



AGENDA

October 2, 2024

CITY COUNCIL
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.

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 September 18, 2024 City Council Meeting.

CC #: 3573

File #: 0102-03

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

Bids / Purchases / Services

6.2. 116 S. Grant Street Tenant Improvements Phase 2 - Purchase Order and Increase to Change Order Authority

Memo from Project Coordinator Lori Crittenden and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 24-338 APPROVING AN INCREASE IN CHANGE ORDER AUTHORITY. Staff requests Council approve a purchase order with Friant and Associates, LLC for 116 S. Grant Street, in the amount of \$598,307.76, for office furniture purchases, using a competitively procured purchasing contract through The Interlocal Purchasing System. Staff also requests approval to increase the change order authority on the Design-Assist Construction Agreement with Bullard, Inc. for the 116 S. Grant Street tenant improvements from 10% to 15%, an additional \$242,751.15, in order to complete construction of the project. Funding for this work is included in the 116 S. Grant Street Building Improvements Project budget in the Electric Fund.

CC #: 3564

File #: 0203-13

CONTACT: Lori Crittenden 916-774-5707 lcrittenden@roseville.ca.us

6.3. Roseville Transit Comprehensive Operational Analysis - Contract Purchase Agreement Amendment

Memo from Alternative Transportation Manager Ed Scofield and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 24-335 APPROVING CONTRACT PURCHASE

AGREEMENT AMENDMENT NO. 1, BY AND BETWEEN THE CITY OF ROSEVILLE AND INNOVATE MOBILITY, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3003167). Staff requests Council approve a first amendment to the contract purchase agreement with Innovate Mobility, LLC, to complete additional analysis as a part of Roseville Transit's Comprehensive Operational Analysis (COA). The COA work is closely tied to critical components of the transit operations service provider Request for Proposal (RFP) being released next year. Staff's ability to use Innovate Mobility will ensure the COA recommendations are adequately outlined in the RFP process based on their detailed knowledge of all COA elements. Amendment No. 1 to the Innovate Mobility contract will add \$30,000 to the not-to-exceed amount of \$156,959.18, for an updated total contract of \$186,959.18. Funding for the amendment would come from a Caltrans Sustainable Communities grant. Local Transportation Funds would provide the necessary match. No General Fund resources will be used on this amendment. There is sufficient funding in the Roseville Transit Comprehensive Operational Analysis Project budget.

CC #: 3561

File #: 0721

CONTACT: Ed Scofield 916-774-5449 ecscofield@roseville.ca.us

Resolutions

6.4. Cost Allocation Plan and Indirect Cost Rate Proposal - Professional Services Agreement Amendment

Memo from Budget Manager Nancy Rothlisberger and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 24-333 APPROVING A SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND MGT IMPACT SOLUTIONS, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approve an amendment to the professional services agreement with MGT Impact Solutions, LLC, the City's cost allocation plan and indirect cost rate proposal consultant. The \$33,720 cost of the amendment is included in existing FY2024-25 appropriations in the Finance Department budget in the General Fund.

CC #: 3557

File #: 0200

CONTACT: N. Rothlisberger 916-774-5314 nrothlisberger@roseville.ca.us

6.5. Occupational Health Services – Increase in Spending Authority

Memo from Human Resources Technician Michele Fitzgerald and Human Resources Director Stacey Peterson recommending the City Council adopt RESOLUTION NO. 24-339 APPROVING AN INCREASE IN SPENDING AUTHORITY. Staff requests Council approve an increase in spending authority for a professional services agreement for Occupational Health Services with Mobile-Med Work Health Solutions, Inc. that was initially approved by City Council on January 20, 2021. The estimated expenditures for these services will

increase from \$210,000 to up to \$425,000 through the term of the contract in January 2026. The Human Resources Department and Fire Department budgets in the General Fund have funds to cover the increased costs within the current fiscal year budget.

CC #: 3565

File #: 0600-04

CONTACT: Michele Fitzgerald 916-774-5217 mjfitzgerald@roseville.ca.us

6.6. Schedule of User and Regulatory Fees - Addition of Affordable Housing Project Fee Deferral Administrative Fee and Interest Rate

Memo from Economic Development Analyst Gina McColl and Economic Development Director Melissa Anguiano recommending the City Council adopt RESOLUTION NO. 24-340 ADOPTING AN AMENDED SCHEDULE OF USER AND REGULATORY FEES. Staff requests Council approve an update to the Schedule of User and Regulatory Fees to add an Administrative Fee and Interest Rate for Affordable Housing Projects related to Section 4.04.040 of Chapter 4.04 of Title of the Roseville Municipal Code regarding nonresidential development impact fee deferrals. Administrative processing fees will be charged on fee deferrals to cover the costs, resulting in no fiscal impact to the General Fund. Interest charged will result in no fiscal impact from fee deferrals on the development impact fee programs. The fee deferral program incentivizes affordable housing projects that bring additional construction jobs and helps the City achieve the job housing balance necessary to support the community.

CC #: 3566

File #: 0215

CONTACT: Gina McColl 916-774-5452 gmccoll@roseville.ca.us

6.7. Baseline Road - Segment 3 and a Portion of Segment 2 Project - Notice of Completion

Memo from Construction Inspector Andrew Druck and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 24-332 ACCEPTING THE PUBLIC WORK KNOWN AS BASELINE ROAD – SEGMENT 3 AND A PORTION OF SEGMENT 2 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 A PORTION OF THE DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. Staff requests Council accept Baseline Road - Segment 3 and a Portion of Segment 2, CWJ # 190854, as complete and authorizing the City Engineer to execute the Notice of Completion. The Engineering Division has made final inspection of the project and has found the civil improvement work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 3556

File #: 0400-04-12-1

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

6.8. Zero Emissions Bus Depot Phase 1 Project - Notice of Completion

Memo from Project Supervisor Andre Baranov and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 24-337 ACCEPTING THE PUBLIC WORK KNOWN AS THE ZERO EMISSIONS BUS DEPOT PHASE 1 PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE. Staff request Council approve the Zero Emissions Bus Depot Phase 1 Project as complete. The project was funded with Local Transportation Funds, Electric Funds, Air Quality Mitigation Funds, Low Carbon Transit Operations Program Grant monies, Placer County Air Pollution Control District Grant monies, and American Rescue Plan Act monies. The original project budget approved as part of Ordinance 6533, including construction and soft costs, was increased from \$4,906,000 through Ordinances 6653 and 6692 to a total of \$5,202,054 to reflect available grant funding and additional scope of work. The project had no fiscal impact on the General Fund.

CC #: 3563

File #: 0721

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

6.9. Greater Sacramento Economic Council - Economic Development Agreement and Expenditure of Membership Funds for FY2024-25

Memo from Economic Development Director Melissa Anguiano recommending the City Council adopt RESOLUTION NO. 24-334 APPROVING AN AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND THE GREATER SACRAMENTO ECONOMIC COUNCIL, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and approve the expenditure of membership funds for the Greater Sacramento Economic Council in the amount of \$61,171. The purpose of the membership with the Greater Sacramento Economic Council is to attract, grow, support, and expand industry, businesses, and jobs, assist small businesses and entrepreneurs and promote the City as a place to do business. Funding for this membership was included in the Economic Development Department's FY2024-25 membership budget in the General Fund.

CC #: 3559

File #: 0106-01 & 0110

CONTACT: Melissa Anguiano 916-774-5284 mvanguiano@roseville.ca.us

Ordinances (for introduction and first reading)

6.10. Roseville Municipal Code Amendment – Kennel Licenses

Memo from Deputy City Attorney Travis Cochran and Animal Control Supervisor Sarah Cooper recommending the City Council introduce for first reading an ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 7.20.010 AND 7.20.020 OF CHAPTER 7.20 OF TITLE 7 OF THE ROSEVILLE MUNICIPAL CODE REGARDING KENNEL LICENSES. Chapter 7.20 of the Roseville Municipal Code regulates

kennel licenses within the City. A recent amendment to state law now requires submission of a natural disaster evacuation plan as a condition to receiving a kennel license. This ordinance will incorporate such requirement into the Roseville Municipal Code. The City has also received numerous requests to increase the number of dogs that may be kept at a property without a kennel license. This ordinance would allow up to four dogs on a single premises without a kennel license. There is no fiscal impact associated with the proposed ordinance.

CC #: 3560

File #: 0323

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

Reports / Requests

6.11. Fiddymment Ranch - Phase 1 Parcel F-30 - Parcel Map

Memo from Associate Engineer Edward Winston and Development Services Director Mike Isom recommending the City Council approve the Fiddymment Ranch - Phase 1 Parcel F-30 parcel map. Engineering has completed its review of the parcel map and found that it is in compliance with the approved tentative map. This map will create 3 lots for future development. The actions requested have no fiscal impact to the City's General Fund.

CC #: 3558

File #: 0400-07

CONTACT: Edward Winston (916) 774-5432 ewinston@roseville.ca.us

Ceremonial Documents

6.12. Proclamation - Cybersecurity Month October 2024

Proclaim October 2024 as Cybersecurity Awareness Month in Roseville and officially support the National Cybersecurity Awareness Month, 'Secure our World', and the National Public Awareness Campaign, 'Stop. Think. Connect.™', and call upon all employees, residents and visitors of Roseville to become educated about cybersecurity and put that knowledge into practice to keep our connected community safe from cyber threats.

CC #: 3567

File #:0102-06

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

END OF CONSENT CALENDAR

7. RESOLUTIONS

7.1. Retired Annuitant 180-Day Wait Period Exception

Memo from Human Resources Manager Macy Dippert and Human Resources Director Stacey Peterson recommending the City Council adopt RESOLUTION NO. 24-336 RESOLUTION FOR EXCEPTION TO THE 180-DAY WAIT PERIOD GOVERNMENT CODE SECTIONS 7522.56 AND

21224. Staff requests Council approve an exception to the 180-day wait period for public agencies to hire a retired annuitant as allowed by the California Public Employees' Retirement System and California Public Employees' Pension Reform Act of 2013 and in compliance with California Government Code Sections 7522.56 and 21224. The request would allow recently retired Bryan Buchanan, Wastewater Utility Manager, to be rehired as an annuitant, without waiting the 180 days after the retirement waiting period. Mr. Buchanan would be brought back based on his specialized knowledge and skills needed to complete several complex, critical wastewater projects. Based on the 960-hour limit that a retired annuitant may work, the maximum fiscal impact is estimated to be \$76,442.69. This can be absorbed in the current Environmental Utilities Department's FY2024-25 budget in the Wastewater Operations Fund due to salary savings from vacant positions.

CC #: 3562

File #: 0600

CONTACT: Macy Dippert 916-774-5215 mdippert@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. Infill Parcel 198 (100 Stonehouse Court) WellSpace Health - Rezone

Memo from Associate Planner Escarlet Mar and Development Services Director Mike Isom recommending the City Council consider the WellSpace Health Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program and adopt the two (2) findings of fact and introduce for first reading an ORDINANCE CHANGING THE ZONING OF CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF ROSEVILLE. The Rezone will allow WellSpace Health Placer Community Health Center to operate on the site with approval of a Conditional Use Permit. Application costs

were borne by the applicant, and the project is required to pay all applicable impact fees. The project is not anticipated to result in negative impacts on the City's General Fund. In fact, the beneficial reuse of the facility as a medical use is expected to have a positive fiscal impact to the City.

CC #: 3551

File #: 0400-02 & 0400-04-17-2

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

8.2. WB-32 Roseville Senior Affordable Housing Project - Fee Deferrals and Government Financing Agreement

Memo from Economic Development Analyst Gina McColl and Economic Development Director Melissa Anguiano recommending the City Council adopt RESOLUTION NO. 24-341 APPROVING FEE DEFERRALS FOR THE WB-32 ROSEVILLE SENIOR AFFORDABLE HOUSING PROJECT; and adopt RESOLUTION NO. 24-342 APPROVING PARK DEVELOPMENT IMPACT FEE DEFERRALS FOR THE WB-32 ROSEVILLE SENIOR AFFORDABLE HOUSING PROJECT; and adopt RESOLUTION NO. 24-343 APPROVING A GOVERNMENT FINANCING AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND ROSEVILLE SENIOR AFFORDABLE 2 LP, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT AND ALL NECESSARY DOCUMENTS TO EFFECTUATE ITS PURPOSE ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approve an extended fee deferral in the amount of \$2,220,328, a fee deferral of park development impact fees in the amount of \$1,007,424, a Government Financing Agreement, and authorize the City Manager to execute it and all necessary documents on behalf of the City to effectuate its purpose for the WB-32 Roseville Senior Affordable Housing Project. The requested deferrals will not result in a negative impact to the City's General Fund or the affected development impact fee programs. Administrative fees equivalent to staff's time necessary to process and track the deferrals will be charged to each associated building permit and interest will be charged on all monies deferred.

CC #: 3568

File #: 0215

CONTACT: Gina McColl 916-774-5452 gmccoll@roseville.ca.us

9. COUNCIL REPORTS / PUBLIC COMMENTS

10. ADJOURNMENT



COUNCIL COMMUNICATION

CC #: 3573
File #: 0102-03

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

Meeting Date: 10/2/2024
Item #: 6.1.

RECOMMENDATION TO COUNCIL

Approve the minutes of the September 18, 2024 City Council Meeting.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL REVIEW

There is no fiscal impact associated with this request.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

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.

Respectfully Submitted,

Melissa Lipp, City Clerk Technician

Carmen Avalos, City Clerk



Dominick Casey, City Manager

ATTACHMENTS:

Description

September 18, 2024



MINUTES

September 18, 2024

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

1. CALL TO ORDER

Mayor Bruce Houdesheldt called the meeting to order at 6:01 p.m.

2. ROLL CALL

Present: Vice Mayor Krista Bernasconi, Councilmember Scott Alvord, Councilmember Pauline Roccucci, Councilmember Tracy Mendonsa, Mayor Bruce Houdesheldt.

3. PLEDGE OF ALLEGIANCE

Roseville High School Students, Megan & Abby, led the Pledge of Allegiance.

4. MEETING PROCEDURES

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

5. PRESENTATIONS

5.1. Resolution - Wild Bill's Tattoo

Commend Wild Bill's Tattoo for 50 years of outstanding service and dedication to the City of Roseville, and extend wishes for continued success.

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

Vice Mayor Krista Bernasconi made the presentation to Bill Hill of Wild Bill's Tattoo, who responded.

6. PUBLIC COMMENTS

Mike Simpson requested action on speeding on Oakridge Drive.

Kathleen Mirtoni announced a public meeting regarding the homeless.

Nick Bryant spoke on speeding in his apartment complex.

Adam (last name inaudible) spoke on management issues at Maidu Village Apartments.

7. CONSENT CALENDAR

BEGINNING OF CONSENT CALENDAR

Motion by Tracy Mendonsa, seconded by Pauline Roccucci, to approve the Consent Calendar as recommended. The Motion Passed.

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

Minutes

7.1. 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 September 4, 2024 City Council and Housing Authority Meeting.

CC #: 3555

File #: 0102-03

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

Bids / Purchases / Services

7.2. On-Call Electrical/Lighting Services - Contract Purchase Agreements

Memo from Parks Manager Brian Castelluccio and Parks, Recreation & Libraries Director Jill Geller recommending City Council adopt RESOLUTION NO. 24-327 APPROVING AN ON-CALL CONTRACT PURCHASE AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND VASKO ELECTRIC, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3004140); and adopt RESOLUTION NO. 24-328 APPROVING AN ON-CALL CONTRACT PURCHASE AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND ELITE SERVICES EXPERTS INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3004138). Staff requests Council approve contract purchase agreements for on-call Electrical/Lighting Services with Vasko Electric, Inc., and Elite Service Experts Inc. Staff also requests approval to execute four (4) additional one (1) year renewals without further City Council

approval, and change order authority of 10%. The agreement with Vasko Electric, Inc. shall have a not-to-exceed cost for services of \$150,000 in year one, and the agreement with Elite Service Experts Inc. shall have a not-to-exceed cost of \$80,000 in year one. These services are funded from the Parks, Recreation and Libraries Department operating budget in the General Fund and applicable Community Facilities District and/or Lighting and Landscape Districts budgets.

CC #: 3550

File #: 0203-10

CONTACT: Brian Castelluccio 916-746-1755 bcastelluccio@roseville.ca.us

7.3. On-Call Exterior Lighting Maintenance and Repair (RFP 01-077) - Contract Purchase Agreements

Memo from Administrative Technician Darci Carpenter and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 24-321 APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND VASKO ELECTRIC, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 24-322 APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND BEAR ELECTRICAL SOLUTIONS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approve service agreements with Bear Electrical Solutions Inc. and Vasko Electric Inc. for on-call exterior lighting maintenance and repair services. The \$350,000 in funding for these contracts is included in the Facility Services Fund Building Maintenance budget for FY2024-25.

CC #: 3537

File #: 0203-04

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

7.4. Fire Alarm & Sprinkler System Services (RFP 01-078) - Contract Purchase Agreement

Memo from Administrative Technician Darci Carpenter and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 24-323 APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND SIERRA BUILDING SYSTEMS, INC., A LOW VOLTAGE INTEGRATOR, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3004085). Staff requests Council approve a contract purchase agreement with Sierra Building Systems Inc., a Low Voltage Integrator, to provide fire system services in the amount of \$350,000. The agreement will provide the City with inspection, testing, maintenance, and repairs of fire systems on an as-needed basis at multiple locations. Funding for the agreement is included in the FY2024-25 budget in the Facility Services Fund and Facility Rehabilitation Fund.

CC #: 3540

File #: 0203-04

Resolutions

7.5. California Integrated Transit Project - Sacramento Area Council of Governments Subrecipient Agreement

Memo from Assistant Transportation Planner Zachary Presley and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 24-329 APPROVING A SUBRECIPIENT AGREEMENT WITH THE SACRAMENTO AREA COUNCIL OF GOVERNMENTS, AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ALL RELATED FORMS AND AGREEMENTS ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approval of the Sacramento Area Council of Governments (SACOG) subrecipient agreement for Roseville's participation and implementation of the California Integrated Transit Project. The capital costs for this project have been assessed at \$123,649.89 and are being funded via Transit and Intercity Rail Capital Program funds distributed by SACOG. The initial three years of operating costs for this project have been assessed at \$66,825.00 and are being funded through Local Transportation Funds. There is no impact to the General Fund.

CC #: 3552

File #: 0721

CONTACT: Zach Presley 916-774-5365 zpresley@roseville.ca.us

7.6. Sierra Vista - Westbrook Boulevard Segment 4 - Notice of Completion

Memo from Construction Inspector Andrew Druck and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 24-320 ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA VISTA – WESTBROOK BOULEVARD SEGMENT 4 PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING A PORTION OF THE DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project and has found the civil improvement work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 3536

File #: 0400-04-12-01

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

7.7. Investment Advisory and Trust Administration Services - Professional Services Agreement Amendment

Memo from Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 24-325 APPROVING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND PFM ASSET MANAGEMENT

LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approve an amendment to the professional services agreement with PFM Asset Management LLC (PFM) for managing the City's pension and other post-employment benefits trust investment portfolios. The amendment clarifies the calculation terminology for the fees under the professional services agreement. The estimated cost of the investment management services is unchanged with the amendment, at approximately \$245,000 per year, with a fee cap of \$220,000 for the first year. PFM fees are assessed based upon assets under management. There will be no fiscal impact to the General Fund from these agreements, as the fees will be paid directly by the trust accounts.

CC #: 3546

File #: 0200 & 0600-04

CONTACT: Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

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

7.8. Water Utility Staffing Study Project - Non-Capital Multi-Year Project Approval, Professional Services Agreement, and Budget Adjustment

Memo from Water Utility Manager George Hanson and Environmental Utilities Director Richard Plecker recommending the City Council adopt RESOLUTION NO. 24-324 APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND BROWN AND CALDWELL, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6870 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 a professional services agreement with Brown and Caldwell, Inc. for a Water Utility Staffing Study. In addition, staff is requesting approval of a budget adjustment to initiate a new Non-Capital Multi-Year Project, the Water Utility Staffing Study Project, with a budget of \$96,489 from available resources in the Water Operations Fund.

CC #: 3498

File #: 0800-02 & 0201-01

CONTACT: George Hanson 916-746-1764 ghanson@roseville.ca.us

7.9. Staffing Changes

Memo from Human Resources Manager Macy Dippert and Human Resources Director Stacey Peterson recommending the City Council adopt ORDINANCE NO. 6872 AMENDING ORDINANCE 6808, THE SALARY ORDINANCE FOR PERSONNEL REPRESENTED BY THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, LOCAL 1245, AS AMENDED BY APPENDIX "I" TO BE EFFECTIVE SEPTEMBER 21, 2024, AS AN URGENCY MEASURE; and adopt ORDINANCE 6873 AMENDING ORDINANCE NO. 6855, THE SALARY ORDINANCE FOR MANAGEMENT EMPLOYEES, AS AMENDED BY APPENDIX "F" TO BE EFFECTIVE SEPTEMBER 21, 2024, AS AN URGENCY MEASURE. Staff requests

Council approve the International Brotherhood of Electrical Workers A & B salary schedule reflecting the addition of an Electric Line General Foreperson (1152A/1152B) and Senior Electric Line Troubleshooter (1153A/1153B) classifications, and updates to the city allocation schedule that includes one (1) reclassification from Senior Electric Line Technician to Senior Electric Line Troubleshooter, addition of one (1) Electric Line General Foreperson position, and deletion of one (1) Senior Electric Line Technician position. Staff also requests Council approve the Management A & B salary schedules (Appendix F) reflecting the addition of Utility Business Systems Administrator (1154A/1154B), deletion of the AMI Project Manager (1505A/1505B), and salary adjustment to Wastewater Treatment Plant Chief Operator (9040A/9040B), effective September 21, 2024. These recommendations are part of an ongoing assessment of the appropriate staffing levels to provide a high level of service to the community. For the remainder of FY2024-25, the financial impact of the recommendations is to the Electric Fund is \$29,900 and a cost savings of \$9,658 for the Wastewater Operations Fund. All net budget increases can be absorbed in existing appropriations, so no budget adjustments are requested at this time.

CC #: 3545

File #: 0600-01

CONTACT: Macy Dippert 916-774-5215 mdippert@roseville.ca.us

7.10. Cooperative Treated Water Supply Reliability Project – New Capital Improvement Project and Budget Adjustment

Memo from Principal Engineer Janice Gainey and Environmental Utilities Director recommending the City Council adopt ORDINANCE NO. 6865 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 a new Capital Improvement Project, the Cooperative Treated Water Supply Reliability Project, and approve a budget adjustment in the amount of \$500,000. Funds will be reduced from the Cooperative Potable Water Transmission Infrastructure Project and re-appropriated to the Cooperative Treated Water Supply Reliability Project in the Water Construction Fund to break the original project into two projects. There is no impact to the fund balance in the Water Construction Fund.

CC #: 3532

File #: 0800-02 & 0201-01

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

7.11. Dry Creek Wastewater Treatment Plant Pond Levee Federal Emergency Management Agency Letter of Map Revision – Non-Capital Multi-Year Project Approval and Budget Adjustment

Memo from Wastewater Manager Tracie Mueller and Environmental Utilities Director Richard Plecker recommending the City Council adopt ORDINANCE NO. 6867 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 a new Non-Capital Multi-Year Project, the Dry Creek Wastewater Treatment Plant Pond Levee Federal Emergency Management

Agency Letter of Map Revision, and approve a budget adjustment of \$200,000 from available resources in the Wastewater Regional Rehabilitation Fund.

CC #: 3538

File #: 0900-02-02-1 & 0201-01

CONTACT: Tracie Mueller 916-774-5688 trmueller@roseville.ca.us

7.12. Vactor Washout Station Project - Budget Adjustment

Memo from Wastewater Manager Tracie Mueller and Environmental Utilities Director Richard Plecker recommending the City Council adopt ORDINANCE NO. 6868 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 \$310,000 budget adjustment for the existing Vactor Washout Station Project using available resources in the Wastewater Rehabilitation Fund and Water Rehabilitation Fund.

CC #: 3541

File #: 0800-02 & 0201-01

CONTACT: Tracie Mueller 916-774-5688 trmueller@roseville.ca.us

7.13. Wastewater Collections Easement Machine with Trailer and Utility Broom for Compact Track Loader – Budget Adjustment

Memo from Wastewater Manager Tracie Mueller and Environmental Utilities Director Richard Plecker recommending the City Council adopt ORDINANCE NO. 6869 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 \$120,472.74 to fund the purchase of an easement machine with a trailer and a utility broom for an existing compact track loader to be used by Wastewater Collections to address planned and unplanned repair and rehabilitation work to existing infrastructure. This adjustment establishes the budget to purchase this equipment through the Fleet Replacement Fund.

CC #: 3542

File #: 0800-02 & 0201-01

CONTACT: Tracie Mueller 916-774-5688 trmueller@roseville.ca.us

7.14. Sewer Routing Alternatives Analysis Project – Non-Capital Multi-Year Project Approval and Budget Adjustment

Memo from Wastewater Manager Tracie Mueller and Environmental Utilities Director Richard Plecker recommending the City Council adopt ORDINANCE NO. 6866 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 a new Non-Capital Multi-Year Project, the Sewer Routing Alternatives Analysis Project, and approve a budget adjustment of \$50,000 from

available resources in the Wastewater Construction Fund.

CC #: 3535

File #: 0800-02 & 0201-01

CONTACT: Tracie Mueller 916-774-5688 trmueller@roseville.ca.us

7.15. Woodcreek Golf Course Bunker Renovation Project – Budget Adjustment

Memo from Parks, Recreation & Libraries Superintendent Rob Nakamura and Parks, Recreation & Libraries Director Jill Geller recommending the City Council adopt ORDINANCE NO. 6871 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 a budget adjustment to reduce the Woodcreek Golf Facility Renovation and Restoration project by \$707,033 and re-appropriate the funds to the Woodcreek Golf Club Bunker Renovation project. Both projects are funded within the Golf Course Fund, with no impact on the General Fund.

CC #: 3544

File #: 0702-02 & 0201-01

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

Ordinances (for second reading and adoption)

7.16. Second Reading - Roseville Municipal Code Addition – Temporary Memorials

ORDINANCE NO. 6874 ADDING CHAPTER 13.14 OF TITLE 13 OF THE ROSEVILLE MUNICIPAL CODE REGARDING TEMPORARY MEMORIALS, for second reading and adoption.

CC #: 3549

File #: 0704

CONTACT: Jill Geller 916-774-5249 jgeller@roseville.ca.us

My Tien Doan 916-774-5325 mtdoan@roseville.ca.us

Reports / Requests

7.17. League of California Cities Annual Conference 2024 - Designation of Voting Delegate

Memo from Government Relations Administrator Mark Wolinski and Deputy City Manager Megan Scheid recommending the City Council appoint by motion, Dennis Kauffman, Assistant City Manager/Chief Financial Officer, as the voting delegate and Scott Pettingell, Assistant Finance Director, as the alternate voting delegate to the League of California Cities business meeting of the General Assembly. The League of California Cities Annual Conference is being held October 16-18, 2024, in Long Beach, CA. The annual business meeting will be held on Friday, October 18, 2024, when the membership takes action on resolutions that establish League policy. In order to vote at the Annual Business Meeting, the City Council must designate a voting delegate. The cost for registration, lodging, and flight is approximately \$1,650 per delegate and the funds were approved in the City's fiscal

year 2024-25 General Fund budget.

CC #: 3534

File #: 0106-04

CONTACT: Mark Wolinski 916-774-5179 mwolinski@roseville.ca.us

7.18.FD-51 Neighborhood Park - Master Plan Approval

Memo from Park Planning and Development Manager Tara Gee and Parks, Recreation & Libraries Director Jill Geller recommending the City Council approve the FD-51 Neighborhood Park Master Plan. This 1.12-acre neighborhood park is located off of Earl Rush Dr. at Market St. in Sierra Vista. This park backs up to an open space/drainage area. The total budget for this park is \$702,000. Funding for the park was approved in FY2023-24 for design and in FY2024-25 for construction, with the budget appropriated in the Sierra Vista Neighborhood Park Fund. Maintenance costs will be covered through the Sierra Vista Community Facilities District No. 2 (Public Services). There will be no General Fund impact.

CC #: 3539

File #: 0704-01

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

END OF CONSENT CALENDAR

8. RESOLUTIONS

8.1. Renewable Energy - Transaction Confirmation and Credit Support Addendum

Memo from Power Supply and Portfolio Administrator Petra Wallace and Electric Utility Director Dan Beans recommending the City Council adopt RESOLUTION NO. 24-330 APPROVING A TRANSACTION CONFIRMATION BETWEEN THE CITY OF ROSEVILLE AND SHELL ENERGY NORTH AMERICA (US), L.P., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 24-331 APPROVING AN AMENDMENT TO AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND SHELL ENERGY NORTH AMERICA (US) L.P., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approve a transaction for renewable energy and an updated Credit Support Annex with Shell Energy North America, L.P.. The total cost of the transaction is \$77,175,000, or approximately \$7,350,000 annually. Funding will be included in future Electric Fund budgets (initially in FY2027-28) and will be contingent upon approval of the City Council.

CC #: 3553

File #: 0800-03

CONTACT: Petra Wallace 916-774-5510 pwallace@roseville.ca.us

Power Supply and Portfolio Administrator Petra Wallace made the presentation to the City Council.

Assistant Electric Utility Director William Forsythe continued the presentation.

No public comment received.

Motion by Scott Alvord, seconded by Krista Bernasconi, to adopt RESOLUTION NO. 24-330 APPROVING A TRANSACTION CONFIRMATION BETWEEN THE CITY OF ROSEVILLE AND SHELL ENERGY NORTH AMERICA (US), L.P., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 24-331 APPROVING AN AMENDMENT TO AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND SHELL ENERGY NORTH AMERICA (US) L.P., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The Motion Passed.

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

9. SPECIAL REQUESTS/REPORTS/PRESENTATION

9.1. Fiscal Year 2023-24 Third Quarter Report

Memo from Budget Manager Nancy Rothlisberger and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council approve the Fiscal Year 2023-24 Third Quarter Report that provides a summary of the City's financial position from July 1, 2023 through March 31, 2024 for (1) the General Fund, (2) the enterprise operating funds, and (3) revenues in other selected funds. This item has no fiscal impact.

CC #: 3547

File #: 0200

CONTACT: N. Rothlisberger 916-774-5314 nrothlisberger@roseville.ca.us

Item 9.1 was erroneously listed as an action item; however it is only an informational item with no action being taken by the City Council.

Assistant Finance Director Scott Pettingell introduced Budget Manager Nancy Rothlisberger, who made the presentation to the City Council.

Assistant Finance Director Scott Pettingell continued the presentation.

No public comment received.

No action taken. For information only.

10. PUBLIC HEARING

10.1. Community Development Block Grant 2023 Consolidated Annual Performance and Evaluation Report

Memo from Housing Analyst Kristine Faelz and Economic Development Director Melissa Anguiano recommending the City Council adopt RESOLUTION NO. 34-319 APPROVING THE 2023 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO SUBMIT THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2023 CAPER TO THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (HUD). Staff requests Council approval of the City's Consolidated Annual Performance and Evaluation Report (CAPER) for the federal Community Development Block Grant Program, and authorization to submit the CAPER to the federal Department of Housing and Urban Development. This item does not result in any impact to the City's General Fund.

CC #: 3533

File #: 0709-03

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

Mayor Bruce Houdesheldt opened the public hearing at 6:47 p.m.

Housing Manager Trisha Isom introduced Housing Analyst Kristine Faelz, who made the presentation to the City Council.

No public comment received.

Mayor Bruce Houdesheldt closed the public hearing at 6:53 p.m.

Motion by Tracy Mendonsa, seconded by Pauline Roccucci, to adopt RESOLUTION NO. 34-319 APPROVING THE 2023 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO SUBMIT THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2023 CAPER TO THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (HUD). The Motion Passed.

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

10.2. Electric Pickle - Fee Deferral

Memo from Economic Development Analyst Gina McColl and Economic Development Director Melissa Anguiano recommending the City Council adopt RESOLUTION NO. 24-326 APPROVING FEE DEFERRALS FOR THE ELECTRIC PICKLE PROJECT. Staff requests Council approve a fee deferral for Electric Pickle, a restaurant and outdoor recreation (pickle ball) facility, in the amount of approximately \$620,600, until final of building permit/building occupancy. An annual interest rate of 1.35%, prorated based on the length of the deferral, will be charged on the monies deferred to cover the City's cost of loss of interest income on the fee deferral and an administrative processing fee of \$981.59 is to be charged to each building permit.

CC #: 3548

File #: 0215-07

CONTACT: Gina McColl 916-774-5452 gmccoll@roseville.ca.us

Mayor Bruce Houdesheldt opened the public hearing at 6:55 p.m.

Economic Development Analyst Gina McColl made the presentation to the City Council.

Applicant Jarod Taylor spoke in support of the item.

Mayor Bruce Houdesheldt closed the public hearing at 7:05 p.m.

Motion by Tracy Mendonsa, seconded by Krista Bernasconi, to adopt RESOLUTION NO. 24-326 APPROVING FEE DEFERRALS FOR THE ELECTRIC PICKLE PROJECT. The Motion Passed.

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

10.3. Infill Parcel 198 (100 Stonehouse Court) WellSpace Health - Rezone

This item has been moved to the October 2, 2024 City Council Meeting.

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

11. COUNCIL REPORTS / PUBLIC COMMENTS

Dillon Haps spoke on issues experienced at the Gathering Inn.

Richard Wukmir spoke on the cancellation of the election in Districts 1 and 3.

Northern California Power Agency Meeting - Councilmember Pauline Roccucci reported.

Councilmember Pauline Roccucci reported on various community activities.

Councilmember Tracy Mendonsa reported on various community activities.

Councilmember Scott Alvord reported on various community activities.

Greater Sacramento Economic Council Meeting - Vice Mayor Krista Bernasconi reported on attendance.

Vice Mayor Krista Bernasconi reported on various community events.

Greater Sacramento Area Council of Government Meeting - Mayor Bruce Houdesheldt reported on attendance.

Mayor Bruce Houdesheldt reported on various community events.

12. ADJOURNMENT

Mayor Bruce Houdesheldt adjourned the meeting at 7:27 p.m.



COUNCIL COMMUNICATION

CC #: 3564
File #: 0203-13

Title: 116 S. Grant Street Tenant Improvements Phase 2 - Purchase Order and Increase to Change Order Authority
Contact: Lori Crittenden 916-774-5707 lcrittenden@roseville.ca.us

Meeting Date: 10/2/2024
Item #: 6.2.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council approve a purchase order with Friant and Associates, LLC for 116 S. Grant Street office furniture purchases, in the amount of \$598,307.76.

Staff also requests that the City Council adopt a resolution to approve an increase to the change order authority for the Design-Assist Construction Agreement with Bullard, Inc. for the 116 S. Grant Street tenant improvements from 10% to 15% in order to complete construction of the Project.

BACKGROUND

The 116 S. Grant Street building was acquired by the City in 2020 to support the future needs of Roseville Electric Utility's growing operations and customer programs. The building provides the City's utility customers with a one-stop shop where they can pay their bills and learn about exciting new programs, emerging technology, and rebates.

In order to provide furnishings for the Phase 2 Tenant Improvement, staff recommend utilizing a piggyback contract (The Interlocal Purchasing System (TIPS) Contract #230301) with Friant and Associates, LLC, to furnish the tenant improvements currently under construction. TIPS is a national purchasing cooperative that offers access to competitively procured purchasing contracts. The furnishings include systems, office, training, meeting room, and break room furniture for the third and fourth floors.

In addition, City Council awarded a Design-Assist Construction Agreement to Bullard, Inc. on December 20, 2023 in the amount of \$4,855,023 and authorized staff to approve change orders in an amount not to exceed 10% (\$485,502.30) of the contract amount. The 10% change order authority has been expended due to unforeseen circumstances with increasing construction costs and additional services needed to complete construction. Therefore, staff is requesting an increase in change order authority from 10% to 15%, which is an increase of \$242,751.15.

FISCAL IMPACT

The cost of the Design-Assist Construction Agreement with Bullard, Inc. was \$4,855,023. With the requested increase in change order authority to 15% (\$728,253.45), the total contract amount will be \$5,583,276.45.

The total cost of the purchase order for furnishings is \$598,307.76.

Funding for this work is included in the 116 S. Grant Street Building Improvements Project budget in the Electric Fund.

ENVIRONMENTAL REVIEW

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

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

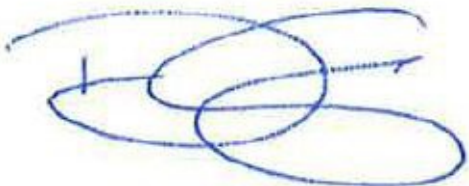
Goal E - Deliver exceptional City services

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Lori Crittenden, Project Coordinator

Jason Shykowski, Public Works Director

A handwritten signature in blue ink, appearing to read 'Dominick Casey', with a stylized, overlapping loop structure.

Dominick Casey, City Manager

ATTACHMENTS:

Description

RESOLUTION NO. 24-338

APPROVING AN INCREASE IN CHANGE ORDER AUTHORITY

WHEREAS, on December 20, 2023, the City Council awarded a Design-Assist Construction Agreement to Bullard, Inc. for the 116 S. Grant Street, Phase 2 Tenant Improvements Project (Project); and

WHEREAS, the original 10% change order authority has been expended due to unforeseen circumstances with increasing construction costs and additional services needed to complete construction; and

WHEREAS, staff is requesting that the City council approve an increase of 5% to the change order authority, for an additional \$242,751.15 for the Project.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the City Manager or his designee is authorized to approve change orders for the project, consistent with the contract terms, provided that the net cost of all change orders shall not exceed 15% or \$728,253.45.

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 #: 3561

File #: 0721

Title: Roseville Transit Comprehensive Operational Analysis - Contract Purchase Agreement Amendment

Contact: Ed Scofield 916-774-5449 ecscofield@roseville.ca.us

Meeting Date: 10/2/2024

Item #: 6.3.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution authorizing the City Manager to execute a contract purchase agreement amendment between with Innovate Mobility, LLC, to complete some additional analysis as a part of Roseville Transit's Comprehensive Operational Analysis.

BACKGROUND

On September 6, 2023, the City Council authorized the City Manager to execute an agreement with Innovate Mobility, LLC, to develop a Comprehensive Operational Analysis (COA) for Roseville Transit. The purpose of the COA is to examine all aspects of Roseville Transit's existing service with the goal of seeking new and innovative ways to provide transit services to Roseville residents.

Roseville and Innovate Mobility executed an agreement following Council approval for a not-to-exceed amount of \$156,959.18. As work continues on the COA, staff recognizes the importance of utilizing Innovate Mobility to assist with the development of the upcoming Roseville Transit Operations Service Provider RFP, which expires on June 30, 2025. The COA work is closely tied to critical components of the transit RFP. Staff's ability to use Innovate Mobility will ensure the COA recommendations are adequately outlined in the RFP process thanks to their detailed knowledge of all COA elements. The additional scope of work for Innovate Mobility will include the integration of the COA redesigned transit network into the RFP scope of work, as well as RFP development support.

FISCAL IMPACT

Amendment No. 1 to the Innovate Mobility contract will add \$30,000 to the not-to-exceed amount of \$156,959.18, for an updated total contract of \$186,959.18. Funding for the amendment would come from a Caltrans Sustainable Communities grant. Local Transportation Funds would provide the necessary match. No General Fund resources will be used on this amendment. There is

sufficient funding in the Roseville Transit Comprehensive Operational Analysis Project budget to cover the contract increase. All provisions of the existing Agreement remain unchanged and in force.

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

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal E - Deliver exceptional city services

Respectfully Submitted,

Ed Scofield, Alternative Transportation Manager

Jason Shykowski, Public Works Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 24-335

Contractor Signed Amendment

RESOLUTION NO. 24-335

APPROVING CONTRACT PURCHASE AGREEMENT AMENDMENT NO. 1, BY AND
BETWEEN THE CITY OF ROSEVILLE AND INNOVATE MOBILITY, LLC, AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT
ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, Contract Purchase Agreement Amendment No. 1 (3003167) to assist in the development of an updated Request for Proposal for Roseville Transit Operations and Maintenance Services, between the City of Roseville and Innovate Mobility, LLC, has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said amendment is 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 3003167

Supplier Details:

Company Innovate Mobility LLC
Contact Rahul Kumar
Address 120 Preston Executive Dr Ste 215

Cary, NC 27513

Submit your response to:

Company City of Roseville
Contact Joanna Oukrop
Address Purchasing Division
311 Vernon St
Roseville, CA 95678
Phone (916) 746-1102
Fax (916) 746-1115
E-mail JOukrop@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 3003167

Agreement	3003167
Agreement Date	26-JUL-2023
Change Order	3
Change Order Date	10-SEP-2024
Revision	1
Agreement Amount	186,959.18 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 **Innovate Mobility LLC**
 120 Preston Executive Dr Ste 215

Cary, NC 27513
Phone: (714) 886-9580
Fax: ()
Email: rahul@innovatemobility.com

Description of Labor, equipment and/or materials Amendment# 1
 Contract purchase agreement number 3003167, which was executed on 9/6/23, is hereby modified to increase the total cost of service from \$156,959.18 to \$186,959.18. The purpose of this modification is to add to the scope of work to include services to assist Roseville in the development of an updated RFP for Roseville Transit Operations and Maintenance services in accordance with the attached "Innovate Mobility Amendment #1 Scope" dated 9/5/24. All other provisions of the Agreement shall remain unchanged and in full force and effect.

START DATE: Executed Agreement
 END DATE: Upon Payment of Final Invoice

Please contact Zach Presley in the Public Works Alternative Transportation Division at (916)746-1320 or zpresley@roseville.ca.us for questions regarding this agreement.

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	15733	Net 30	Freight on Board at the destination	Destination	Best Method
Start Date	End Date	Confirm To			

Joanna Oukrop Phone 1-916-746-1102

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

Contract Purchase Agreement 3003167

Supplier
DocuSigned by:
Signature: Rahul Kumar
53C4AE0119B4415...
Print Name: Rahul Kumar
Title: President
Date: 9/10/2024

Supplier
Signature: _____
Print Name: _____
Title: _____
Date: _____

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

Innovate Mobility Amendment #1 Scope

9/5/24

Project Overview:

As part of the ongoing Roseville Transit Comprehensive Operational Analysis (COA), which includes a comprehensive redesign of the city's transit route network, Innovate Mobility (IM) has been asked to extend their work with the COA to assist Roseville in the development of an updated RFP for Roseville Transit Operations and Maintenance (O&M) services. The current O&M contract expires June 30, 2025. The COA work, encompassing route hours, service coverage, and mileage, is crucial for shaping the new O&M contract and aligns with the city's future transit objectives.

The scope of work will include the following:

1. Integration of Redesigned Transit Network into the Scope of Work:

- IM will leverage the COA work to incorporate the redesigned network into the RFP's Scope of Work, ensuring that route hours, service patterns, mileage, and operational details are clearly defined.
- Provide updated specifications that reflect the optimized route design, allowing proposers to align their bids with the city's expectations and vision.

2. RFP Development Support with Enhanced Public Feedback Integration:

- Ensure the O&M RFP reflects key public sentiment regarding the redesigned transit network, giving bidders a comprehensive understanding of community priorities, concerns, and preferences, thus promoting proposals that align with city and public expectations.

3. Comprehensive Procurement Process Assistance:

- Offer guidance during the open RFP solicitation period, assisting with responses to proposer inquiries and clarifications, particularly concerning the redesigned network and service specifications.
- Support the evaluation and selection process, ensuring that all proposals are consistent with both the operational objectives of the COA.

Deliverables:

- Revised Scope of Work document incorporating the redesigned transit network and community feedback.
- Assist with the draft and final versions of the O&M RFP tailored to the updated transit network.
- Assist with answering questions received during the O&M RFP pre-bid period.
- Assist with developing the final O&M RFP to ensure it reflects the approved COA.

Role	Integration of Redesigned Transit Network (Hours)	RFP Development Support (Hours)	Procurement Process Assistance (Hours)	Incorporation of Public Feedback (Hours)	Total Hours	Hourly Rate	Total Cost (\$)
Rahul Kumar	37	32	28	24	121	\$159.60	\$19,320.08
CJ Bright	14	12	10	9	45	\$92.54	\$4,140.19
Omar Alvarado	16	13	11	9	48	\$85.40	\$4,139.73
Travel Costs							\$2,400.00
					Total		\$30,000.00



COUNCIL COMMUNICATION

CC #: 3557

File #: 0200

Title: Cost Allocation Plan and Indirect Cost Rate Proposal - Professional Services Agreement Amendment

Contact: N. Rothlisberger 916-774-5314 nrothlisberger@roseville.ca.us

Meeting Date: 10/2/2024

Item #: 6.4.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution to approve the second amendment to the professional services agreement with MGT Impact Solutions, LLC, and authorize the City Manager to execute it.

BACKGROUND

The City contracts with a financial consultant to create an annual Cost Allocation Plan (CAP) and a series of Indirect Cost Rate Proposals (ICRPs). The CAP allocates the City's indirect costs and ensures that the General Fund recovers its costs for services that benefit non-General Fund groups including enterprise funds and internal service funds. The ICRPs are used to charge indirect costs to capital improvement projects, external agencies, and others.

The City has a current professional services agreement (PSA) with MGT Impact Solutions, LLC to create these reports. For the FY2024-25 ICRP rates, the City is requesting five more rates (at a cost of \$2,925) than are included in the original PSA. This is to ensure that all City groups that charge projects can appropriately recover their overhead costs.

Staff also recommends exercising its option to extend the term of the PSA for an additional year for \$33,720. This includes the higher cost of the ICRPs going forward.

FISCAL IMPACT

There is no fiscal impact as the \$36,645 cost of this amendment is already budgeted in the Finance Department's FY2024-25 appropriations in 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. Amending a professional services agreement 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,

Nancy Rothlisberger, Budget Manager

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 24-333

MGT Impact Solutions (Second Amendment)

RESOLUTION NO. 24-333

APPROVING A SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT,
BY AND BETWEEN THE CITY OF ROSEVILLE AND MGT IMPACT SOLUTIONS, LLC,
AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT
ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Second Amendment to Professional Services Agreement for a Cost Allocation Plan and Indirect Cost Rate Proposal, by and between the City of Roseville and MGT Impact Solutions, LLC, 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 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 _____, 2024, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**SECOND AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT**

Cost Allocation Plan and Indirect Cost Rate Proposal

THIS SECOND AMENDMENT TO AGREEMENT is made and entered into this 10th day of September, 2024, by and between the City of Roseville, a municipal corporation (“CITY”), and MGT Impact Solutions, LLC, a Florida limited liability company, formerly known as MGT of America Consulting, LLC (“CONSULTANT”); and

W I T N E S S E T H:

WHEREAS, CITY and CONSULTANT previously entered into a Professional Services Agreement dated October 6, 2021, and amended on February 21, 2024 (“Agreement”) consisting of preparation of a cost allocation plan and indirect cost rate proposal (“Project”); and

WHEREAS, CITY wishes to increase the total compensation for the initial term and exercise an optional renewal year of the Agreement in order to compensate CONSULTANT for additional services as described in CONSULTANT’s letters/proposals dated August 7, 2024 and September 6, 2024, which are attached hereto as Exhibit “A” and Exhibit “B” and incorporated herein by reference; and

WHEREAS, CONSULTANT is willing and able to provide such additional services.

NOW, THEREFORE, the parties agree as follows:

1. Section 3 of the Agreement is amended by adding an additional paragraph to read as follows:

“CITY shall pay two thousand nine hundred twenty-five dollars (\$2,925), in consideration of the additional services as set forth in Exhibit “A” to the Second Amendment to Agreement. This brings the total not to exceed contract amount to ninety-nine thousand fifteen dollars (\$99,015) for the initial term.”

2. Section 1 of the Agreement is amended by adding an additional paragraph to read as follows:

“CITY is exercising its option to extend the term of the Agreement for an additional one (1) year period commencing on October 6, 2024 and ending on October 05, 2025.”

3. Section 3 of the Agreement is further amended by adding an additional paragraph to read as follows:

“CITY shall pay an additional thirty-three thousand, seven hundred twenty dollars (\$33,720) in consideration of the additional services as set forth in Exhibit “B” to the Second Amendment to Agreement. This brings the total not to exceed contract amount to one hundred thirty-two thousand, seven hundred thirty-five dollars (\$132,735) for the term through this Second Amendment to Agreement.”

4. The Agreement is amended by adding an additional paragraph for compliance with AB334 to read as follows:

“22. 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.”

5. The Agreement is further amended by adding an additional paragraph regarding compliance with the Levine Act:

“23. 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.”

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

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

CITY OF ROSEVILLE, a
municipal corporation

MGT IMPACT SOLUTIONS, LLC,
a Florida limited liability company

BY: _____
DOMINICK CASEY
City Manager

BY:  _____
its: CEO

and

ATTEST:

BY: _N/A_____

BY: _____
CARMEN AVALOS
City Clerk

its: _____

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

(SIGNATURES CONTINUED ON NEXT PAGE)

APPROVED AS TO SUBSTANCE:

BY: _____
DENNIS KAUFFMAN
Chief Financial Officer/
Assistant City Manager

EXHIBIT “A”



August 7, 2024

Nancy Rothlisberger
Budget Manager
City of Roseville, CA
311 Vernon Street
Roseville, CA 95678

**RE: CITY OF ROSEVILLE COST PLAN PROJECT FY 2023-2024 ADDITIONAL
DEPARTMENTAL ICRPS**

Dear Nancy:

This letter is regarding the City's Cost Allocation Project based on actual FY 2024 data. The current contract includes Indirect Rate calculations for up to twenty departments. Per the City's request, we added five departmental rate calculations for the following cost centers:

- Public Affairs and Communications 18001
- PW Facilities Maintenance-Custodial Services 62510
- PW Facilities Maintenance-Building Maintenance 62520
- PW Facilities Maintenance-Facility Rehabilitation 62530
- PW Traffic Signals 62201, 62210, 62230, 62240, 62250

MGT and the City staff spent additional time on these rate calculations. The tasks for the ICRP calculation are below:

- Meetings with City staff to identify needs, use of rates, and address any questions.
- Review Citywide expenditure data and summarize total direct costs.
- Prepare and update the ICRP template with personnel and expenditure data.
- Provide the Draft ICRPs.
- Revise the ICRPs as needed.
- Finalize the rates.

The efforts related to the additional ICRPs is an additional fee of \$2,925. If you have questions, please contact **Ms. Parul Patel at 714.272.3461 or ppatel@mgtconsulting.com.**

Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick J. Dyer", written in a cursive style.

Patrick J. Dyer, Vice President
Authorized to Bind the Firm



EXHIBIT “B”



September 6, 2024

Nancy Rothlisberger, Budget Manager
City of Roseville, CA
311 Vernon Street
Roseville, CA 95678

RE: CITY OF ROSEVILLE COST PLAN PROJECT-RFP#10-22 CONTRACT RENEWAL

Dear Nancy:

This letter is regarding the City's request to renew cost plan services with MGT per the original signed contract in response to RFP#10-22. The current contract allows for renewal at the City's option. The current contract includes Indirect Rate calculations for up to twenty departments. Per the City's request for additional departmental rate calculations, MGT is providing pricing for up to ten additional departmental rates.

The tasks for the ICRP calculation are below:

- Meetings with City staff to identify needs, use of rates, and address any questions.
- Review Citywide expenditure data and summarize total direct costs.
- Prepare and update the ICRP template with personnel and expenditure data.
- Provide the Draft ICRPs.
- Revise the ICRPs as needed.
- Finalize the rates.

The efforts related to the additional departmental ICRPs is an additional fee of \$5,850.

Project Deliverables	Renewal Year 1 FY 2024-25
Full and 2 CFR Part 200 Cost Allocation Plans, Departmental ICRP's (up to 20)	\$27,870
Additional Departmental ICRP's (up to 10)	\$5,850
Total Fees	\$33,720

If you have questions, please contact **Ms. Parul Patel at 714.272.3461 or ppatel@mgt.us.**

Sincerely,

Patrick J. Dyer, Vice President
Authorized to Bind the Firm



COUNCIL COMMUNICATION

CC #: 3565
File #: 0600-04

Title: Occupational Health Services – Increase in Spending Authority
Contact: Michele Fitzgerald 916-774-5217 mjfitzgerald@roseville.ca.us

Meeting Date: 10/2/2024
Item #: 6.5.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council approve an increase in spending authority for a Professional Services Agreement for Occupational Health Services with Mobile-Med Work Health Solutions, Inc. from \$210,000 to up to \$425,000 through the contract expiration on January 16, 2026.

BACKGROUND

On January 20, 2021, City Council approved a citywide Professional Services Agreement with Mobile-Med Work Health Solutions, Inc. for occupational health services. These services include fitness for duty examinations, treatment of injuries covered by the City's self-insured workers' compensation program, pre-employment physicals, ergonomic evaluations, annual blood draw for Police, hearing conservation testing, DOT physicals, pulmonary fitness testing as well as utilization by Fire for annual physicals for (primarily) operational/sworn staff. The requirements vary by individual (age/gender), risk/exposure, and other medically appropriate criteria for the position. This can include many services such as office visits – fire physicals, immunizations, radiology, specialty tests, wellness examination and services, as well as drug and alcohol testing as needed.

Due to the conditions surrounding the pandemic, as well as an increase in the number of services needed that weren't anticipated (e.g., increased pre-employment testing, workers' compensation claims, COVID-19 testing, etc.), City Council authorized an increase in expenditure authority to \$210,000 annually on October 19, 2022. This is a citywide agreement for services that applies to all departments.

On August 7, 2024, Mobile-Med Work Health Solutions informed the City they were exercising the 3% escalator clause as agreed upon in the original contract. Although the contract provided the escalator clause was to be implemented in 2021, it was never implemented over the last three years. Instead of implementing a 9% catch up, Mobile-Med Work Health Solutions proceeded with a 6% pricing increase effective July 1, 2024. As of July 2024, \$182,347 has been spent on the agreement, and for the remainder of this calendar year, staff anticipates spending up to \$115,000. For calendar year 2025, staff anticipates spending up to \$335,000, due to expanded preventative services being utilized and with the Fire Department projected shift from Kaiser to

Mobile-Med Work Health Solutions, Inc. for the services described above. To ensure adequate spending authority through the term of the contract, staff is requesting spending authority up to \$425,000.

FISCAL IMPACT

The recommended increase in spending authority from \$210,000 to \$425,000, for the Mobile-Med Work Health Solutions, Inc. professional services agreement can be covered by the current fiscal year Human Resources Department and Fire Department budgets in 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. The proposed increase to spending authority 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,

Michele Fitzgerald, Human Resources Technician

Stacey Peterson, Human Resources Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 24-339

RESOLUTION NO. 24-339

APPROVING AN INCREASE IN SPENDING AUTHORITY

WHEREAS, on January 20, 2021, the City Council approved a city-wide professional services agreement with Mobile-Med Work Health Solutions, Inc. for occupational health services; and

WHEREAS, due to the conditions surrounding the pandemic as well as an increase in the number of services needed that weren't anticipated (e.g., increased pre-employment testing, workers' compensation claims, COVID-19 testing, etc.) City Council authorized an increase in expenditure authority to \$210,000 annually on October 19, 2022; and

WHEREAS, on August 7, 2024, Mobile-Med Work Health Solutions informed the City they were exercising the 3% escalator clause as agreed upon in the original contract; and

WHEREAS, due to expanded preventative services being utilized, staff is requesting that the City Council approve an increase to \$425,000 annually.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the annual spending authority for occupational health services with Mobile-Med Work Health Solutions, Inc. to \$425,000 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 #: 3566

File #: 0215

Title: Schedule of User and Regulatory Fees - Addition of Affordable Housing Project Fee
Deferral Administrative Fee and Interest Rate

Contact: Gina McColl 916-774-5452 gmccoll@roseville.ca.us

Meeting Date: 10/2/2024

Item #: 6.6.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution to approve an update to the Schedule of User and Regulatory Fees to add an Administrative Fee and Interest Rate for Affordable Housing Projects related to Section 4.04.040 of Chapter 4.04 of Title 4 of the Roseville Municipal Code regarding nonresidential development impact fee deferrals.

BACKGROUND

The City of Roseville's Economic Development Department oversees the fee deferral programs as an incentive to encourage residential and nonresidential development. The fee deferral programs traditionally allowed for deferral of certain City-controlled development impact fees to building permit final or certificate of occupancy. Since the inception of the fee deferral programs, the City has processed dozens of requests that have helped facilitate development and stimulated economic growth.

However, due to the City's ongoing pressures of meeting the state mandated Regional Housing Needs Allocation (RHNA) requirements and the increasing challenges developers face in securing funding for affordable housing projects, an amendment to the Municipal Code was approved by Council, on June 19, 2024, allowing the extended deferral of certain City-controlled development impact fees for affordable housing projects. The amended ordinance allows for affordable housing projects to defer qualifying fees for a maximum of one year past issuance of a certificate of occupancy or three years past issuance of the first building permit, whichever is earlier.

At the time of adoption of the approved amendments to the Municipal Code to allow extended deferrals, it was acknowledged that staff would return to Council with proposed administrative fees. Staff has since evaluated the time and costs associated with an extended fee deferral and is proposing a new fee to cover the additional staff time required to administer, process and track these projects. Accordingly, the administrative fee would increase from \$953 to \$1,500 and the interest rate charged on these deferrals would adjust from the City's 10-year average pooled

interest rate (approximately 1.35%) to a current market rate. Staff developed these fees based on real-time tracking of time to prepare the required agreements and coordination with various departments. The increased fee also accounts for anticipated tracking beyond a typical fee deferral.

FISCAL IMPACT

The administration of the extended fee deferral program will result in an increase in staff time. However, administrative processing fees will be charged to cover these costs, resulting in no fiscal impact to the General Fund. Interest charged will result in no fiscal impact from fee deferrals on the development impact fee programs. In addition, the proposal incentivizes affordable housing projects that bring additional construction jobs and helps the City achieve the job housing balance necessary to support the community.

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 A - Remain fiscally responsible in a changing world.

Goal D - Enhance economic vitality

Respectfully Submitted,

Gina McColl, Economic Development Analyst

Melissa Anguiano, Economic Development Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 24-340

Schedule of User and Regulatory Fees (redline)

RESOLUTION NO. 24-340

ADOPTING AN AMENDED SCHEDULE OF USER AND REGULATORY FEES

WHEREAS, user and regulatory fees are established by the City Council; and

WHEREAS, due to the City's ongoing pressures of meeting the state mandated Regional Housing Needs Allocation (RHNA) requirements and the increasing challenges developers face in securing funding for affordable housing projects, an amendment to the Roseville Municipal Code was approved by Council, on June 19, 2024, allowing the extended deferral of certain City-controlled development impact fees for affordable housing project; and

WHEREAS, the amendment allows for affordable housing projects to defer qualifying fees for a maximum of one year past issuance of a certificate of occupancy or three years past issuance of the first building permit, whichever is earlier; and

WHEREAS, staff has since evaluated the time and costs associated with an extended fee deferral and is proposing a new fee to cover the additional staff time required to administer, process and track these projects.

WHEREAS, staff is recommending that the City Council adopt the amended Schedule of User and Regulatory Fees.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the amended Schedule of User and Regulatory Fees is hereby adopted; and

BE IT FURTHER RESOLVED that these fees are incorporated into the City's current master Schedule of User and Regulatory Fees.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2024, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

Development Impact Fee Deferral and SCIP Fees

Fee Description	FY 24-25 Fee	Unit	Note	Y'rly In'fltr
1 Development Impact Fee Deferral				
a) Residential	\$340	per deferral		Y
b) Non-Residential				
i) Administrative Fee	\$953	per deferral		Y
ii) Interest Charge on Deferred Fees	equal to unearned interest based on City's 10-yr avg pooled interest rate	per deferral	[a]	N
c) Affordable Housing Project				
i) Administrative Fee	\$1,500	per deferral		N
ii) Interest Charge on Deferred Fees	Market Rate	per deferral	[a]	N

[a] Fee deferral will result in a loss of interest income on monies deferred over the construction timeframe. The interest charge is intended to cover these costs.



COUNCIL COMMUNICATION

CC #: 3556

File #: 0400-04-12-1

Title: Baseline Road - Segment 3 and a Portion of Segment 2 Project - Notice of Completion

Contact: Andrew Druck 916-223-7577 adruck@roseville.ca.us

Meeting Date: 10/2/2024

Item #: 6.7.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution accepting Baseline Road - Segment 3 and a Portion of Segment 2, CWJ # 190854, as complete and authorizing the City Engineer to execute the Notice of Completion.

BACKGROUND

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

FISCAL IMPACT

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

ENVIRONMENTAL REVIEW

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

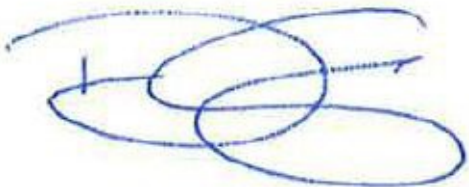
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Andrew Druck, Senior Construction Inspector

Mike Isom, Development Services 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 24-332

NOC

Exhibit A - Location Map

Final Map

RESOLUTION NO. 24-332

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS BASELINE ROAD – SEGMENT 3 AND A PORTION OF SEGMENT 2 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 A PORTION OF THE DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

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

1. The "Notice of Completion" on file in the City Clerk's Department relative to that public work known as the Baseline Road – Segment 3 and a portion of segment 2 is hereby approved, and the public work accepted.
2. A portion of the right-of-way and easements offered for dedication on the final map of Baseline Marketplace DF Properties, Inc. recorded in Book GG of Maps, Page 59, in the office of the recorder of Placer County, is hereby accepted by the City in part as said dedications relates to the improvement plan set known as Sierra Vista – Westbrook Boulevard Segment 4
3. The City Engineer is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

CITY CLERK

RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

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

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

NOTICE OF COMPLETION

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

The direct/general contractor on said project was _____.

The surety on said project was _____.

_____.

City of Roseville
Owner

ATTEST:

Carmen Avalos, City Clerk

State of California)
County of Placer)

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

City of Roseville

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

State of California)
County of Placer)

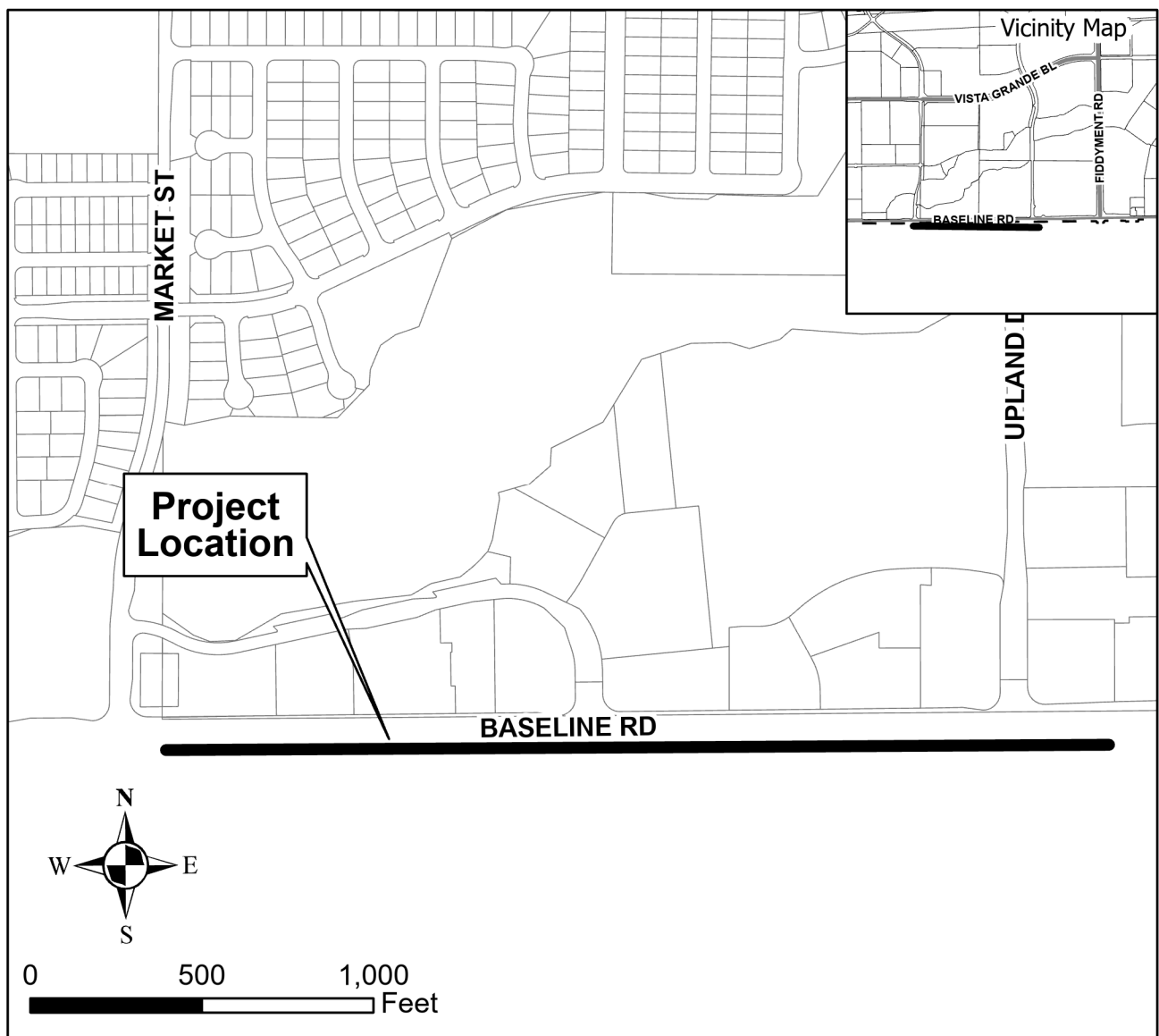
Subscribed and sworn to (or affirmed) before
me on this _____ day of _____,
20____, _____
proved to me on the basis of satisfactory
evidence to be the person(s) who appeared
before me.

Place Notary Seal and/or Stamp Above

Signature of Notary Public

Exhibit A: Location Map

City of Roseville Baseline Road - Segment 3 and a Portion of Segment 2



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "BASELINE MARKETPLACE DF PROPERTIES, INC. LARGE LOT SUBDIVISION" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

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

- (A) A PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THE PUBLIC STREETS SHOWN HEREON AS PAVILION DRIVE, SAN FERNANDO DRIVE AND UPLAND DRIVE, AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHT-OF-WAYS AS SHOWN HEREON AND DESIGNATED "PUE" (PUBLIC UTILITY EASEMENT).
- (B) A PUBLIC EASEMENT FOR PEDESTRIAN ACCESS ON AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PE" (PEDESTRIAN EASEMENT).

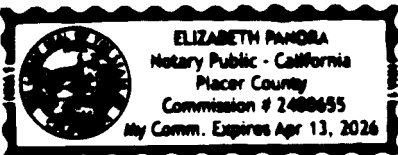
THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY DEDICATED IN FEE FOR PUBLIC PURPOSES:

- (A) AS PUBLIC RIGHT-OF-WAY (INCLUDING ALL IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS UPLAND DRIVE, SAN FERNANDO DRIVE AND PAVILION DRIVE.
- (B) LOT A SHOWN HEREON TO THE CITY OF ROSEVILLE FOR PUBLIC OPEN SPACE PURPOSES.

DF PROPERTIES, INC., A CALIFORNIA CORPORATION

BY: 
NAME: KENNETH DENIO
TITLE: PRESIDENT

BY: 
NAME: JEFF RONTEN
TITLE: EXECUTIVE VICE PRESIDENT / CFO



NOTARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

COUNTY OF Placer

ON April 3, 2023 BEFORE ME, Elizabeth Panora, A NOTARY PUBLIC

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

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

WITNESS MY HAND AND OFFICIAL SEAL.

 Elizabeth Panora, Notary Public
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Roseville, CA, Placer COUNTY

MY COMMISSION EXPIRES: Apr 13, 2024 MY COMMISSION NUMBER: 2400655

NOTARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

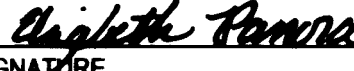
COUNTY OF Placer

ON April 3, 2023 BEFORE ME, Elizabeth Panora, A NOTARY PUBLIC

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

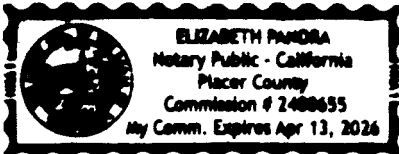
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

 Elizabeth Panora, Notary Public
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Roseville, CA, Placer COUNTY

MY COMMISSION EXPIRES: Apr 13, 2024 MY COMMISSION NUMBER: 2400655



SURVEYOR'S STATEMENT

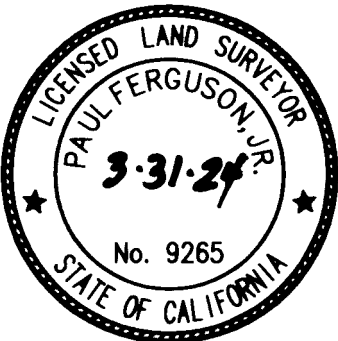
THIS FINAL MAP OF "BASELINE MARKETPLACE DF PROPERTIES, INC., LARGE LOT SUBDIVISION" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF DF PROPERTIES, INC., IN SEPTEMBER 2022. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED, AND WILL BE SET BY DECEMBER 31, 2024 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MACKAY & SOMPS CIVIL ENGINEERS, INC.


PAUL FERGUSON, JR., PLS 9265

EXPIRATION DATE: MARCH 31, 2024

DATE: 3/31/2023



CITY ENGINEER'S STATEMENT

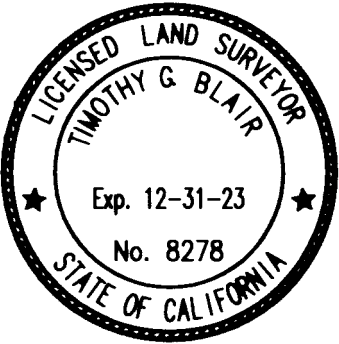
I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "BASELINE MARKETPLACE DF PROPERTIES, INC. LARGE LOT SUBDIVISION" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

 DATE: 4/13/23
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2024

I HEREBY STATE THAT I AM SATISFIED THIS THIS FINAL MAP OF "BASELINE MARKETPLACE DF PROPERTIES, INC. LARGE LOT SUBDIVISION" IS TECHNICALLY CORRECT.

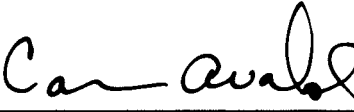
FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

 DATE: 4/17/23
TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2023



CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "BASELINE MARKETPLACE DF PROPERTIES, INC., LARGE LOT SUBDIVISION", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENTS OFFERED HEREON FOR DEDICATION. THE CITY COUNCIL REJECTS AT THIS TIME ON BEHALF OF THE PUBLIC, BUT RESERVES THE RIGHT TO ACCEPT AT A LATER DATE, ALL IRREVOCABLE OFFERS OF DEDICATION IN ACCORDANCE WITH THE TERMS OF THOSE OFFERS, AND HEREBY APPROVES THE ABANDONMENT OF THE EASEMENTS AND RIGHTS-OF-WAY LISTED HEREON WITHIN NOTE 3 ON SHEET 2.


CITY CLERK, CITY OF ROSEVILLE

DATE: May 4, 2023 BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS 7th DAY OF July, 2023, AT 2:06 P.M. IN BOOK 66 OF MAPS, AT PAGE 59, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC.

 DOCUMENT NO.: 2023-0035318-00
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

BY:  FEE: \$ 101.00
DEPUTY

FINAL MAP OF
BASELINE MARKETPLACE
DF PROPERTIES, INC.
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL21-0386

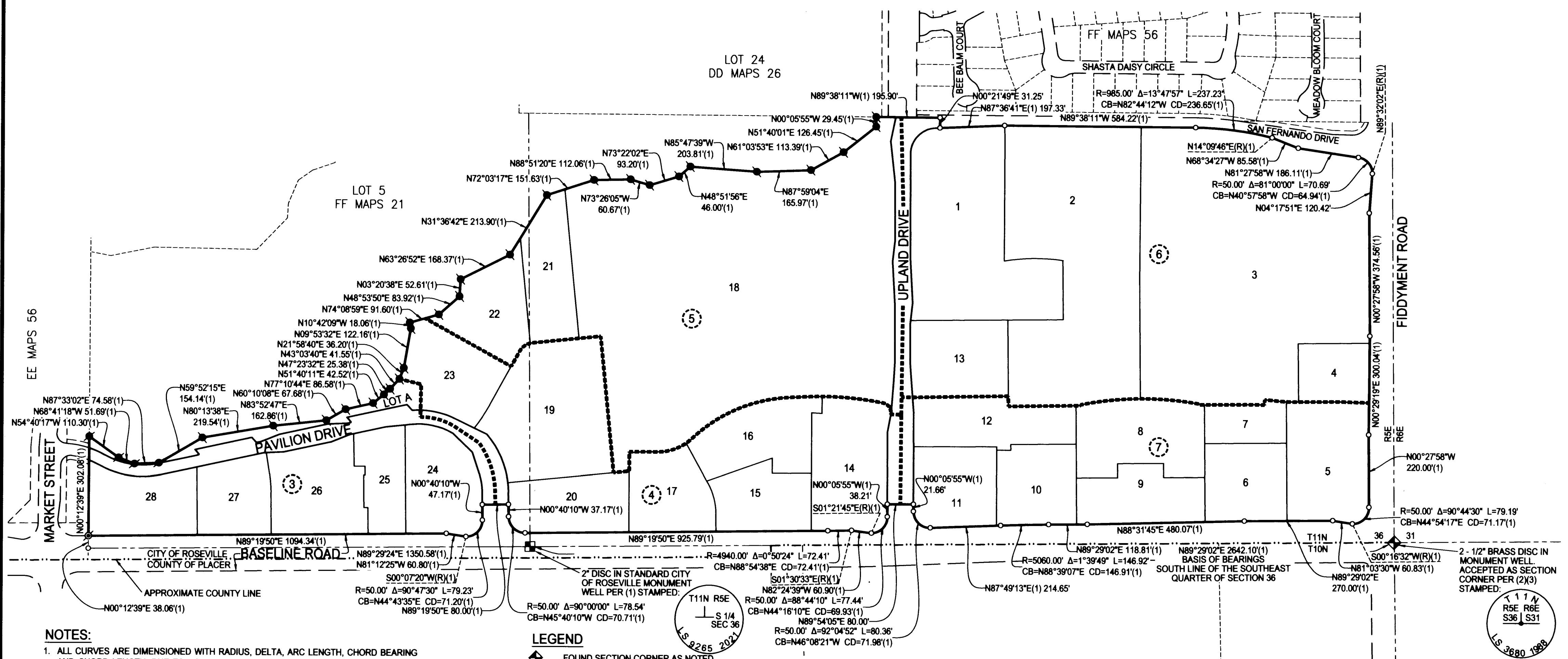
BEING A MERGER AND RESUBDIVISION OF LOTS 6, 7, AND 8 AND A PORTION OF THE RIGHT-OF-WAY OF UPLAND DRIVE, SAN FERNANDO DRIVE AND BASELINE ROAD OF THAT CERTAIN MAP ENTITLED "SIERRA VISTA DF PROPERTIES, INC., LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192" FILED FOR RECORD ON OCTOBER 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS. LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

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

APRIL 2023

SHEET 1 OF 7 18476.LLM COMM



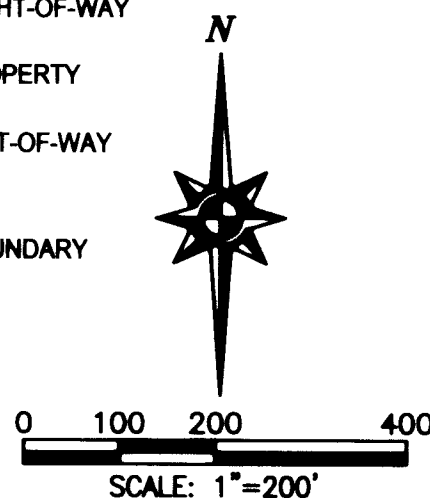
NOTES:

- ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. DUE TO ROUNDING THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES.
- TOTAL AREA FOR THIS SUBDIVISION IS 81.229± ACRES, CONSISTING OF 28 LARGE LOTS AND 1 OPEN SPACE LOT.
- PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE, THE LANDS SHOWN HEREON ARE HEREBY MERGED AND RESUBDIVIDED, AND THE FOLLOWING IRREVOCABLE OFFERS OF DEDICATION AND EASEMENTS THAT FALL WITHIN THE SUBJECT PROPERTY, NOT SHOWN HEREON, ARE HEREBY ABANDONED:
 - RIGHT-OF-WAY OF UPLAND DRIVE AND A PORTION OF SAN FERNANDO DRIVE AND BASELINE ROAD AS SHOWN ON FF MAPS 21.
 - PUBLIC UTILITY EASEMENTS, PEDESTRIAN EASEMENTS AND LANDSCAPE EASEMENTS AS SHOWN ON FF MAPS 21.
- PRIOR TO OR CONCURRENT WITH THE FIRST CONVEYANCE, BY THE SUBDIVIDER, OF A LOT CREATED WITH THIS MAP, RECIPROCAL EASEMENTS FOR ACCESS, PARKING, PRIVATE DRAINAGE AND UTILITIES, INCLUDING THE INSTALLATION AND MAINTENANCE THEREOF, SHALL BE RECORDED BY SEPARATE EASEMENT DOCUMENT(S) OR A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. IF SUBDIVIDER DEVELOPS ANY LOT PRIOR TO CONVEYANCE, A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SHALL BE RECORDED PRIOR TO CITY APPROVAL OF THE FIRST SITE PLAN PERMIT.
- THE TEMPORARY CONSTRUCTION AND ACCESS EASEMENT IN DEED RECORDED JUNE 6, 2017, AS INSTRUMENT NO. 2017-0041424, OFFICIAL RECORDS OF PLACER COUNTY IS FULLY CONTAINED IN THE RIGHT OF WAY AND PUBLIC UTILITY EASEMENTS SHOWN HEREON. THE TERM OF SAID EASEMENT TERMINATES ONE YEAR FOLLOWING ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY OF ROSEVILLE.

LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER SECTION CORNER AS NOTED
- 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265" PER (1)
- COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 9265" TO BE SET PER (1)
- FOUND 5/8" REBAR STAMPED "LS 4533" PER (2)
- SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 9265"
- SET 1" DIAMETER BRASS DISC STAMPED "LS 9265" ON A 1.00 FOOT PROJECTION OF THE SIDE LOT LINE INTO THE GUTTER PAN
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265"
- DIMENSION POINT
- AC ACRES
- CB CHORD BEARING
- CD CHORD DISTANCE
- C/L CENTERLINE
- DN DOCUMENT NUMBER
- FD FOUND
- JUA JOINT USE AGREEMENT
- MAE MAINTENANCE ACCESS EASEMENT
- MON MONUMENT
- OA OVERALL
- OR OFFICIAL RECORDS OF PLACER COUNTY
- PE PEDESTRIAN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- RS RECORD OF SURVEY
- () RECORD DATA PER REFERENCE
- RAW RIGHT OF WAY
- SF SQUARE FEET
- (1) SHEET INDEX

- BOUNDARY
- LOT LINE & RIGHT-OF-WAY
- LOT LINE
- ADJACENT PROPERTY EASEMENT/100
- EXISTING RIGHT-OF-WAY
- SECTION LINE
- CENTER LINE
- MUNICIPAL BOUNDARY



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS N 89°29'02" E, BETWEEN FOUND MONUMENTS ALONG THE SOUTH LINE OF THE SOUTH EAST QUARTER OF SECTION 36 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES, INC. LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192" RECORDED OCTOBER 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS.

REFERENCES:

- FF MAPS 21
- 22 RS 135
- DD MAPS 26

FINAL MAP OF
BASELINE MARKETPLACE
DF PROPERTIES, INC.
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL21-0386

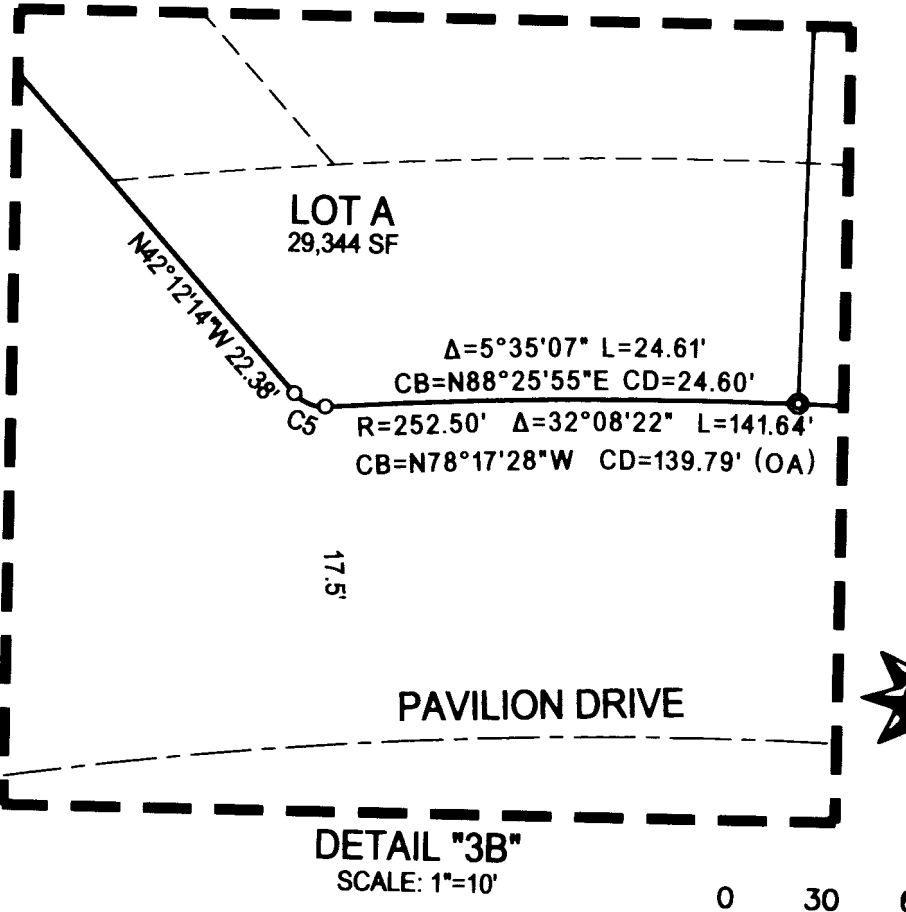
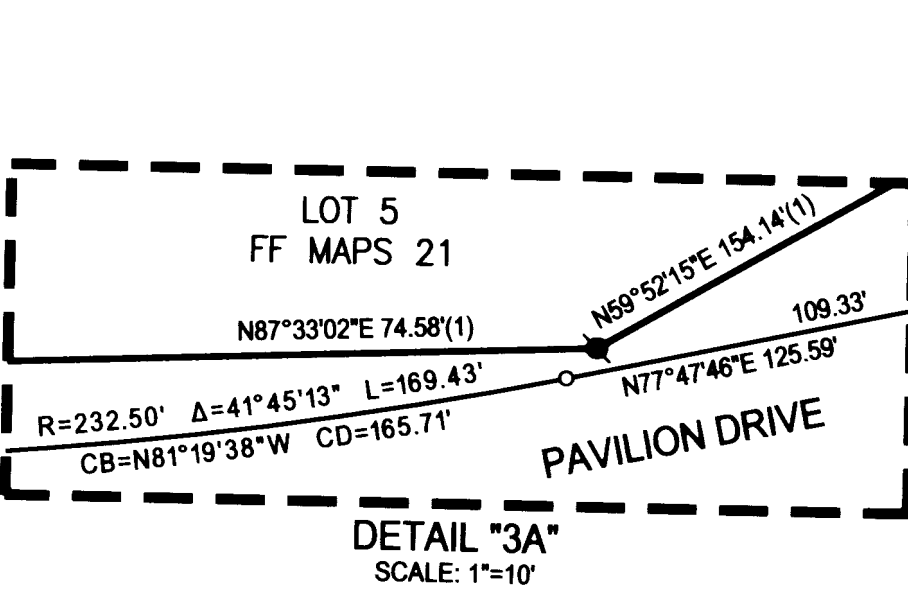
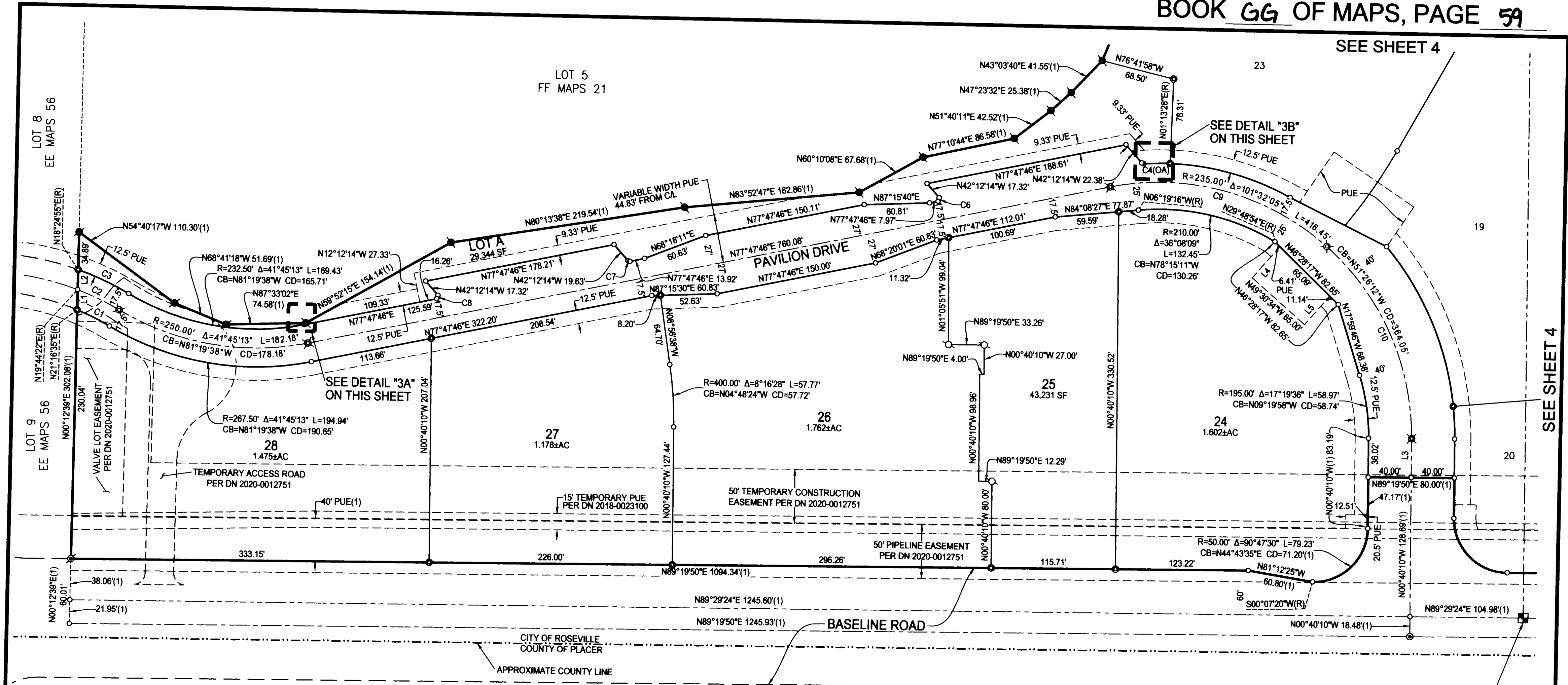
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APRIL 2023

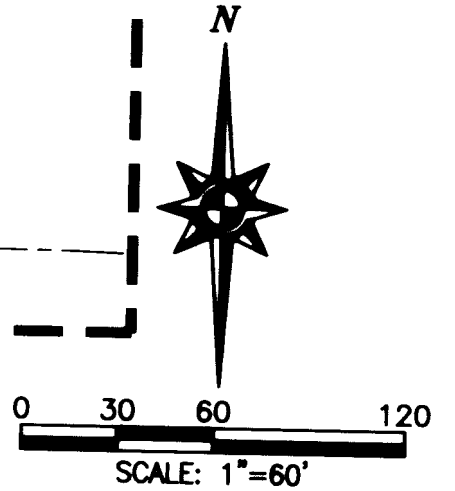
SHEET 2 OF 7 18476.LLM COMM



Line Table		
Line #	Bearing	Length
L1	N00°12'39"E	18.66'
L2	N00°12'39"E	18.49'
L3	N00°40'10"W	36.02'
L4	N40°29'26"E (R)	38.74'
L5	N40°29'26"E	35.29'

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	232.50'	8°16'24"	33.57'	N64°35'13"W	33.54'
C2	250.00'	9°48'37"	42.81'	N65°21'20"W	42.75'
C3	267.50'	11°08'04"	51.98'	N66°01'03"W	51.90'
C4	252.50'	32°08'22"	141.64'	N78°17'28"W	139.79'
C5	2.00'	52°09'24"	1.82'	N68°16'57"W	1.76'
C6	2.00'	120°00'00"	4.19'	N17°47'46"E	3.46'
C7	2.00'	60°00'00"	2.09'	N72°12'14"W	2.00'
C8	2.00'	120°00'00"	4.19'	N17°47'46"E	3.46'
C9	235.00'	52°41'41"	216.13'	N75°51'24"W	208.59'
C10	235.00'	48°50'24"	200.32'	N25°05'22"W	194.31'

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



2" DISC IN STANDARD CITY OF ROSEVILLE MONUMENT WELL PER (1) STAMPED:

T11N R5E
S 1/4
SEC 36
LS 9265 2021

FINAL MAP OF
BASELINE MARKETPLACE
DF PROPERTIES, INC.
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL21-0386

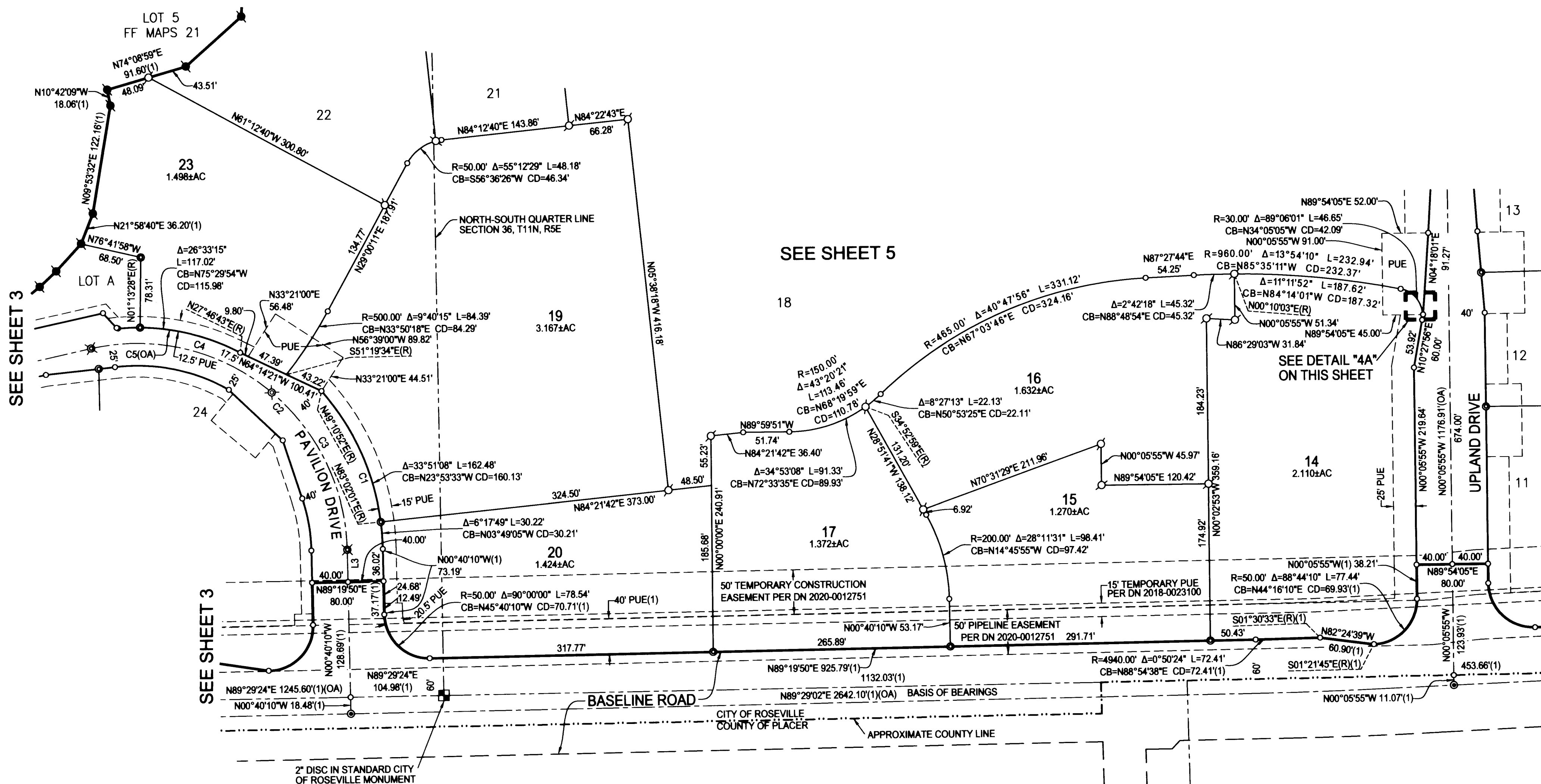
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1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

APRIL 2023

SHEET 3 OF 7 18476.LLM COMM



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

FINAL MAP OF
BASELINE MARKETPLACE
DF PROPERTIES, INC.
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL21-0386

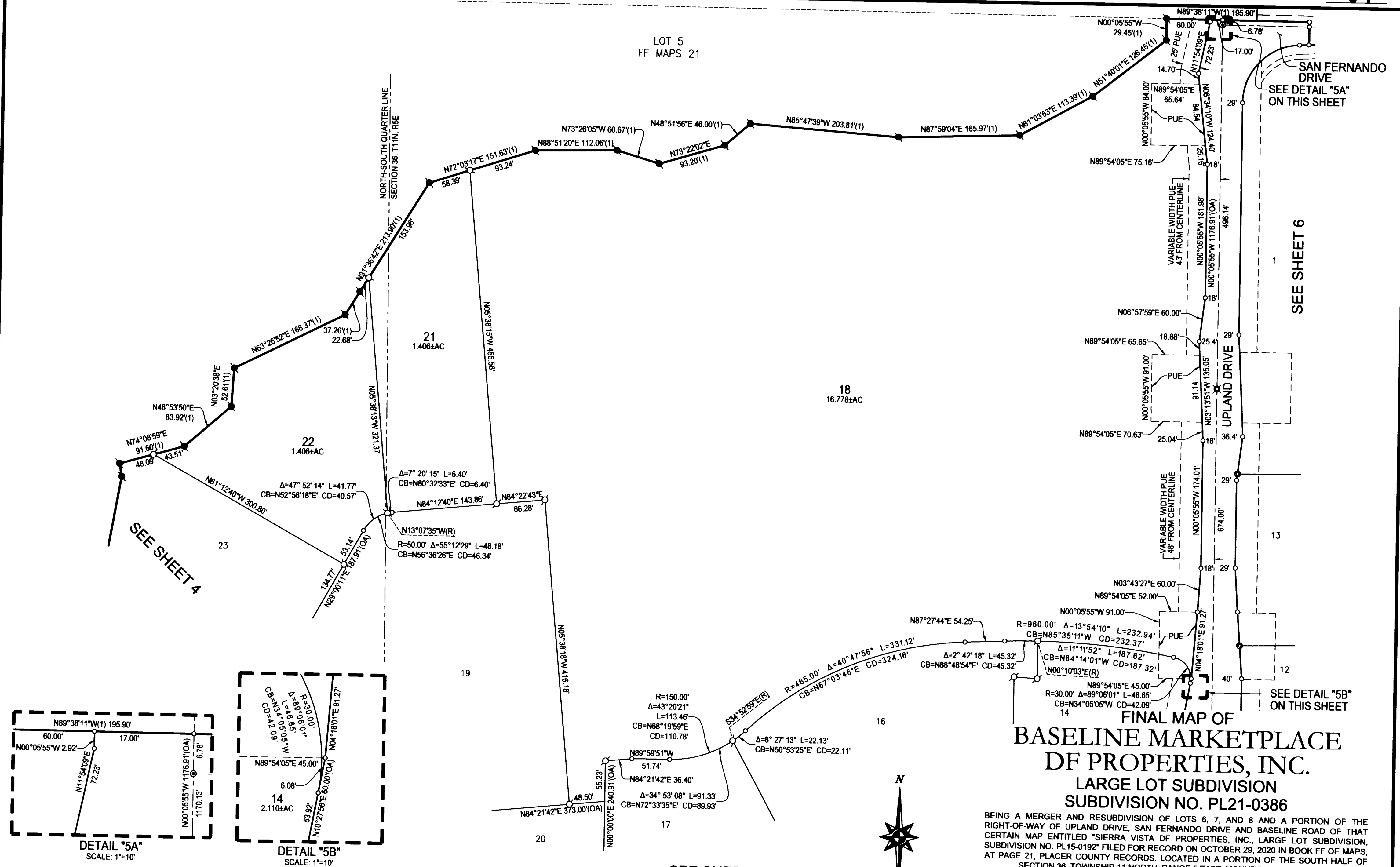
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SHEET 4 OF 7 18476.LLM COMM



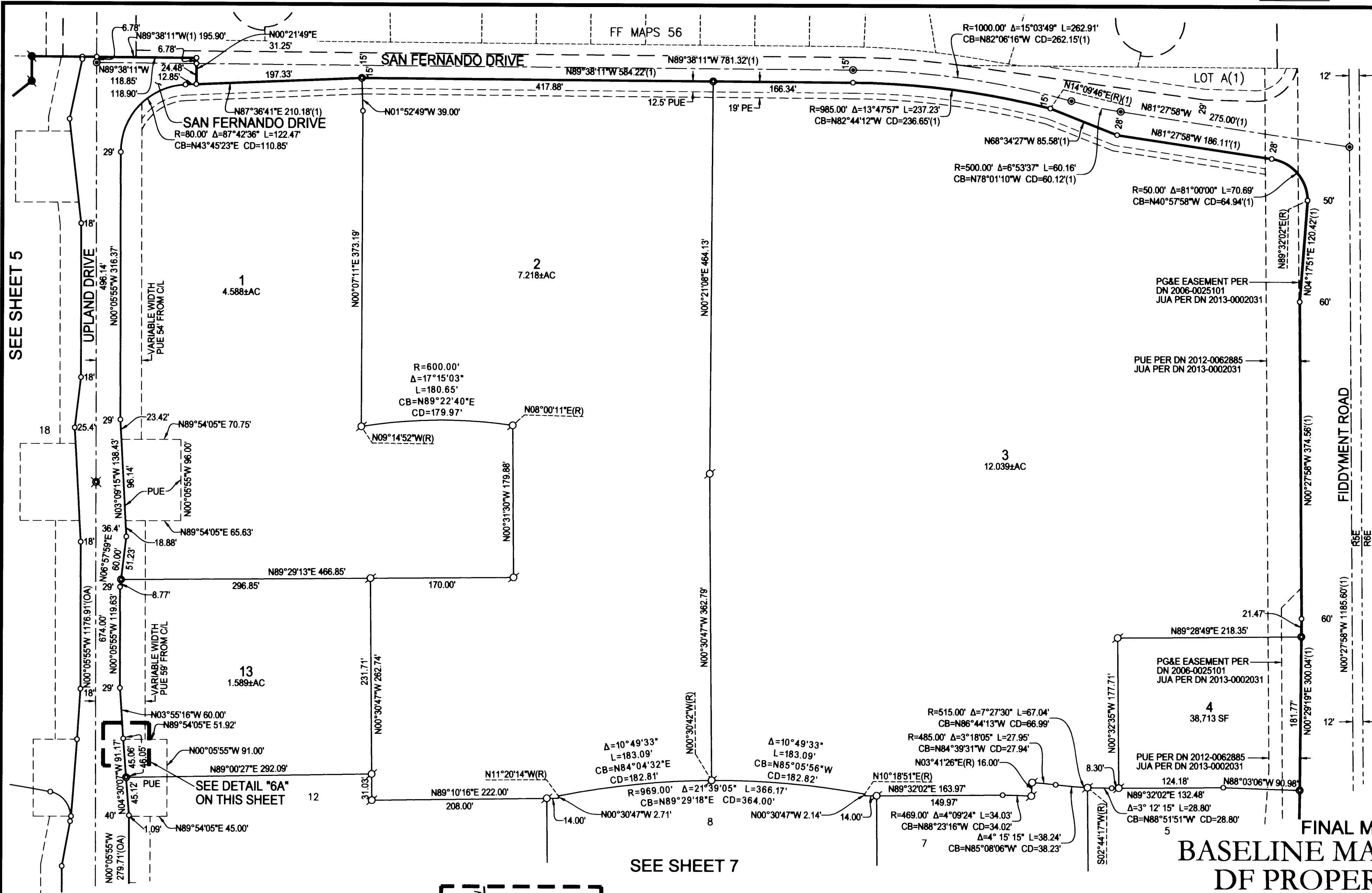
**SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND,
NOTES AND REFERENCES.**

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CERTAIN MAP ENTITLED "SIERRA VISTA DE PROPERTIES, INC., LARGE LOT SUBDIVISION,
SUBDIVISION NO. PL15-0192" FILED FOR RECORD ON OCTOBER 29, 2020 IN BOOK FF OF MAPS,
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CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

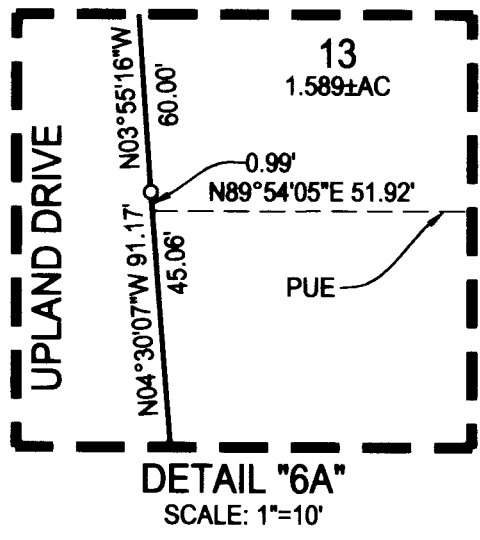
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
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APRIL 2023
SHEET 5 OF 7 18476.LLM COMM



SEE SHEET 5

SEE SHEET 7



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

FINAL MAP OF
BASELINE MARKETPLACE
OF PROPERTIES, INC.
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL21-0386

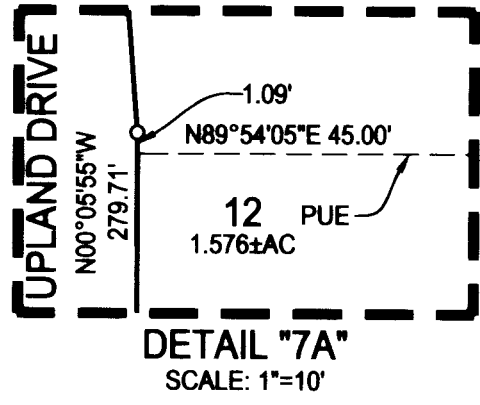
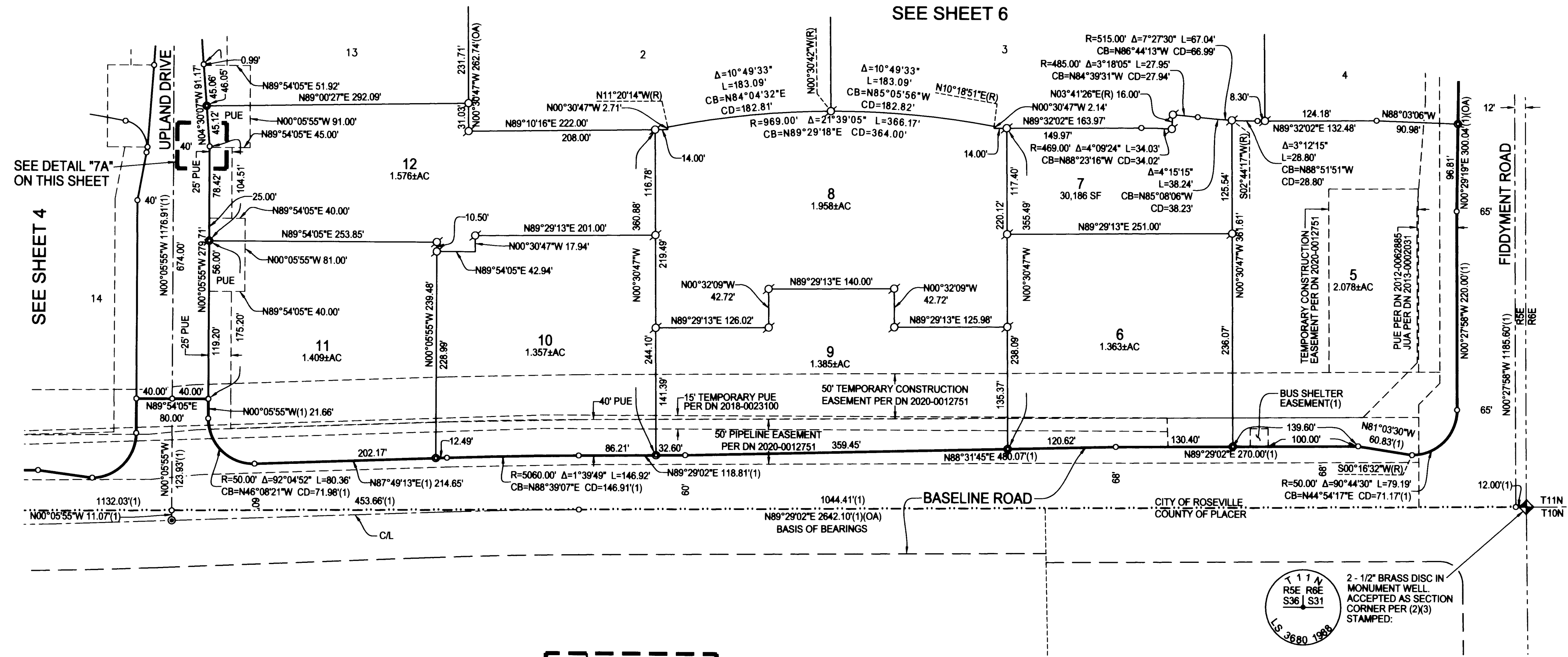
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APRIL 2023

Mackay & Samps
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1186

SHEET 6 OF 7 18476.LLM COMM



2 - 1/2" BRASS DISC IN MONUMENT WELL. ACCEPTED AS SECTION CORNER PER (2)(3) STAMPED:

FINAL MAP OF
BASELINE MARKETPLACE
OF PROPERTIES, INC.
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL21-0386

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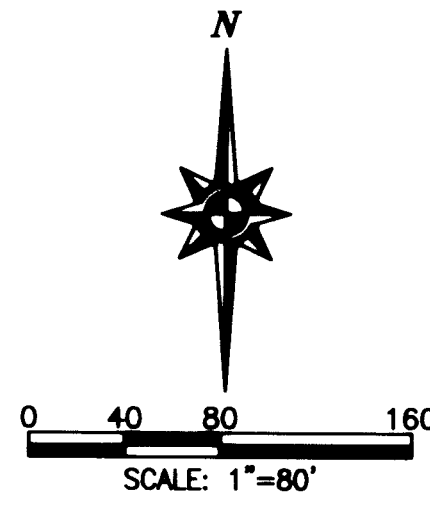
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APRIL 2023

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SHEET 7 OF 7 18476.LLM COMM

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





COUNCIL COMMUNICATION

CC #: 3563

File #: 0721

Title: Zero Emissions Bus Depot Phase 1 Project - Notice of Completion

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

Meeting Date: 10/2/2024

Item #: 6.8.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council accept the Zero Emissions Bus Depot Phase 1 Project as complete and adopt a resolution to authorize the Public Works Director to execute the Notice of Completion.

BACKGROUND

The California Air Resources Board adopted the Innovative Clean Transit (ICT) rule in December 2018. The ICT rule requires all public transit agencies to gradually transition to a 100 percent zero-emission bus (ZEB) fleet. In consideration of the ICT, the City Council approved the Roseville Transit Zero-Emission Business Plan on May 20, 2020. The Zero Emissions Bus Depot Project was identified in the ZEB Plan as a needed project to accommodate the five electric buses approved for purchase by the City Council on August 4, 2021, and future electrification of the transit fleet.

The ZEB Depot was constructed in the center of the City's corporation yard where the 45 light duty vehicle stalls adjacent to the lawn area were converted to 30 bus stalls and 72 new light duty parking stalls. As part of Phase 1 of the project, charging equipment was installed at nine of the bus stalls and 10 of the light duty stalls. The work has been deemed complete and acceptable by the Psomas Engineering Construction Management team and City staff.

FISCAL IMPACT

The project was funded with Local Transportation Funds, Electric Funds, Air Quality Mitigation Funds, Low Carbon Transit Operations Program Grant monies, Placer County Air Pollution Control District Grant monies, and American Rescue Plan Act monies. The original project budget approved as part of Ordinance 6533, including construction and soft costs, was increased from \$4,906,000 through Ordinances 6653 and 6692 to a total of \$5,202,054 to reflect available grant funding and additional scope of work. The project had no fiscal impact on the General Fund.

ENVIRONMENTAL REVIEW

The Zero Emissions Bus Depot Project was evaluated in a previous Notice of Exemption (NOE), approved by the City Council. The current action requests the close out of the construction contract. The project was constructed as anticipated by the NOE. Therefore, the NOE still applies to this action, and no additional CEQA action is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Andre Baranov, Project Supervisor

Jason Shykowski, Public Works 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 24-337

Notice of Completion

Exhibit A - Vicinity Map

RESOLUTION NO. 24-337

ACCEPTING THE PUBLIC WORK KNOWN AS THE ZERO EMISSIONS BUS DEPOT
PHASE 1 PROJECT, APPROVING THE “NOTICE OF COMPLETION”, AND
AUTHORIZING THE PUBLIC WORKS 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 the Zero Emissions Bus Depot Phase 1 Project, has been approved and the public work accepted.
2. The Public Works 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 _____, 2024, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

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

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

NOTICE OF COMPLETION

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

The direct/general contractor on said project was _____.

The surety on said project was _____.

_____.

City of Roseville
Owner

ATTEST:

Carmen Avalos, City Clerk

State of California)
County of Placer)

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

City of Roseville

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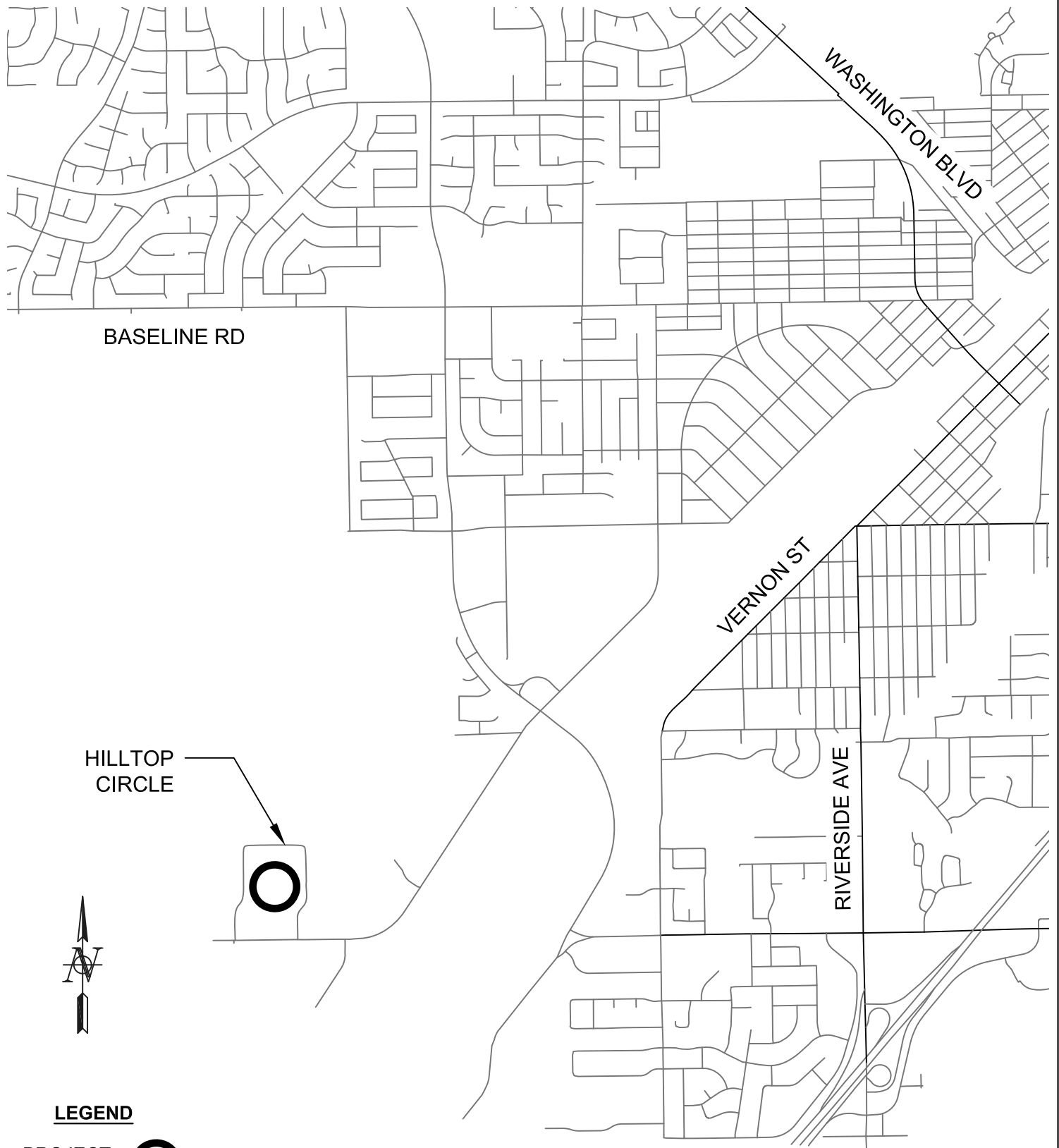
State of California)
County of Placer)

Subscribed and sworn to (or affirmed) before
me on this _____ day of _____,
20____, _____
proved to me on the basis of satisfactory
evidence to be the person(s) who appeared
before me.

Place Notary Seal and/or Stamp Above

Signature of Notary Public

"EXHIBIT A"
ZERO EMISSIONS BUS DEPOT PROJECT
VICINITY MAP



LEGEND

PROJECT
LOCATION





COUNCIL COMMUNICATION

CC #: 3559

File #: 0106-01 & 0110

Title: Greater Sacramento Economic Council - Economic Development Agreement and Expenditure of Membership Funds for FY2024-25
Contact: Melissa Anguiano 916-774-5284 mvanguiano@roseville.ca.us

Meeting Date: 10/2/2024

Item #: 6.9.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council:

1. Adopt a resolution to approve an Economic Development Agreement between the Greater Sacramento Economic Council and the City of Roseville and authorize the City Manager to execute it on behalf of the City; and
2. Authorize the expenditure of membership funds for the Greater Sacramento Economic Council in the amount of \$61,171.

BACKGROUND

The City of Roseville allocated financial support, in the form of membership, to the Greater Sacramento Economic Council (GSEC) within the Economic Development Department FY2024-25 budget. The purpose of a membership with the Greater Sacramento Economic Council is to attract, grow, support, and expand industry, businesses, and jobs, assist small businesses and entrepreneurs and promote the City as a place to do business. Below is a description of the benefits and goals.

Greater Sacramento Economic Council

The Greater Sacramento Economic Council (GSEC) is a public-private partnership and serves as the region's economic development organization. GSEC is led by chief executives from some of the region's largest corporations and operates in partnership with local government to drive economic growth throughout the six-county region. GSEC is primarily funded through the private sector with a collaboration between local and state governments, market leaders, influencers, and stakeholders.

The proposed 2024-25 Economic Development Agreement with the GSEC is the City's tenth annual agreement for participation. The City's membership dues are based on 2023 population at a \$0.40 per capita rate applied to the population as reported by the State of California Department

of Finance. Along with the City's support and participation in GSEC's efforts, the City has single voting representation, by the City's Mayor or designee, on the Greater Sacramento Board of Directors.

The attached Economic Development Agreement outlines the services GSEC provides and the role it will play as the City's partner to continue attracting new jobs and fostering prosperity that benefits the residents and businesses of Roseville. The City's continued investment in GSEC is vital to our successful partnership and efforts related to regional economic development efforts focused on business recruitment, retention, expansion, support of small businesses and entrepreneurs, and tourism. Attached is GSEC's 2023-24 Annual Report for additional information.

FISCAL IMPACT

The total dollar value of this request is \$61,171 and is funded by the General Fund. These funds are included in the FY2024-25 Economic Development Department budget. Therefore, no additional General Fund resources are requested.

ENVIRONMENTAL REVIEW

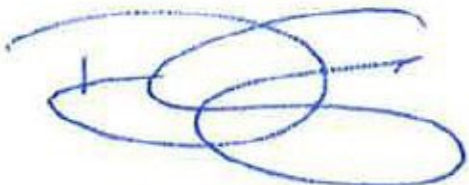
The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonable foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15061(b)(3)) and §15378. Approval of the FY2024-25 Economic Development Agreement and Expenditure of Membership Funds for GSEC meet the above criteria and is not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal D - Enhance Economic Vitality

Respectfully Submitted,

Melissa Anguiano, Economic Development Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 24-334

Fiscal Year 2024-25 GSEC Economic Development Agreement

GSEC 2023-24 Annual Report

RESOLUTION NO. 24-334

APPROVING AN AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND THE GREATER SACRAMENTO ECONOMIC COUNCIL, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an Economic Development Agreement between the Greater Sacramento Economic Council and the City of Roseville, has been reviewed by the City Council; and

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

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2024, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**ECONOMIC DEVELOPMENT AGREEMENT BETWEEN
THE GREATER SACRAMENTO ECONOMIC COUNCIL
AND THE CITY OF ROSEVILLE**

This Economic Development Agreement (“Agreement”) is entered into by and between the City of Roseville, a California municipality (the “Public Jurisdiction”), and the Greater Sacramento Area Economic Council (“Greater Sacramento”), a California non-profit corporation (each a “Party” and collectively referred to as the “Parties”). The Agreement shall be effective (“Effective Date”) upon signature of both Parties.

WHEREAS, the Parties acknowledge and agree that any previous contract relating to the subject matter herein is terminated and replaced with this Agreement.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the Public Jurisdiction and Greater Sacramento agree as follows:

I. RESPONSIBILITIES OF GREATER SACRAMENTO

A. MISSION: Greater Sacramento is an economic development organization working through a public-private partnership of local businesses and governments to retain, attract, grow, and create sustainable businesses in the six-county Sacramento Region, including El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba Counties and the 23 cities therein.

B. GOALS: Greater Sacramento is guided by and strategically focused on the following specific long-range goals:

1. Develop and utilize in-depth data and analytics to guide strategic economic development efforts and improve the region’s competitive position.
2. Strategically market the region to generate qualified company prospects in targeted economic clusters.
3. Leverage public and private partners and resources to locate qualified prospects.

C. RETENTION AND EXPANSION POLICY:

1. Greater Sacramento’s primary role is developing the Sacramento Region’s market intelligence strategy for high-wage, base industry clusters in coordination with representatives of local communities.
2. Both Parties understand that retention and expansion of existing businesses within communities is primarily a local issue, but Greater Sacramento will confidentially assist local leaders on these projects.
3. Greater Sacramento will support communities’ efforts to retain and expand existing businesses through coordinating regional support and providing research on key retention and expansion projects, as requested by the local community.
4. Greater Sacramento will advise communities when an existing company contacts Greater Sacramento regarding a retention or expansion issue, subject to any legal and/or contractual non-disclosure obligations.

- D. ACTION PLANS:** In accordance with the Mission, Goals, and Retention and Expansion Policy set forth above and subject to the availability of adequate funding, Greater Sacramento shall implement strategic action plans adopted by its Board of Directors and Economic Development Directors Taskforce (EDDT). The Public Jurisdiction shall be entitled to provide input on these action plans through its participation in these advisory groups as specified in Sections III.A. and III.B. of this Agreement. The Public Jurisdiction acknowledges and agrees that Greater Sacramento may, in its reasonable judgment in accordance with its own practices and procedures, substitute, change, reschedule, cancel, or defer certain activities as required by a result of changing market conditions, funding availability, or other circumstances beyond Greater Sacramento's reasonable control.
- E. PERFORMANCE TARGETS:** Specific performance targets shall be established by Greater Sacramento's Board of Directors and shall be used to evaluate and report progress on Greater Sacramento's implementation of strategic action plans. Greater Sacramento will provide regular reports to the Public Jurisdiction detailing its progress in implementing such plans. As required by a result of changing market conditions, funding availability, or other circumstances beyond Greater Sacramento's reasonable control, these performance targets may be revised with the approval of the Board of Directors or a majority of the designated members of Greater Sacramento's EDDT.
- F. ECONOMIC DEVELOPMENT DIRECTORS TASKFORCE (EDDT):** Greater Sacramento will organize and lead the Economic Development Directors Taskforce (EDDT), which will develop and follow set protocol for issues such as: business attraction, retention, and expansion; external marketing and communications; and permitting streamlining. The Public Jurisdiction may appoint one representative to the taskforce as outlined in Section III.B. of this Agreement.

II. RESPONSIBILITIES OF THE PUBLIC JURISDICTION

- A. STAFF SUPPORT OF GREATER SACRAMENTO'S EFFORTS:** The Public Jurisdiction shall provide staff support to Greater Sacramento's economic development efforts as follows:
1. The Public Jurisdiction shall respond to leads or prospects referred by Greater Sacramento in a professional manner within the time frame specified by the lead or prospect if the Public Jurisdiction desires to compete and if the lead is appropriate for the Public Jurisdiction. When possible, the Public Jurisdiction agrees to provide its response in the format developed jointly by Greater Sacramento and the EDDT.
 2. The Public Jurisdiction shall provide appropriate local hospitality, tours, and briefings for prospects visiting sites in the Public Jurisdiction.
 3. The Public Jurisdiction shall provide an official economic development representative to represent the Public Jurisdiction on the EDDT, which advises Greater Sacramento's President & CEO.
 4. The Public Jurisdiction shall cooperate in the implementation of Greater Sacramento/EDDT process improvement recommendations including presentation formats, exchange of information on prospects with Greater Sacramento staff, use

of shared data systems, land and building databases, and private sector real estate industry interfaces.

5. The Public Jurisdiction shall use its best efforts to respond to special requests by Greater Sacramento for specific information about the Public Jurisdiction within the time frame specified in such request.
6. In order to enable Greater Sacramento to be more sensitive and responsive to the Public Jurisdiction's requirements, the Public Jurisdiction shall, at its sole option, deliver to Greater Sacramento copies of any economic development strategies approved by the Public Jurisdiction, work plans, programs, and evaluation criteria. Greater Sacramento shall not disclose the information to outside parties.
7. The Public Jurisdiction shall use its best efforts to cause an economic development professional representing the Public Jurisdiction to attend all marketing events and other functions to which the Public Jurisdiction has committed itself.
8. The Public Jurisdiction agrees to work with Greater Sacramento to improve the Public Jurisdiction's competitiveness and market readiness to support the growth and expansion of targeted industries.

- B. RECOGNITION OF GREATER SACRAMENTO:** The Public Jurisdiction agrees to recognize Greater Sacramento as the Public Jurisdiction's officially designated regional economic development organization.

III. ADDITIONAL AGREEMENTS OF THE PARTIES

- A. BOARD OF DIRECTORS REPRESENTATION:** The Public Jurisdiction shall have a single voting representative on the Greater Sacramento Board of Directors so long as such Director will not cause Greater Sacramento to exceed the maximum number of authorized Directors. The Director under this paragraph shall be the highest-ranking non-elected official with the Public Jurisdiction. This highest-ranking non-elected official shall be permitted to delegate his or her position as Director to the highest-ranking elected official with the Public Jurisdiction to serve as an alternate to the Director, provided, however, that (a) in the case that the Public Jurisdiction is a county, the highest-ranking elected official may be any one of the county supervisors and need not be the chair of the county supervisors, and (b) in the case that the Public Jurisdiction is a city with a mayor elected by and from the city council members (and not a mayor that is elected as mayor by the voters), the highest-ranking elected official may be any one of the city councilmembers and need not be the then-current rotating mayor. Any such Director (the representative or his or her alternate) will be qualified to serve on the Board of Directors only if the Public Jurisdiction remains current on its annual contribution at an amount equal to or greater than its full formula allocation as determined from time to time by the Board of Directors and laid out in this contract in Section III.E.1., and as long as the Public Jurisdiction makes a long-term commitment to assist and carry out the mission and purpose of Greater Sacramento and fulfills the additional requirements set forth in this Agreement.
- B. ECONOMIC DEVELOPMENT DIRECTORS TASKFORCE (EDDT) REPRESENTATION:** The Public Jurisdiction shall also appoint one (1) economic development professional from its staff, local economic development partner organization, or other qualified community member, subject to the approval of Greater Sacramento, to

represent the Public Jurisdiction on Greater Sacramento's Economic Development Directors Taskforce (EDDT), which advises Greater Sacramento's President & CEO.

C. PARTICIPATION IN MARKETING EVENTS: Representative(s) of the Public Jurisdiction shall be entitled to participate in Greater Sacramento's marketing events provided that such participation shall not be at Greater Sacramento's expense.

D. PROVISION OF ASSISTANCE: When requested and appropriate, Greater Sacramento will use its best efforts to provide assistance and support to the Public Jurisdiction's economic development staff for business location prospects identified and qualified by the Public Jurisdiction and assist the Public Jurisdiction with presentations to prospects in the Public Jurisdiction or corporate locations.

E. COMPENSATION:

1. The Public Jurisdiction agrees to pay \$61,171 for services to be provided by Greater Sacramento pursuant to the Agreement during the fiscal year ending on June 30, 2025, as set forth in this Agreement. This amount is based on \$0.40 per capita applied to the Public Jurisdiction's population as reported in the 2023 population estimates from the California Department of Finance Demographic Research Unit, which listed the Public Jurisdiction as having a population of 152,928. Any adjustment to this formula shall be reviewed and approved by the Board of Directors and presented in writing to the Public Jurisdiction for approval.
2. Nothing herein shall preclude the Public Jurisdiction from contracting separately with Greater Sacramento for services to be provided in addition to those to be provided hereunder, upon terms and conditions to be negotiated by the Public Jurisdiction and Greater Sacramento.
3. Greater Sacramento shall submit annual invoices to the Public Jurisdiction on or before July 1 each year. To allow the Public Jurisdiction to budget appropriately, Greater Sacramento shall submit to the Public Jurisdiction a letter indicating the rate structure and full contribution amount no later than May 1 each year. The Public Jurisdiction shall submit full payment within the first quarter of its fiscal year beginning July 1. The Public Jurisdiction is entitled to receive annual audit reports for Greater Sacramento and financial reports at Board of Directors meetings held at least four (4) times per year.

F. COOPERATION:

1. The purpose of this Agreement is to set forth the regional economic development program that Greater Sacramento agrees to undertake, the support that the Public Jurisdiction agrees to provide, the respective roles of Greater Sacramento and the Public Jurisdiction, and the payments of the Public Jurisdiction to Greater Sacramento for the fiscal year ending June 30, 2025.
2. The parties acknowledge that Greater Sacramento is a cooperative organization effort between Greater Sacramento and local communities. Accordingly, the Public Jurisdiction and Greater Sacramento covenant and agree to work together in a productive and harmonious manner, to cooperate in furthering Greater Sacramento's goals for the 2024/2025 fiscal year.

3. The Public Jurisdiction agrees to work with Greater Sacramento, as necessary or appropriate, to revise the performance measures, benchmarks, and/or goals for the FY 2024/2025 contract.

IV. GENERAL PROVISIONS

- A. INDEMNIFICATION AND HOLD HARMLESS:** During the term of this Agreement, Greater Sacramento shall indemnify, defend, hold, protect, and save harmless the Public Jurisdiction and any and all of its elected officials, officers, and employees from and against any and all actions, suits, proceedings, claims and demands, loss, liens, costs, expense, and liability of any kind and nature whatsoever, for injury to or death of persons, or damage to property, including property owned by Public Jurisdiction brought, made, filed against, imposed upon, or sustained by the Public Jurisdiction, its officers, or employees arising out of a third party action, suit, proceeding, claim or demand caused by the negligent performance of Greater Sacramento's obligations under this Agreement.

Any party entitled to indemnity shall promptly notify Greater Sacramento's President & CEO in writing of the existence of any claim, demand, or other matter to which Greater Sacramento's indemnification obligations would apply, shall investigate and mitigate the harm, and shall cooperate with and give to Greater Sacramento a reasonable opportunity to defend the same at its own expense and with counsel reasonably satisfactory to the indemnified party. To the extent that notice is not timely provided to Greater Sacramento and Greater Sacramento is prejudiced thereby, Greater Sacramento's indemnification obligations shall be reduced accordingly.

Nothing in this Subsection A shall be deemed to provide indemnification to any indemnified party with respect to any liabilities arising from the fraud, negligence, omissions, wrongful acts or willful misconduct of such indemnified party (including its officials, officers, employees and agents).

Greater Sacramento's aggregate liability arising out of or relating to this Agreement, regardless of the form of the cause of action, whether in contract, tort, statute or otherwise, shall be subject to the other terms of this Agreement and shall in no event exceed the amounts paid by the Public Jurisdiction to Greater Sacramento for services to be provided by Greater Sacramento pursuant to the Agreement during the fiscal year ending on June 30, 2024, as set forth in this Agreement.

Notwithstanding anything to the contrary contained in this Agreement, to the full extent permitted by applicable law, Greater Sacramento shall not, under any circumstances, be liable for any claim for any consequential, incidental, indirect, punitive, exemplary or special damages of any nature whatsoever, or for any damages resulting from, arising out of, or in connection with any delays, loss of data, lost revenues, lost profits, interference, interruption of service, or loss of business or anticipatory profits, regardless of the form of action, whether in contract, tort, strict liability or otherwise.

- B. INSURANCE:** Greater Sacramento shall procure and maintain for the duration of this Agreement, at Greater Sacramento's own cost and expense, insurance against claims for injuries to persons or damages to property which may arise from or in connection with this Agreement by Greater Sacramento, its agents, representatives, employees, or contractors.

- C. EQUAL EMPLOYMENT OPPORTUNITY:** During the performance of this Agreement, Greater Sacramento will not discriminate against any employee or applicant for employment because of race, color, religion, creed, sex (including pregnancy, childbirth, and related medical conditions), sexual orientation and identity, national origin, ancestry, age, genetic information, citizenship, medical condition or illness, AIDS/HIV, ethnic background, physically or mentally disabled, retaliation, criminal record, military or veteran status, marital status, or political activities or affiliations, status as a victim of domestic violence, sexual harassment, assault, or stalking. Greater Sacramento also makes reasonable accommodations for handicapped and disabled employees. Finally, Greater Sacramento prohibits the harassment of any individual on any basis listed above, or any other consideration made unlawful by federal, state or local laws. All such discrimination is unlawful and will not be tolerated.
- D. NONLIABILITY OF OFFICIALS AND EMPLOYEES:** No member, official, or employee of the Public Jurisdiction will be personally liable to Greater Sacramento, or any successor in interest, in the event of any default or breach by the Public Jurisdiction or for any amount which may become due to Greater Sacramento or successor, or on any obligation under the terms of this Agreement. No member, official, or employee of Greater Sacramento will be personally liable to the Public Jurisdiction, or any successor in interest, in the event of any default or breach by Greater Sacramento or for any amount which may become due to the Public Jurisdiction or successor, or on any obligation under the terms of this Agreement.
- E. NOTICE:** Any notice or other communication provided for herein or given hereunder to a Party hereto shall be in writing or delivered by electronic transmission, as designated by each Party, using the contact information below. Notices or communications in writing shall be given in person, by overnight courier, or by mail (registered or certified mail, postage prepaid, return-receipt requested) to the respective Parties. Notices or communications may be delivered by electronic mail or facsimile, as designated by each Party, in a manner that creates a record that is capable of being retained, retrieved, and reviewed, and that may thereafter be rendered into clearly legible tangible form, unless or until either party revokes consent of use of that means of transmission for communications or either Party is unable to deliver communications by that means.

If to Greater Sacramento:
Greater Sacramento Economic Council
Attn: Chief Executive Officer
400 Capitol Mall, Suite 2520
Sacramento, CA 95814

If to the Public Jurisdiction:
City of Roseville
Attn: City Manager
311 Vernon Street
Roseville, CA 95678

- F. CONFIDENTIAL INFORMATION:** Both Parties agree, during the term of this Agreement and thereafter, to hold in strictest confidence, and not to use, except for the benefit of the other Party, or to disclose to any person, firm, or corporation without the prior written authorization of either Party, any Confidential Information of either Party, except (i) as may be legally required to respond to a request pursuant to the California

Public Records Act (provided, however, the Parties acknowledge and agree that Greater Sacramento is not subject to the California Public Records Act), or (ii) in accordance with a judicial or governmental order, provided, however, that, to the extent reasonably possible, Public Jurisdiction shall give Greater Sacramento reasonable notice prior to making any such disclosure under (i) or (ii) above so Greater Sacramento may contest or seek a protective order (including, without limitation, a temporary restraining order) to prevent such disclosure if it so chooses, and provided further that Public Jurisdiction shall disclose only that portion of the Confidential Information that it is legally required to disclose. “Confidential Information” means any of Greater Sacramento/the Public Jurisdiction’s proprietary and/or confidential information, technical data, trade secrets, or know-how, including, but not limited to, research, product plans, products, services, client lists, markets, trade secrets, software, developments, inventions, processes, formulas, technology, designs, drawings, engineering, hardware configuration information, marketing, finances, billing, charging, or other business information disclosed to one Party by the other, either directly or indirectly, which is designated as confidential or that reasonably should be understood to be confidential given the nature of the information and the circumstances of disclosure. Either Party may use the Confidential Information to the extent necessary for negotiations, discussions, and consultations with authorized personnel or authorized representatives or for any other purpose that either Party may hereafter authorize in writing; provided, however, that such authorized use does not create any license to use or disclose such Confidential Information except as explicitly granted by either Party. The Parties acknowledge that they are neither responsible nor liable for any business decisions made by the other Party in reliance upon any Confidential Information. The Parties make no representations or warranties, express or implied, with respect to the accuracy or completeness of the Confidential Information. The Parties agree that in the event of any breach or threatened breach of this Section, either Party may obtain, in addition to any other legal remedies, which may be available, such equitable relief as may be necessary to protect it against any such breach or threatened breach.

G. OWNERSHIP OF WORK PRODUCT: Public Jurisdiction acknowledges and agrees that all work product or deliverables prepared for, arising from, related to, or incorporated in the services to be provided by Greater Sacramento including, without limitation, all ideas, concepts, inventions, expressions, information, material, works of authorship, plans, programs, programming code, systems, work notes, drafts, specifications, design documents, flow charts, software programs, analyses, data, surveys, print copy, artwork, plates, photo negatives and positives, boards, preliminary outlines, sketches, letters, invoices, proposals, databases, and reports (collectively, “Work Product”) shall be owned solely and exclusively by Greater Sacramento, including without limitation, all corrections, modifications, and derivative works to such Work Product. The Work Product shall be considered Greater Sacramento’s Confidential Information.

H. REPRESENTATIONS AND WARRANTIES: The Parties each represent and warrant as follows:

1. Each Party has full power, authority, and right to perform its obligations under the Agreement.
2. This Agreement is a legal, valid, and binding obligation of each Party, enforceable against it in accordance with its terms (except as may be limited by bankruptcy, insolvency, moratorium, or similar laws affecting creditors’ rights generally and equitable remedies).

3. Entering into this Agreement will not violate the charter or bylaws of either Party or any material contract to which that Party is also a party or any law applicable to a Party.

- I. RELATIONSHIP OF THE PARTIES; BENEFICIARIES:** Nothing in this Agreement will be deemed to create an agency, employment, partnership, fiduciary or joint venture between the Parties. No Party (nor any agent or employee of that Party) shall make any representations or warranties or incur any liability on behalf of the other Party. There are no third-party beneficiaries of this Agreement.
- J. MODIFICATIONS:** No amendment, change, or modification of this Agreement shall be valid unless in writing and signed by both Parties.
- K. ASSIGNMENT:** This Agreement and the services contemplated hereunder are personal to Greater Sacramento and the Public Jurisdiction and neither Party shall have the right or ability to assign, transfer, or subcontract any rights or obligations under this Agreement without the advanced written consent of the other Party. This Agreement will be binding upon and inure to the benefit of the parties hereto, their successors, and assigns.
- L. GOVERNING LAW:** This Agreement shall be governed by the laws of the State of California.
- M. COUNTERPARTS/ELECTRONIC SIGNATURES:** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument. For purposes of this Agreement, use of a facsimile, e-mail, or other electronic medium shall have the same force and effect as an original signature.
- N. SEVERABILITY:** Whenever possible, each provision of this Agreement will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement is held to be invalid, illegal, or unenforceable in any respect under any applicable law or rule in any jurisdiction, such invalidity, illegality, or unenforceability will not affect any other provision or any other jurisdiction, but this Agreement will be reformed, construed, and enforced in such jurisdiction as if such invalid, illegal, or unenforceable provisions had never been contained herein.
- O. ENTIRE AGREEMENT, WAIVERS, AND AMENDMENTS:** This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof.

All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of the Public Jurisdiction or Greater Sacramento, and all amendments hereto must be in writing and signed by the appropriate authorities of the parties hereto.

[SIGNATURES ON FOLLOWING PAGE]

The Agreement is executed as follows:

I, Dominick Casey, acknowledge that I am the City Manager of the City of Roseville, California, and as such officer, being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing as such officer.

By: _____
Dominick Casey, City Manager

Date: _____

Attest:

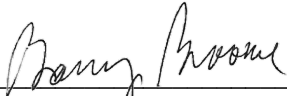
Approved as to Form:

Carmen Avalos, City Clerk

Michelle Sheidenberger, City Attorney

I, Barry Broome, acknowledge that I am the President & CEO of the Greater Sacramento Economic Council, a California nonprofit corporation, and as such officer, being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing as such officer.

GREATER SACRAMENTO ECONOMIC COUNCIL,
A California nonprofit corporation

By: 
Barry Broome, President & Chief Executive Officer

Date: March 28, 2024

Annual report

FISCAL YEAR
2023/2024



GREATER SACRAMENTO
ECONOMIC COUNCIL



Named **#3** economic development
organization in the world by IEDC

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2	A letter from the Vice Chair
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5	Growth
9	Sustainability
11	Equity
13	Competitiveness
15	Team
17	Investors

A letter from the Chair



As we close another remarkable year, it's clear that our organization is at the forefront of economic development, driving transformative change both regionally and globally. This fiscal year has been nothing short of extraordinary, filled with significant milestones and a surge of momentum that is propelling us to new heights. The national economic development community has taken notice—GSEC was honored as the #3 economic development organization in the world a second year in a row by the International Economic Development Council, a testament to our relentless pursuit of excellence.

As we prepare to celebrate GSEC's 10th anniversary next year, we reflect on unparalleled growth and success. From our humble beginnings, we have ascended to global recognition, now ranked among the top three economic development organizations worldwide. Our efforts have led to the creation and retention of over 33,400 high-wage, high-quality jobs, attracting industry giants like Solidigm, HCL and Bosch to our region.

This past year, we boldly expanded our global footprint, establishing a presence in the Germany market. We sent 20 of our region's leaders overseas to share our compelling story, further solidifying our reputation on the international stage. In a historic announcement, the A's announced they are heading to West Sacramento—a generational opportunity that underscores our region's capacity to support multiple major-league teams and reinforces our standing as a prime destination for world-class enterprises.

In March, the Brookings Institution released its 2024 Metro Monitor rankings, assessing metropolitan areas across five broad categories. Our region ranked in the top 20 across all five categories—a staggering leap from our initial below-average ranking when the Metro Monitor debuted in 2017. This achievement underscores the dynamic progress we've made and the bright future that lies ahead.

Looking forward, the future of our region shines even brighter. The momentum we've built over the past year is a powerful reminder of what we can achieve when we work together. I am confident that GSEC's influence will continue to grow, solidifying our role as a leader in global economic development.

This is a monumental achievement for any organization, especially one that is still in its first decade. I extend my deepest gratitude to our dedicated Board of Directors and community partners for your unwavering commitment to GSEC and our region. It has been an honor to serve as the GSEC Board Chair and I am eager to continue our work together as we advance Greater Sacramento's economy.

Thank you for your continued support and dedication to our shared vision. Together, we are not just building a better future—we are shaping a brighter, more prosperous world for all.

Thank you,

Matina Kolokotronis
Chief Operating Officer
Sacramento Kings

A letter from the Vice Chair



As we reflect on the past year, I am filled with immense pride and inspiration by the remarkable impact we have had on our region. Our collective efforts have not only driven growth and prosperity but have also significantly enhanced our region's standing on both national and international stages.

The success we have achieved is a testament to the unparalleled collaboration between our public and private sector partners. Together, we have laid a strong foundation for continued progress, ensuring that growth, prosperity and equity are at the forefront of our shared mission for the six-county region.

Looking ahead, I am more motivated than ever to continue this journey. Our work is far from over and I am confident that with the same level of dedication and innovation, we can take our organization to even greater heights. Together, we will catalyze further growth, foster prosperity and ensure equitable opportunities for all in our region.

Thank you for your unwavering commitment to our mission. I look forward to what we will achieve in the coming year.

Gary May
Chancellor
University of California, Davis

Three-year strategic plan

In 2020, our region and the world were rocked by unprecedented challenges, leaving everyone uncertain of what was to come. During this time of uncertainty, GSEC's leadership showed resilience and tenacity, coming together to face challenges and build a strategic plan focused on both recovery and growth, ensuring the Greater Sacramento region would be much quicker to recover from economic downturn than we were after the 2008 recession. To carry out these goals, the GSEC Board adopted a three-year strategic plan in Fiscal Year 2021/2022, with a focus on four key growth, sustainability, equity and competitiveness.

Growth: The growth pillar will be achieved by growing tradable-sector jobs that reduce dependency on government jobs and create high-wage opportunities.

Sustainability: The sustainability pillar will focus on the retention and expansion of tradable-sector businesses already calling the region home, cluster development and growing the local talent base.

Equity: The equity pillar will grow apprenticeship networks that enhance access to careers at regional companies and expand training for upskilling, reskilling and preparedness for next generation industry opportunities.

Competitiveness: The competitiveness pillar will focus on developing strategies, programs and policy solutions that enhance tradable-sector economic development and benchmark regional progress against competitor markets.

For more information about our strategic plan [click here](#) or visit GreaterSacramento.com/publications.

FY21-24
Strategic plan



See the progress the community has made and the remaining work to be done [here](#) in our prospectus.

2024
Prospectus



Three-year scorecard

Fiscal Year 2023/2024 was the final year in GSEC's three-year strategic plan. By the close of the year, GSEC had met or exceeded all of the threshold metrics outlined in the plan. GSEC met or exceeded all of the threshold metrics outlined in its 2021-2024 strategic plan.

Growth

Three-year goals	Threshold	Goal	Stretch	
Jobs	4,500	5,000	6,000	6,987
Companies	45	50	60	52
Wages	\$55K	\$60K	\$62K	\$116K
Economic impact	\$3.0B	\$3.3B	\$4B	\$10.2B
Fiscal impacts	\$43M	\$47.9M	\$57M	\$92M

Sustainability

Three-year goals	Threshold	Goal	Stretch	
BRE visits	300	450	500	304
Earned media	\$7M	\$10M	\$15M	\$50.2M
Key market visits	2	3	4	3

Equity

Three-year goals	Threshold	Goal	Stretch	
Learners assisted	650	800	1,000	750
New companies in Apprenticeship Network	5	6	8	6
CRA money deployed through CRC	\$50M	\$75M	\$100M	\$69.8M

Competitiveness

Three-year goal progress

Completed

- ✓ Benchmarking and competitiveness dashboard
- ✓ Local incentives overview
- ✓ Jobs trust framework for American Rescue Plan (ARP)
- ✓ Maps of employment ecosystems and centers

GSEC's nine-year impact



33.5K
total jobs



120
new companies



\$199M
fiscal impact



\$15.2B
economic impact



\$4.29B
total capital investment

Growth

GSEC's business development team had an outstanding year, marked by both an increase in and diversification of its pipeline, with significant positive effects on the community. Over the past year, the team facilitated the expansion of 19 companies in the Greater Sacramento region. A key highlight was Bosch's \$1.5 billion investment in Roseville, which further strengthened the region's semiconductor ecosystem. Additionally, the team launched its Globalizing Greater Sacramento initiative to bolster international engagement, with international companies now comprising 35% of its pipeline. The cleantech and mobility sectors also experienced substantial growth, creating new opportunities for the market.

Scorecard

Annual goal	Threshold	Goal	Stretch	
Jobs	1,500.0	1,666.7	2,000.0	2,131
Companies	15.0	16.7	20.0	19
Wages	\$55K	\$60K	\$62K	\$91.1K
Economic impact	\$1B	\$1.1B	\$1.3B	\$2.14B
Fiscal impacts	\$14.3M	\$16.0M	\$19.0M	\$52.2M

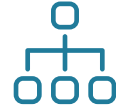
Key metrics



Located companies in
9
communities



37%
of new projects came from our
multiplier/site selector network



1K+
touchpoints to multiplier/
site selector network



5 site selection
consultants participated in
our familiarization tour



35%
of projects were
international companies



5
market visits



Transformational initiative: Zero emission vehicle (ZEV) innovation asset

We made significant progress with the California Mobility Center to build an Innovation Hub on the campus of Sacramento State. We helped with the hiring of a new CEO to ensure that funding is raised for the project to be built. In addition, we traveled to Washington, D.C. and met with key congressional, state and local representatives to discuss funding opportunities. We also met with industry leaders including Tesla, Bosch, Lion Electric, Rivian, Siemens and others to garner support for the project.



More than 32% of the business development pipeline consisted of projects in the Clean Technology and Mobility sectors.

Locate summaries

Q1

Azra Games

Industry: Technology
Number of jobs: 10
Average wage: \$132,000
📍 City of Sacramento

Mary Ann's Baking Co

Industry: Food and agriculture
Number of jobs: 222
Average wage: \$43,000
📍 Sacramento County

Project Catalyst

Industry: Advanced manufacturing
Number of jobs: 60
Average wage: \$100,000
📍 City of West Sacramento

Q2

21st.BIO

Industry: Bio-life science
Number of jobs: 20
Average wage: n/a
📍 City of Davis

Clutch

Industry: Advanced business services
Number of jobs: 646
Average wage: \$95,300
📍 City of Rancho Cordova

VideoVerse

Industry: Technology
Number of jobs: 25
Average wage: n/a
📍 City of Sacramento

ElveSpeed

Industry: Technology
Number of jobs: 23
Average wage: n/a
📍 City of Davis

Project Mercury *

Industry: Bio-life science
Number of jobs: 5
Average wage: \$95,000
📍 City of Rancho Cordova

Q3

Arcadian Infracom

Industry: Technology
Number of jobs: 5
Average wage: \$150,000
📍 City of Sacramento

Bequall

Industry: Standard manufacturing
Number of jobs: 6
Average wage: \$95,000
📍 Sacramento County

Bosch

Industry: Technology
Number of jobs: Confidential
Average wage: \$88,000
📍 City of Roseville

Samsung

Industry: Technology
Number of jobs: 50
Average wage: \$176,500
📍 City of Folsom

Q4

AMD

Industry: Technology
Number of jobs: 120
Average wage: Undisclosed
📍 City of Folsom

California Safe Soil

Industry: Food & Agriculture
Number of jobs: 50
Average wage: \$60,000
📍 Sacramento County

Maxgene

Industry: Agtech
Number of jobs: 4
Average wage: \$95,000
📍 City of West Sacramento

Nexture Bio

Industry: Agtech
Number of jobs: 5
Average wage: \$109,000
📍 City of Woodland

Tiami Networks

Industry: Technology
Number of jobs: 9
Average wage: \$97,000
📍 City of Elk Grove

NZT Group

Industry: Cleantech
Number of jobs: 20
Average wage: \$98,000
📍 City of Sacramento

Onsight Technologies

Industry: Cleantech
Number of jobs: 9
Average wage: n/a
📍 City of Folsom

* Company name is confidential.





Sustainability

In Fiscal Year 2023/2024 business retention and expansion (BRE) projects accounted for almost 24% of GSEC's business development pipeline. GSEC is seeing more business expansions than retentions, particularly from companies the team had originally brought to the region. This suggests the region's value proposition remains strong after a company's initial decision to move here.

GSEC built on its digital outreach and lead generation platform this fiscal year, seeing continued progress and positive engagement with open rates consistently above 20%. The team also had great success with its social media strategies, honing its efforts to increase its follower count across all platforms by 16% with exceptional audience growth rates on LinkedIn (28%) and Instagram (31%).

Scorecard

Annual goal	Threshold	Goal	Stretch	
BRE visits	100.0	150.0	166.7	103
Earned media	\$2.3M	\$3.3M	\$5.0M	\$16.6M
Key market visits	0.7	1.0	1.3	0

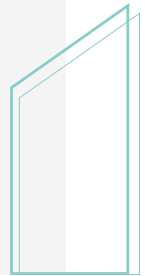


Be more. Do Greater Sacramento.

GSEC led a region-wide effort in a year-long process to develop a regional brand for business. The team held focus groups, conducted national media analyses and surveyed 3,800 current and former residents and CEOs. The resulting brand, “Be more. Do Greater Sacramento.”, is a rallying cry to tell the story of the region’s transformation into a top market to live, work and do business. The brand will launch locally in 2025 with plans to scale nationally and globally thereafter.

Transformational initiatives update: New enterprise formation

We partnered with Sacramento Entrepreneurial Growth Alliance (SEGA) to develop a data analysis platform and lead strategic planning sessions to bolster the region’s startup ecosystem.



Key metrics

BRE Summary

The Business Development team has an annual goal to conduct 100 BRE visits with local companies. The purpose of these visits is to engage local industry partners, understand their needs and plans to foster growth and success in the region and how GSEC can support these efforts. Ensuring that industry trends in each community and sector are understood and pain points are addressed.

In Fiscal Year 2023/2024, the Business Development team met and exceeded its goal, conducting visits with 104 local companies from all six counties in our region. Of the locates declared to the Greater Sacramento region in Fiscal Year 2023/2024, 50% were local retention or expansion projects, accounting for \$877 million in capital investment, 288,900 square feet and 1,087 jobs in the region.

Digital engagement



78.6K website
pageviews



22-36%
cold email open rate



28% increase
in LinkedIn followers



7.6% engagement
rate across all social channels



Equity

GSEC helped support and finance a new cohort of the Digital Upskill program run by the Greater Sacramento Urban League (GSUL) in partnership with Accenture and Bank of America. In addition, GSUL is working with UC Davis using the same model previously developed by GSEC to upskill workers for the university's IT departments. GSEC's Community Reinvestment Coalition (CRC) also invested in two more local affordable housing developments.

Scorecard

Annual goal	Threshold	Goal	Stretch	
Learners assisted	216.7	266.7	333.3	328
New companies in Apprenticeship Network	1.7	2.0	2.7	0
CRA money deployed through CRC	\$16.7M	\$25.0M	\$33.3M	\$20.8M



Competitiveness

GSEC is using its progress on competitiveness tactics to support further work on strategies for community economic development, real estate and more. The team completed all the three-year goals within the Competitiveness pillar this fiscal year.

Benchmarking

Benchmarking and competitiveness dashboard



Completed

Local incentives overview



Completed

Maps of employment ecosystems and centers



Completed

Jobs trust framework for American Rescue Plan (ARP)



Completed

Globalizing Greater Sacramento

GSEC unveiled its new international initiative, 'Globalizing Greater Sacramento' to expand international business opportunities and enhance direct air services to the Greater Sacramento region. GSEC's launch event for the initiative brought together 200 community leaders. As part of the initiative, GSEC formed a Regional Air Alliance in partnership with Sacramento International Airport. Composed of public, private and nonprofit leaders, the group is collaborating to bolster flight connectivity between Sacramento and key domestic and international markets. GSEC also led a delegation of 20 regional leaders on a successful market visit to Germany. The group met with industry giants such as Bosch, BMW and Mercedes-Benz, and showcased the transformational growth taking place in the Greater Sacramento region.



GSEC's 2024 Annual Celebration was an unforgettable gathering of nearly **600 of the region's most dedicated community leaders**, with **over 100 individual organizations represented**. 600+ of the region's top business leaders, CEOs and elected officials came together to celebrate the region's economic wins and the honorees who championed them.



In an effort to keep community members informed about key economic development initiatives happening in the region, GSEC hosted two engagED conversations programs in **El Dorado and Placer County**, as well as an engagED forum covering region-wide topics. In total, these programs had **over 200 highly engaged attendees** and provided critical information about transformational initiatives to community members.

Additionally, GSEC launched its engagED newsletter, **reaching over 1,600 subscribers monthly**. This newsletter keeps subscribers up to date on regional news and events.

Other major achievements:



IEDC Excellence in Economic Development Awards

- Named #3 economic development organization in the world
- Gold award and Best in Show nomination for #CApitalMomentum video



Sacramento Business Journal 40 Under 40 honoree

- Brittany Jones, Chief Performance Officer



Sacramento Business Journal C-Suite Awards honoree

- Troels Adrian, Executive Vice President



Team

Executive & Administrative



Barry Broome
President & CEO



Brittany Jones
*Chief Performance
Officer*



Troels Adrian
*Executive Vice
President*

Marketing & Communications



Jasmine Ward
*Vice President, Marketing
& Communications*



Hugo Martinez
*Associate Creative
Director*

Administration & Engagement



Danea Thomas
*Director of Finance &
Administration*



Olivia Cano
*Director, Events &
Engagement*



Isabel Drapela
*Investor Engagement
Coordinator*

Business Development



Lucy Lu Roberts
*Director of Business
Development*



Hayden Kandul
*Sr. Business Development
Project Manager*



Nick Guptil
*Associate Project Manager,
Business Development*



DaSean Spencer
*Business Development
Coordinator*

Research & Strategy



Joe Figueroa
Manager of Research



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Officers

Chair



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Chief Operating Officer

Vice Chair



Gary May
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Treasurer



Michael Korpel
President/CEO, Mercy San
Juan Medical Center

Secretary



Mark Noriega
Managing Director

Directors



Kyriakos Tsakopoulos
Co-Chair



Jeff Butler
President



Rachel Radell-Harris
Mayor



Donald Terry
Senior Vice President,
Community Reinvestment
Act Officer



Alex Wicks
Co-founder & CEO



Dale Carlsen
President & CEO



Larry Allbaugh
CEO



Alvin Cheung
Founding President



Cameron Law
Executive Director



James Wood
Executive Director, Region
Sales Director



Ashley Feeney
City Manager



Don Clark
Co-CEO



Rachel Zillner
Co-Founder & CEO



Gloria Partida
Councilmember



Doris Matsui
Representative, California
7th Congressional District



John Hidahl
Supervisor, District 1



Bobbie Singh-Allen
Mayor



Harry C. Elliott, III
President



Sheri Peifer
President & CEO



Jeremiah Smith
President & CEO



James Beckwith
President & CEO



Rosario Rodriguez
Councilmember



Mark Friedman
Founder & Chairman



Steve Pleau
President & CEO



Chris Erias
Interim City Manager



Donna Bland
President & CEO



**Greater Sacramento
Urban League**

Dwayne Crenshaw
President & CEO



Brian Ternan
President & CEO



Ken Monroe
President



John Jackson, Jr.
President & Owner



John Jackson
President & Competitiveness
Council Co-Chair



Kimberly Menzel
Senior Vice President & Area
Manager



Wendy Cohen
President & CEO



Paul Joiner
Mayor



Danny Cartwright
Mayor



Brian King
Chancellor



Dominique Belza
Councilmember



Larry Kelley
President & CEO



Derrick Niello
Chief Financial Officer



Dave Lucchetti
Executive Chairman
of the Board



Bonnie Gore
Supervisor, District 1



Jeff Dern
President & CEO



Mike Teel
Owner & Chairman
of the Board



David Sander
Mayor



Stephen Fleming
President & CEO



Greg Janda
Mayor



Krista Bernasconi
Vice Mayor



Darrell Steinberg
Mayor



Colleen McCain Nelson
Executive Editor, The
Sacramento Bee / Regional
Editor for California, McClatchy



David Villanueva
County Executive



Azizza Davis Goines
President & CEO



Cathy Rodriguez Aguirre
President & CEO



J. Luke Wood
President



Kevin Nagle
CEO



Faye Nabhani
President & CEO



Paul Lau
CEO & General Manager



Dan Flores
Supervisor, District 2



Rachael McKinney
President, Greater
Sacramento Market



Jud Riggs
Chairman, CEO & President



Greg Connolly
Founder



Sabya Das
President & COO



George Grinzewitsch, Jr.
Owner & CEO



Michael Guyette
President & CEO



Aaron Laurel
City Manager



Chrysanthi Demos
President



Garry Maisel
President & CEO



Tom Stallard
Councilmember



Lucas Frerichs
Supervisor, District 2



Dave Shaw
Vice Mayor



Gary Bradford
Supervisor, District 4



Rachel Downs
Business Engagement
Manager & EDDT Chair

Competitiveness Council

Co-Chairs



William H. Duncan IV
President



John Jackson
President

Council



Jennifer Hall
Managing Director



Lori Rianda
*Senior Vice President-
Market Executive*



Michael Moore
Partner/Principal



Terry Harvego
Co-Owner



Wendy Nelson
*Director of Strategic
Partnerships*



Henry Li
General Manager & CEO



Dan Beans
*Roseville Electric Utility
Director*



Jenni Murphy
*Sr. Innovation Fellow,
Workforce & Educations
Partnerships*



Aren Bazzocco
Division President



Jay Day
*Executive Director,
Government &
External Affairs*



Eric Oddo
Program Manager



Kyle Zimbelman
*Economic and Business
Relations Manager & EDDT
Vice Chair*



GREATER SACRAMENTO
ECONOMIC COUNCIL

FISCAL YEAR 2023/2024 ANNUAL REPORT

Greater Sacramento Economic Council

400 CAPITOL MALL, SUITE 2520 | SACRAMENTO, CALIFORNIA 95814
GREATERSACRAMENTO.COM | 916 441 2144

 @SELECTSAC  @SELECTSAC  @SELECTSAC  @SELECTSAC



COUNCIL COMMUNICATION

CC #: 3560

File #: 0323

Title: Roseville Municipal Code Amendment – Kennel Licenses

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

Meeting Date: 10/2/2024

Item #: 6.10.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council introduce for first reading an ordinance amending Sections 7.10.020 and 7.20.020 of the Roseville Municipal Code regarding kennel licenses.

BACKGROUND

Chapter 7.20 of the Roseville Municipal Code governs the operation of kennels within city limits. Pursuant to Section 7.20.010, no more than 3 dogs over the age of 4 months may be kept at any premises unless the owner secures a license to operate a kennel. Pursuant to Section 7.20.020, the animal control officer shall issue a kennel license only under the following conditions:

1. The premises upon which the kennel is located complies with the City's zoning code; and
2. The premises is of sufficient size to accommodate the number of dogs anticipated to be kept at the kennel, without causing any disturbance or annoyance to persons in the surrounding area.

Section 7.20.020 also specifically prohibits any kennel from existing upon property zoned for residential use.

The California legislature recently enacted Government Code § 8608.1, which requires that any person seeking a kennel license also create and submit to the approving jurisdiction an animal natural disaster evacuation plan covering the kennel to be operated under the permit. This proposed Ordinance amends the City's requirements for obtaining a kennel license to be consistent with state law by incorporating the requirement that an applicant submit an animal natural disaster evacuation plan as a condition to receiving a kennel license.

In recent months, the City has also received numerous requests from community members to increase the number of dogs allowed without a kennel license. Currently, no more than 3 dogs are allowed to be kept at any single premises without a kennel license. This proposed Ordinance would increase the number of dogs allowed without a kennel license to 4.

FISCAL IMPACT

There is no fiscal impact associated with the proposed Ordinance.

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

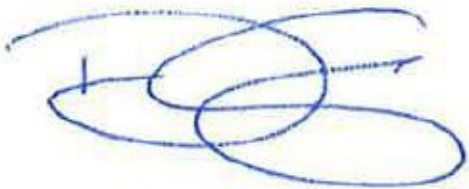
Goal A – Maintain a safe and healthy community

Goal F – Deliver exceptional City services

Respectfully Submitted,

Travis Cochran, Deputy City Attorney

Michelle Sheidenberger, City Attorney



Dominick Casey, City Manager

ATTACHMENTS:

Description

Kennel License Ordinance

ORDINANCE NO. ____

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS
7.20.010 AND 7.20.020 OF CHAPTER 7.20 OF TITLE 7 OF THE ROSEVILLE MUNICIPAL
CODE REGARDING KENNEL LICENSES

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 7.20.010 of Chapter 7.20 of the Roseville Municipal Code is
hereby amended to read as follows:

7.20.010 Kennels-License required.

No more than ~~three~~four dogs over the age of four months shall be kept at or upon any premises
or dwelling unit without first securing from the animal control officer a license to operate a
kennel regardless of the number of persons residing in such dwelling unit.

SECTION 2. Section 7.20.020 of Chapter 7.20 of the Roseville Municipal Code is
hereby amended to read as follows:

7.20.020 License issuance.

The animal control offer shall issue a license to operate a kennel only under the following
conditions:

A. When the premises on which the kennel will be located complies with the provisions of the zoning code of the city;

B. When the premises on which the kennel will be located is of sufficient size to accommodate, in the opinion of the animal control officer, the number of dogs which the owner of such kennel anticipates will be on the premises, without causing any disturbance or annoyance to persons in the surrounding area;

C. The applicant has prepared and submitted to the city an animal natural disaster evacuation plan covering the kennel to be operated under the license.

D. No kennel may exist upon any property zoned for residential use.

SECTION 3. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 4. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

ATTEST:

MAYOR

City Clerk



COUNCIL COMMUNICATION

CC #: 3558
File #: 0400-07

Title: Fiddymment Ranch - Phase 1 Parcel F-30 - Parcel Map
Contact: Edward Winston (916) 774-5432 ewinston@roseville.ca.us

Meeting Date: 10/2/2024
Item #: 6.11.

RECOMMENDATION TO COUNCIL

It is recommended that the City Council approve the parcel map on file with the City Clerk and accept, on behalf of the public, the public easements offered thereon for dedication; and approve the abandonment of the easement listed thereon.

BACKGROUND

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

This map will be creating 3 lots for future development.

FISCAL IMPACT

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

ENVIRONMENTAL REVIEW

Council approval of the Fiddymment Ranch Phase 1 F-30 Parcel Map project is an action that is subject to CEQA. Project level CEQA compliance for the Fiddymment Ranch Phase 1 F-30 Parcel Map project was accomplished with preparation of the Fiddymment Road Self-Storage Initial Study/Mitigated Negative Declaration (Adopted: December 14, 2023) (SCH: 2023110589). Because the Fiddymment Ranch Phase 1 F-30 Parcel Map project is consistent with the project evaluated in the Fiddymment Road Self-Storage Initial Study/Mitigated Negative Declaration, no new effects would be expected to occur and all applicable mitigation measures from the Fiddymment Road Self-Storage Initial Study/Mitigated Negative Declaration will be implemented. As such, no additional CEQA action is required at this time.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Edward Winston, Associate Engineer

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Parcel Map

Vicinity Map

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED HEREON AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS PARCEL MAP OF FIDDYMENT RANCH PHASE 1 PARCEL F-30, AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR PARTICULAR PURPOSES THE FOLLOWING:

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

- A. PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF STORM DRAIN PIPES, ACCESS FOR MAINTENANCE, AND ALL APPURTENANCES THERETO ON, OVER, UNDER, AND ACROSS THAT STRIP OF LAND SHOWN HEREON AND DESIGNATED AS STORM DRAIN EASEMENT (S.D.E.)
- B. PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER PIPES WITH ACCESS FOR MAINTENANCE, ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THAT STRIP OF LAND 25' IN WIDTH SHOWN HEREON AS "WATERLINE EASEMENT" (W.E.).

BY: PATRICK LAUGHLIN AS TRUSTEE OF THE PATRICK LAUGHLIN TRUST DATED MARCH 9, 1999

BY: RANJIT S. KHAGURA AS TRUSTEE OF THE R & S KHAGURA FAMILY TRUST DATED FEBRUARY 17, 2022

BY: SEAN O'NEILL, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

ATKINSON SELF-STORAGE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: GARRY LAUGHLIN, MANAGER

NOTARY'S ACKNOWLEDGMENT

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

STATE OF _____ }
COUNTY OF _____ } SS

ON _____ BEFORE ME _____
_____, NOTARY PUBLIC, PERSONALLY APPEARED

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

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

WITNESS MY HAND.

SIGNATURE OF NOTARY _____

NOTARY'S NAME _____

MY COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

PRINCIPAL PLACE OF BUSINESS _____
(County)

PARCEL MAP OF
FIDDYMENT RANCH - PHASE 1
PARCEL F-30

WEST ROSEVILLE SPECIFIC PLAN PARCEL F-30
SUBDIVISION NO. PL23-0032

BEING A DIVISION OF PARCEL 1 OF PARCEL MAP ENTITLED "FIDDYMENT RANCH - PHASE 1 PARCEL F-30" AS SUCH MAP IS RECORDED IN BOOK 36 OF PARCEL MAPS, PAGE 94 IN THE RECORDER'S OFFICE OF PLACER COUNTY, CALIFORNIA.

PROPERTY ALSO LYING WITHIN A PORTION OF SECTION 24, T. 11 N., R. 5 E., MOUNT DIABLO MERIDIAN, LOCATED IN THE CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

M·H·M
ENGINEERS & SURVEYORS SINCE 1892
1204 "E" STREET, MARYSVILLE, CA 95901

JULY 2024
MHM JOB # 24126

SHEET 1 OF 2

BENEFICIARY'S STATEMENT

WE, THE UNDERSIGNED, OAK VALLEY COMMUNITY BANK, NAMED AS THE BENEFICIARY IN THAT CERTAIN DEED OF TRUST DATED JANUARY 17, 2024, RECORDED JANUARY 23, 2024, AS RECORDED IN DOCUMENT NO. 2024-3322, OFFICIAL RECORDS, PLACER COUNTY, CALIFORNIA, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

BY: _____ TITLE: _____

NOTARY'S ACKNOWLEDGMENT

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

STATE OF _____ }
COUNTY OF _____ } SS

ON _____ BEFORE ME _____
_____, NOTARY PUBLIC, PERSONALLY APPEARED

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

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

WITNESS MY HAND.

SIGNATURE OF NOTARY _____

NOTARY'S NAME _____

MY COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

PRINCIPAL PLACE OF BUSINESS _____
(County)

SURVEYOR'S STATEMENT

THIS PARCEL MAP OF FIDDYMENT RANCH - PHASE 1 PARCEL 30 WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FILED SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SEAN O'NEILL, PATRICK LAUGHLIN, RANJIT S. KHAGURA, GARRY LAUGHLIN ON FEBRUARY 23, 2024. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JOHN S. MALLEN
P.L.S. 8457
EXPIRES: 12-31-2024



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF FIDDYMENT RANCH - PHASE 1 PARCEL 30 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

MARC STOUT
CITY ENGINEER, R.C.E. 69879
EXPIRES: 09-30-24

DATE _____

I HEREBY STATE THAT I AM SATISFIED THAT THIS PARCEL MAP OF FIDDYMENT RANCH - PHASE 1 PARCEL 30 IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

TIMOTHY G. BLAIR
PLS. #8278 EXPIRATION DATE: 12/31/25



DATE _____

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE HAS APPROVED THIS PARCEL MAP OF FIDDYMENT RANCH - PHASE 1 PARCEL 30 AND HAS ACCEPTED THE PUBLIC EASEMENTS OFFERED HEREON FOR DEDICATION; AND HAS APPROVED THE ABANDONMENT OF THE EASEMENT LISTED HEREON WITHIN NOTE 1 ON SHEET 2.

DATED _____ CITY CLERK, CITY OF ROSEVILLE

ASSISTANT CITY CLERK _____

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2024, AT _____ M. IN
BOOK _____ OF PARCEL MAPS, AT PAGE _____ AT THE REQUEST OF MHM INC.

RYAN RONCO
PLACER COUNTY RECORDER

BY: _____
DEPUTY RECORDER

FILE NO. _____ FEE PD. _____

RECORD REFERENCES

- (R1) BOOK 36 OF PARCEL MAPS PAGE 94 FIDDYMMENT RANCH - PHASE 1 PARCEL F-30
(R2) AA MAPS 10 FINAL MAP OF FIDDYMMENT RANCH PHASE 1 - LARGE LOT SUBDIVISION
(R3) BB MAPS 24 FINAL MAP OF FIDDYMMENT RANCH PHASE 1 - LARGE LOT SUBDIVISION
(R4) DOC. #2008-0033045 LOT LINE ADJUSTMENT
(R5) 22 RS 66 RECORD OF SURVEY NO.3254
(R6) DOC. #2007-0031325 GRANT EASEMENT

NOTES

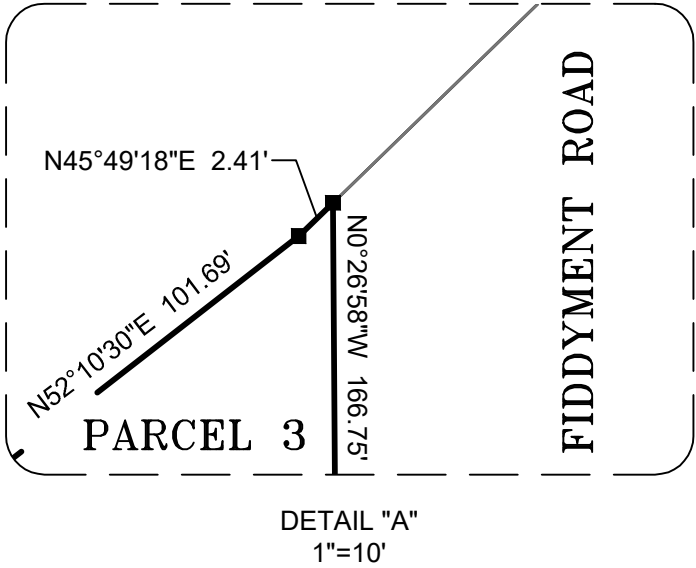
1. PER SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE 50' P.E., PREVIOUSLY COMBINED WITH THE 50' P.U.E. SHOWN, NOT SHOWN HEREON IS ABANDONED. SAID ABANDONED 50' P.E. WAS DEFINED AS "AND "PEDESTRIAN EASEMENTS" (P.E.)" IN THE ITEM A OFFER OF DEDICATION ON THE MAP RECORDED IN BOOK AA OF MAPS AT PAGE 10 (R2).

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF FIDDYMMENT ROAD AS SHOWN ON THAT CERTAIN FINAL MAP OF FIDDYMMENT RANCH PHASE 1 - LARGE LOT SUBDIVISION FILED IN BOOK AA OF MAPS, AT PAGE 10. O.R.P.C., SAID LINE IS TAKEN TO BEAR NORTH 00°26'58" WEST.

LEGEND

- WC WITNESS CORNER
(R) EMBRACES RECORD DATA
P.U.E. PUBLIC UTILITY EASEMENT
P.E. PEDESTRIAN EASEMENT
S.S.E. SANITARY SEWER EASEMENT
S.D.E. STORM DRAIN EASEMENT
W.E. WATER EASEMENT
DE DRAINAGE EASEMENT
CL CENTERLINE
M MEASURED
S.F. SQUARE FEET
(B.O.B.) BASIS OF BEARINGS
■ FOUND 5/8" REBAR WITH CAP STAMPED "LS 8067" OR AS SHOWN
● SET 5/8" REBAR W / CAP LS 8457
○ CALCULATED POINT - NOTHING FOUND OR SET
△ FOUND BRASS DISK STAMPED "LS 7944" IN MONUMENT WELL
▲ FOUND BRASS DISK STAMPED "LS 6046" IN MONUMENT WELL



PARCEL MAP OF
FIDDYMMENT RANCH - PHASE 1
PARCEL F-30

WEST ROSEVILLE SPECIFIC PLAN PARCEL F-30
SUBDIVISION NO. PL23-0032

BEING A DIVISION OF PARCEL 1 OF PARCEL MAP ENTITLED "FIDDYMMENT RANCH - PHASE 1 PARCEL F-30" AS SUCH MAP IS RECORDED IN BOOK 36 OF PARCEL MAPS, PAGE 94 IN THE RECORDER'S OFFICE OF PLACER COUNTY, CALIFORNIA.

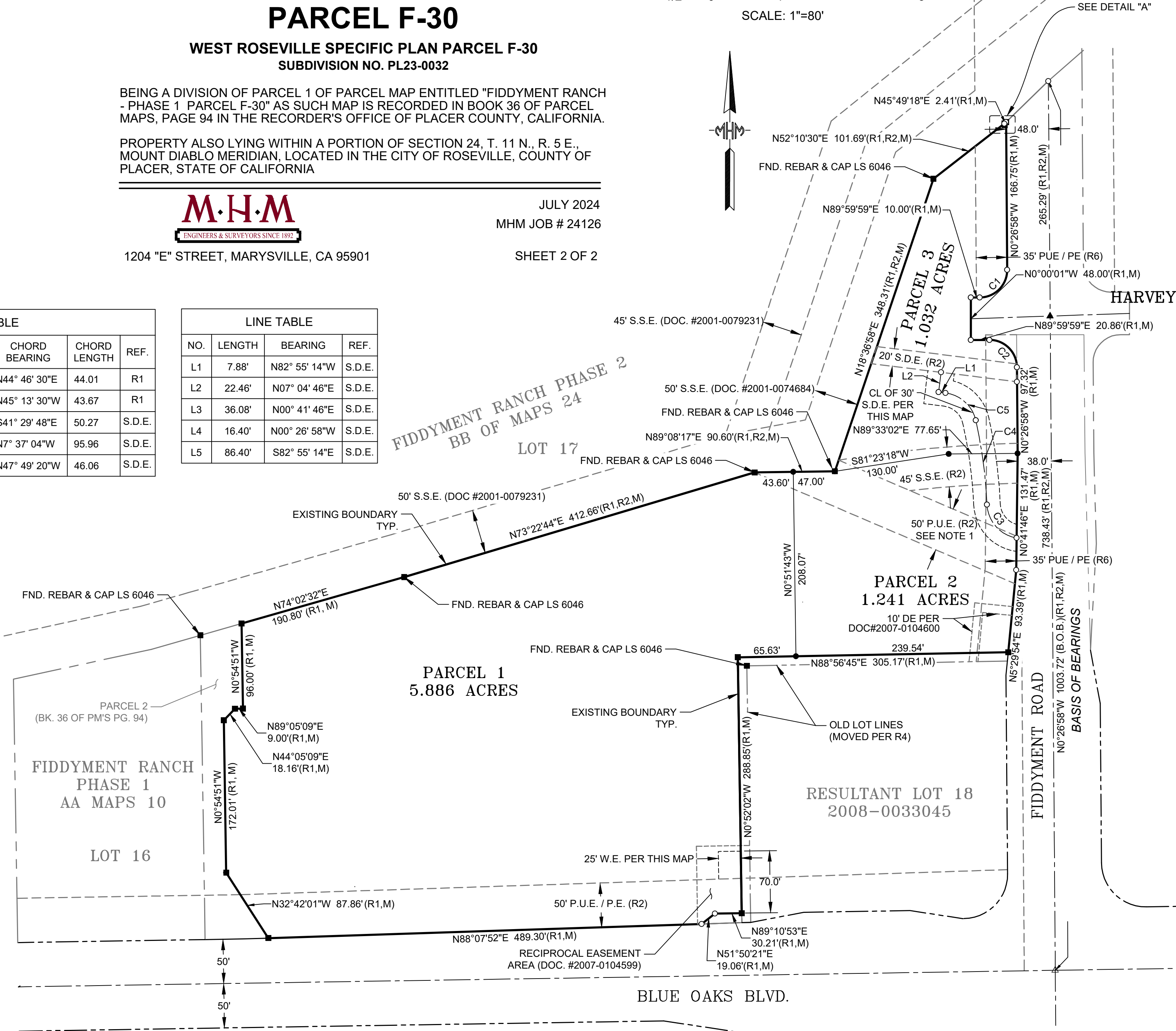
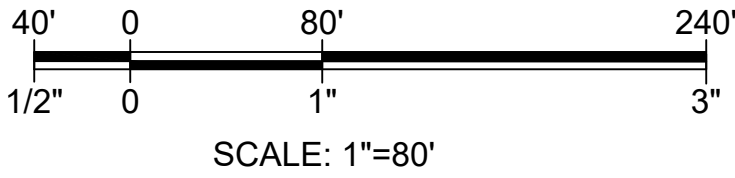
PROPERTY ALSO LYING WITHIN A PORTION OF SECTION 24, T. 11 N., R. 5 E., MOUNT DIABLO MERIDIAN, LOCATED IN THE CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA



1204 "E" STREET, MARYSVILLE, CA 95901

JULY 2024
MHM JOB # 24126

SHEET 2 OF 2



VICINITY MAP FOR PARCEL MAP OF FIDDYMENT RANCH - PHASE 1 PARCEL F-30

WEST ROSEVILLE SPECIFIC PLAN PARCEL F-30
SUBDIVISION NO. PL23-0032

BEING A DIVISION OF PARCEL 1 OF PARCEL MAP ENTITLED "FIDDYMENT RANCH
- PHASE 1 PARCEL F-30" AS SUCH MAP IS RECORDED IN BOOK 36 OF PARCEL
MAPS, PAGE 94 IN THE RECORDER'S OFFICE OF PLACER COUNTY, CALIFORNIA.

PROPERTY ALSO LYING WITHIN A PORTION OF SECTION 24, T. 11 N., R. 5 E.,
MOUNT DIABLO MERIDIAN, LOCATED IN THE CITY OF ROSEVILLE, COUNTY OF
PLACER, STATE OF CALIFORNIA

M·H·M

ENGINEERS & SURVEYORS SINCE 1892

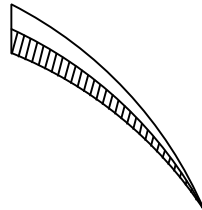
1204 "E" STREET, MARYSVILLE, CA 95901

JULY 2024

MHM JOB # 24126

SHEET 1 OF 1

MAP
LOCATION



PARCEL 3

PARCEL 2

PARCEL 1

NOT A PART

FIDDYMENT ROAD

HARVEY WAY

BLUE OAKS BLVD





COUNCIL COMMUNICATION

CC #: 3567

File #: 0102-06

Title: Proclamation - Cybersecurity Month October 2024

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

Meeting Date: 10/2/2024

Item #: 6.12.

RECOMMENDATION TO COUNCIL

Proclaim October 2024 as Cybersecurity Awareness Month in Roseville and officially support the National Cybersecurity Awareness Month, 'Secure our World', and the National Public Awareness Campaign, 'Stop. Think. Connect.™', and call upon all employees, residents and visitors of Roseville to become educated about cybersecurity and put that knowledge into practice to keep our connected community safe from cyber threats.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL REVIEW

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

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community

Respectfully Submitted,

Blair Hutchison, City Clerk Technician

Carmen Avalos, City Clerk



Dominick Casey, City Manager

ATTACHMENTS:

Description

Proclamation - Cybersecurity Month October 2024

Proclamation

NATIONAL CYBERSECURITY AWARENESS MONTH OCTOBER 2024

WHEREAS, the City of Roseville recognizes it has a vital role in identifying, protecting, and responding to cyber threats that may have a significant impact on our residents and collective security and privacy; and

WHEREAS, cyber threats continue to increase and the impact of cyberattacks has been debilitating to individuals and organizations; and

WHEREAS, maintaining the security of cyberspace and upholding the safety of digital landscape is a shared responsibility in which we all have a critical role to play by making ourselves aware of cyber threats and cybersecurity essentials and adopt industry best practices that will improve the security of the City of Roseville, its residents, local businesses and economy; and

WHEREAS, Cybersecurity Awareness Month was launched by the National Cyber Security Alliance & the U.S. Department of Homeland Security in October 2004 and is recognized by thousands of organizations including the Federal & Local / State Government, the Multi-State Information Sharing and Analysis Center, and the National Association of State Chief Information Officers; and

WHEREAS, since 2023 the Cybersecurity and Infrastructure Security Agency's cybersecurity awareness program has adopted the theme, 'Secure Our World,' emphasizing the critical need for daily actions to mitigate risks when using the internet and connected devices, and Secure Our World empowers everyone to understand the simple ways to protect ourselves, our family, and our business from online threats; and

WHEREAS, the national cybersecurity public awareness campaign – Stop. Think. Connect.™ – is implemented through a coalition of private companies, non-profits, and government organizations, and is the global online safety awareness campaign to help all digital citizens stay safer and more secure online; and

WHEREAS, the City of Roseville will promote innovation, strengthen cybersecurity investment, and enhance resilience across all sectors.

NOW, THEREFORE, I, BRUCE HOUDSHELDT, MAYOR OF THE CITY OF ROSEVILLE, CALIFORNIA, do hereby proclaim **October 2024** as **CYBERSECURITY AWARENESS MONTH** in Roseville and officially support the National Cybersecurity Awareness Month, 'Secure our World', and the National Public Awareness Campaign, 'Stop. Think. Connect.™', and call upon all employees, residents and visitors of Roseville to become educated about cybersecurity and put that knowledge into practice to keep our connected community safe from cyber threats.

SIGNED AND APPROVED this 2nd day of October 2024.



BRUCE HOUDSHELDT, MAYOR



COUNCIL COMMUNICATION

CC #: 3562

File #: 0600

Title: Retired Annuitant 180-Day Wait Period Exception
Contact: Macy Dippert 916-774-5215 mdippert@roseville.ca.us

Meeting Date: 10/2/2024

Item #: 7.1.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution approving an exception to the 180-day wait period for public agencies to hire a retired annuitant as allowed by the California Public Employees' Retirement System (CalPERS) and the California Public Employees' Pension Reform Act of 2013 (PEPRA) and in compliance with California Government Code Sections 7522.56 and 21224.

BACKGROUND

The California Public Employees Reform Act of 2013 (PEPRA) requires a 180-day wait period before a retiree can return to work for a public agency; however, the 180-day wait period can be waived so long as City Council certifies the need to fill the critically needed position before 180 days have passed by resolution in a public meeting, and so long as the retiree did not retire with a retirement incentive such as the CalPERS Golden Handshake (i.e., 2 years additional service credit). In addition to the requirements of PEPRA, the appointment of a retiree to a position that is utilized for a limited timeframe and special project work must comply with Section 21224 of the Public Employees' Retirement Law (PERL).

Bryan Buchanan, former Wastewater Utility Manager with the Environmental Utilities Department, was an employee of the City for 29 years and retired from City services on May 30, 2024. Approval of this resolution would allow him to be rehired as an annuitant, without waiting the 180 days after the retirement waiting period (but after a 60-day bona fide separation period). Mr. Buchanan would be brought back based on his 29 years of specialized knowledge and skills needed to complete the work and to successfully implement several complex critical wastewater projects. His return is needed to complete the Wholesale Agreement for Recycled Water with Placer County, Equivalent Dwelling Unity Study, Industrial Pretreatment Update and Commercial Discharger Program Development, Recycled Water System Evaluation and Dry Creek Wastewater Treatment Plant Solids Train Process Optimization Study. Environmental Utilities is currently without the institutional and specialized knowledge needed to carry out all these highly specialized projects that are mission critical to providing safe and secure public infrastructure and services.

With Mr. Buchanan's retirement, the Wastewater division has lost significant institutional knowledge to efficiently move forward several mission critical projects. Therefore, the Environmental Utilities Department recommends City Council approval for Bryan Buchanan to come back as a part-time retired annuitant on an emergency basis, without waiting 180 days, to complete complex, specialized wastewater projects over approximately the next 12 months. Staff confirms that Mr. Buchanan will be paid at J step (\$79.6278 hourly) of the Principal Engineer salary range on schedule B, and he will not receive any retirement incentive, nor will he receive any additional benefits as a retired annuitant.

FISCAL IMPACT

Based on the 960-hour limit that a retired annuitant may work, the maximum fiscal impact is estimated to be \$76,442.69. This can be absorbed in the current Environmental Utilities Department's FY2024-25 budget in the Wastewater Operations Fund due to salary savings from vacant positions.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The proposed retired annuitant 180 day wait period exception meets the above criteria and is not subject to CEQA. No additional environmental review is required.

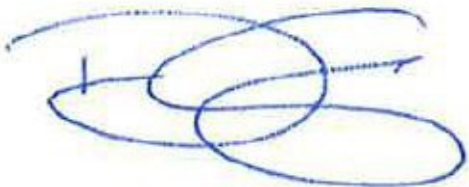
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal E - Deliver exceptional city services

Respectfully Submitted,

Macy Dippert, Human Resources Manager

Stacey Peterson, Human Resources Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 24-336

Agreement

RESOLUTION NO. 24-336

RESOLUTION FOR EXCEPTION TO THE 180-DAY WAIT PERIOD
GOVERNMENT CODE SECTIONS 7522.56 AND 21224

WHEREAS, in compliance with Government Code section 7522.56 the City of Roseville City Council must provide CalPERS this certification resolution when hiring a retiree before 180 days has passed since his or her retirement date; and

WHEREAS, Bryan Buchanan, CalPERS ID 3831513094 retired from City of Roseville in the position of Wastewater Utility Manager effective May 30, 2024; and

WHEREAS, section 7522.56 requires that post-retirement employment commence no earlier than 180 days after the retirement date, which is November 26, 2024 without this certification resolution; and

WHEREAS, section 7522.56 provides that this exception to the 180 day wait period shall not apply if the retiree accepts any retirement-related incentive; and

WHEREAS, the City of Roseville City Council, City of Roseville, and Bryan Buchanan certify that Bryan Buchanan has not and will not receive a Golden Handshake or any other retirement-related incentive; and

WHEREAS, the City of Roseville City Council hereby appoints Bryan Buchanan as an extra help retired annuitant to perform the duties of a Principal Engineer for the City of Roseville under Government Code section 21224, effective October 5, 2024; and

WHEREAS, the entire employment agreement, contract or appointment document between Bryan Buchanan and the City of Roseville has been reviewed by this body and is attached herein; and

WHEREAS, no matters, issues, terms or conditions related to this employment and appointment have been or will be placed on a consent calendar; and

WHEREAS, the employment shall be limited to 960 hours per fiscal year; and

WHEREAS, the compensation paid to retirees cannot be less than the minimum nor exceed the maximum monthly base salary paid to other employees performing comparable duties, divided by 173.333 to equal the hourly rate; and

WHEREAS, the maximum monthly base salary for Principal Engineer on Salary Schedule: Management-B is \$79.6278 hourly and the monthly equivalent is \$6,370.22, and the minimum hourly rate for this position is \$59.4196 and the monthly equivalent is \$4,753.57; and

WHEREAS, the hourly rate paid to Bryan Buchanan will be step J, \$79.6278; and

WHEREAS, Bryan Buchanan has not and will not receive any other benefit, incentive, compensation in lieu of benefit or other form of compensation in addition to this hourly pay rate; and

THEREFORE, BE IT RESOLVED THAT the City of Roseville City Council hereby certifies the nature of the appointment of Bryan Buchanan as described herein and detailed in the attached employment agreement/contract/appointment document and that this appointment is necessary to fill the critically needed position of Principal Engineer for the City of Roseville by October 5, 2024 because he has specialized skills to complete complex development of new private property and training of new engineers.

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

RETIRED ANNUITANT AGREEMENT

THIS RETIRED ANNUITANT AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 20 __, by and between the City of Roseville, a municipal corporation ("City"), and Bryan Buchanan, a retired annuitant ("Employee").

W I T N E S S E T H:

WHEREAS, City desires to retain Employee to perform certain services, as further described herein; and

WHEREAS, Employee is a retired annuitant as defined in the City's Administrative Regulation 2.26; and

WHEREAS, City desires to retain Employee to perform services upon the terms and conditions set forth herein; and

WHEREAS, Employee is qualified by specialized skills to render services and has agreed to so perform pursuant to this Agreement.

NOW, THEREFORE, the parties agree as follows:

1. Services. City hereby hires the Employee as a Retired Annuitant as defined by Administrative Regulation 2.26 regarding Employment of CalPERS Retired Annuitants (referred

2. Term. The term of this Agreement shall be from October 7, 2024 through October 7, 2025.

3. Compensation. Employee shall be compensated at an hourly wage of \$79.6278 per hour. Employee will not receive any benefit, incentive, compensation in lieu of benefits, or other form of compensation in addition to the hourly pay rate, unless specifically required by law. In addition, Employee will not accrue service credit or otherwise acquire additional retirement benefits from Employee's employment with the City of Roseville.

4. Total Hours of Employment. Employee shall not serve more than a combined total of 960 hours in any fiscal year for the City of Roseville and all other CalPERS employers.

a. Employee shall provide written notice to City's Human Resources Department of any other CalPERS employer for which Employee has actually provided services for the fiscal year beginning July 1 prior to the effective date of this Agreement, and through the effective date of this Agreement.

b. Employee shall provide written notice to City's Human Resources Department of any other CalPERS employer for which Employee is providing (or plans to provide) services during the term of this Agreement, along with an estimate of the number of hours planned to be worked for that other CalPERS employer.

c. Employee shall be responsible for monitoring compliance with the 960

Employment Request Form” submitted to City is true and correct, and Employee acknowledges that City has relied on this information in hiring Employee in accordance with the terms of this Agreement.

6. Ability to Perform. Employee agrees and represents that Employee has the time, ability, professional expertise, and specialized skills needed to perform the services required under this Agreement.

7. Assignment. Employee is employed to perform unique personal services and accordingly Employee may not assign this Agreement.

8. Compliance with Laws and Policies. Employee shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement, including but not limited to, all CalPERS requirements and limitations and all policies of the City of Roseville, including the Retired Annuitant Policy.

9. Penalties. Employee understands that non-compliance with the applicable CalPERS requirements summarized in the Retired Annuitant Policy, which are more particularly described in state law, may result in penalties imposed by CalPERS, including but not limited to the following consequences:

a. Reinstatement to active employment and end of CalPERS retirement payments. Reinstatement could make Employee ineligible for any health benefit entitlement, retirement incentive service credit, or reciprocity benefit Employee may have from Employee’s current retirement.

c. Payment to CalPERS an amount of money equal to the employee contributions that would otherwise have been paid during the period or periods of unlawful employment, plus interest.

d. Contribution toward reimbursement of CalPERS for administrative expenses incurred in responding to the unlawful employment, to the extent Employee is determined by the CalPERS Executive Officer to be at fault.

e. Termination of employment if it is discovered that during the previous 12-month period prior to appointment with the City the Employee was paid unemployment insurance compensation based on prior employment with any CalPERS employer.

10. At-Will Employment. City hires Employee under the terms of this Agreement on an "at will" basis. City may discontinue use of Employee's services without cause at any time, by providing written notice of termination.

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

12. 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.

13. 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

EMPLOYEE


BRYAN BUCHANAN

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
CARMEN AVALOS
City Clerk

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY:

EXHIBIT "A"

SCOPE OF SERVICES

Exhibit A

To: Stacey Peterson, Human Resources Director
Macy Dippert, Human Resources Manager

From: Richard D. Plecker, P.E., Environmental Utilities Director

CC: Sean Bigley, Assistant Environmental Utilities Director
Tracie Mueller, Wastewater Utility Manager

Date: Aug 23, 2024

Subject: Proposed scope of duties/time frame for a proposed Retired Annuitant, Bryan Buchanan

Scope of Duties

As required, I am submitting the proposed scope of duties for a proposed Retired Annuitant, Bryan Buchanan. The proposed duties include:

Special Project assignments:

Project	Reason Bryan's Help is Needed
Wholesale Agreement for Recycled Water with Placer County	This agreement is required to be developed per the SPWA Joint Powers Agreement and the County's developers are currently constructing recycled water infrastructure that they are wanting to tie into our existing recycled water system. We need Bryan's background, knowledge, and relationships with County staff to help get the agreement and wholesale rate developed and approved in a timely manner. This is the highest priority task within this table.
Equivalent Dwelling Unit (EDU) Study, Phase 2.	The SPWA approved this project in June 2024, and are deciding if they want to move forward with this study in September 2024. If this study is to move forward, we need Bryan's knowledge of the collection system to help develop a sampling plan. Staff is also in need of Bryan's help in getting this project going due to staff bandwidth issues.
Industrial Pretreatment Update and Commercial Discharger Program Development (Project 500342).	We just kicked this project off on August 20, 2024. Tracie Mueller is currently the project manager but does not have the bandwidth to carry this project forward. Bryan is the only other person that has the understanding of the Industrial Pretreatment Program and the need for a Commercial Discharger Program that also has experience as a project manager. This is a 19-month long project.
2025 Wastewater Systems Evaluation	This project was approved by SPWA in June 2024 and will be managed by Arashdeep Singh, Senior Engineer. We will need Bryan's technical advisory support on this project. The need

	for Bryan's support for this project will likely not begin until December 2024 to due bandwidth issues with Arashdeep's current workload.
Dry Creek Wastewater Treatment Plant (DCWWTP) Solids Train Process Optimization Study (Project 500268).	We are expecting chapters of the draft report for this project in September 2024 and more in October 2024 with the goal of completing this project in the early part of 2025. We would like Bryan's technical review of this document based on his history and engineering understanding of the challenges we have faced with the biosolids treatment at the DCWWTP.
Recycle Water System Evaluation (Project 500310)	We received a draft report in June 2024 and would like Bryan's assistance in reviewing this important document as he has the most historical knowledge of the existing recycled water system, the agreements made between the City and the County, and customer water use and relationships. We would also like Bryan's help in helping guide staff in the implement of the recommendations which involve modifications to the operations of the existing system to optimize the supply and use of recycled water.

Other duties:

- Rates and Connection Fee support – EU is currently in the process of developing FY25 and FY26 rates and local connection fee updates for the Wastewater Utility. Tracie would like to be able to ask Bryan questions about as needed.
- Research and recommendations on development-related questions – The County has a few projects surrounding the DCWWTP that Bryan has been involved. It would be helpful to have access to his background discussions with these developers who are currently in the planning and design phases.

These duties require Bryan's specialized skills and knowledge, and we are requesting his support per Administrative Regulation 2.23 (AR 2.23), Section A Criteria for Assignment 1 which is per Government Code Section 21224.

Duration of Services

To provide adequate time for development of the agenda item for City Council consideration, assuming such request is approved, we propose that Mr. Buchanan start Monday, September 23, 2024. We would propose a 12-month duration for the Retired Annuitant contract. We would reserve the right to approach Human Resources for additional time beyond 12 months, depending upon whether there is a need for additional services or not.

Eligibility and Waiting Period

Bryan Buchanan retired on May 30, 2024 and was younger than the normal service retirement age. We are requesting a hire date beyond the 60-day requirement but prior to the 180-day waiting period. Therefore we have met the bona fide separation requirements set forth in Section D of AR 2.23 and per Government Code Section 21220.5 and request that this request be sent to City Council to met AR 2.23 Section 5 Waiting Requirement 2.



COUNCIL COMMUNICATION

CC #: 3551

File #: 0400-02 & 0400-04-17-2

Title: Infill Parcel 198 (100 Stonehouse Court) WellSpace Health - Rezone

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

Meeting Date: 10/2/2024

Item #: 8.1.

RECOMMENDATION TO COUNCIL

At the August 8, 2024 Planning Commission meeting, the Planning Commission recommended the City Council take the following actions on the project:

1. Consider the WellSpace Health Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
2. Adopt two (2) findings of fact and introduce for first reading an ordinance approving the Rezone.

BACKGROUND

The project site is located on a 1.56-acre parcel within Parcel 198 of the City's Infill area at the southeast corner of Stonehouse Court and Taylor Road (see Attachment 1). The site is bounded by Stonehouse Court to the north, a vacant parcel to the east, an automotive use to the south, and a 0.50-acre landscape strip to the west. The site has a zoning designation of Industrial/Business Park (MP) and a land use designation of Community Commercial (CC). On January 20, 1983, the Project Review Commission approved a Site Review Permit (SR 82-50) to allow Placer County Welfare to develop a 15,998 square foot, single-story office for social services-type uses. The building was subsequently occupied by a church use until 2023. The building is now vacant. The applicant's request is to amend the zoning designation of approximately 1.56-acres of Infill Parcel 198 from MP to Community Commercial/Special Area (CC/SA) to allow medical services with approval of a Conditional Use Permit (CUP).

Associated with this request was a CUP, Design Review Permit Modification (DRPMOD), and an Administrative Permit (AP), which the Planning Commission unanimously approved at their August 8, 2024 meeting. The DRPMOD would allow WellSpace Health to modify the exterior of the existing building and add site accessibility improvements. The AP would allow a parking reduction of six (6) spaces to allow the medical office use.

Summary Evaluation

The existing General Plan land use designation of the property is CC, and the existing zoning designation of the property is MP. The project site is not within a specific plan area and medical services are not an allowed use in the MP zone. The applicant proposes to change the zoning designation of the parcel from MP to CC/SA to allow WellSpace Health Placer Community Health

Center to operate a medical clinic on the site with the approval of a CUP (see Attachment 2 for a proposed list of allowable uses in the proposed CC/SA zone).

The proposed zone change is consistent with the General Plan land use for the site. The City of Roseville General Plan provides a list of compatible “Implementing Zones” for each land use designation (General Plan Table II-10), which establishes what zoning designations are considered compatible with the applicable General Plan land use designation. The CC zone district is considered one of the implementing zones for the CC land use; however, the MP zone is also compatible with the Light Industrial (LI), General Industrial (IND), or the Tech/Business Park (T/BP) land use designations. According to Section 19.14.010 of the Zoning Ordinance, the MP zone is intended to “designate areas appropriate for the development of a mixture of light industrial, office and commercial land uses”. In comparison, the CC zone is intended to “serve the principal retail shopping needs of the entire community by providing areas for shopping centers, and other retail and service uses.” The proposed CC/SA zoning designation of the project site will be consistent with the City’s General Plan.

The project site is located in an area along Taylor Road with a range of uses from typical commercial (e.g., restaurant), to more intense commercial (e.g., RV sales and repair), to heavy commercial/light industrial (e.g., autobody repair and paint). The existing surrounding uses are either principally permitted (e.g., restaurant), or conditionally permitted (e.g., RV sales and autobody repair/painting) in the CC zone. Rezoning the project site to CC/SA in order to allow for medical services will be compatible with the existing surrounding uses and not infringe on the ability of these uses to operate in the future. Staff have also analyzed other allowable uses in the MP zone and determined that the proposed medical services use will be compatible and not infringe on the ability of adjacent property owners to develop their properties consistent with the MP zone in the future. The proposed rezone will not be detrimental to public health, safety or welfare.

Summary of Planning Commission Meeting

The project was heard by the City’s Planning Commission on August 8, 2024. The applicant addressed the Commission, spoke in favor of the project, and requested approval by the Commission. No public testimony was received at the hearing. The Planning Commission unanimously voted to adopt the WellSpace Health Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve the CUP, DRPMOD, and AP entitlements, as well as recommend that the City Council approve the requested Rezone.

Public Outreach

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)’s website.

Notices of both the Planning Commission hearing and the City Council hearing were published in the Roseville Press Tribune and on the RCONA website, and mailed to all property owners and residents within a 300 foot radius of the project site. As of the writing of this report, staff has not received any public comments regarding the project.

FISCAL IMPACT

Application costs were borne by the applicant, and the project is required to pay all applicable impact fees. The project is not anticipated to result in negative impacts on the City's General Fund. In fact, the beneficial reuse of the facility as a medical use is expected to have a positive fiscal impact to the City.

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 20-day public comment period, which began on July 17, 2024 and ended on August 6, 2024. The document analyzed the potential for environmental impacts due to project implementation and determined that potentially significant impacts related to Tribal Cultural Resources could be reduced to less than significant levels with mitigation. Prior to approval of the Conditional Use Permit, Design Review Permit Modification, and Administrative Permit entitlements, the Planning Commission adopted the IS/MND. The Planning Commission report and all exhibits are included in Attachment 2.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Escarlet Mar, Associate Planner

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Attachment 1 – Vicinity Map

Attachment 2 - PC Staff Report

Exhibit A - Rezone Exhibit

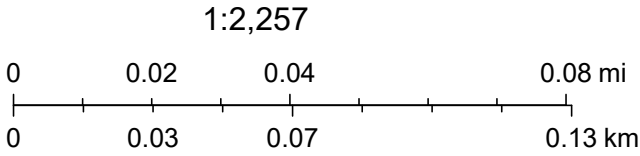
Ordinance No.



8/22/2024, 4:07:45 PM

Placer Parcel

- <all other values>
- Roseville
- Roseville Parcel



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Planning Division Staff Report
Planning Commission Meeting

August 8, 2024

Prepared by: Escarlet Mar, Associate Planner

ITEM 6.1: **Rezone, Conditional Use Permit, Design Review Permit Modification, and Administrative Permit – 100 Stonehouse Court – INFILL PCL 198 – WellSpace Health – File #PL24-0330**

REQUEST

The project is a request for a rezone of the 1.56-acre property from Industrial/Business Park to Community Commercial/Special Area to allow medical services with approval of a Conditional Use Permit. The project also includes a Conditional Use Permit, to allow WellSpace Health to operate a medical clinic on the site, a Design Review Permit Modification to modify the exterior of the building and add site accessibility improvements. An Administrative Permit for a parking reduction of six (6) spaces to allow the medical office use is also requested.

Applicant – Andi Panagopoulos, Cunningham Engineering
 Property Owner – Jonathan Porteus, PhD, WellSpace Health

SUMMARY RECOMMENDATION

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

1. Adopt the WellSpace Health Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
3. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval;
4. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to six (6) conditions of approval; and
5. Adopt the three (3) findings of fact and approve the Administrative Permit subject to four (4) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located on Parcel 198 within the City's Infill area at the southeast corner of Stonehouse Court and Taylor Road. The site has a zoning designation of Industrial/Business Park (MP) and a land use designation of Community Commercial (CC). On January 20, 1983, the Project Review Commission approved a Site Review Permit (SR 82-50) to allow Placer County Welfare to develop a 15,998 square foot, single-story office building and associated parking, landscaping, and lighting. The purpose of the office building was to house the Placer County Welfare and Mental Health Departments. In August 2011 the Planning Commission approved a Conditional Use Permit (CUP) to allow a Community Assembly use to locate within the existing office building (file #2011PL-053). The church subsequently modified the building to accommodate the assembly use in 2013 and occupied the property until 2020. The Yugoslavian 7th Day Adventist Church was the most recent tenant until 2023. The building is currently vacant.

PROJECT DESCRIPTION

The proposed project is a request for a rezone of the 1.56-acre property from MP to Community Commercial/Special Area (CC/SA) to allow medical services with approval of a CUP. The project also includes a CUP, to allow WellSpace Health Placer Community Health Center to operate a medical clinic on the site. In addition, the applicant requests a Design Review Permit Modification (DRPMOD) to modify the exterior of the building and site accessibility improvements, and an Administrative Permit (AP) for a parking reduction of six (6) spaces to allow the medical office use.



EVALUATION – REZONE

Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment's consistency with:

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

The existing General Plan land use designation of the property is CC, and the existing zoning designation of the property is MP. The project site is not within a Specific Plan area. Medical Services are not an allowed use in the MP zone. The applicant proposes to change the zoning designation of the parcel from MP to CC/SA to allow WellSpace Health Placer Community Health Center to operate a medical clinic on the site with the approval of a CUP (see Exhibit B for a list of allowable uses in the proposed CC/SA zone).

The proposed zone change is consistent with the General Plan land use for the site (Exhibit C). The City of Roseville General Plan provides a list of compatible "Implementing Zones" for each land use designation (General Plan Table II-10), which establishes what zoning designations are considered compatible with the applicable General Plan land use designation. The CC zone district is considered implementing zones for the CC land use; however, the MP zone is compatible with the Light Industrial (LI), General Industrial (IND), or the Tech/Business Park (T/BP) land use designation. According to Section 19.14.010 of the Zoning Ordinance, the MP zone is intended to "designate areas appropriate for the development of a mixture of light industrial, office and commercial land uses". In comparison, the CC zone is intended to "serve the principal retail shopping needs of the entire community by providing areas for shopping centers, and other retail and service uses." The proposed CC/SA zoning designation of the project site will be consistent with the City's General Plan.

The project site is located in an area along Taylor Road with a range of uses from typical commercial (e.g. restaurant), to more intense commercial (e.g. RV sales and repair), to heavy commercial/light industrial (e.g. autobody repair and paint). The existing surrounding uses are either principally permitted (e.g. restaurant), or conditionally permitted (e.g. RV sales and autobody repair/painting) in the CC zone. Rezoning the project site to CC/SA in order to allow for medical services will be compatible with the existing surrounding uses and not infringe on the ability of these uses to operate in the future. Staff have

also analyzed other allowable uses in the MP zone and determined that the proposed medical services use will be compatible and not infringe on the ability of adjacent property owners to develop their properties consistent with the MP zone in the future. The proposed rezone will not be detrimental to public health, safety or welfare.

EVALUATION – CONDITIONAL USE PERMIT

The evaluation of the CUP will focus on the compatibility of the medical services with the surrounding land uses. The CUP allows the City to place operational conditions on the use which may be modified by the Planning Commission. Section 19.78.60 of the City of Roseville Zoning Ordinance requires that three findings be made to approve a CUP. The three findings are listed below in bold, italicized text and are followed by an evaluation in relation to each finding.

1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan.

The land use designation for the subject property is CC. The purpose of the CC land use category is to provide a broader range of goods and services to an expanded service area. Primary uses within the CC land use category include retail stores and businesses selling a full range of goods and services. The project is located within an Infill area of the City and is not subject to a Specific Plan; therefore, this evaluation is based on the General Plan land use designation. The Zoning Ordinance states that General Medical Services are permitted in the CC zone, however, a Special Area overlay (SA) zone is proposed to allow medical services with approval of a CUP. The CUP will ensure the proposed use is compatible with the uses in the surrounding MP zone. Based on the General Plan definition for CC land use and the Zoning Ordinance provisions, the proposed project is consistent with the land use designation with approval of the required CUP.

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

The property has a zoning designation of MP. Medical services are not an allowed use within the MP zoning district. However, the proposed CC/SA zoning would allow medical services with approval of a CUP. The CUP allows the Planning Commission the opportunity to review the project's compatibility with uses in the project area. The proposed use will be contained within an existing building, therefore, the Zoning Ordinance standards related to building height and setbacks are not applicable. However, the use will be subject to the Zoning Ordinance parking standards. A General Medical Service use requires 1 space per 150 sq. ft. of floor area. WellSpace Health proposes to occupy 15,726 square-feet of the existing church building for medical services (e.g., dental and medical offices). Based on the proposed floor plan the project requires a total of 105 parking stalls. The site is short six (6) parking stalls, therefore, the applicant proposes a parking reduction of six (6) spaces to allow the medical office use. A more detailed evaluation of the parking reduction is provided below.

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

The project site is within the City's Infill area and is surrounded by urban uses. WellSpace proposes to occupy the existing 15,726-square-foot building and make exterior and interior modifications. The site is developed with an existing office building which was previously occupied by a religious institution, Yugoslavian 7th Day Adventist Church, up until 2023. Prior to Yugoslavian 7th Day Adventist Church, the building was occupied by Placer County Welfare and Mental Health Department. The original user of the building occupied the space from approximately 1982 until 2013, during that time no complaints were received, or issues raised by the surrounding commercial tenants and/or residences nearby. The project site is located at the end of Stonehouse Court. Stonehouse Court is a public street currently only being

used by the project site. It is anticipated that the future tenant of the northern parcel will also use Stonehouse Court as a main road for their business, however, future driveways will be determined by the site design of the future project. Currently, the only vehicular access into the project site is off Stonehouse Court. Based on the location of the current project site and its distance from the closest residence (approximately 500-feet across Union Pacific Railroad tracks), staff does not anticipate the new user to have any impacts to the surrounding area since the proposed use is similar to the original tenant of the building.

As described in Attachment 1 (Operations Plan & Parking Reduction), WellSpace proposes to operate Monday through Friday from 8:30 am to 5:30 pm, which differs from the hours of operation from the previous tenant. The facility will operate similar to a medical office building with a consistent and steady parking demand throughout the day. Whereas the previous tenant used the facility throughout the week, but most of their parking demand occurred on the weekends, specifically during their morning worship services. Given that the proposed use is within an enclosed building, and the business will only be conducted during daytime hours, Staff does not anticipate any impacts to surrounding businesses. Therefore, staff is confident the use will not be materially detrimental to the health, safety, or welfare of persons in the area.

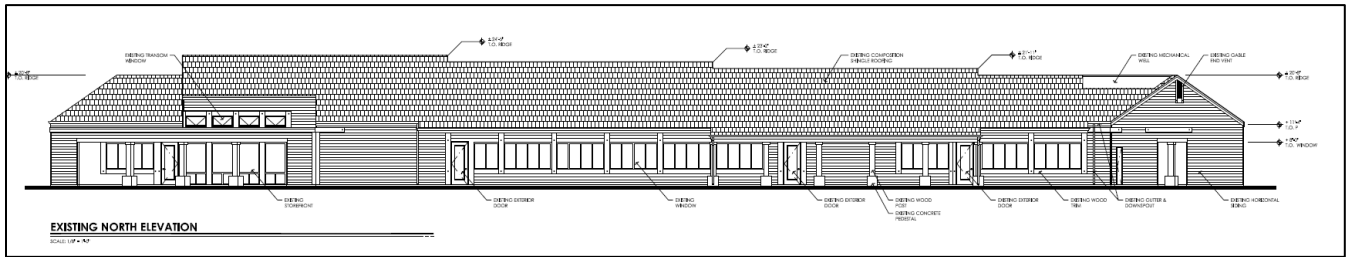
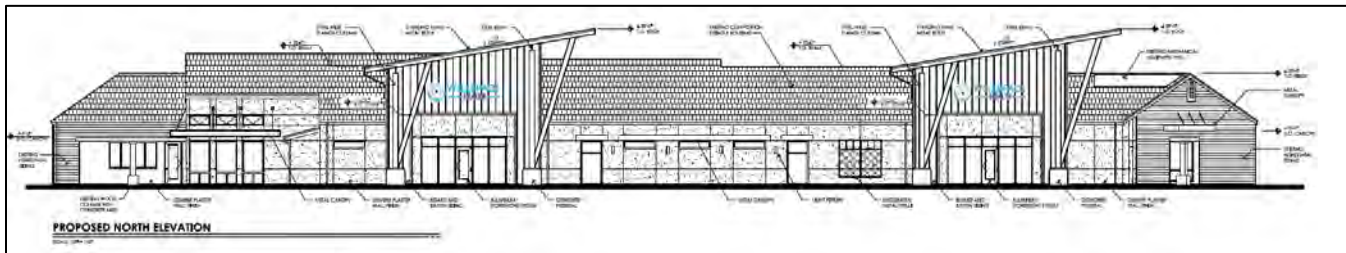
EVALUATION – DESIGN REVIEW PERMIT MODIFICATION

The evaluation of the Design Review Permit Modification has been based on the applicable development and design standards within the City's Zoning Ordinance, the General Plan, and the City's Community Design Guidelines. Section 19.78.060(J) of the Zoning Ordinance requires two findings of fact be made in order to approve a Design Review Permit Modification. The required findings are listed below in **italicized, bold print** and are followed by an evaluation.

- 1. The proposed modification is substantially consistent with the intent of the original approval.***
- 2. The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, and the applicable Community Design Guidelines***

The evaluation of the Design Review Permit Modification has been based on the original approval and the applicable development and design standards within the City's Zoning Ordinance and the Community Design Guidelines (CDG). Staff reviewed the proposed project for consistency with all applicable standards and found the project to be consistent with the relevant requirements and guidelines. The proposed modifications are discussed and evaluated below.

Architecture: WellSpace proposes to modify the north building elevation by adding two (2) new main building entryways and modifying the roof to accommodate the entryways (Figure 2 & 3). The new entries will extend from the existing building but would not add additional square footage to the building floor plan. Façade improvements to the north building elevation include replacing the exterior finish with cement plaster and adding new awnings. Some existing windows are proposed for removal while additional doors are proposed throughout the facility to comply with Building Code requirements.

Figure 2: Existing North Building Elevation**Figure 3: Proposed North Building Elevation**

Site Plan: In addition to the proposed architectural modifications the applicant proposes site improvements to accommodate a new trash enclosure and other parking lot improvements. Site improvements include but are not limited to re-paving and re-stripping the parking stalls on the north and western sides of the existing building. The new parking stalls would meet the City's Zoning Ordinance standards and Community Design Guidelines for parking areas.

Per City standards a new trash enclosure is proposed at the southeast corner of the site. The new trash enclosure design, location and access complies with the specifications established by the City's Improvement Standards and was reviewed by the City's Engineering Division. Further, the enclosure materials and colors will match the existing trash enclosure colors and materials.

Finally, the applicant proposes adding new drought tolerant/low water use shrubs and ground cover to comply with the Water Efficient Landscape Ordinance (WELO) throughout the site. Due to the minimal site improvements proposed with this project, the applicant found that only 43% of the parking lot would be shaded with the existing tree canopy and the new proposed landscape improvements. As mentioned above the existing building and parking lot was approved by the City in 1983, and at that time met all the development standards. In addition, there is an existing power line corridor which traverses the western property line. The existing easement will not permit trees to be planted within this area. Given these constraints and the fact the applicant is adding additional trees where permitted, Staff finds the proposed landscape plan acceptable.

In summary, the proposed modifications are in substantial compliance with the intent of the original approval, and the modifications comply with the applicable goals, policies, and objectives of the Zoning Ordinance, the General Plan, and the CDG. As such, staff supports the project modifications as outlined above.

EVALUATION – ADMINISTRATIVE PERMIT FOR A PARKING REDUCTION

Section 19.26.030(C)(3) of the City of Roseville Zoning Ordinance contains provisions for requesting and evaluating parking reductions. It states that when an application for a parking reduction is filed, the applicant has the burden of proof for providing documentation substantiating the request. Reduced

parking shall only be approved by the Approving Authority if two (2) criteria can be met. The required criteria are listed below in italics and are followed by an evaluation.

- a) *Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards are excessive and the proposed parking standards are appropriate; and*

As previously mentioned above, a General Medical Service use requires 1 space per 150 sq. ft. of floor area. WellSpace Health proposes to occupy 15,726 square-feet of the existing office building for medical services (e.g., dental and medical offices). Based on the proposed floor plan the project requires a total of 105 parking stalls. The project site is short six (6) parking stalls. However, according to the business operation plan (Attachment 1), the facility will include primary care, obstetrics, dental, and behavioral health services Monday through Friday between the hours of 8:30 am and 5:30 pm. The facility will employ approximately 50 employees daily and patient visits will average 150 per day. Due to the types of services being provided throughout the day, the staggering of appointments, and virtual appointments, it is not anticipated that a shortage of parking will occur throughout the day. WellSpace Health anticipates that during peak demand (i.e., opening, lunch, closing), up to 30 patients may be served per hour. Minimal impact is anticipated at the project site due to the ample parking provided on-site and the number of staff and visitors predicted to utilize the facility.

The Operation Plan & Parking Reduction outlines the proposed hours of operation and the number of patients to be seen during peak demand. Based on other facilities throughout the region, WellSpace forecasts that 150 patient visits per day will occur at the project site. It is anticipated during most operating hours approximately 10-12 patients are served per hour in-person or virtually via telehealth. Similarly, WellSpace Health has found through their other facilities that many of its patrons use alternative modes of transportation (i.e. bus service, carpool, or Dial-a-Ride), which would reduce the number of parking spaces being occupied throughout the day. Should parking become an issue the applicant has also noted that additional parking spaces are available along Stonehouse Court.

- b) *Overflow parking will not impact any adjacent use.*

As previously mentioned, the site is located at the end of Stonehouse Court which dead ends at the vacant MP parcel located at 2024 Taylor Road. Due to the site's location Staff does not anticipate any overflow parking to encroach within the adjacent commercial business to the south of the project site. Should parking become an issue, additional parking is available along Stonehouse Court. Based on the analysis above and the provided documentation substantiating the parking reduction Staff does not anticipate parking to become an issue.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on July 26, 2024, and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

As required by the California Environmental Quality Act (CEQA), the City of Roseville, acting as Lead Agency, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) to evaluate the environmental effects of the project. The document was released for a 20-day public comment period, which began on July 17, 2024 and ends on August 6, 2024. The document analyzed the potential for environmental

impacts due to project implementation and determined that potentially significant impacts related to 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 **WellSpace Health Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program**;
2. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
3. Adopt the three (3) findings of fact and approve the **CONDITIONAL USE PERMIT – 100 STONEHOUSE COURT – INFILL PCL 198 – WELLSPACE HEALTH – FILE #PL24-0330** subject to five (5) conditions of approval;
4. Adopt the two (2) findings of fact and approve the **DESIGN REVIEW PERMIT MODIFICATION – 100 STONEHOUSE COURT – INFILL PCL 198 – WELLSPACE HEALTH – FILE #PL24-0330** subject to six (6) conditions of approval; and
5. Adopt the three (3) findings of fact and approve the **ADMINISTRATIVE PERMIT – 100 STONEHOUSE COURT – INFILL PCL 198 – WELLSPACE HEALTH – FILE #PL24-0330** subject to four (4) conditions of approval.

CONDITIONS OF APPROVAL FOR A CONDITIONAL USE PERMIT, FILE #24-0330

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from **August 8, 2024** and if not effectuated shall expire on **August 8, 2026**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **August 8, 2027**. (Planning)
2. The Conditional Use Permit shall not be deemed approved until the actions on the Rezone are approved and become effective. (Planning)
3. The project is approved as identified and described in Attachment 1, and as conditioned or modified below. Any modifications to the operation plan (Attachment 1) shall require approval of a Conditional Use Permit Modification. (Planning)
4. The business hours of operation shall be limited to 8:30 am to 5:30 pm Monday through Friday. (Planning)
5. A building permit must be issued by the City's Building Division prior to commencement of any interior building improvements and occupancy of the building. (Building)

CONDITIONS OF APPROVAL FOR A DESIGN REVIEW PERMIT MODIFICATION, FILE #24-0330

1. This Design Review Permit modification approval shall be effectuated within a period of two (2) years from **August 8, 2024** and if not effectuated shall expire on **August 8, 2026**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **August 8, 2027**. (Planning)

2. The Design Review Permit Modification shall not be deemed approved until the actions on the Rezone are approved and become effective. (Planning)
3. The project is approved as shown in Exhibits D and as conditioned or modified below. (Planning)
4. The project is subject to the previously approved conditions of approval for the Placer County Welfare Building file SR 82-50, except as conditioned or modified below. (Planning)
5. The project shall comply with all required environmental mitigation identified in the WellSpace Health Initial Study/Mitigated Negative Declaration (included as Exhibit A) and shall include all applicable mitigation measures as notes on the grading plans. (Planning)
6. 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)

CONDITIONS OF APPROVAL FOR THE ADMINISTRATIVE PERMIT, FILE #24-0330

1. This Administrative Permit for a reduction of six (6) spaces is approved based on the proposed business operation as described in Attachment 1, and as conditioned below. Should the use vacate the space or modify operations, the parking reduction will no longer be valid. (Planning)
2. This Administrative Permit approval shall be effectuated within a period of two (2) years from **August 8, 2024** and if not effectuated shall expire on **August 8, 2026**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
3. The Administrative Permit shall not be deemed approved until the actions on the Rezone are approved and become effective. (Planning)
4. The applicant shall submit plans to the Building Division and secure a building permit for any proposed tenant improvements. (Building)

ATTACHMENTS

1. WellSpace Health Operation Plan & Parking Reduction

EXHIBITS

- A. WellSpace Health Initial Study/Mitigated Negative Declaration
- B. Community Commercial/Special Area Use Table
- C. Rezone exhibit
- D. Plans

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



March 6, 2024

Department of Development Services
City of Roseville
311 Vernon St.
Roseville, CA 95678

Re: Operational Statement for Proposed Medical and Dental Office Building

Site Details: Existing 16,128 sqft. building

Project Address: 100 Stonehouse Court

APN: 015-162-006

Property Size: 1.69AC/73,669 sqft.

General Plan: CC Community Commercial

Current Zoning: MP Industrial/Business Park

Proposed Zoning: SA Special Area

Current Use: Church (Tenant/Lease)

Proposed Use: Medical and Dental Office

Project Description

The proposed project consists of the interior and exterior remodeling of the existing building. This facility will include primary care, obstetrics, dental, and behavioral health services. No patients will be rendered unconscious or sedated at any time and all services will be outpatient only.

The facility will employ approximately 50 employees daily and patient visits will average 150 per day. Hours of Operation – Monday through Friday from 8:30 am – 5:30 pm.

The number of patients served in any given hour will be impacted by service type, service intensity, and patient scheduling demands. Through WellSpace Health's operation of 30+ centers throughout the region, it has forecasted 150 visits per day with variance between peak demand and regular demand. WellSpace anticipates approximately 5 hours per day of regular demand, where 10-20 patients are served per hour in-person with additional patients served virtually via telehealth. During peak demand (Opening, Lunch, Closing), up to 30 patients may be served per hour. WellSpace does not anticipate serving more than 30 patients at a time during any given hour of the day.

It is anticipated that patients, the vast majority of whom live at or below the federal poverty line, will access care via multi-modal transportation, including private vehicle, public transit, and walking/biking.

For patients accessing care via public transit, the project is located .7 miles from Roseville Transit's Local Route B, Bus Stop 17, located at E. Roseville Pkwy. at Taylor Road. Local Route B operates Monday–Friday with service every 30 minutes, 6:10 a.m. – 6:40 p.m., and hourly thereafter until 9:43 p.m., all of which are within the projects operating hours. From Bus Stop 17, its a 15-minute walk or 4 minute bike ride (all Roseville Transit buses accommodate two bikes) down Taylor Road to the project site at 100 Stonehouse Court. For patients who require a more direct public transit option, Roseville Transit offers Arrow, an on-demand direct service public transit offering for as little as \$2.50 per ride within the city limits. Arrow vehicles are ADA equipped and also serve as Paratransit vehicles.

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 198 – WellSpace Health; File #PL24-0330

Project Address: 100 Stonehouse Court, Roseville, CA 95678 (APN 015-162-006-000)

Project Applicant: Andi Panagopoulos, Cunningham Engineering

Project Owner: Jonathan Porteus, PhD, WellSpace Health

Project Planner: Escarlet Mar, Associate Planner

Project Description: The proposed project is a request for a rezone of the 1.56-acre property from Industrial/Business Park to Community Commercial/Special Area to allow medical services with approval of a Conditional Use Permit (CUP). The project also includes a CUP, to allow WellSpace Health Placer Community Health Center to operate a medical clinic on the site, a Design Review Permit Modification (DRPMOD) to modify the exterior of the building and site accessibility improvements, and an Administrative Permit (AP) for a parking reduction of six (6) spaces to allow the medical office use.

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 **July 17, 2024** and ends on **August 6, 2024**. The Mitigated Negative Declaration may be reviewed online at: <https://www.roseville.ca.us/environmentaldocuments> (under Private Development Projects).

Written comments on the adequacy of the Mitigated Negative Declaration may be submitted to Escarlet Mar, Associate Planner at emar@roseville.ca.us or in person at 311 Vernon Street, Roseville, CA 95678 (Monday—Friday, 8 a.m. to 4 p.m.), and must be received no later than 5:00 pm on August 6, 2024.

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

Mike Isom
Development Services Director

Dated: July 15, 2024

Publish: July 17, 2024

MITIGATED NEGATIVE DECLARATION

Project Title/File Number: INFILL PCL 198 – WellSpace Health; File #PL24-0330
Project Location: 100 Stonehouse Court, Roseville, Placer County, CA 95678 (APN 015-162-006-000)
Project Applicant: Andi Panagopoulos, Cunningham Engineering; (916) 455-2026; 2120 20th Street, Suite 3, Sacramento CA 95818
Property Owner: Jonathan Porteus, PhD, WellSpace Health; (916) 469-4690; 1500 Expo Parkway, Sacramento CA 95815
Lead Agency Contact Person: Escarlet Mar, Associate Planner - City of Roseville; (916) 774-5247
Date: July 17, 2024

Project Description:

The proposed project is a request for a rezone of the 1.56-acre property from Industrial/Business Park to Community Commercial/Special Area to allow medical services with approval of a Conditional Use Permit (CUP). The project also includes a CUP, to allow WellSpace Health Placer Community Health Center to operate a medical clinic on the site, a Design Review Permit Modification to modify the exterior of the building and site accessibility improvements, and an Administrative Permit for a parking reduction of six (6) spaces to allow the medical office use.

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 198 – WellSpace Health; File #PL24-0330
Project Location:	100 Stonehouse Court, Roseville, Placer County, CA 95678 (APN 015-162-006-000)
Project Description:	The proposed project is a request for a rezone of the 1.56-acre property from Industrial/Business Park (MP) to Community Commercial/Special Area (CC/SA) to allow medical services with approval of a Conditional Use Permit (CUP). The project also includes a CUP, to allow WellSpace Health Placer Community Health Center to operate a medical clinic on the site, a Design Review Permit Modification (DRPMOD) to modify the exterior of the building and site accessibility improvements, and an Administrative Permit (AP) for a parking reduction of six (6) spaces to allow the medical office use.
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This initial study has been prepared to identify and assess the anticipated environmental impacts of the above described project application. The document relies on the approved 2035 General Plan Environmental Impact Report (GP EIR), which analyzed the impacts of full buildout of the City's General Plan land uses and implementation of its policies consistent with the General Plan. Where documents were submitted by consultants working for the applicant, City staff reviewed such documents in order to determine whether, based on their own professional judgment and expertise, staff found such documents to be credible and persuasive. Staff has only relied on documents that reflect their independent judgment, and has not accepted at face value representations made by consultants for the applicant.

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

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

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PROJECT DESCRIPTION

Project Location

The project site is located on Parcel 198 of the City's Infill area (see Figure 1). The property is 1.56 acres and has an address of 100 Stonehouse Court (APN 015-162-006-000).

Figure 1: Project Site



Background

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	Industrial/Business Park (MP)	Community Commercial (CC)	Church
North	MP	CC	Vacant
South	MP	CC	Automotive repair
East	MP	CC	Vacant
West	General Industrial (M2)	Industrial (IND)	Union Pacific Railroad

Environmental Setting

The site is currently developed with a 15,998 square foot building occupied by a religious institution. The site has a zoning designation of Industrial/Business Park (MP) and a General Plan land use designation of Community Commercial (CC). The project site is within the City's Infill area and is surrounded by urban uses, has no value as habitat for endangered, rare or threatened species as the site has been previously graded and disturbed, and the site is currently served by all required utilities and public services. The site is bounded by Stonehouse Court to the north, a vacant parcel to the east, an automotive use to the south, and a 0.50-acre landscape strip to the west. The site is developed with an existing building, surface parking, lighting, and landscaping improvements. Curb and gutter improvements exist along the northern perimeter of the site. Sidewalks are fully constructed along Stonehouse Court.

Proposed Project

The proposed project (Project) is a request for a rezone of the 1.56-acre property from MP to Community Commercial/Special Area (CC/SA) to allow medical services with approval of a Conditional Use Permit (CUP). The project also includes a CUP to allow WellSpace Health Placer Community Health Center to operate a medical clinic on the site, a Design Review Permit Modification to modify the exterior of the building and site accessibility improvements, and an Administrative Permit for a parking reduction of six (6) spaces to allow the medical office use.

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 (<https://www.roseville.ca.us/cms/one.aspx?portalId=7964922&pageId=8774544>)

Pursuant to CEQA Guidelines Section 15183, any project which is consistent with the development densities established by zoning, a Community Plan, or a General Plan for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The 2035 General Plan Update EIR (General Plan EIR) updated all Citywide analyses, including for vehicle miles traveled, greenhouse gas emissions, water supply, water treatment, wastewater treatment, and waste disposal. The proposed project is consistent with the adopted land use designations examined within the environmental 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 Project is located in an urbanized setting within an industrial zoned area of the City. Public views of the Project site are from Taylor Road, Stonehouse Court, and Interstate 80.

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	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

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

d) The project involves nighttime lighting to provide for the security and safety of project users. However, the project is already located within an urbanized setting with many existing lighting sources. Lighting is conditioned

to comply with City standards (i.e. CDG) to limit the height of light standards and to require cut-off lenses and glare shields to minimize light and glare impacts. The project will not create a new source of substantial light. None of the project elements are highly reflective, and thus the project will not contribute to an increased source of glare.

II. Agricultural & Forestry Resources

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

Would the project:

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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 (NOX, 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 NOX emissions that exceed 55 lbs/day. Typically, NOX emissions are substantially higher than ROG and PM10; therefore, it can be assumed that projects that do not exceed the NOX 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 currently developed with an existing commercial building approximately 15,998 square-feet in size with surface parking, landscaping, and lighting improvements. The Project includes minor changes to the building façade and building entry, a new trash enclosure, and re-paving and re-striping of the existing parking stalls on the north and western sides of the building. No off-site or frontage improvements are proposed with the Project. The Project consists of the interior remodel of the existing 15,998-square-foot commercial building, which is well below PCAPCD's modeled example. Given the Project's small size and no additional square-footage, the project is not expected to result in construction or operational emissions that would exceed the district's thresholds for significance.

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 land uses 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.

d) 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.

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
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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

IV. Biological Resources

The Project is an infill development within an urban area of the City of Roseville. The site has been graded and paved, with existing landscaping, parking, and lighting improvements. Additionally, the site is developed with an existing 15,998 square-foot building.

Would the project:

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 site is within an urban area of the City and is developed with an existing commercial building. The site has been graded, paved with a parking area, and has landscape areas and sidewalk installed. No wetland or riparian habitat exists on the project site. No special status species are known to exist within the project area.

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) No oak trees will be removed as a part of the proposed project, and no other conflicts with City policy adopted for the purpose of mitigating environmental effects have been identified. There is no impact.

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

V. Cultural Resources

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Pursuant to the CEQA Guidelines, if it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts to be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Section 21083.2 (a), (b), and (c)). A *historical resource* is a resource listed, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR)

(Section 21084.1); a resource included in a local register of historical resources (Section 15064.5(a)(2)); or any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant (Section 15064.5 (a)(3)). Public Resources Code Section 5024.1 requires evaluation of historical resources to determine their eligibility for listing on the CRHR.

Discussion of Checklist Answers:

a–b and d) No cultural resources are known to exist on the Project site since the site has already experienced ground disturbance; 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. With mitigation, project-specific impacts are less than significant.

c) No paleontological resources are known to exist on the project; 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. With mitigation; project-specific impacts are less than significant.

VI. Energy

Would the project:

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

Thresholds of Significance and Regulatory Setting:

Established in 2002, California's Renewable Portfolio Standard (RPS) currently requires that 33 percent of electricity retail sales be served by renewable energy resources by 2020, and 50 percent by 2030. The City published a Renewables Portfolio Standard Procurement Plan in June 2018, and continues to comply with the RPS reporting and requirements and standards. There are no numeric significance thresholds to define "wasteful, inefficient, or unnecessary" energy consumption, and therefore significance is based on CEQA Guidelines checklist items a and b, above, and by the use of expert judgment supported by facts, relying on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to energy. The analysis considers compliance with regulations and standards, project design as it relates to energy use (including transportation energy), whether the project will result in a substantial unplanned demand on the City's energy resources, and whether the project will impede the ability of the City to meet the RPS standards.

Discussion of Checklist Answers:

a & b) Roseville Electric provided an estimate energy usage for the Project, based on data from a similar use. The total annual kilowatt hour (kWh) use for the site is approximately 155,520 kWh, with an average monthly usage of 12,960 kWh. 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 CC land use designation in the General Plan, as the project is not located within a Specific Plan area. The General Plan EIR included assessment of energy impacts for the entire City. 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:				

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

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

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

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

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

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.

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

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 Cometa-Ramona sandy loams, 1 to 5 percent slopes, which are not listed as geologically unstable or sensitive.

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

VIII. Greenhouse Gases

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

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

statewide 2030 target is 260 million metric tons. The Scoping Plan recommends an efficiency target approach for local governments for 2030 and 2050 target years.

The Placer County Air Pollution Control District (PCAPCD) recommends that thresholds of significance for GHG be related to statewide reduction goals and has adopted thresholds of significance which take into account the 2030 reduction target. The thresholds include a de minimis and a bright-line maximum threshold, as well as residential and non-residential efficiency thresholds. However, the City developed its own thresholds as part of the 2035 General Plan Update project approved in July 2020. The justification for the City's thresholds is contained within the General Plan EIR. The thresholds were developed based on statewide emissions data adjusted for relevant local conditions and land uses. The significance thresholds are shown in Table 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) 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 the 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 is a request for a rezone of the 1.56-acre property from MP to CC/SA to allow medical services with approval of a CUP. The project also includes a CUP to allow WellSpace Health Placer Community Health Center to operate a medical clinic on the site within an existing 15,998-square-foot building. While the Project requires a rezone, the existing land use designation is CC, which is designated for commercial uses such as a medical clinic. As further discussed and evaluated in Section XVII (Transportation) of this Initial Study, the project is considered a locally-serving use that does not include any unique characteristics that would draw regional traffic, or would prompt longer trips. The project is presumed to have a less than significant impact to the transportation system on the basis of project-generated VMT. Additionally, 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 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 build out would exceed the City's threshold of 2.25 MT CO₂e per service population and that the effect was cumulatively 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 General Plan 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 General Plan EIR; therefore, impacts are less than significant.

IX. Hazards and Hazardous Materials

No hazardous sites or potential for hazardous materials have been identified within 1000 feet of the project site, as indicated by a search of the State of California's Envirostor database (<http://www.envirostor.dtsc.ca.gov/public/>) on July 15, 2024. However, according to the California State Water Resources Control Board Geotracker website (<http://geotracker.waterboards.ca.gov/>), there is one (1) hazardous cleanup sites of record within 1,000 feet of the site. The site was a Leaking Underground Storage Tanks (LUST) cleanup site. The cleanup status of this site is complete, and the case has been closed.

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

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

Thresholds of Significance and Regulatory Setting:

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

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

disposed of properly to reduce human health risks. California regulations pertaining to hazardous waste management are published in the California Code of Regulations (see 8 CCR, 22 CCR, and 23 CCR).

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

Discussion of Checklist Answers:

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

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

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

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

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

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

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

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.

Would the project:

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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 criterion.

XI. Land Use and Planning

The site is within the City's Infill area and is currently developed with commercial building that is approximately 15,998-square-feet. The site has a zoning designation of MP and a land use designation of CC. The Project is bounded by Stonehouse Court to the north, a vacant parcel to the east, an automotive use to the south, and a 0.50-acre landscape strip to the west.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

b) The Project includes a Rezone to change the zoning from MP to CC/SA to be consistent with the land use designation and allow medical services. A medical office is conditionally compatible with the CC land use and zoning designation, and therefore requires a CUP. The CUP will place restrictions on the site operations, including hours of operation. 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 adjacent to Stonehouse Court to the north, which is not identified as a transportation noise source in the City's General Plan Noise Element. However, the Project site is located approximately 450 feet west of Highway 80 and approximately 750 feet northwest of Highway 65, which are both identified as transportation noise sources in the City's General Plan Noise Element. In the existing and future conditions, the 70 db Ldn contour line for both of these roadways covers the entire project site (City of Roseville General Plan 2035 Noise Element, Figures IX-1 and IX-2). Other uses within the vicinity of the site include retail and commercial uses, which generate low outdoor noise. The nearest sensitive receptor is the multi-family residential use located approximately 400 feet away to the west, across Union Pacific Railroad.

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; thus, 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 CC. The City of Roseville General Plan Table II-4 identifies the total number of residential units and population anticipated as a result of buildout of the City, and the Specific Plan likewise includes unit allocations and population projections for the Plan Area. Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The CEQA Guidelines identify several ways in which a project could have growth-inducing impacts (Public Resources Code Section 15126.2), either directly or indirectly. Growth-inducement may be the result of fostering economic growth, fostering population growth, providing new housing, or removing barriers to growth. Growth inducement may be detrimental, beneficial, or of no impact or significance under CEQA. An impact is

only deemed to occur when it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be shown that the growth will significantly affect the environment in some other way. The project is consistent with the land use designation of the site. Therefore, while the project in question will induce some level of growth, this growth was already identified and its effects disclosed and mitigated within the General Plan EIR. Therefore, the impact of the project is less than significant.

b) The Project site is developed with a commercial building and 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 and Roseville Joint 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 is a medical office, located on a parcel with a land use designation of CC. The nearest park facility, Apollo Dog Park, is approximately 0.25 miles to the northwest of the Project site.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The 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 Project site is located adjacent to Stonehouse Court. The Project frontage along Stonehouse Court is improved with sidewalks, curb, and gutter. Ingress and egress for the Project will be provided by the existing driveways on Stonehouse Court that will provide for full-turning movements.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Future projects consistent with the General Plan will not require further VMT analysis, pursuant to the tiering provisions of CEQA. For projects which are inconsistent, CEQA Guidelines Section 15064.3(b) allows lead agencies discretion to determine, in the context of a particular project, whether to rely on a qualitative analysis

or performance-based standards. CEQA Guidelines Section 15064.7(b) allows lead agencies the discretion to select their own thresholds and allow for differences in thresholds based on context.

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

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

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

No qualitative VMT analysis was conducted for the proposed project, as the development is consistent with the General Plan land use designation.

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, and no conflict were identified.

b) No qualitative VMT analysis was completed for the proposed project because it is consistent with the existing land use designation, is a local-serving commercial development, and will be constructed on an infill parcel. It is assumed (based on the thresholds of significance) that the proposed project will reduce VMT. Therefore, 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 project 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&b) The site is not listed on the California Register of Historical Resources, or on a local register of historical resources. Notice of the proposed project was mailed to tribes which had requested such notice pursuant to AB52. A request for consultation was received by the United Auburn Indian Community (UAIC). Per the tribe (verbatim), the 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 Tribe has a 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.

No on-site walkthrough was requested by UAIC. However, as per the tribe (verbatim), UAIC conducted background search for the identification of Tribal Cultural Resources for this project, which included a review of pertinent literature, historic maps, and a records search using UAIC's Tribal Historic Information System (THRIS). UAIC's THRIS database is composed of UAIC's areas of oral history, ethnographic history, and places of cultural and religious significance, including UAIC Sacred Lands that are submitted to the Native American Heritage Commission (NAHC). The THRIS resources shown in this region also include previously recorded indigenous resources identified through the California Historic Resources Information System Center (CHRIS) as well as historic resources and survey data. The UAIC subsequently closed consultation with incorporation of a standard unanticipated discoveries measure, **Mitigation Measure TCR-1**. The measure is 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: Unanticipated Discoveries

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

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

Treatment:

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

The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size is determined by the nature of the TCR and can range from small lock boxes to conex boxes.

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

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

If articulated or disarticulated human remains, or human remains in any state of decomposition or skeletal completeness are discovered during construction activities, the Placer County Coroner and the culturally affiliated Tribe shall be contacted immediately. Upon determination by the Placer County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.

XIX. Utilities and Service Systems

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	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The project is consistent with the land use of CC, and 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. Minor additional infrastructure will be constructed within the project site to tie the project into the major systems, but these facilities will be constructed in locations where site development is already occurring as part of the overall project; there are no additional substantial impacts specific or particular to the minor infrastructure improvements.

b) The City of Roseville 2020 Urban Water Management Plan (UWMP), adopted June 2021, estimates water demand and supply for the City through the year 2045, based on existing land use designations and population projections. In addition, the General Plan EIR estimates water demand and supply for ultimate General Plan buildout. The project is consistent with existing land use designations, and is therefore consistent with the assumptions of the UWMP and General Plan EIR. The UWMP indicates that existing water supply sources are sufficient to meet all normal years, and during single-dry and in certain multiple-dry years, water supply deficit may occur. The UWMP estimates a near-term (2025) demand of 51,585 acre-feet per year (AFY), and a long-term, buildout (2045) demand of 62,547 AFY. In normal years, supply exceeds demand by approximately 13,000 AFY in the near-term and by approximately 8,000 AFY at buildout. The UWMP establishes some water supply deficit during dry year scenarios, ranging from approximately 1,500 AFY to 5,000 AFY depending on the scenario, but establishes that mandatory water conservation measures and the use of groundwater to offset reductions in surface water supplies are sufficient to offset the deficit. The project, which is consistent with existing land use designations, would not require new or expanded water supply entitlements.

c) The proposed project would be served by the Dry Creek Wastewater Treatment Plant (DCWWTP). The Central Valley Regional Water Quality Control Board (RWQCB) regulates water quality and quantity of effluent discharged from the City's wastewater treatment facilities. The DCWWTP has the capacity to treat 18 million gallons per day (mgd) and is currently treating 8.9 mgd. The project is consistent with existing land use designations, which is how infrastructure capacity is planned. Therefore, the volume of wastewater generated by the proposed project could be accommodated by the facility; the proposed project will not contribute to an exceedance of applicable wastewater treatment requirements. The impact would be less than significant.

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

XX. Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Significance Criteria and Regulatory Setting:

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

Discussion of Checklist Answers:

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

ENVIRONMENTAL DETERMINATION:

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

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

Initial Study Prepared by:



Escarlet Mar, Associate Planner
City of Roseville, Development Services – Planning Division

Attachments:

1. Mitigation Monitoring and Reporting Program



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 198 – WellSpace Health; File #PL24-0330
Project Location:	100 Stonehouse Court, Roseville, Placer County, CA 95678 (APN 015-162-006-000)
Project Description:	The proposed project is a request for a rezone of the 1.56-acre property from Industrial/Business Park to Community Commercial/Special Area to allow medical services with approval of a Conditional Use Permit (CUP). The project also includes a CUP, to allow WellSpace Health Placer Community Health Center to operate a medical clinic on the site, a Design Review Permit Modification (DRPMOD) to modify the exterior of the building and site accessibility improvements, and an Administrative Permit (AP) for a parking reduction of six (6) spaces to allow the medical office use.
Environmental Document	Mitigated Negative Declaration
Project Applicant:	Andi Panagopoulos, Cunningham Engineering
Property Owner:	Jonathan Porteus, PhD, WellSpace Health
Lead Agency Contact Person:	Escarlet Mar, Associate Planner; Phone (916) 774-5247

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

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

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

TABLE OF MITIGATION MEASURES					
Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
Mitigation Measure TCR-1: Unanticipated Discoveries If any suspected TCRs, including but not limited to cultural features, midden/cultural soils, artifacts, exotic rock (non-native), shell, bone, shaped stones, or ash/charcoal are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist. A Tribal Representative shall be immediately notified and shall determine if the find is a TCR (PRC §21074) and will make recommendations for further evaluation and treatment as necessary. <u>Treatment:</u> The culturally affiliated Tribe shall consult to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe. The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size is determined by the nature of the TCR and can range from small lock boxes to connex boxes. The construction contractor(s) and agency shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe’s preferences, excavation of the reburial location, and assisting with the reburial, upon request. Work at the discovery location shall not resume until authorization is granted by the lead agency in coordination with the culturally affiliated Tribe. If articulated or disarticulated human remains, or human remains in any state of decomposition or skeletal completeness are discovered during construction activities, the Placer County Coroner and the culturally affiliated Tribe shall be contacted immediately. Upon determination by the Placer County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.	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	

**DEVELOPMENT SERVICES DEPARTMENT**

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

MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File #	INFILL PCL 198 – WellSpace Health; File #PL24-0330
Project Address	100 Stonehouse Court, Roseville, Placer County, CA 95678 (APN 015-162-006-000)
Property Owner	Jonathan Porteus, PhD, WellSpace Health
Planning Division Contact	Escarlet Mar, Associate Planner; Phone (916) 774-5247

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete

I HAVE ATTACHED THE FOLLOWING REQUIRED ITEMS:

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

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

Signature and Date_____
Print Name_____
Contact Number

MITIGATION VERIFICATION FORM

Mitigation Measure _____

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

INSTRUCTIONS

COVER SHEET:

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

EXAMPLE MITIGATION VERIFICATION SUBMITTAL COVER SHEET

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

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

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

MITIGATION VERIFICATION FORM:

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

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

EXAMPLE **MITIGATION VERIFICATION FORM**

Mitigation Measure MM3

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

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

PC EXHIBIT B

100 STONEHOUSE COURT – WELLSPACE HEALTH COMMERCIAL ZONE DISTRICTS PERMITTED USES FOR COMMUNITY COMMERCIAL WITH SPECIAL AREA OVERLAY (CC/SA)

Primary uses are permitted in commercial zones subject to the requirements of this title as designated below:

- A. Principally permitted use, designated as “P”;
- B. Conditionally permitted use, designated as “CUP”; and
- C. Administratively permitted use, designated as “A.”

100 STONEHOUSE COURT CC/SA PERMITTED USES	
	CC/SA
AGRICULTURAL AND OPEN SPACE USE TYPES	
Resource Protection and Restoration	CUP
Resource Related Recreation	P
CIVIC USE TYPES	
Community Assembly	CUP
Community Services	P
Essential Services	P
Hospital Services	
General Hospital Services	-
Psychiatric Hospital Services	-
Libraries and Museums, Private	-
Public Parking Services	P
Schools	
College and University	P
Public/Private Elementary and Secondary	CUP
Social Services	
Emergency Shelter	-
Food Distribution	-
Food Service	-
Power Generating Facilities ⁽⁹⁾	
Emergency	A
Supplemental/Individual Use	CUP

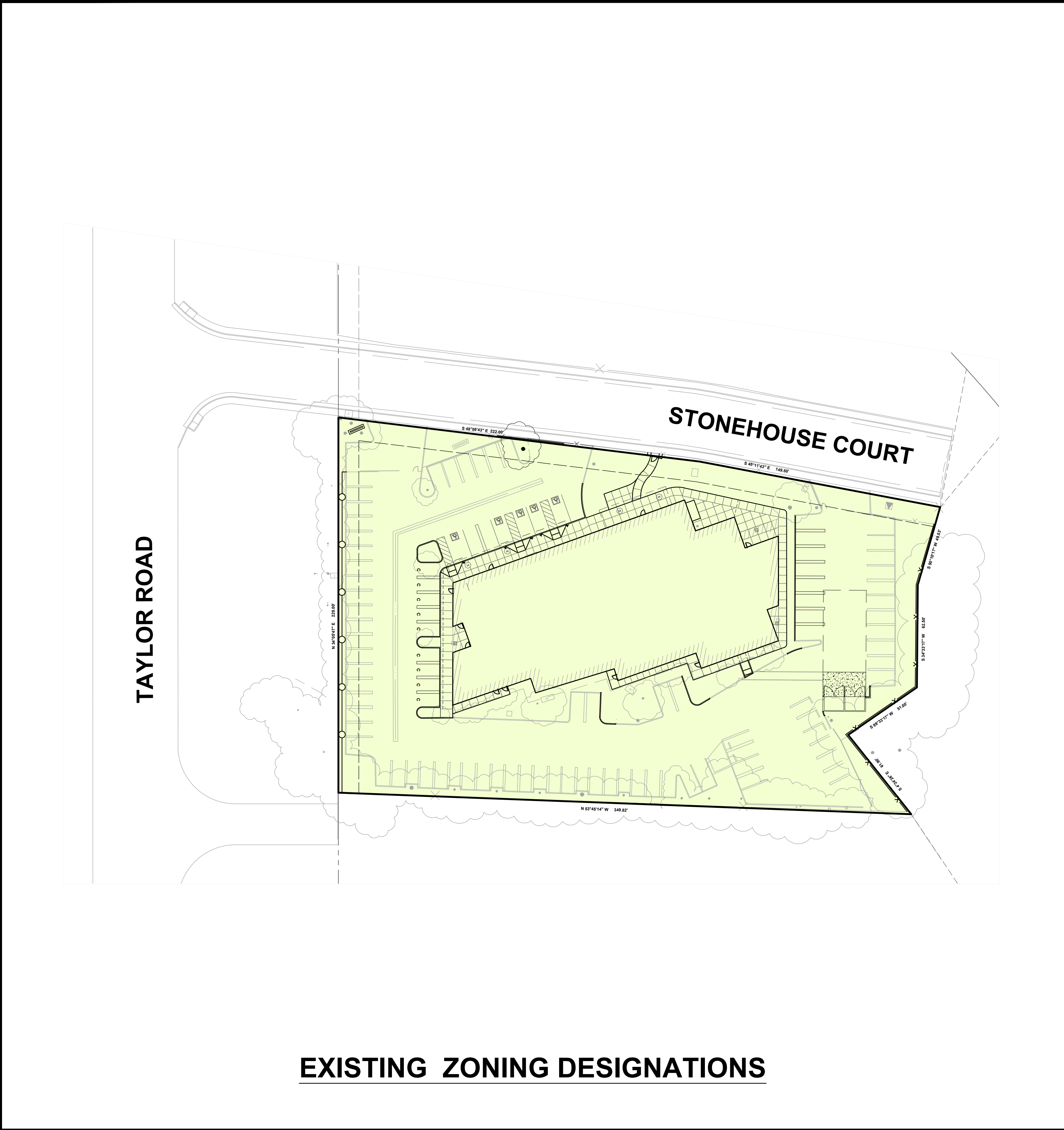
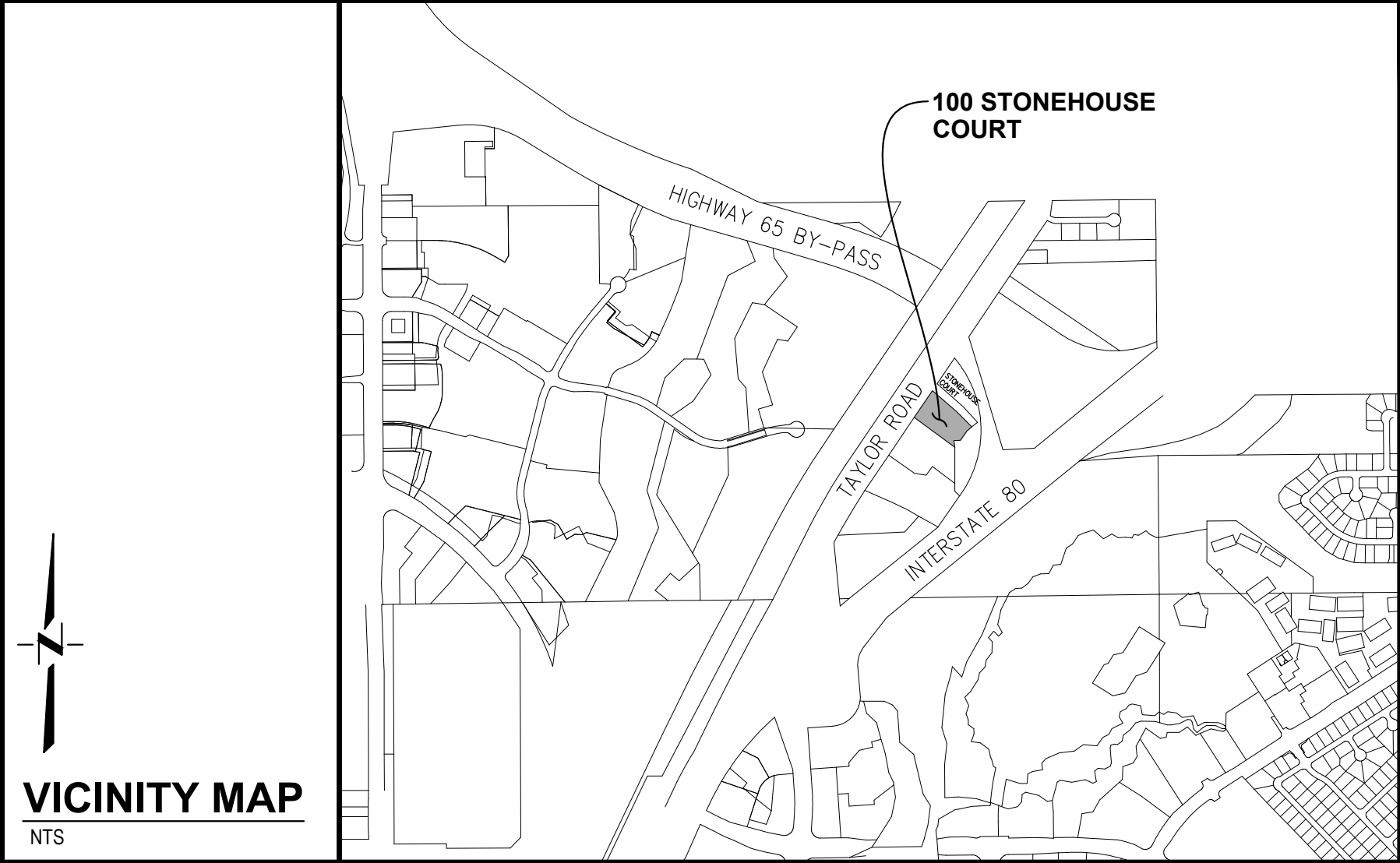
100 STONEHOUSE COURT CC/SA PERMITTED USES	
	CC/SA
Passive Power	P
RESIDENTIAL USE TYPES	
Accessory Dwelling Units ⁽¹¹⁾	-
Caretaker/Employee Housing	CUP
Community Care Facilities, Small	-
Community Care Facilities, Large	-
Dwelling ⁽¹⁰⁾	
Multi-Family ^(13, 14)	-
Single-Family ⁽¹⁴⁾	-
Two-Family ⁽¹⁴⁾	-
Family Day Care Home, Small	-
Family Day Care Home, Large	-
Single Room Occupant	-
Low-Barrier Navigation Centers	-
COMMERCIAL USE TYPES	
Adult-Oriented Businesses	-
Animal Sales and Service	
Grooming and Pet Stores	P
Kennels	-
Veterinary Clinic	P
Veterinary Hospital	CUP
Automotive and Equipment	
Automotive Body and Equipment Repair	-
Automotive Rentals	-
Automotive Repairs	CUP
Automotive Sales	CUP
Car Wash and Detailing	CUP
Commercial Parking	-

100 STONEHOUSE COURT CC/SA PERMITTED USES	
	CC/SA
Electric Vehicle Charging Center ⁽¹²⁾	P/CUP
Fuel Sales ⁽¹²⁾	-
Heavy Equipment Rental and Sales	-
Banks and Financial Services	P
Bars and Drinking Places	-
Broadcasting and Recording Studios	-
Building Material Stores	CUP
Business Support Services	P
Commercial Recreation	
Amusement Center	-
Indoor Entertainment	CUP
Indoor Sports and Recreation	P
Large Amusement Complexes	-
Outdoor Entertainment	-
Outdoor Sports and Recreation	-
Community Care Facility	-
Day Care Center	-
Eating and Drinking Establishments	
Fast Food with Drive-Through ⁽¹²⁾	-
Convenience	P
Full Service	-
Food and Beverage Retail Sales	-
Funeral and Interment Services	-
Lodging Services	-
Long-Term Care Facility	-
Maintenance and Repair	P
Medical Services, General	CUP
Neighborhood Commercial	-

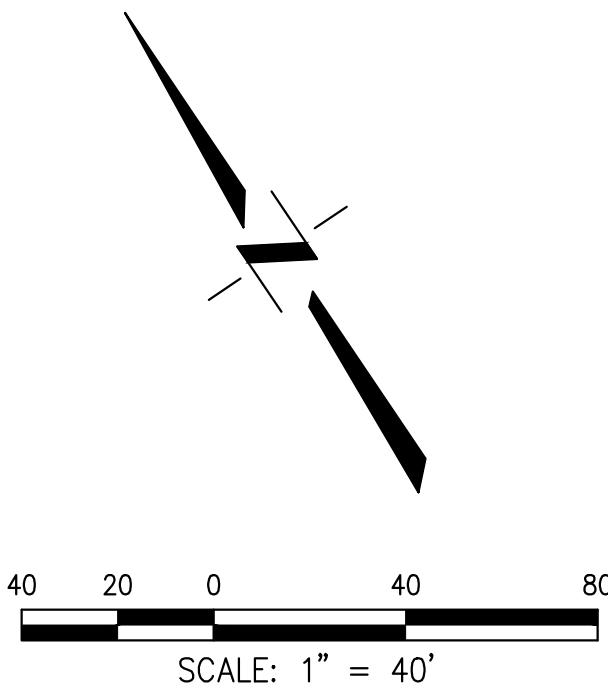
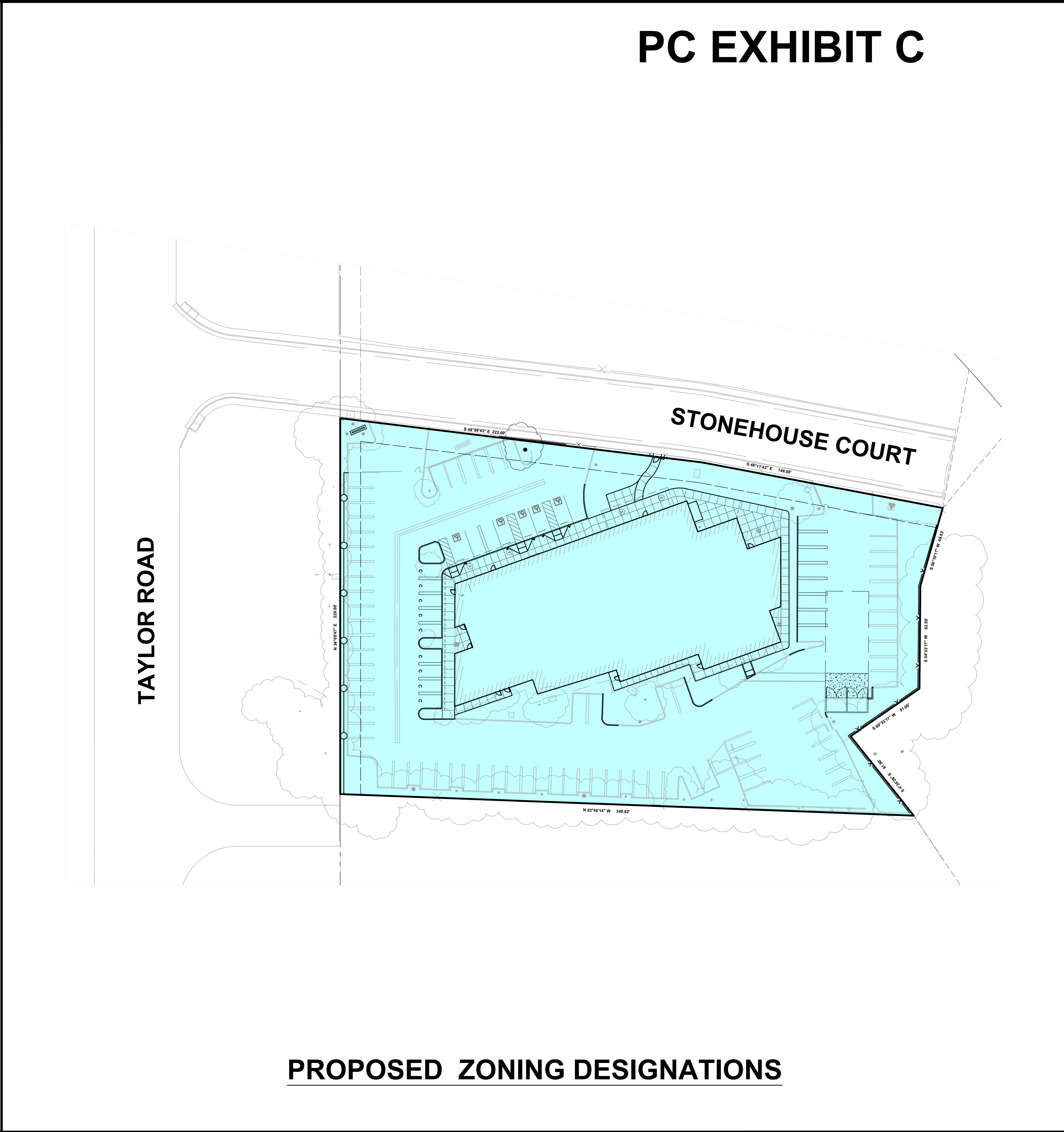
100 STONEHOUSE COURT CC/SA PERMITTED USES	
	CC/SA
Nightclubs ⁽⁶⁾	CUP
Nursery, Retail	-
Offices, Professional	P
Personal Services	P
Retail Sales and Services	P
Specialized Education and Training	
Vocational Schools	P
Specialty Schools	P
Storage, Personal Storage Facility	CUP
INDUSTRIAL USE TYPES	
Laundries, Commercial	CUP
Printing and Publishing	-
Research Services	-
Wholesaling and Distribution, Light	-
TRANSPORTATION AND COMMUNICATION USE TYPES	
Heliport	-
Intermodal Facilities ⁽⁸⁾	CUP
Telecommunication Facilities ⁽⁷⁾	P/A/CUP

Notes:

- (6) Additional requirements are contained in Chapter 19.49.
- (7) Additional requirements are contained in Chapter 19.34.
- (8) Additional requirements are contained in Chapter 19.36.
- (9) Additional requirements are contained in Chapter 19.55.
- (10) Transitional housing and supportive housing are considered residential use types and are permitted (P) where residential uses are permitted (P) or conditionally permitted (CUP).
- (11) Accessory dwelling/junior accessory dwelling units are only permitted within areas zoned to allow single-family, two-family or multi-family residential use and must be located on a lot that contains an existing or proposed single-family, two-family or multi-family dwelling unit which has an approved CUP as defined in Sections 19.08.080(F)(1) and (F)(2) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling/junior accessory dwelling unit regulations.
- (12) A Conditional Use Permit is required for fast food with drive through establishments, fuel sales establishments, or electric vehicle charging centers contiguous to: (a) properties with a residential zoning designation; (b) parcels designated as a public utilities easement or landscape easement which are contiguous to a property having a residential zoning designation; and (c) any other parcel of land upon which a building cannot be developed and which separates the subject parcel by less than 100 feet which is contiguous to a property having a residential zoning designation. A conditional use permit is not required for these uses if the subject parcel is separated from properties with a residential zoning designation by a public roadway.
- (13) Multi-family uses are permitted with an Administrative Permit in the NC and CC zone districts when the housing development is constructed on or adjacent to a site occupied by a non-profit organization, and a non-profit organization will offer supportive services to the proposed residents. Examples of supportive services include transportation, child care, education assistance, and the provision of clothing and other supplies.
- (14) For sites within a specific plan, residential units are only permitted with a CUP if the specific plan has allocated units to the site. If no units are allocated or if fewer units are allocated than are proposed, a unit transfer or Specific Plan Amendment is required in addition to the CUP.



SUMMARY TABLE			
DESIGNATION	ZONING	EXISTING	PROPOSED
MP	INDUSTRIAL / BUSINESS PARK	1.691 AC. ±	0
CC/SA	COMMUNITY COMMERCIAL / SPECIAL AREA	0	1.691 AC.



ZONING EXHIBIT
FOR
**WELLSPACE HEALTH PLACER
COMMUNITY HEALTH CENTER**
ROSEVILLE
CALIFORNIA

DESIGNED BY CK
DRAWN BY LE
CHECKED BY DF
SCALE
1" = 40'

NO. DATE REVISIONS BY APPD.

CECWEST.COM
Project Planning ■ Civil Engineering ■ Landscape Architecture
■ Davis Office
2120 20th Street, Suite Three
Sacramento, CA 95818
(916) 455-2026
■ Davis Office
2940 Spafford Street, Suite 200
Davis, CA 95618
(530) 755-2026

SHEET
N-1
OF
1

DATE: 02/29/2023
JOB NO: 2000.10.02.01

PC EXHIBIT D



VICINITY MAP

PROJECT TEAM

OWNER:
WELLSPACE HEALTH
1500 EXPO PARKWAY
SACRAMENTO, CA 95815

DEVELOPER/ APPLICANT:
LEGACY REALTY & DEVELOPMENT
5390 E PINE AVENUE
FRESNO, CA 95616
PHONE: (559) 977-0748
CONTACT: JEFF MILGROM
jmilgrom@cfresno.com

ARCHITECT:
API ARCHITECTURE PLUS, INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356
PHONE: (209) 577-4661
FAX: (209) 577-0213
CONTACT: BRIAN ROSENBERGER
brian@apiarc.com

CIVIL ENGINEER/ LANDSCAPE ARCHITECT
CUNNINGHAM ENGINEERING CORPORATION
2120 20TH ST. SUITE 3
SACRAMENTO, CA 95818
PHONE: (916) 455-2026
CONTACT: CHARLES KRAKA
charles@cecwest.com

SITE DATA
ASSESSORS PARCEL NUMBER: 015-162-006
PROPERTY AREA: 73,669 SQ. FT. / 1.69 AC
BUILDING COVERAGE (OF PROJECT AREA): 15,998 SQ. FT. (22%)
HARDSCAPING (OF PROJECT AREA): +/-42,027 SQ. FT. (57%)
LANDSCAPING (OF PROJECT AREA): +/-15,078 SQ. FT. (21%)
CURRENT ZONE: MP - INDUSTRIAL/ BUSINESS PARK
GENERAL PLAN: CC - COMMUNITY COMMERCIAL
PROPOSED ZONING: SA - SPECIAL AREA

BUILDING DATA
BUILDING AREA: 15,998 SQ. FT.
BUILDING USE: DENTAL/ MEDICAL OFFICE
MAXIMUM BUILDING HEIGHT: 29'-0"

WELLSPACE HEALTH
PLACER COMMUNITY
HEALTH CENTER

100 STONEHOUSE COURT
ROSEVILLE, CA.

PARKING DATA	
PARKING REQUIRED	
SPACE 1 - DENTAL OFFICE ±6,333 SQ. FT. TOTAL AREA ±6,333 / 150 =	42 STALLS
SPACE 2 - MEDICAL OFFICE ±9,393 SQ. FT. TOTAL AREA ±9,393 / 150 =	63 STALLS
TOTAL PARKING REQUIRED:	105 STALLS
PARKING PROVIDED	
STANDARD/ COMPACT SPACES:	94 STALLS
ACCESSIBLE SPACES:	
- STANDARD SPACES:	4 STALLS
- VAN SPACES:	1 STALL
TOTAL:	99 STALLS

NOTE:
THIS CONCEPTUAL SITE PLAN WAS DEVELOPED WITH SITE BOUNDARY
INFORMATION PROVIDED BY THE OWNER. API IS NOT RESPONSIBLE
FOR THE ACCURACY OF THIS INFORMATION.

PLANNING
ARCHITECTURE

api

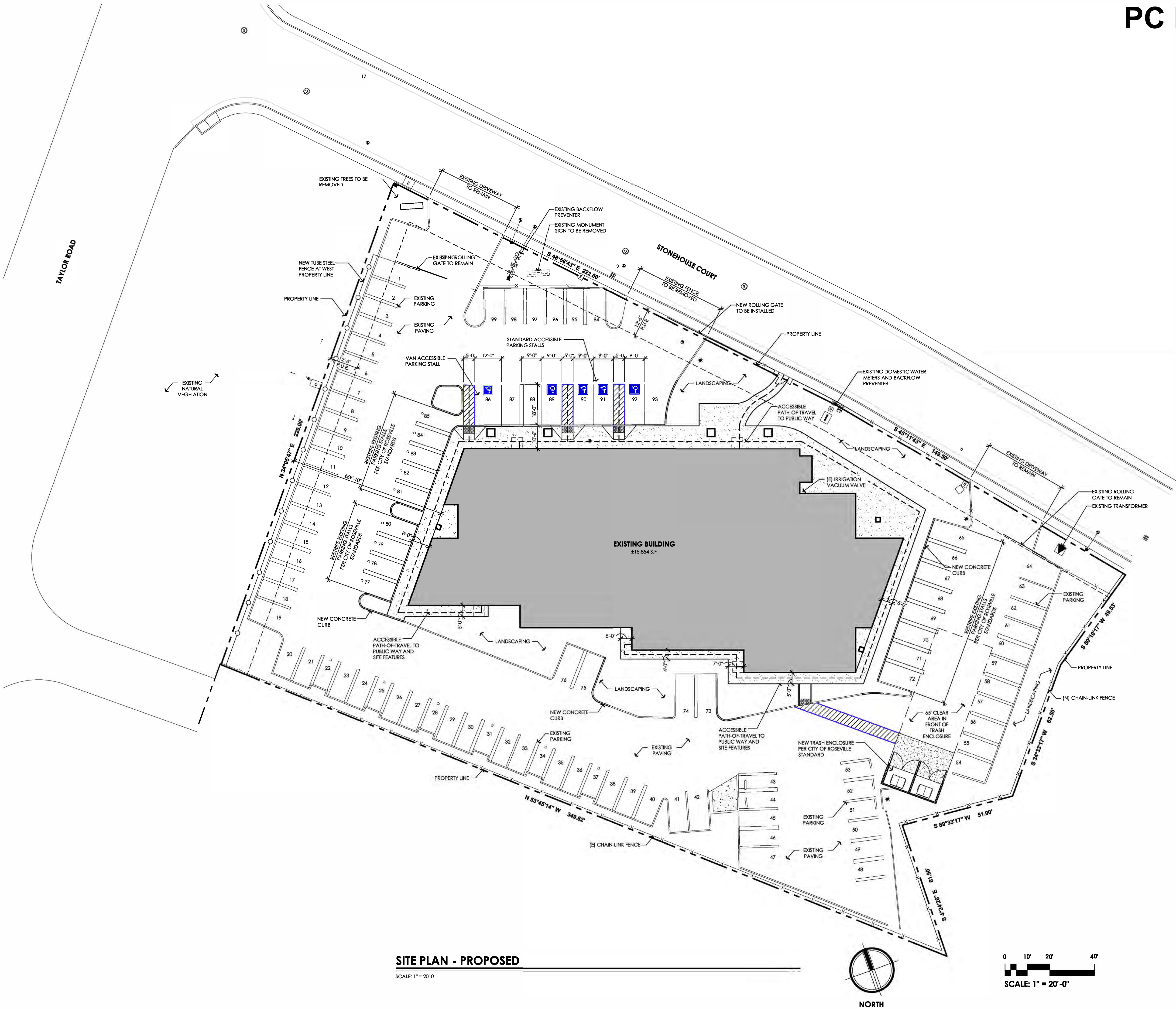
ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

www.apiarc.com

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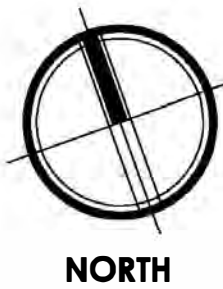
A1



SITE PLAN - PROPOSED

SCALE: 1" = 20'-0"

0 10' 20' 40'
SCALE: 1" = 20'-0"





WELLSPACE HEALTH PLACER COMMUNITY HEALTH CENTER

100 STONEHOUSE COURT
ROSEVILLE, CA.

PLANNING
ARCHITECTURE

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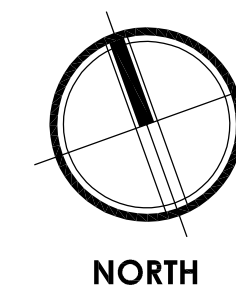
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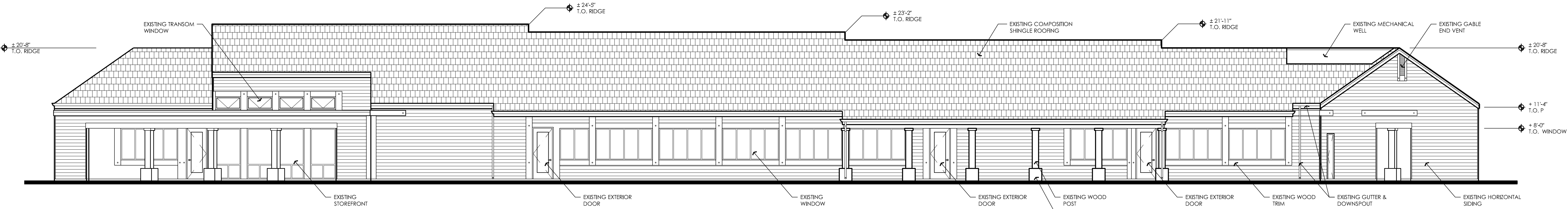
A2

PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

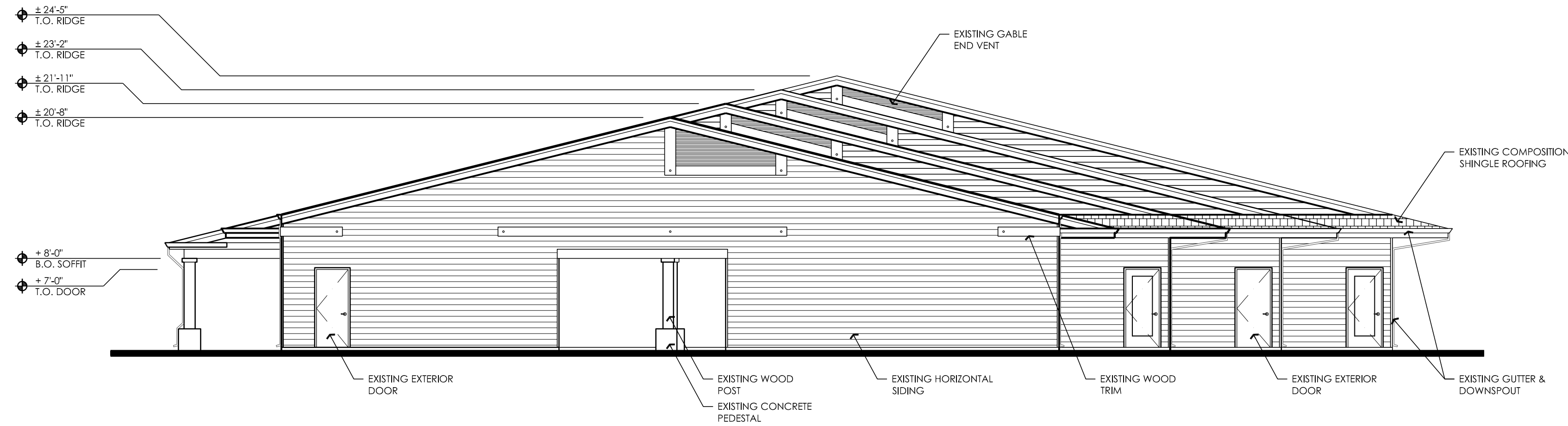
FLOOR AREA:
DENTAL OFFICE ± 6,493 S.F.
MEDICAL OFFICE ± 9,505 S.F.
TOTAL FLOOR AREA ± 15,998 S.F.
COVERED ENTRY ± 1,022 S.F.





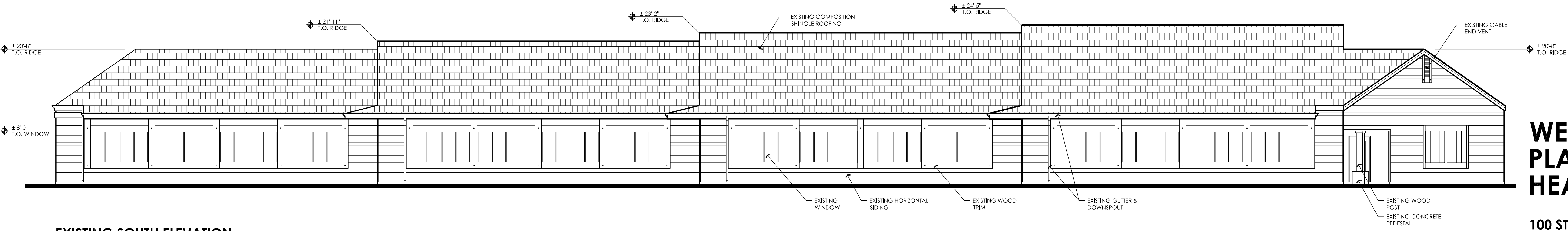
EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"



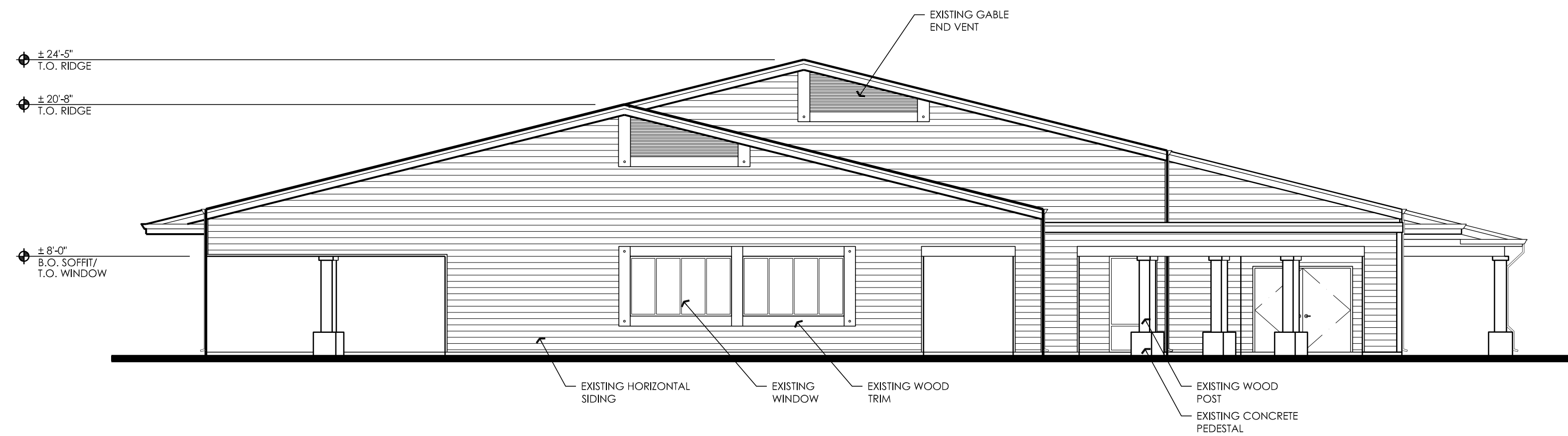
EXISTING WEST ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"

**WELLSPACE HEALTH
PLACER COMMUNITY
HEALTH CENTER**

100 STONEHOUSE COURT
ROSEVILLE, CA.

PLANNING
ARCHITECTURE

api

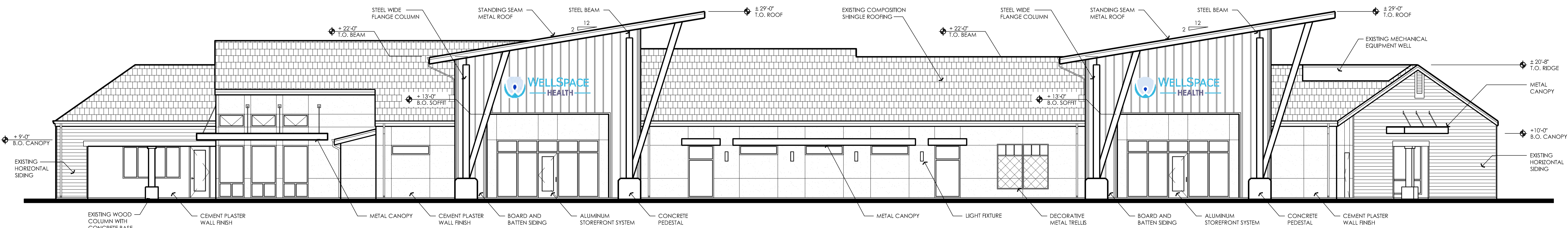
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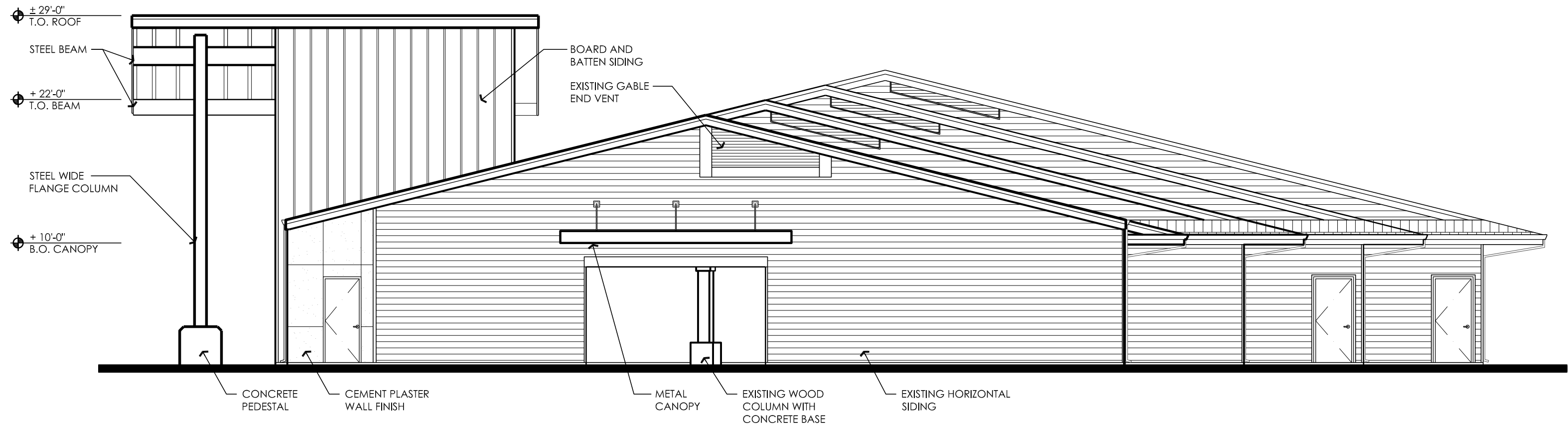
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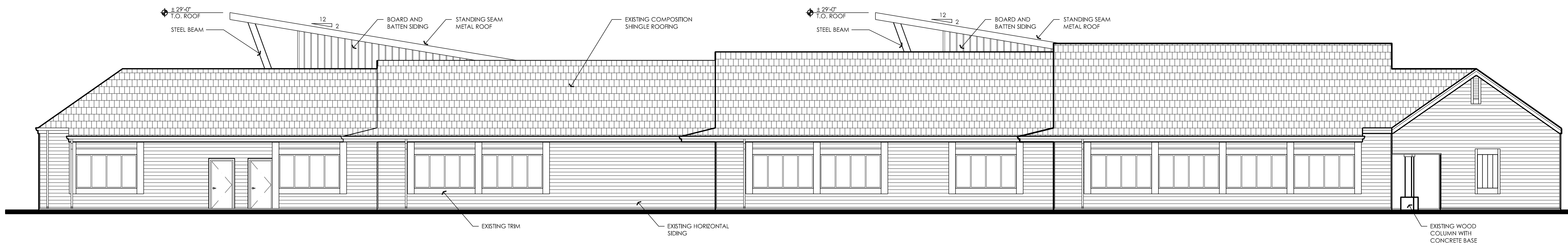
PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



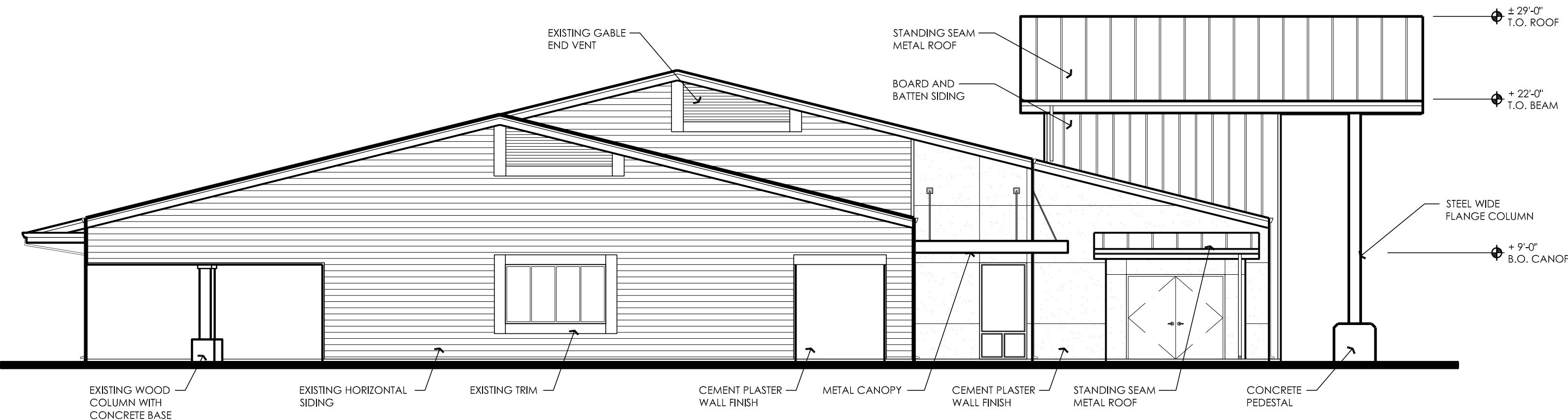
PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"

**WELLSPACE HEALTH
PLACER COMMUNITY
HEALTH CENTER**

100 STONEHOUSE COURT
ROSEVILLE, CA.

PLANNING
ARCHITECTURE

api

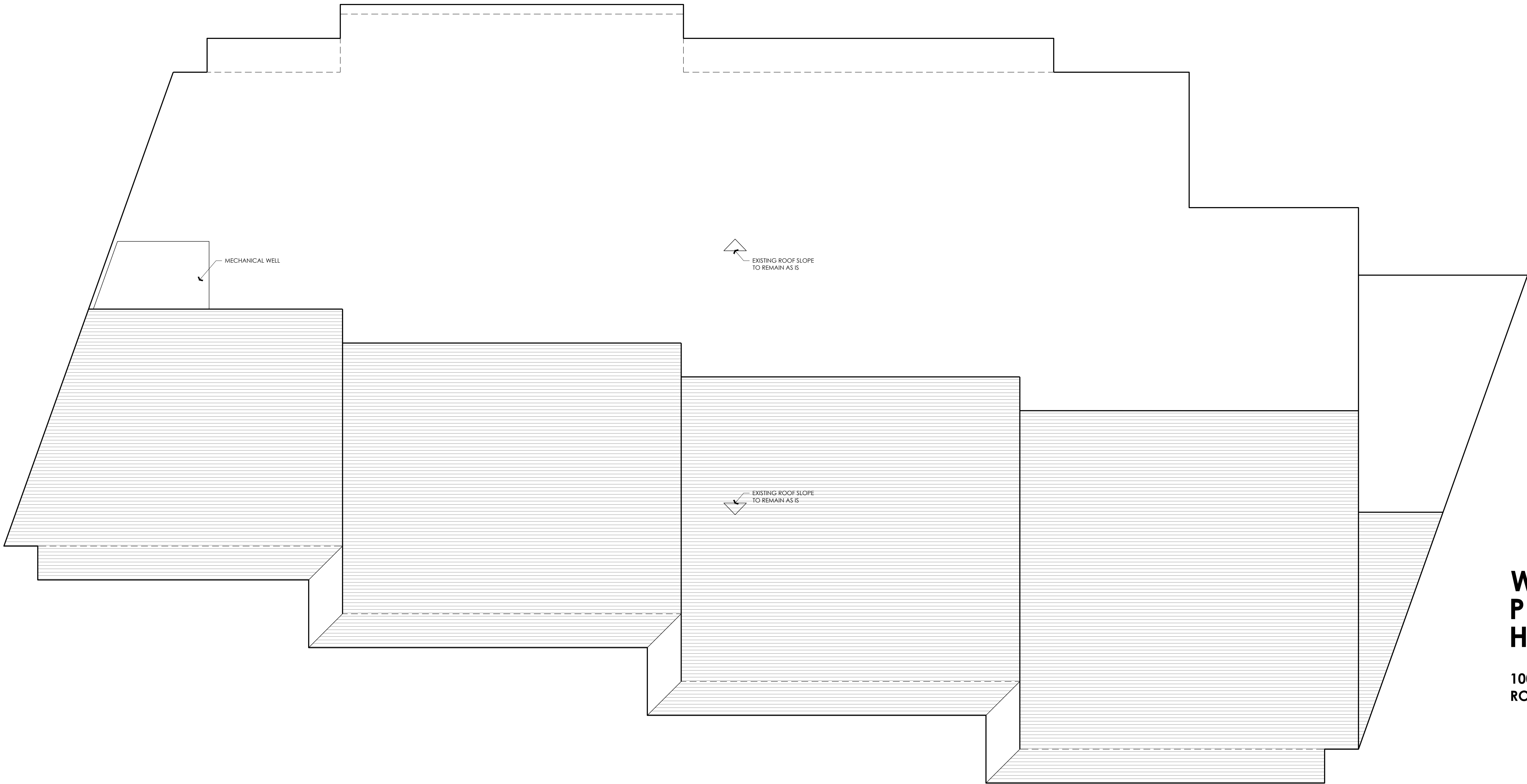
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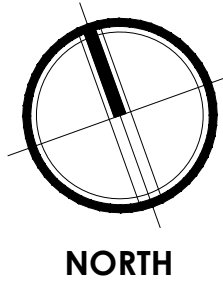
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A4



EXISTING ROOF PLAN

SCALE: 1/8" = 1'-0"



**WELLSPACE HEALTH
PLACER COMMUNITY
HEALTH CENTER**

100 STONEHOUSE COURT
ROSEVILLE, CA.

PLANNING
ARCHITECTURE

api

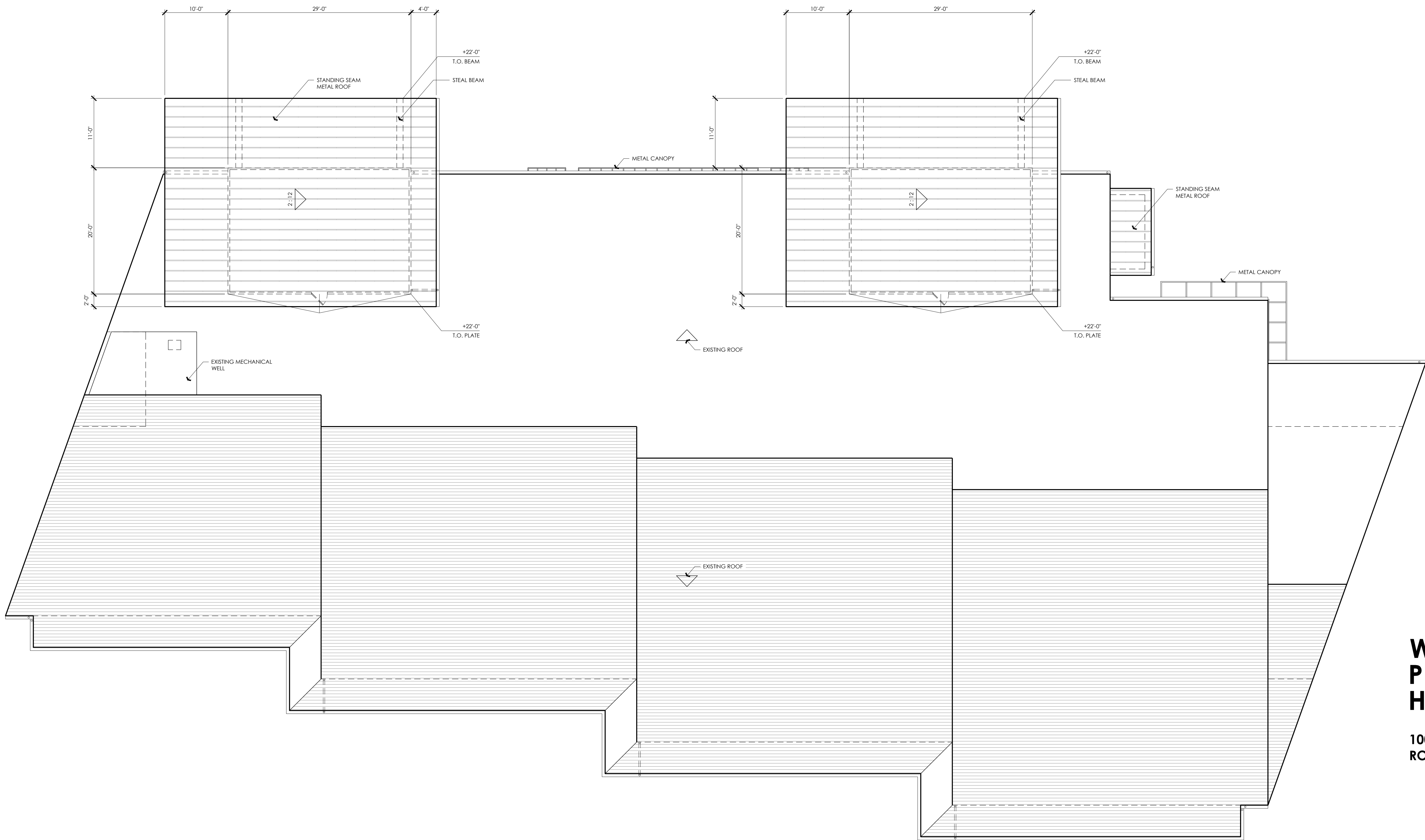
ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

www.apiarc.com

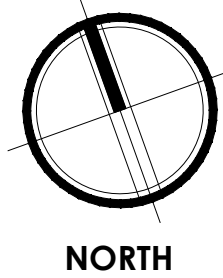
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A5



PROPOSED ROOF PLAN

SCALE: 1/8" = 1'-0"



WELLSPACE HEALTH
PLACER COMMUNITY
HEALTH CENTER

100 STONEHOUSE COURT
ROSEVILLE, CA.

PLANNING
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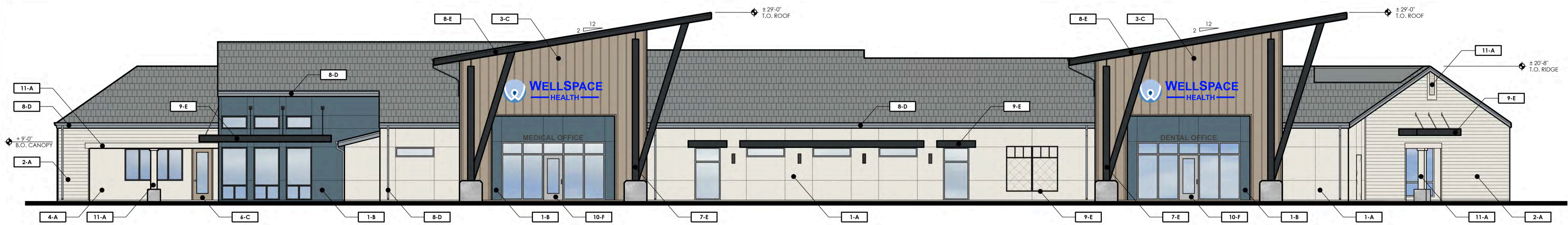
ARCHITECTURE PLUS INC.
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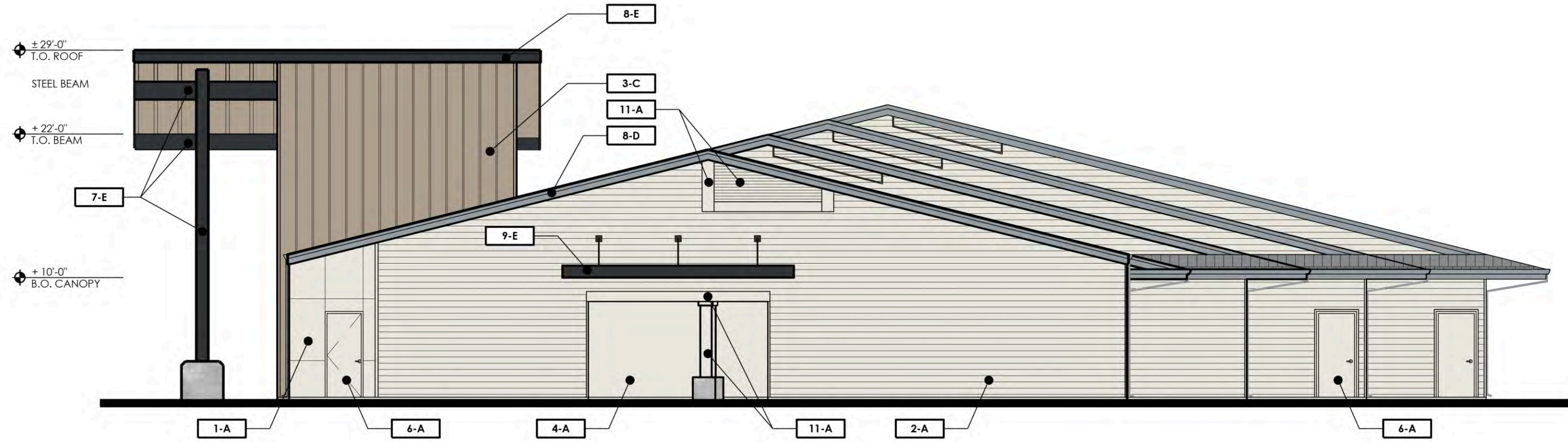
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PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

REFERENCE KEY

- 1 EXTERIOR CEMENT PLASTER
- 2 HORIZONTAL SIDING
- 3 BOARD AND BATTEN
- 4 EXTERIOR SHEATHING
- 5 STANDING SEAM ROOF
- 6 EXTERIOR DOOR
- 7 STEEL POST/ STEEL BEAM
- 8 FACIA BOARD/ GUTTER/ DOWNSPOUT
- 9 CANOPY/ TRELLIS
- 10 STOREFRONT SYSTEM/ WINDOWS
- 11 TRIM/ WOOD POST/ GABLE VENT

FINISH LEGEND



PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"

WELLSPACE HEALTH
PLACER COMMUNITY
HEALTH CENTER

100 STONEHOUSE COURT
ROSEVILLE, CA.

PLANNING
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SHEET:

A7

TAYLOR ROAD

STONEHOUSE COURT

LEGEND

- PROPERTY/RIGHT-OF-WAY LINE
--- EASEMENT LINE
--- PROPOSED GRADE
--- EXISTING CONTOUR
--- EXISTING SPOT ELEVATION
--- EXISTING SURFACE DRAINAGE ARROW
--- EXISTING STORM DRAIN LINE TO REMAIN
--- EXISTING STORM DRAIN INLET TO REMAIN
--- EXISTING STORM DRAIN MANHOLE TO REMAIN
--- EXISTING SANITARY SEWER LINE TO REMAIN
--- EXISTING SANITARY SEWER CLEANOUT TO REMAIN
--- EXISTING SANITARY SEWER MANHOLE TO REMAIN
--- EXISTING WATER LINE TO REMAIN
--- EXISTING WATER VALVE TO REMAIN
--- EXISTING WATER METER TO REMAIN
--- EXISTING BACKFLOW PREVENTER TO REMAIN
--- EXISTING FIRE HYDRANT TO REMAIN
--- LIMITS OF A.C. PAVEMENT GRIND AND OVERLAY
--- LIMITS OF SLURRY SEAL
--- PROPOSED TREE - REFER TO LANDSCAPE PLANS

GENERAL NOTES

1. PROPOSED IMPROVEMENTS ARE LIMITED TO SITE ACCESSIBILITY.
2. EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. ALL EXISTING UTILITIES SHALL REMAIN AND BE PROTECTED IN PLACE.

WELLSPACE HEALTH PLACER COMMUNITY
HEALTH CENTER
EXISTING SITE UTILITY & GRADING PLAN
ROSEVILLE, CALIFORNIA

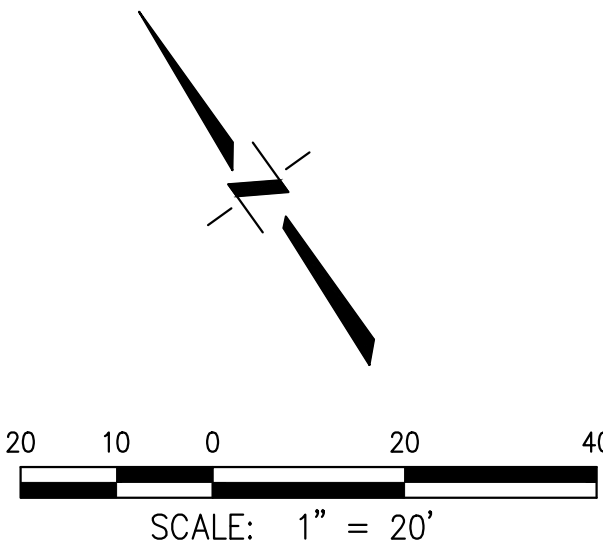
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DATE: 5/15/2024
JOB NO: 2000.10.01

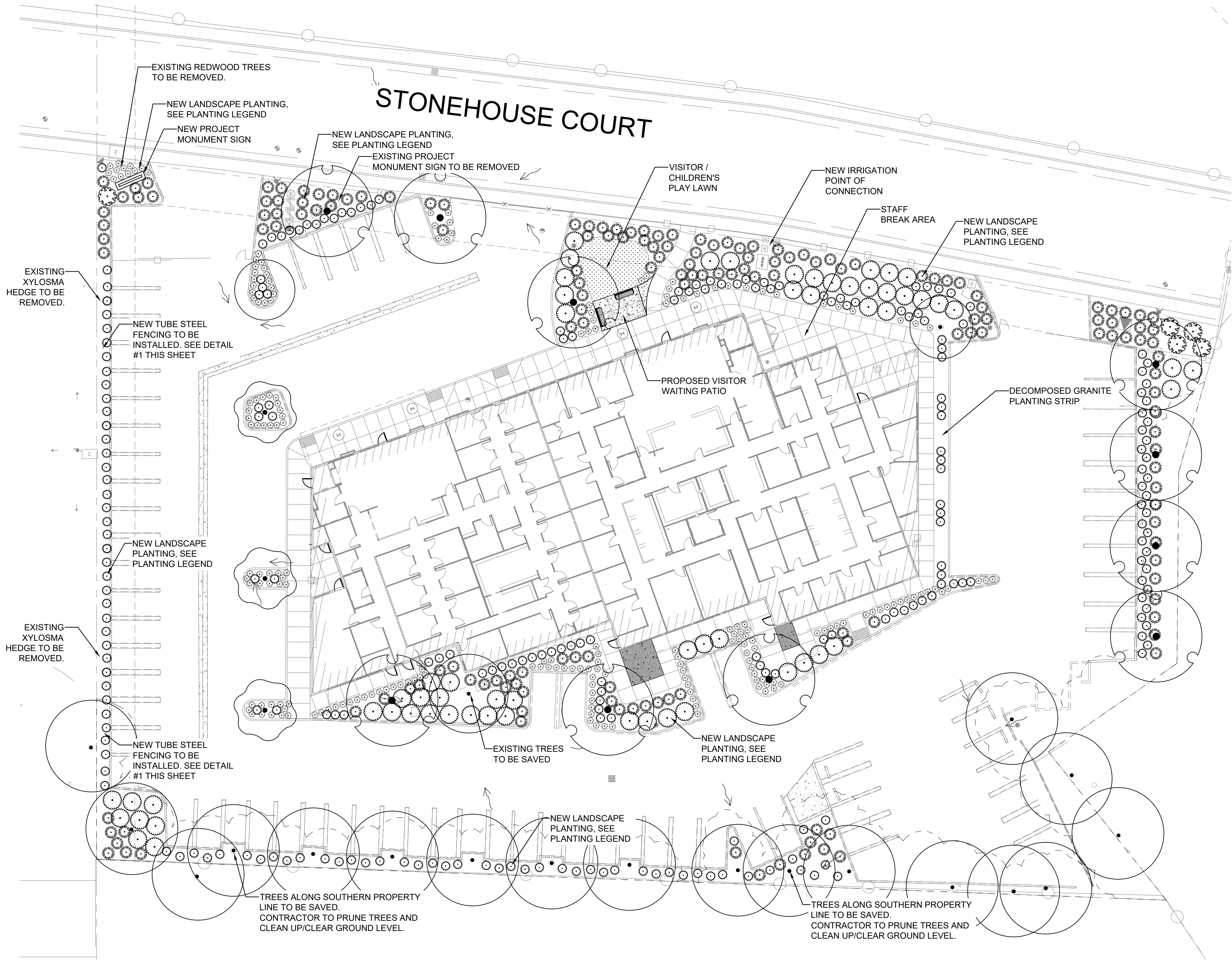
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Project Planning - Civil Engineering - Landscape Architecture
Davis Office
2120 20th Street, Suite 200
Davis, CA 95618
(916) 455-2026



DESIGNED BY: CK
DRAWN BY: AB
CHECKED BY: DF
SCALE: 1" = 20'

NO.	DATE	REVISIONS	BY	APPD.





REPRESENTATIVE PLANTING LEGEND NOTE:

THIS REPRESENTATIVE PLANT LIST IS PRELIMINARY AND NOT INTENDED TO BE COMPLETE OR FINAL. THE PLANT SPECIES LISTED ABOVE PROVIDE A GENERAL LIST OF PLANT MATERIALS FOR REFERENCE THAT MAY BE USED AS PART OF THE FINAL PLANTING DESIGN.

FINAL PLANT SPECIES WILL BE PROVIDED AS PART OF THE CONSTRUCTION DOCUMENT PACKAGE AND WILL BE SELECTED WITH A FOCUS ON LOW WATER USE, AND WILL BE NATIVE TO ADAPTIVE SPECIES WHEN POSSIBLE.

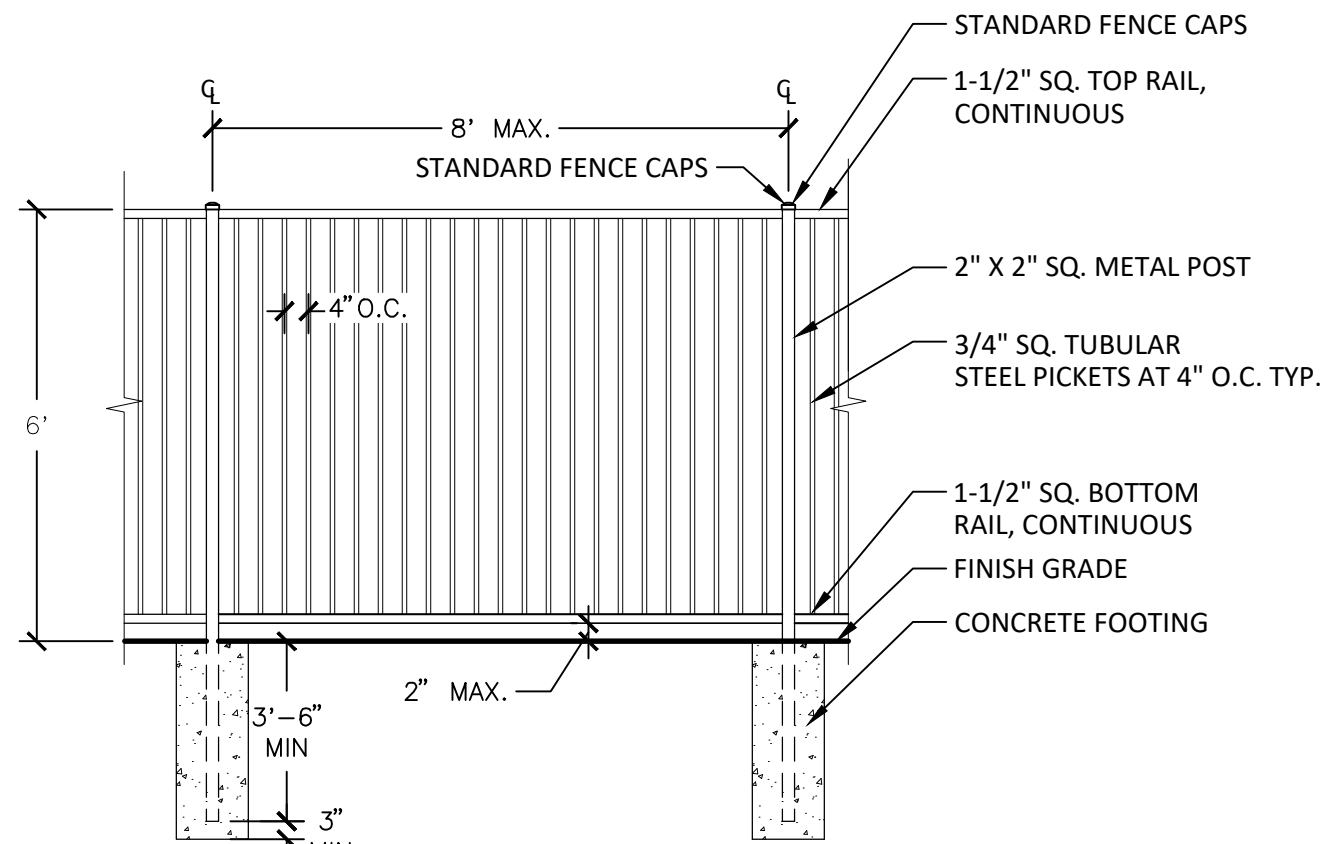
DESIGN INTENT – LANDSCAPE IRRIGATION:

CONSISTENT WITH THE PROPOSED LANDSCAPE PLANTING, THE IRRIGATION WILL BE A LOW MAINTENANCE SYSTEM COMPRISED OF LOW VOLUME SUBSURFACE DRIP IRRIGATION. THE INLINE DRIP SYSTEM WILL ALLOW FOR WATER TO BE DELIVERED DIRECTLY TO EACH PLANT AND CAN BE ADJUSTED AS PER THE SOIL INFILTRATION RATE TO PROVIDE AN EVEN DISTRIBUTION OF WATER TO EACH PLANT WITHOUT OVERWATERING. THIS SYSTEM DESIGN WILL ALSO ELIMINATE ANY CHANCE OF OVERSPRAY AND RUN-OFF TYPICALLY FOUND WITH TRADITIONAL IRRIGATION SPRINKLER HEADS, WHILE DECREASING THE AMOUNT OF MAINTENANCE AND DETERIORATION ON ADJACENT HARDSCAPE SURFACES AND BUILDING FACADES.

THE PROPOSED LANDSCAPE AND IRRIGATION DESIGN WILL MEET CALIFORNIA MWEL0 DESIGN CRITERIA WHILE PROVIDING A REDUCTION IN WATER CONSUMPTION FOR THE COMMUNITY HEALTH CAMPUS.

REPRESENTATIVE PLANTING LEGEND

TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HXW
	ACER RUBRUM	OCTOBER GLORY RED MAPLE	15 GAL	L	40'X30'
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	15 GAL	L	15'X20'
	EXISTING TREE (REFER TO PLAN FOR SPECIES)	REFER TO PLAN	NA	NA	NA
GROUNDCOVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HXW
	ACHILLEA MILLEFOLIUM 'RED VELVET'	RED VELVET YARROW	1 GAL	L	3'X4'
	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COVOTE BRUSH	1 GAL	L	1'X8'
GRASSES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HXW
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L	4'X4'
	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	5 GAL	L	2'X2'
LARGE SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HXW
	PHORMIUM TENAX 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GAL	L	5'X5'
MEDIUM SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HXW
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	1 GAL	L	3'X3'
	DIETES VEGETA	AFRICAN IRIS	1 GAL	L	3'X3'
	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	L	4'X4'
SMALL SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HXW
	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL	M	2'X3'
	HEMEROCALLIS X 'STELLA DE ORO'	DWARF DAYLILY	1 GAL	L	2'X2'
	SALVIA X JAMENSIS 'IGNITION PURPLE'	IGNITION PURPLE SALVIA	1 GAL	L	2'X3'
LAWN - GRASS/SOD	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HXW
	BOLERO - SOD GRASS	SOD	L	L	



- NOTES:
1. DETAIL DEMONSTRATES DESIGN INTENT ONLY AND IS NOT FOR CONSTRUCTION. FIELD VERIFY ALL DIMENSIONS AND SUBMIT SHOP DRAWINGS WITH ALL MATERIALS, PARTS AND FINISHES TO OWNER REPRESENTATIVE FOR REVIEW PRIOR TO CONSTRUCTION.
 2. TUBE STEEL FENCING SHALL BE GALVANIZED AND POWDER COATED. COLOR SHALL BE BLACK.
 3. ALL STEEL POSTS, RAILS AND PICKETS SHALL BE SHOP WELDED AND GROUND SMOOTH. FIELD WELDS SHALL NOT BE ALLOWED.
 4. ALL GATE HARDWARE SHALL BE PAINTED SAME COLOR AS FENCING.
 5. GATE AND HARDWARE TO MEET ALL LOCAL AND STATE REQUIREMENTS. CODES TO TAKE PRECEDENCE OVER THIS DETAIL.

1 TUBE STEEL FENCE TO MATCH EXISTING

NOT TO SCALE

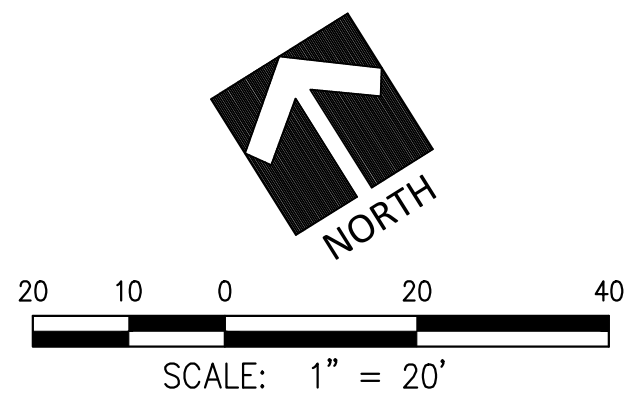
P-RE-CHI-29

WATER CONSERVATION STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE DESIGNER'S SIGNATURE

DATE



WELLSPACE HEALTH PLACER COMMUNITY HEALTH CENTER PRELIMINARY LANDSCAPE PLAN

ROSEVILLE CALIFORNIA

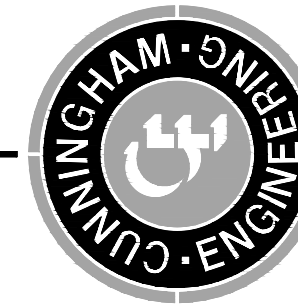
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2
DATE: 05/15/2024
JOB NO: 2000.10.01

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■ Davis Office
2840 Spafford Street, Suite 200
Davis, CA 95618
(530) 756-2026

■ Sacramento Office
2120 20th Street, Suite Three
Sacramento, CA 95818
(916) 455-2026



DESIGNED BY BK

DRAWN BY BK

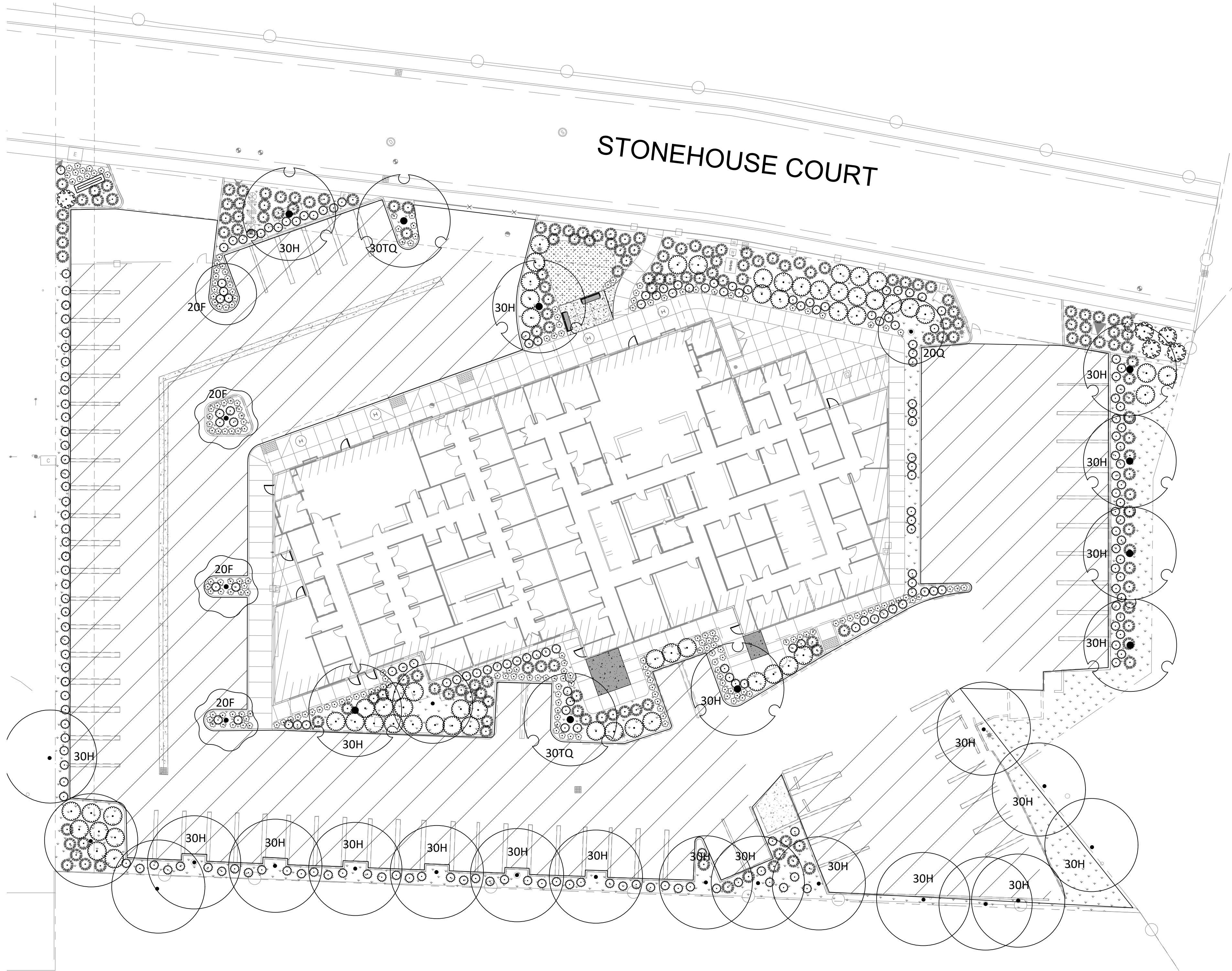
CHECKED BY ME

SCALE

APPROD. BY

REVISIONS

NO. DATE



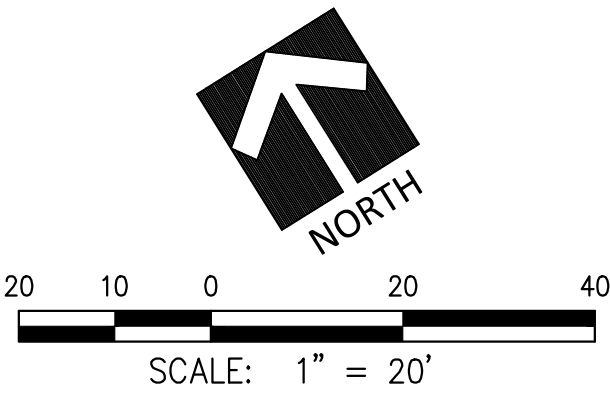
REPRESENTATIVE PLANTING LEGEND

TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HxW
	ACER RUBRUM	OCTOBER GLORY RED MAPLE	15 GAL	L	40'X30'
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	15 GAL	L	15'X15'
	EXISTING TREE (REFER TO PLAN FOR SPECIES)	REFER TO PLAN	NA	NA	NA

PARKING LOT SHADE CALCULATIONS

PARKING LOT SHADE CALCULATION, CITY OF ROSEVILLE - 05/13/24							
Botanical Name/ Common Name	Symbol	Tree Diameter	Quantity @ 100% Shade/	Quantity @ 75% Shade/	Quantity @ 50% Shade/	Quantity @ 25% Shade/	Total (sq. ft)
Acer Rubrum and Existing Trees	See Legend	30'-35'	0 @ 962	2 @ 721	23 @ 481	0 @ 240	12,505
		25'-30'	0 @ 707	0 @ 530	0 @ 354	0 @ 177	0
		20'-25'	0 @ 491	0 @ 368	0 @ 246	0 @ 123	0
Lagerstroemia and Existing Trees	See Legend	15'-20'	4 @ 314	0 @ 235	0 @ 157	1 @ 79	1,335
					TOTAL SHADING AREA=		13,840
					TOTAL PARKING AREA TO BE SHADED=		31,932
					PERCENT SHADED =		43%

PARKING LOT/PAVED AREA



WELLSPACE HEALTH PLACER COMMUNITY
HEALTH CENTER
PARKING LOT SHADE CALCULATIONS
ROSEVILLE
CALIFORNIA

SHEET
1.1
OF
2
DATE: 05/15/2024
JOB NO: 2000.10.01

CUNNINGHAM ENGINEERS

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Sacramento Office
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Sacramento, CA 95818
(916) 455-2026

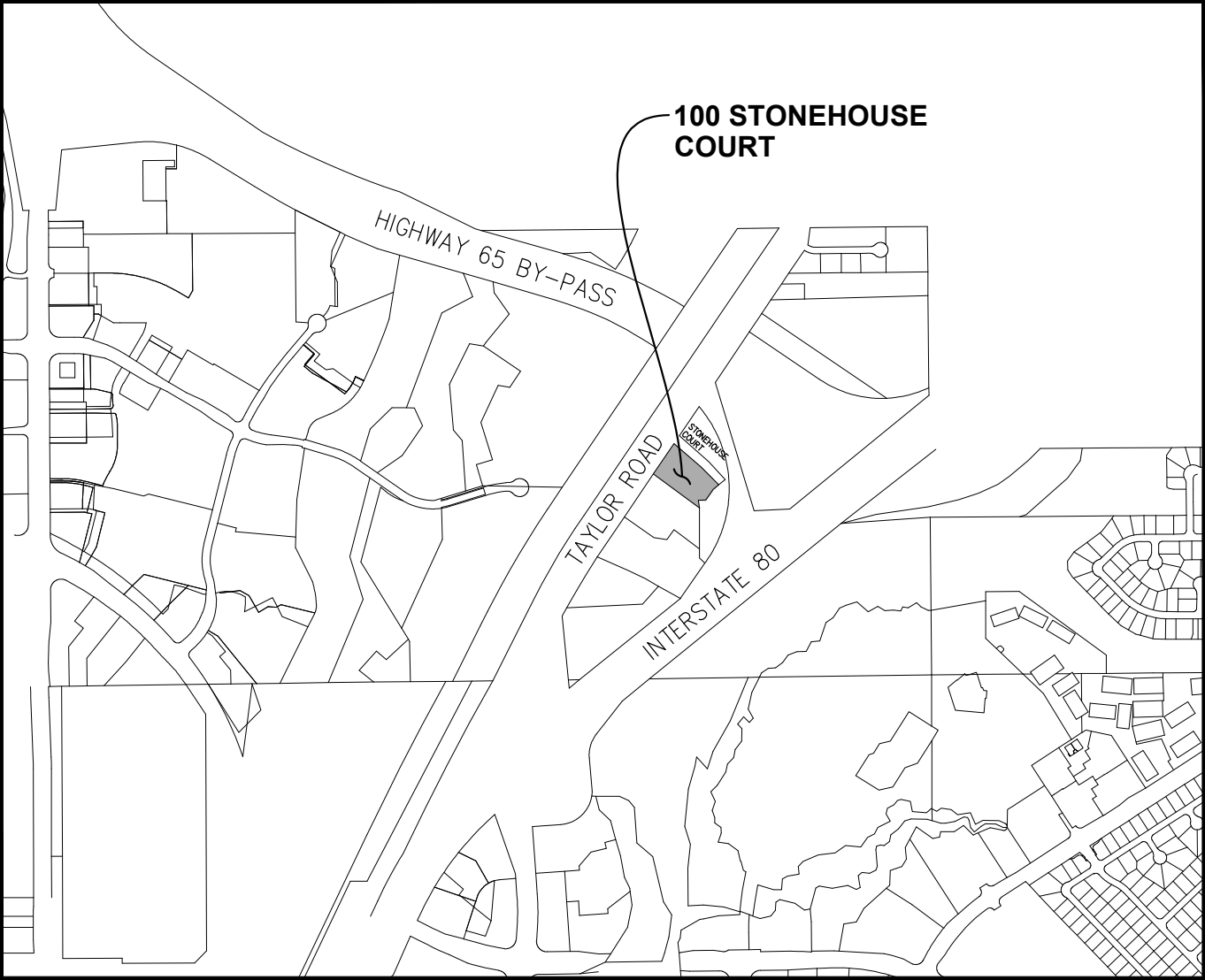
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Davis, CA 95618
(530) 756-2026

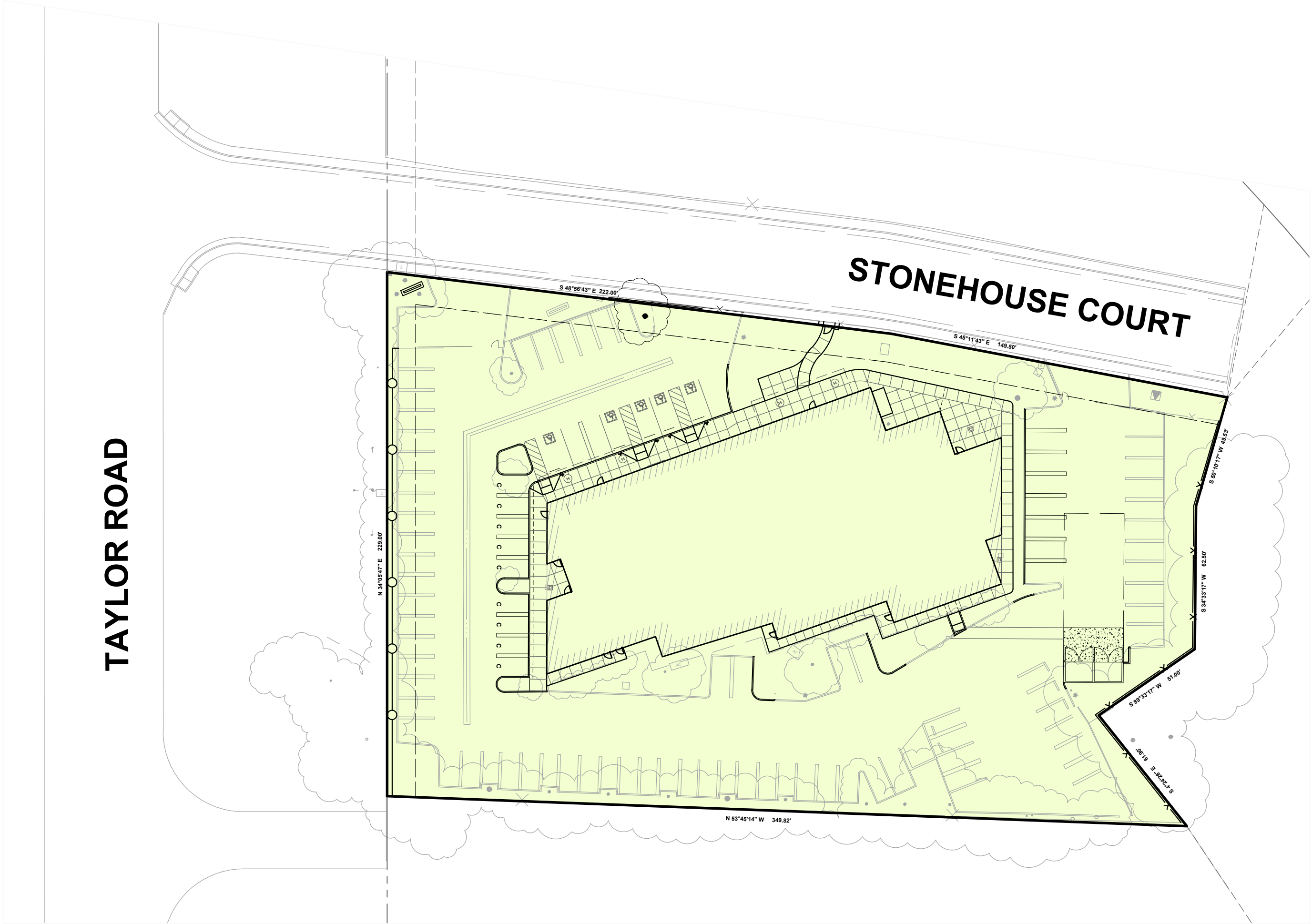
DESIGNED BY	BK
DRAWN BY	BK
CHECKED BY	ME
SCALE	



VICINITY MAP

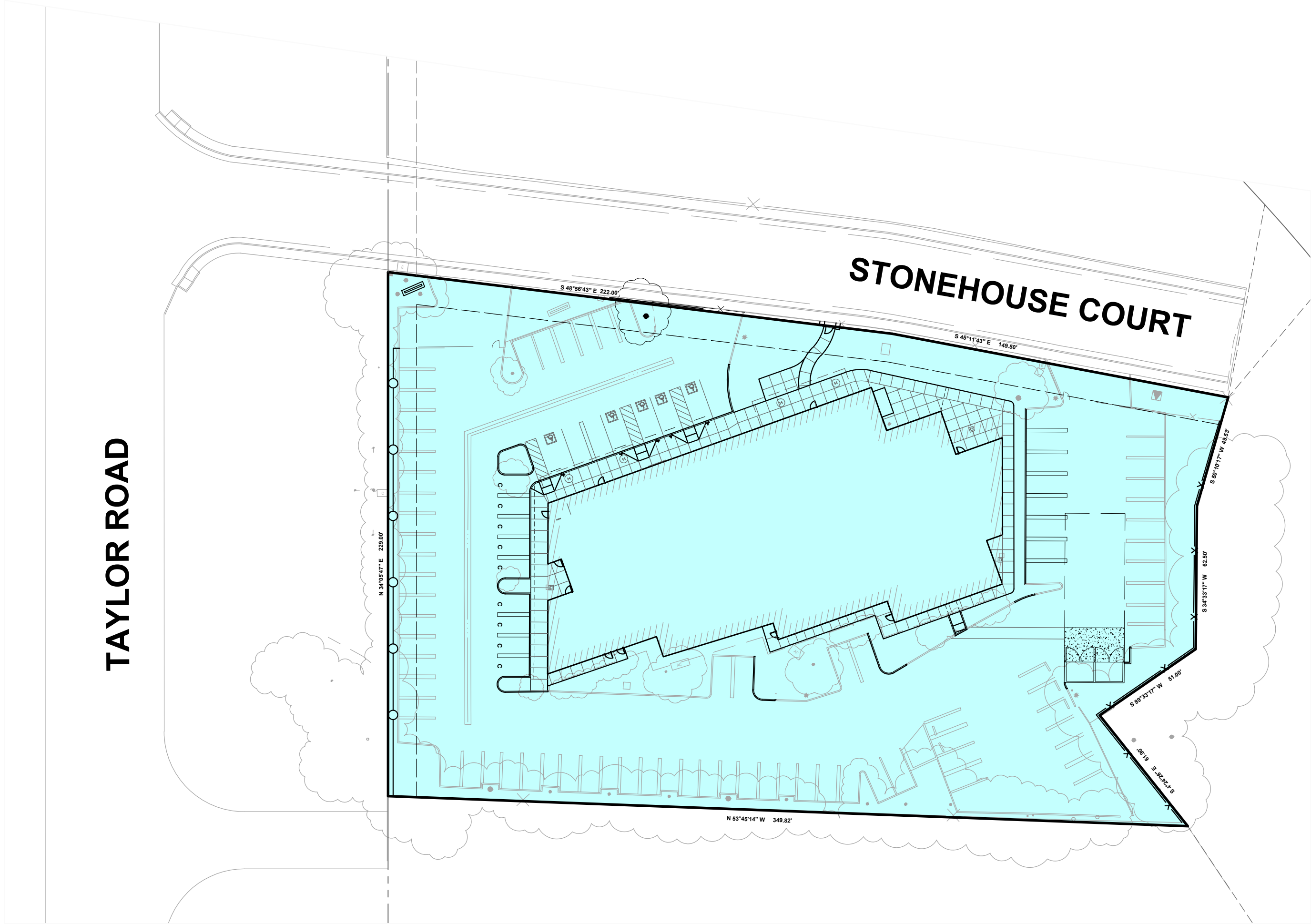


EXISTING ZONING DESIGNATIONS

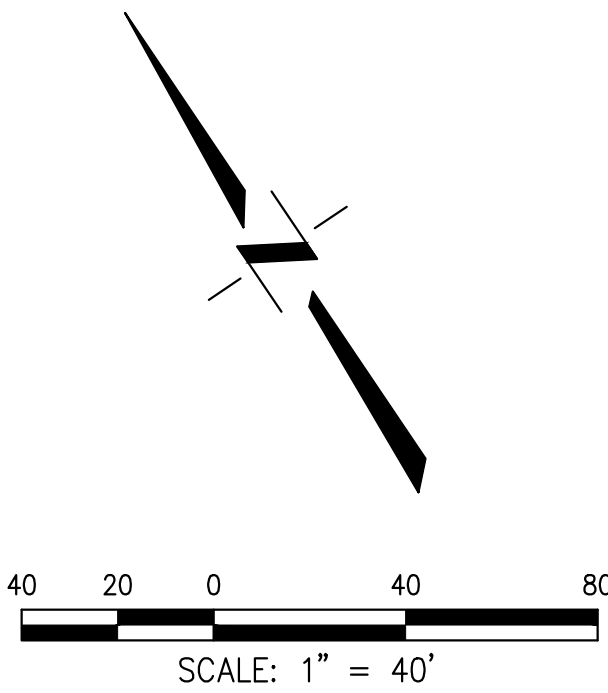


TAYLOR ROAD

PROPOSED ZONING DESIGNATIONS



SUMMARY TABLE			
DESIGNATION	ZONING	EXISTING	PROPOSED
MP	INDUSTRIAL / BUSINESS PARK	1.691 AC. ±	0
CC/SA	COMMUNITY COMMERCIAL / SPECIAL AREA	0	1.691 AC.

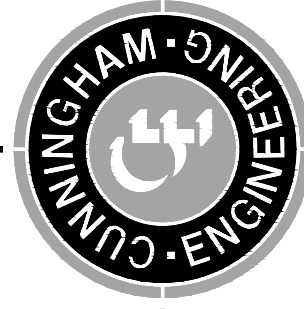


CC EXHIBIT A

ZONING EXHIBIT
FOR
WELLSPACE HEALTH PLACER
COMMUNITY HEALTH CENTER

CALIFORNIA

S:\Projects\2000\2000 Placer Community Health\Autocad (Rev)\2000-02 Entitlement\2000-10-02 CHL Exhibit\2000-10-02-01 Rezoning Exhibit.dwg - 2/29/2023 2:10:48AM Plotted by: emre



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■ Sacramento Office 2120 20th Street, Suite Three Sacramento, CA 95818 (916) 455-2026
■ Davis Office 2940 Spafford Street, Suite 200 Davis, CA 95618 (530) 755-2026

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NO.	DATE	REVISIONS	BY	APPD.

DESIGNED BY CK
DRAWN BY LE
CHECKED BY DF
SCALE
1" = 40'

DATE: 02/29/2023

JOB NO: 2000.10.02.01

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1

ORDINANCE NO.

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ZONING
ORDINANCE NO. 5428 OF THE CITY OF ROSEVILLE
CHANGING THE ZONING OF CERTAIN REAL PROPERTY LOCATED
WITHIN THE CITY OF ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the rezone specified herein, and makes the following findings pursuant to Section 19.86.050 of the Zoning Ordinance:

1. The rezone is in conformance with the public interest, health, safety, or welfare of the City; and
2. The rezone is consistent with the objectives, policies, programs, and land use designations of the City of Roseville General Plan.

SECTION 2. Section 19.06.020 of the Zoning Ordinance of the City of Roseville, Ordinance No. 5428, is amended to change the zoning of that portion of certain real property located on Parcel 198 of the Infill area in the City of Roseville, as shown and so designated in Exhibit “A,” attached and incorporated herein by reference is hereby rezoned from Industrial/Business Park (MP) to Community Commercial/Specia Area (CC/SA).

SECTION 3. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 4. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this _____ day of _____, 2024, by the following vote on roll

call: AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 3568

File #: 0215

Title:	WB-32 Roseville Senior Affordable Housing Project - Fee Deferrals and Government Financing Agreement
Contact:	Gina McColl 916-774-5452 gmccoll@roseville.ca.us

Meeting Date: 10/2/2024

Item #: 8.2.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt resolutions to:

1. Approve an extended fee deferral in the amount of \$2,220,328, plus interest;
2. Approve a fee deferral of parks impact fees in the amount of \$1,007,424, plus interest; and
3. Approve a Government Financing Agreement and authorize the City Manager to execute it and all necessary documents on behalf of the City to effectuate its purpose for the WB-32 Roseville Senior Affordable Housing Project located at 4201 Santucci Boulevard.

BACKGROUND

This staff report shall serve as the economic development subsidy summary report pursuant to California Government Code Section 53083. The City of Roseville offers a fee deferral program through the Economic Development Department as an incentive to encourage development. Recently, with a goal of incentivizing affordable housing developments, City Council adopted an ordinance amending Section 4.04.040 of the Roseville Municipal Code to allow extended fee deferrals for affordable housing projects that meet the following requirements:

1. Projects shall consist of 100 percent affordable units (except manager units);
2. Projects shall comply with the City's Objective Design Standards;
3. Property owners shall agree to enter into an Affordable Housing Rental Agreement;
4. Property owners shall agree to enter into a promissory note for the deferred fee amount that is secured by a deed of trust and/or other acceptable security interest; and
5. Applicants shall follow all other requirements of Section 4.04.040, including paying a fee and interest.

On August 23, 2024, Roseville Senior Affordable 2 LP, with a principal address at 445 Central Ave., Suite 200, Highland Park, IL 60036, through its project representative Ten South Construction, LLC, submitted a request for an extended fee deferral of City-controlled development impact fees for a 192-unit affordable apartment complex. The application is attached hereto. At that time, it was determined that one of the City-controlled fees (typically associated with the standard fee deferral process) did not qualify for the extended deferral program. As such, the applicant is now requesting two separate fee deferrals: 1) a standard fee

deferral of park development fees totaling \$1,007,424 due at issuance of a Certificate of Occupancy and 2) an extended fee deferral for other approved City fees totaling \$2,220,328 due no later than one year past issuance of a certificate of occupancy or three years past issuance of the first building permit, whichever is earlier.

In addition to the deferrals noted above, a Government Financing Agreement has been prepared to memorialize the developer's commitment to meet the obligations under the Roseville Municipal Code and in the promissory note consistent with the terms of the extended fee deferral program.

EVALUATION

The WB-32 Roseville Senior Affordable Housing development is proposed at 4201 Santucci Boulevard. As shown on the attached plans, the project includes construction of a 192-unit affordable apartment complex (190 low-income senior units and two (2) manager units) within three buildings, plus a community center and outdoor community area on 5.11 acres. The project meets the criteria for an affordable housing project, as it provides 100 percent of the units (except manager units) as affordable units for low income. The Affordable Housing Rental Agreement will memorialize the commitment for the project to be 100% affordable and will appear as a separate Council action item presented by the City's Housing Division. The project has already been deemed to comply with the City's Objective Design Standards as outlined in the approved Planning entitlement issued on January 23, 2024 (PL22-0345).

The City finds that the public purpose of this fee deferral is to promote the general welfare of the City and its residents by creating new jobs, expanding the range and diversity of its affordable housing, and assisting the City with its State-required Regional Housing Needs Allocation. This fee deferral is consistent with and in furtherance of the City's Economic Development Strategy and will serve to generate increased sales tax revenue, special taxes to fund Community Facilities Districts, and job creation during construction and beyond, though exact numbers are unknown at this time. Fee estimates have been prepared for the various buildings/building permits for the WB-32 Roseville Senior Affordable Housing project, based on the fees for Fiscal Year 2024-2025. Only City-controlled impact fees are eligible for deferral. The eligible fee types and amounts are identified below:

Deferrable Fee	Clubhouse-Bldg 1	64-unit Apt Bldg	Total Deferrable Fees
Fire Service Construction Fee	\$ 1,199.59	\$ 32,338.10	
Public Facilities Fee	\$ -	\$ 141,952.00	
Local Sewer Fee	\$ 826.87	\$ 29,248.00	
Water Connection Fee -Domestic	\$ -	\$ 315,264.00	
Drainage Fees (Pleasant Grove Creek)	\$ -	\$ 33,792.64	
Traffic Mitigation Fee	\$ -	\$ 94,234.08	
Bike Trail	\$ -	\$ 3,776.00	
Public Benefit Fee	\$ -	\$ 54,080.00	
Solid Waste Fee	\$ 922.76	\$ 8,896.00	
Electric Backbone Fee	\$ 5,350.39	\$ 23,761.92	
Total Fees per Building	\$ 8,299.61	\$ 737,342.74	
TOTAL	\$ 8,299.61	\$ 2,212,028.23	\$2,220,327.84

As shown above, the total eligible fee deferral for the project (inclusive of the club house and three apartment buildings) totals approximately \$2,220,328. The request is to allow these fees to be deferred for a maximum of one year past issuance of a certificate of occupancy or three years past issuance of the first building permit, whichever is earlier. The list of fees eligible for deferral has been vetted by the applicable

City departments and only those determined to have no impact to the budget have been included. In an effort to cover lost interest resulting from the fee deferral, there is an interest charge of 5% that will be paid upon payment of the deferred fees. The Roseville Municipal Code (RMC) additionally identifies an administrative processing fee of \$1,500 to be charged per building permit to cover staff's time of processing and tracking this request.

An additional deferral is requested for parks development impact fees. While parks fees are typically included on the list of fees eligible for deferral, it was determined during the review process of the requested extended fee deferral that these fees are needed more urgently and would not qualify for the

requested extended fee deferral that these fees are needed more urgently and would not qualify for the extended fee program. A separate action is therefore requested to allow the following parks fees to be deferred through the standard fee deferral process for multi-family projects. The parks development impact fees are as follows:

Deferrable Fee	64-unit Apt Bldg
Citywide Parks	\$118,208.00
Neighborhood Parks	\$126,400.00
Citywide In-Lieu	\$82,432.00
Neighborhood In-Lieu	\$8,768.00
Total Fees per Building	\$335,808.00
TOTAL	\$1,007,424.00

This fee deferral would allow the \$1,007,424 in parks development impact fees to be deferred to building permit final/certificate of occupancy. Interest equivalent to the city's pooled interest rate (1.35%) plus an administrative fee (\$981) would be charged for the deferred fees. The City's Parks Department has reviewed this request and is supportive.

Pursuant to RMC Section 4.04.040, all multi-family residential fee deferrals greater than \$100,000 dollars are required to be approved by the City Council. Additionally, as mentioned above, extended fee deferrals for affordable housing projects are required to enter into a promissory note for the deferred fee amount that is secured by a deed of trust and/or other acceptable security interest. The promissory note is signed by the developer to acknowledge their commitment to meeting the obligations for payment of fees and securing a deed of trust. To memorialize the developer's commitment to meet the obligations outlined in the promissory note, a Government Financing Agreement has been prepared (with the promissory note included as Exhibit C to the agreement).

The Government Financing Agreement is meant to ensure compliance with the RMC Section 4.04.040. Council is requested to adopt a resolution approving the attached Government Financing Agreement and granting authority for City Manager to execute it and all necessary documents to effectuate its purpose for the WB-32 Roseville Senior Affordable Housing Project at 4201 Santucci Boulevard.

FISCAL IMPACT

The requested deferrals will not result in a negative impact to the City's General Fund or the affected development impact fee programs. Administrative fees equivalent to staff's time necessary to process and track the deferrals will be charged to each associated building permit and interest will be charged on all monies deferred. Furthermore, the City's fee deferral program is an important economic development tool that facilitates new development that may not otherwise be financially feasible without this program. As a result, this program has the potential to catalyze investment that directly increases property values and results in temporary construction jobs and permanent full and part time jobs. Additionally, this project will assist the City in meeting RHNA obligations.

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 §15061(c)(3) and §15378. These fee deferrals meet the above criteria and are not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

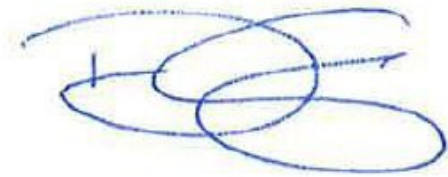
Goal D - Enhance economic vitality

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Gina McColl, Economic Development Analyst

Melissa Anguiano, Economic Development Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Affordable Housing Fee Deferral Application

Parks Fee Deferral Application

Plans

Resolution 24-341

Resolution 24-342

Resolution 24-343

Government Financing Agreement



Development Services Department
Building Inspection Division
311 Vernon Street
Roseville, California 95678-2649

Staff Use Only
Permit #: BD
Approval: ☐ Administrative ☐ Council (Reso #: _____)
Interest Rate:
Date:
Technician Initials:

Affordable Housing Project Non-Residential Development Impact Fee Deferral Application

Development Impact Fee Deferral Program

The Development Impact Fee Deferral Program allows applicants to defer the payment of City controlled impact fees for new affordable housing projects consistent with RMC Section 4.04.040(E).

Please contact the Building Division at (916) 774-5332 prior to submitting this deferral application to obtain a fee estimate and verify the program requirements related to your project. Additionally, where deferred fees are estimated to be \$100,000 or more, please contact the Economic Development Department at (916) 774-5362 as City Council approval will be required. At time of submittal, please provide a copy of your fee estimate.

Payment of all deferred fees will be required no later than the earlier of: 1) one (1) year after the issuance of the first certificate of occupancy, or first final approval of a building permit if no certificate of occupancy is required, or 2) three (3) years after the issuance of the first building permit. To utilize the program, an administrative fee as established by resolution and adopted by City Council will be collected at the time of permit issuance, along with an associated 3% technology fee. Additionally, an agreement, promissory note, and deed of trust must be provided to secure the payment of the deferred fees. In addition, the city's lost interest income on deferred fees will be collected prior to final inspection to cover the financing costs of monies deferred.

By completing and signing this form you hereby agree to the program requirements, processing charge and supplemental fee, as outlined above and in Roseville Municipal Code Section 4.04.

Project Information

Address: 4201 Santucci Blvd.

Specific Plan Area: WB-32 Lot # and APN: 496-100-034-000

Estimated construction timeframe (start/finish): 10/1/2024 - 12/1/2025

Estimated date of payment of deferral fees: 12/1/2026

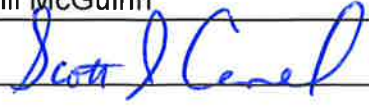
Property Owner/Builder Information

Builder: Ten South Construction LLC

Mailing Address: 445 Central Ave., Suite 200

Contact Person: Bill McGuinn

Phone Number: (312)580-0085

Owner Signature: 

Email: bill@tensouth.com

Required Attachments:

1. Objective Design Standards (ODS) certification
2. Draft Affordable Housing Agreement



Development Services Department
Building Inspection Division
311 Vernon Street
Roseville, California 95678-2649

Staff Use Only
Permit #: BD
Approval: ☐ Administrative ☐ Council (Reso #: _____)
Interest Rate: _____
Date: _____
Technician Initials: _____

Non-Residential Development Impact Fee Deferral Application

Impact Fee Deferral Program

The Impact Fee Deferral Program allows applicants to defer the payment of City controlled impact fees for new non-residential development and building expansions.

Please contact the Building Division at (916) 774-5332 prior to submitting this deferral application to obtain a fee estimate and verify the program requirements related to your project. Where deferred fees are estimated to be \$99,999 or less, the Development Services Department may approve the deferral administratively. Where deferred fees are estimated to be \$100,000 or more, please contact the Economic Development Department at (916) 774-5362 as City Council approval will be required. At time of submittal, please provide a copy of your fee estimate and, if applicable, a copy of the Resolution approved by Council with this completed application.

Payment of all deferred fees will be required prior to final inspection or issuance of a Certificate of Occupancy. To utilize the program, a processing charge of \$953.00 will be collected at the time of permit issuance, along with an associated 3% technology fee, totaling \$981.59. In addition, a supplemental fee totaling the City's pooled interest rate ten year average will be collected prior to final inspection to cover the financing costs of monies deferred.

By completing and signing this form you hereby agree to the program requirements, processing charge and supplemental fee, as outlined above and in Roseville Municipal Code Section 4.04.

Project Information

Address: 4201 Santucci Blvd, Roseville

Specific Plan Area: WB-32 Lot # and APN: 496-100-034-000

Property Owner/Builder Information

Builder: Roseville Senior Affordable 2 LP

Mailing Address: 445 Central Ave., Suite 200, Highland Park, IL 60035

Contact Person: Scott Canel

Phone Number: (312)580-0085

Owner Signature: Scott I Canel

Email: bill@tensouth

WESTBROOK PARCEL WB-32

PRELIMINARY SITE PLAN
SHEET 1 of 5
AUGUST 21, 2023

PROJECT SUMMARY

SIERRA VISTA SPECIFIC PLAN
PARCEL WB-32

TOTAL UNITS: 192
PERMITTED # OF UNITS: 128
DENSITY BONUS: 50.0%
100% SENIOR AFFORDABLE
SITE AREA: 5.11 ACRES
DENSITY: 37.57 DU/AC

ZONING:
EXISTING: High Density Residential (HDR) / R3
PROPOSED: High Density Residential (HDR) / R3

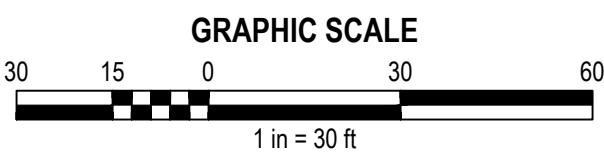
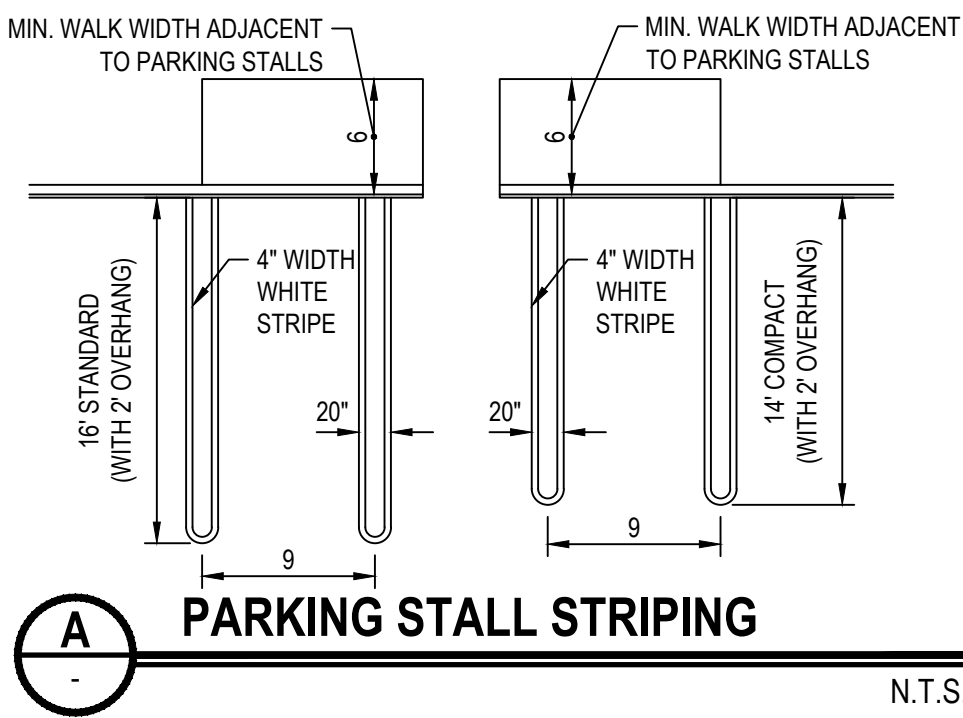
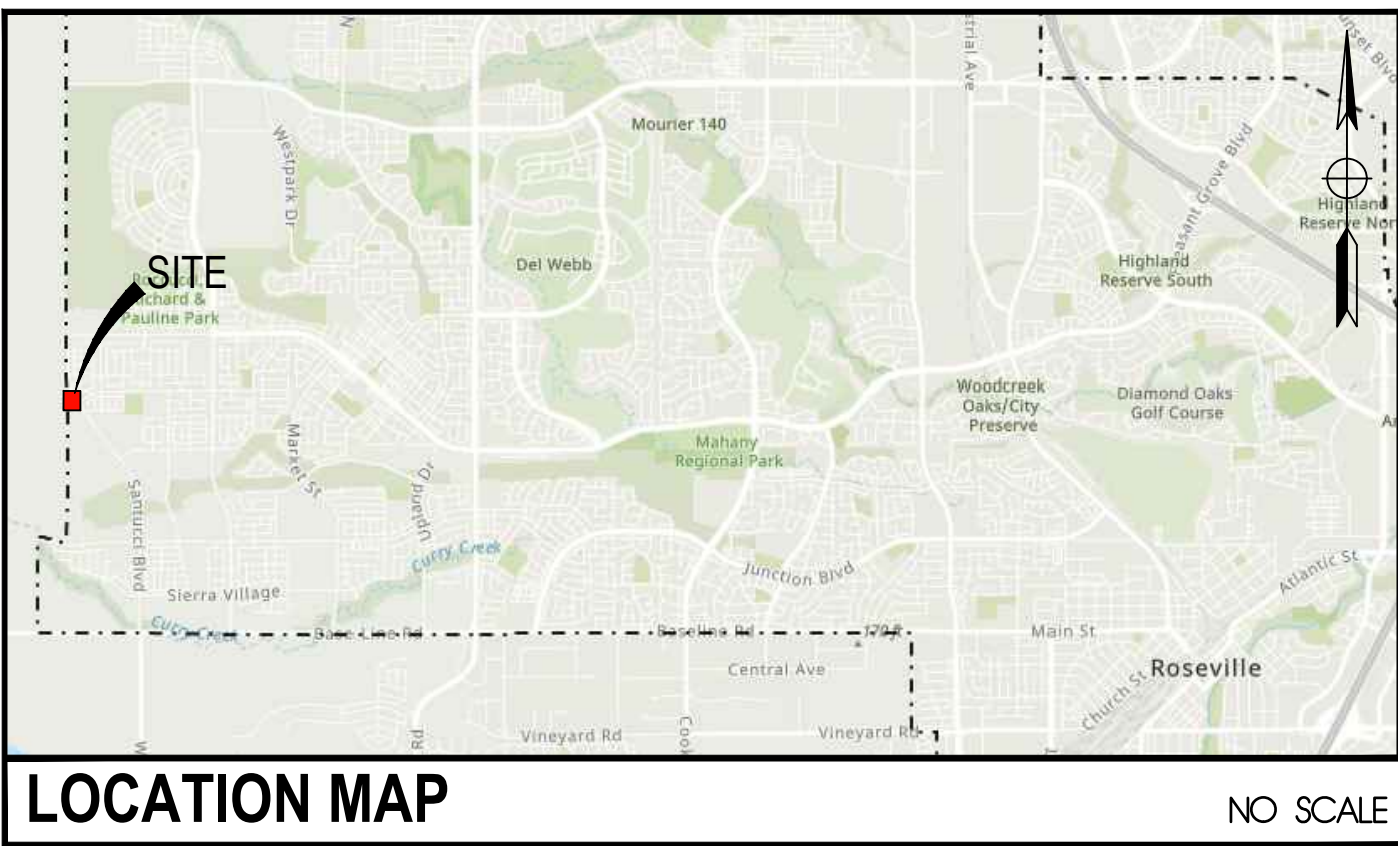
BUILDING FLOOR AREA:
64-PLEX (3): 17,100 sf
51,300 sf
AMENITY: 2,714 sf
TOTAL: 54,014 sf

PERCENT LOT COVERAGE: 25.3%

MAX. BUILDING HEIGHT:
64-PLEX: 45 feet
AMENITY: 25 feet

PARKING:
PARKING REQUIRED (1/UNIT + 10% GUEST):
AUTO PARKING PROVIDED:
COMPACT AUTO PROVIDED (18%):
MOTORCYCLE PARKING (5%):
TOTAL PROVIDED:

211 SPACES
168 SPACES
38 SPACE
11 SPACES
217 SPACES

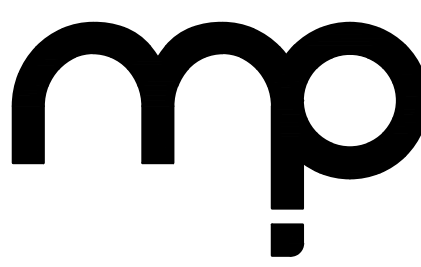


LEGEND

ACCESSIBLE PATH

WB-21
MDR / RS-DS

WB-22
MDR / RS-DS



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Fresno
600 Coolidge Dr., Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com



ROSEVILLE, CA
WB-32 ROSEVILLE SENIOR HOUSING
CONCEPTUAL DESIGN
PRELIMINARY REVIEW

RESOLUTION NO. 24-341

APPROVING FEE DEFERRALS FOR THE
WB-32 ROSEVILLE SENIOR AFFORDABLE HOUSING PROJECT

WHEREAS, the City of Roseville has offered a fee deferral program through the Economic Development Department since the mid 1990's to encourage development; and

WHEREAS, the Economic Development Department received a request from Roseville Senior Affordable 2 LP, requesting a fee deferral of certain development impact fees; and

WHEREAS, the fee deferral program and California Government Code Section 53083 require City Council approval, and the program requires that the deferred fees be paid prior to the earlier of one year past issuance of a Certificate of Occupancy or three years past issuance of first building permit; and

WHEREAS, on October 2, 2024, the City Council for the City of Roseville held a public hearing, pursuant to California Government Code Section 53083, on a fee deferral to WB-32 Roseville Senior Affordable Housing Project with Roseville Senior Affordable 2 LP; and

WHEREAS, staff recommends City Council approve the City fee deferral to development impact fees until building permit final/certificate of occupancy permit of approximately \$2,220,328, plus interest, for the WB-32 Roseville Senior Affordable Housing project; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville after holding a public hearing that the City fee deferral to building permit final/certificate of occupancy permit in the approximate amount of \$2,220,328, plus interest, for the WB-32 Roseville Senior Affordable Housing project is hereby approved.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

RESOLUTION NO. 24-342

APPROVING PARK DEVELOPMENT IMPACT FEE DEFERRALS FOR THE
WB-32 ROSEVILLE SENIOR AFFORDABLE HOUSING PROJECT

WHEREAS, the City of Roseville has offered a fee deferral program through the Economic Development Department since the mid 1990's to encourage development; and

WHEREAS, the Economic Development Department received a request from Roseville Senior Affordable 2 LP, requesting a fee deferral of park development impact fees; and

WHEREAS, the fee deferral program and California Government Code Section 53083 require City Council approval, and the program requires that the deferred fees be paid prior to the issuance of a Building Permit Occupancy/Final permit as applicable to each permit; and

WHEREAS, on October 2, 2024, the City Council for the City of Roseville held a public hearing, pursuant to California Government Code Section 53083, on a fee deferral to WB-32 Roseville Senior Affordable Housing Project with Roseville Senior Affordable 2 LP; and

WHEREAS, staff recommends City Council approve the City fee deferral to park development impact fees until building permit final/certificate of occupancy permit of approximately \$1,007,424, plus interest, for the WB-32 Roseville Senior Affordable Housing project; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville after holding a public hearing that the City fee deferral to building permit final/certificate of occupancy permit in the approximate amount of \$1,007,424, plus interest, for the WB-32 Roseville Senior Affordable Housing project is hereby approved.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

RESOLUTION NO. 24-343

APPROVING A GOVERNMENT FINANCING AGREEMENT, BY AND BETWEEN THE
CITY OF ROSEVILLE AND ROSEVILLE SENIOR AFFORDABLE 2 LP, AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT AND ALL NECESSARY
DOCUMENTS TO EFFECTUATE ITS PURPOSE ON BEHALF
OF THE CITY OF ROSEVILLE

WHEREAS, a government financing agreement for the WB-32 development impact fees for the Roseville Senior Affordable Housing project located at 4201 Santucci Boulevard, by and between the City of Roseville and Roseville Senior Affordable 2 LP, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said government financing agreement is hereby approved and that the City Manager is authorized to execute it and all necessary documents to effectuate its purpose on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2024, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

CITY OF ROSEVILLE GOVERNMENT FINANCING AGREEMENT

(Project: WB-32 Development Impact Fee)

THIS GOVERNMENT FINANCING AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 20__, by and between the City of Roseville, a municipal corporation (“City”), and Roseville Senior Affordable 2 LP, a California Limited Partnership, including its agents, officers, employees, volunteers, independent contractors, and subcontractors (“Developer”); and

RECITALS:

A. WHEREAS, Developer is the owner of that certain property in the City of Roseville located at 4201 Santucci Blvd., commonly known as WB-32, and more particularly described in Exhibit “A” hereto (the “Property”); and

B. WHEREAS, Developer agrees to develop, open, and operate an affordable housing project on the Property consisting of approximately 190 low-income rental units (“Affordable Project”); and

C. WHEREAS, the City of Roseville facilitates the payment of certain Development Impact Fee by delivery of a secured promissory note as described in Section 6 below (“Fee Obligation Program”) as an incentive to encourage certain development, including specifically affordable housing projects, such as the Affordable Project. The Fee Obligation Program allows payment of certain City development impact fees as described herein; and

D. WHEREAS, Roseville Municipal Code § 4.04.040 allows the payment of certain development impact fees for an affordable housing project (as defined by Roseville Municipal Code § 4.04.040(E)) by secured promissory note payable on a date after the issuance of a certificate of occupancy, or final approval of a building permit if no certificate of occupancy is

required, but in no event later than the earlier of: 1) one (1) year after the issuance of the first certificate of occupancy for the Affordable Project or first final approval of a building permit if no certificate of occupancy is required for the Affordable Project; or 2) three (3) years after the issuance of the first building permit for the Affordable Project; and

E. WHEREAS, Developer is proposing the Affordable Project on the Property which meets the criteria of the Fee Obligation Program and has requested, and the City has agreed to allow, payment by secured promissory note, subject to the terms and conditions set forth herein and the provisions of Roseville Municipal Code § 4.04.040; and

G. WHEREAS, the City finds that the public purpose of this Agreement is to promote the general welfare of the City and its residents by creating new jobs, expanding the range and diversity of its affordable housing, and assisting the City with its State required Regional Housing Needs Allocation. This Agreement is consistent with and in furtherance of the City's Economic Development Strategy.

NOW, THEREFORE, in consideration of the foregoing Recitals and the following mutual covenants, agreements, conditions, and representations, and for valuable consideration, the receipt of which is acknowledged, the parties agree as follows:

1. Recitals. The foregoing Recitals are true and correct and incorporated herein by reference.

2. Fee Obligation Amount. Under the Fee Obligation Program, Developer is eligible to pay by secured promissory note certain development impact fees in the total amount of two million two hundred and twenty thousand three hundred and twenty-seven dollars and eighty-four cents (\$2,220,327.84), as specifically detailed in Exhibit "B" attached and incorporated by reference hereto ("Obligation Fees"). Additionally, Developer must pay interest on the Obligation Fees in

the amount of five percent (5%), representing the market interest rate. City agrees to allow such payment, pursuant to Roseville Municipal Code § 4.04.040 and the terms of this Agreement.

3. Time for Payment of Obligation Fees. Developer and City agree that the Obligation Fees shall be owed and due no later than the earlier of: 1) one (1) year after the issuance of the first certificate of occupancy for the Affordable Project, or first final approval of a building permit if no certificate of occupancy is required for the Affordable Project, or 2) three (3) years after the issuance of the first building permit for the Affordable Project.

4. Affordability. Developer agrees, in return for City's agreements herein, to enter into a separate Affordable Rental Housing Agreement ("ARHA") that is acceptable to the City's Housing Division and provide one hundred (100) percent of the units, except any manager or caretaker units, as affordable units for low, very-low or extremely low income (as provided in the ARHA).

5. Objective Design Standards. Developer agrees to comply with the City's Objective Design Standards.

6. Promissory Note and Deed of Trust. Developer agrees that as security for the Obligation Fees, plus interest, it will enter into a promissory note and deed of trust in substantially the same format as attached hereto as Exhibit "C". Additionally, Developer agrees to pay all fees and costs necessary to record and maintain the promissory note and/or deed of trust including title fees, escrow fees, recording fees, etc.

7. Other laws. Developer shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the development and construction of the Affordable Project and Property and/or performance of this Agreement, including without

limitation any applicable development agreement, Roseville Municipal Code Section 4.04.040, and California Labor Code Sections 1720, et seq.

8. Indemnification. To the fullest extent allowed by law, Developer shall defend, indemnify, and save and hold harmless City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, or resulting from or arising out of Developer's willful misconduct or negligent act or omission while engaged in the development of the Affordable Project, or 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.

Developer agrees to defend and indemnify City if, despite the parties' intent and practice, any venue, agency, or court with competent jurisdiction determines that Developer and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of City. Developer's responsibility for such defense and indemnity obligations under this Section 8 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, any insurance limits.

9. Ability to Perform. Developer agrees and represents that it has the time, ability and professional expertise to perform the development of the Affordable Project and to pay the Obligation Fees, plus interest, under this Agreement.

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

11. Assignment. Developer is performing unique services in developing the Affordable Project. As such, Developer shall not assign this Agreement without the prior written consent of City.

12. Independent Contractor. Developer, 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.

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

14. Termination of Agreement. This Agreement shall terminate upon payment of all Obligation Fees, plus interest, per the terms of this Agreement.

15. 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.

16. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties. The City Manager for the City, or his or her designee, shall have authority to execute any documents necessary to effectuate the purpose of this Agreement.

17. 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.

18. 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
Melissa Anguiano
City of Roseville
Economic Development Department
311 Vernon Street
Roseville, CA 95678

DEVELOPER
Scott Canel
Roseville Senior Affordable 2 LP
445 Central Ave., Suite 200,
Highland Park, IL 60035

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

19. Time is of the Essence. The parties acknowledge that time is of the essence.

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

21. Advice of Legal Counsel. Each of the parties hereto has received the advice of independent legal counsel prior to signing this Agreement. Each of the parties hereto acknowledges that neither party, or agent or attorney of a party, has made a promise, representation, or warranty whatsoever, express or implied, not contained herein concerning the subject matter herein to induce the other party to execute this Agreement.

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

the ____ day of _____, 20__, and Developer has caused this Agreement to be duly executed.

CITY OF ROSEVILLE, a
municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
CARMEN AVALOS
City Clerk

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

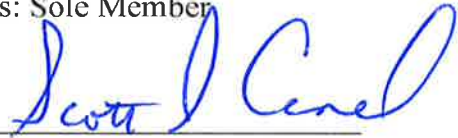
APPROVED AS TO SUBSTANCE:

BY: _____
MELISSA ANGUIANO
Economic Development Director

ROSEVILLE SENIOR AFFORDABLE 2 LP,
a California Limited Partnership

By: CERC Roseville SA2 Holdings LLC
Its: Managing General Partner

By: Community Economic
Redevelopment Corporation
of Wisconsin, a Wisconsin not for
profit corporation
Its: Sole Member

BY: 
SCOTT I. CANEL
President

By: Roseville SA2 Admin GP LLC
Its: Administrative General Partner

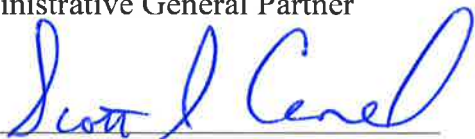
BY: 
SCOTT I. CANEL
Manager

EXHIBIT "A"
Legal Description

The land described herein is situated in the State of California, County of Placer, City of Roseville, described as follows:

Lot 8, as shown and designated on the map entitled "Westbrook Phases 2 & 3", filed for record December 8, 2016 in Book DD of Maps at Page 79, Placer County Records, and amended by Certificate of Correction recorded March 21, 2017, as Instrument No. 2017-0020719, Official Records.

APN: 496-100-034-000

EXHIBIT "B"
Obligation Fees

Defferable Fee	Clubhouse-Bldg 1	64-unit Apt Bldg	Total Deferrable Fees
Fire Service Construction Fee (Sierra Vista Westbrook DA)	\$ 1,199.59	\$ 32,338.10	
Public Facilities Fee	\$ -	\$ 141,952.00	
Local Sewer Fee	\$ 826.87	\$ 29,248.00	
Sewer Special Benefit Area	\$ -	\$ -	
Water Connection Fee -Domestic	\$ -	\$ 315,264.00	
Water Connection Fee -Irrigation (recycled)	\$ -	\$ -	
Water Pressure Zone Fee	\$ -	\$ -	
Drainage Fees (Pleasant Grove Creek)	\$ -	\$ 33,792.64	
Traffic Mitigation Fee	\$ -	\$ 94,234.08	
Bike Trail	\$ -	\$ 3,776.00	
Public Benefit Fee	\$ -	\$ 54,080.00	
Solid Waste Fee	\$ 922.76	\$ 8,896.00	
Electric Backbone Fee	\$ 5,350.39	\$ 23,761.92	
Total Fees per Building	\$ 8,299.60	\$ 737,342.74	
TOTAL	\$ 8,299.60	\$ 2,212,028.23	\$ 2,220,327.84

EXHIBIT "C"
Promissory Note and Deed of Trust

PROMISSORY NOTE
Extended Development Impact Fee Payment Program

\$2,220,327.84

_____, 20____

FOR VALUE RECEIVED, ROSEVILLE SENIOR AFFORDABLE 2 LP, a California Limited Partnership, (“Developer”), hereby promises to pay to the order of the THE CITY OF ROSEVILLE, a municipal corporation, whose address is 311 Vernon Street, Roseville, California, 95678 (“City”), the sum, which represents required development impact fees, in the amount equal to two million two hundred and twenty thousand three hundred and twenty-seven dollars and eighty-four cents (\$2,220,327.84). Developer also promises to pay to the order of City accrued interest on the principal balance at the rate of five (5%) in accordance with the payment terms stipulated below.

1. **DEVELOPER’S OBLIGATION.** This Promissory Note (“Note”) evidences the obligation of Developer to City for the payment of development impact fees pursuant to Roseville Municipal Code Section 4.04.040, on the project known as:

_____ located at _____ (“Project”). These development impact fees are normally due upon final approval of a building permit and are being paid per the term of this Note and the Government Financing Agreement between Developer and City, which is incorporated fully herein. Developer agrees to cause a Deed of Trust to be recorded on the property of the Project as security for this Note.

2. **TERM.** This Note shall be due and payable no later than the earlier of: 1) one (1) year after the issuance of the first certificate of occupancy for the Project, or first final approval of a building permit if no certificate of occupancy is required for the Project, or 2) three (3) years after the issuance of the first building permit for the Project.

3. **AMOUNT AND TIME OF PAYMENT.** Developer shall pay the full principal balance, plus interest at the rate of five (5%), no later than the earlier of: 1) one (1) year after the issuance of the first certificate of occupancy for the Project, or first final approval of a building permit if no certificate of occupancy is required for the Project, or 2) three (3) years after the issuance of the first building permit for the Project.

4. **LATE PAYMENTS.** If any payment under this Note is not received by City within ten (10) calendar days after the payment is due, Developer shall pay to City a late charge of five percent (5%) of such payment. Such late charge shall be immediately due and payable without demand by City.

5. **MATURITY DATE.** The full amount of the outstanding principal advanced under this Note, together with all accrued but unpaid interest thereon shall be due and payable in full, on the earliest of:

A. No later than the earlier of: 1) one (1) year after the issuance of the first certificate of occupancy for the Project, or first final approval of a building permit if no certificate of occupancy is required for the Project, or 2) three (3) years after the issuance of the first building permit for the Project; or

B. An Event of Default by Developer as defined in Paragraph 10 of this Note which has not been cured in the manner and time provided in Paragraph 11 this Note.

6. **PLACE AND MANNER OF PAYMENT.** All amounts due and payable under this Note are payable at the following address, City of Roseville Attn: Finance Department, 311 Vernon Street, Roseville, CA 95678, or at such other place as City may designate to Developer in writing from time to time, in any currency of the United States which on the date of payment is legal tender for the payment of public and private debts.

7. **PREPAYMENT OF LOAN.** No prepayment penalty will be charged to Developer for payment of any portion of this Note prior to the end of the loan term.

8. **WAIVERS BY DEVELOPER.** Presentment, notice of dishonor, and protest are waived by all makers, sureties, guarantors, and endorsers of this Note.

9. **DEFAULT AND ACCELERATION.** Developer agrees that the unpaid balance of the principal amount of this Note, together with all accrued interest thereon and charges owing, shall, at the option of City, become immediately due and payable upon any Event of Default as defined in Paragraph 10 of this Note which has not been cured pursuant to Paragraph 11 of this Note, including without limitation the failure of Developer to make any payment when due.

10. **EVENT OF DEFAULT DEFINED.** For purposes of this Note, an “Event of Default” is defined as follows:

A. Developer defaults in the payment of any principal or interest when due.

B. City discovers that Developer has failed to disclose or has misrepresented any fact deemed by City to be material or which would have prevented Developer from being eligible for this program or to pay the impact fees by the Note.

C. Developer defaults or breaches any of the terms or conditions of this Note or the Government Financing Agreement.

D. Developer becomes insolvent or bankrupt or is unable to pay its debts as they mature or makes a general assignment of or enters into any arrangement with creditors.

E. Proceedings for the appointment of a receiver, trustee or liquidator of the assets of Developer or a substantial part of such assets, being authorized or instituted by or against the Developer.

F. Proceedings under any bankruptcy, reorganization, readjustment of debt, insolvency, dissolution, liquidation or other similar law of any jurisdiction being authorized or instituted against Developer.

11. **CURE OF DEFAULT AND REMEDIES.** In the event of any breach or violation under this Note, City shall give written notice to Developer specifying: (a) the nature of the breach or violation; (b) the action required to cure the breach or violation, if an action to cure is possible; and (c) a date, which shall not be less than fifteen (15) calendar days from the mailing of the notice, but which such action to cure must be taken, if an action to cure is possible. If Developer fails to cure the breach or violation within the time frame specified in the notice, or if a cure is not possible, City has the right, at its election, to: (a) proceed directly against Developer to recover any and all loss, damage, liability, action, cause of action, cost or expense (including without limitation, reasonable attorneys' fees and expenses) incurred by City; or (b) pursue any other remedy allowed at law or in equity.

12. **CONSENTS AND APPROVALS.** Any consent or approval required under this Note shall not be unreasonably withheld.

13. **NOTICES.** Any notice, communications, or demands shall be in writing and may be communicated to City or Developer at the addresses set forth in the introductory paragraph of this Note.

14. **BINDING UPON SUCCESSORS.** All provisions of this Note shall be binding upon and inure to the benefit of the heirs, administrators, executors, successors in interest, transferees and assigns of Developer and City.

15. **NO RELATIONSHIP.** Nothing in this Note shall create any relationship between Developer and City, other than a debtor-creditor relationship. Developer and City shall not be partners, joint venturers, equity venturers, or any other form of partnership or venture.

16. **ASSIGNMENT AND ASSUMPTION.** Developer shall not assign any of its interests under this Note to any other party without the prior written consent of City. Any unauthorized assignment shall be void.

17. **GOVERNING LAW AND VENUE.** This Note shall be interpreted under and governed by the laws of the State of California, except for those provisions preempted by federal law. Any action arising out of this Note shall be brought in Placer County, California, regardless of where else venue may lie.

18. **SEVERABILITY.** Every provision of this Note is intended to be severable. If any provision of this Note is held invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions shall not be affected or impaired.

19. **TIME.** Time is of the essence in this Note.

20. **ATTORNEYS' FEES AND COSTS.** In the event of any Event of Default, or any legal action is commenced to interpret or to enforce the terms of this Note, the prevailing party in any such action shall be entitled to recover all reasonable attorneys' fees and costs incurred in such action. In addition, Developer agrees to pay City all reasonable costs incurred in collection of amounts due under this Note which are not paid by the due date as specified herein, whether or not a legal action has been filed.

21. **WAIVER.** Any waiver by City of any obligation in this Note must be in writing. No waiver shall be implied from any delay or failure by City to take action on any breach or default by Developer or to pursue any remedy allowed under this Note or applicable law. Any extension of time granted to Developer to perform any obligation under this Note must be in writing signed by City and shall not operate as a waiver or release from any of Developer's obligations under the Note. Developer hereby waives all defenses and pleas on the grounds of any extensions of the time for repayment of any amounts due under this Note, unless City has granted such extensions in writing. Consent by City to any act or omission by Developer shall not be construed to be a consent to any other act or omission or to waive the requirement for City's written consent to future waivers.

22. **SUBORDINATION.** Except as expressly set forth herein, this Note, at the request of Developer and as approved by City, shall be subordinated in priority to any third-party lender having a lien on the property of the Project.

23. **AMENDMENTS AND MODIFICATIONS.** Any amendments or modifications to this Note must be in writing, and shall be effective only if executed by both Developer and City.

IN WITNESS WHEREOF, Developer has executed this Note at _____, on _____, 20____.

DEVELOPER:

Roseville Senior Affordable 2 LP

By: CERC Roseville SA2 Holdings LLC

Its: Managing General Partner

By: Community Economic Redevelopment Corporation
of Wisconsin, a Wisconsin not for profit corporation

Its: Sole Member

By: _____
Scott I. Canel, President

By: Roseville SA2 Admin GP LLC
Its: Administrative General Partner

By: _____
Scott I. Canel, Manager

[Notarization Required]

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

ATTN: City Clerk
City of Roseville
311 Vernon Street
Roseville, CA 95678

~~(EXEMPT FROM RECORDING FEES GOV'T CODE 27383)~~

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, Made this _____ day of _____, 20____, **Between Roseville Senior Affordable 2 LP** herein called TRUSTOR address is _____, **TITLE COMPANY**, herein called Trustee, and **CITY OF ROSEVILLE**, herein called BENEFICIARY. **Witnesseth:** That Trustor irrevocably GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that real property in the City of Roseville, County of PLACER, State of California, described as:

SEE ATTACHED EXHIBIT A

APN: 496-100-034-000

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by Paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits, for the purpose of securing payment of the indebtedness evidenced by a promissory note, of even date herewith, executed by Trustor in the sum of **\$2,220,327.84**, any additional sums and interest thereon hereafter deferred by Beneficiary to the then record owner of said property which amounts are evidenced by a promissory note or notes, containing a recitation that this Deed of Trust secures the payment thereof, any lawful charge made by Beneficiary for a statement regarding the obligations secured hereby requested by or for Trustor, and the performance of each agreement herein contained. By the execution and delivery of this Deed of Trust and the note secured hereby, the provisions (1) to (15) inclusive, printed on pages 2 and 3 hereof, hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

Trustor request that a copy of any Notice of Default and a copy of any Notice of Sale hereunder be mailed to the address given herein.

Trustor

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.....

Onbefore me,
personally appeared who proved to me on
the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

.....
Signature

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

(4) To pay: at least ten (10) days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, any interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

(6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(8) That at any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(9) That 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).

(10) That as additional security, Trustor hereby give to and confer upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels and in such order as it may determine at public auction to the highest

bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

In the event of foreclosure or deed in lieu of foreclosure of prior security deed or assignment of the first mortgage to the Secretary of Housing and Urban Development, any provisions herein or any provisions in any other collateral agreement restricting the use of the property or otherwise restricting Trustor's ability to sell the property shall have no further force or effect. Any person (including his successors or assigns) receiving title to the property through a foreclosure or deed in lieu of foreclosure of a prior security deed shall receive title to the property free and clear from such restrictions.

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) The Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

(15) Trustee shall act as Trustee under Deeds of Trust given solely for the purpose of securing obligations for the repayment of money other than corporate bonds. (California Financial Code §1590.)

REQUEST FOR RECONVEYANCE

THE PROMISSORY NOTE OR NOTES, AND ANY EVIDENCES OF FURTHER AND/OR
ADDITIONAL ADVANCES MUST BE PRESENTED WITH THIS REQUEST.

.....California.....
(date)

To THE TRUSTEE NAMED ON THE REVERSE HEREOF:

You are hereby authorized and requested to execute a reconveyance hereunder and deliver same to

.....
.....

The undersigned own all the obligations secured by said Deed of Trust:

Beneficiary

Beneficiary

Beneficiary

Beneficiary

LEGAL DESCRIPTION

Real Property in the City of Roseville, County of Placer, State of California, described as follows:

Add description from title report here

APN: