 3 lanes wide and the narrowest segment of the drive-isle (closest to the Terraces) is approximately 28' wide, which is sufficient for cars to pull to the side and allow emergency vehicles to pass if necessary.

...staff determined that an additional 30 vehicles egressing and ingressing during the peak hour would not be a significant impact to the overall site and therefore concluded that no additional traffic mitigation was warranted or would be required of the project. - How many vehicles were calculated for the Dutch Brothers coffee operation, and how were cumulative impacts accounted for?

The Dutch Brothers project was reviewed and found to be consistent with the General Plan. The traffic model uses averages across all types of retail development, it does not differentiate between individual and unique projects. Nevertheless, Engineering staff is aware that drive through coffee shops generate more peak hour trips than some other types of retail and this was considered when the project was reviewed and approved.

...an Engineering Traffic Study (TR202310), completed in July 2023, reviewed the accident history on Sunrise Avenue between Coloma Way and Cirby Way which includes the subject driveway. - It is great that this study was done. Can you send me a copy?

It's my understanding that you were able to obtain the traffic study.

I was told that Caltrans has determined that speed limit on Sunrise Ave. can be raised, and they are not enforcing the 35mph. **Is that true? Is there a speed limit that is being enforced?**

The City of Roseville is responsible for setting speed limits on city roadways in accordance with applicable laws and vehicle codes.

I will look at the General Plan and follow up if there are other questions. I really appreciate your taking time to guide me through how the traffic analysis for the 705 Sunrise project was completed.

Sincerely,

Jennifer

On Thu, Feb 6, 2025 at 2:04 PM Johnson, Mark <MJohnson@roseville.ca.us> wrote:

Hello Ms. Chapman,

I am the City's Senior Engineer responsible for Long Term Transportation Planning. Your email was forwarded to me for response to your questions regarding the City's traffic model and other engineering related concerns. Thank you for taking the time to contact us and share your concerns. Input from our residents is always appreciated and helps us better serve our community. The following answers should provide some clarity to your

questions. However, should you have any additional questions or need more information, please do not hesitate to contact me.

The City's adopted Traffic Model, also known as a Travel Demand Model (TDM) does not exist in a physical, shareable form. The TDM exists as a sophisticated computer software program that "models" traffic levels and travel patterns across the city and within specific geographic areas called Traffic Analysis Zones (TAZ's). The program utilizes a vast set of input data including existing and future land use conditions, roadway networks, intersection configurations, traffic signal phasing and timing, and other key data to model traffic flow and travel behavior.

Current traffic count data and other existing land use data are used to calibrate and validate the model outputs to meet industry accuracy standards. Future development forecasts are then input for the software to develop the future traffic model.

As part of the modeling process, the TDM software performs a series of calculations to determine the number of trips generated, the beginning and ending location of each trip, and the route taken by each trip. Model outputs include projections of traffic volumes on major roads, peak hour turning movements and volumes at key intersections, and citywide Vehicle Miles Traveled (VMT) metrics needed for emissions forecasts and environmental impact analysis.

Traffic impacts predicted by the modeling software are used to identify roadway capacity improvements and congestion reduction plans necessary to maintain the City's roadway Level of Service policy. Funding for these mitigation projects is then collected via developer-paid traffic mitigation fee programs.

Information on Land Uses, LOS and VMT Policy, and other TDM inputs and outputs can be found within the City's adopted General Plan document within the following sections:

- II. Land Use Element
- III. Circulation Element
- Appendix A – Implementation Measures
- Environmental Impact Report
- Appendices

Roseville's General Plan document can be found on the City's website at www.roseville.ca.us and following these links from the home page:

Government / Departments & Divisions / Development Services / Planning /
General Plan

For the proposed Sunrise Office Center project, Engineering staff first reviewed the project for General Plan/Traffic Model consistency at the TAZ level. There are over 500 TAZ's in the city's traffic model. The proposed project at 705 Sunrise Avenue is located in TAZ 92, which extends north to include the Centerpoint Community Church on Coloma Street, south to Linda Creek, including the office complex north of the creek, and is bound by Sunrise Ave on the west and stops short of the residential development to the east as depicted in the image below.



Regarding your request for origin, destination, and VMT data specific to this project, while this data is simulated and embedded in the traffic modeling software during the modeling process, output of this data at the TAZ level would be a micro analysis that is unnecessary for city planning purposes. As such, this data is not included in the TDM project deliverables and is not available. Citywide VMT metrics can be found in the General Plan EIR document but again, the data is not broken down to the TAZ level.

Consistent with standard practice, Roseville's traffic model utilizes generalized land use categories and average trip rates established during model calibration. When reviewing projects for traffic model consistency, we review the number of units included in the model TAZ (model capacity) vs. the number of existing units already developed within the TAZ to ensure there is sufficient capacity remaining to accommodate the proposed project.

Traffic Model land use assumptions for TAZ 92 include:

- 200 multi-family dwelling units (typical apartments)
- 6,000 SF of Retail
- 76,000 SF of Office
- 60,000 SF of Church.

Existing Development:

- 200 Age Restricted/Convalescent units

- 2,069 SF of Retail
- 52,020 SF of Office
- 67,788 SF of Church

Variances between projected units and units ultimately developed are normal, and the model assumptions and existing development data above demonstrates that there is remaining capacity in TAZ 92 to accommodate the proposed 7,300 SF office building project.

With regard to traffic safety concerns at the driveway intersection with Sunrise Avenue, an Engineering Traffic Study (TR202310), completed in July 2023, reviewed the accident history on Sunrise Avenue between Coloma Way and Cirby Way which includes the subject driveway. That traffic study concluded that the 3-year historical accident rate was comparable to the expected rate for similar roadways. The study found that “no significant safety issues were identified that would require Engineering modifications” and no further action was recommended. Subsequently, an Engineering and Traffic Survey Summary (speed zone survey) completed on October 17, 2024 analyzed the same segment of Sunrise Avenue. The Summary noted “vehicles entering and exiting numerous commercial driveways and residential side streets” while also documenting the 3-year historical accident rate at that time was lower than expected for similar roadways.

Regarding emergency access concerns, the drive-isle at this location is 30’ wide, similar to a typical residential roadway, which is sufficient for motorists pull to the side of the road and allow emergency vehicles to pass. Additionally, Roseville Fire evaluated emergency access during the standard review period and found no issues with the proposed project. City records indicate there were 336 calls for service to the Terraces in 2024, less than 1 per day on average, with 2-3 calls for service occurring on the busiest days of the year, some of which were received during peak traffic hours. The City’s Fire Marshall reported there were no access challenges for any of these service calls. More specifically, with regard to the proposed project, the City’s Fire Marshall has informed Engineering staff that he is satisfied with the access and has no Fire access concerns.

Per the TDM, this segment of Sunrise Avenue currently carries 37,000 vehicles per day (Average Daily Traffic (ADT)). This equates to approximately 3,700 vehicles in the PM peak hour, typically the busiest traffic hour of the day. The proposed project (at full occupancy and based on ITE dental office trip rates) is anticipated to add less than 30 vehicles to this existing traffic volume during the pm peak hour. Since both the ingress and egress movements of a vehicle constitute a trip, this equates to approximately 15 vehicles entering and leaving the site during the pm peak hour. For perspective, this equates to approximately 1 additional vehicle every 2 minutes either ingressing or

egressing from the site.

In summary, staff evaluated traffic impacts for the proposed Sunrise Office project from both a macro level, as well as a site access level. From a macro level, the proposed project is consistent with the City's General Plan policy for Level of Service and Vehicle Miles Traveled, confirming that the surrounding roadway infrastructure and signalized intersections are adequate to handle the additional traffic load expected by the project. From a site access standpoint, recent traffic studies show that the accidents rates along the frontage of the project and project driveway are consistent with anticipated rates for the volume of cars utilizing the roadway. The existing driveway width can accommodate three vehicles for ingress/egress, allowing emergency response to force vehicles to the side if necessary. Engineering staff did confirm with Roseville Fire that they have not had any issues to date accessing or egressing from this site, further confirming engineering's analysis for the proposed project. Given that there is almost 40k vehicles a day on Sunrise Ave, the trips currently already utilizing the site driveway, the accident history for the area and the Fire Department's confirmation of no issue with site access at current time, staff determined that an additional 30 vehicles egressing and ingressing during the peak hour would not be a significant impact to the overall site and therefore concluded that no additional traffic mitigation was warranted or would be required of the project.

Again, thank you for your email. If you should have any questions, please feel free to contact me via this email address or by telephone at (916) 774-5481.

Sincerely,
Mark Johnson

Mark Johnson, T.E.

Senior Engineer

Development Services Dept. – Land Development Engineering

o: (916) 774-5481

f: (916) 774-5379

Working together to build a quality community.

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From: Bitter, Greg <GBitter@roseville.ca.us>
Sent: Thursday, January 30, 2025 4:01 PM
To: Jennifer Chapman <jenchapman415@gmail.com>
Cc: Stout, Marc <mstout@roseville.ca.us>
Subject: RE: traffic models & transportation plans

Jennifer,

I just talked with Marc Stout, the City Engineer and he's having his Senior Transportation Engineer put together some information regarding your questions about how the City looks at traffic. That should be available sometime next week.

I did want to let you know that when we spoke, I mentioned that there were unique trip generation rates for different land uses and these numbers fed into the City's traffic model. There are no individual "models" for different land uses.

I'm not sure what you mean by models for parking. The zoning ordinance includes parking standards for various use types, which typically require a certain number of parking spaces per a certain amount of square footage. These requirements vary depending on the use and can be found in Section 19.26 of the City's Municipal Code.

Greg

Gregory W. Bitter, AICP

Planning Manager

Development Services Dept.- Planning Division

o: (916) 774-5294

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From: Jennifer Chapman <jenchapman415@gmail.com>
Sent: Thursday, January 30, 2025 1:35 PM
To: Bitter, Greg <GBitter@roseville.ca.us>
Subject: Re: traffic models & transportation plans

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Greg,

Thank you very much for your reply. It would also be helpful to have the models for parking so I'm hoping you can also send those as well.

Sincerely,

Jennifer

On Thu, Jan 30, 2025, 1:30 PM Bitter, Greg <GBitter@roseville.ca.us> wrote:

Jennifer,

I wanted to let you know I've received your email and will get a response to you by tomorrow. I've let our staff know that you sent this request to me and I will respond.

Greg

Gregory W. Bitter, AICP

Planning Manager

Development Services Dept.- Planning Division

o: (916) 774-5294

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From: Jennifer Chapman <jenchapman415@gmail.com>

Sent: Wednesday, January 29, 2025 4:34 PM

To: Bitter, Greg <GBitter@roseville.ca.us>

Subject: traffic models & transportation plans

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Hi Greg,

I was hoping you could send the models you mentioned for Office Professional and High Density Residential. I think you said there were subgroups such as "Community Care Facility" which could be compared to high density multi-family apartments. All of the categories would be helpful to understand what they are and the big picture of how this tool breaks down traffic patterns.

Is the only measure you are looking at "VMT" -- vehicle miles traveled? This means VMT from where to where?

Are other factors involved? How does the model address the entry road?

Also can you send any links or PDFs for any transportation plans relevant to this location? Regional, city, county, etc.

Thank you for your help.

Sincerely,

Jennifer Chapman

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Jennifer Chapman
415-419-4846

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Jennifer Chapman
415-419-4846

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Jennifer Chapman
415-419-4846



California Wildlife Foundation/California Oaks, 201 University Avenue, H-43 Berkeley, CA 94710, (510) 763-0282

February 26, 2025

Roseville City Council
311 Vernon Street
Roseville, CA 95678

Re: Design Review Permit, Flood Encroachment Permit, and Tree Permit – 705 Sunrise Av. –
Infill PCL 183, 299, 305 – Sunrise Office Center – PL24-0812

Transmitted via email: citycouncil@roseville.ca.us, smaples@roseville.ca.us

Dear Honorable members of the Roseville City Council:

The [California Oaks](#) program of [California Wildlife Foundation](#) works to protect and conserve the state's oak ecosystems because of their critical role in sequestering carbon, maintaining healthy watersheds, providing native plant and animal habitat, and sustaining cultural values. We are concerned about the ongoing loss of native oaks in the City of Roseville. We sent a letter in 2022 about oak impacts associated with the city's approval of Alignment A in the Dry Creek Greenway Trail Alignment project. This letter is in support of the appeal of the approval of the proposed building project at 705 Sunrise Avenue.

Jennifer Chapman, a resident of Terraces of Roseville, which is adjacent to the proposed project, contacted California Oaks about concerns she and other residents have about impacts of the proposed oak tree removals associated with Sunrise Office Center's expansion. The size of the proposed parking lot, which will displace 3 healthy "protected" oaks and 2 healthy oaks that are not protected, is excessive. Preserving the trees would retain the natural infrastructure of the Cirby Creek corridor, which includes flood protection. The mitigation plan is inadequate and is in violation of the oak ordinance. Lastly, the January 9, 2025, staff report shows an "X" in the southeast corner of the proposed parking lot expansion, yet there is insufficient detail to understand which tree is proposed for removal. Further, impacts of the project on trees adjacent to the "X" must be assessed and mitigated, if the project advances as currently proposed.

Proposed Parking Lot is Excessive

Chapter 19.26, *Off-street Parking and Loading*, of the Code of Ordinances provides a figure of 1 parking space for every 150-square feet of general medical services commercial development, which translates to 49 parking spaces for the proposed development rather than the proposed 80. The lot currently has 47 spaces and we understand from Ms. Chapman's observations that fewer than half of these spaces are currently being used. If the parking plan were to be minimized our understanding is that oaks proposed for removal would be left standing. This would align with the Open Space and Conservation chapter of the City of Roseville General Plan, which includes language on page V 1-2 protective of oak woodlands and riparian areas:

Oak woodlands and riparian areas, for example, benefit the City by supporting diversity of species and providing aesthetic appeal to City residents. Long-term planning and management strategies in Roseville are designed to optimize these various co-benefits of local open space. The City's natural resources need to be

managed in a manner that benefits residents, while ensuring the long-term value and availability of the resources.

Open space in Roseville includes natural areas in oak woodland and riparian environments along the City's creek systems, recreational areas, and areas surrounding important cultural resources, floodways and floodplains, wetlands, and grasslands. The City recognizes that open space land is limited and that the valuable natural resources associated with this open space must be conserved, wherever possible.

Keeping Oak Trees Standing Advances Flood Protection for the City of Roseville

The General Plan's Safety Element Policy SAFE 2.9 states "Where feasible, maintain natural stream courses and adjacent habitat and combine flood control, recreation, water quality, and open space functions." The oak trees that are proposed to be removed are part of the city's natural infrastructure, which provides multiple benefits, including soil stabilization and flood protection. The state is increasingly understanding the importance of natural habitat in building climate resilience, as articulated in plans such as the 2022 [Central Valley Flood Protection Plan Update](#) issued by Department of Water Resources.

Mitigation Plan is Inadequate and in Violation of the Oak Ordinance

The plan to mitigate the removal of the 3 protected trees with 18 non-native trees and 7 oak trees does not adequately mitigate the impacts to the trees, the wildlife, plant, and fungal communities they support. It fails to offset the lost biomass and canopy of the removed trees and the substantial temporal loss of growth habitat structure and diversity.

The plan is also in violation of section 19.66.070 (*Oak tree planting and replacement program*) of the City of Roseville's oak ordinance, which states: "A minimum of 50 percent of the replacement requirement shall be met by native oaks." The proposed mitigation rate is for 28 percent oak replacement.

Impacts of the Proposed Project to an Additional Tree and Adjacent Oaks

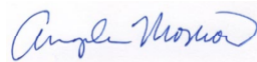
Detail is needed on the tree in the southeast corner of the parking lot designated with an "X" in the January 2025 staff report. Additionally, there are three large valley oaks growing in this area, all of which are greater than 6-inches diameter at breast height. Ms. Chapman is concerned that the proposed project may impact the protected zone of these trees (see "Protected Zone" in Chapter 19.6, *Tree Preservation*). These impacts must be assessed and mitigated if this poorly planned project is to proceed.

Thank you for your consideration of this letter.

Sincerely,



Janet Cobb
Executive Officer
California Wildlife Foundation/California Oaks
jcobb@californiawildlifefoundation.org



Angela Moskowitz
Program Director
California Oaks
amoskow@californiaoaks.org

cc: Jennifer Chapman, jenchapman415@gmail.com