



AGENDA

May 16, 2024

DESIGN COMMITTEE MEETING
4:30 P.M.
Civic Center Meeting Rooms 1 & 2
311 Vernon Street
Roseville, California
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.

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

- 1. CALL TO ORDER**
- 2. ROLL CALL SILENT**

3. CONSENT CALENDAR

3.1. Minutes of July 20, 2023

4. REQUESTS/PRESENTATIONS

4.1. Douglas Harding Corridor Specific Plan Parcel DH-43, 445 Roseville Square, File # PL23-0364

REQUEST

The applicant requests approval of a Design Review Permit to allow construction of a 7,654-square-foot commercial pad building and associated site improvements on Parcel DH-43 in the Douglas Harding Corridor Specific Plan (DHCSP) area.

Applicant: Haleh Al Hassany, Borges Architectural Group

Owner: RSS Center LLC

RECOMMENDATION

The Planning Division recommends that the Design Committee take the following actions:

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-one (71) conditions of approval.

4.2. North Central Roseville Specific Plan Parcel 40 – Skilled Nursing Facility, 250 Conference Center Dr, File # PL24-0109

REQUEST

The applicant requests a Tentative Parcel Map to subdivide the 7.87-acre site into two parcels (A and B), and a Design Review Permit to allow construction of a single-story, 120-bed skilled nursing facility totaling 53,000 square feet on Parcel B. Parcel A will remain vacant.

Applicant: Cliff R Heeley, RangeComm

Owner: Romney White, 250 Conference Center, LLC

RECOMMENDATION

The Planning Division recommends the Design Committee take the following actions:

1. Adopt the Skilled Nursing Facility Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-three (73) conditions of approval; and
3. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-eight (48) conditions of approval.

5. COMMITTEE MEMBER / STAFF REPORT

6. PUBLIC COMMENTS

7. ADJOURNMENT



DESIGN COMMITTEE COMMUNICATION

Title: Minutes of July 20, 2023
Contact: Lupe Nelson, lnelson@roseville.ca.us, (916) 774-5281

Meeting Date: 5/16/2024
Item #: 3.1.

ATTACHMENTS:

Description

Minutes of July 20, 2023



DRAFT MINUTES

July 20, 2023

DESIGN COMMITTEE MEETING

4:30 P.M.

Civic Center Meeting Rooms 1 & 2

311 Vernon Street

Roseville, California

www.roseville.ca.us

1. CALL TO ORDER

Chair Haggenjos called the meeting to order at 4:30 p.m.

2. ROLL CALL SILENT

Present: Clark, Haggenjos

Absent: Boyle

3. CONSENT CALENDAR

3.1. Minutes of February 16, 2023

Motion by Committee Member Clark, seconded by Chair Haggenjos, to approve the Consent Calendar.

The Motion passed unanimously with a voice vote.

4. REQUESTS/PRESENTATIONS

4.1. Sierra Vista Specific Plan Parcel FD-32A – Harvest Community Church, 3700 Market St, File # PL22-0210

REQUEST

The applicant requests approval of a Design Review Permit to allow the construction of a 33,576 square foot church, parking lot with 194 parking spaces, and associated site improvements on 3.81 acres of Parcel FD-32A in the Sierra Vista Specific Plan (SVSP).

Associate Planner, Shelby Maples, presented the staff report. She also offered a memorandum that addressed changes to the conditions. The memorandum removes two duplicate conditions, regarding addressing.

Committee Discussion

- A Committee Member asked about the eventual width and capacity of Market Street. Staff responded that Market Street has been planned as a collector roadway and that the Sierra Vista Specific Plan anticipated commercial projects on Market Street. The

peak vehicle demand for the project will be on Sunday mornings which will be during non-peak rush hour traffic.

- A Committee Member asked about parking for the church. Staff responded that the project would meet the City's Zoning Ordinance standards for assembly uses.

Chair Haggenjos opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant representative, Gordon Rogers stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Committee Discussion with Applicant:

- Mr. Rogers stated he appreciated the comments from the Committee Members and that he took the surrounding and future uses into consideration when designing Harvest Church.
- A Committee Member asked about the height of the roof. Mr. Rogers stated that the concrete walls parapet height is 39 feet and will provide screening for the mechanical equipment on the roof. The actual roof is about 6 feet below the parapet. The ceiling is approximately 22 feet in the main auditorium and approximately 10 feet in the classrooms.

Chair Haggenjos opened the public comment. Hearing none, Chair Haggenjos closed the public comment and Public Hearing.

Motion by Committee Member Clark, seconded by Chair Haggenjos to:

1. Consider the Addendum to the Sierra Vista Specific Plan Environmental Impact Report (SCH #2008032115, certified May 5, 2010).
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-four (74) conditions of approval.

The Motion passed unanimously with a voice vote.

4.2. North Central Roseville Specific Plan Parcel 40 – Hampton Inn and Element Hotel, 251 Conference Center Dr, File # PL23-0010

REQUEST

The applicant requests a Tentative Parcel Map to subdivide Parcel 40 into three parcels and a Design Review Permit to allow construction of two hotels (241 rooms total) on two of the newly created parcels. Parcel 1 will consist of the Hampton Inn, which will be a four-story, 61,400-square-foot building with 117 rooms and Parcel 2 will consist of the Element Hotel, which will be a four-story, 71,992-square-foot building with 124 rooms. Parcel 3 will remain vacant for future development. An Administrative Permit for a Parking Reduction is also requested to allow a reduction of twenty-three (23) spaces for the proposed hotel uses.

Associate Planner, Kinarik Shallow, presented the staff report. She also offered a memorandum that addressed changes to the conditions. This memorandum removes two duplicate conditions of approval.

Chair Haggenjos opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant representative, Scott Pederson, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Chair Haggenjos opened the public comment Hearing none, Chair Haggenjos closed the public comment and Public Hearing.

Committee Discussion

- A Committee Member commented that the City is in need of additional hotels.
- A Committee Member commented that the design of the project was excellent.
- A committee member mentioned past development plans of the conference center site close to the project location. This previous development was heard by the City's Planning Commission and was supposed to be connected to the mall by a pedestrian access trail and bridge. Staff responded that there was a condition of a separate hotel project, not the subject site, that required a dedication of easements. That project would not obligate the construction of a bridge connection to the mall. The projects are part of the City's long range transit master plan. There is a bicycle trail currently in this location. However, the bridge itself is a long-range project.

Motion by Committee Member Clark, seconded by Chair Haggenjos, to:

1. Adopt the Hampton Inn and Element Hotel Initial Study/Mitigated Negative Declaration;
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-six (76) conditions of approval;
3. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-two (42) conditions of approval; and,
4. Adopt the three (3) findings of fact and approve the Administrative Permit subject to two (2) conditions of approval.

The Motion passed unanimously with a voice vote.

5. BOARD MEMBER / STAFF REPORT

Board Member Report

- None

Staff Report

- A Design Committee is not planned for August as there are no items on the calendar.

- There is a new Committee Member, Sandra Boyle. Committee Member Boyle was appointed by City Council in June.

Committee Discussion

- A committee member asked about future plans for hotels near the planned soccer field and noting of traffic on the Blue Oaks corridor. A Staff Member responded that those developments are contingent on developer interest. Another Staff Member noted that the main issue is that the area is further from the Highway 65 than many hotel operators would prefer. There is land designated for commercial uses near the planned soccer complex this there is development interest.

6. PUBLIC COMMENTS

Chair Haggenjos opened the Public Comment period. Hearing none, Chair Haggenjos closed the Public Comment period.

7. ADJOURNMENT

Motion by Committee Member Clark, seconded by Chair Haggenjos, to adjourn the meeting. The Motion Passed unanimously at 5:00 p.m. with a voice vote.



DESIGN COMMITTEE COMMUNICATION

Title: Douglas Harding Corridor Specific Plan Parcel DH-43, 445 Roseville Square, File # PL23-0364
Contact: Shelby Maples, smaples@roseville.ca.us, (916) 746-1347

Meeting Date: 5/16/2024
Item #: 4.1.

ATTACHMENTS:

Description

Staff Report

Exhibit A Site Plan and Details

Exhibit B Floor Plan

Exhibit C Roof Plan and Building Sections

Exhibit D Elevations and Materials

Exhibit E Drainage and Utility

Exhibit F SWQCP

Exhibit G Landscaping Plan

ITEM 4.1: **Design Review Permit – 445 Roseville Sq.– DHCS PCL DH-43 – Roseville Square Pad Building – PL23-0364**

REQUEST

The applicant requests approval of a Design Review Permit to allow construction of a 7,654-square-foot commercial pad building and associated site improvements on Parcel DH-43 in the Douglas Harding Corridor Specific Plan (DHCS PCL) area.

Applicant- Haleh Al Hassany, Borges Architectural Group
Owner – RSS Center LLC

SUMMARY RECOMMENDATION

The Planning Division recommends that the Design Committee take the following actions:

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-one (71) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The proposed project site is 445 Roseville Sq., located on the northwest corner of Douglas Bl. and Harding Bl. within the Roseville Square Shopping Center, in the Douglas Harding Corridor Specific Plan (DHCS PCL). The approximately 0.52 acre site is currently vacant, and is surrounded by commercial development. In December 2022, the City adopted the DHCS PCL, which includes new design standards for infill development within the corridor. The intent of the Specific Plan is to support reinvestment and redevelopment within the corridor.

The Roseville Square Shopping Center was originally constructed in 1961 and has been remodeled several times. The subject parcel was originally developed as a gas station facility, built concurrently with the retail shopping center. In 1995, the gas station requested a Special Use Permit to substantially remodel the gas station and build a cashier kiosk, car wash, and new fuel canopy (File # SUP 94-60). Ultimately, the gas station facility was demolished in 2021 (File # BD21-3425).

The proposed project includes a 7,654-square-foot commercial pad building. The building is currently proposed with five (5) total tenants suites, although the future tenants of the building are unknown at this time. A total of 11 new parking spaces are proposed along the front of the building. The project also includes landscaping consistent with the Roseville Square Shopping Center, as well as a new landscape feature at the corner of Douglas Bl. and Harding Bl., consistent with the DHCS PCL.

Figure 1: Project Location



EVALUATION

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the DHCSP Design Guidelines. Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four (4) findings of fact be made to approve a Design Review Permit. The four (4) findings for approval of the Design Review Permit are listed below in ***italicized, bold text*** and are followed by an evaluation of the project in relation to each finding.

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

The project site was previously developed with a gas station facility, which was demolished in 2021. The site retained its frontage improvements, including curb, gutter, and sidewalk. Given the previous development, the site does not include wetlands or other significant natural features. Grading of the property will be necessary to construct the parking area, drive aisles, and building pad. The project has been reviewed by the City's Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities. The proposed use is consistent with the site's commercial land use designation and will develop an underutilized parcel.

- 2. The project site as approved provides open space; access; vehicle parking; vehicle, pedestrian, and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals,***

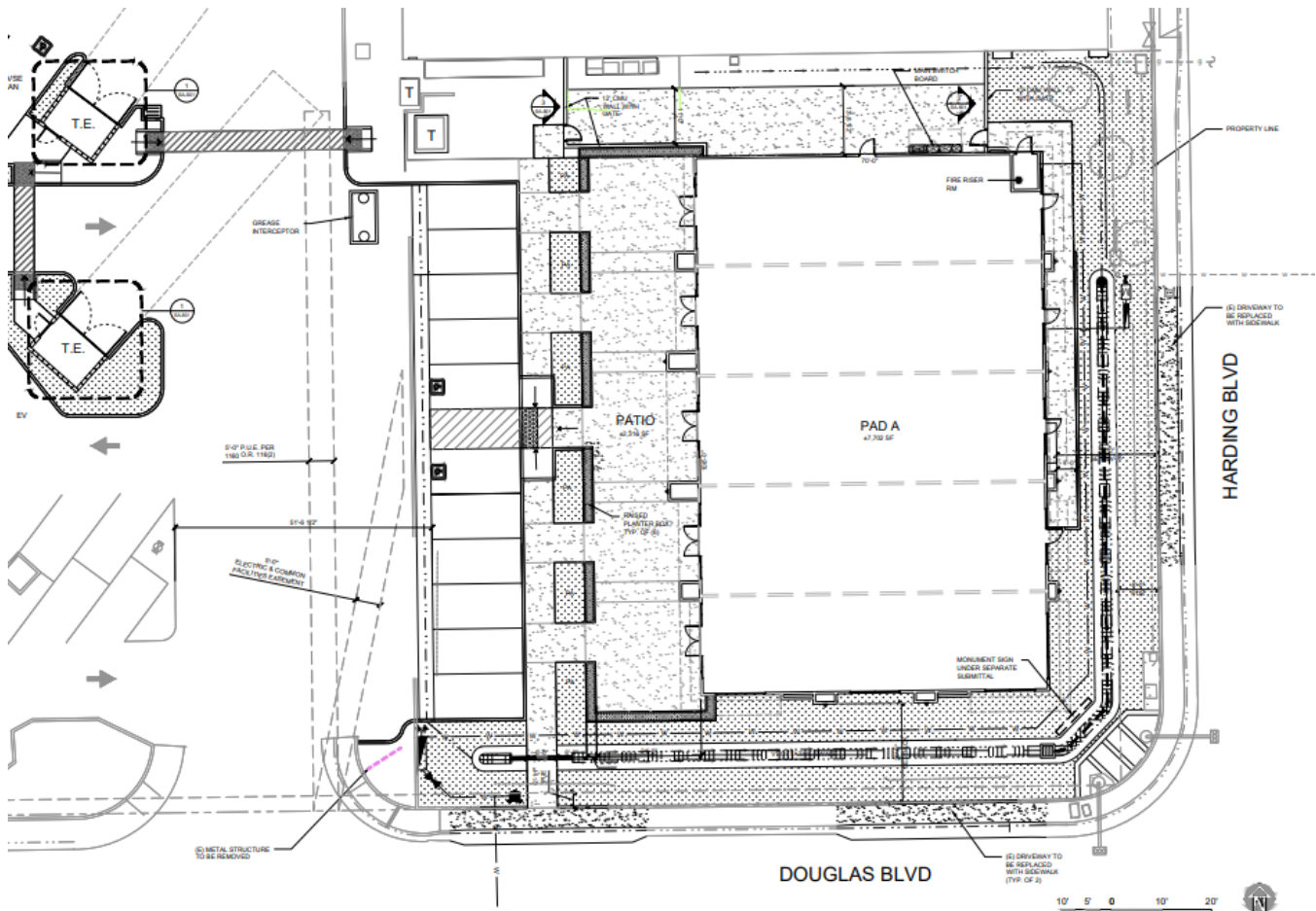
policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable specific plan and/or applicable design guidelines.

The evaluation of the DRP is based on the applicable development and design standards within the City's Zoning Ordinance, the CDG, and the DHCSP. Staff reviewed the project proposal for consistency with all applicable standards and found the project to be consistent with the requirements and guidelines. The following sections of the evaluation focus on areas of interest.

Site Planning

The proposed site plan is shown in Figure 2 and included as Exhibit A. the project consists of an approximately 7,654-square-foot commercial pad building, as well as associated site improvements such as landscaping and 11 new parking spaces. The proposed use, retail commercial, is principally permitted in the CC/SA-DH(Community Commercial/Special Area – Douglas Harding) zone. As proposed, the pad building includes a maximum of five (5) tenant suites, each with the possibility of a patio along the storefronts. The entrances to each tenant space are oriented towards the interior of the shopping center, with faux storefronts to disguise the service doors facing Harding Bl. The pad building maintains a 20 foot setback from both Douglas Bl. and Harding Bl., consistent with the development standards.

Figure 2: Site Plan



Access and Circulation

Access to the project site will be provided by existing driveways to the shopping center, with the primary access point along Douglas Bl. The project will be incorporated into the existing Roseville Square shopping center, and will share parking as well as vehicle and pedestrian circulation. As discussed in this report, the project site was previously developed with a gas station facility. The project is conditioned to remove the three (3) existing driveways to the parcel and replace with curb and sidewalk (DRP Condition #23). The proposed access and site circulation has been reviewed by the Development Services – Engineering Division, and is consistent with the design guidelines.

Parking

The Zoning Ordinance establishes off-street parking requirements for commercial shopping centers. Based on the Zoning Ordinance, the parking requirement for a shopping center where the tenants are unknown is one (1) space per 200 square feet.

The project is located within the existing Roseville Square Shopping Center, and will share parking with the overall center. The proposed pad building is 7,694 square feet, which would require a total of 38 parking spaces. Eleven (11) parking spaces are proposed on the subject parcel. In total, 1,027 parking spaces are required for the shopping center, and including the new development, a total of 1,077 parking spaces will be provided. Therefore, the shopping center has a surplus of 50 parking spaces.

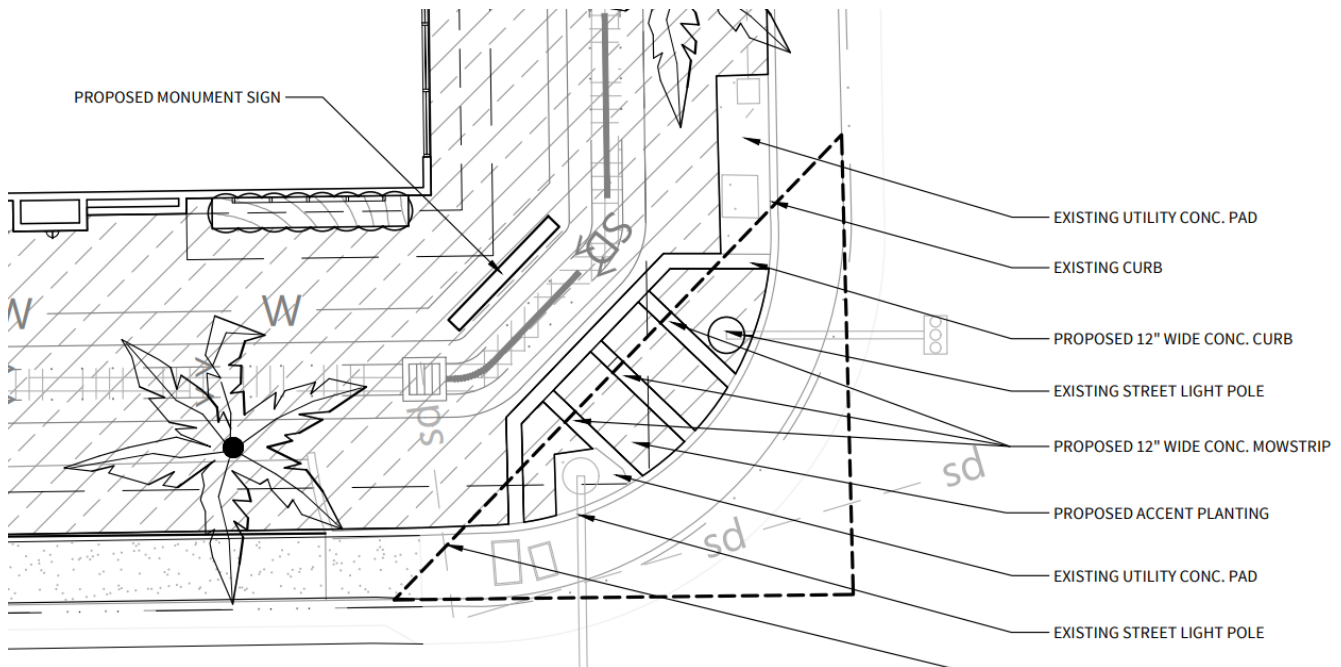
Based on the parking requirement and the proposed additional parking, both the existing shopping center and the new pad building comply with applicable standards and requirements of the Zoning Ordinance. As tenant spaces are leased, each tenant will utilize the applicable parking requirement for the use as outlined in the Zoning Ordinance.

Landscaping

The project landscaping consists of a mix of plant materials including trees, shrubs, and other accent plantings, consistent with the CDG and DHCSP Design Guidelines. Tree species include Chinese pistache, Japanese zelkova, and date palm. Palm trees are an existing feature of the Roseville Square Shopping Center, and the proposed plant palette will be consistent with the existing landscape design. The CDG includes a parking lot shading requirement of 50-percent of the paved areas. The project will provide additional trees along the frontage of the new building as well as in the existing parking area adjacent to the new trash enclosures. The project calculates 93-percent coverage of the paved areas, meeting the requirement.

Additionally, the project includes a corner feature at the Harding Bl. and Douglas Bl. corner, consistent with FI-4 of the DHCSP (Figure 3). The Specific Plan (Policy FI-4) requires a corner treatment at prominent corners within the corridor, which includes the project site. The proposed treatment is limited in size due to existing frontage improvements, but will include decorate mow strips and accent plantings to highlight the corner. A future shopping center identification monument sign will be located adjacent to the corner feature. As proposed, the landscaping plan is consistent with the CDG and DHCSP Design Guidelines.

Figure 3: Corner Feature



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

The project is subject to the City's Community Design Guidelines (CDG) for commercial development and the DHCSP Design Guidelines. The project is also subject to the Zoning Ordinance standards for the CC/SA-DH (Community Commercial/Special Area-Douglas Harding) zone district, which provide development standards and guidelines for new construction, including building setbacks and height limits. The building proposes 20 foot setbacks from both Douglas Bl. and Harding Bl., and has an overall height of 28 feet to the top of the parapet. As proposed, the building is consistent with development standards.

The proposed architecture is a modern style that utilizes a mix of cool and earth-tone colors such as deep red, sage green, greys and browns (Figure 4). The materials used include stucco, metal awnings, wood-look aluminum accent panels, and glass on the exterior. The front of the building, which faces interior to the shopping center, will predominantly feature glass storefronts, and will provide patio areas for future tenants. Faux storefront treatments are applied to the south and east elevations of the building, which face Douglas Bl. and Harding Bl. respectively. These elevations, which are the passive sides of the building, disguise the service areas and doors with the upgraded spandrel windows, doors and metal awnings by giving the illusion of additional storefronts. Overall, the proposed design is consistent with the guidelines and policies outlined in the CDG and DHCSP Design Guidelines.

Figure 4: Front Elevation (Interior to Shopping Center) and Rear Elevation (Harding Bl.)



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

All trash containers will be screened within trash enclosures. The enclosures will surround the three non-accessible sides of the trash container, with landscaping located along the perimeter of the enclosures. All rooftop mechanical equipment will be sufficiently screened from public view by the building parapets.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Design Committee hearing was published on May 3, 2024, and was distributed to all property owners within 300 feet of the project site. One neighbor called staff after receiving the notice and inquired about the proposed project, but did not submit any formal comment. No additional comments were received.

CONCLUSION

Based on the analysis provided in this staff report, staff believes that the required findings can be made to approve the proposed Design Review Permit.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332, Class 32 - Infill Development Projects, and Section 305 of the City of Roseville CEQA Implementing Procedures. The project will construct a new, 7,654-square-foot commercial pad building on a vacant parcel surrounded by developed uses. The project meets the required conditions of the categorical exemption as identified in subsections a) through e) in that the project is consistent with the zoning and land use designation; the parcel is 0.52 acres in size and surrounded by development; the site has been previously developed and significantly disturbed, with no habitat value for endangered or threatened species; the project will not result in significant effects related to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

Furthermore, none of the exceptions to exempting projects, as outlined in Section 15300.2 of CEQA, apply to the proposed project. The project does not request exemption through Classes 3, 4, 5, 6, or 11. This is an infill project on a previously developed site that is surrounded by development. There are no cumulative impacts which have not been considered that will have a significant effect on the environment. There are no unusual circumstances that will have a significant effect on the environment proposed as part of the project, as all uses are permitted and the project will occur within an existing facility. The project is not located adjacent to a scenic highway, is not located on a hazardous waste site pursuant to Section 65962.5 of Government Code, and will not result in a substantial adverse change in the significance of a historical resource.

RECOMMENDATION

The Planning Division recommends the Design Committee take the following actions:

1. Adopt the findings of fact as stated in the staff report and approve the **Design Review Permit – 445 Roseville Square – DHCSP PCL DH-43 – Roseville Square Pad Building – PL23-0364** subject to seventy-one (71) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FILE # PL23-0364

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **May 16, 2024** and if not effectuated shall expire on **May 16, 2026**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 16, 2027**. (Planning)
2. The project is approved as shown in Exhibits A-G and as conditioned or modified below. (Planning)
3. The project shall be addressed as 445 Roseville Square. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

5. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
7. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

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

- a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
 - b) The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d) The landscape plan shall comply with the Landscape Guidelines for the Douglas Harding Corridor Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e) All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - f) Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - g) All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
12. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
13. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
14. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
15. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
16. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and

Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

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

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Public Works)
22. 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).
23. The applicant shall remove the three (3) existing driveways and replace with new curb-gutter and sidewalk. In addition, provide new barrier curb along the back of sidewalk in these areas. (Engineering)
24. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP’s) per the City’s Stormwater Quality Design Manual, which includes trash capture requirements. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP’s shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP’s. (Engineering)
25. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the

improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)

26. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
27. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
28. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
29. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Development Services - Engineering will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
30. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
31. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
32. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
33. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
34. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.

- c) All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
35. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
36. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
37. A trash enclosure and recycling enclosure (organic totes within this enclosure) is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
38. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
39. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
40. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
- a) one (1) set of improvement plans
 - b) load calculations
 - c) electrical panel one-line drawings
41. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
42. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)
43. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

44. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
- a) There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.

- b) For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c) The control valves and the water meter shall be physically unobstructed.
 - d) The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
45. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
46. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:
- a) The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
 - b) The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c) The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
47. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
48. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
49. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
50. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
51. The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)

52. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
53. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
54. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
55. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
56. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
57. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
58. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
- a) Locate the metered service panel on the outside of the building.
 - b) Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
59. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
60. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

61. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
62. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be

maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)

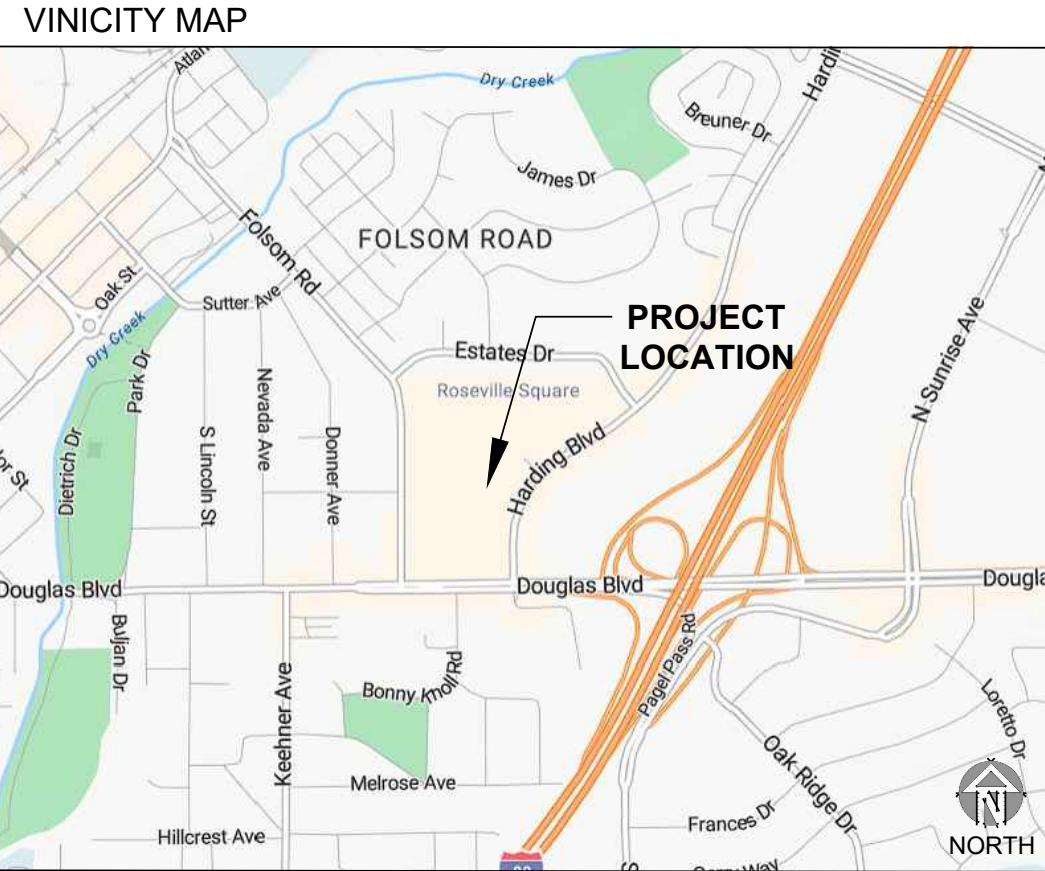
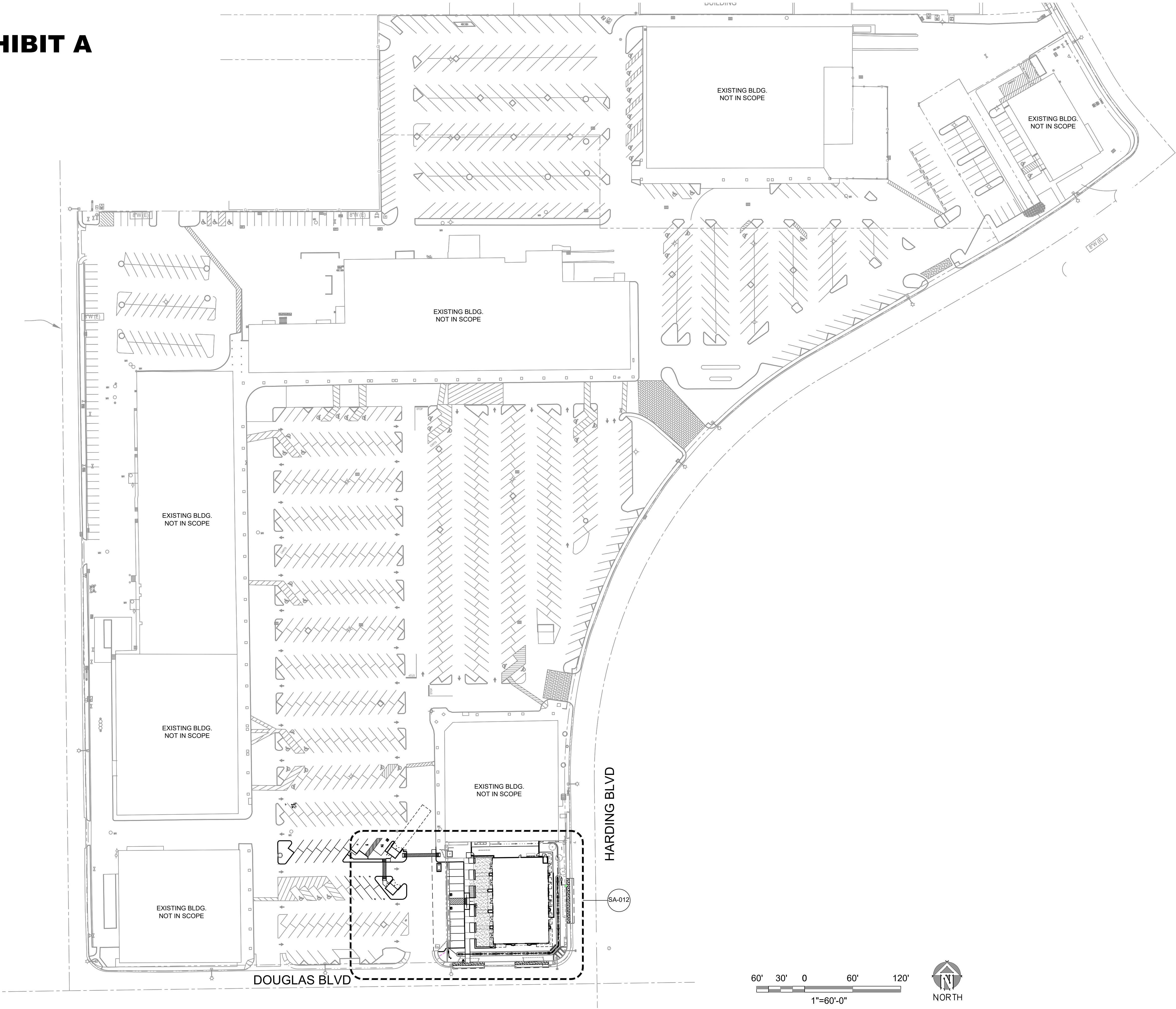
63. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
64. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
65. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
66. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
67. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
68. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
69. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)
70. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
71. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include the following:
 - a) A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);

- b) A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
- c) An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

Exhibits

- A. Site Plan and Details
- B. Floor Plan
- C. Roof Plan and Building Sections
- D. Elevations and Materials
- E. Drainage and Utility Plans
- F. Stormwater Quality Control Plan
- G. Preliminary Landscaping Plan

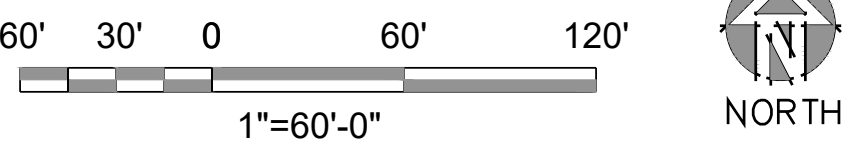
<u>Note to Applicant and/or Developer:</u> Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising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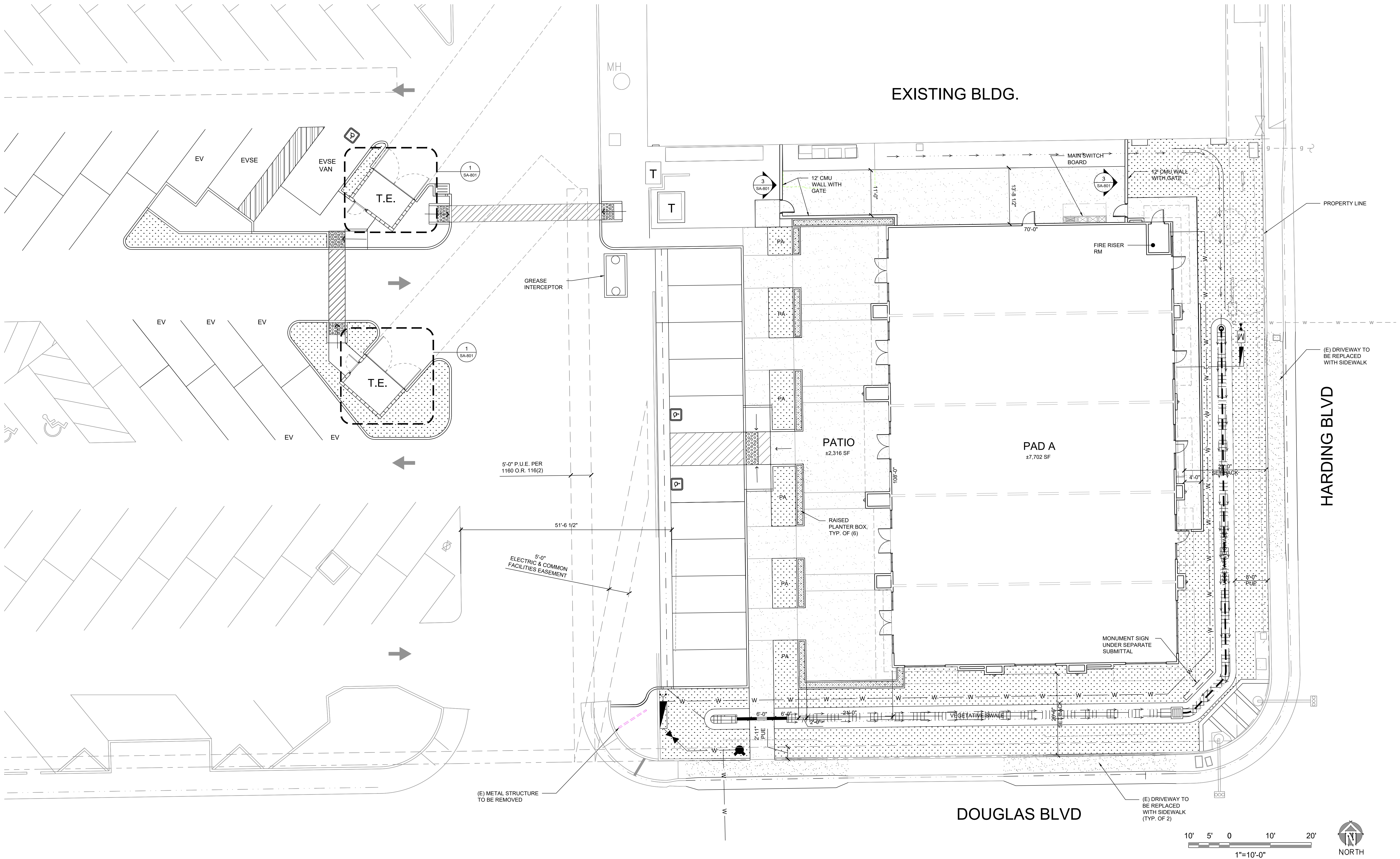


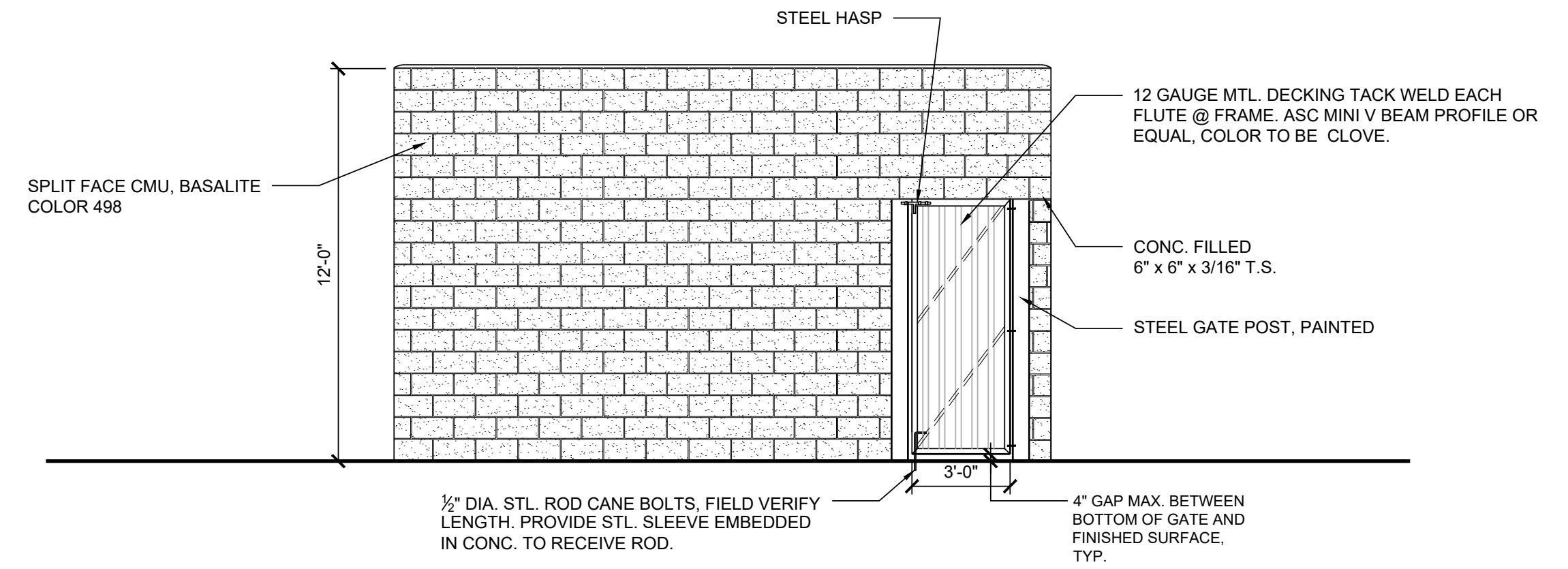
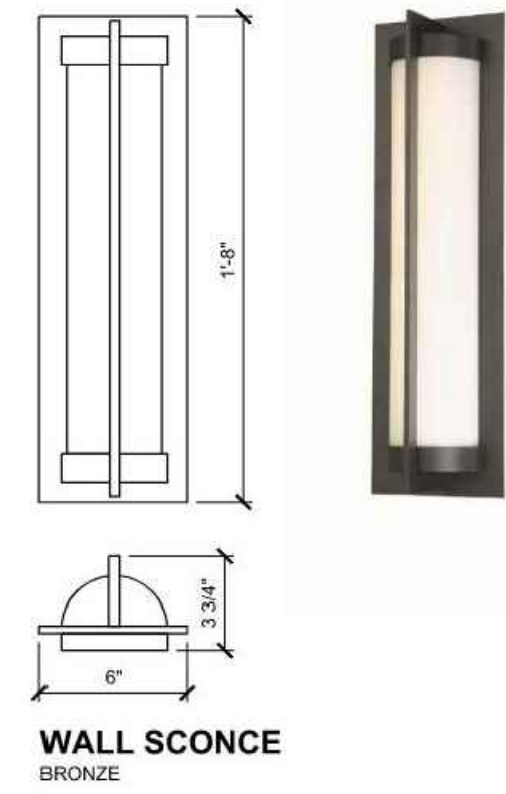
DRAWING INDEX	
SA-011	SITE PLAN
SA-012	ENLARGED SITE PLAN
SA-111	FLOOR PLAN
SA-131	ROOF PLAN
SA-311	EXTERIOR ELEVATIONS
SA-312	MATERIAL SELECTION
SA-321	BUILDING SECTIONS
SA-801	SITE DETAILS
C1	PRELIMINARY GRADING AND DRAINAGE PLAN
C2	PRELIMINARY UTILITY PLAN
C3	PRELIMINARY STORMWATER QUALITY CONTROL PLAN
PL1	PRELIMINARY PLANTING PLAN

PROJECT DATA	
ACCESSOR'S PARCEL No:	013-211-010-000
PRIMARY ZONING:	CC/SA-DH
SUBJECT LOT AREA:	+/- 0.52 AC (+/- 22,549 SF)
TYPE OF CONSTRUCTION:	V-B
FIRE SPRINKLER:	YES
OCCUPANCY TYPE:	M
BUILDING HEIGHT:	30'-0" (60'-0" ALLOWED, CBC TABLE 504.3)
STORIES:	1 (2 STORIES ALLOWED, CBC TABLE 504.4)
GROSS FLOOR AREA:	+/- 7,702 S.F.

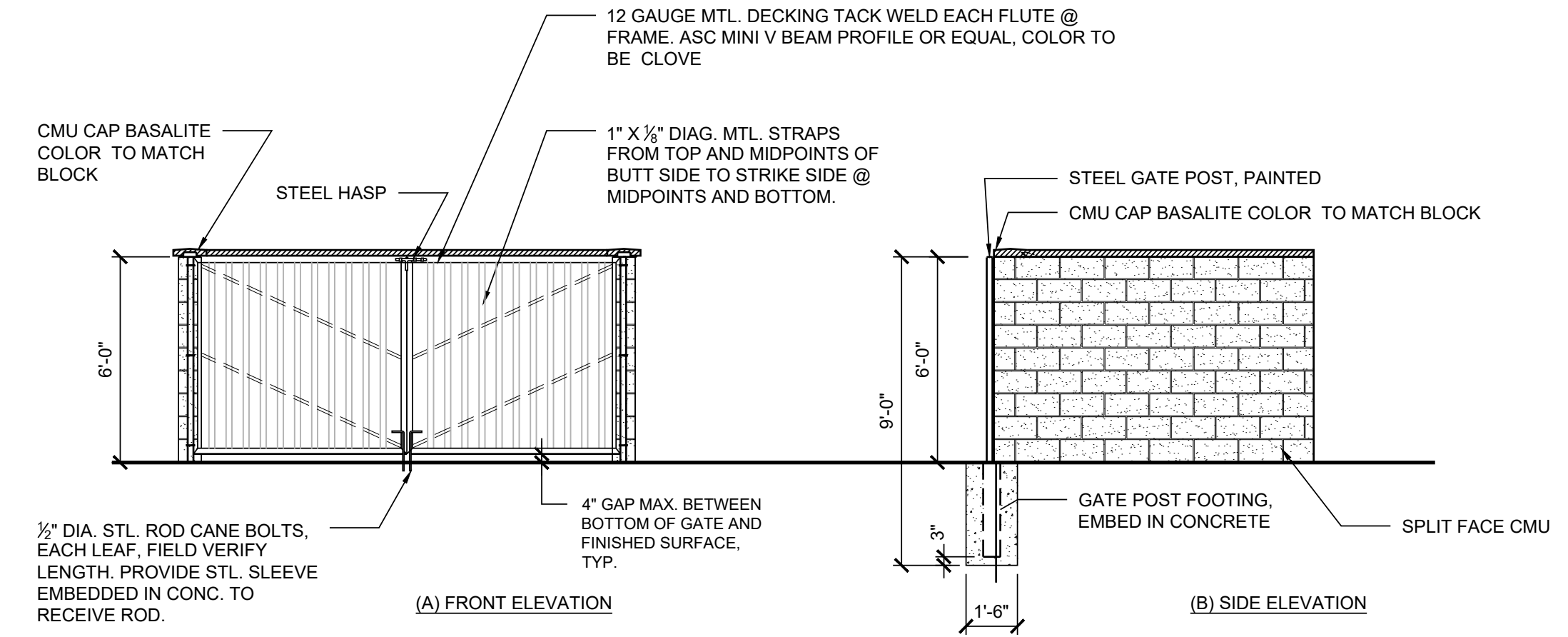
OWNER / CONSULTANT INDEX	
OWNER'S REP: RSS CENTER, LLC 2264 FAIR OAKS BLVD, SUITE 100 SACRAMENTO, CA 95825 JON GIANULIAS EMAIL: jg@corescre.com TEL: (916) 614-7900	CIVIL ENGINEER: CARTWRIGHT NOR CAL 3010 LAVA RIDGE COURT, SUITE 160 ROSEVILLE, CA 95661 WESLEY YEE EMAIL: wesleyy@cartwrightengineers.com TEL: (916) 978-4001
ARCHITECT: BORGES ARCHITECTURAL GROUP 1478 STONE POINT DR., STE. 350 ROSEVILLE, CA 95661 ADAM G. LEHNER EMAIL: adam@borgesarch.com TEL: (916) 782-7200	LANDSCAPE ARCHITECT: FUHRMAN LEAMY 2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661 KEVIN LEAMY EMAIL: kevinl@flandgroup.com TEL: 916-783-5263



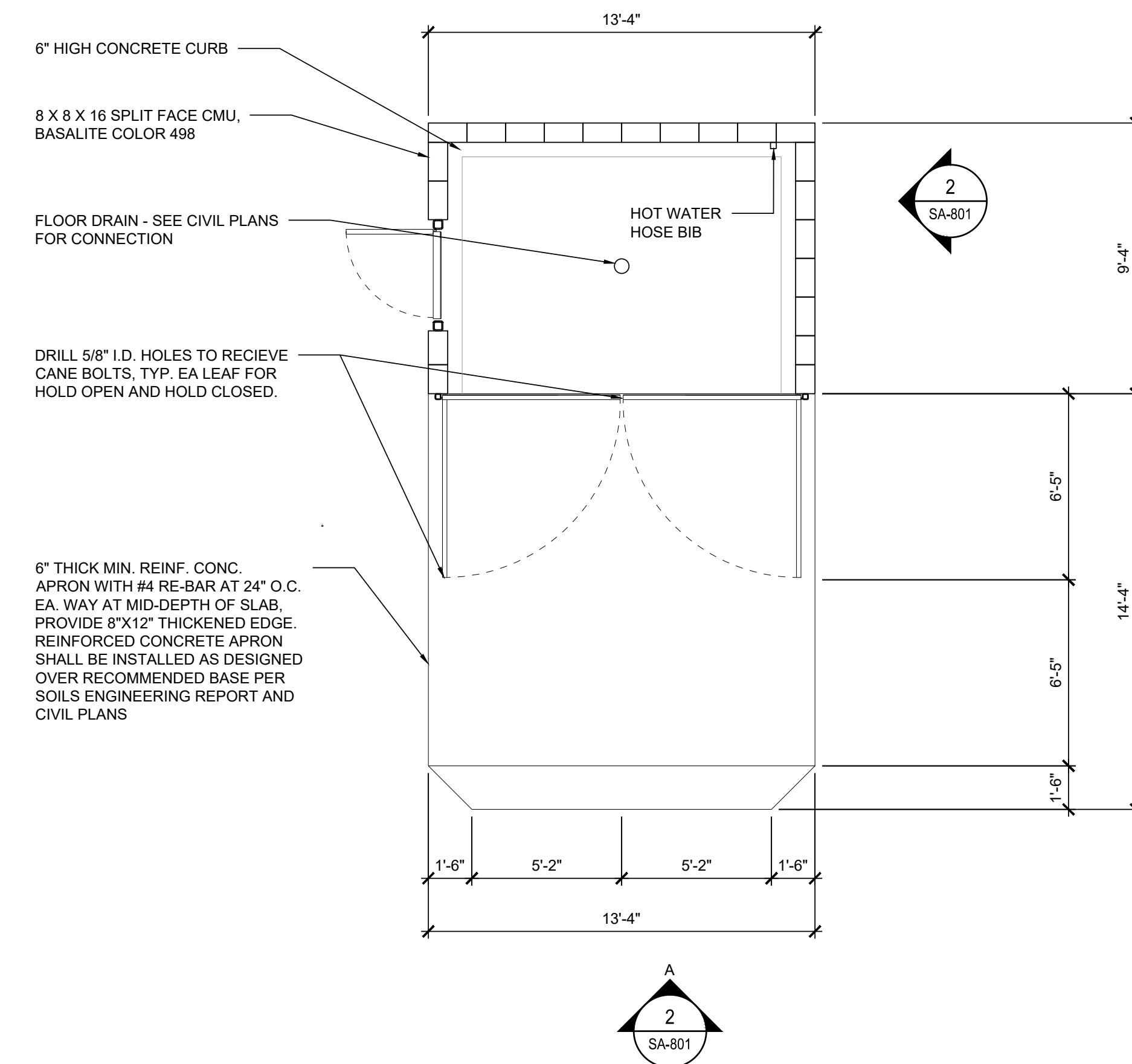




3 CMU WALL DETAILS

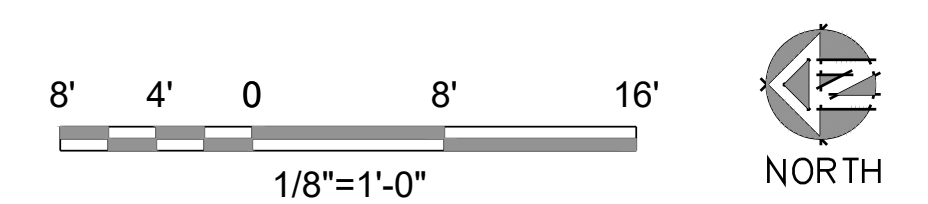
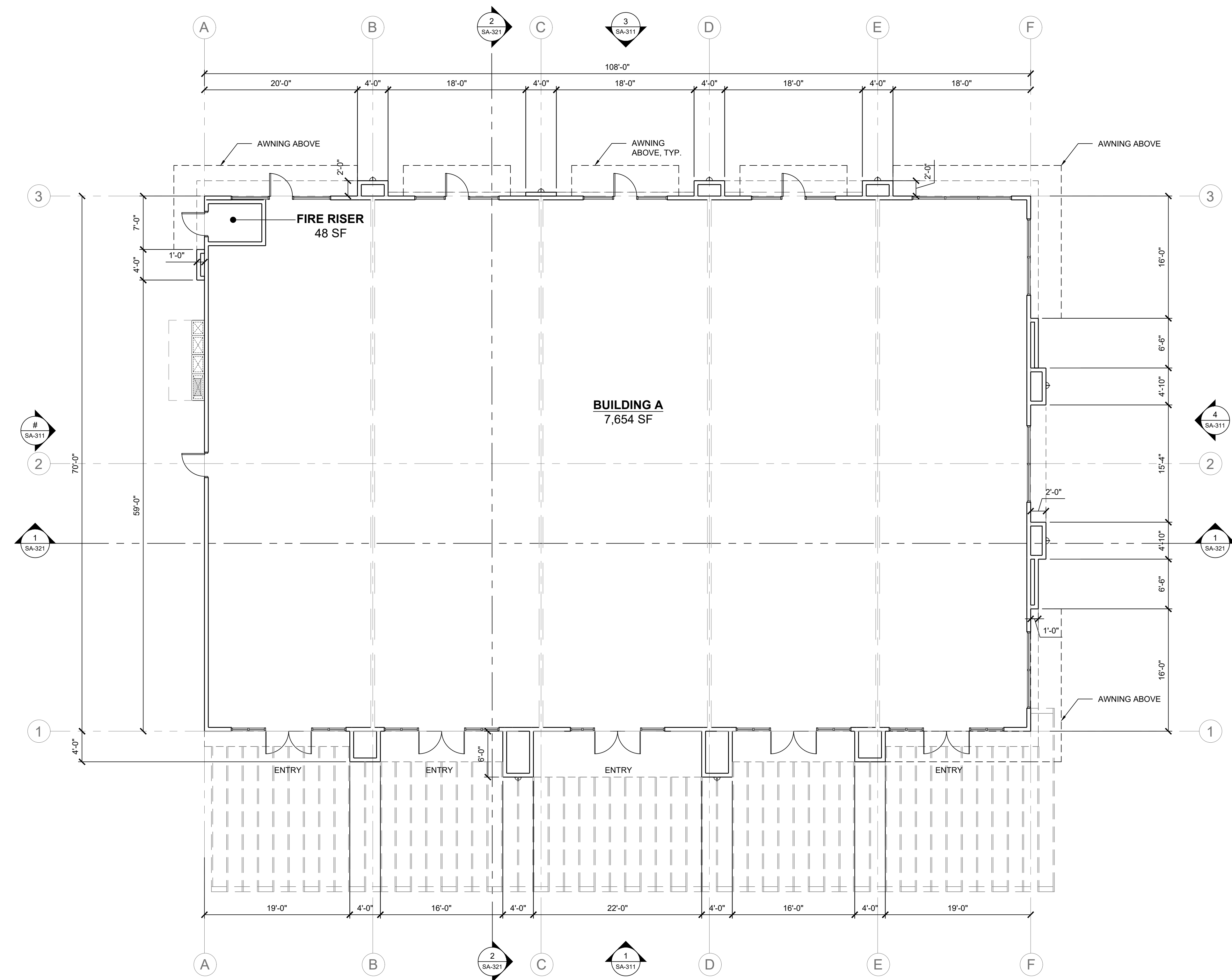


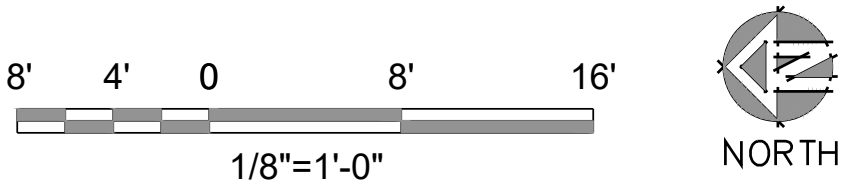
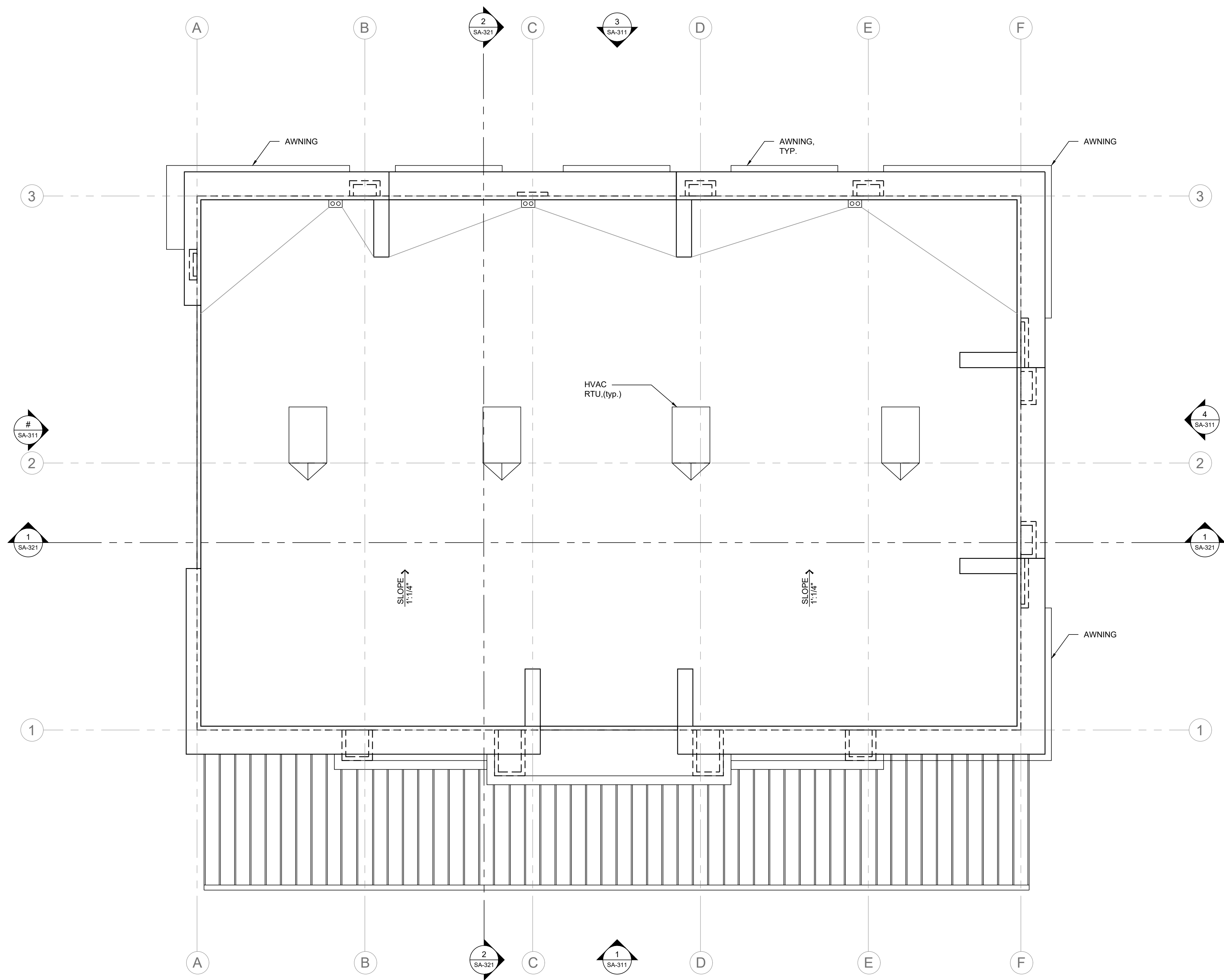
2 TRASH ENCLOSURE ELEVATIONS
1/4" = 1'-0"

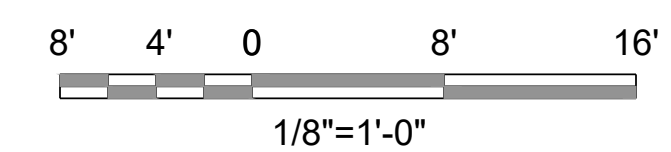
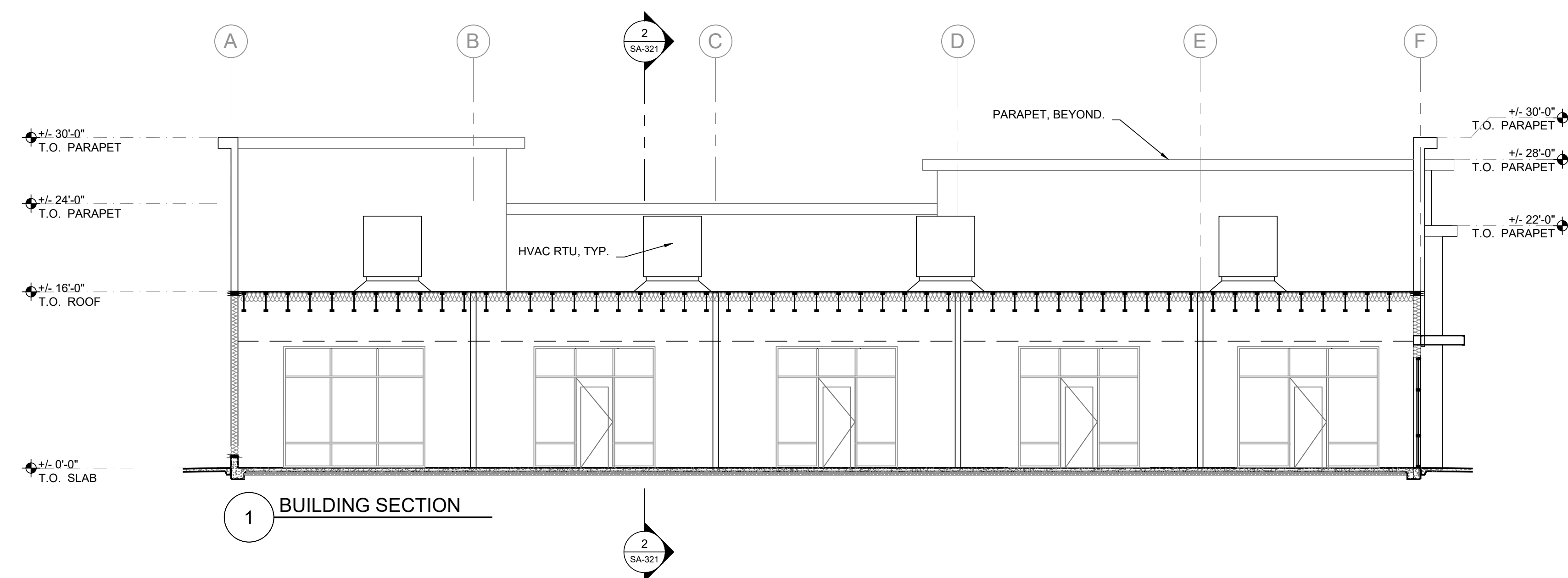
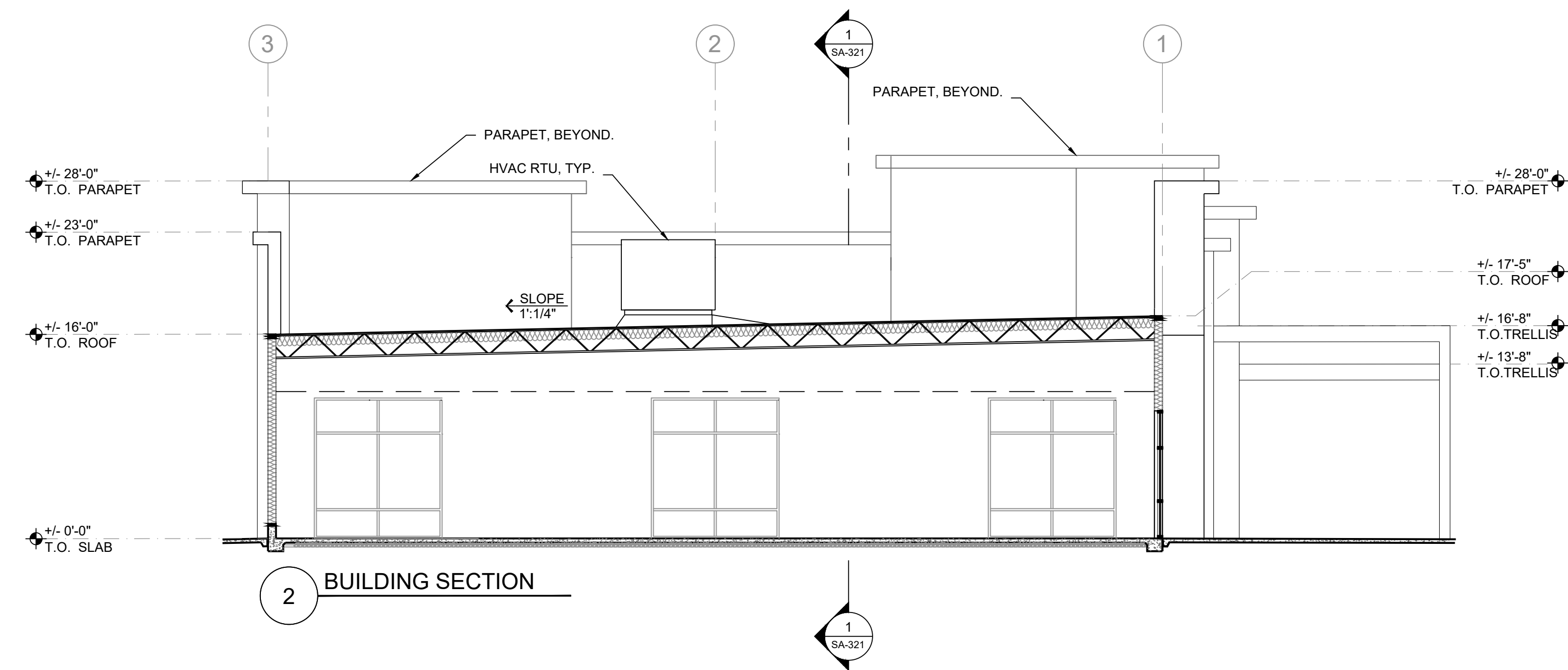


1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"

DC EXHIBIT B







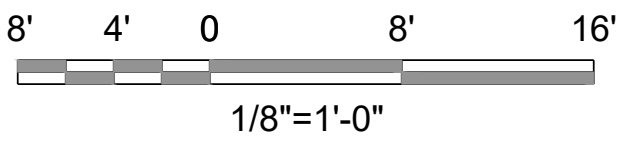
DC EXHIBIT D



MATERIAL LEGEND

	(WP) WOOD PLANK		(CMU) SPLIT FACE CMU BASALITE
	(P-1) STUCCO CLAY		
	(P-2) STUCCO GRAY		
	(P-3) STUCCO SAGE		
	(P-4) STUCCO LIGHT CREAM		
	(P-5) STUCCO MEDIUM BROWN		
	(S-1) STOREFRONT		
	(M-1) METAL AWNING		

NOTE: SIGNAGE SHOWN ARE PRESENTATION ONLY, NOT TO BE REVIEWED BY THE PLANNER





AL ALUMINUM RAIN-SCREEN



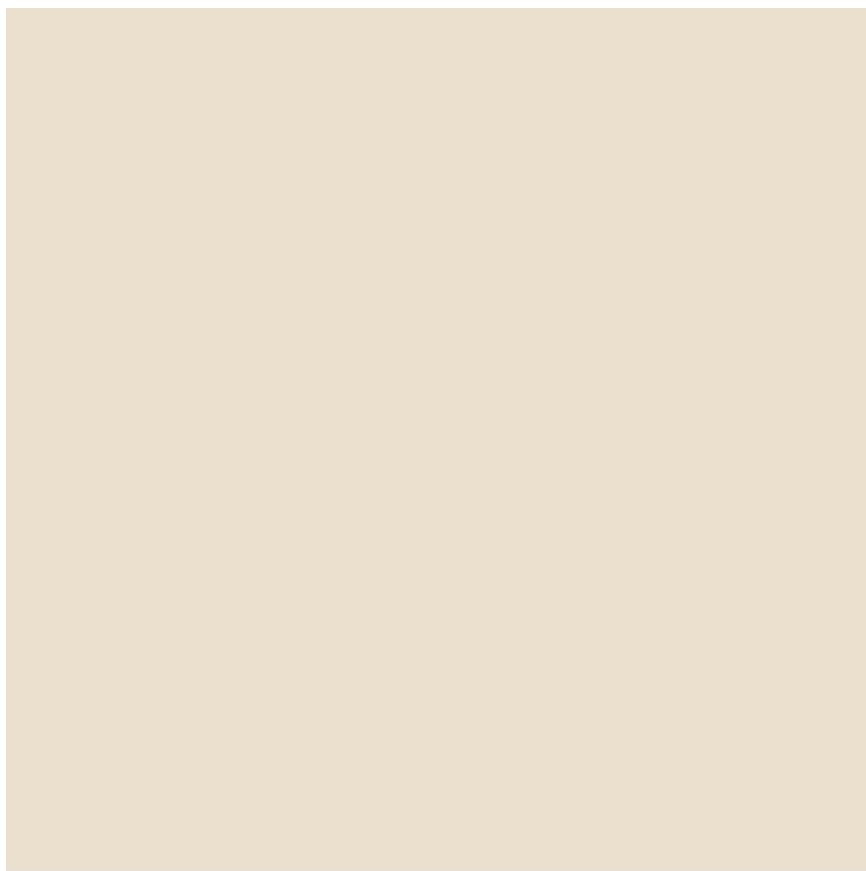
P-1 STUCCO
CLAY



P-2 STUCCO
GRAY



P-3 STUCCO
SAGE



P-4 STUCCO
LIGHT CREAM



P-5 STUCCO
MEDIUM BROWN



S-1 STOREFRONT

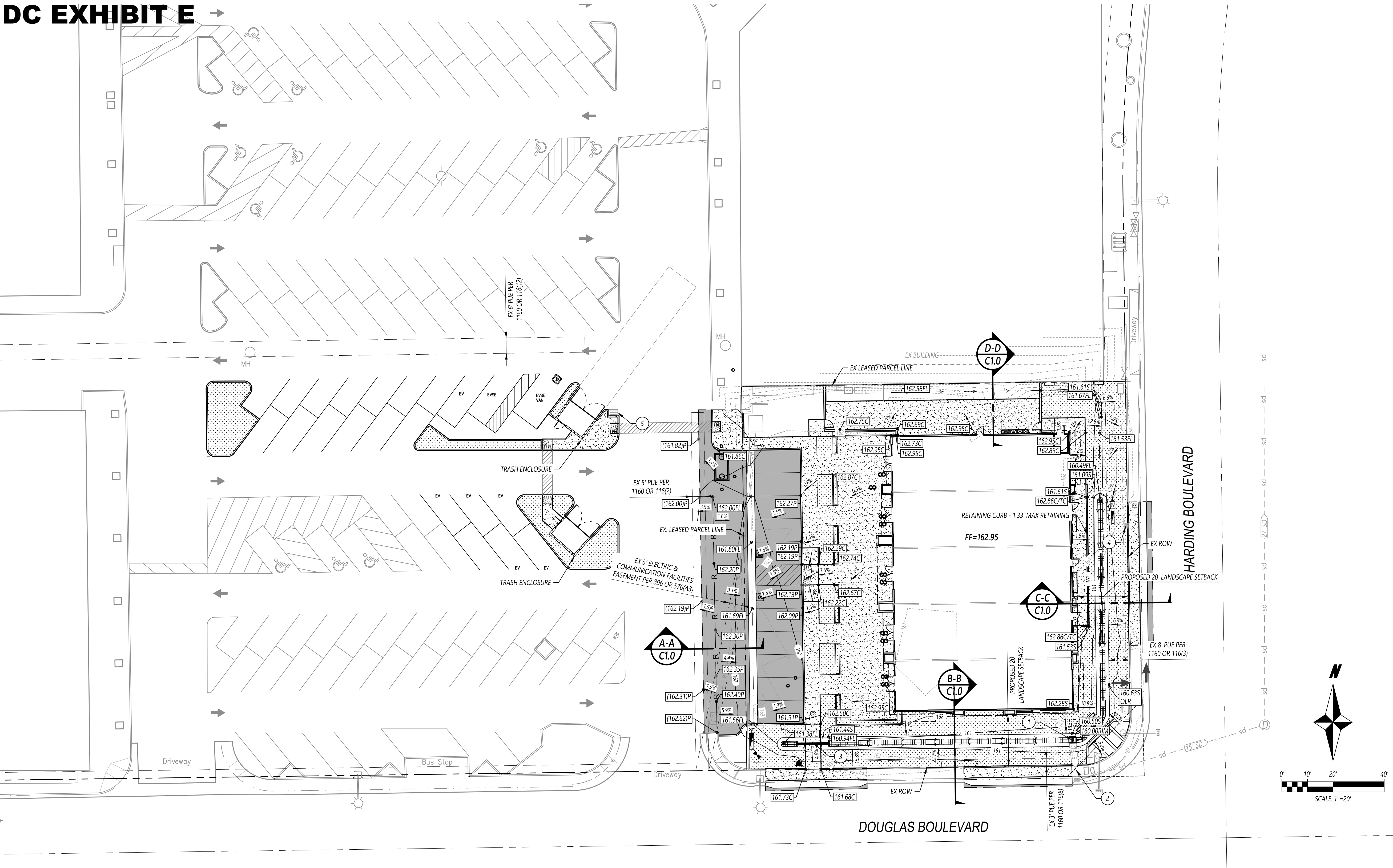


M-1 METAL AWNING



CMU SPLIT FACE CMU BASALITE
COLOR 498

DC EXHIBIT E



GRADING LEGEND:

- EXISTING 1-FT CONTOUR
- EXISTING 5-FT CONTOUR
- PROPOSED 1-FT CONTOUR
- PROPOSED 5-FT CONTOUR
- EXISTING EASEMENT
- PROPOSED STORM DRAIN LINE
- PROPOSED SWALE FLOWLINE
- PROPOSED DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED OVERLAND RELEASE ROUTE
- PROPOSED OVERLAND RELEASE POINT
- CONCRETE ELEVATION
- FLOWLINE ELEVATION
- PAVEMENT ELEVATION
- RIM ELEVATION
- GROUND ELEVATION
- TOP OF CURB ELEVATION
- BUILDING FINISHED FLOOR ELEVATION
- PROPOSED GROUND SLOPE
- EXISTING GROUND SLOPE
- RIDGE LINE/ HIGH POINT
- GRADE BREAK

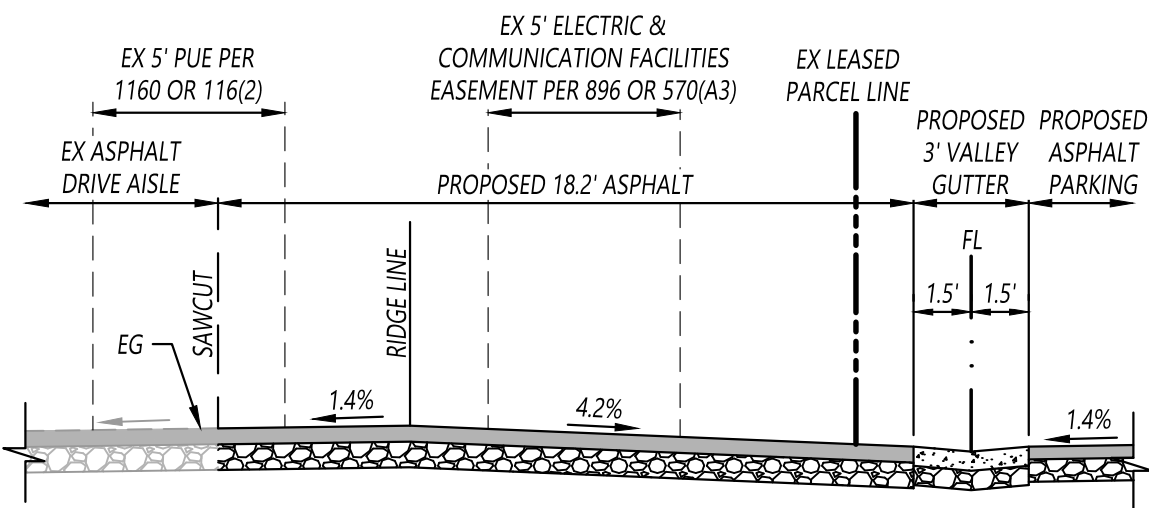
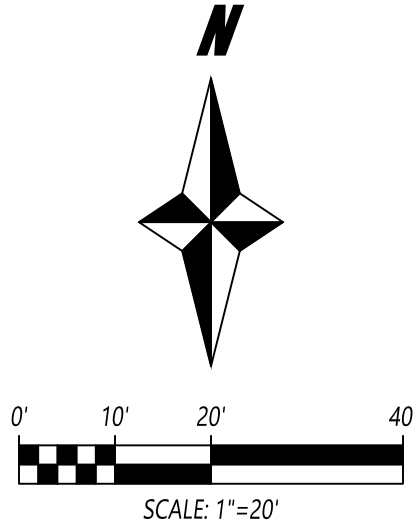
NOTES:

- FINISH FLOOR ELEVATIONS (FFE) ARE PRELIMINARY AND SUBJECT TO CHANGE.

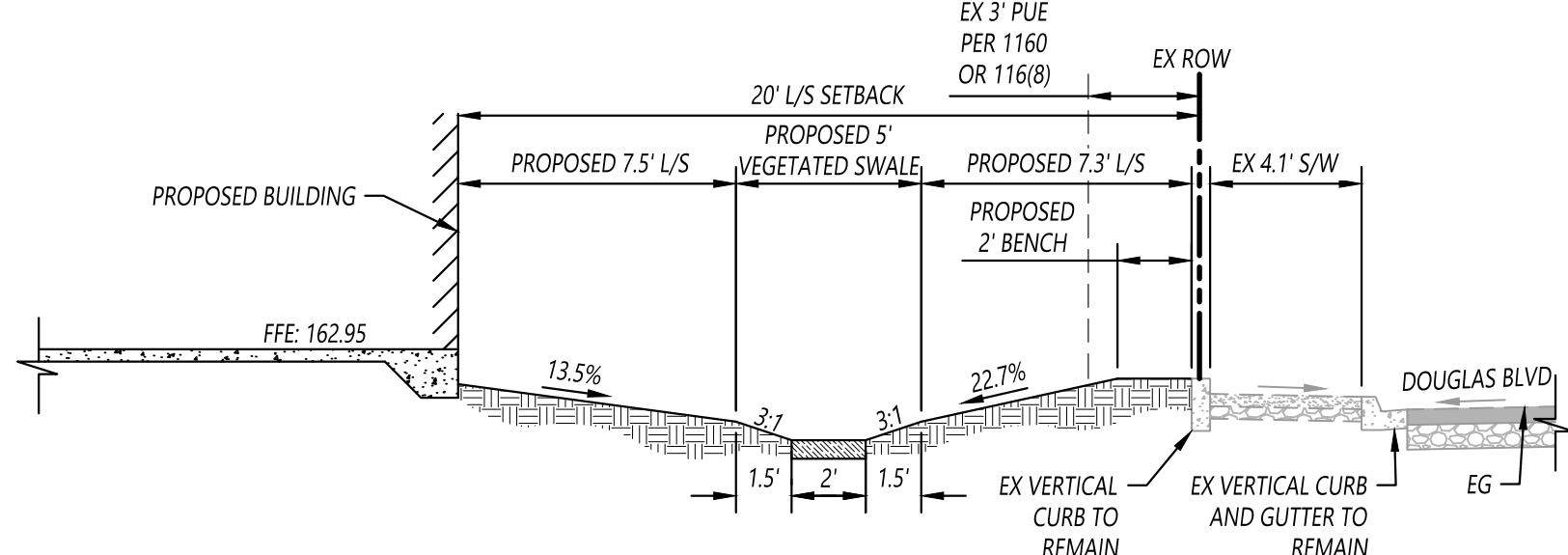
PARCEL AREA:

GROSS LEASED PARCEL AREA:	22,414 SF / ±0.52 ACRES
PROPOSED PERVIOUS AREA:	3,811 SF / ±0.08 ACRES (30%)
PROPOSED IMPERVIOUS AREA:	15,775 SF / ±0.36 ACRES (70%)

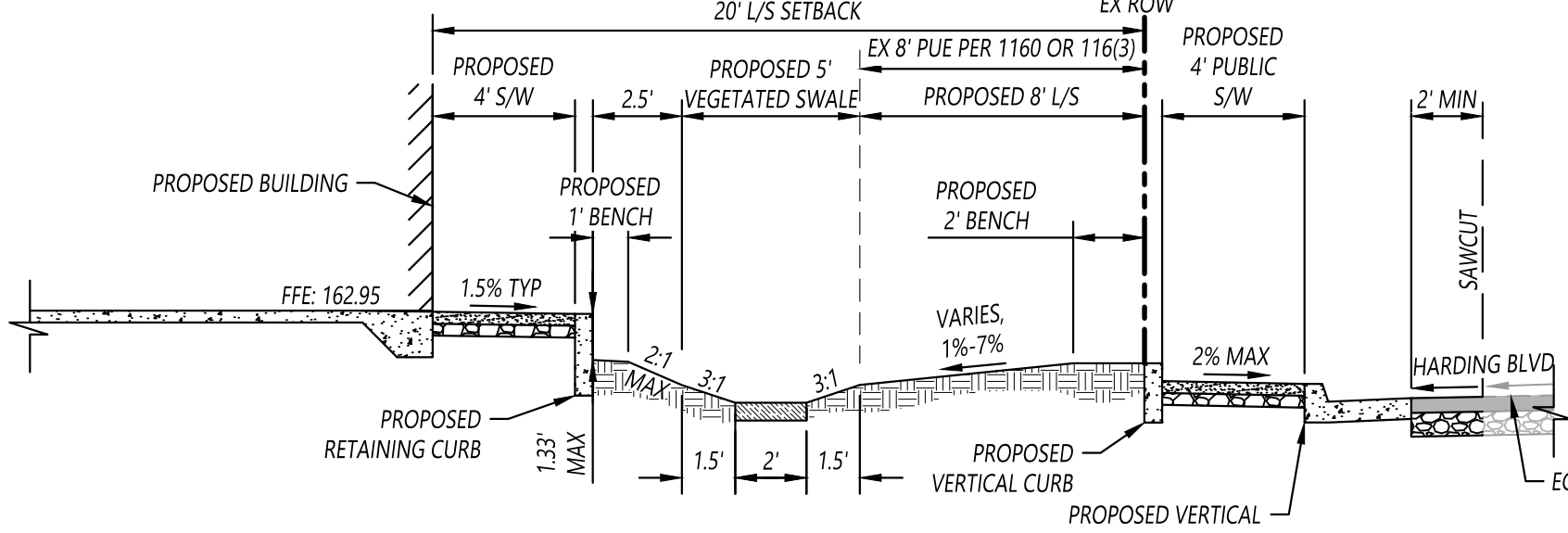
- PRELIMINARY STORM DRAIN KEYNOTES:**
- CONNECT PROPOSED STORM DRAIN INLET TO EXISTING 8" STORM DRAIN STUB.
 - EXISTING 8" STORM DRAIN PIPE TO REMAIN.
 - PROPOSED PVC STORM DRAIN PIPE CULVERT. SIZE TO BE CONFIRMED AS PART OF CONSTRUCTION DOCUMENTS.
 - EXISTING STORM DRAIN INLET TO BE REMOVED AND ASSOCIATED STORM DRAIN PIPES TO BE ABANDONED.
 - EXISTING STORM DRAIN INLET TO REMAIN.



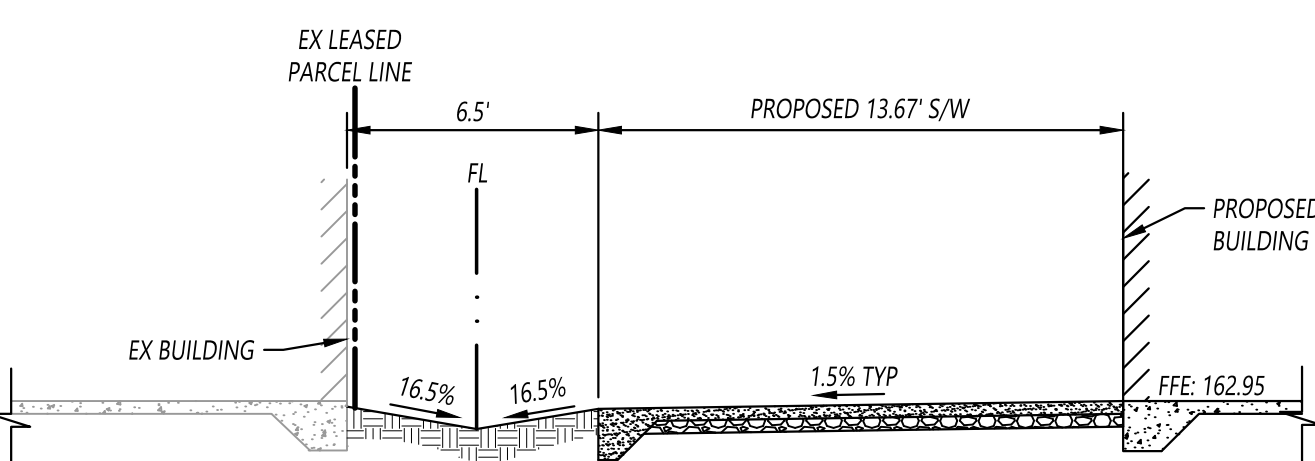
A-A SECTION A-A
C1.0 NOT TO SCALE



B-B SECTION B-B
C1.0 NOT TO SCALE



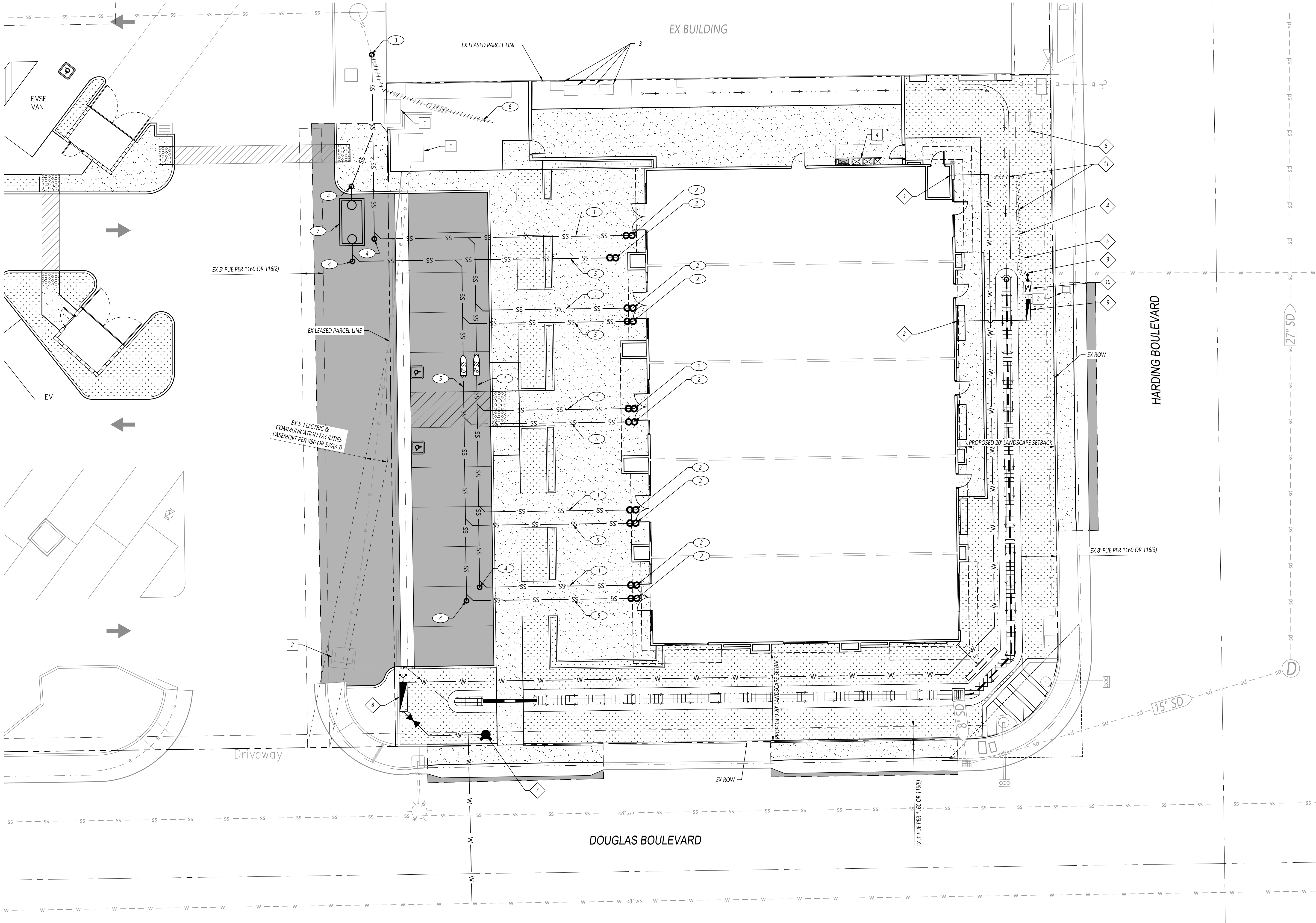
C-C SECTION C-C
C1.0 NOT TO SCALE



D-D SECTION D-D
C1.0 NOT TO SCALE

PRELIMINARY GRADING AND DRAINAGE PLAN
ROSEVILLE SQUARE

445 ROSEVILLE SQUARE
ROSEVILLE, CA 95678



LEGEND		
	ss	EXISTING SANITARY SEWER LINE
	sd	EXISTING STORM DRAIN LINE
	w	EXISTING WATER LINE
	g	EXISTING GAS LINE
	e	EXISTING ELECTRICAL LINE
	oe	EXISTING OVERHEAD LINE
	SS	PROPOSED SANITARY SEWER LINE
	SD	PROPOSED STORM DRAIN LINE
	W	PROPOSED WATER LINE
	-----	EXISTING UTILITY LINE TO BE REMOVED
	○	EXISTING SANITARY SEWER MANHOLE
	●	PROPOSED SANITARY SEWER CLEANOUT
	+	PROPOSED GATE VALVE
	M	PROPOSED WATER METER
	⬮	PROPOSED FIRE HYDRANT
	⬮	PROPOSED RP/DCDA
	—	EXISTING BACKFLOW
	⬮	PROPOSED FIRE DEPARTMENT CONNECTION

PRELIMINARY WATER KEYNOTES:

- 1 PROPOSED FIRE SERVICE LINE TO BUILDING.
- 2 PROPOSED DOMESTIC WATER SERVICE LINE TO BUILDING.
- 3 CONNECT PROPOSED 2" DOMESTIC WATER SERVICE TO EXISTING 2" DOMESTIC WATER SERVICE.
- 4 EXISTING 1-1/2" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTER TO BE REMOVED AND RELOCATED.
- 5 EXISTING 1-1/2" WATER METER TO BE REMOVED AND RELOCATED.
- 6 EXISTING 1-1/2" IRRIGATION BACKFLOW TO REMAIN.
- 7 PROPOSED FIRE HYDRANT.
- 8 PROPOSED DCDA WITH ATTACHED FDC.
- 9 PROPOSED RELOCATED 1-1/2" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTER.
- 10 PROPOSED RELOCATED 1-1/2" WATER METER.
- 11 EXISTING 2" WATER SERVICE TO BE REMOVED.

PRELIMINARY SANITARY SEWER KEYNOTES:

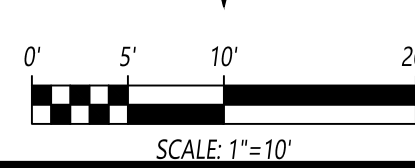
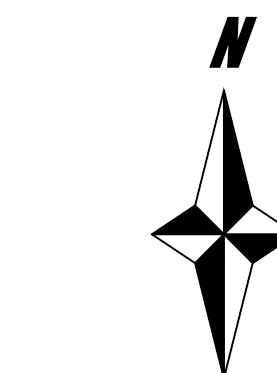
- 1 PROPOSED SANITARY SEWER WASTE SERVICE.
- 2 PROPOSED TWO-WAY SANITARY SEWER CLEANOUT TO BUILDING.
- 3 CONNECT TO EXISTING SANITARY SEWER STUB AND INSTALL NEW SANITARY SEWER CLEANOUT. EXISTING SIZE TO BE VERIFIED BY CONTRACTOR DURING CONSTRUCTION DOCUMENTS AND REPLACED WITH 6" SANITARY SEWER PIPE IF EXISTING SANITARY SEWER PIPE IS SMALLER THAN 6".
- 4 PROPOSED SANITARY SEWER CLEANOUT.
- 5 PROPOSED SANITARY SEWER GREASE SERVICE.
- 6 EXISTING 4" SANITARY SEWER SERVICE TO BE REMOVED.
- 7 PROPOSED GREASE INTERCEPTOR.

PRELIMINARY DRY UTILITY KEYNOTES:

- 1 EXISTING TRANSFORMER TO REMAIN.
- 2 EXISTING ELECTRICAL VAULT AND/OR PULLBOX TO REMAIN. ADJUST RIM TO FINISHED GRADE.
- 3 EXISTING ELECTRICAL SWITCHBOARDS TO REMAIN.
- 4 PROPOSED MAIN SWITCHBOARD.

CONCEPTUAL UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE PENDING FURTHER DESIGN COORDINATION.



C2.0

DATE: 04/22/2024
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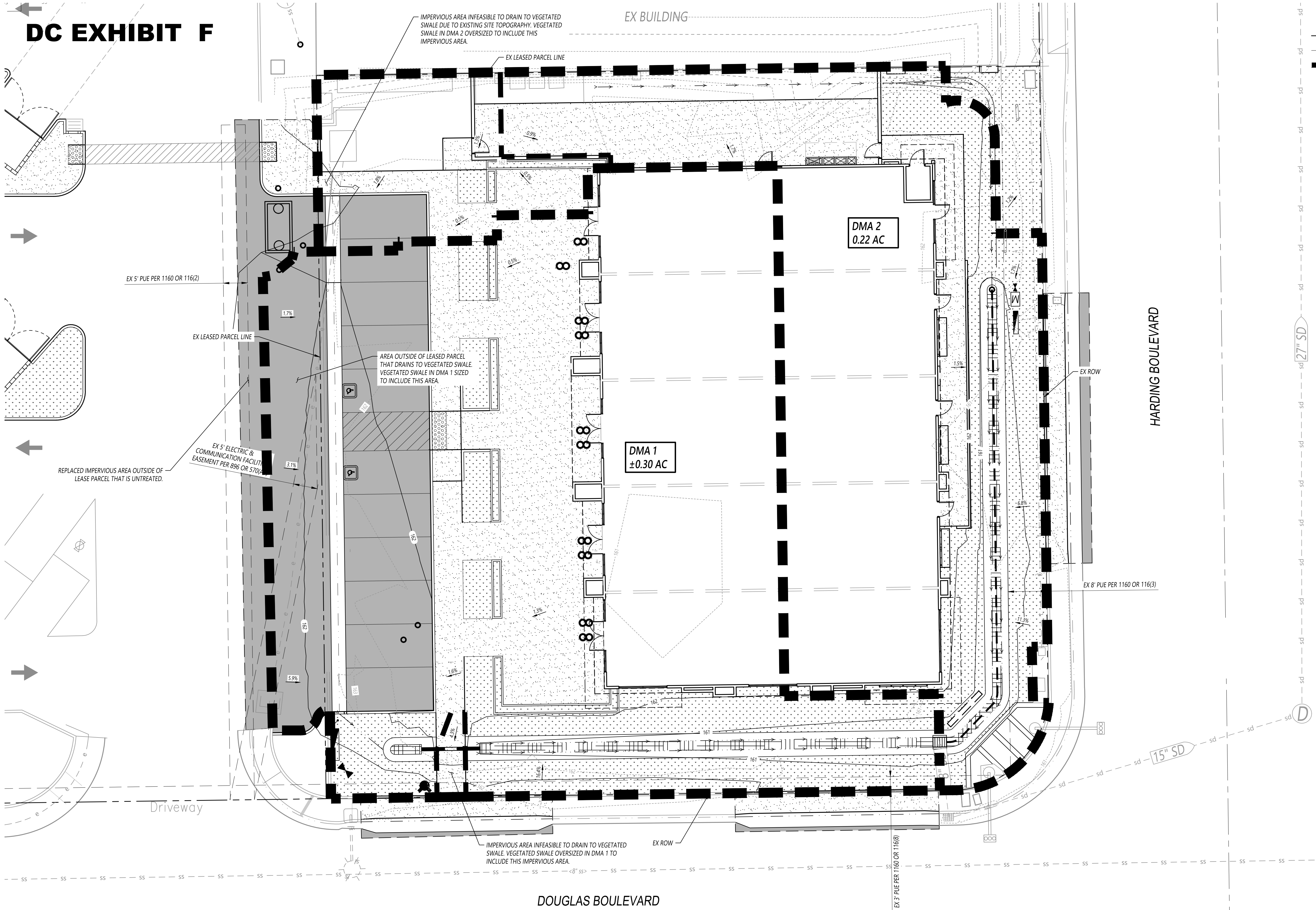
**PRELIMINARY UTILITY PLAN
ROSEVILLE SQUARE**

445 ROSEVILLE SQUARE
ROSEVILLE, CA 95678

CARTWRIGHT NOR CAL
CIVIL ENGINEERING & PROJECT MANAGEMENT

3010 LAVA RIDGE COURT, SUITE 160
ROSEVILLE, CALIFORNIA 95661
T (916) 978-4001
WWW.CARTWRIGHTENGINEERS.COM

DC EXHIBIT F



LEGEND

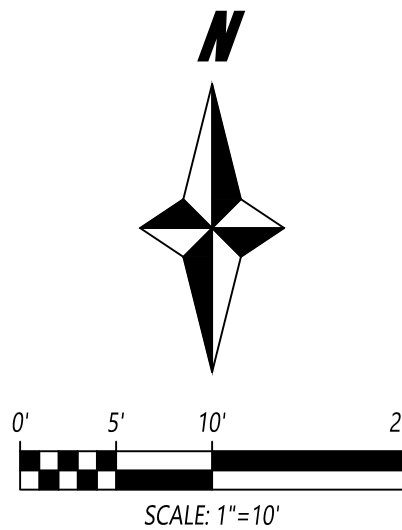
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- DMA BOUNDARY
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- DMA NO. AND AREA
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED VEGETATED SWALE

IMPERVIOUS SURFACE INFORMATION

TOTAL GROSS LEASED PARCEL AREA: ±0.51 AC (± 22,414 SF)	
EXISTING ON-SITE IMPERVIOUS SURFACING	
IMPERVIOUS AREA:	±0.43 ACRES (18,603 SF) - 83% OF TOTAL
TOTAL EXISTING IMPERVIOUS	±0.43 ACRES (18,603 SF) - 83% OF TOTAL
EXISTING ON-SITE PERVIOUS SURFACING	
LANDSCAPE AREA:	±0.08 ACRES (3,811 SF) - 17% OF TOTAL
TOTAL EXISTING PERVIOUS	±0.08 ACRES (3,811 SF) - 17% OF TOTAL
PROPOSED ON-SITE IMPERVIOUS SURFACING	
PAVED/BUILDING AREA:	±0.35 ACRES (15,418 SF) - 69% OF TOTAL
TOTAL PROPOSED IMPERVIOUS	±0.35 ACRES (15,418 SF) - 69% OF TOTAL
PROPOSED ON-SITE PERVIOUS SURFACING	
LANDSCAPE AREA:	±0.16 ACRES (6,996 SF) - 31% OF TOTAL
TOTAL PROPOSED PERVIOUS	±0.16 ACRES (6,996 SF) - 31% OF TOTAL

PRELIMINARY STORMWATER QUALITY NOTES:

- THIS PROJECT IS CONSIDERED A REGULATED REDEVELOPMENT PROJECT BECAUSE IT CREATES/REPLACES MORE THAN 5,000 SF OF IMPERVIOUS AREA ON A PREVIOUSLY DEVELOPED AREA. THE REDEVELOPMENT PROJECT RESULTS IN AN INCREASE OF LESS THAN 50% OF IMPERVIOUS AREA FROM THE PREVIOUS EXISTING DEVELOPMENT. THEREFORE, ONLY RUNOFF FROM THE NEW/REPLACED IMPERVIOUS SURFACE WILL BE TREATED. TREATMENT WILL BE PROVIDED VIA VEGETATED SWALES TO MEET THE REQUIREMENTS IN THE WEST PLACER STORM WATER QUALITY DESIGN MANUAL AND SPREADSHEET. A FULL TRASH CAPTURE SCREEN WILL BE USED AT THE DOWNSTREAM INLET TO MEET STATEWIDE FULL TRASH CAPTURE REQUIREMENTS.



PRELIMINARY STORMWATER QUALITY CONTROL PLAN
ROSEVILLE SQUARE

445 ROSEVILLE SQUARE
ROSEVILLE, CA 95678

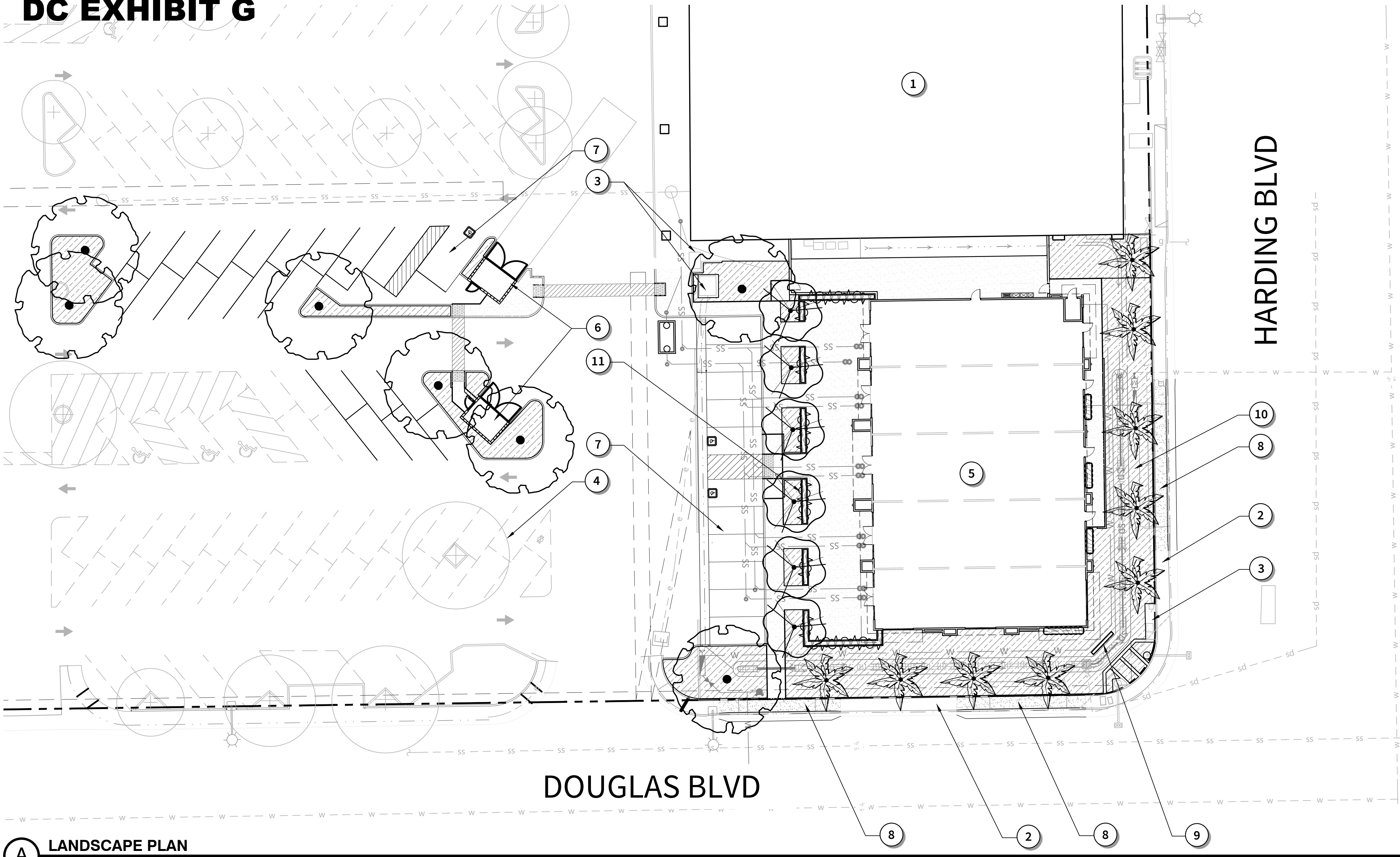
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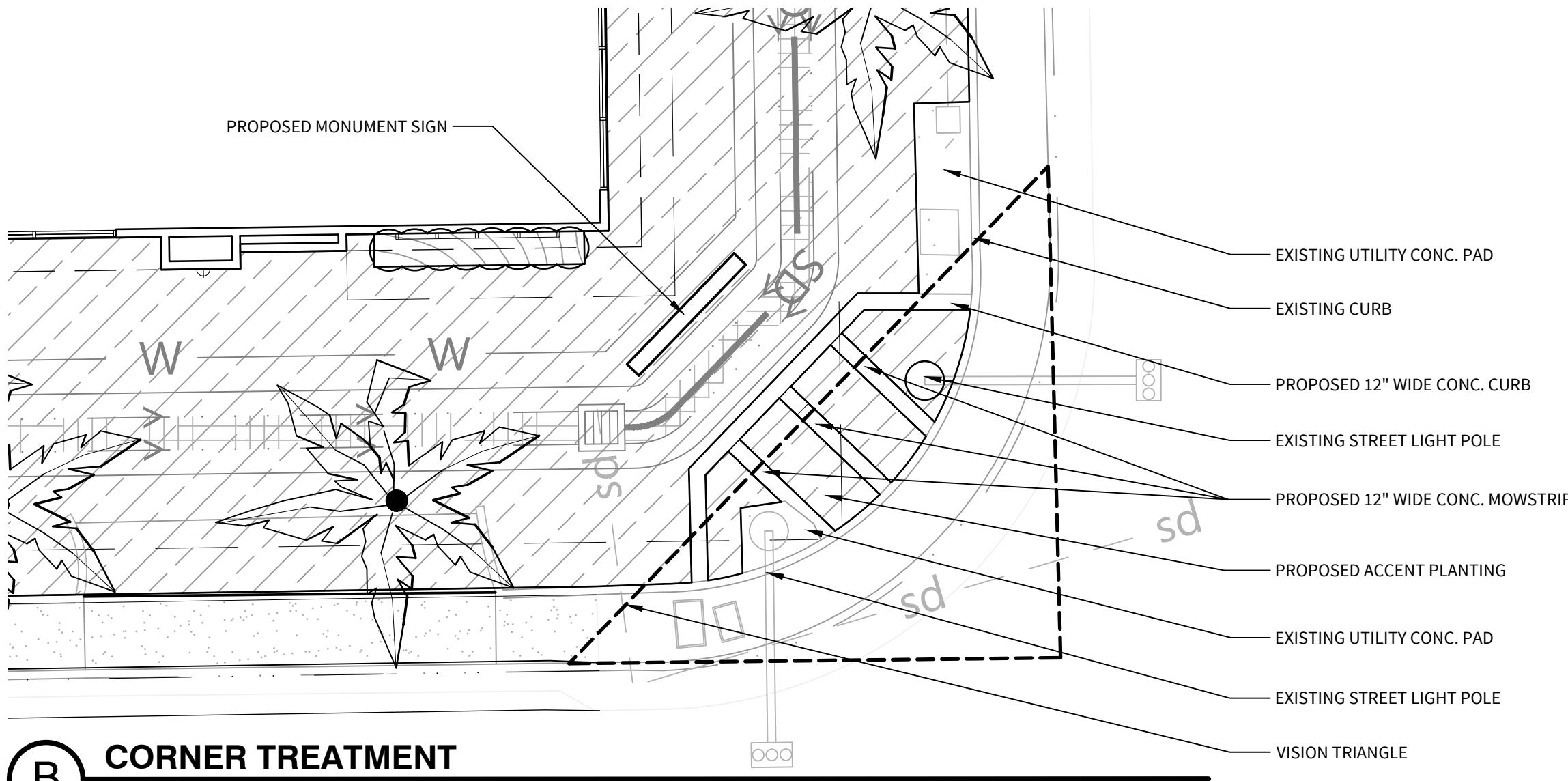
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DATE: 04/22/2024
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DC EXHIBIT G



A LANDSCAPE PLAN
1"=20'-0"



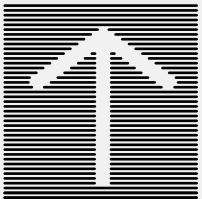
B CORNER TREATMENT
1"=10'-0"

PLANT SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY
TREES					
	PHOENIX DACTYLIFERA	DATE PALM	12 BTF	LOW	9
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24" BOX	LOW	7
	ZELKOVA SERRATA 'JFS-KW1'	CITY SPRITE® JAPANESE ZELKOVA	15 GAL.	MOD	6
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	
SHRUB AREAS					
	ACCENT SHRUBS/GRASSES				
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL.	LOW	
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	LOW	
	SALVIA GREGGII 'HOT LIPS'	AUTUMN SAGE	5 GAL.	LOW	
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	1 GAL.	LOW	
	FOUNDATION/SCREENING SHRUBS				
	GREVILLEA X 'NOELLII'	GREVILLEA	5 GAL.	LOW	
	LIGUSTRUM SINENSE 'SUNSHINE'	SUNSHINE LIGUSTRUM	5 GAL.	LOW	
	RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	5 GAL.	LOW	
	GROUNDCOVERS				
	CISTUS X 'SUNSET'	MAGENTA ROCKROSE	1 GAL.	LOW	
	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST BEARBERRY COTONEASTER	1 GAL.	LOW	
	VERTICAL VINES				
	TRACHELOSPERMUM JASMINOIDES	CHINESE STAR JASMINE	1 GAL.	MOD	
	PLANTERS				
	CARISSA MACROCARPA 'BOXWOOD BEAUTY'	BOXWOOD BEAUTY NATAL PLUM	1 GAL.	LOW	
	DIANELLA REVOLUTA 'DR5000'	LITTLE REV™ FLAX LILY	1 GAL.	LOW	
	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	1 GAL.	MOD	
	LOMANDRA LONGIFOLIA 'ROMA 13'	PLATINUM BEAUTY® VARIEGATED MAT RUSH	1 GAL.	LOW	

REFERENCE NOTES SCHEDULE	
1	EXISTING RETAIL BUILDING.
2	EXISTING CONCRETE SIDEWALK TO REMAIN.
3	EXISTING UTILITIES TO REMAIN.
4	EXISTING PARKING LOT TREE TO REMAIN.
5	PROPOSED RETAIL BUILDING, SEE ARCHITECT PLANS.
6	PROPOSED TRASH ENCLOSURE, SEE ARCHITECT PLANS.
7	PROPOSED PARKING STALLS, SEE CIVIL PLANS.
8	PROPOSED CONCRETE SIDEWALK, SEE CIVIL PLANS.
9	PROPOSED MONUMENT SIGN, BY OTHERS.
10	PROPOSED LANDSCAPE AREAS.
11	PROPOSED 30" TALL PLANTER POT.

SHADE CALCULATIONS			
TOTAL PAVED AREA = 3,780 S.F.			
TOTAL SHADE REQUIRED (50%) = 1,890 S.F.			
TOTAL SHADE PROVIDED (93%) = 3,521 S.F.			
DIA.	QTY.	S.F.	TOTAL S.F.
35' TREES (PIST, CHIN)			
100%	0	962	0
75%	1	722	722
50%	4	481	1,924
25%	2	240	480
20' TREES (ZELK, SERR)			
100%	0	314	0
75%	0	236	0
50%	0	157	0
25%	5	79	395
TOTAL SHADE PROVIDED:			3,521 S.F.

- PRELIMINARY LANDSCAPE DESIGN NOTES
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED USING AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE COMPLIANT WITH THE STATE'S WATER EFFICIENT LANDSCAPE ORDINANCE.
 - TREE PLANTING LOCATIONS, INCLUDING WELLS, ISLANDS, PARKWAYS, MEDIANS, ETC. SHALL PROVIDE ADEQUATE UNCOMPACTED SOIL AREA AMENABLE TO ROOT GROWTH. THE DEPTH OF SUITABLE SOIL SHALL BE A MINIMUM OF 24 INCHES AND A MAXIMUM OF 36 INCHES UNLESS OTHERWISE APPROVED.
 - ROOT BARRIERS SHALL BE PROVIDED FOR TREES IN LANDSCAPE PLANTERS LESS THAN TEN FEET IN WIDTH OR LOCATED FIVE FEET OR CLOSER TO A PERMANENT STRUCTURE. ROOT BARRIER(S) SHALL NOT INTERFERE WITH MINIMUM PLANTING SITE REQUIREMENTS.
 - ALL SHRUB AND GROUNDCOVER AREAS SHALL RECEIVE A 3" LAYER OF BARK CHIP MULCH TOP DRESSING.
 - GROUND COVERS SHALL NOT BE INSTALLED WITHIN A 4" RADIUS OF A TREE TRUNK.





DESIGN COMMITTEE COMMUNICATION

Title: North Central Roseville Specific Plan Parcel 40 – Skilled Nursing Facility, 250 Conference Center Dr, File # PL24-0109

Contact: Kinarik Shallow, kshallow@roseville.ca.us, (916) 746-1309

Meeting Date: 5/16/2024
Item #: 4.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Comp Roof Justification

Attachment 2 Caltrans Letter

Exhibit A Initial Study MND

Exhibit B Tentative Parcel Map

Exhibit C Site Plan

Exhibit D Prelim Grading Plan

Exhibit E Utility Plan

Exhibit F Floor Plan

Exhibit G Elevations

Exhibit H Material & Color Board

Exhibit I Landscape Plan

Exhibit J Photometric Plan

ITEM 4.2: **Design Review Permit and Tentative Parcel Map – 250 Conference Center Drive – NCRSP PCL 40 – Skilled Nursing Facility – File #PL24-0109**

REQUEST

The applicant requests a Tentative Parcel Map to subdivide the 7.87-acre site into two parcels (A and B), and a Design Review Permit to allow construction of a single-story, 120-bed skilled nursing facility totaling 53,000 square feet on Parcel B. Parcel A will remain vacant.

Applicant – Cliff R Heeley, RangeComm
Owner – Romney White, 250 Conference Center, LLC

SUMMARY RECOMMENDATION

The Planning Division recommends the Design Committee take the following actions:

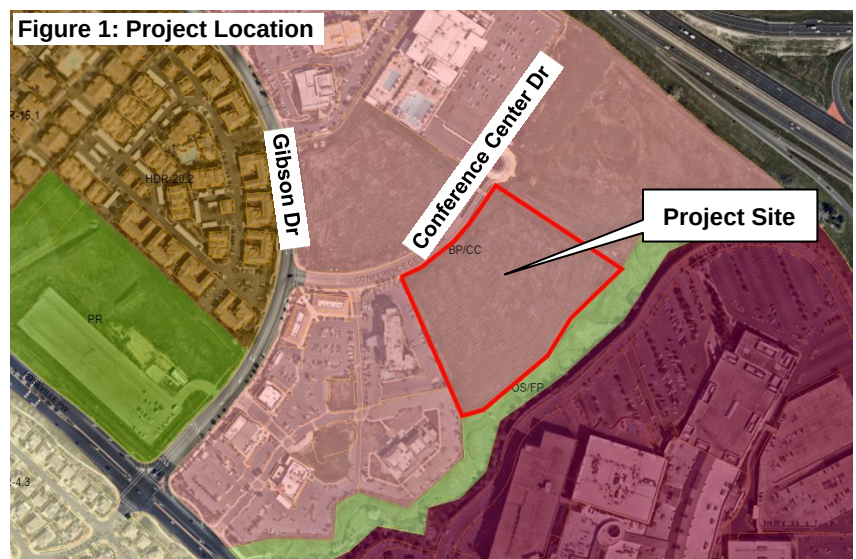
1. Adopt the Skilled Nursing Facility Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-three (73) conditions of approval; and
3. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-eight (48) 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.

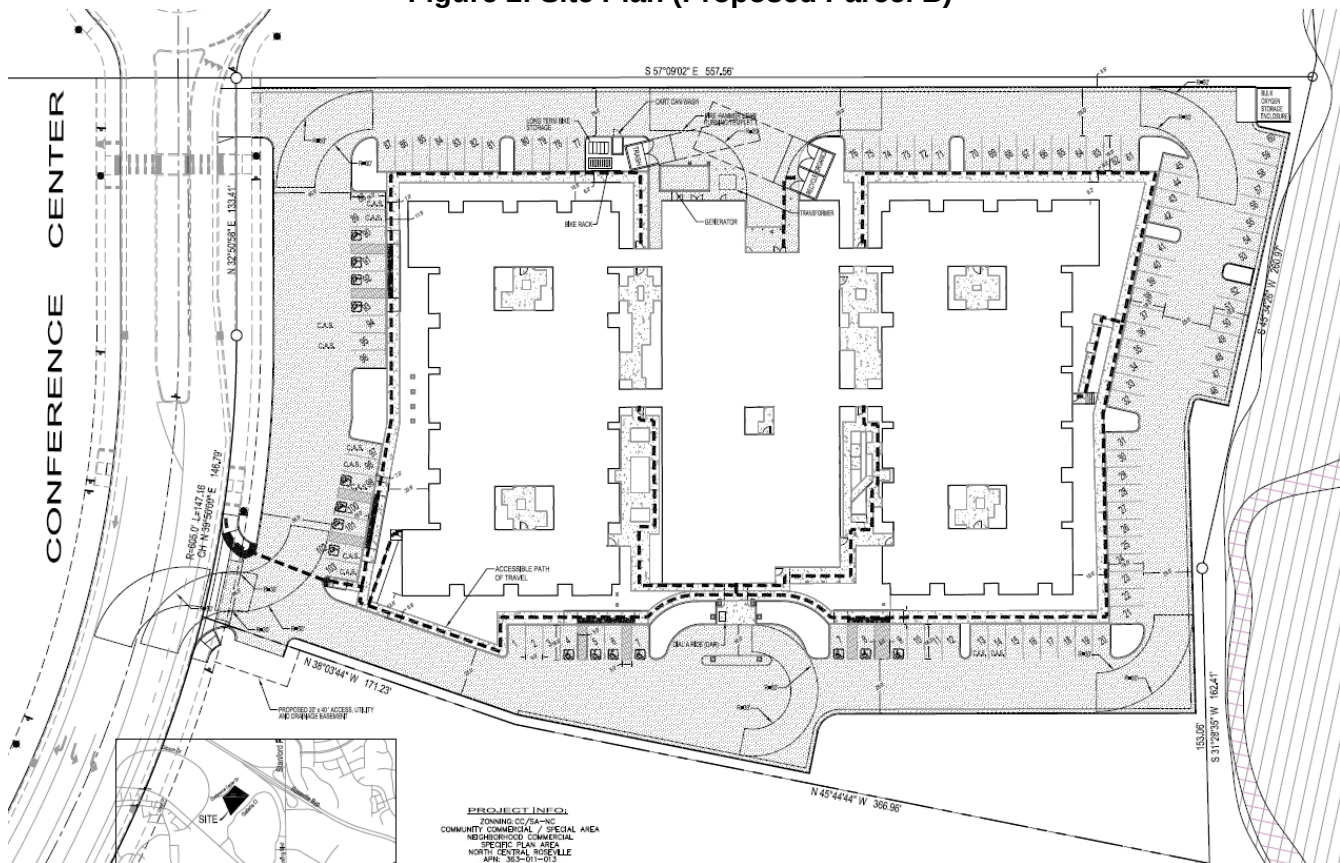
BACKGROUND

The project site is located on Parcel 40 in the North Central Roseville Specific Plan (NCRSP) area (see Figure 1). The property is 7.87 acres and has an address of 250 Conference Center Drive. The site is currently undeveloped and has a zoning designation of Community Commercial/Special Area-North Central (CC/SA-NC) and a General Plan land use designation of Business Professional and Community Commercial (BP/CC). The project has frontage on Conference Center Drive to the west. Surrounding uses include VillaSport Athletic Club and the Roseville Junction project (currently under construction and consisting of a hotel, restaurants, and event center) to the north and northeast, Open Space to the east and south, and Hyatt Place Hotel to the southwest.



The proposed project will subdivide the parcel into two lots, Parcel A and Parcel B, which will be approximately 3.63 acres and 4.25 acres, respectively. Parcel A will remain vacant, while Parcel B is proposed to be developed with a $\pm 53,600$ -square-foot single-story, 120-bed skilled nursing facility, with associated parking, lighting and landscaping. The project will consist of three buildings connected by breezeways and will feature outdoor courtyard and garden areas. The project includes a Tentative Parcel Map to subdivide the lot and a Design Review Permit to review the site design and building architecture. The resulting Parcel A will require separate approval of a Design Review Permit prior to development of the parcel. Skilled nursing is a principally permitted use in the CC zone district and is consistent with the BP/CC General Plan land use.

Figure 2: Site Plan (Proposed Parcel B)



EVALUATION – DESIGN REVIEW PERMIT

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

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

The project site is currently undeveloped and is comprised mostly of annual grasslands. No protected trees are on or immediately surrounding the subject property. In addition, there are no wetlands or other regulated waters on the site. Parcel A will not be developed at this time, while Parcel B will be developed with the skilled nursing facility. To make beneficial use of the site for development, Parcel B will be graded to create level pads for the buildings, a drainage pattern which directs stormwater to the existing system, and finish boundary grades which can be appropriately tied to the adjacent roads and other development. The project has been reviewed by the City's Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities.

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

Commercial development guidelines are included within the City's Community Design Guidelines (CDG). The guidelines include recommendations for site planning, circulation, architecture, and other aspects of site development. The following discussions provide an evaluation with respect to the applicable design guidelines in the CDG.

Site Planning and Building Siting

The project consists of three (3) buildings totaling approximately 53,600 square feet that will be joined by connecting passageways. Open air atriums and courtyards are provided throughout the buildings to allow natural light and access to outdoors. Each building is approximately of equal size, and the main building is situated between the Patient Wing A and B buildings. The main building, which will consist of the main lobby, administration offices, therapy areas, and kitchen, will face the vacant Parcel A to the south with a setback of approximately 90 feet. The Patient Wing A building faces Conference Center Drive to the west and is setback approximately 93 feet from the roadway. The proposed setback provides a sufficient buffer from the street and adequate space for landscaping, providing an appropriate streetscape presence consistent with the CDG and NCRSP. Lastly, the Patient Wing B building faces the open space to the east with a setback ranging from approximately 60 to 85 feet.

Access and Circulation

Access to the site will be provided by two new driveways that will connect to the adjacent Conference Center Drive. The southern driveway will be 36.5 feet wide and will allow for full turning movements, and the northern driveway will be 25 feet wide and will be restricted to right-in/right-out movements due to an existing median in the roadway. The driveways connect to the internal roadway and parking areas. Internal circulation of the site includes a two-way drive aisle around the buildings. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

Fully constructed sidewalks and a crosswalk across Conference Center Drive exist along the project frontage, providing pedestrian access. Walkways are also provided around the perimeter of the buildings and pathways internal to the project connect the buildings. In addition, a Dial-a-Ride loading area will be available adjacent to the main building entrance.

Parking

The Zoning Ordinance parking requirement for long term care facilities, such as a skilled nursing facility, is one (1) space per three (3) employees for the largest shift, plus one (1) per three (3) beds. The project consists of 140 employees and 120 beds, resulting in a total parking requirement of 87 spaces. The

project will provide 107 parking spaces, meeting the Zoning Ordinance parking requirements. The parking spaces are located throughout the site, around the perimeter of the buildings.

Landscaping and Lighting

The CDG recommends using landscaping throughout the site, placing trees to provide shading for sidewalks and public spaces, using native or drought-tolerant plants where possible, and providing a minimum of 50-percent shading (based on 15-year maturity) over the parking spaces. The project includes landscape planters around the perimeter of the site, in the parking lot areas, around the buildings, and in the outdoor courtyard areas. The project frontage adjacent to Conference Center Drive consists of an existing 4-foot-wide landscape strip, 8-foot-wide sidewalks, and a proposed 12-foot-wide landscape setback behind the walk, which will include Chinese pistache trees and a mix of shrubs and groundcover. The parking lot areas will consist of Emerald Sunshine elm, Bowhall red maple, and Greenspire Littleleaf linden trees that will provide 50-percent parking lot shade coverage, which meets the minimum requirements.

The project includes parking lot lighting, pedestrian lighting, and building-mounted light fixtures that complement the style of the buildings. The photometric plan demonstrates compliance with the CDG's minimum footcandle requirement of one foot-candle in the parking areas and 0.5 foot-candles for pedestrian walkways. The light standards are required to be shielded to ensure there is no off-site glare.

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

The buildings will be single-story designed with a hip style roof and a maximum building height of 23 feet. The building materials consist of smooth and medium dashed stucco separated by an aluminum reveal to emphasize the two shades of gray. The color palette includes a light blue accent color that will be used for the roof trim, corbels, and to highlight areas of interest. Stone veneer is applied on the building columns and as a wainscot at the building corners, which softens the edge of the buildings and enhances the pedestrian scale, as encouraged by the CDG. The variation in stucco materials and the use of stone veneer will provide texture to the façade. The main entrance of the building is located on the south-facing elevation, a portion of which is shown in Figure 3 below. Consistent with the CDG, the main entrance is emphasized by storefront doors, archways, and a porte cochere with stone veneer columns. Overall, the building columns, wall plane projections, and articulation in the roofline provide visual depth and interest.

Figure 3: Front Building Elevation (Southern Facing)



Figure 4 below includes an architectural rendering of the street-facing elevation, which will consist of the Patient A Wing building. The building elevation is designed with variation in wall plane and roof heights to provide visual relief and a break in the façade.

Figure 4: Rendering of Street-facing Elevation (along Conference Center Dr.)



The building roof material is made up of composite shingle. While staff typically requires tile roofing be used for commercial and multi-family residential projects, the applicant is proposing composite shingle to meet seismic anchorage and structural requirements of the California Department of Health Care Access and Information (HCAI). The facility will be under the jurisdiction of HCAI, which monitors the construction, renovation, and seismic safety of California's hospitals and skilled nursing facilities. Based on the information provided by the applicant (see Attachment 1), staff supports the use of composite shingle for the proposed project.

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

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

EVALUATION – TENTATIVE PARCEL MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***bold italics*** and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

The proposed subdivision will result in the creation of two (2) parcels: Parcel A (3.63 acres) and Parcel B (4.25 acres). The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Instead, the City reviews Tentative Maps on a case-by-case basis to ensure the proposed parcels are adequate for development. The proposed lots are large enough to adequately allow for future development on the parcels. The future development of Parcel A will be reviewed through the Design Review Permit

process to ensure consistency with the requirements of the NCRSP, Community Design Guidelines, and Zoning Ordinance. All of the surrounding roadways have been constructed, pursuant to previous land approvals in the area. The design, character, location, and configuration of the lots conform to all requirements.

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

The proposed parcels are of sufficient size and shape to accommodate future development and have adequate frontage and access from the adjacent roadways. There are no watercourses or other natural features on the site that would impede development.

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

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

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 May 3, 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 April 4, 2024 and ended on April 24, 2024. The document analyzed the potential for environmental impacts due to project implementation and determined that potentially significant impacts related to 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.

One comment letter was received from the California Department of Transportation (Caltrans), District 3 during the public comment period (see Attachment 2). The letter inquired about public transit in proximity to the project. The proposed project is located along Gibson Drive near Pleasant Grove Boulevard and Roseville Parkway. Gibson Drive has various bus pullout locations that can be serviced by Roseville's on-demand transit service, Arrow. In addition, Pleasant Grove is serviced by the City's local M bus route. The M route offers hourly service along Pleasant Grove and includes the Galleria mall as a key destination along this route. The Galleria is one of the main transfer locations for other local Roseville routes as well as regional Placer County routes.

RECOMMENDATION

The Planning Division recommends the Design Committee take the following actions:

1. Adopt the **Skilled Nursing Facility Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program**;
2. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 250 CONFERENCE CENTER DRIVE – NCRSP PCL 40 – SKILLED NURSING FACILITY – FILE #PL24-0109** subject to seventy-three (73) conditions of approval; and
3. Adopt the three (3) findings of fact and approve the **TENTATIVE PARCEL MAP – 250 CONFERENCE CENTER DRIVE – NCRSP PCL 40 – SKILLED NURSING FACILITY – FILE #PL24-0109** subject to forty-eight (48) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL24-0109

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **May 16, 2024** and if not effectuated shall expire on **May 16, 2026**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in Exhibits B—J, and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Skilled Nursing Facility Initial Study/Mitigated Negative Declaration and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project, and proposed Parcel A, shall be addressed as 250 Conference Center Drive. Proposed Parcel B shall be addressed as 260 Conference Center Dr. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:

- a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. The project Landscape Plans shall comply with the following:
- a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for the North Central Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
 - f. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)

- g. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - h. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
15. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
16. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
17. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
18. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
19. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
20. A note shall be added to the grading plans that states:
- “Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
21. The applicant shall provide a 36.5 foot wide, Type A-7 driveway for the southern entry into the site. (Engineering)

22. The applicant shall provide a 25 foot wide, Type D driveway for the northern entry into the site. (Engineering)
23. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
24. 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).
25. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual, which includes trash capture requirements. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
26. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
27. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
28. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Development services- Engineering will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
29. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Public Works, Development Services Department, Planning)
30. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Public Works, Development Services Department, Planning)

31. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services Department, Planning)
32. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
33. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
34. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
35. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
36. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
37. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
38. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
39. A trash enclosure, organics enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
40. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)

41. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
42. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings
43. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
44. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)
45. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

46. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
47. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
48. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
49. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:

- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
50. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
51. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
52. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
53. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
54. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
55. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
56. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
57. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
58. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)

59. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
60. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
61. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
- a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
62. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

63. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
64. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
65. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
66. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
67. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
68. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
69. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)

70. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
71. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)
72. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
73. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR THE TENTATIVE PARCEL MAP – FILE #PL24-0109

1. This Tentative Map approval shall be effectuated within a period of two (2) years from **May 16, 2024** and if not effectuated shall expire on **May 16, 2026**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 16, 2030**. (Planning)
2. The project is approved as shown in Exhibit B, and as conditioned or modified below. (Planning)
3. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)
4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
5. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)

6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
7. The project shall comply with all required environmental mitigation identified in the NCRSP PCL 40 – Skilled Nursing Facility Initial Study/Mitigated Negative Declaration and shall include all applicable mitigation measures as notes on the plans. (Planning)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

8. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b) Grading shall comply with the City grading ordinance. There shall be no cut and/or fill slopes steeper than a 4:1 ratio. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans and all erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site; it is the applicant's responsibility to ensure that necessary measures are taken to minimize silt discharge from the site. Modification of the erosion control plan may be warranted during wet weather conditions.
 - c) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d) Access to the floodplain shall be provided as required by Engineering and the Streets Department.
 - e) Standard accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
9. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction the applicant shall:

- a) *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
 - b) *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*
 - c) *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
 - d) *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
 - e) *The City shall have the authority to stop all grading operations if, in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*
10. A note shall be added to the grading plans that states: *"Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable*

for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.” (Engineering)

11. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than four (4) feet in height. All retaining walls shall be of either split-faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
12. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
13. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)

PRIOR TO ISSUANCE OF GRADING PERMIT OR IMPROVEMENT PLANS

14. Prior to the approval of Improvement Plans, the applicant shall submit to Development Services-Engineering Division, a paper copy and an electronic copy of the final set of Improvement Plans per the Division’s “Digital Submission of Utility Composites” standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision map. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)
15. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1,000 feet on center. (Fire)
16. Minimum fire flow is 1,500 gallons per minute with 20 pounds per square inch residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
17. There shall be two points of access for all phasing plans. (Fire)
18. Testing of all fire systems shall be performed prior to the sales office being opened for business. (Fire)
19. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
20. If this project will be phased, the fire department requirements for access and circulation throughout shall be reviewed and approved by the Fire Department. Access roads shall comply with the California Fire Code and the City of Roseville’s Amendments. (Fire)
21. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
22. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
23. All landscaping in areas containing electrical service equipment shall conform to the “Electric Department Landscape Design Requirements” as outlined in Section 10.00 of the Electric Department’s “Specifications for Commercial Construction.” (Electric)

24. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
- a) one (1) set of improvement plans
 - b) load calculations
 - c) electrical panel one-line drawings
25. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
26. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

27. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
- a) Water, sewer, and reclaimed water easements.
- Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Alternative Transportation, Environmental Utilities, Electric, Engineering)
28. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
29. The applicant shall provide reciprocal access, parking, drainage and utilities easements between Parcel A and B, unless already provided for in the CCR's. (Engineering)
30. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville." All legal descriptions shall be prepared by a licensed Land Surveyor (Environmental Utilities, Electric, Engineering)
31. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):
- a) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
 - b) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney)
32. The City shall not approve the Final Map for recordation until either:
- a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.
- OR
- b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

33. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
34. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)
35. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)
36. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
37. The Final/Parcel Map shall be submitted per "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)
38. The cost of any facilities, which are identified in the Capital Improvement Program and are beyond those needed for this project, may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, for any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)
39. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
40. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
41. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
42. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
43. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
44. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

45. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
46. It is the responsibility of the developer to ensure all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)

47. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, provided all construction equipment is fitted with factory installed muffling devices and is maintained in good working order, project construction noise is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. (Engineering)
48. If site survey or earthmoving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

ATTACHMENTS

1. Composite Roof Justification
2. Caltrans, District 3 Comments and Staff's Response

EXHIBITS

- A. Initial Study/Mitigated Negative Declaration
- B. Tentative Parcel Map
- C. Site Plan
- D. Preliminary Grading Plan
- E. Preliminary Utility Plan
- F. Floor Plan
- G. Elevations
- H. Material & Color Board
- I. Preliminary Landscape Plan
- J. Photometric Plan

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

December 22, 2022

RangeComm, LLC
9450 Manchester Road, STE 207
St. Louis, MO 63119

RE: Transitional Care of Roseville

53,997 SF, 62 Unit / 120 Bed Skilled Nursing Facility
250 Conference Center Dr, Roseville, CA

To Whom This May Concern:

Please consider our request for installation of a composite shingle in lieu of clay tile shingles for our new Skilled Nursing Facility, located at 250 Conference Center Dr., Roseville, CA, due to the factors explained below.

The facility will be under the jurisdiction of California Department of Health Care Access and Information (HCAi), formerly OSHPD, which "monitors the construction, renovation, and seismic safety of California's hospitals and skilled nursing facilities." Per CAN 2-0 (CAC Section 7-103, Chapter 7) our facility will be classified as a Skilled Nursing Facility [OSHPD 2] which states, "H&SC preempts the local building jurisdiction from plan review and approval and construction inspection of skilled nursing facilities and intermediate care facilities; and authorizes OSHPD to review and inspect these facilities. This authority is similar to that established for hospital buildings."

Due to this classification, the facility will be required to comply with sections of the CBC pertaining specifically to OSHPD type 2 buildings. The section directly affecting our roofing material compliance can be found in the 2019 CBC, Section 1513 for HCAi type 1 and 2 buildings titled, "Seismic Anchorage of Slate Shingle, Clay and Concrete Tile Roof Coverings," with reference to Table 1507.3.7. The requirements noted within these sections significantly increases the cost of installation over the manufactures recommended installation due to the methods, including type and spacing of fasteners, required to comply with seismic anchorage.

In addition to the seismic anchorage requirements, multiple structural components are affected from the added dead load of the clay tiles. From a structural requirement standpoint, while the structure is designated as construction Type V-A, governed under Chapter 16 of the 2019 CBC, as an OSHPD 2 Skilled Nursing Facility, per table 1604.5, the building risk category is III. For comparison purposes, a type V-A, R-2 multi-family building would be a risk category II, based on the same number of beds as our V-A, I-2, OSHPD 2, Skilled Nursing Facility. The risk category has a multitude of structural implications throughout the design and construction of the building as well as fire and life safety considerations, which refer back to the structural requirements of the building. By way of example, Category III buildings have a higher design coefficient requirement, so when additional load is added, the structural components are increased significantly more as opposed to Category II buildings. One example of how the increased structural requirement can be met, is through increasing grade of lumber as well as narrower spacing between structural elements, which increases the amount of material required. In summary, the addition of dead load for a clay tile product (2.5 to 3 times that of composite shingles) further increases the required structural elements in a manner that would not be as impactful in a non-OSHPD building such as a similarly sized multifamily development that would be governed under risk category II.

Please let us know if you have any questions. We appreciate your consideration.

Sincerely,



Cliff Heeley, SVP of Business Operations, Principal

California Department of Transportation

DISTRICT 3
703 B STREET | MARYSVILLE, CA 95901-5556
(530) 821-8401
www.dot.ca.gov



April 22, 2024

GTS# 03-PLA-2024-01226
SCH# 2024040145

Ms. Kinarik Shallow
Associate Planner
City of Roseville
Lead/Public Agency
311 Vernon Street
Roseville, CA 95678

NCRSP PCL 40 - Skilled Nursing Facility

Dear Ms. Shallow,

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced above. We reviewed this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision, and goals, some of which includes addressing equity, climate change, and safety, as outlined in our statewide plans such as the California Transportation Plan, Caltrans Strategic Plan, and Climate Action Plan for Transportation Infrastructure.

The project site is located on Parcel 40 of the North Central Roseville Specific Plan (NCRSP) area near State Route 65. The property is 7.87 acres and has an address of 250 Conference Center Drive, Roseville (APN 363-011-013-000) in Placer County, California. The proposed project will subdivide the parcel into two lots, Parcel A and Parcel B, which will be approximately 3.63 acres and 4.25 acres, respectively. Parcel A will remain vacant, while Parcel B is proposed to be developed with a ±53,600-square-foot single-story, 120-bed skilled nursing facility, with associated parking, lighting, and landscaping. The project entitlements include a Tentative Parcel Map to subdivide the lot and a Design Review Permit to review the site design and building architecture. Based on the Mitigated Negative Declaration documents provided, Caltrans has the following requests and recommendations:

Freeway Operations

There appears to be a lack of public transit near the project area. Please provide a Multi-modal Transportation Plan (including Uber drop off/pick up stations) that includes

Ms. Kinarik Shallow, Associate Planner

April 22, 2024

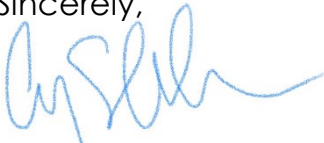
Page 2

the project area. If the local government has done a Multi-modal transportation plan for its General Plan, please provide us with a link.

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any questions regarding these comments or require additional information, please contact Satwinder Dhatt, Local Development Review Coordinator, by phone (530) 821-8261 or via email at satwinder.dhatt@dot.ca.gov.

Sincerely,



GARY ARNOLD, Branch Chief
Local Development Review and Complete Streets
Division of Planning, Local Assistance, and Sustainability
California Department of Transportation, District 3

From: [Shallow, Kinarik](#)
To: [Dhatt, Satwinder K@DOT](#)
Cc: [Arnold, Gary S@DOT](#)
Subject: RE: Caltrans District 3 LDR Response: NCRSP PCL 40 - Skilled Nursing Facility
Date: Thursday, April 25, 2024 9:51:00 AM
Attachments: [2-2-2023 Local Bus Services Guide.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Adding to my email below, the proposed Skilled Nursing Facility is located along Gibson Drive near Pleasant Grove Pleasant Grove Blvd and Roseville Pkwy. Gibson Drive has various bus pullout locations that can be serviced by Roseville's on-demand transit service, Arrow. Attached is our local route guide and the City page for the Arrow on-demand service:

<https://www.roseville.ca.us/cms/one.aspx?pageId=19100293>

Pleasant Grove is serviced by the City's local M bus route. The M route offers hourly service along Pleasant Grove and includes the Galleria mall as a key destination along this route. The Galleria is one of the main transfer locations for other Roseville (local) routes as well as Placer County (regional) routes.

Thank you,
Kinnie

Kinarik Shallow

Associate Planner

Development Services Department – Planning Division

☐ (916) 746-1309

☐ kshallow@roseville.ca.us

☐ **Civic Center** | 311 Vernon Street | Roseville, CA 95678



Working together to build a quality community.

From: Shallow, Kinarik
Sent: Thursday, April 25, 2024 8:26 AM
To: Dhatt, Satwinder K@DOT <satwinder.dhatt@dot.ca.gov>
Cc: Arnold, Gary S@DOT <gary.arnold@dot.ca.gov>
Subject: RE: Caltrans District 3 LDR Response: NCRSP PCL 40 - Skilled Nursing Facility

Hello Satwinder,

Thank you for your comments. The City's General Plan Circulation Element includes a map of the local transit routes. There are transit routes on Roseville Parkway and a transfer point at the Galleria

mall ([with 50 parking spaces for park and ride](#)), which is in close proximity to the project site. Refer to page 19 of the Circulation Element [here](#). There is also a bikeway master plan on page 27.

Thank you,
Kinnie

Kinarik Shallow

Associate Planner

Development Services Department – Planning Division

☐ (916) 746-1309

☐ kshallow@roseville.ca.us

☐ **Civic Center** | 311 Vernon Street | Roseville, CA 95678



Working together to build a quality community.

From: Dhatt, Satwinder K@DOT <satwinder.dhatt@dot.ca.gov> **On Behalf Of** D3 Local Development@DOT

Sent: Monday, April 22, 2024 1:12 PM

To: Shallow, Kinarik <KShallow@roseville.ca.us>

Cc: Arnold, Gary S@DOT <gary.arnold@dot.ca.gov>

Subject: Caltrans District 3 LDR Response: NCRSP PCL 40 - Skilled Nursing Facility

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Kinarik,

Thank you for including the California Department of Transportation (Caltrans) in the review process of **NCRSP PCL 40 - Skilled Nursing Facility Project**. Attached you will find our comments regarding this project.

Please provide our office with copies of any further actions regarding this project as we would appreciate the opportunity to review and comment on any changes related to this project.

Should you have questions regarding these comments or require additional information, please contact me, Local Development Review and System Planning Coordinator, by phone (530) 821-8261 or via email at D3.local.development@dot.ca.gov.

Thank you!

Satwinder Dhatt

***Local Development Review and Complete Streets
Division of Planning, Local Assistance, and Sustainability
California Department of Transportation, District 3
703 B Street, Marysville, CA 95901
(530) 821-8261***

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#: NCRSP PCL 40 – Skilled Nursing Facility; File #PL24-0109

Project Address: 250 Conference Center Drive, Roseville, CA, 95678 (APN 363-011-013-000)

Project Applicant: Cliff R Heeley, RangeComm

Project Owner: Romney White, 250 Conference Center, LLC

Project Planner: Kinarik Shallow, Associate Planner

Project Description: The proposed project will subdivide the parcel into two lots, Parcel A and Parcel B, which will be approximately 3.63 acres and 4.25 acres, respectively. Parcel A will remain vacant, while Parcel B is proposed to be developed with a ±53,600-square-foot single-story, 120-bed skilled nursing facility, with associated parking, lighting and landscaping. The project entitlements include a Tentative Parcel Map to subdivide the lot and a Design Review Permit to review the site design and building architecture.

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

Document Review and Availability: The public review and comment period begins on **April 4, 2024** and ends on **April 24, 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 Kinarik Shallow, Associate Planner at kshallow@roseville.ca.us or in person at 311 Vernon Street, Roseville, CA 95678 (Monday—Friday, 8 a.m. to 4 p.m.), and must be received no later than 5:00 pm on April 24, 2024.

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

Mike Isom
Development Services Director

Dated: April 2, 2024

Publish: April 4, 2024

MITIGATED NEGATIVE DECLARATION

Project Title/File Number: NCRSP PCL 40 – Skilled Nursing Facility; File #PL24-0109
Project Location: 250 Conference Center Drive, Roseville, Placer County, CA 95678 (APN 363-011-013-000)
Project Applicant: Cliff R Heeley, RangeComm; (704) 458-3366; 2025 Zumbahl Road #45, Saint Charles, MO 63303
Property Owner: Romney White, 250 Conference Center, LLC; (925) 295-1340; 2605 Camino Tassajara #2408, Danville, CA 94526
Lead Agency Contact Person: Kinarik Shallow, Associate Planner - City of Roseville; (916) 746-1309
Date: April 2, 2024

Project Description:

The proposed project will subdivide the parcel into two lots, Parcel A and Parcel B, which will be approximately 3.63 acres and 4.25 acres, respectively. Parcel A will remain vacant, while Parcel B is proposed to be developed with a ±53,600-square-foot single-story, 120-bed skilled nursing facility, with associated parking, lighting and landscaping. The project entitlements include a Tentative Parcel Map to subdivide the lot and a Design Review Permit to review the site design and building architecture.

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:	NCRSP PCL 40 – Skilled Nursing Facility; File #PL24-0109
Project Location:	250 Conference Center Drive, Roseville, Placer County, CA 95678 (APN 363-011-013-000)
Project Description:	The proposed project will subdivide the parcel into two lots, Parcel A and Parcel B, which will be approximately 3.63 acres and 4.25 acres, respectively. Parcel A will remain vacant, while Parcel B is proposed to be developed with a ±53,600-square-foot single-story, 120-bed skilled nursing facility, with associated parking, lighting and landscaping. The project entitlements include a Tentative Parcel Map to subdivide the lot and a Design Review Permit to review the site design and building architecture.
Project Applicant:	Cliff R Heeley, RangeComm
Property Owner:	Romney White, 250 Conference Center, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner; Phone (916) 746-1309

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

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

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

Table of Contents

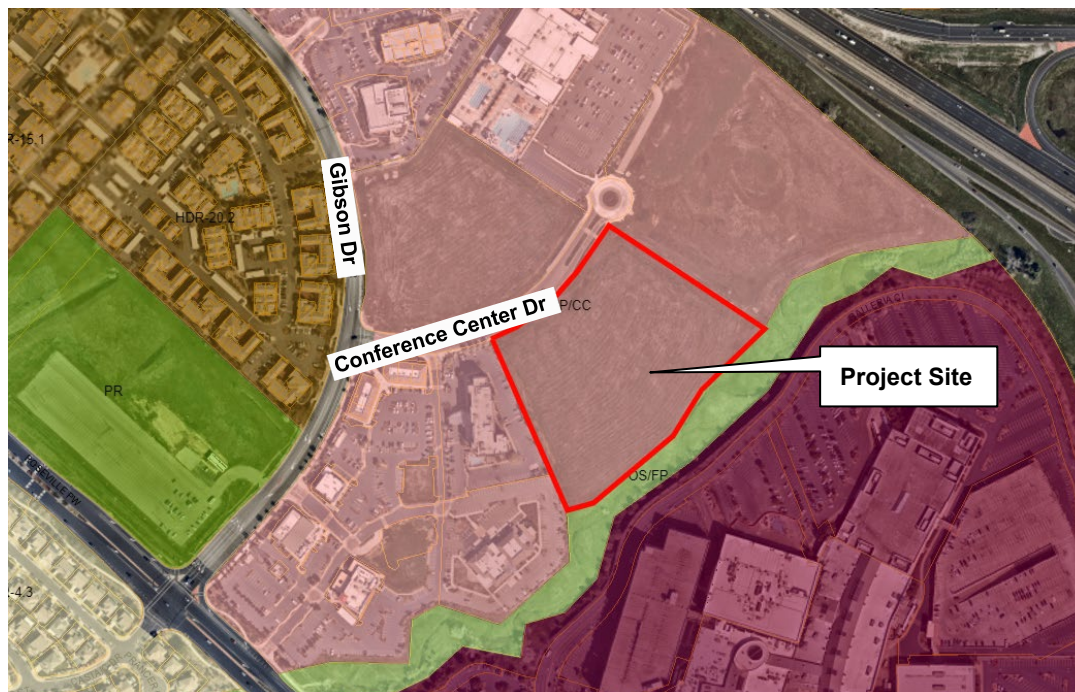
Project Description	3
City of Roseville Mitigation Ordinances, Guidelines, and Standards	4
Other Environmental Documents Relied Upon	5
Explanation of Initial Study Checklist	5
Initial Study Checklist	
I. Aesthetics	6
II. Agricultural & Forestry Resources	8
III. Air Quality	9
IV. Biological Resources	12
V. Cultural Resources	15
VI. Energy	17
VII. Geology and Soils	18
VIII. Greenhouse Gases	20
IX. Hazards and Hazardous Materials	22
X. Hydrology and Water Quality	25
XI. Land Use and Planning	28
XII. Mineral Resources	28
XIII. Noise	29
XIV. Population and Housing	31
XV. Public Services	32
XVI. Recreation	33
XVII. Transportation	34
XVIII. Tribal Cultural Resources	36
XIX. Utilities and Service Systems	38
XX. Wildfire	40
XXI. Mandatory Findings of Significance	41
Environmental Determination	43
Attachments	43

PROJECT DESCRIPTION

Project Location

The project site is located on Parcel 40 of the North Central Roseville Specific Plan (NCRSP) area (see Figure 1). The property is 7.87 acres and has an address of 250 Conference Center Drive (APN 363-011-013-000).

Figure 1: Project Site



Background

The NCRSP encompasses approximately 2,330 acres and is situated between Washington Boulevard and Interstate 80. An Environmental Impact Report (EIR) was prepared and certified for the NCRSP in May 1990 (State Clearinghouse #88053010). The EIR addressed the major cumulative impacts of developing the Specific Plan as a whole, including the subject property.

Environmental Setting

The site is currently undeveloped and has a zoning designation of Community Commercial/Special Area-North Central (CC/SA-NC) and a General Plan land use designation of Business Professional/Community Commercial (BP/CC). The project has frontage on Conference Center Drive to the east. The site is disked annually and no natural features such as wetlands or native oak trees are present on the site. Table 1 below identifies the site and surrounding zoning and land use designations. Surrounding uses include VillaSport Athletic Club and an undeveloped BP/CC parcel to the north and northeast, Open Space to the east and south, and Hyatt Place Hotel to the southwest. The Open Space corridor, which is a tributary to the Pleasant Grove Creek watershed, is also designated as Floodplain because the City's Regulatory Floodplain is located in the Open Space.

Table 1: Site and Surrounding Zoning/Land Use

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	Community Commercial/Special Area-North Central Roseville Specific Plan (CC/SA-NC)	Business Professional/Community Commercial (BP/CC)	Vacant
North	CC/SA-NC	BP/CC	VillaSport Athletic Club and vacant
South	Open Space (OS)	Open Space/Floodplain (OS/FP)	Open Space
East	CC/SA-NC and OS	BP/CC and OS/FP	Vacant and Open Space
West	CC/SA-NC	BP/CC	Hyatt Place Hotel

Proposed Project

The proposed project will subdivide the parcel into two lots, Parcel A and Parcel B, which will be approximately 3.63 acres and 4.25 acres, respectively. Parcel A will remain vacant, while Parcel B is proposed to be developed with a ±53,600-square-foot single-story, 120-bed skilled nursing facility, with associated parking, lighting and landscaping. The project will consist of three buildings connected by breezeways and will feature outdoor courtyard and garden areas. The project includes a Tentative Parcel Map to subdivide the lot and a Design Review Permit to review the site design and building architecture. The resulting Parcel A will require separate approval of a Design Review Permit prior to development of the parcel. Skilled nursing is a principally permitted use in the CC zone district and is consistent with the BP/CC General Plan land 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:
 - Development Guidelines Del Webb Specific Plan
 - Landscape Design Guidelines for North Central Roseville Specific Plan
 - North Roseville Specific Plan and Design Guidelines
 - Northeast Roseville Specific Plan (Olympus Pointe) Signage Guidelines
 - North Roseville Area Design Guidelines
 - Northeast Roseville Specific Plan Landscape Design Guidelines
 - Southeast Roseville Specific Plan Landscape Design Guidelines
 - Stoneridge Specific Plan and Design Guidelines
 - Highland Reserve North Specific Plan and Design Guidelines
 - West Roseville Specific Plan and Design Guidelines
 - Sierra Vista Specific Plan and Design Guidelines
 - Creekview Specific Plan and Design Guidelines
 - Amoruso Ranch Specific Plan and Design Guidelines
- City of Roseville 2035 General Plan

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- 2035 General Plan Update Final Environmental Impact Report, certified August 5, 2020 (<https://www.roseville.ca.us/cms/one.aspx?portalId=7964922&pageId=8774544>)
- North Central Roseville Specific Plan (NCRSP) Environmental Impact Report, certified May 1990 (<https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775118>)

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 a typical urbanized setting within a commercially zoned area of the City. Public views of the site are from Conference Center Drive to the east and its adjacent sidewalks. Parcels immediately adjacent to the site to the north, east, and west have a land use of Business Professional/Community Commercial (BP/CC), while Open Space/Floodplain (OS/FP) is located to the east and south of the site.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

c) The project site is in an urban setting, and as a result lacks any prominent or high-quality natural features which could be negatively impacted by development. The City of Roseville has adopted Community Design Guidelines (CDG) for the purpose of creating building and community designs which are a visual asset to the community. The CDG includes guidelines for building design, site design and landscape design, which will result in a project that enhances the existing urban visual environment. 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

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

III. Air Quality

The City of Roseville, along with the south Placer County area, is located in the Sacramento Valley Air Basin (SVAB). The SVAB is within the Sacramento Federal Ozone Non-Attainment Area. Under the Clean Air Act, Placer County has been designated a “serious non-attainment” area for the federal 8-hour ozone standard, “non-attainment” for the state ozone standard, and a “non-attainment” area for the federal and state PM₁₀ standard (particulate matter less than 10 microns in diameter). Within Placer County, the Placer County Air Pollution Control District (PCAPCD) is responsible for ensuring that emission standards are not violated. Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

a–c) Analyses are not included for sulfur dioxide, lead, and other constituents because there are no mass emission thresholds; these are concentration-based limits in the Federal and State Ambient Air Quality Standards which require substantial, point-source emissions (e.g. refineries, concrete plants, etc.) before exceedance will occur, and the SVAB is in attainment for these constituents. Likewise, carbon monoxide is not

analyzed because the SVAB is in attainment for this constituent, and it requires high localized concentrations (called carbon monoxide “hot spots”) before the ambient air quality standard would be exceeded. “Hot spots” are typically associated with heavy traffic congestion occurring at high-volume roadway intersections. The General Plan EIR analysis of Citywide traffic indicated that more than 70% of signalized intersections would operate at level of service C or better—that is, they will not experience heavy traffic congestion. It further indicated that analyses of existing CO concentrations at the most congested intersections in Roseville show that CO levels are well below federal and state ambient air quality standards. The discussions below focus on emissions of ROG, NO_x, or PM. A project-level analysis has been prepared to determine whether the project will, on a singular level, exceed the established thresholds.

PCAPCD recommends that lead agencies use the California Emissions Estimator Model (CalEEMod) to quantify a project’s construction and operational emissions for criterial air pollutants (NO_x, ROG, and PM). The results are then compared to the significance thresholds established by the district, as detailed above. The proposed project’s emissions were modeled using CalEEMod (version 2022.1). The CalEEMod was run using the model defaults as well as project specific information such as land use, lot acreage, number of beds, building square footage, and landscape area. The results are included as Attachment 1 and are summarized in Table 2 below. The modeled emissions for the project do not exceed the construction and operational thresholds of significance. Therefore, the project will not result in a significant impact related to construction or operational emissions. Impacts are less than significant.

Table 2: CalEEMod Results

Pollutant	Project Emissions (lbs/day)	Significance Threshold (lbs/day)	Exceeds Threshold?
Construction Emissions			
ROG	23.5	82	No
NO _x	31.1	82	No
PM ₁₀	21.2	82	No
Operational Emissions			
ROG	3360	55	No
NO _x	1.99	55	No
PM ₁₀	2.55	82	No

The proposed project would not exceed the applicable thresholds of significance for air pollutant emissions during construction or operation. As such, the project would not conflict with or obstruct implementation of the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (which is the SIP) or contribute substantially to the PCAPCD’s nonattainment status for ozone. In addition, because the proposed project would not produce substantial emissions of criteria air pollutants, CO, or TACs, adjacent residents would not be exposed to significant levels of pollutant concentrations during construction or operation. Therefore, implementation of the proposed project would result in less than significant impacts, and consistent with the analysis methodology outlined in the Significance Thresholds and Regulatory Setting section, cumulative impacts are less than significant.

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

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

IV. Biological Resources

The site is currently vacant and primarily supports non-native grasses. As described in the Environmental Setting, the site is disked annually and there are no natural features such as wetlands or native oak trees present on the site. The parcel is adjacent to an open space corridor that contains a tributary to the Pleasant Grove Creek watershed.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Thresholds of Significance and Regulatory Setting:

There is no ironclad definition of significance as it relates to biological resources. Thus, the significance of impacts to biological resources is defined by the use of expert judgment supported by facts, and relies on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to biological resources (as cited and described in the Discussion of Checklist Answers section). Thresholds for assessing the significance of environmental impacts are based on the 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 (14nundatio) 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 NCRSP EIR evaluated the biological resources in the plan area and anticipated development of the project site. There are no new or more severe impacts which would occur as a result of the project. No sensitive or special status species are known to exist on the site, nor are there wetlands or trees present on the site. The grassland was identified as having a limited value to wildlife within the plan area and conservation areas for grasslands of higher value have already been preserved. Although the site lacks habitat, there are trees adjacent to the site in the open space to the east that may provide suitable habitat for nesting raptors. Impacts to special status plant and animal species were evaluated in the NCRSP EIR and mitigation measures for potential impacts to nesting raptors were incorporated into the plan (NCRSP Chapter 8, MIT# 3.04-06 and 3.04-34). Consistent with the required measures in the NCRSP, a spring raptor nest survey will be required prior to commencement of construction activity. As this is a requirement of the specific plan, no mitigation is required. Compliance with these measures will ensure that impacts to special status species remain less than significant.

D) The City includes an interconnected network of open space corridors and preserves located throughout the City, to ensure that the movement of wildlife is not substantially impeded as the City develops. 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 with respect to this criterion.

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	

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

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

a–b and d) No cultural resources are known to exist on the project site per the NCRSP EIR; 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. The project will not result in any new impacts beyond those already discussed and disclosed in the NCRSP EIR; project-specific impacts are less than significant.

c) No paleontological resources are known to exist on the project site per the NCRSP 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 NCRSP EIR; project-specific impacts are less than significant.

VI. Energy

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a & b) CalEEMod was used to estimate the electricity use for the proposed project. The estimated annual electricity use is 578,531 kilowatt hours (kWh). 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 Environmental Impact Report (EIR) for the 2035 General Plan Update included an assessment of energy impacts for the entire plan area. The analysis included consideration of transportation energy, and evaluated walkability, alternative transportation modes, and the degree to which the mix and location of uses would reduce vehicle miles traveled in the plan area. The EIR also included a citywide assessment of energy demand based on the existing and proposed land uses within the City. 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:			X	
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	

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

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 Exchequer very stony loam, 2 to 15 percent slopes, which are not listed as geologically unstable or sensitive. Therefore, the project has no impacts related to this criteria.

f) No paleontological resources are known to exist on the project site per the NCRSP 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 NCRSP 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

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

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

greenhouse gas emissions, which include the introduction of General Plan policies to reduce emissions, changes to City operations, and climate action initiatives.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

In Assembly Bill 32 (the California Global Warming Solutions Act), signed by Governor Schwarzenegger of California in September 2006, the legislature found that climate change resulting from global warming was a threat to California, and directed that “the State Air Resources Board design emissions reduction measures to meet the statewide emissions limits for greenhouse gases . . .”. The target established in AB 32 was to reduce emissions to 1990 levels by the year 2020. CARB subsequently prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California’s GHG emissions, and has been updated twice.

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

The Placer County Air Pollution Control District (PCAPCD) recommends that thresholds of significance for GHG be related to statewide reduction goals and has adopted thresholds of significance which take into account the 2030 reduction target. The thresholds include a de minimis and a bright-line maximum threshold, as well as residential and non-residential efficiency thresholds. However, the City developed its own thresholds as part of the 2035 General Plan Update project approved in July 2020. The justification for the City’s thresholds is 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 3 below.

Table 3: GHG Significance Thresholds

	2020	2030	2035	2050
Per Capita Emissions Efficiency Targets (MT CO ₂ e/capita/yr)	7.21	4.00	3.22	1.19

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

Discussion of Checklist Answers:

a–b) Per the tiering provisions of CEQA, and as explicitly stated within the City’s adopted GHG significance thresholds in Table 3 (above), a project which is consistent with the General Plan is not required to provide further analysis. The project is consistent with the General Plan, and therefore does not require greenhouse gas analysis. The consistency of the project with the General Plan EIR analysis is described below. Greenhouse gases are primarily emitted as a result of vehicle operation associated with trips to and from a project, and energy consumption from operation of the buildings.

Greenhouse gases from vehicles is assessed based on the vehicle miles traveled (VMT) resulting from a project, on a Citywide basis. Residential projects, destination centers (such as a regional mall), and major employers tend to increase VMT in a study area, either by adding new residents traveling in an area, or by encouraging longer trip lengths and drawing in trips from a broader regional area. However, non-residential projects and neighborhood-serving uses (e.g. neighborhood parks) tend to lower VMT in a study area because they do not generate new trips within the study area, they divert existing trips. These trips are diverted because the new use location is closer to home, on their way to another destination (e.g. work), or is otherwise more convenient.

The project proposes construction of an approximate 53,600-square-foot skilled nursing facility. As discussed in the Transportation section of this Initial Study, the project is consistent with the City’s General Plan and will not create additional trips that have not already been evaluated in the General Plan EIR.

The City’s General Plan Update (GPU) EIR included an analysis of GHG emissions, which would result from buildout of the City’s General Plan. The EIR concluded that General Plan build out would exceed the City’s threshold of 2.25 MT CO₂e per service population and that the affect 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 GPU EIR and does not require further analysis per the tiering provisions of CEQA. The project includes reasonable and feasible design measures to reduce emissions, including implementation of the latest Cal-Green and energy efficiency code requirements. The project complies with General Plan policy related to GHG and the project does not result in any new GHG impacts not previously analyzed in the GPU EIR; therefore, impacts are less than significant.

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

IX. Hazards and Hazardous Materials

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

to expose individuals to hazardous materials. Asbestos and lead, which can be present in older buildings, are not onsite as the site is currently undeveloped.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?				X

Thresholds of Significance and Regulatory Setting:

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

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

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

Discussion of Checklist Answers:

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

Existing regulations and programs are sufficient to ensure that potential impacts as a result of the use or storage of hazardous materials are reduced to less than significant levels.

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

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

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

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

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

X. Hydrology and Water Quality

As described in the Open Space and Conservation Element of the City of Roseville General Plan, the City is located within the Pleasant Grove Creek Basin and the Dry Creek Basin. Pleasant Grove Creek and its tributaries drain most of the western and central areas of the City and Dry Creek and its tributaries drain the remainder of the City. Most major stream areas in the City are located within designated open space.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i) result in substantial erosion or siltation on or off-site;			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater systems or provide substantial additional sources of polluted runoff; or			X	
iv) impede or redirect flood flows?			X	
d) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
e) In flood hazard, tsunami, or seiches zones, risk release of pollutants due to project inundation?				X

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

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

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

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

XI. Land Use and Planning

The site is currently undeveloped and has a zoning designation of Community Commercial/Special Area-North Central (CC/SA-NC) and a General Plan land use designation of Business Professional/Community Commercial (BP/CC). The project has frontage on Conference Center Drive to the east. Parcels immediately adjacent to the site to the north, east, and west have a land use of BP/CC, while Open Space is located to the east and south of the site. The Open Space corridor is also designated as Floodplain, as the City's Regulatory Floodplain is located in the Open Space.

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) As part of project review, staff considered consistency with all City policies and regulations, including those which are intended to avoid an environmental effect, and found the project to be consistent.

XII. Mineral Resources

The Surface Mining and Reclamation Act (SMARA) of 1975 requires the State Geologist to classify land into Mineral Resource Zones (MRZ's) based on the known or inferred mineral resource potential of that land. The California Division of Mines and Geology (CDMG) was historically responsible for the classification and

designation of areas containing—or potentially containing—significant mineral resources, though that responsibility now lies with the California Geological Survey (CGS). CDMG published Open File Report 95-10, which provides the mineral classification map for Placer County. A detailed evaluation of mineral resources has not been conducted within the City limits, but MRZ's have been identified. There are four broad MRZ categories (MRZ-1 through MRZ-4), and only MRZ-2 represents an area of known significant mineral resources. The City of Roseville General Plan EIR included Exhibit 4.1-3, depicting the location of MRZ's in the City limits. There is only one small MRZ-2 designation area, located at the far eastern edge of the City.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

XIII. Noise

The project site is located adjacent to Conference Center Drive to the west, which is not identified as a transportation noise source in the City's General Plan Noise Element. However, the project site is located approximately 800 feet southwest of Highway 65 and approximately 1,100 feet northeast of Roseville Parkway, which are both identified as transportation noise sources in the City's General Plan Noise Element. In the existing and future conditions, the 65 db L_{dn} 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 600 feet away to the west, across Gibson Drive.

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 skilled nursing facility, which is not considered to be a noise-generating use. Emergency response calls may be greater at these types of facilities compared to other uses. However, siren noise is exempt from the City's Noise Ordinance and would be brief. The active outdoor areas of the project consist of courtyard areas for residents. Typically with outdoor areas an increase in noise is associated with these areas as people converse outdoors. However, the increase in noise would not affect the surrounding uses as the courtyard areas will be located internal to the site and will be shielded by the proposed buildings. Noise impacts from the development of the site were already considered with the NCRSP EIR, and were found to be less than

significant with adherence to the City's operational noise level standards. 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 NCRSP and has a land use designation of Business Professional/Community Commercial (BP/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 NCRSP EIR. Therefore, the impact of the project is less than significant.

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

XV. Public Services

Fire protection, police protection, park services, and library services are provided by the City. The project is located within the Roseville Elementary School District and the Roseville Joint Union High School District. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

b) 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) 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) Sales taxes and property taxes resulting from development will add revenue to the General Fund, which provides funding for the library system and other facilities and services. In addition, the City charges fees to end-users for other services, such as garbage and greenwaste collection, in order to fund those services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

XVI. Recreation

The project site is located within two (2) miles of three parks: Vencil Brown Park (1.8 miles west), Buljan Park (1.9 miles west), and Diamond Oaks Park (1.7 miles south). In addition, the project is located immediately adjacent to an Open Space Corridor to the east, which contains the south branch of Pleasant Grove Creek.

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 EIR for the NCRSP 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 and Specific 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 NCRSP, and the plan-level impacts of developing those facilities were addressed within the Final EIR for the NCRSP. 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 on Conference Center Drive, to the east of the intersection of Conference Center Drive and Gibson Drive. The project frontage along Conference Center Drive is improved with sidewalks, curb, and gutter, and consists of bike lanes. Ingress and egress for the project will be provided by a new driveway on Conference Center Drive 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, and 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 conflicts were identified. The project is located in an area planned for commercial uses. Conference Center Drive, which is located adjacent to the northwestern boundary of the project site, is developed with sidewalks and bike lanes. This road serves the subject parcel and has direct connection to Gibson Drive to the west. The proposed project will be constructed consistent with the existing roadway system and in compliance with the requirements of the Pedestrian Master Plan, Bicycle Master Plan, and Short Range Transit Plan.

b) The proposed project is a skilled nursing facility, which is considered a commercial use consistent with the General Plan land use designation. The project does not include any unique characteristics which would draw in regional traffic, or which would prompt longer trips. The project would locate services and employment in proximity to existing developed areas, and would therefore have a neutral or positive impact on VMT. The project is consistent with the General Plan land use designation, and is therefore consistent with the VMT assumptions in the GPU EIR; 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 including emergency vehicle circulation requirements. 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 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.

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 AB 52. 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.

On October 12, 2022 staff met with UAIC representatives on the project site. 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. The project will not result in any new impacts beyond those already discussed and disclosed in the NCRSP EIR; 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 context 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

Water and sewer services will be provided by the City of Roseville. The developer will be responsible for extending new lines onto the site in order to serve the project. Storm water will be collected on-site and transferred via pipe into an off-site storm drain system. Solid waste will be collected by the City of Roseville's Refuse Department. The City of Roseville will provide electric service to the site, while natural gas will be provided by PG&E. Comcast will provide cable. The project has been reviewed by the City's Engineering Division, Environmental Utilities, Roseville Electric and PG&E. Adequate services are available for the project.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The project is consistent with the Specific Plan, 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. The construction impacts related to building the major infrastructure were disclosed in the EIR for the Specific Plan, and appropriate mitigation was adopted. Minor additional infrastructure will be constructed within the project site to tie the project into the major systems, but these facilities will be constructed in locations where site development is already occurring as part of the overall project; there are no additional substantial impacts specific or particular to the minor infrastructure improvements.

b) The City of Roseville 2015 Urban Water Management Plan (UWMP), adopted May 2016, estimates water demand and supply for the City through the year 2040, based on existing land use designations and population projections. 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 near term needs, estimating an annual water demand of 48,762 acre-feet per year (AFY) by the year 2035 and existing surface and recycled water supplies in the amount of 60,400 AFY in normal years. The UWMP establishes some water supply deficit during dry year scenarios, but establishes that mandatory water conservation measures and the use of groundwater to offset reductions in surface water supplies are sufficient to offset the deficit. 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 Pleasant Grove Wastewater Treatment Plant (PGWWTP). The Central Valley Regional Water Quality Control Board (RWQCB) regulates water quality and quantity of effluent discharged from the City's wastewater treatment facilities. The Pleasant Grove WWTP has the capacity⁴ to treat 12 million gallons per day (mgd) and is currently treating 7.0⁵ 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

⁴ Waste Discharge Requirements/Monitoring & Reporting Program/NPDES Permit No. CA0079502, Adopted on 28 March 2014

⁵ Dave Samuelson, City of Roseville Environmental Utilities, Personal communication, July 6, 2016.

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to wildfire is based directly on the CEQA Guidelines checklist items a–d listed above. The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility.

Discussion of Checklist Answers:

a–d) Checklist questions a–d above do not apply, because the project site is not within a Very High Fire Hazard Severity Zone and is not in a CAL FIRE responsibility area.

XXI. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?				
b) Does the project have impacts which are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Significance Criteria and Regulatory Setting:

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

Discussion of Checklist Answers:

a–c) Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the North Central Specific Plan EIR, and mitigation measures have already been incorporated via the 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:

Kinarik Shallow

Kinarik Shallow, Associate Planner

City of Roseville, Development Services – Planning Division

Attachments:

1. CalEEMod Results
2. Mitigation Monitoring & Reporting Program

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Skilled Nursing Facility
Construction Start Date	4/1/2025
Operational Year	2026
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.50
Precipitation (days)	0.60
Location	38.777025971314, -121.271321186195
County	Placer-Sacramento
City	Roseville
Air District	Placer County APCD
Air Basin	Sacramento Valley
TAZ	467
EDFZ	15
Electric Utility	Roseville Electric
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.22

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
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Congregate Care (Assisted Living)	120	Dwelling Unit	4.25	53,600	42,487	—	120	—
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1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.01	23.5	31.7	31.1	0.05	1.37	19.8	21.2	1.26	10.1	11.4	—	5,491	5,491	0.22	0.11	4.43	5,511
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.66	1.40	11.2	16.5	0.03	0.44	0.97	1.40	0.40	0.23	0.63	—	3,614	3,614	0.12	0.11	0.11	3,650
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.99	1.45	6.95	9.26	0.01	0.28	0.87	1.14	0.26	0.32	0.57	—	1,948	1,948	0.06	0.05	0.87	1,966
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.18	0.26	1.27	1.69	< 0.005	0.05	0.16	0.21	0.05	0.06	0.10	—	323	323	0.01	0.01	0.14	325

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
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Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.51	3.60	1.83	20.4	0.03	0.06	2.49	2.55	0.06	0.63	0.69	66.6	4,455	4,521	6.89	0.15	10.9	4,750
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.66	2.78	1.99	11.6	0.03	0.06	2.49	2.54	0.06	0.63	0.69	66.6	4,172	4,239	6.91	0.17	0.95	4,462
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.77	2.88	1.73	13.2	0.03	0.06	2.15	2.21	0.05	0.55	0.60	66.6	3,849	3,915	6.88	0.14	4.50	4,134
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.32	0.53	0.31	2.42	< 0.005	0.01	0.39	0.40	0.01	0.10	0.11	11.0	637	648	1.14	0.02	0.75	684

6. Climate Risk Detailed Report

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	4	0	0	N/A
Extreme Precipitation	2	0	0	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	1	0	0	N/A
Flooding	0	0	0	N/A
Drought	0	0	0	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	4	1	1	4
Extreme Precipitation	2	1	1	3
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	1	1	1	2
Flooding	1	1	1	2
Drought	1	1	1	2
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

7. Health and Equity Details

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	33.0
Healthy Places Index Score for Project Location (b)	64.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

- a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
- b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.


DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

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

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title/File Number:	NCRSP PCL 40 – Skilled Nursing Facility; File #PL24-0109
Project Location:	250 Conference Center Drive, Roseville, Placer County, CA 95678 (APN 363-011-013-000)
Project Description:	The proposed project will subdivide the parcel into two lots, Parcel A and Parcel B, which will be approximately 3.63 acres and 4.25 acres, respectively. Parcel A will remain vacant, while Parcel B is proposed to be developed with a ±53,600-square-foot single-story, 120-bed skilled nursing facility, with associated parking, lighting and landscaping. The project entitlements include a Tentative Parcel Map to subdivide the lot and a Design Review Permit to review the site design and building architecture.
Environmental Document	Mitigated Negative Declaration
Project Applicant:	Cliff R Heeley, RangeComm
Property Owner:	Romney White, 250 Conference Center, LLC
Lead Agency Contact Person:	Kinarik Shallow, Associate Planner; Phone (916) 746-1309

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

MONITORING PROCESS: Existing monitoring mechanisms are in place that assist the City of Roseville in meeting the intent of 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 contex 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	

MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File #	NCRSP PCL 40 – Roseville Transitional Care; File #PL22-0211
Project Address	250 Conference Center Drive, Roseville, Placer County, CA 95678 (APN 363-011-013-000)
Property Owner	Cordova 83 Properties, LLC
Planning Division Contact	Kinarik Shallow, Associate Planner; Phone (916) 746-1309

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.

DC EXHIBIT B

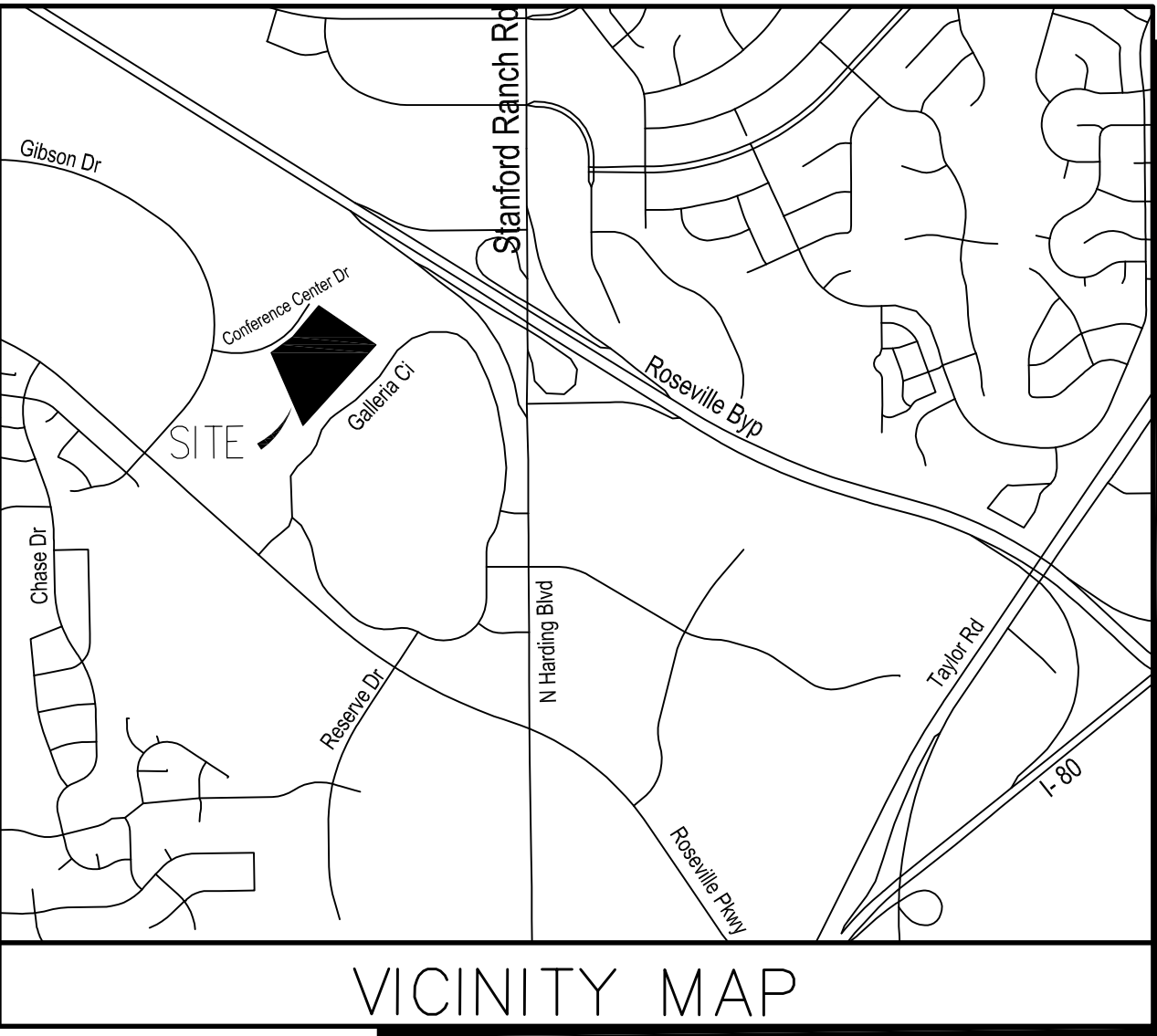
PARCEL 40D
32 P.M. 89

PARCEL 2
35 P.M. 55

PARCEL B
185,281 SQFT

PARCEL A
158,173 SQFT

PARCEL 1
32 P.M. 93



LEGEND	
	PROPERTY BOUNDARY
	CENTER LINE
	EXISTING EP/FL/TB/CTBW
	DRIVEWAY
	RETAINING WALL

- PROJECT NOTES**
- ASSESSOR'S PARCEL NO.
363-011-013-000
- AREA OF PROPOSED TENTATIVE PARCEL MAP
344,124 SQFT
- EXISTING USE
VACANT
- PROPOSED USE
COMMERCIAL
- EXISTING ZONING
CC/SA-NC
- PROPOSED ZONING
CC/SA-NC
- PARK DISTRICT
ROSEVILLE RECREATION AND PARKS DISTRICT
- FIRE PROTECTION
ROSEVILLE FIRE DEPARTMENT
- SCHOOL DISTRICT
ROSEVILLE JOINT UNION SCHOOL DISTRICT
- SEWER
ROSEVILLE UTILITY DISTRICT
- WATER
ROSEVILLE UTILITY DISTRICT
- GAS & ELECTRICITY
ROSEVILLE ELECTRIC

APPLICANT
ARCO CONSTRUCTION INC.
900 N ROCK HILL RD
SAINT LOUIS MO 63119
CONTACT: DAN JONES
EMAIL: DJONES@ARCO1.COM

PLANNER/ENGINEER
GUIDE ENGINEERING
5930 GRANITE LAKE DR, STE #150
GRANITE BAY, CA, 95746
CONTACT: JARED BROWN
PE: C65430
PHONE: (916) 787-0248

DATE:	NO.	DESCRIPTION	ENGR INIT	COUNTY APPROVAL BY
JUNE 2022				
SCALE:				
DRAWN BY:	S.A.			
DESIGNED BY:	J.B.			
CHECKED BY:	J.B.			

Guide ENGINEERING

LAND ENGINEERING AND PLANNING
5930 GRANITE LAKE DR, STE #150
GRANITE BAY, CA 95746
PHONE: 916-787-0248
projects@guide-engineering

TENTATIVE PARCEL MAP
250 CONFERENCE CENTER DRIVE
PLACER COUNTY, CALIFORNIA

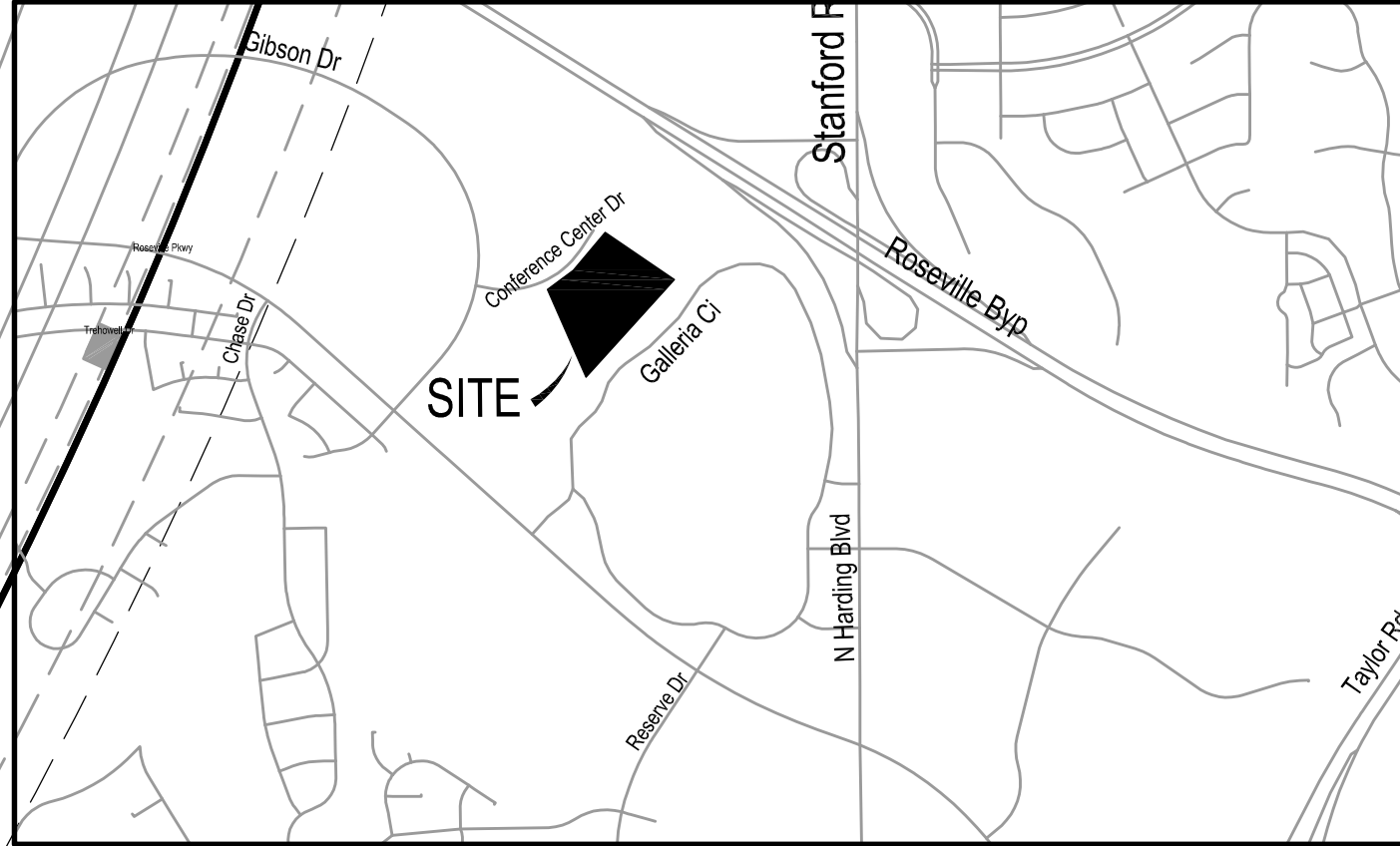
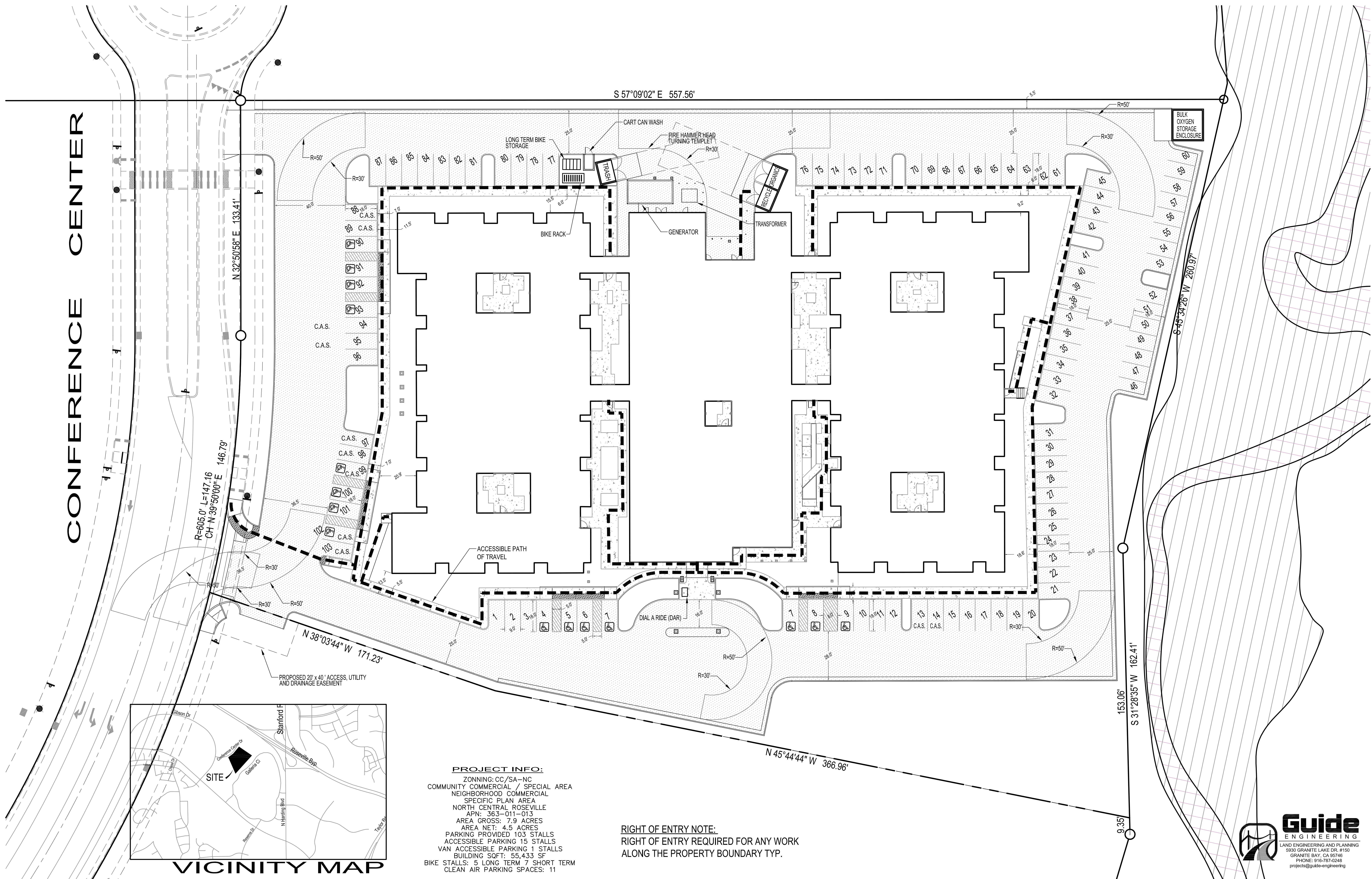
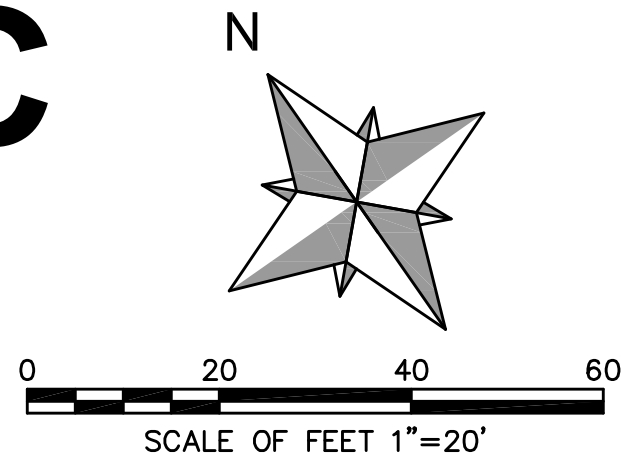
PREPARED UNDER THE DIRECTION OF:

NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BY THE ENGINEER

PROJECT NUMBER: XXXXXX

PRELIMINARY DRAWINGS
260 CONFERENCE CENTER DR.
PRELIMINARY SITE PLAN
CITY OF ROSEVILLE, CALIFORNIA

DC EXHIBIT C



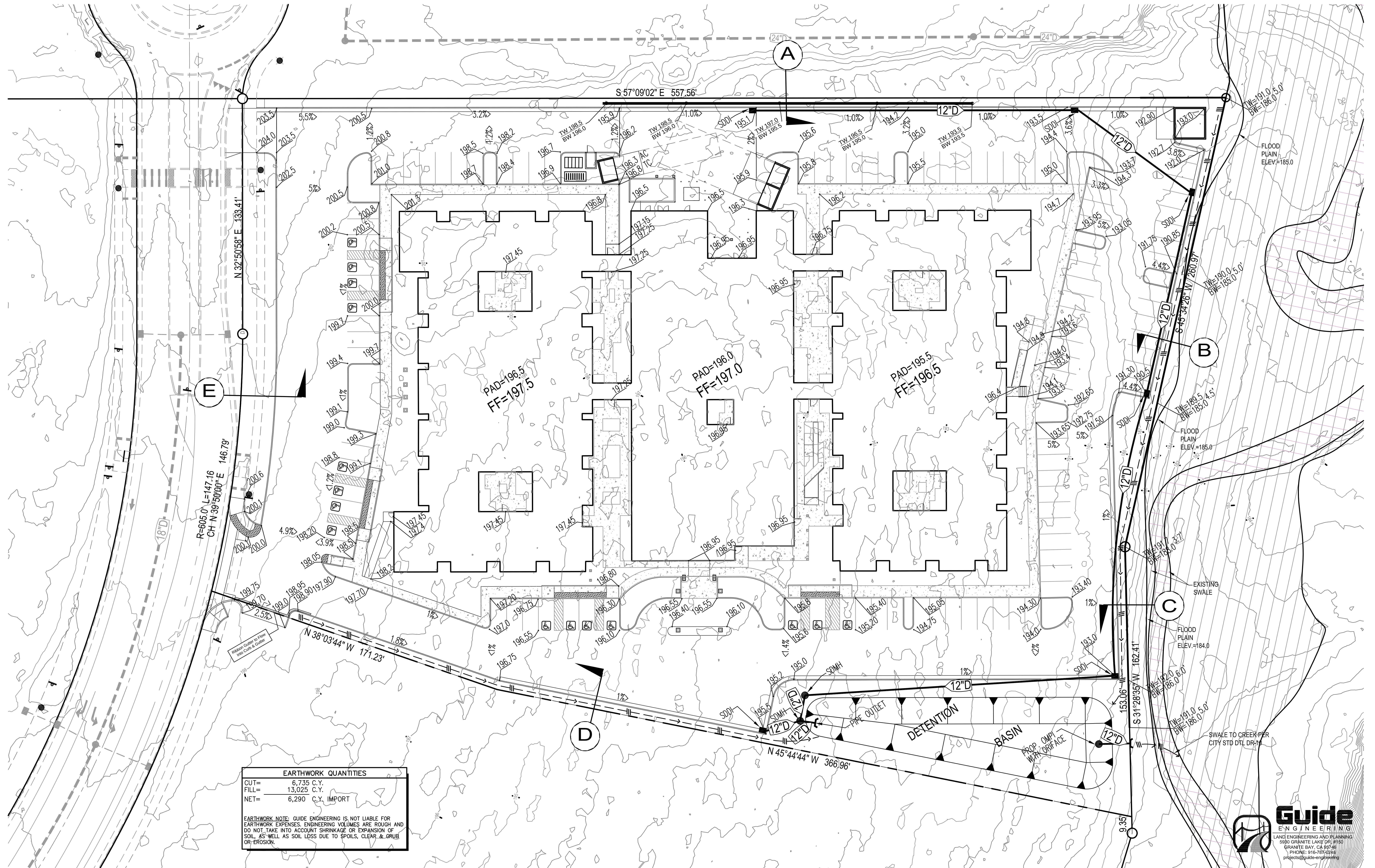
VICINITY MAP

PROJECT INFO:
ZONNING: CC/SA-NC
COMMUNITY COMMERCIAL / SPECIAL AREA
NEIGHBORHOOD COMMERCIAL
SPECIFIC PLAN AREA
NORTH CENTRAL ROSEVILLE
APN: 363-011-013
AREA GROSS: 7.9 ACRES
AREA NET: 4.5 ACRES
PARKING PROVIDED 103 STALLS
ACCESSIBLE PARKING 15 STALLS
VAN ACCESSIBLE PARKING 1 STALLS
BUILDING SOFT: 55,433 SF
BIKE STALLS: 5 LONG TERM 7 SHORT TERM
CLEAN AIR PARKING SPACES: 11

RIGHT OF ENTRY NOTE:
RIGHT OF ENTRY REQUIRED FOR ANY WORK
ALONG THE PROPERTY BOUNDARY TYP.



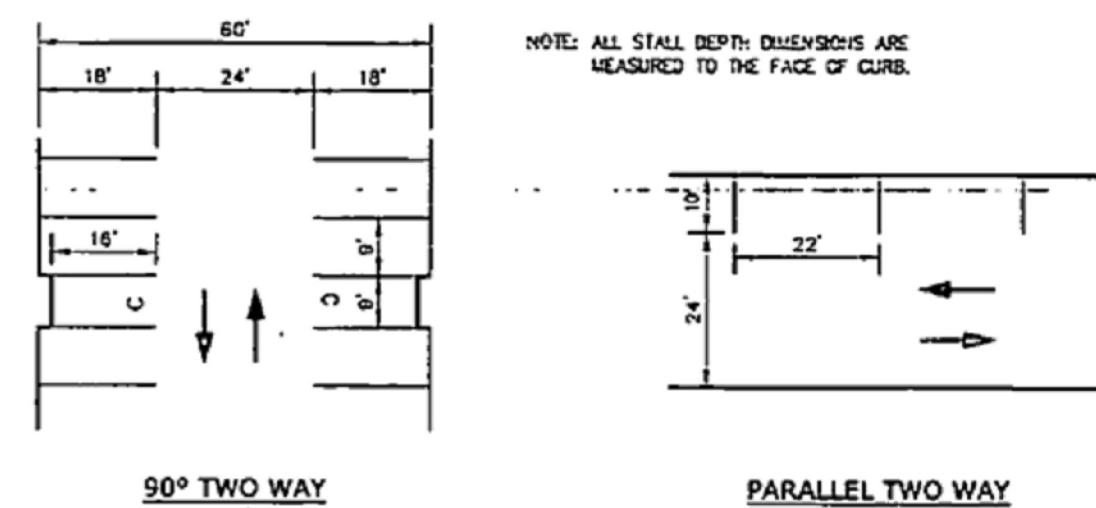
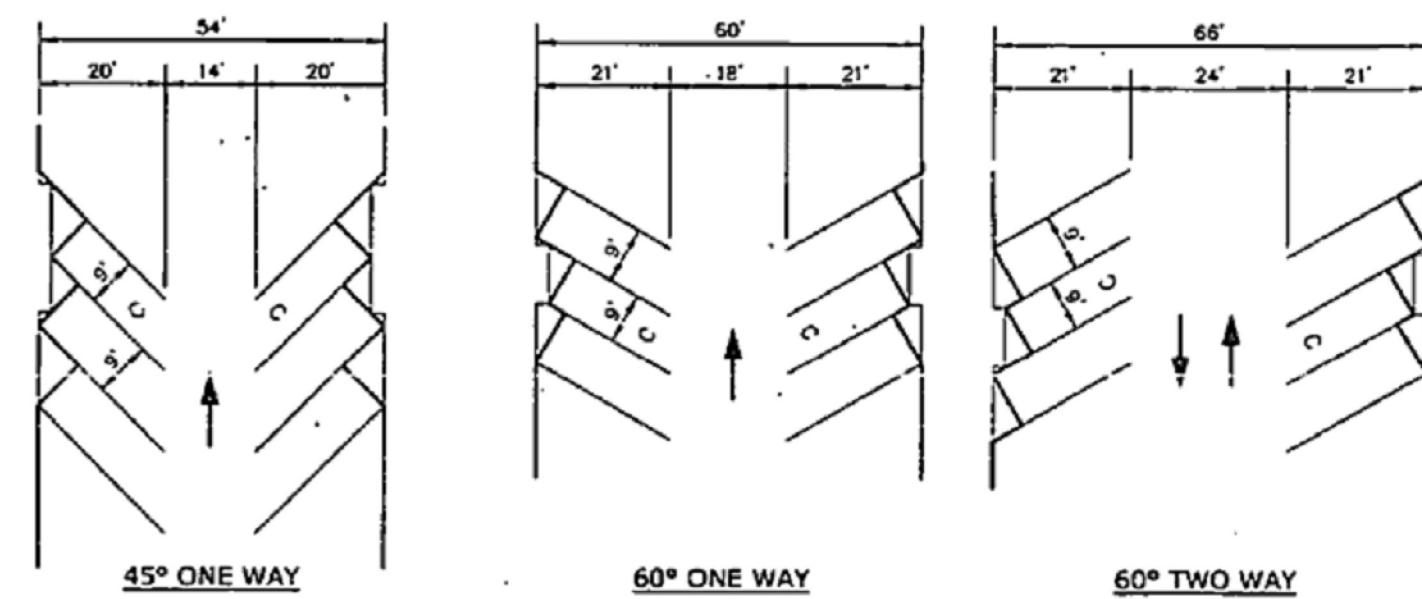
PRELIMINARY DRAWINGS 260 CONFERENCE CENTER DR. PRELIMINARY GRADING PLAN CITY OF ROSEVILLE, CALIFORNIA



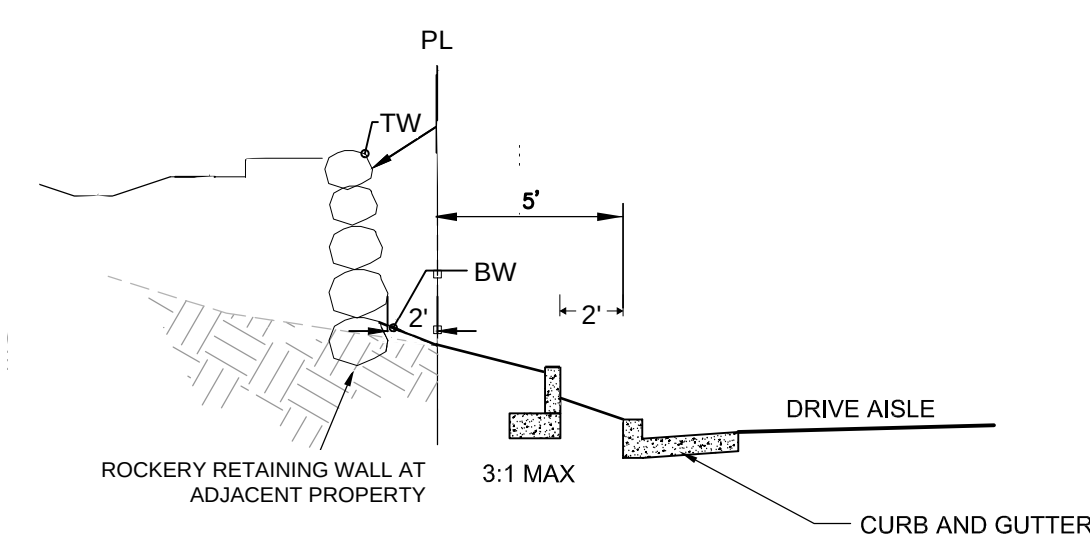
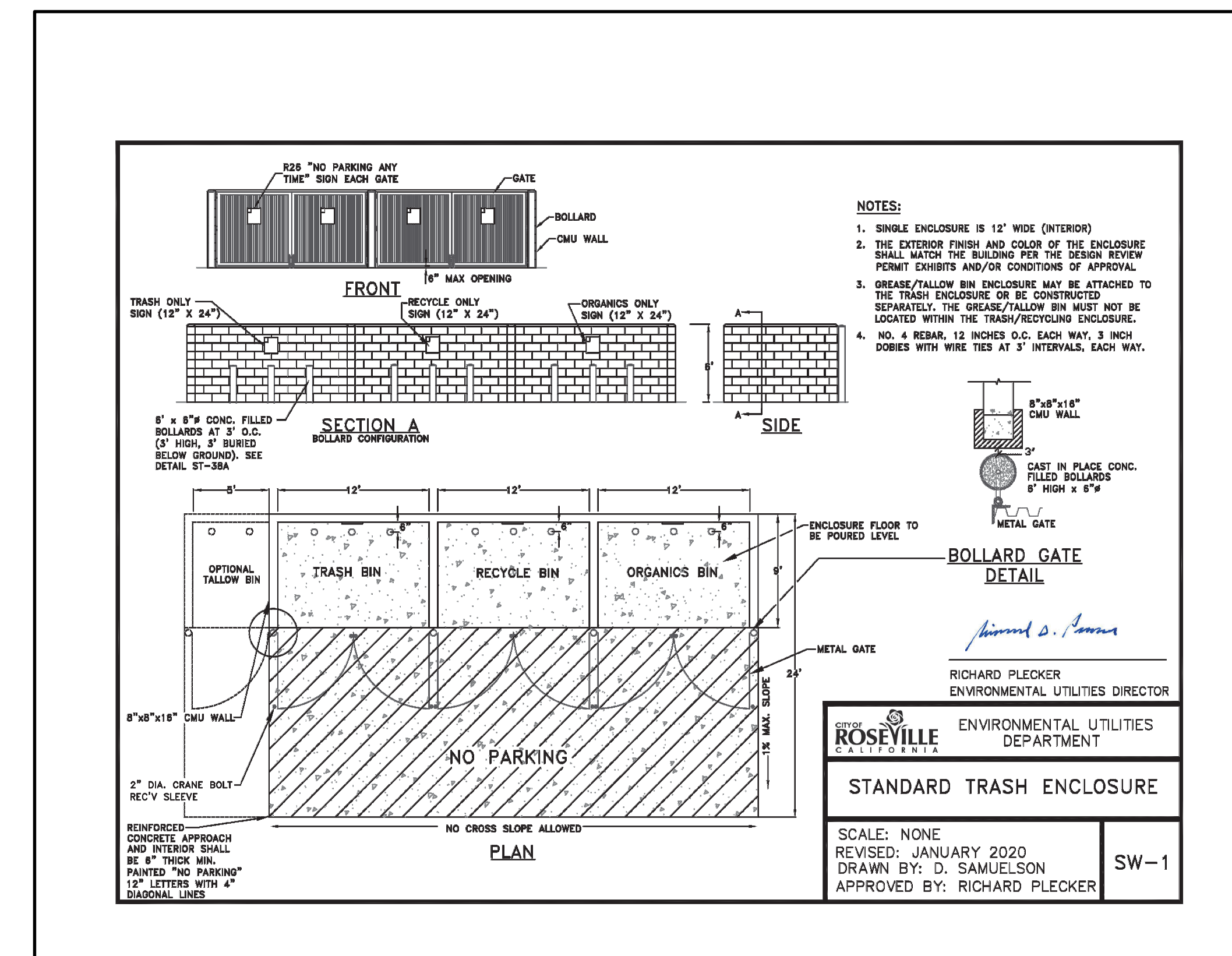
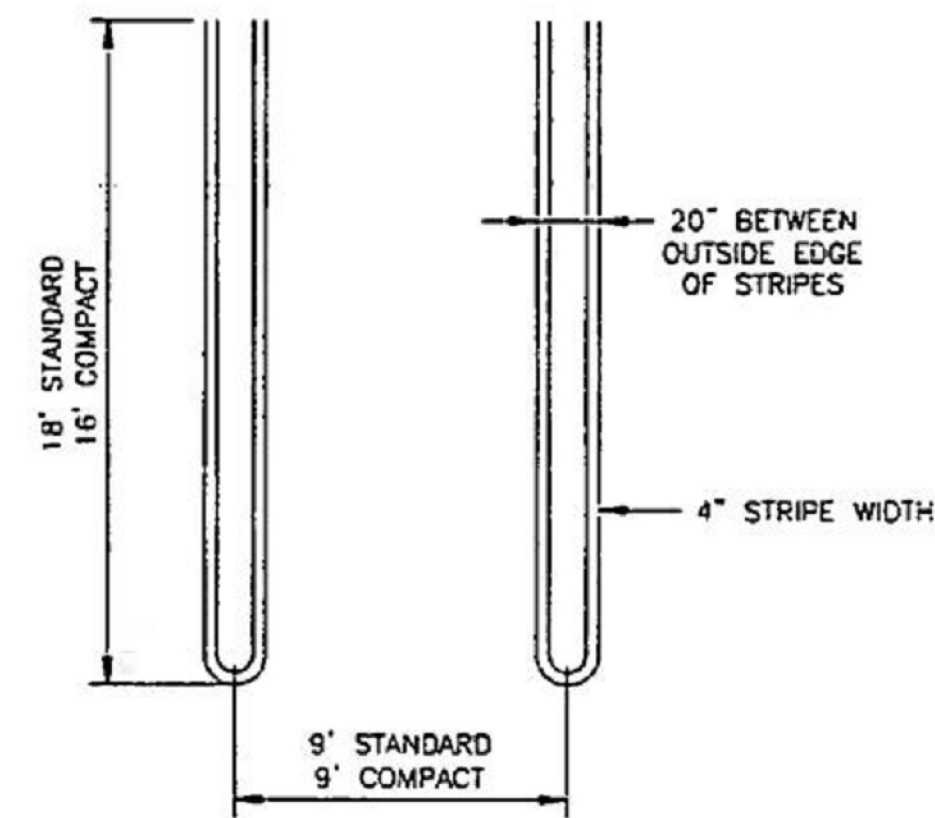
Guide
ENGINEERING

LAND ENGINEERING AND PLANNING
5930 GRANITE LAKE DR. #150
GRANITE BAY, CA 95746
PHONE: 916-787-0248
projects@guide-engineering

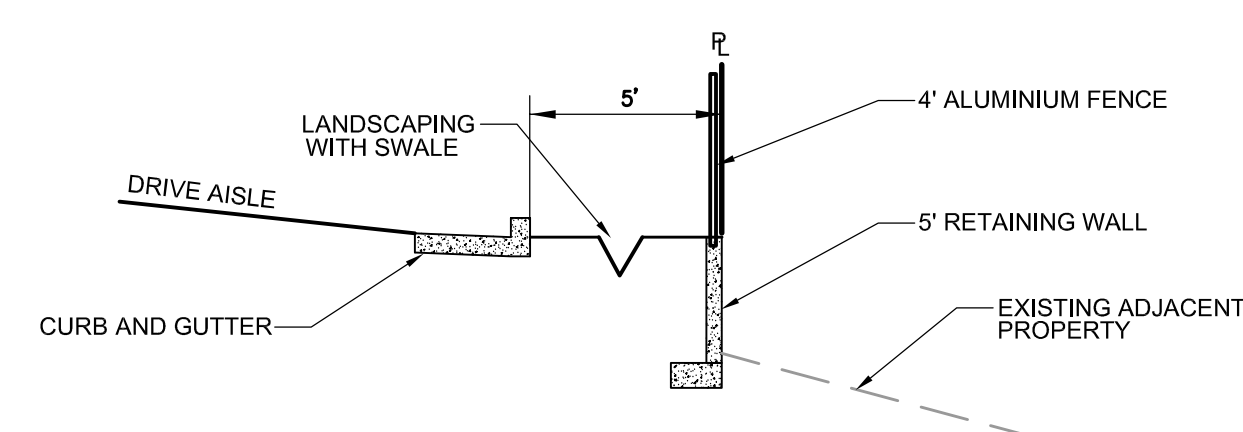
ANGLE	AISLE WIDTH
90°	24'
60°	18'
45°	14'
PARALLEL	12'



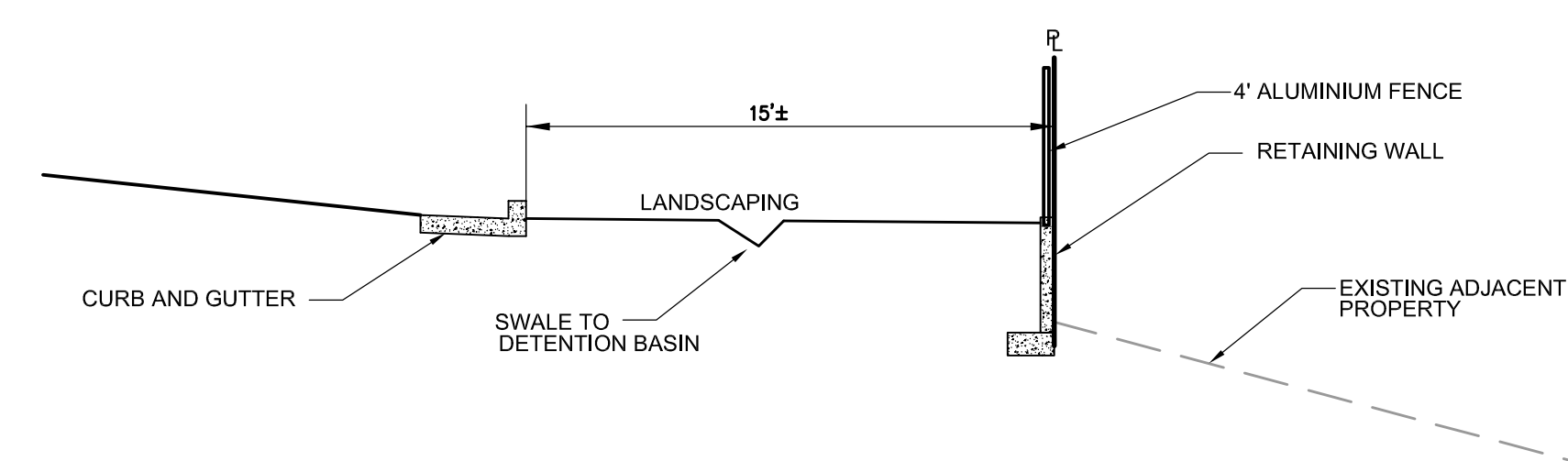
CIRCULATION AISLE WIDTH WITH PARKING
NO SCALE



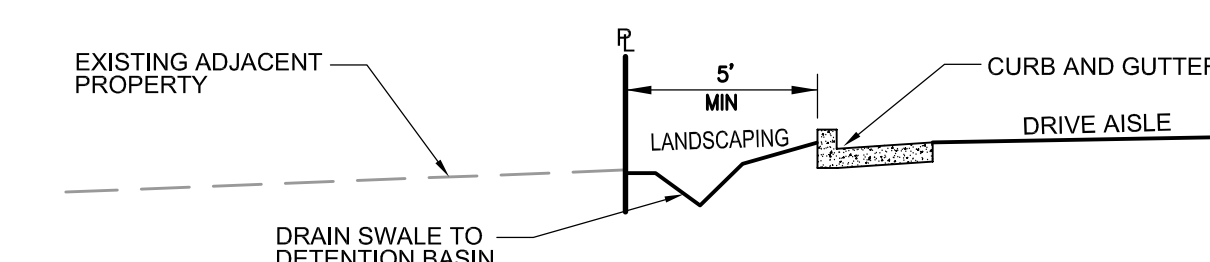
A NORTH PROPERTY LINE CROSS SECTION



(B) EAST PROPERTY LINE CROSS SECTION



C EAST PROPERTY LINE CROSS SECTION



(D) SOUTH PROPERTY LINE CROSS SECTION

Plan view of the proposed driveway layout. The diagram shows the driveway's path from the 'DRIVE AISLE' to 'CONFERENCE CENTER DR'. Key dimensions include a 4' offset from the existing sidewalk, an 8' segment, and a 11.33' segment. Existing features include the 'EXISTING SIDEWALK' and 'LANDSCAPING'. The proposed area is labeled 'PROPOSED DRIVEWAY'.

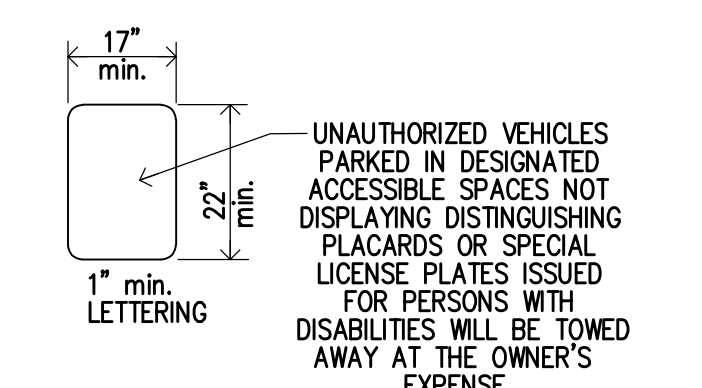
WEST PROPERTY LINE CROSS SECTION

[illegible]

F HANDICAP STALL STRIPING & SIGNING
 - CALIFORNIA BUILDING STANDARD CODE, TITLE 24, CALIFORNIA CODE OF REGULATIONS. N.T.S.

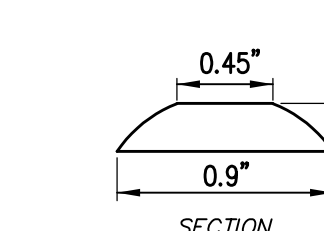
ACCESSIBLE PATH OF TRAVEL:

- FROM EACH HANDICAPPED PARKING SPACE TO RELATED FACILITIES
- PROVIDE MINIMUM VERTICAL CLEARANCE OF 114" AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG AT LEAST ONE VEHICLE ACCESS ROUTE TO SUCH AREAS FROM SITE ENTRANCE(S) AND EXIT(S). AT PARKING SPACES COMPLYING AS "VAN ACCESSIBLE", PROVIDE A MINIMUM VERTICAL CLEARANCE OF 98" AT THE PARKING SPACE AND ALONG AT LEAST ONE VEHICLE ACCESS ROUTE TO SUCH SPACES FROM THE SITE ENTRANCE(S) AND EXIT(S).
- SEE ARCHITECTS PLANS FOR ADA SIGN TYPE PLAN
- BORDER LINES OF THE ACCESSIBLE PARKING ACCESS AISLES TO BE BLUE WITH BLUE OR WHITE HATCHED LINES AT A MAXIMUM 36" OC. 2020 CBC 1129B.3



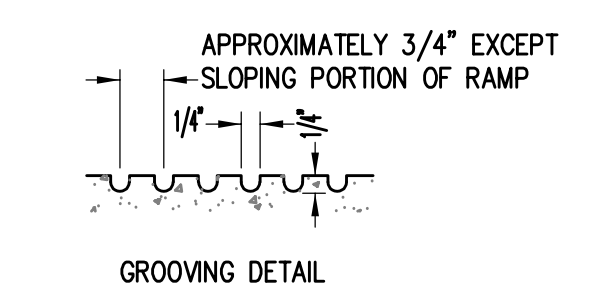
ENTRANCE SIGNAGE

ENTRANCE SIGNAGE
THIS SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF-STREET PARKING.
THIS SIGN SHALL BE POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH ACCESSIBLE PARKING STALL OR SPACE.



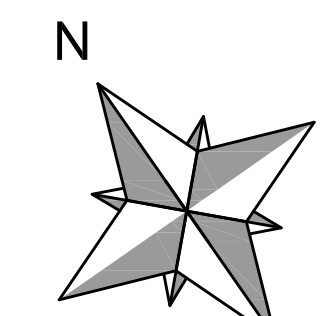
NOTE: TRUNCATED
DOMES ARE NOT
REQUIRED ON
RAMPS ALONG
ACCESSIBLE
ROUTES, ONLY
WHERE THE ROUTE
CROSSES OR
ADJOINS A
VEHICULAR WAY.
THE DETECTABLE
WARNING SURFACE
SHALL BE "SAFETY
YELLOW"

TRUNCATED DOME IN-LINE PATTERN

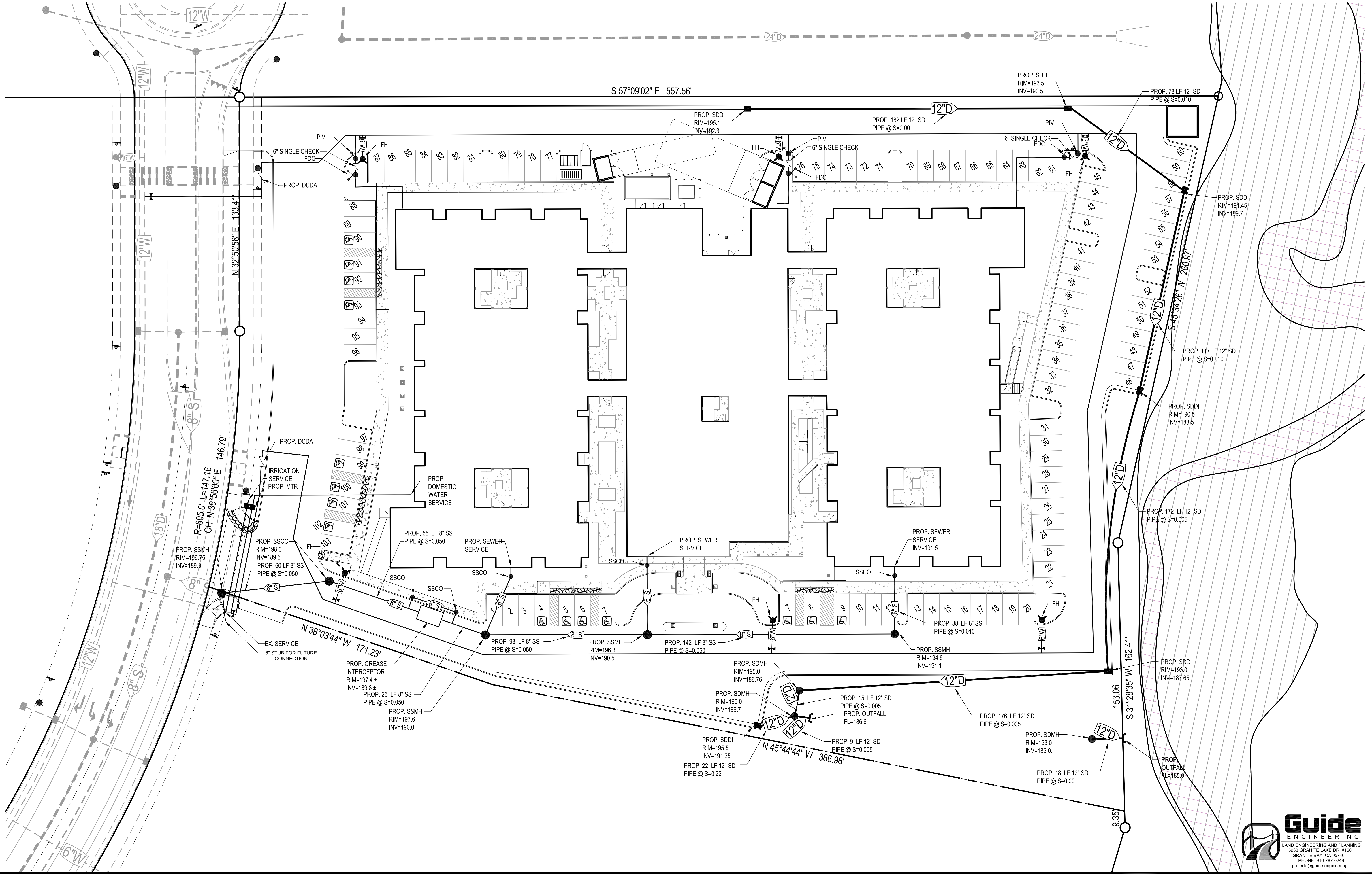


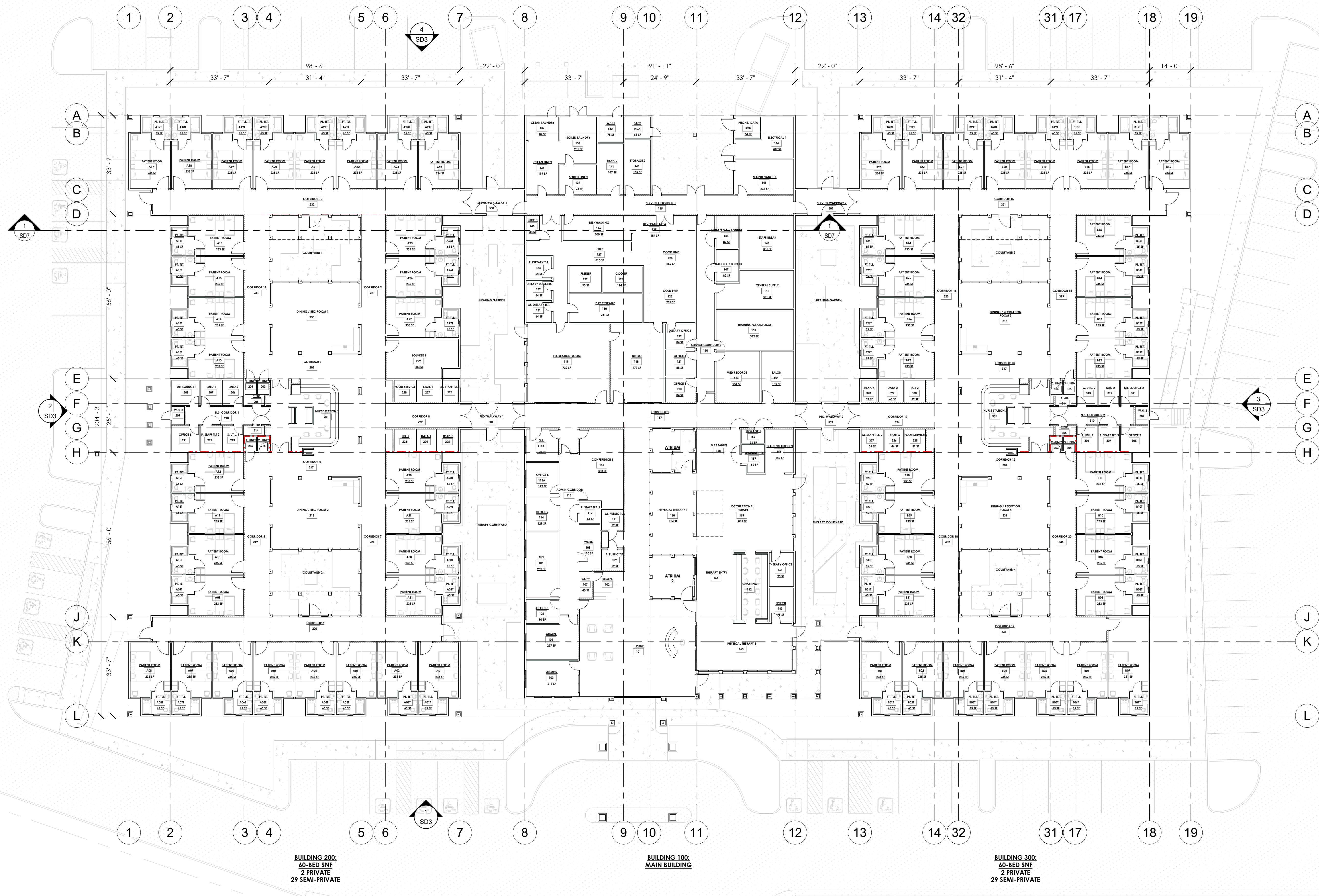
PRELIMINARY DRAWINGS
260 CONFERENCE CENTER DR.
PRELIMINARY UTILITY PLAN
CITY OF ROSEVILLE, CALIFORNIA

DC EXHIBIT E

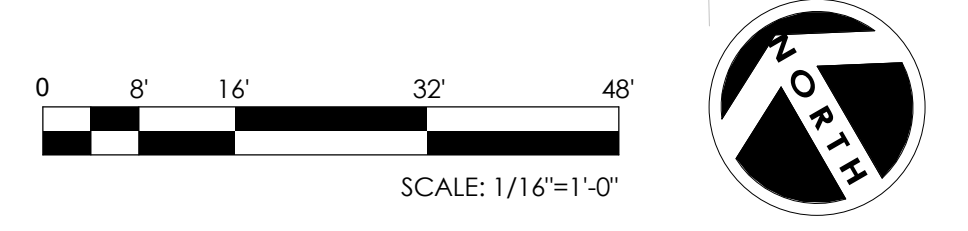


0 20 40 60
SCALE OF FEET 1"=20'



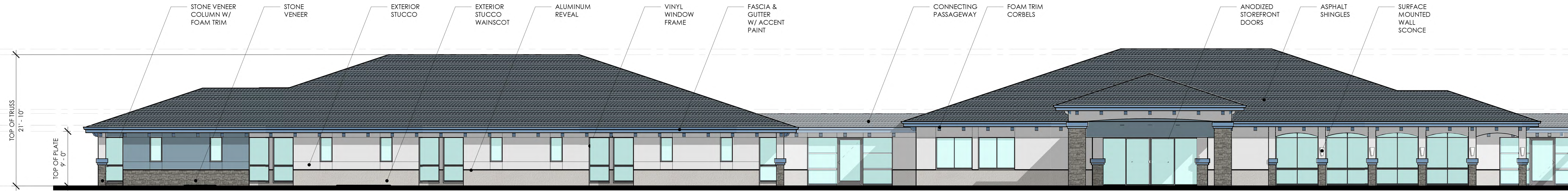


ROSEVILLE POST ACUTE
RANGECOMM DEVELOPMENT

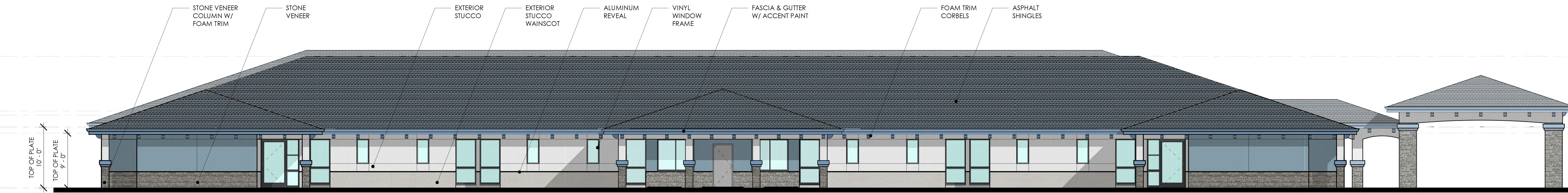


ARCHITECTURE + INTERIORS + PLANNING
321 NORTH RAMPART STREET, SUITE 101
ORANGE, CA 92668 . P: 714.937.1985
PROJECT#: 22008 . 08/17/2022





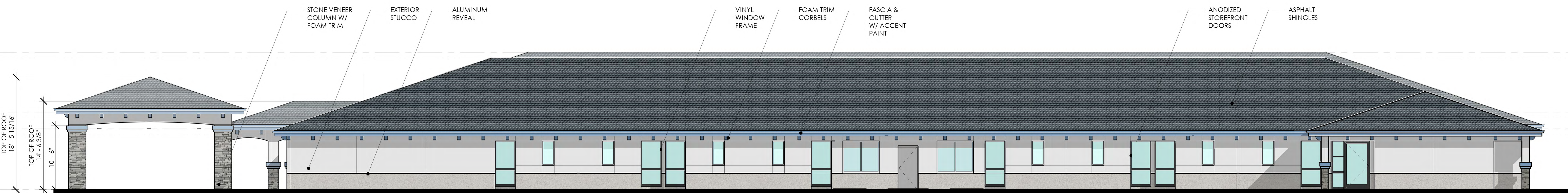
ELEVATION 1 - FRONT VIEW



ELEVATION 2 - STREET VIEW



ELEVATION 3 - BACK OF HOUSE VIEW



ELEVATION 4 - WATERSHED OPEN SPACE VIEW

EXTERIOR ELEVATIONS | SCALE 1/8" = 1'-0"

ROSEVILLE POST ACUTE
RANGECOMM DEVELOPMENT

PROJECT INFORMATION - SNF

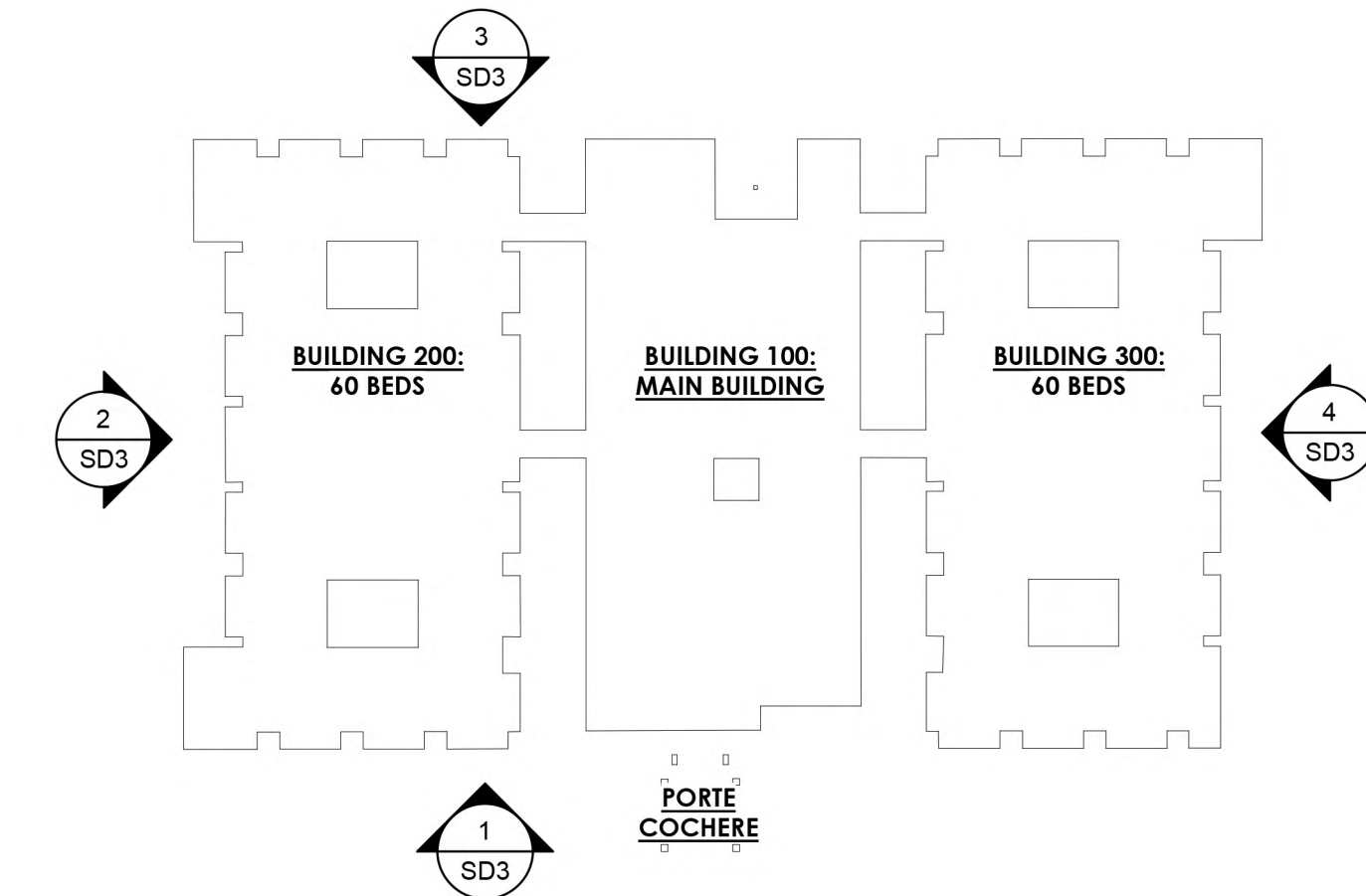
APN:	363-011-013-000
CITY:	ROSEVILLE, CA
BUILDING DATA	
OCCUPANCY:	I-2 SKILLED NURSING FACILITY (HCAI 2)
CONSTRUCTION TYPE:	TYPE V-A, ONE-HOUR
FIRE SPRINKLED:	YES
STORIES:	ONE

BUILDING AREA	
BUILDING 100	16,751 SF
BUILDING 200	18,918 SF
BUILDING 300	18,563 SF
TOTAL BUILDING AREA	54,232 SF

BED COUNT			
BUILDING 200 - SNF (HCAI 2)			
PRIVATE	1-BED	2 ROOMS X 1	2 BEDS
SEMI PRIVATE	2-BEDS	29 ROOMS X 2	58 BEDS
TOTAL BEDS			60 BEDS
BUILDING 300 - SNF (HCAI 2)			
PRIVATE	1-BED	2 ROOMS X 1	2 BEDS
SEMI PRIVATE	2-BEDS	29 ROOMS X 2	58 BEDS
TOTAL BEDS			60 BEDS
TOTAL BED COUNT (HCAI 2)			120 BEDS

<u>PARKING INFORMATION</u>		
PARKING REQUIREMENTS:		
1 STALL PER 3 EMPLOYEES		
140 EMPLOYEES	140/3	47 STALLS
1 STALL PER 3 BEDS		
120 BEDS	120/3	40 STALLS
TOTAL REQUIRED PARKING		87 STALLS
PROVIDED PARKING:		
STANDARD STALLS		92 SPACES
ACCESSIBLE STALLS		15 SPACES
TOTAL PARKING		107 SPACES

KEY PLAN

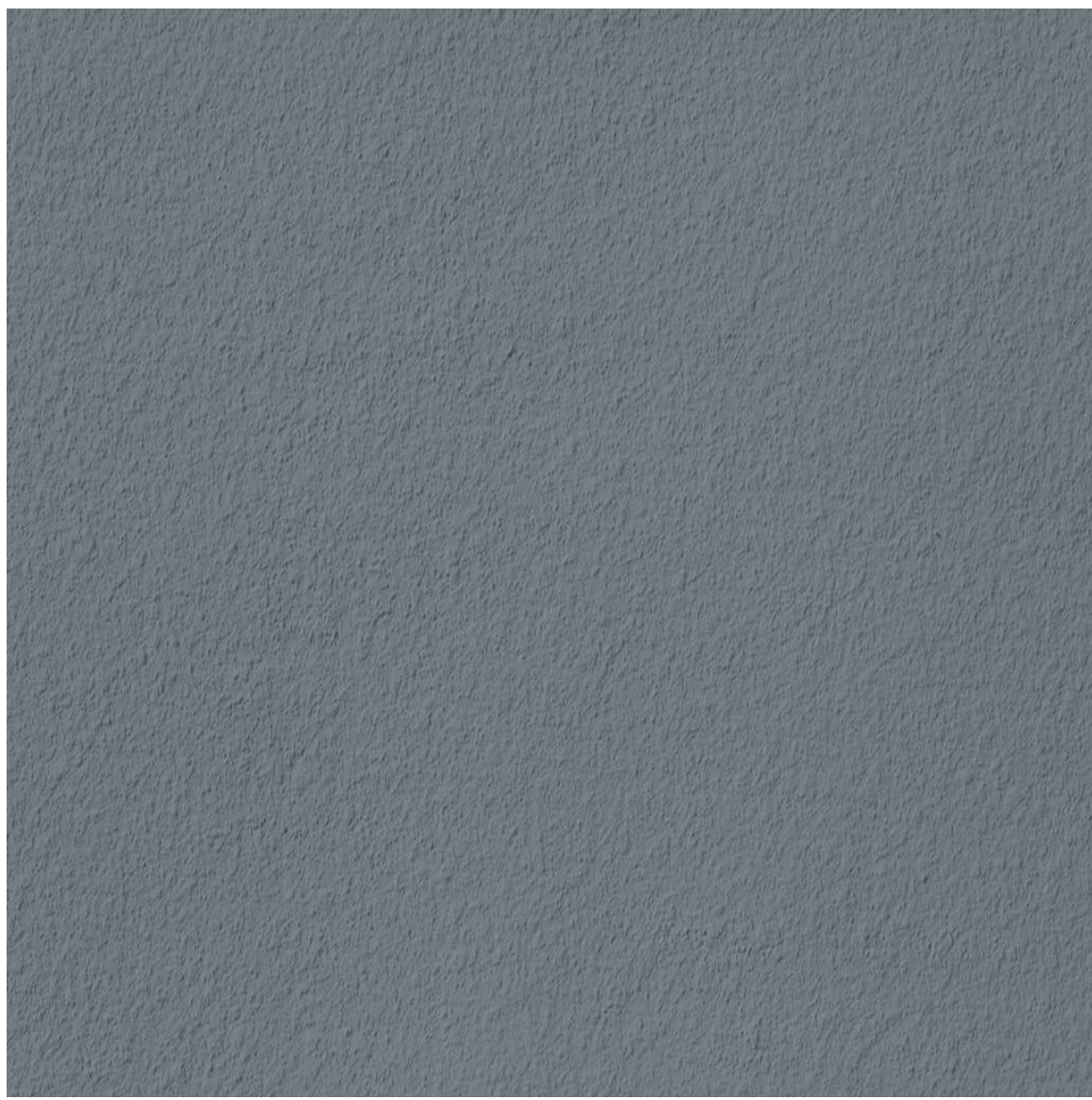




SMOOTH STUCCO
PRIMARY 1
Omega Products International
COLOR: 1C105 COOL GREY BASE 2



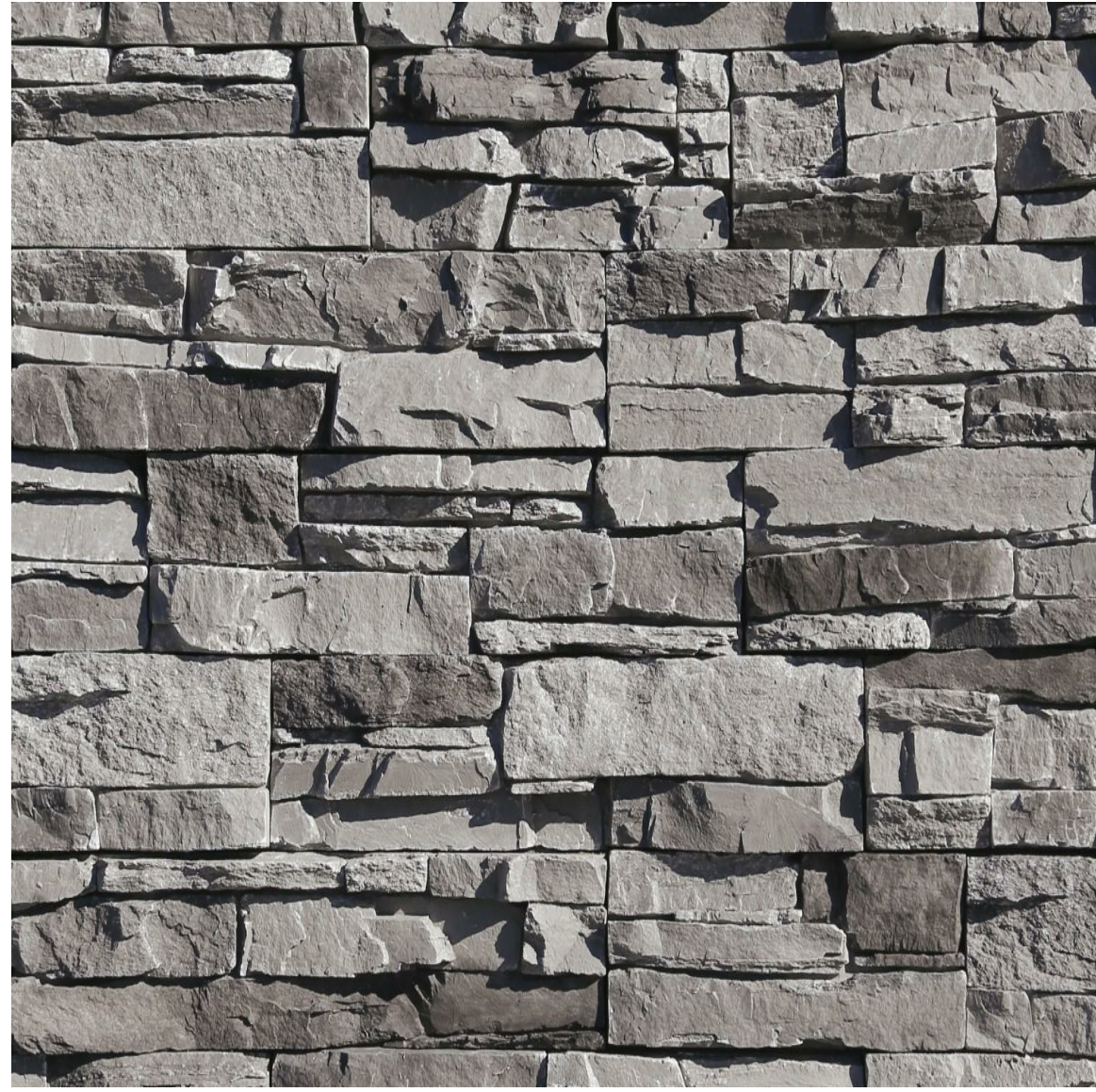
MEDIUM DASHED STUCCO
PRIMARY 2
Omega Products International
COLOR: Sherwin Williams SW 7067 Cityscape BASE 2



MEDIUM DASHED STUCCO
ACCENT 1
Omega Products International
COLOR: Sherwin Williams SW 7075 Web Gray - Base 2



COMPOSITE SHINGLES
Davinci Roofscapes
Color: Mountain



STONE VENEER
GRAY STONE
Mountain Ledge Stone

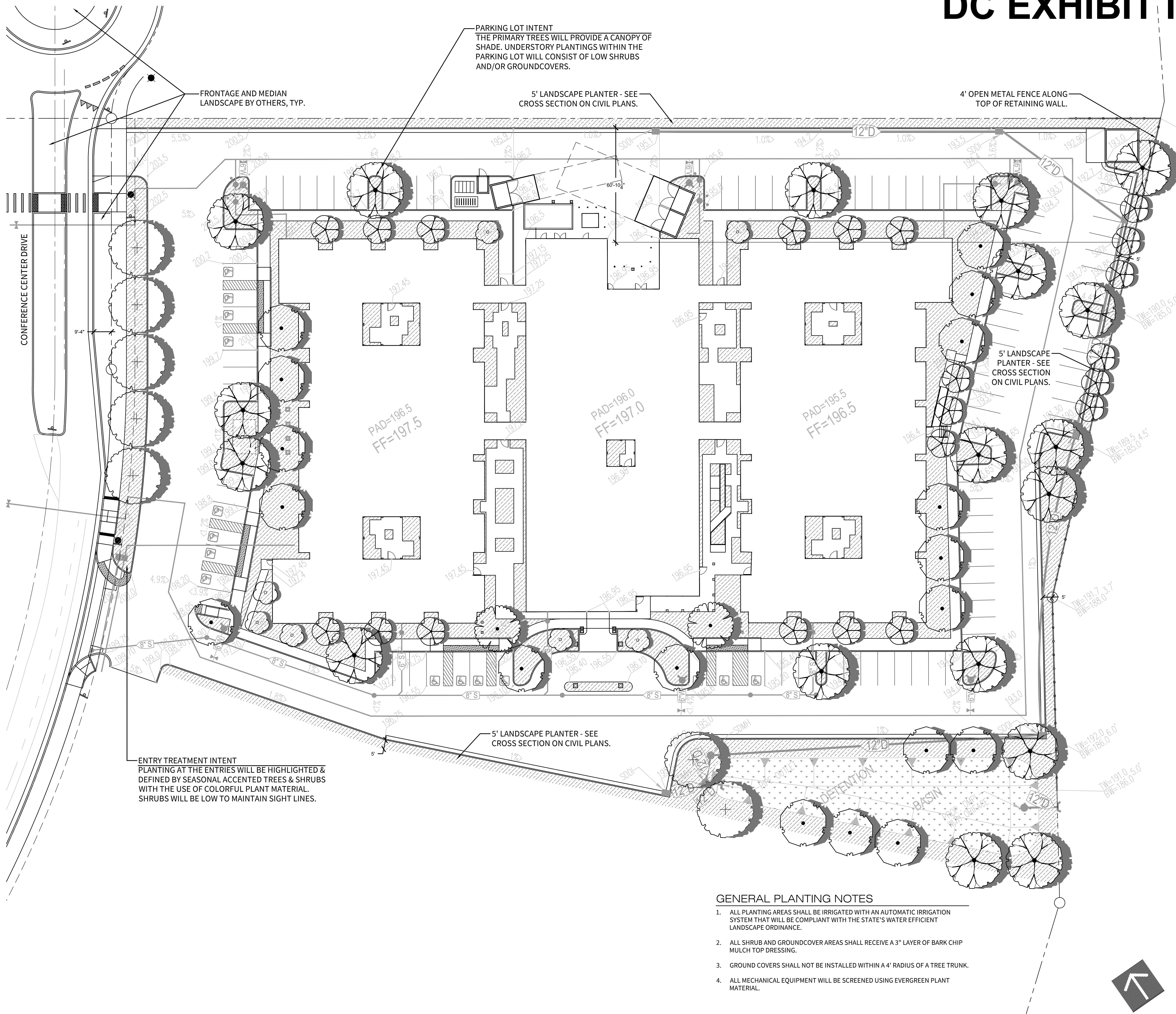


GUTTER, FACIA, AND TRIM PAINT
ACCENT 2
Aluminum Material
COLOR: Sherwin Williams SW 9057 Aquitaine



VINYL WINDOW FRAME
ACCENT 3
AMSCO Studio Series
COLOR: Bronze

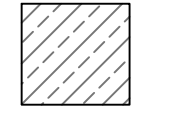
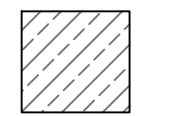
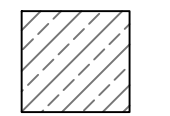
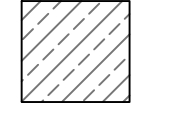
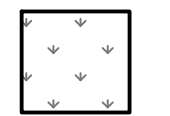
DC EXHIBIT I



TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY
	ACER RUBRUM 'BOWHALL' / BOWHALL RED MAPLE	15 GAL.	MOD	19
	GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE	24\" BOX	MOD	2
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	24\" BOX	LOW	7
	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	15 GAL.	LOW	7
	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	15 GAL.	MOD	18
	ULMUS PROPINQUA 'JFS-BIEBERICH' TM / EMERALD SUNSHINE ELM	15 GAL.	MOD	18

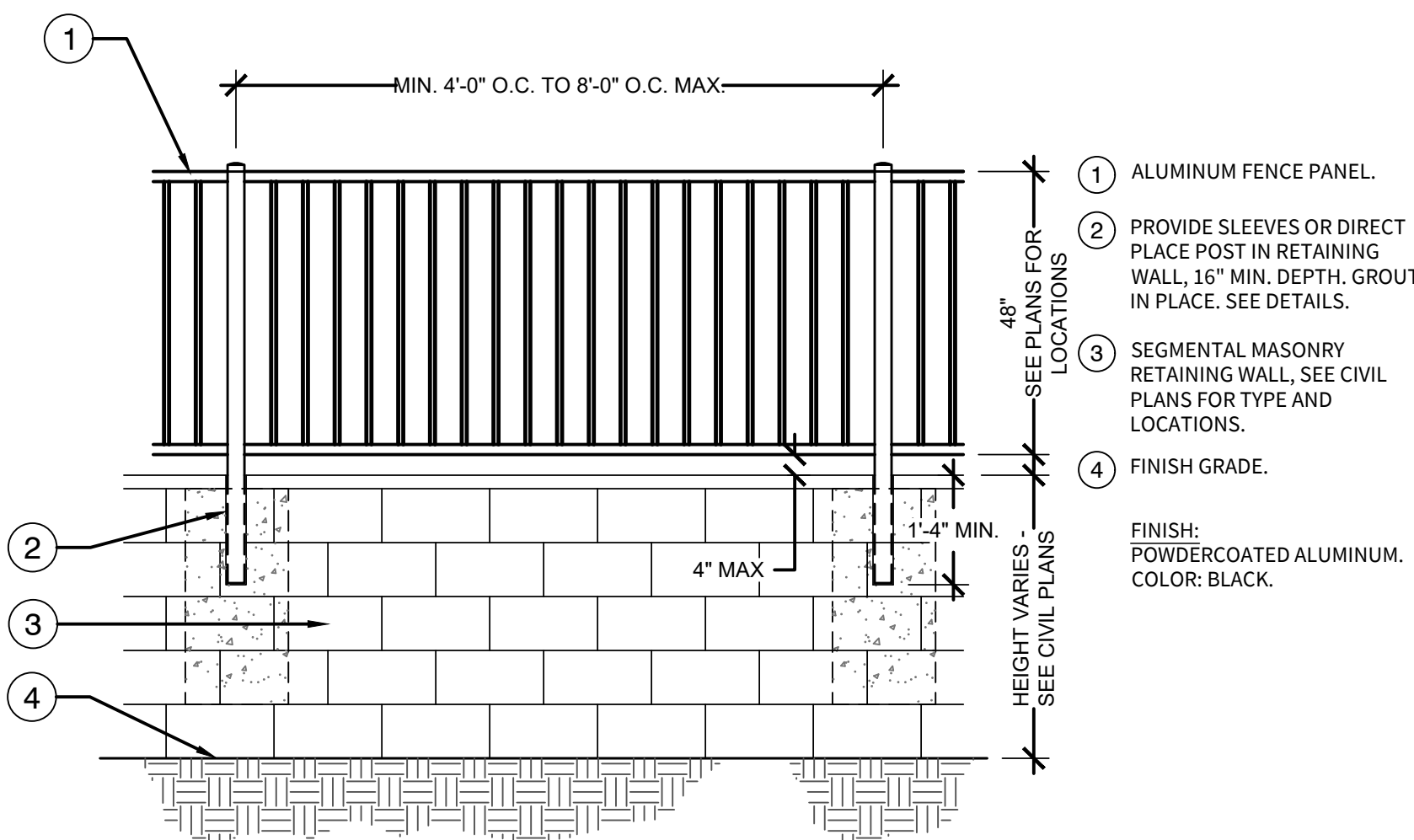
CONCEPT PLANT SCHEDULE

	FOUNDATION/SCREENING SHRUBS EUONYMUS JAPONICUS 'GREEN SPIRE' / GREEN SPIRE EUONYMUS JUNIPERUS VIRGINIANA 'SKYROCKET' / SKYROCKET JUNIPER LEPTOSPERMUM SCOPARIUM 'RUBY GLOW' / RED NEW ZEALAND TEA TREE LIGUSTRUM SINESE 'SUNSHINE' / SUNSHINE LIGUSTRUM PRUNUS CAROLINIANA 'COMPACTA' / COMPACT CAROLINA LAUREL CHERRY RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY	5 GAL., LOW 5 GAL., LOW 5 GAL., LOW 5 GAL., LOW 5 GAL., LOW 5 GAL., LOW
	FILLER ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCINN' / HOWARD MCINN MANZANITA CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF WEEPING BOTTLEBRUSH CORREA X 'IVORY BELLS' / IVORY BELLS AUSTRALIAN FUCHSIA DIANELLA TASMANICA 'VARIEGATA' / VARIEGATED FLAX LILY EUONYMUS JAPONICUS 'MICROPHYLLA VARIEGATA' / VARIEGATED BOXLEAF EUONYMUS GREVILLEA X 'NOELLII' / GREVILLEA MYRTUS COMMUNIS 'COMPACTA' / DWARF MYRTLE OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE RHAPHIOLEPIS UMBELLATA 'MINOR' / YEDDA HAWTHORN WESTRINGIA FRUTICOSA 'WYNABIE GEM' / WYNABIE GEM COAST ROSEMARY	5 GAL., LOW 5 GAL., LOW 5 GAL., LOW 1 GAL., LOW 2 GAL., LOW 1 GAL., LOW 5 GAL., LOW 5 GAL., LOW 5 GAL., LOW 5 GAL., LOW
	ACCENT SHRUBS/GRASSES ACACIA COGNATA 'ACC0001' / COUSIN ITT LITTLE RIVER WATTLE CHONDRUPETALUM TECTORUM / CAPE RUSH GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES' / WHIRLING BUTTERFLIES GAURA LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE MAT RUSH MUHLENBERGIA CAPILLARIS / PINK MUHLY ROSA X 'RED' / RED CARPET ROSE SALVIA GREGGII 'HOT LIPS' / AUTUMN SAGE SALVIA LEUCANTHA 'MIDNIGHT' / MEXICAN BUSH SAGE YUCCA GLORIOSA RECURVIFOLIA 'WALBRISTAR' / BRIGHT STAR YUCCA	5 GAL., LOW 1 GAL., LOW 1 GAL., LOW 1 GAL., LOW 1 GAL., LOW 2 GAL., MOD 1 GAL., LOW 1 GAL., LOW 1 GAL., LOW 2 GAL., LOW
	GROUNDCOVERS COPROSMA KIRKII 'VERDE VISTA' / VERDE VISTA CREEPING MIRROR PLANT DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY DYMONDIA MARGARETAE 'SILVER CARPET' / DYMONDIA MAHONIA REPENS / CREEPING MAHONIA ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF TRAILING ROSEMARY TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	1 GAL., LOW 1 GAL., LOW 1 GAL., LOW 1 GAL., LOW 1 GAL., LOW 1 GAL., LOW 1 GAL., MOD
	STORMWATER SWALE CHONDRUPETALUM TECTORUM 'DWARF' / DWARF CAPE RUSH JUNCUS PATESIS 'ELK BLUE' / SPREADING RUSH LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE MUHLENBERGIA RIGENS / DEER GRASS SISYRINCHIUM BELLUM / BLUE-EYED GRASS TURF SOD BIOFILTRATION SOD / DELTA BLUEGRASS BIOFILTRATION SOD	1 GAL., L 1 GAL., L 1 GAL., L 1 GAL., L 1 GAL., L SOD, M

TOTAL LANDSCAPE AREA: 42,487 S.F.

SHADE CALCULATIONS

TOTAL PAVED AREA = 29,160 S.F.			
TOTAL SHADE REQUIRED (50%) = 14,580 S.F.			
TOTAL SHADE PROVIDED (50%) = 14,839 S.F.			
DIA.	QTY.	S.F.	TOTAL S.F.
35' TREES (ULMUS)			
100%	9	962	8,658
75%	0	722	0
50%	4	481	1,924
25%	1	240	240
25' TREES (GINKGO, TILIA)			
100%	0	491	0
75%	0	369	0
50%	12	246	2,952
25%	1	123	123
20' TREES (ACER)			
100%	0	314	0
75%	0	236	0
50%	6	157	942
25%	0	79	0
TOTAL SHADE PROVIDED:		14,839 S.F.	



A METAL FENCE ON RETAINING WALL
1/2\" = 1'-0"

R-22040-03

ROSEVILLE TRANSITIONAL CARE
ROSEVILLE, CALIFORNIA

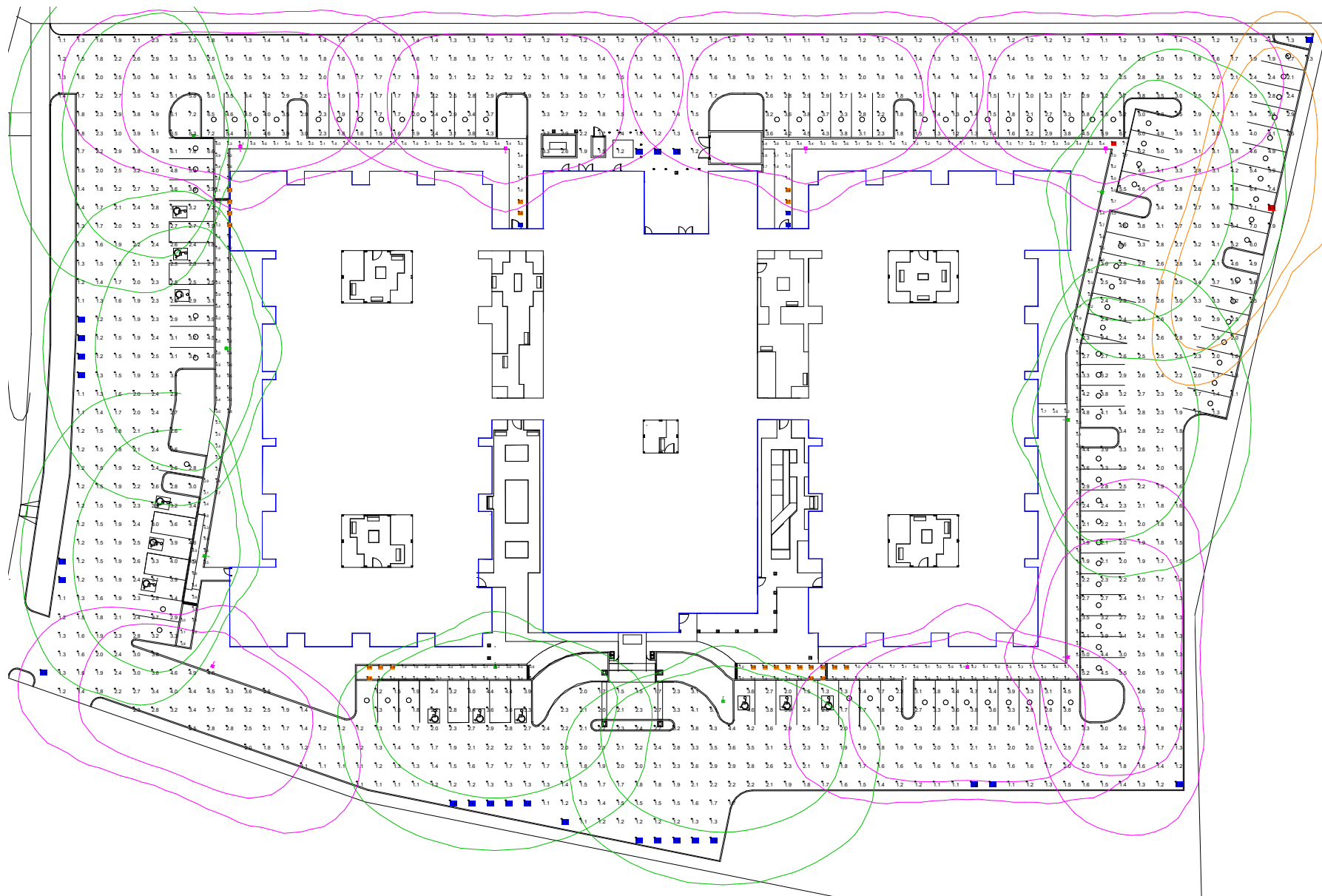
PRELIMINARY LANDSCAPE PLAN

SCALE: 1\" = 20'-0"

SHEET
PL1

FUHRMAN LEAMY
LAND GROUP
DES. GN. SERVICE. SOLUTIONS
2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661

DATE: 01.23.2023
PROJECT: ASL: 22040



1300 Stafford St. | Washington, MO 63090
www.lights-direct.com

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Project name : Roseville Senior Photometric

Prepared for: Brittany Menke

Filename: Roseville Senior Photometric.AGI

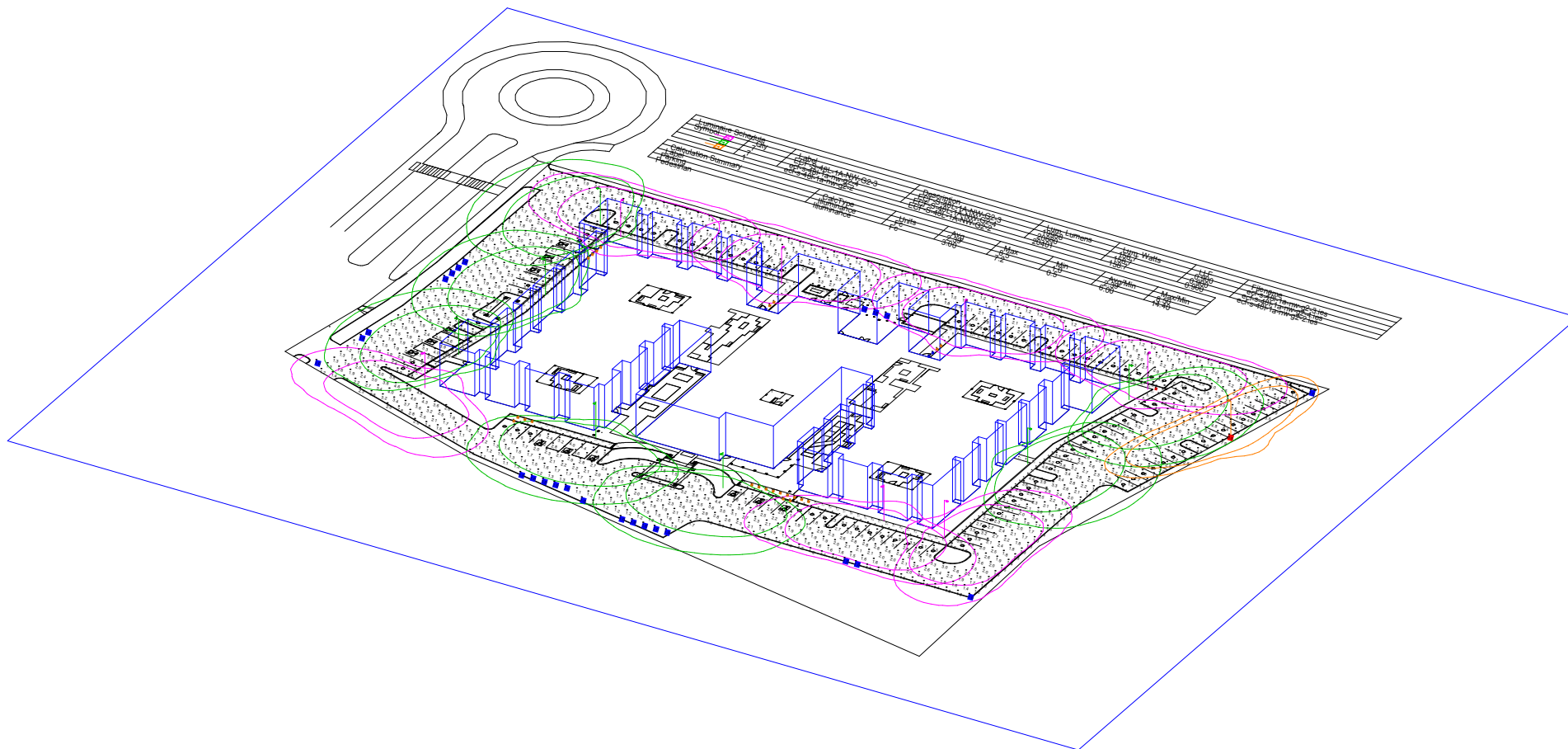
By : Anne Côté

Units:

	Date:9/8/2022
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AGi32® Version 20.6.2

Total Time (Hrs.): 2.05





Results summary

Luminaire Schedule								
Symbol	Qty	Label	Description	Lum Lumens	Lum Watts	LLF	Filename	Mounting Height
	7	ECF-S-48L-1A-NW-G2-3	ECF-S-48L-1A-NW-G2-3	19958	158.7	0.900	ecf-s-48l-1a-nw-g2-3.ies	25
	7	ecf-s-48l-1a-nw-g2-4	ECF-S-48L-1A-NW-G2-4	20880	158.7	0.900	ecf-s-48l-1a-nw-g2-4.ies	25
	1	ecf-s-48l-1a-nw-g2-2	ECF-S-48L-1A-NW-G2-2	20401	158.7	0.900	ecf-s-48l-1a-nw-g2-2.ies	25

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	2.39	8.5	1.0	2.39	8.50
Pedestrian	Illuminance	Fc	3.00	7.2	0.5	6.00	14.40

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Page 5 of 10