



AGENDA

November 7, 2018

CITY COUNCIL MEETING
HOUSING SUCCESSOR AGENCY MEETING
7:00 p.m.
Council Chambers
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.

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

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

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **MEETING PROCEDURES**
5. **PRESENTATIONS**
 - 5.1. Roseville Chamber of Commerce - SPLASH Proceeds
Presentation to the City of Roseville Parks, Recreation and Libraries

Department of the proceeds from the 2018 SPLASH event to benefit youth programs within the City.

CONTACT: Sonia Orozco 916-774-5263 sorozco@roseville.ca.us

6. PUBLIC COMMENTS

7. CONSENT CALENDAR

BEGINNING OF CONSENT CALENDAR

Minutes

7.1. Minutes of Prior Meetings

Memo from City Clerk Sonia Orozco recommending City Council approve the September 19, 2018, October 3, 2018 and October 17, 2018 City Council meeting minutes.

CC #: 9597

File #: 0102-03

CONTACT: Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

Bids / Purchases / Services

7.2. Electric Service Center Flooring Replacement - Service Agreement

Memo from Administrative Assistant Lori Hogan and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-440 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND SHAW INDUSTRIES, INC. DBA SHAW INTEGRATED SOLUTIONS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1908203). The service agreement with Shaw Industries, Inc. dba Shaw Integrated Solutions utilizing National Joint Powers Association/Sourcwell approved contract, #121715 is for the purchase and installation of carpeting at the Roseville Electric Service Center. The total cost of the service agreement is \$109,929.59. Funding for this project is included in the Electric Rehabilitation Fund FY2018-19 budget.

CC #: 9595

File #: 0203-07

CONTACT: Lori Hogan 916-774-5707 lhogan@roseville.ca.us

7.3. Vehicle & Equipment Purchases

Memo from Fleet Manager Brian Craighead and Public Works Director Rhon Herndon recommending Council approve a purchase order to Holt of California for one Caterpillar 430F2 backhoe loader utilizing Sourcwell contract #032515-CAT in the amount of \$144,407.60; and approve a purchase order to Oroville Ford, Inc. for one Ford F350 utility body truck utilizing RFQ 10-3188 in the amount of \$51,769.80. Funding for these vehicles is included in the FY2018-19 Auto Replacement Budget.

CC #: 9605

File #: 0203-01

CONTACT: Brian Craighead 916-774-5731 bcraighead@roseville.ca.us

7.4. Power Plant Maintenance, Repair and Testing - Service Agreement Amendment

Memo from Power Plant Engineer Nathan Ribordy and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 18-458 APPROVING AMENDMENT NO. 1 TO SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND PERFORMANCE MECHANICAL, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1705266). Performance Mechanical, Inc. provides support maintenance, repair, and testing activities at City owned power plants. Total cost of the amendment is for \$1,500,000.00, bringing the total service agreement from \$2,500,000.00 to \$4,000,000.00. Funding is available in the Electric Operating and Capital Improvement Project budgets for FY2018-19.

CC #: 9622

File #: 0203-07

CONTACT: Nathan Ribordy 916-746-1673 nribordy@roseville.ca.us

Resolutions

7.5. Downtown Roseville Property and Business Improvement District: Set Public Hearing/Issue Ballots

Memo from Economic Development Analyst Wayne Wiley and Economic Development Director Laura Matteoli recommending Council adopt RESOLUTION NO. 18-450 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE DECLARING ITS INTENTION TO RENEW THE DOWNTOWN ROSEVILLE PROPERTY AND BUSINESS IMPROVEMENT DISTRICT. Staff requests that the City Council adopt a resolution declaring the City's intention to renew the Downtown Roseville Property and Business Improvement District (DRPBID) and provide direction to the City Manager to vote in support of the DRPBID. After adoption of a resolution of intention, ballots will be mailed to all persons who own real property subject to the proposed DRPBID assessment. On January 9th, staff will return to the City Council so Council can hold a public hearing, count the ballots and, if approved by a weighted majority of the property owners, adopt a resolution forming the DRPBID. If the DRPBID is formed, the total annual assessment on City-owned parcels will be \$67,025.72. As noted in the Plan, the assessment may be subject to an annual increase of up to three percent (3%).

CC #: 9609

File #: 0206-10-01

CONTACT: Wayne Wiley 916-774-5283 wwiley@roseville.ca.us

7.6. Fiddymment Ranch Phase 2 & 3 Offsite Trunk Sewer - Certificate of Completion

Memo from Construction Inspector Ignacio Vizcarra and Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 14-434 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS FIDDYMENT RANCH PHASE 2 & 3 OFFSITE TRUNK SEWER PROJECT, APPROVING THE "CERTIFICATE OF COMPLETION",

AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project and has found the civil improvement work complete in accordance with the improvement plans and City Specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 9589

File #: 0400-04-09-1

CONTACT: Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

7.7. Fiddymment Ranch Phase 2 Crawford Parkway - Certificate of Completion

Memo from Construction Inspector Ignacio Vizcarra and Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-435 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Fiddymment Ranch Phase 2 Crawford Parkway PROJECT, APPROVING THE "CERTIFICATE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project and has found the civil improvement work complete in accordance with the improvement plans and City Specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 9590

File #: 0400-04-09-1

CONTACT: Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

7.8. Fiddymment Ranch Phase 2 Village F-8C - Certificate of Completion

Memo from Construction Inspector Ignacio Vizcarra and Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-436 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Fiddymment Ranch Phase 2 Village F-8C PROJECT, APPROVING THE "CERTIFICATE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project known as Fiddymment Ranch Phase 2 Village F-8C, and has found the roadway infrastructure work complete in accordance with the improvement plans and City Specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 9591

File #: 0400-04-09-1

CONTACT: Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

7.9. Fiddymment Ranch Phase 2 Village F-8D - Certificate of Completion

Memo from Construction Inspector Ignacio Vizcarra and Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-437 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Fiddymment Ranch Phase 2 Village F-8D PROJECT, APPROVING THE "CERTIFICATE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project known as Fiddymment Ranch Phase 2 Village F-8D and has found the roadway infrastructure work complete in accordance with the improvement plans and City Specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 9592

File #: 0400-04-09-1

CONTACT: Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

7.10. Fiddymment Ranch Phase 2 Village F-9C - Certificate of Completion

Memo from Construction Inspector Ignacio Vizcarra and Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-438 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Fiddymment Ranch Phase 2 Village F-9C PROJECT, APPROVING THE "CERTIFICATE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project known as Fiddymment Ranch Phase 2 Village F-9C and has found the roadway infrastructure work complete in accordance with the improvement plans and City Specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 9593

File #: 0400-04-09-1

CONTACT: Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

7.11. Fiddymment Ranch Phase 2 Village F-9D - Certificate of Completion

Memo from Construction Inspector Ignacio Vizcarra and Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-439 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Fiddymment Ranch Phase 2 Village F-9D PROJECT, APPROVING THE "CERTIFICATE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON

THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project known as Fiddymment Ranch Phase 2 Village F-9D and has found the roadway infrastructure work complete in accordance with the improvement plans and City Specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 9594

File #: 0400-04-09-1

CONTACT: Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

7.12. Westpark Phase 4 Village W-18D - Final Map and Subdivision Agreement

Memo from Assistant Engineer Kerry Andrews and Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-448 APPROVING A SUBDIVISION AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND MERITAGE HOMES OF CALIFORNIA, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff has completed its review of the final map and found that it is in compliance with the approved tentative map. This map will create 92 residential lots and 3 open space lots. The actions requested have no fiscal impact to the City's General Fund.

CC #: 9607

File #: 0400-04-09-1 & 0400-07

CONTACT: Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

7.13. Electric Dispatch Center Redesign - Professional Design Services Agreement

Memo from Electric Operations Manager Jason Grace and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 18-451 APPROVING A PROFESSIONAL DESIGN SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND ROBERT E. LAMB, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Robert E. Lamb, Inc. will provide professional engineering and architectural design and consultation services to Roseville Electric for the Dispatch Center Capital Improvement Project. Total cost will not exceed \$58,000.00 and funds are available in the Electric Capital Improvement Program budget for FY 2018-19.

CC #: 9610

File #: 0900-03

CONTACT: Jason Grace 916-774-5643 jgrace@roseville.ca.us

7.14. Fiddymment Ranch Phase 2 & 3 Offsite Trunk Sewer - Air Pump Sump Pump - Deferred Improvement Agreement

Memo from Senior Engineer Jose Lopez and Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-433 APPROVING A DEFERRED IMPROVEMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND ATC REALTY ONE, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON

BEHALF OF THE CITY OF ROSEVILLE. This item requests approval of a deferred improvement agreement between the City and ATC Realty One, LLC for Fiddymment Ranch – Phase 2 & 3 Offsite Trunk Sewer – Air Pump Sump Pump with a security in the amount of \$107,250.00. The deferred improvement agreement ensures required public infrastructure is constructed in the future at the developer's expense and requires a security to be posted in an amount of 150% of the cost of the improvement. There is no impact to the General Fund as a result of this action.

CC #: 9588

File #: 1007

CONTACT: Jose Lopez 916-774-5444 jlopez@roseville.ca.us

7.15. Pleasant Grove Wastewater Treatment Plant Expansion & Energy Recovery Projects - Adopt the Addendum to the California Environmental Quality Act - Plus Initial Study/Mitigated Negative Declaration, Approve the Revised Mitigation, Monitoring and Reporting Program

Memo from Principal Engineer George Hanson and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 18-457 ADOPTING THE ADDENDUM TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PLUS INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, APPROVING THE REVISED MITIGATION MONITORING AND REPORTING PLAN, AND APPROVING THE PLEASANT GROVE WASTEWATER TREATMENT PLANT EXPANSION & ENERGY RECOVERY PROJECTS AS DESCRIBED IN THE ADDENDUM. This item requests the adoption of a California Environmental Quality Act (CEQA) Addendum to the Pleasant Grove Wastewater Treatment Plant Expansion and Energy Recovery Project CEQA-Plus Initial Study/Mitigated Negative Declaration, approval of the revised Mitigation Monitoring and Reporting Program, and approval of the project as described in the Addendum. These actions are necessary to fulfill the Environmental Package Requirements of the Clean Water State Revolving Fund Loan Application for the subject project and do not impose any additional fiscal impact to the City.

CC #: 9621

File #: 0400-06-02 & 0900-02-02-2

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

7.16. South Placer Wastewater Authority Systems Evaluation - Professional Services Agreement

Memo from Senior Engineer Todd Jordan and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 18-442 APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND WOODARD & CURRAN, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approval of a professional services agreement with Woodard & Curran for the South Placer Wastewater Authority Systems Evaluation to identify projected system flows and to serve as a long-term planning tool for identifying and implementing necessary capital improvement projects. The total cost of the agreement will not exceed

\$366,586.00. Funding for the Systems Evaluation will come from the South Placer Wastewater Authority Rate Stabilization Fund and was approved by the South Placer Wastewater Authority Board.

CC #: 9600

File #: 0800-02

CONTACT: Todd Jordan 916-746-1829 tjordan@roseville.ca.us

7.17. General Fund Reserves Policy Amendment

Memo from Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-449 APPROVING THE AMENDED CITY OF ROSEVILLE GENERAL FUND RESERVES POLICY, EFFECTIVE OCTOBER 18, 2018. The financial policy recommended for adoption includes the General Fund Emergency Reserve, General Fund Stabilization Reserve and Litigation Reserve. Approval of the policy will provide stability to services provided by the General Fund.

CC #: 9608

File #: 0200

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

7.18. Sierra Vista Community Facilities District No. 2 (Public Service) - Resolution of Formation and Resolution to Annex Territory and Community Facilities District No. 3 (Municipal Services) - Annexation No. 20 (Villages at Sierra Vista)

Memo from Administrative Analyst Jeannine Thrash and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-453 A RESOLUTION OF INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES THEREIN CITY OF ROSEVILLE Community Facilities District No. 3 (Municipal Services) Annexation No. 20 (Villages at Sierra Vista); and adopt RESOLUTION NO. 18-454 A RESOLUTION OF INTENTION TO FORM SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 2 (PUBLIC SERVICES) AND FUTURE ANNEXATION AREA. It is also recommended that Council set Wednesday, December 19, 2018, at 7:00 pm in the Roseville City Council Chambers at 311 Vernon Street, Roseville, California as the time and place to conduct a public hearing on the formation and annexation. The Public Services Community Facilities District (CFD) will generate special taxes that will be paid by the property owners sufficient to pay the costs for the maintenance as allowed per the List of Authorized Services. The special taxes will allow for an annual escalation factor, not to exceed 4%. The formation and administration of the CFD will not impact the City's General Fund. The annexation into Community Facilities District No. 3 (Municipal Services) helps offset the property's impact on City general fund resources available to pay for municipal services and therefore will not negatively impact the General Fund.

CC #: 9612

File #: 0206-03-01

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

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

7.19. HOUSING SUCCESSOR - Fiscal Year 2017-18 Senate Bill 341 Annual Report of the Low and Moderate Income Housing Fund

Memo from Administrative Analyst Melissa Hagan and Economic Development Director Laura Matteoli recommending Council adopt RESOLUTION NO. 18-452 APPROVING THE ANNUAL REPORT FOR THE LOW AND MODERATE INCOME HOUSING ASSET FUND FOR FISCAL YEAR 2017-18. This item will complete the Fiscal Year FY2017-18 Senate Bill (SB) 341 Annual Report for the City, acting as the Housing Successor to the former Redevelopment Agency for the City of Roseville, in accordance with State Law. This report includes information related to the deposits and expenditures of the Low and Moderate Income Housing Fund, the total assets, including receivables and land, and the number of deed-restricted rental housing units, including the percentage that are restricted for seniors. Preparation and submittal of the Housing Successor's SB 341 Annual Report has no impact on the City's General Fund.

CC #: 9611

File #: 0709-01

CONTACT: Melissa Hagan 916-774-5476 mhagan@roseville.ca.us

7.20. Print Management Leasing Agreement and Budget Adjustments

Memo from Information Technology Client Services Supervisor Traci Bringgold and Chief Information Officer Hong Sae recommending Council adopt RESOLUTION NO. 18-447 APPROVING LEASE AGREEMENTS BETWEEN THE CITY OF ROSEVILLE AND DE LAGE LANDEN FINANCIAL SERVICES, INC. DBA DLL FINANCIAL SOLUTIONS PARTNERS AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE, and adopt ORDINANCE NUMBER 6022 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2018-19 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and adopt ORDINANCE NO. 6023 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2018-19 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Council approved a service agreement with J.R.R. Enterprises, Inc. dba Caltronics Business Systems on August 1, 2018 to provide copier lease and printing services for all City departments. As part of the service agreement, the City is required to execute leases with a third party to actually receive the multi-functional printers (MFPs). There is no fiscal impact as a result of the signed lease agreement. Funding was included in the original service agreement. The budget adjustments will allocate funds from the Electric Department and the Environmental Utilities Department to purchase 10 Konica Minolta MFPs for Electric and 15 Konica Minolta MFPs for Environmental Utilities.

CC #: 9606

File #: 0203-04 & 0201-01

CONTACT: Traci Bringgold 916-774-5159 tbringgold@roseville.ca.us

7.21. Johnson Pool Accessibility Improvements Project - Contract Award

Memo from Park Development Analyst Rjahja Canlas and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-456 APPROVING AN AGREEMENT BY AND BETWEEN HA CONSTRUCTION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This project will construct an off-street accessible parking stall at Johnson Pool. Several additive alternatives are included in the project. These alternatives include accessibility improvements to 1) access ramp and stairs, 2) outdoor shower, 3) drinking fountain, 4) break-room sink, and 5) sidewalk, curb, and gutter. Staff recommends award of the base bid and all additive alternatives in the amount of \$92,000.00 to HA Construction. Funding for the project was approved in FY2016-17 using grant funds from the Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG). Ongoing maintenance costs are funded through the Parks, Recreation & Libraries operating budget. There will be no additional maintenance costs as a result of this project.

CC #: 9620

File #: 0707

CONTACT: Rjahja Canlas 916-774-5342 rcanlas@roseville.ca.us

7.22. Street Closure Request - 57th Annual Sylvia Besana Holiday Parade

Memo from Recreation Superintendent Jeff Nereson and Park, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-443 APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND DOWNTOWN ROSEVILLE MERCHANTS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests approval for the street closures that include S. Grant Street between Oak Street and Atlantic Street, Vernon Street between 6th Street and Lincoln Street, Folsom Road between Vernon Street and Roseville Square Shopping Center and Pratt Street between Vernon Street and Oak Street on Saturday, November 17, 2018, 7:00 a.m. – 12:30 p.m. for the 57th Annual Sylvia Besana Holiday Parade. All direct costs associated with this event for City services will be reimbursed by the applicant.

CC #: 9601

File #: 0109-02

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

7.23. Street Closure Request - Christmas Tree Installation

Memo from Recreation Superintendent Jeff Nereson and Park, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-444 OF THE COUNCIL OF THE CITY OF ROSEVILLE APPROVING THE CLOSING OF CERTAIN STREETS FOR THE INSTALLATION OF THE CITY CHRISTMAS TREE. Staff requests closure of Vernon Street from S. Grant Street to E. Washington Boulevard on Wednesday, November 14, 2018 from 7:00 a.m. – 12:00 p.m. to install the City

of Roseville Christmas Tree. The budget for the purchase and installation of the tree is \$11,000.00 and is included in the approved Parks, Recreation & Libraries FY2018-19 department budget.
CC #: 9602

File #: 0109-02

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

7.24. Street Closure Request - Christmas Tree Lighting Event

Memo from Recreation Superintendent Jeff Nereson and Park, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-445 OF THE COUNCIL OF THE CITY OF ROSEVILLE APPROVING THE CLOSING OF CERTAIN STREETS FOR THE 2018 ANNUAL CHRISTMAS TREE LIGHTING CEREMONY. Staff requests closure of Vernon Street from Taylor Street to E. Washington Boulevard and S. Grant Street from Oak Street to Atlantic Street on Thursday, November 29, 2018 from 3:00 p.m. – 10:00 p.m. for the City sponsored Christmas Tree Lighting Event. In addition, request closure of the ground floor of the parking garage at 405 Vernon Street on Wednesday, November 28th for the Tree Grove Event and/or Thursday, November 29th for Christmas Tree Lighting in the event of rain.

CC #: 9603

File #: 0109-02

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

7.25. Street Closure Request - Turkey Trot Fun Run

Memo from Recreation Superintendent Jeff Nereson and Park, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-446 OF THE COUNCIL OF THE CITY OF ROSEVILLE APPROVING THE CLOSING OF CERTAIN STREETS FOR THE TURKEY TROT FUN RUN. Staff requests street closures (as outlined in the attachments) between 5:00 a.m. – 12:00 p.m. for the 6th Annual Turkey Trot Fun Run on Thursday, November 22, 2018. Funding for this event is included in the approved Parks, Recreation & Libraries FY2018-19 budget.

CC #: 9604

File #: 0109-02

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

Ordinances (for introduction and first reading)

7.26. Short Term Rental Ordinance and Establishment of Fee

Memo from Economic Development Analyst Wayne Wiley and Economic Development Director Laura Matteoli recommending Council introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING CHAPTER 4.25 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING SHORT TERM RENTALS AND AMENDING SECTION 2.26.020 OF CHAPTER 2.26 OF TITLE 2 OF THE ROSEVILLE MUNICIPAL CODE REGARDING THE BOARD OF APPEALS; and adopt RESOLUTION NO. 18-455 ADOPTING SHORT TERM RENTAL PERMIT

FEES AND INCORPORATING THE FEES INTO THE SCHEDULE OF USER AND REGULATORY FEES. This ordinance will amend the Roseville Municipal Code to add regulations and operating standards related to Short Term Rentals. The ordinance amendment includes changes to Title 4 (Revenue and Finance) with the incorporation of Chapter 4.25 (Short Term Rentals). A permit fee will also be established to cover the cost of managing and enforcing the Short Term Rental Ordinance. Staff does not anticipate a significant fiscal impact to the General Fund.

CC #: 9613

File #: 0215

CONTACT: Wayne Wiley 916-774-5283 wwiley@roseville.ca.us

Reports / Requests

7.27. Interim City Council Appointments to Auxiliary Positions

Memo from Assistant City Clerk Audrey Byrnes and City Clerk Sonia Orozco recommending Council approve interim appointments of Councilmembers to various auxiliary positions on regional and local agencies, boards, commissions, committees, and joint power authorities. Interim appointments commence upon seating of the new City Council with permanent appointments to be made by the Mayor and City Council in February 2019, or as soon thereafter.

CC #: 9596

File #: 0102-12

CONTACT: Audrey Byrnes 916-774-5268 abyrnes@roseville.ca.us
Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

Ceremonial Documents

7.28. Proclamation - Bells of Peace

Proclaim November 11, 2018 at 11:00 a.m. local time as World War I Centennial Armistice Remembrance and encourage the community to toll the bells.

CC #: 9614

File #: 0102-06

CONTACT: Rosalinda Parra 916-774-5287 rparra@roseville.ca.us

7.29. Resolution of Commendation and Appreciation to Chris Gales

Chris Gales be commended for his 16 years of outstanding service and dedication to the City of Roseville and extend wishes for a long, healthy and enjoyable retirement.

CC #: 9616

File #: 0102-10

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

7.30. Resolution of Commendation and Appreciation to Chris Kraft

Chris Kraft be commended for his 22 years of outstanding service and dedication to the City of Roseville and extend wishes for a long, healthy, and

enjoyable retirement.

CC #: 9617

File #: 0102-10

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

7.31. Resolution of Commendation and Appreciation to Dorothy Mason

Dorothy Mason be commended for her 17 years of outstanding service and dedication to the City of Roseville and extend wishes for a long, healthy and enjoyable retirement.

CC #:

File #: 0102-10

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

7.32. Resolution of Commendation and Appreciation to Alexa Pritchard

Alexa Pritchard be commended for her 20 years of outstanding service and dedication to the City of Roseville and extend wishes for a long, healthy and enjoyable retirement.

CC #: 9615

File #: 0102-10

CONTACT: Ellen Worland 916-774-5131 EWorland@roseville.ca.us

7.33. Resolution of Commendation and Appreciation to Roni Garrison

Roni Garrison be commended for her 20 years of outstanding service and dedication to the City of Roseville and extend wisher for a long, healthy and enjoyable retirement.

CC #: 9618

File #: 0102-10

CONTACT: Ellen Worland 916-774-5131 eworland@roseville.ca.us

END OF CONSENT CALENDAR

8. RESOLUTIONS

8.1. Park Name Recommendations

Memo from Park Planning & Development Superintendent Tara Gee and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-441 APPROVING PARK NAME RECOMMENDATIONS. The Subcommittee met on September 17, 2018 to review name submissions along with names on the active list from last year. The Active list contains names received the year prior that were not selected. Park identification signs for new parks will be included in the construction budgets of each park.

CC #: 9598

File #: 0704

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

8.2. Tax Share Agreement with Placer County - Amoruso Ranch Annexation

Memo from Planning Manager Greg Bitter and Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-459 APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND COUNTY OF PLACER REGARDING TRANSFER OF PROPERTY TAX, AMORUSO RANCH SPECIFIC PLAN ANNEXATION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. At full buildout, the proposed tax revenue sharing agreement for the Amoruso Ranch Specific Plan (ARSP) annexation will result in a positive impact on the City's General Fund. With the implementation of Community Facilities District #3, as required by the ARSP Development Agreement, there will be a net annual General Fund surplus resulting from the ARSP development.

CC #: 9623

File #: 0210-01 & 0400-09-01

CONTACT: Greg Bitter 916-774-5294 gbitter@roseville.ca.us

9. SPECIAL REQUESTS/REPORTS/PRESENTATION

9.1. Request for Council Discretionary Funds

The City Council is asked to discuss and consider by motion a request for Council Discretionary Funds from the Downtown Partnership in the amount of \$2,000.00 to host the 57th Annual Sylvia Besana Holiday Parade. The current balance in the Council's Discretionary Funds for FY2018-19 is \$29,909.62. There is no fiscal impact to the City's general fund.

CC #: 9626

File #: 0102

CONTACT: Amy Ruiz 916-746-1362 aruiz@roseville.ca.us

Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

10. PUBLIC HEARING

NOTICE TO THE PUBLIC

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

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

In the future, if you wish to challenge in court any of the matters on this agenda for

which a public hearing is to be conducted, you may be limited to raising only those issues, which you, or someone else raised orally at the Public Hearing or in written correspondence received by the City or before the hearing

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

10.1.NRSP PCL DC-30 and DC-33 - Diamond Creek Residential

Memo from Associate Planner Lauren Hocker and Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-461 AMENDING THE GENERAL PLAN TO CHANGE THE TEXT WITHIN THE LAND USE ELEMENT; and adopt RESOLUTION NO. 18-462 AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATIONS ON CERTAIN PROPERTY IN THE CITY OF ROSEVILLE; and adopt ORDINANCE 6021 OF THE COUNCIL OF THE CITY OF ROSEVILLE REZONING CERTAIN REAL PROPERTY LOCATED WITHIN THE NORTH ROSEVILLE SPECIFIC PLAN; and adopt RESOLUTION NO. 18-463 AMENDING THE TEXT OF THE NORTH ROSEVILLE SPECIFIC PLAN FOR THE DIAMOND CREEK RESIDENTIAL PROJECT; and adopt RESOLUTION NO. 18-464 APPROVING A FEE MITIGATION AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND BBC DIAMOND CREEK, LLC AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 18-465 DENYING THE APPEAL FROM THE SEPTEMBER 13, 2018 APPROVALS BY THE PLANNING COMMISSION; ADOPTING THE TWO (2) FINDINGS OF FACT AND APPROVING THE MODIFICATION OF A MAJOR PROJECT PERMIT STAGE 1 AND ADOPTING THE TWO (2) FINDINGS OF FACT AND APPROVING THE MODIFICATION OF A MAJOR PROJECT PERMIT STAGE 2 SUBJECT TO FOUR (4) CONDITIONS OF APPROVAL; ADOPTING THE THREE (3) FINDINGS OF FACT AND APPROVING THE TENTATIVE SUBDIVISION MAP SUBJECT TO SEVENTY-FIVE (75) CONDITIONS OF APPROVAL; AND ADOPTING THE TWO (2) FINDINGS OF FACT AND APPROVING THE TREE PERMIT SUBJECT TO TWENTY-ONE (21) CONDITIONS OF APPROVAL or adopt RESOLUTION NO. 18-466 GRANTING THE APPEAL FROM THE SEPTEMBER 13, 2018 APPROVALS BY THE PLANNING COMMISSION OF THE MAJOR PROJECT PERMIT STAGE 1, MAJOR PROJECT PERMIT STAGE 2, AND THE TENTATIVE SUBDIVISION MAP; DENYING THE APPEAL FROM THE SEPTEMBER 13, 2018 APPROVAL BY THE PLANNING COMMISSION OF THE TREE PERMIT; ADOPTING THE TWO (2) FINDINGS OF FACT AND APPROVING THE MODIFICATION OF A MAJOR PROJECT PERMIT STAGE 1 AND ADOPTING THE TWO (2) FINDINGS OF FACT AND APPROVING THE MODIFICATION OF A MAJOR PROJECT PERMIT STAGE 2 SUBJECT TO THE ORIGINAL FOUR (4) CONDITIONS OF APPROVAL; ADOPTING THE THREE (3) FINDINGS OF FACT AND APPROVING THE TENTATIVE SUBDIVISION MAP SUBJECT TO SEVENTY-SIX (76) REVISED CONDITIONS OF APPROVAL; AND ADOPTING THE TWO (2) FINDINGS OF FACT AND APPROVING THE TREE PERMIT SUBJECT TO THE ORIGINAL TWENTY-ONE (21)

CONDITIONS OF APPROVAL. The proposed project includes a General Plan Amendment, North Roseville Specific Plan (NRSP) Amendment, and Rezone of 4.4 acres from Community Commercial to High Density Residential (13 units/acre). This land use change also requires amending the text of the NRSP, to remove mention of Parcel DC-33 from sections dealing with commercial development, and make other text and table changes related to the change in residential and commercial acreage. A Modification of a Major Project Permit Stage 1 and 2 is requested to change the approved commercial site plan, reduce the approved commercial buildings from 124,188 square feet to 62,000 square feet, and review the design for a proposed 57-unit single-family subdivision. The applicant also proposes a tentative subdivision map to create one parcel to maintain the existing commercial and office uses and to create the 57 single-family lots. Finally, a Tree Permit is required to authorize the removal of up to 12 native oak trees. This action has no significant impact to the City's General Fund.

CC #: 9625

File #: 0400-04-07 & 0400-03 & 0400-08

CONTACT: Lauren Hocker 916-774-5272 lhocker@roseville.ca.us

10.2. North Central Roseville Specific Plan Amendment - Parcel 35 (Galleria)

Memo from Associate Planner Lauren Hocker and Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-460 AMENDING THE TEXT OF THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN FOR PARCEL 35. The proposed project is a request for a text-only Specific Plan Amendment of the North Central Roseville Specific Plan in order to allow a broader array and mix of uses in the Regional Commercial land use category, as it pertains to the regional mall. The existing use list focuses on typical retail uses, and the definition will be expanded to include some commercial and professional uses, such as offices, entertainment, and manufacturer direct-to-consumer auto sales. The project does not include changes to the land use plan or areas of permitted development. As part of the update to the use list, the overall section will also be updated, as it currently contains outdated information. This action has no significant impacts to the City's General Fund.

CC #: 9624

File #: 0400-04-04

CONTACT: Lauren Hocker 916-774-5272 lhocker@roseville.ca.us

11. COUNCIL / STAFF / REPORTS/ COMMENTS

12. ADJOURNMENT



COUNCIL COMMUNICATION

CC #: 9597
File #: 0102-03

Title: Minutes of Prior Meetings
Contact: Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

Meeting Date: 11/7/2018
Item #: 7.1.

RECOMMENDATION TO COUNCIL

Recommend City Council approve the September 19, 2018, October 3, 2018 and October 17, 2018 City Council meeting minutes.

BACKGROUND

There is no background associated with this item. The request is to approve the minutes of previous meetings.

FISCAL IMPACT

Not applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

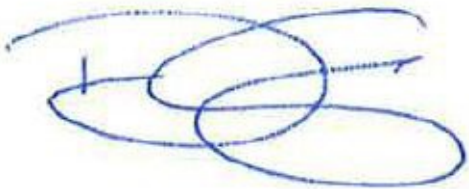
Not applicable.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Sonia Orozco, City Clerk

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

Dominick Casey, City Manager

ATTACHMENTS:

Description

September 19, 2018 City Council Minutes

October 3, 2018 City Council Minutes

October 17, 2018 City Council Minutes



MINUTES
September 19, 2018

AND SPECIAL MEETING NOTICE

CITY COUNCIL CLOSED SESSION

6:00 p.m.

CITY COUNCIL MEETING

7:00 p.m.

City Council Chambers
311 Vernon Street
Roseville, California

CLOSED SESSION

6:00 p.m.

Conference with Legal Counsel – Existing Litigation (3 cases)
Pursuant to Government Code Section 54956.9(d)(1)

Papich Construction Company Inc. v. City of Roseville
Placer County Superior Court, Case Number SCV0041324

Guerrero v. City of Roseville, et al.
Placer County Superior Court, Case Number SCV0038112

NCPA, et al. v. United States
US Court of Federal Claims, Case Number 14-817C
CONTACT: Robert Schmitt 916-774-5325 rschmitt@roseville.ca.us

Closed Session Disclosure:

City Attorney Robert Schmitt spoke to the items in Closed Session as follows:

Papich Construction Company Inc. v. City of Roseville - Nothing to report.

Guerrero v. City of Roseville, et al. - Nothing to report.

NCPA et al. v. United States - The City Council authorized filing of a notice of appeal with the Federal Circuit Court.

1. CALL TO ORDER

Mayor Susan Rohan called the September 19, 2018 City Council meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Gore, Alvord, Rohan

Absent: Herman, Allard

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Cub Scouts from Pack 37/ Webelo Den 7.

4. MEETING PROCEDURES

Assistant City Clerk Audrey Byrnes announced the procedures for addressing Council.

5. PRESENTATIONS

5.1. Resolution of Commendation and Appreciation to United States of America's Miss California Samantha Bentley

Roseville resident Samantha Bentley be commended and congratulated for her outstanding accomplishments being crowned the United States of America's Miss California and wished the best of luck as she competes in the United States of America's Miss competition in Las Vegas in February of 2019.

CONTACT: Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

Mayor Susan Rohan made the presentation to United States of America's Miss California Samantha Bentley, who responded.

6. PUBLIC COMMENTS

No public comments received.

7. CONSENT CALENDAR

BEGINNING OF CONSENT CALENDAR

Motion by Bonnie Gore, seconded by Scott Alvord, to approve the Consent Calendar as recommended. The Motion Passed.

Roll call vote: Ayes: Alvord, Gore, Rohan

Absent: Allard, Herman

Minutes

7.1. Minutes of Prior Meetings

Memo from City Clerk Sonia Orozco recommending City Council approve the Minutes of August 15, 2018 City Council meeting.

CC #: 9518

File #: 0102-03

CONTACT: Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

Bids / Purchases / Services

7.2. 230kV Circuit Breaker - Sole Source Purchase Order

Memo from Senior Power Engineer Chris Porter and Electric Utility Director Michelle Bertolino recommending Council approve a sole source purchase order with Mitsubishi Electric Power Products, Inc. for a 230kV circuit breaker. The cost is \$109,464.71 and funding is included in the Electric Department FY2018-19 budget. The circuit breaker is required to ensure electric distribution system reliability.

CC #: 9509

File #: 0203-07

CONTACT: Chris Porter 916-774-5615 cporter@roseville.ca.us

7.3. Vehicle & Equipment Purchases

Memo from Fleet Manager Brian Craighead and Public Works Director Rhon Herndon recommending Council approve a purchase order to 72 Hour LLC dba National Auto Fleet Group for one Ford Explorer utilizing Sourcewell, formerly National Joint Powers Alliance contract #120716-NAF in the amount of \$33,032.53; and approve a purchase order to Crafco Inc., for one Patcher II trailer mounted sealant melter utilizing Sourcewell contract #052417-CFC in the amount of \$66,154.02; and approve a purchase order to Terry Equipment Inc., for one Autocar with Johnston VT651 vacuum sweeper utilizing Sourcewell contract #122017-JTN in the amount of \$319,165.28; and approve a purchase order to Tymco Inc., for one Autocar with Tymco 600 regenerative air sweeper utilizing Houston Galveston Area Council contract #SW04-18 in the amount of \$294,197.48; and approve a purchase order to R.C.A. Investments Inc., dba Long Beach BMW Motorcycles for three BMW R1200 RT police motorcycles utilizing RFQ 10-3182 in the amount of \$99,524.43. Funding for these vehicles is included in the FY2018-19 Auto Replacement budget.

CC #: 9508

File #: 0203-01

CONTACT: Brian Craighead 916-774-5731 bcraighead@roseville.ca.us

7.4. Enterprise Asset Management Consulting Services - Sole Source Service Agreement

Memo from Assistant Environmental Utilities Director Dale Olson and

Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 18-390 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND SIXTY SEVEN SOLUTIONS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1909051). This item requests approval of a sole source service agreement with Sixty Seven Solutions, Inc., to facilitate integration of existing Data Management System information into a new Enterprise Asset Management System as well as operational and implementation support. This service agreement is not to exceed \$200,000.00 and is funded equally by the Environmental Utilities Water Operations and the Wastewater Rehabilitation funds.

CC #: 9511

File #: 0203-06

CONTACT: Dale Olson 916-774-5543 dolson@roseville.ca.us

7.5. Liquid Cationic Polymer (RFQ 01-3175) - Service Agreement

Memo from Buyer Babette Owens and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-392 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND POLYDYNE, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1903125). Staff requests approval of a service agreement with Polydyne, Inc. for the purchase and delivery of Liquid Cationic Polymer for the Pleasant Grove Wastewater Treatment Plant. Polymer is required to dewater waste activated sludge produced during wastewater treatment. The initial contract award is \$345,600.00 and funding is included in the Environmental Utilities Department's FY2018-19 budget. Staff requests authorization to renew without further Council approval.

CC #: 9514

File #: 0203-03

CONTACT: Babette Owens 916-774-5704 bowens@roseville.ca.us

7.6. Supervisory Control and Data Acquisition System On-Call Support Services - Service Agreement Renewal

Memo from Preventative Maintenance Coordinator Steve Bazillion and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 18-388 APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN CITY OF ROSEVILLE AND TESCO CONTROLS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (A1904033). Staff requests a service agreement with TESCO Controls, Incorporated for supervisory control and data acquisition system on-call support services for the water treatment plant. The total cost of the service agreement will not exceed \$45,000.00. Funding is included in the Water Fund through the approved annual Water Operations budget.

CC #: 9507

File #: 0800-02

CONTACT: Steve Bizallion 916-746-1859 sbizallion@roseville.ca.us

Resolutions

7.7. Police Department Generator Replacement - Notice of Completion

Memo from Project Coordinator Charlie Fralick and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-393 ACCEPTING THE PUBLIC WORK KNOWN AS THE ROSEVILLE POLICE DEPARTMENT GENERATOR REPLACEMENT PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE. Staff recommends approval of the Notice of Completion for the Roseville Police Department Generator Replacement Project. The total cost of the construction contract was \$224,424.00. The project was funded from the Facilities Capital Improvement Project, Rehabilitation Projects FY17 budget.

CC #: 9517

File #: 0203-12

CONTACT: Charlie Fralick 916-774-5706 cfralick@roseville.ca.us

7.8. Software Interface to Public Safety Computer System - Agreement Amendment

Memo from Administrative Analyst Shelly Bracco and Police Chief James Maccoun recommending Council adopt RESOLUTION NO. 18-396 APPROVING AN AMENDMENT TO AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND TYLER TECHNOLOGIES, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff recommends Council authorize an amendment to an existing agreement with Tyler Technologies to provide electronic citation software configuration development for Android and Windows devices for the Police Department's law enforcement records system. The enhancement will cost \$2,500.00 and sufficient funds are available in the Police Records budget.

CC #: 9522

File #: 0323

CONTACT: Claudia Harlan 916-774-5003 charlan@roseville.ca.us

7.9. Mobility Management - Professional Services Agreement Amendment

Memo from Administrative Analyst Eileen Bruggeman and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-397 APPROVING A SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND PARATRANSIT, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests authorization to execute a second amendment to professional services agreement with Paratransit Inc. to provide professional travel training services for eligible seniors or people with special needs for a period of one year. The not to exceed cost of the one year amendment is \$40,032.00 and will be wholly paid for with Federal Transit Administration Section 5310 grant funds. No General Fund monies will be used for this project.

CC #: 9525

File #: 0721

CONTACT: Eileen Bruggeman 916-774-5449 ebruggeman@roseville.ca.us

7.10. Designation of City Negotiators with the U.S. Bureau of Reclamation

Memo from Acting Water Utility Manager Sean Bigley and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 18-394 DESIGNATING A PRIMARY NEGOTIATOR AND BACK-UP NEGOTIATOR FOR NEGOTIATIONS WITH THE U.S. BUREAU OF RECLAMATION REGARDING POTENTIAL CONVERSION OF THE CITY OF ROSEVILLE'S LONG TERM WATER SERVICE CONTRACT TO A REPAYMENT CONTRACT. Staff is recommending approval of designating Acting Water Utility Manager Sean Bigley as the primary negotiator and Environmental Utilities Director Richard Plecker as the back-up negotiator to engage the U.S. Bureau of Reclamation in upcoming negotiations regarding a potential conversion of the City's Long-Term Water Service Contract to a Repayment Contract under authority granted by Congress under the Water Infrastructure Improvements for the Nation Act, Section 4011. There is no fiscal impact associated with this item.

CC #: 9519

File #: 0800-02

CONTACT: Sean Bigley 916-774-5513 sbigley@roseville.ca.us

7.11. Termination of the In Fee Offer of Dedication of Lot 12 as a Public Park - Westpark Village Center

Memo from Assistant Engineer Kerry Andrews and Acting Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-398 APPROVING THE TERMINATION OF THE IN FEE IRREVOCABLE OFFER OF DEDICATION OF LOT 12 OF WESTPARK PHASE 1 – VILLAGE CENTER, AND AUTHORIZING THE CITY MANAGER TO EXECUTE A QUITCLAIM DEED AND ANY OTHER DOCUMENTS REQUIRED TO EFFECTUATE THE TERMINATION OF THE IRREVOCABLE OFFER OF DEDICATION. To remove a cloud on the title of this property, the landowner's title company is requesting the City dissolve its interest in the offer of dedication by approving a quitclaim deed and by formally terminating the offer by resolution. These actions have no fiscal impact to the City's General Fund.

CC #: 9526

File #: 0400-04-09-1 & 1004-02

CONTACT: Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

7.12. Street Closure Request - Family Fun Night - October 25, 2018

Memo from Recreation Superintendent Jeff Nereson and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-387 APPROVING AN AGREEMENT BETWEEN THE CITY OF

ROSEVILLE AND DOWNTOWN ROSEVILLE MERCHANTS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests approval for street closures that include South Grant Street between Oak Street and Atlantic Street, and Vernon Street between Lincoln Street and Taylor Street on October 25, 2018, 2:30 p.m. - 9:00 p.m. for Family Fun Night. In support of the Downtown Roseville Merchants Association (DRM), the City is waiving the security deposit. The final cost for the event is \$798.00 and will be fully reimbursed by the DRM.

CC #: 9506

File #: 0109-02

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

7.13. Internal Service Fund Rate Studies – Professional Services Agreement

Memo from Budget Manager Scott Pettingell and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-391 APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND CLEARSOURCE FINANCIAL CONSULTING, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff recommends Council approve a professional services agreement with ClearSource Financial Consulting to conduct Internal Service Fund rate studies. The total value of the agreement is not to exceed \$88,200.00. Estimated spending of \$35,400.00 for the first year of the agreement is included in the Finance Department's FY2018-19 budget. Future year funding is subject to Council approval of the annual budget.

CC #: 9513

File #: 0200

CONTACT: Scott Pettingell 916-746-1306 spettingell@roseville.ca.us

Ordinances (for introduction and first reading)

7.14. Repeal of Cable Franchise Ordinance

Memo from Assistant City Attorney Michelle Sheidenberger and City Attorney Robert Schmitt recommending Council introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE REPEALING CHAPTER 2.40 OF TITLE 2, AND AMENDING SECTIONS 2.36.090 OF CHAPTER 2.36 AND 2.42.020 OF CHAPTER 2.42 OF TITLE 2 OF THE ROSEVILLE MUNICIPAL CODE REGARDING CABLE FRANCHISES. This item requests the Council repeal Chapter 2.40 of the Roseville Municipal Code related to cable franchises as state law prohibits the City from entering into local cable franchise agreements and accordingly this chapter has become obsolete. There is no fiscal impact related to this action.

CC #: 9515

File #: 0708

CONTACT: M. Sheidenberger 916-774-5325 msheidenberger@roseville.ca.us

Reports / Requests

7.15. Response to Grand Jury Report - Roseville Community Development Corporation

Memo from Assistant City Attorney Michelle Sheidenberger and City Attorney Robert Schmitt requesting authorization for the Mayor to execute a response to the Grand Jury report from the City Council. On June 17, 2018, the Placer County Grand Jury issued a final report entitled "Roseville Community Development Corporation – A Public/Private Partnership." In the report, the Grand Jury made two findings and two recommendations related to the City's management and operation of the Roseville Community Development Corporation. There is no fiscal impact related to this action.

CC #: 9516

File #: 0111-02

CONTACT: M. Sheidenberger 916-774-5325 msheidenberger@roseville.ca.us

7.16. HOUSING AUTHORITY - Quarterly Status Report

Memo from Housing Analyst Suzanne Acrell and Acting Economic Development Director Laura Matteoli recommending Council approve the quarterly report on the Housing Authority's Housing Choice Voucher Program. This report is for informational purposes only and has no impact on the City's General Fund.

CC #: 9512

File #: 0709-02-01

CONTACT: Suzanne Acrell 916-774-5469 sacrell@roseville.ca.us

Ceremonial Documents

7.17. Resolution of Commendation and Appreciation to Lonnye Heple

Lonnye Heple be commended for her 24 years of outstanding service and dedication to the City of Roseville, congratulated on her many accomplishments, and wished a long, healthy, and enjoyable retirement.

CC #: 9523

File #: 0102-10

CONTACT: Laura Matteoli 916-774-5284 lmatteoli@roseville.ca.us

END OF CONSENT CALENDAR

8. PUBLIC HEARING

8.1. Appeal of Massage Business Permit Denial

Memo from Acting Public Information Officer Rob Baquera and Police Chief James Maccoun recommending Council adopt RESOLUTION NO. 18-399 DENYING THE APPEAL FROM KEYI LIAO; and uphold the Police Chief's denial of a massage business permit based on non-conformity of the

City's Massage Business Permit Ordinance standards. There is no fiscal impact related to this action.

CC #: 9521

File #: 0300

CONTACT: Marc Glynn 916-774-5095 mglynn@roseville.ca.us

Item 8.1 dropped from the agenda.

8.2. Community Development Block Grant 2017 Consolidated Annual Performance and Evaluation Report

Memo from Housing Manager Danielle Foster and Acting Economic Development Director Laura Matteoli recommending Council adopt RESOLUTION NO. 18-389 APPROVING THE 2017 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) AND AUTHORIZING THE ACTING ECONOMIC DEVELOPMENT DIRECTOR TO SUBMIT THE CDBG 2017 CAPER TO THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (HUD). This item requests approval of the City's Consolidated Annual Performance and Evaluation Report for the federal Community Development Block Grant Program. This item does not result in any expense to the General Fund.

CC #: 9510

File #: 0113-02

CONTACT: Danielle Foster 916-774-5446 dfoster@roseville.ca.us

Mayor Susan Rohan opened the public hearing.

Housing Manager Danielle Foster made the presentation to Council.

No public comment received.

Mayor Susan Rohan closed the public hearing.

Motion by Bonnie Gore, seconded by Scott Alvord, to adopt RESOLUTION NO. 18-389 APPROVING THE 2017 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) AND AUTHORIZING THE ACTING ECONOMIC DEVELOPMENT DIRECTOR TO SUBMIT THE CDBG 2017 CAPER TO THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (HUD). The Motion Passed.

Roll call vote: Ayes: Alvord, Gore, Rohan

Absent: Allard, Herman

8.3. Resolution of Formation - The Ranch at Sierra Vista Community Facilities District No. 1

The public hearing is continued to the October 3, 2018 City Council meeting.

CC #: 9527

File #: 0206-03-01

CONTACT: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us
Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

Item 8.3 continued to the October 3, 2018 City Council meeting.

9. COUNCIL / STAFF / REPORTS/ COMMENTS

League of California Cities Conference - Councilmember Scott Alvord reported.

John Adams Charter Academy Ribbon Cutting Event - Councilmember Scott Alvord attended.

Roseville Coalition of Neighborhoods Association Candidates Forum Event - Councilmember Scott Alvord reported.

Great Sierra River Clean Up Volunteer Event - Vice Mayor Bonnie Gore attended.

SPCA Ribbon Cutting Event - Vice Mayor Bonnie Gore attended.

Tech Team Leadership Academy - Vice Mayor Bonnie Gore announced.

Youth Commissioner Recruitment - Mayor Susan Rohan announced.

10. ADJOURNMENT

Motion by Scott Alvord, seconded by Bonnie Gore, to adjourn the meeting at 7:24 p.m in memory of Sacramento County Sheriff's Deputy Mark Stasyuk. The Motion Passed.

Roll call vote: Ayes: Alvord, Gore, Rohan

Absent: Allard, Herman

Susan Rohan, Mayor

Audrey Byrnes, Assistant City Clerk



MINUTES

October 3, 2018

STATE OF THE CITY
6:00 p.m.
CITY COUNCIL MEETING
7:00 p.m.
City Council Chambers
311 Vernon Street
Roseville, California

1. CALL TO ORDER

Mayor Susan Rohan called the October 3, 2018 City Council meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Alvord, Herman, Allard, Rohan
Absent: Gore

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City Clerk Sonia Orozco.

4. MEETING PROCEDURES

City Clerk Sonia Orozco announced the procedures for addressing Council.

5. PUBLIC COMMENTS

Bruce Houdesheldt - Commended *State of the City* presentation and thanked Mayor Susan Rohan for her commitment to the city.

6. CONSENT CALENDAR

BEGINNING OF CONSENT CALENDAR

Motion by Tim Herman, seconded by John Allard, to approve items on Consent Calendar as recommended. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Herman, Rohan

Absent: Gore

Minutes

6.1. Minutes of Prior Meetings

Memo from City Clerk Sonia Orozco recommending City Council approve the Minutes of September 4, 2018 City Council Goals Workshop and September 5, 2018 City Council meeting.

CC #: 9533

File #: 0102-03

CONTACT: Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

Bids / Purchases / Services

6.2. Belt Press Stairs Addition (RFQ 10-3178) - Service Agreement

Memo from Buyer Tiffany Valdez and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-408 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND PERFORMANCE MECHANICAL, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1908207). The service agreement with Performance Mechanical, Inc. is for the materials and labor to complete the Belt Press Stairs Addition project at the Roseville Energy Park. The total amount of the award is \$27,111.00. Funding is included in the Electric Department's Capital Improvement Program budget.

CC #: 9542

File #: 0800-03 & 0203-07

CONTACT: Tiffany Valdez 916-774-5708 tvaldez@roseville.ca.us

6.3. Concrete Slab Additions (RFQ 10-3179) - Service Agreement

Memo from Buyer Tiffany Valdez and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-409 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND PERFORMANCE MECHANICAL, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1908208). The service agreement with Performance Mechanical, Inc. is for the materials and labor to complete the Concrete Slabs Addition project at the Roseville Energy Park. The total amount of the award is \$205,142.00. Funding is included in the Electric Department's Capital Improvement Program budget.

CC #: 9544

File #: 0800-03 & 0203-07

CONTACT: Tiffany Valdez 916-774-5708 tvaldez@roseville.ca.us

6.4. Unit One Walkway Addition (RFQ 10-3180) - Service Agreement

Memo from Buyer Tiffany Valdez and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-405 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND PERFORMANCE MECHANICAL, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1908209). Performance Mechanical, Inc. will provide materials and labor to complete the Unit One Walkway Addition project at the Roseville Energy Park. The total amount of the award is \$59,365.00. Funding is included in the Electric Department CIP budget.

CC #: 9552

File #: 0203-07

CONTACT: Tiffany Valdez 916-774-5708 tvaldez@roseville.ca.us

6.5. Utility Billing Customer Information System - Service Agreement

Memo from Billing Services Manager Andrea Blomquist and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-410 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND CAYENTA, A DIVISION OF N. HARRIS COMPUTER CORPORATION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1904037). Last year, the City of Roseville Utility Billing division converted to a new Customer Information System (CIS). Since then, the City has utilized Cayenta's managed services and found that their support of our system is necessary to provide backups for disaster recovery, managing our environments, providing constant monitoring, and emergency coverage for system issues. Our CIS system has become a 24-hour system, being utilized by our customers in the evenings and weekends, outside of normal business hours. Our customers are visiting our Customer Self Service website, inquiring on their utility account, making payments, and updating information at their convenience. As a result, the additional coverage with managed services creates a more stable environment, and provides the necessary support to adequately respond to system issues, should they occur. We are seeking to extend the managed service support an additional three (3) years, providing valuable services to our residents and businesses. The total cost of this service agreement is not to exceed \$199,830 plus tax over three years. Annual costs are \$63,600.00 for FY2019, \$66,780.00 for FY2020 and \$69,450.00 for FY2021. This cost is included in the Utility Billing operations budget and will not require any additional funding.

CC #: 9555

File #: 0200

CONTACT: Andrea Blomquist 916-774-5317 ablomquist@roseville.ca.us

Resolutions

6.6. Fiddymment Ranch Phase 2 2G Backbone Project - Certificate of Completion

Memo from Construction Inspector Ignacio Vizcarra and Acting Development

Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-401 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Fiddymont Ranch Phase 2 2G Backbone PROJECT, APPROVING THE "CERTIFICATE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project and has found the civil improvement work complete in accordance with the improvement plans and City Specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 9532

File #: 0400-07 & 0400-04-09-1

CONTACT: Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

6.7. National Pollutant Discharge Elimination System Permit Renewal Services - Professional Services Agreement

Memo from Environmental Utilities Compliance Administrator Raji Subramanian and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 18-407 APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND ROBERTSON-BRYAN, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Robertson-Bryan, Inc. will provide National Pollutant Discharge Elimination System Permit renewal services for both the Dry Creek and Pleasant Grove Wastewater Treatment Plants. The total cost will not exceed \$33,236.00. Funding is included in the Wastewater Fund through the approved annual Wastewater Operations Budget.

CC #: 9548

File #: 0800-02

CONTACT: Raji Subramanian 916-746-1885 rsubramanian@roseville.ca.us

6.8. Shadowbrook Lift Station and Force Main Project Phase 2 – Professional Services Agreements Amendments

Memo from Assistant Engineer Jonathan Cummings and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 18-403 APPROVING A THIRD AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND MOTT MACDONALD, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 18-404 APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND WATER WORKS ENGINEERS, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests approval of the Third Amendment to Professional Services Agreement (PSA) with Mott MacDonald, LLC, for environmental services during construction, in the amount of \$24,885.00 for a new total contract amount of \$700,168.00. In addition, this item requests approval of the First Amendment to

PSA with WaterWorks Engineers, LLC, for construction management and inspection services in the amount of \$18,040.00 for a new total contract amount of \$45,349.00. Both PSAs are associated with Phase 2 of the Shadowbrook Lift Station and Force Main Project. The project is funded from the previously approved Capital Improvement Project Budget # 30503/143501 (Shadowbrook Lift Station & Force Main Project Budget). Funding for this project is from the Wastewater Rehabilitation Fund.

CC #: 9550

File #: 0900-02

CONTACT: Jonathan Cummings 916-774-5566 [jcummings@roseville.ca.us](mailto:jcumming@roseville.ca.us)

6.9. Well Destruction Project - Notice of Completion

Memo from Senior Engineer Colleen Boak and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 18-406 ACCEPTING THE PUBLIC WORK KNOWN AS THE WELL DESTRUCTION PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING THE ENVIRONMENTAL UTILITIES DIRECTOR TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE. The total cost of the construction contract including all changes orders was \$346,046.86. The project was funded under the Water Rehabilitation Fund.

CC #: 9539

File #: 0900-02

CONTACT: Colleen Boak 916-774-5535 cboak@roseville.ca.us

6.10. Parks Pre-Qualifications Procedure Renewal 2019

Memo from Park Planning & Development Superintendent Tara Gee and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-402 APPROVING THE PRE-QUALIFICATIONS PROCEDURE FOR CERTAIN PARKS, RECREATION & LIBRARIES PROJECTS AND APPROVING THE ADMINISTRATIVE HEARING PROCESS FOR APPEALS. The construction season window has narrowed due to regulatory guidelines such as storm water pollution and prevention, and air quality. Additionally, the current construction environment has affected the overall industry, making it more challenging to attract qualified contractors. In order to address these concerns, staff believes the best approach is to pre-qualify all contractors and specific sub-contracting trades seeking to bid park projects slated to be constructed in 2019. There is no direct fiscal impact from approving the pre-qualification and appeals process.

CC #: 9549

File #: 0704

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

6.11. California Senate Bill-1 State of Good Repair Funds for Transit Fleet Preventive Maintenance

Memo from Financial Analyst Elizabeth Haydu and Public Works Director Rhon

Herndon recommending Council adopt RESOLUTION NO. 18-400 APPROVING THE SB-1 STATE OF GOOD REPAIR PROJECT LIST FOR FY2018-19 AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO SUBMIT A REQUEST FOR SCHEDULED ALLOCATION OF \$159,253.00 IN SB-1 STATE OF GOOD REPAIR GRANT FUNDS AND TO EXECUTE THE RELATED GRANT APPLICATIONS, FORMS AND AGREEMENTS. This item requests authorization to accept FY2018-19 Senate Bill 1 (SB-1) State of Good Repair funds for use in the preventive maintenance of Roseville Transit Local Fixed Route buses fleet. No General Funds will be used on this project.

CC #: 9530

File #: 0214

CONTACT: Elizabeth Haydu 916-746-1302 ehaydu@roseville.ca.us

6.12.Fire Station No. 1 Relocation Project - Notice of Completion

Memo from Associate Engineer Stefanie Kemen and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-411 ACCEPTING THE PUBLIC WORK KNOWN AS THE FIRE STATION NO. 1 RELOCATION PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE. The project constructed a new Fire Station No. 1 at the intersection of Oak Street with Lincoln Street, as outlined in The Downtown Specific Plan adopted by the City Council in April 2009, which allowed the former fire station location along Dry Creek to be vacated by the fire department and re-purposed. The final construction cost was \$6,354,359.00 and was funded through an inter-fund loan from the Strategic Improvement Fund to the Fire Facilities Tax Fund, Fire Facilities Tax Funds, and Local Transportation Funds. No General Funds were used for this project.

CC #: 9546

File #: 0401-02-02-1

CONTACT: Stefanie Kemen 916-746-1300 skemen@roseville.ca.us

6.13.Mobility Management Program - Grant Authorization

Memo from Financial Analyst Elizabeth Haydu and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-412 APPROVING CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD AGREEMENT AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO SUBMIT A FEDERAL TRANSPORTATION ADMINISTRATION (FTA) SECTION 5310 GRANT APPLICATION AND EXECUTE ALL RELATED FORMS AND AGREEMENTS. This item requests authorization to accept Federal Transit Administration Section 5310 operating grant funds as administered by Caltrans Standard Agreement for the South Placer Regional Mobility Training Program. No General Funds will be used on this project.

CC #: 9547

File #: 0214 & 0721-03

CONTACT: Elizabeth Haydu 916-746-1302 ehaydu@roseville.ca.us

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

6.14. California Natural Resource Agency Urban Rivers Grant Program - Budget Adjustment

Memo from Environmental Compliance Specialist Matt Ocko and Environmental Utilities Director Richard Plecker recommending Council adopt ORDINANCE NO. 6015 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2018-19 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The City of Roseville has been awarded a \$544,500.00 grant from the California Natural Resource Agency for a creek restoration project. The Environmental Utilities Department Stormwater Division is using the grant funds to restore a segment of Dry Creek at Saugstad Park. The project area is a high priority area in the Downtown Specific Plan area. The grant funds will be allocated by the State as a reimbursement, necessitating the need to establish a source of funds to initiate the project. This budget adjustment would establish a mechanism to fund project costs prior to reimbursement from the State.

CC #: 9543

File #: 0214

CONTACT: Matt Ocko 916-774-5738 mocko@roseville.ca.us

Delyn Ellison-Lloyd 916-746-1748 dellison-lloyd@roseville.ca.us

Ordinances (for second reading and adoption)

6.15. Second Reading - Repeal of Cable Franchise Ordinance

ORDINANCE NO. 6013 OF THE COUNCIL OF THE CITY OF ROSEVILLE REPEALING CHAPTER 2.40 OF TITLE 2, AND AMENDING SECTIONS 2.36.090 OF CHAPTER 2.36 AND 2.42.020 OF CHAPTER 2.42 OF TITLE 2 OF THE ROSEVILLE MUNICIPAL CODE REGARDING CABLE FRANCHISES, for second reading and adoption.

CC #: 9553

File #: 0708

CONTACT: M. Sheidenberger 916-774-5325 msheidenberger@roseville.ca.us

Reports / Requests

6.16. Out of State Travel Request - Electric Department

Memo from Assistant Electric Utility Director Todd White and Electric Utility Director Michelle Bertolino requesting Council approve out-of-state travel for two employees to attend two adjacent American Public Power Association conferences, the Public Power Forward Summit and the Cybersecurity Summit, in Austin, Texas on November 12-14, 2018. The cost will be approximately \$5,000.00. Funding is available in the Electric Utility's FY2018-19 budget.

CC #: 9536

File #: 0600-02

CONTACT: Todd White 916-746-1668 twhite@roseville.ca.us

6.17. Out of State Travel Request - Economic Development Housing Division

Memo from Housing Manager Danielle Foster and Economic Development Director with a request for Council to approve out-of-state travel for one Housing Manager to attend a Built for Zero Program orientation and training as a Placer County partner in Detroit, Michigan on October 9-11, 2018. There is no program cost but there is an associated cost of \$1,200.00 to cover the Housing Manager's airfare, per diem, and lodging for the 3-day orientation and training. Funding for training was approved within the FY2018-19 budget for the Community Development Block Grant Program. There will be no impact to the General Fund.

CC #: 9534

File #: 0600-02

CONTACT: Danielle Foster 916-774-5446 dfoster@roseville.ca.us

6.18. Out of State Travel Request - Police Department

Memo from Public Safety Program Coordinator Traci Drake and Police Chief James Maccoun requesting permission for two police detectives to attend a Social Media and Open Source Intelligence training at the Microsoft campus in Redmond Washington, October 8-9, 2018. The course will equip the detectives with a skill set they use on a daily basis. The training will provide them with updates and tools relevant to the fast paced changes in social media. The Microsoft training site and course content will also carry weight and add credibility to the detective's court testimony. There is no tuition cost. The cost to the City for both detectives to attend will be approximately \$976.00, which includes airfare, hotel, car rental and per diem. There are sufficient funds in the Investigations training budget to cover the expense.

CC #: 9535

File #: 0600-02

CONTACT: Traci Drake 916-746-1081 tdrake@roseville.ca.us

Ceremonial Documents

6.19. Proclamation - Roseville Better Gardens Club 90th Anniversary

Proclaim October 16, 2018 as the Roseville Better Gardens Club 90th Anniversary and encourage all citizens and civic organizations to participate in amateur gardening promoting healthy living and community beautification.

CC #: 9538

File #: 0102-06

CONTACT: Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

6.20. Resolution of Commendation and Appreciation to Pastor Francis Anfuso

Pastor Francis Anfuso be commended for his outstanding service and congratulated for his many accomplishments, and wished a long, healthy, and enjoyable retirement.

CC #: 9554

File #: 0102-06

CONTACT: Rosalinda Parra 916-774-5287 rparra@roseville.ca.us

END OF CONSENT CALENDAR

7. ORDINANCES

7.1. Police K9 Program - Sole Source Purchase and Budget Adjustment

Memo from Administrative Analyst Shelly Bracco and Police Chief James Maccoun recommending Council adopt ORDINANCE NO. 6014 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2018-19 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The Police Department has received a generous donation from an anonymous Roseville resident, to be used for the Police K9 program. A budget adjustment is requested for \$25,000.00 due to the new revenue. In addition, there is a sole source request for K9 Services as the donation is over the approved Council limit. This year, the contract for K9 services, including two new K9's, specialized training, and maintenance training will cost approximately \$47,000.00. Funding will be provided from the police budget.

CC #: 9541

File #: 0201-01 & 0203-12

CONTACT: Troy Bergstrom 916-774-5058 tbergstrom@roseville.ca.us

Police Chief James Maccoun made the presentation to Council.

Police Captain Troy Bergstrom continued the presentation to Council.

No public comment received.

Motion by Tim Herman, seconded by John Allard, to adopt ORDINANCE NO. 6014 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2018-19 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Herman, Rohan

Absent: Gore

8. SPECIAL REQUESTS/REPORTS/PRESENTATION

8.1. Request for Council Discretionary Funds

Memo from Management Assistant Amy Ruiz and City Clerk Sonia Orozco requesting City Council discuss and consider by motion a request from The Salvation Army for Council Discretionary Funds for their Red Kettle Kickoff Annual Luncheon on October 23, 2018. All proceeds stay in our community and fund the continuation and growth of programs in South Placer County. The sponsorship levels are Single Ticket \$50.00, Friend \$500.00, Bronze \$1,500.00, Silver \$2,500.00, and Gold \$5,000.00.

CC #: 9537

File #: 0102

CONTACT: Amy Ruiz 916-774-5362 aruiz@roseville.ca.us

Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

Mayor Susan Rohan made the presentation to Council.

No public comment received.

Motion by Tim Herman, seconded by John Allard, to approve Council Discretionary Funds in the amount of \$1,500.00 to Salvation Army for their Red Kettle Kickoff Annual Luncheon on October 23, 2018. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Herman, Rohan

Absent: Gore

8.2. Tower Theatre Request for Proposals for Facility Operator

Memo from Development Analyst Wayne Wiley and Economic Development Director Laura Matteoli recommending Council authorize staff to issue a Request for Proposals for an operator lease to the Tower Theatre with the property deed restrictions and consistency with the vision of the Downtown Roseville Specific Plan. This action will authorize the issuance of a Request for Proposals to solicit proposals from interested operators to program the Tower Theatre for a period up to five years. The City's maintenance responsibility for the theatre is included in the Building Maintenance Division's annual budget and is anticipated to total approximately \$4,200.00 per year. Under the proposed lease terms, the operator may pay a \$350.00 monthly rate to cover these costs and will pay for 85% of the total gas, electric, and water utility costs, which will lower the City's previous financial obligation by approximately \$34,000.00.

CC #: 9551

File #: 0203-50

CONTACT: Wayne Wiley 916-774-5283 wwiley@roseville.ca.us

Economic Development Director Laura Matteoli made the presentation to Council.

Development Analyst Wayne Wiley continued the presentation to Council.

No public comment received.

Motion by Tim Herman, seconded by John Allard, to approve staff to move forward to issue a Request for Proposals for an operator lease for the Tower Theatre with property deed restrictions and consistency with the vision of the Downtown Roseville Specific Plan, and instructing the City Manager to contact Angelo Tsakopoulos regarding the possibility of clearing the deed restrictions on the property, and instructing staff to invite a member from the Placer Valley Tourism organization to sit on the RFP review panel. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Herman, Rohan

Absent: Gore

8.3. Council Workshop Preferences with and without Measure B Funding

A memo from City Manager Dominick Casey and Chief Financial Officer Jay Panzica requesting Council receive a report summarizing the results of the September 4, 2018 Council Goals Workshop, and to gain consensus of the priorities and direction contained within the report.

CC #: 9531

File #: 0102

CONTACT: Scott Pettingell 916-746-1306 spettingell@roseville.ca.us
Jay Panzica 916-774-5313 dkauffman@roseville.ca.us

Chief Financial Officer Jay Panzica introduced Budget Manager Scott Pettingal and made the presentation to Council.

No public comment received.

Motion by Tim Herman, seconded by John Allard, to approve consensus of the priorities and direction as presented in the report provided and request staff to take an informative look at best practices regarding forming a citizens' oversight committee and to report back on costs of reenergizing EngageRoseville to help inform Council on what formation of a citizens' oversight committee might look like. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Herman, Rohan

Absent: Gore

9. **APPOINTMENTS**

9.1. Appointments to Board of Appeals, Economic Development Advisory Committee, and Grants Advisory Commission - Unscheduled Vacancies

Memo from Deputy City Clerk Kelly Adams and City Clerk Sonia Orozco recommending Council appoint (1) one individual to the Board of Appeals with a term ending December 31, 2020 from the following (7) seven individuals who submitted an application for consideration: Bema Yeo, Don Best, Donald Wright, Ivann Greene, Kathleen Nitta, Kulvindev Sahansra, and Scott Larson; and appoint

(1) one individual to the Economic Development Advisory Committee with a term ending June 30, 2020 from the following (6) six individuals who submitted an application for consideration: Alyssa Maspero, Angela Tsukiji, Ashley Walker, Donald Wright, Nicole Dyer; and Ugo Barnaby Nnaji; and appoint (1) one individual to the Grants Advisory Commission with a term ending June 30, 2020 from the following (5) five individuals who submitted an application for consideration: Alyssa Maspero, Ashley Walker, Erin Kelly, Ivann Greene, and Nicole Dyer. The appointments are necessary to fill unscheduled vacancies.

CC #: 9529

File #: 0103 & 0103-41-02 & 0103-44-02 & 0103-34-02

CONTACT: Kelly Adams 916-774-5264 kadams2@roseville.ca.us

City Clerk Sonia Orozco made the presentation to Council.

Council consensus to carry over appointment of member to the Economic Development Advisory Committee until full membership of the Council can participate in the appointment.

Motion by Tim Herman, seconded by John Allard, to appoint Scott Larson to the Board of Appeals with a term ending December 31, 2020. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Herman, Rohan

Absent: Gore

Motion by Tim Herman, seconded by Scott Alvord, to appoint Erin Kelly Roseville Grants Advisory Commission with a term ending June 30, 2020. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Herman, Rohan

Absent: Gore

10. COUNCIL / STAFF / REPORTS/ COMMENTS

10.1. Abandoned Vehicle Enforcement

Staff report from Police Chief James Maccoun and Troy Bergstrom regarding enforcement of city ordinances governing abandoned vehicles and vehicles parked in excess of 72 hours on city streets. Report will address current workloads, citizen complaint processing, and recommendations for program improvement.

Police Chief James Maccoun and Police Captain Troy Bergstrom made the presentation to Council.

For information only; no action required.

Boards and Commissions Appreciation Dinner - Councilmember Scott Alvord reported on attendance.

Romanian Festival - Councilmember Scott Alvord reported on attendance.

AARP Regional Round Table Presentation - Councilmember Scott Alvord reported on attendance with members of the Roseville Senior Commission.

11. ADJOURNMENT

Motion by Tim Herman, seconded by John Allard, to adjourn the meeting at 8:16 p.m. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Herman, Rohan

Absent: Gore

Susan Rohan, Mayor

Sonia Orozco, City Clerk



MINUTES

October 17, 2018

AND SPECIAL MEETING NOTICE

CITY COUNCIL CLOSED SESSION

6:00 p.m.

CITY COUNCIL MEETING

7:00 p.m.

City Council Chambers
311 Vernon Street
Roseville, California

CLOSED SESSION

6:00 p.m.

Conference with Labor Negotiators

Pursuant to California Government Code Section 54957.6

Agency designated representatives: Stacey Peterson and Gayle Satchwell

Employee Organizations: Roseville Police Officers Association; Roseville Police Association; IBEW, Local 1245; Stationary Engineers, Local 39; Roseville Firefighters, Local 1592; and Management/Confidential Employees, unrepresented employees.

CONTACT: Stacey Peterson 916-774-5374 slpeterson@roseville.ca.us

Closed Session Disclosure: City Attorney Robert Schmitt reported no official action was taken in Closed Session.

1. CALL TO ORDER

Mayor Susan Rohan called the October 17, 2018 City Council meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Gore, Alvord, Herman, Allard, Rohan

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Cub Scouts from Pack 1592, Dens 7 & 8, Cub Scouts Pack 507, Den 1, and Boy Scouts Troop 816.

4. MEETING PROCEDURES

City Clerk Sonia Orozco announced the procedures for addressing Council.

5. PRESENTATIONS

5.1. Americanism Award Presentation to the City of Roseville

Presentation from the California-Hawaii Elks Association honoring the City of Roseville with the Americanism Award and presentation from Roseville Elks Lodge #2248 honoring Mayor Susan Rohan for her leadership in the area of Americanism and Patriotism in the City of Roseville.

CONTACT: Sonia Orozco 916-774-5263 sorozco@roseville.ca.us

John Vertido, Exalted Ruler of Roseville Elks Lodge #2248 and Mrs. Leslie Dale, Americanism Program Lodge Chairwoman made the presentation to Mayor Rohan, who responded.

5.2. Proclamation - Manufacturing Awareness and Appreciation Month

Proclaim October 2018 as Manufacturing Awareness and Appreciation Month and encourage the community to commend and appreciate the benefits of manufacturers.

CONTACT: Laura Matteoli 916-774-5284 LMatteoli@roseville.ca.us

Economic Development Director Laura Matteoli made the presentation to Dean Peckham, Executive Director for Sacramento Valley Manufacturing Initiative, who responded.

Ronald and Michelle Stofan - owners of Garner Products Inc., - spoke to the importance of job training and education in manufacturing.

6. PUBLIC COMMENTS

No public comment received.

7. CONSENT CALENDAR

BEGINNING OF CONSENT CALENDAR

Motion by Tim Herman, seconded by Scott Alvord, to approve the Consent Calendar as recommended. The Motion Passed.

Bids / Purchases / Services

7.1. 401 Oak Street Underground Storage Tank Removal (RFQ 01-3176) and Relocation of ConVault to Fire Station 5 - Service Agreement

Memo from Buyer Babette Owens and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-413 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND CES CONTROLLED ENVIRONMENTAL SERVICES, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1903202). Staff recommends Council approval of a service agreement with CES Controlled Environmental Services, Inc. for the labor and materials to remove an underground service tank at 401 Oak Street and relocate a ConVault to Fire Station 5 for the Public Works Building Maintenance Division. The total amount of the award is \$76,161.00. Funding is included in the Public Works Building Maintenance Division's FY2018-19 budget.

CC #: 9556

File #: 0203-02

CONTACT: Babette Owens 916-774-5704 bowens@roseville.ca.us

7.2. Telecommunication Services Provider - Service Agreement

Memo from Information Technology Program Manager Matt Donaldson and Chief Information Officer Hong Sae recommending Council adopt RESOLUTION NO. 18-431 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND CONSOLIDATED COMMUNICATIONS ENTERPRISE SERVICES, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1904050). Through this agreement for telecommunications, the City will be replacing primary rate interface lines with session initiation protocol trunks and realize a cost savings of over \$4,000.00 per month. The cost of this service agreement will not exceed \$141,240.00 annually and will not exceed \$706,200.00 over five years. Funds for this service agreement will be included in the each department's annual operating budget.

CC #: 9580

File #: 0203-05

CONTACT: Matt Donaldson 916-774-5405 mdonaldson@roseville.ca.us

7.3. Corporation Yard Tenant Safety Improvements (RFQ 10-3183) - Service Agreement and Budget Adjustment

Memo from Buyer Tiffany Valdez and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-416 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND JOE ANDERSON CONSTRUCTION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1908213); and adopt ORDINANCE NO. 6016 OF THE COUNCIL OF THE CITY OF

ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2018-19 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests Council approve a service agreement with Joe Anderson Construction for the materials and labor to complete the Corporation Yard Tenant Improvement project at the Corporation Yard administration building in the amount of \$215,720.00; authorize the Environmental Utilities (EU) Director or designee to approve change order requests for this project up to 10% as a construction contingency for a grand total of \$237,292.00; and approve an ordinance transferring funding from available resources in the EU's Department's Water Operations Fund to the Water Front Counter Remodel Capital Improvement Project.

CC #: 9559

File #: 0800-01

CONTACT: Tiffany Valdez 916-774-5708 tvaldez@roseville.ca.us

7.4. Distribution Transformers (RFQ 10-3177) – Purchase Order

Memo from Buyer Babette Owens and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-426 APPROVING A PURCHASE ORDER FOR DISTRIBUTION TRANSFORMERS; and adopt RESOLUTION NO. 18-427 APPROVING A PURCHASE ORDER FOR DISTRIBUTION TRANSFORMERS; and adopt RESOLUTION NO. 18-428 APPROVING A PURCHASE ORDER FOR DISTRIBUTION TRANSFORMERS. Staff requests approval of purchase orders with Mader Supply, LLC, Pacific Utilities, and General Pacific, Inc. for the purchase of distribution transformers on an as-needed basis. The estimated combined annual cost is \$700,000.00. Funding is included in the Electric Department Contribution in Aid of Construction Capital Improvement Project and 12kV Upgrade & Extension FY2018-19 budgets. Staff requests authorization to renew without further Council approval, contingent upon budget approval each year.

CC #: 9573

File #: 0203-07-02

CONTACT: Babette Owens 916-774-5704 bowens@roseville.ca.us

7.5. Dead-front Padmount Switchgear (RFQ 10-3184) – Purchase Orders

Memo from Buyer Babette Owens and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-418 APPROVING A PURCHASE ORDER FOR DEAD-FRONT PADMOUNT SWITCHGEAR. Staff requests approval of purchase orders to Anixter, Inc. for the purchase of dead-front padmount switchgear on an as-needed basis. The estimated annual cost is \$700,000.00 and funding for this year is included in the Electric Department Contribution in Aid of Construction Capitol Improvement Project and 12kV Upgrade & Extension FY2018-19 budgets. Staff requests authorization to renew without further Council approval, pending approval of the budget each year.

CC #: 9566

File #: 0203-07-01

CONTACT: Babette Owens 916-774-5704 bowens@roseville.ca.us

7.6. Fire Safety and Fire Related Supplies - Blanket Purchase Orders

Memo from Administrative Analyst Katrina Rostam and Fire Chief Rick Bartee recommending Council approval of the award of blanket purchase orders to L.N. Curtis and Sons for fire safety and fire related supplies and equipment utilizing the Public Procurement Authority Bid Number RFP-00000170. The total estimated cost for Fire Department supplies will be \$200,000.00 for the remaining initial term from October 10, 2018 to June 19, 2020 of the contract. Funding is included in the Fire Department Operations, Support Services and Training budgets for FY2018-19 and upcoming budgets. The funds will be encumbered one year at a time pending Council approval of the budget for each year.

CC #: 9572

File #: 0203-12

CONTACT: Katrina Rostam 916-774-5848 krostam@roseville.ca.us

7.7. Fire Department Equipment - Blanket Purchase Order

Memo from Administrative Analyst Katrina Rostam and Fire Chief Rick Bartee recommending Council approve the award of blanket purchase orders to Municipal Emergency Services, Inc./Lawmen. The Fire Department has an annual requirement for various firefighting, rescue and hazmat supplies as well as safety gear for all incident responses. These supplies are used for various areas of incident response to protect the life and safety of operational personnel, as well as the public. Open orders will be established for the vendor for each primary category for fire safety and fire-related supplies/equipment utilizing Public Procurement Authority Contract Number 000000168. The estimated total for blanket purchase orders will be \$200,000.00 during the remaining initial term (October 17, 2018 thru May 28, 2020) of the contract.

CC #: 9560

File #: 0203-12

CONTACT: Katrina Rostam 916-774-5843 krostam@roseville.ca.us

Resolutions

7.8. After School Education and Safety Program

Memo from Recreation Superintendent Rob Nakamura and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-414 APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ROSEVILLE AND ROSEVILLE CITY SCHOOL DISTRICT AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The After School Education and Safety program (ASES) provides for after school homework assistance and enrichment opportunities for up to 120 students at Cirby and 100 students at Woodbridge Elementary schools at no cost to participating families. The City is reimbursed a maximum of \$235,700.00 to offset direct expenses to operate the after school

program. This Memorandum of Understanding outlines partnership and financial reimbursement terms to operate the ASES program. There is no General Fund impact as the program is funded within the Youth Development Fund.

CC #: 9557

File #: 0704 & 0705

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

7.9. Updates to Energy Risk Management Policies

Memo from Electric Risk and Compliance Supervisor Petra Wallace and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 18-421 ADOPTING THE UPDATED ELECTRIC UTILITY RISK MANAGEMENT POLICY; and adopt RESOLUTION NO. 18-422 REAFFIRMING THE ENERGY CREDIT RISK POLICY; and adopt RESOLUTION NO. 18-423 ADOPTING THE UPDATED ENERGY TRADING AUTHORITY POLICY; and adopt RESOLUTION NO. 18-424 REAFFIRMING THE ENERGY HEDGE POLICY. The Electric Utility Risk Management Policy and Energy Trading Authority Policy are recommended to be updated as a result of organizational and regulatory changes. The Energy Credit Risk Policy and the Energy Hedge Policy require reaffirmation every two years by Roseville's internal risk policy. There is no fiscal impact associated with these policy changes.

CC #: 9570

File #: 0800-03

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

7.10. Amendment to Master Schedule of User and Regulatory Fees – Electric Fees

Memo from Senior Electric Business Analyst Joanna Cucchi and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 18-415 ADOPTING A SMALL CELL PLAN CHECK FEE AND INCORPORATING THE FEE INTO THE SCHEDULE OF USER AND REGULATORY FEES. This item requests approval of establishing a Small Cell Plan Check fee in the amount of \$767.89 and incorporating this fee into the City's current Schedule of User and Regulatory Fees. The proposed Small Cell Plan Check fee establishment is estimated to generate approximately \$80,000.00 annually in offsetting revenue to the Electric utility. Adopting this fee will provide additional revenue, but it is not intended to fund new services, rather the revenue is intended to offset the cost of providing services that are recoverable from fees.

CC #: 9558

File #: 0800-03

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

7.11. Washington Boulevard at Blue Oaks - Freeway Maintenance Agreement Amendment

Memo from Senior Engineer Guy Howes and Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-432 APPROVING A

FREEWAY MAINTENANCE AGREEMENT AMENDMENT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff recommends Council approve the Freeway Maintenance Agreement amendment to allow for a proposed second right turn lane from Northbound Washington Boulevard to Highway 65 southbound on ramp at Blue Oaks Boulevard within State right of way which will slightly increase the City's roadway maintenance responsibilities. The actions requested as part of this item have no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 9581

File #: 0900-04-02

CONTACT: Guy Howes 916-774-5339 ghowes@roseville.ca.us

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

7.12.Fiscal Year 2017-18 Year End Budget Adjustments

Memo from Budget Manager Scott Pettingell and Finance Director Dennis Kauffman recommending Council adopt ORDINANCE NO. 6019 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FY2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Subsequent to the end of the fiscal year, the Finance Department evaluates the budget to ensure compliance with the annual budget ordinance. This evaluation identified fifteen necessary budget adjustments. The impact of the recommended adjustments on General Fund available resources is an increase of \$703,000.00.

CC #: 9564

File #: 0201 & 0201-01

CONTACT: Scott Pettingell 916-746-1306 spettingell@roseville.ca.us

7.13.Fiscal Year 2018-19 Administrative Budget Adjustments

Memo from Budget Manager Scott Pettingell and Finance Director Dennis Kauffman recommending Council adopt ORDINANCE NO. 6017 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2018-19 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The requested budget adjustment will correct a minor error in the budget for the Flood Alert System Capital Improvement Project by moving \$337.00 of expenses to the Public Works operations budget; remove FY2018-19 budgeted revenue and expenses for three funds (Buckle-Up Baby, Merchant Parking Program, and Golf Improvement) which were closed as of June 30, 2018. Approval of this item will result in a net positive impact of \$115.00 to the General Fund. There is a net zero impact to the Golf Operations Funds.

CC #: 9561

File #: 0201 & 0201-01

CONTACT: Scott Pettingell 916-746-1306 spettingell@roseville.ca.us

7.14.Fiscal Year 2018-19 Community Development Block Grant Budget Adjustment

Memo from Administrative Analyst Melissa Hagan and Economic Development Director Laura Matteoli recommending Council adopt ORDINANCE NO. 6018 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2018-19 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. This budget adjustment is being brought to Council for the realignment of the approved FY2018-19 Community Development Block Grant (CDBG) budget. The net change in expenditures is an increase of \$236,354.00 and the net change in revenues is \$236,354.00. CDBG funding is provided as a federal grant to the City. These grants are used to offset costs to the General Fund. This budget adjustment has no negative impact on the City's General Fund.

CC #: 9562

File #: 0113-02 & 0201-01

CONTACT: Melissa Hagan 916-774-5476 mhagan@roseville.ca.us

7.15.Dry Creek Wastewater Treatment Plant Nitrate Reduction Improvements Project - Professional Design Services Agreement Amendment and Budget Adjustment

Memo from Senior Engineer Todd Jordan and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 18-419 APPROVING A FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND BROWN AND CALDWELL, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6020 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2018-19 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests approval of the budget adjustment that will transfer \$467,853.00 from the Wastewater Rehabilitation Fund to the Dry Creek Wastewater Treatment Plant Nitrate Reduction Improvements Project. This amount will fund design and construction period services for the project, which is currently under construction. Staff also requests an amendment to the professional design services agreement with Brown and Caldwell for the Dry Creek Wastewater Treatment Plant Nitrate Reduction Improvements Project. The total cost of the amendment will not exceed \$467,853.00. The remainder of the project funds will be used to complete design and construction period services for the project.

CC #: 9567

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

CONTACT: Todd Jordan 916-746-1829 tjordan@roseville.ca.us

Reports / Requests

7.16.Out of State Travel Request - Police Department

Memo from Public Safety Program Coordinator Traci Drake and Police Chief James Maccoun requesting permission for a police lieutenant to attend a DJI Airworks Conference in Dallas, Texas October 30th - November 1st 2018. The conference will provide crucial information and application of DJI drone and aerial imaging products used by the Police Department. No City funds will be used. All costs, including tuition, per diem, hotel, airfare and ground transportation will be funded by a UASI grant thru Homeland Security.

CC #: 9565

File #: 0600-02

CONTACT: Traci Drake 916-746-1081 tdrake@roseville.ca.us

Ceremonial Documents

7.17.Proclamation - Extra Mile Day

Proclaim November 1, 2018 to be Extra Mile Day and urge individuals in the community to take time on this day to "go the extra mile" and to acknowledge those individuals who are inspirational in their commitment to making their organizations, families, communities, and the world a better place.

CC #: 9582

File #: 0102-06

CONTACT: Rosalinda Parra 916-774-5287 rparra@roseville.ca.us

7.18.Proclamation - California Arbor Week

Proclaim November 3 - 10, 2018 as a week to celebrate California Arbor Week in the City of Roseville, and encourage all residents and businesses to join together, plant trees, and maintain their existing trees.

CC #: 9578

File #: 0102-06

CONTACT: Ellen Worland 916-774-5131 eworland@roseville.ca.us

7.19.Proclamation - Small Business Saturday

Proclaim November 24, 2018 as Small Business Saturday and urge residents to support small businesses and merchants on Small Business Saturday and throughout the year.

CC #: 9577

File #: 0102-06

CONTACT: Laura Matteoli 916-774-5284 lmatteoli@roseville.ca.us

END OF CONSENT CALENDAR

8. SPECIAL REQUESTS/REPORTS/PRESENTATION

8.1. Groundwater Sustainability Plan Development Update

Memo from Acting Water Utility Manager Sean Bigley and Environmental Utilities Director Richard Plecker with an update regarding Sustainable Groundwater Management Act activities including development of the required Groundwater Sustainability Plan as required by California Water Code Section 10727.8.

CC #: 9568

File #: 0102-11

CONTACT: Sean Bigley 916-774-5513 sbigley@roseville.ca.us

Acting Water Utility Manager Sean Bigley introduced Brett Storey.

Brett Storey - Principal Management Analyst, Environmental Utilities, Placer County - presented on the state of Sacramento Valley groundwater and on the work of the West Placer Groundwater Sustainability Agency.

No action taken. Item for information only.

9. APPOINTMENTS

9.1. Appointment to Economic Development Advisory Committee - Unscheduled Vacancy

Memo from Deputy City Clerk Kelly Aye and City Clerk Sonia Orozco recommending Council appoint (1) one individual to the Economic Development Advisory Committee with a term ending June 30, 2020 from the following (6) six individuals who submitted an application for consideration: Nicole Dyer, Ugo Barnaby Nnaji, Alyssa Maspero, Angela Tsukiji, Ashley Walker, and Donald Wright. There is no fiscal impact.

CC #: 9583

File #: 0103-044-02

CONTACT: Kelly Aye 916-774-5264 kaye@roseville.ca.us

City Clerk Sonia Orozco made the presentation to Council.

Motion by Bonnie Gore, seconded by Susan Rohan, to appoint Angela Tsukiji to the Economic Development Advisory Committee with a term ending June 30, 2020. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

10. COUNCIL / STAFF / REPORTS/ COMMENTS

Formation of Measure B Oversight Committee - City Manager Dominick Casey informed Council on research of best practices on creation of committee if Measure B passes.

Tour of the Materials Recovery Facility (MRF) - Councilmember Scott Alvord reported.

11. ADJOURNMENT

Motion by Tim Herman, seconded by John Allard, to adjourn the meeting at 7:50 p.m. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

Susan Rohan, Mayor

Sonia Orozco, City Clerk



COUNCIL COMMUNICATION

CC #: 9595
File #: 0203-07

Title: Electric Service Center Flooring Replacement - Service Agreement
Contact: Lori Hogan 916-774-5707 lhogan@roseville.ca.us

Meeting Date: 11/7/2018
Item #: 7.2.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution authorizing the City Manager to execute a service agreement with Shaw Industries, Inc. dba Shaw Integrated Solutions utilizing National Joint Powers Association/Sourcewell approved contract, #121715 for the purchase and installation of carpet at the Roseville Electric Service Center for the amount of \$109,929.59.

BACKGROUND

The carpet throughout the Roseville Electric Service Center is in need of replacement and is at the end of its lifecycle. This agreement is a "piggyback" on to a National Joint Powers Association/Sourcewell approved contract, #121715.

FISCAL IMPACT

The total value of the Shaw Industries Inc. agreement is \$109,929.59. Funding is included in the FY2018-19 Electric Rehabilitation Fund for the Electric Department which is funded with Enterprise Funds. No General Funds are allocated for this project.

ECONOMIC DEVELOPMENT / JOBS CREATED

Based on the Federal guideline of one job created for every 92,000 in government spending, this will generate .87 jobs.

ENVIRONMENTAL REVIEW

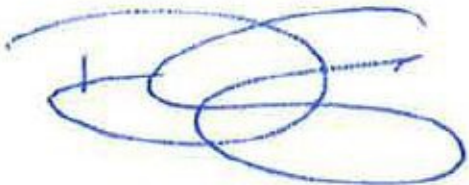
The proposed project involves the repair of existing facilities. This activity is categorically exempt from the California Environmental Quality Act (CEQA) as a Class 1 Exemption (State CEQA

Guidelines Section 15301). The exemption has been prepared and no further CEQA action is required.

Respectfully Submitted,

Lori Hogan, Administrative Assistant

Rhon Herndon, Public Works Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, positioned above a horizontal line.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-440

Shaw Industries SA

RESOLUTION NO. 18-440

APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND
SHAW INDUSTRIES, INC. DBA SHAW INTEGRATED SOLUTIONS, AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF
ROSEVILLE

WHEREAS, a service agreement (S1908203) for flooring replacement at the Roseville Electric Service Center, between the City of Roseville and Shaw Industries, Inc. dba Shaw Integrated Solutions, has been reviewed by the Council;

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

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

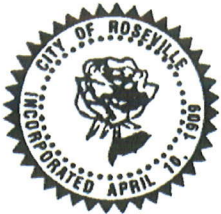
NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
(916) 774-5720 • TDD (916) 774-5220 • FAX (916) 774-5736

SERVICE AGREEMENT

SERVICE AGREEMENT

No: **S1908203**

SERVICE LOCATION: ROSEVILLE ELECTRIC
2090 HILLTOP CIRCLE
ROSEVILLE, CA 95747

REQ. NO.: R1901694 DATE: 7/31/18

SUBMIT ALL INVOICES TO:
CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor No.: V39352
Telephone No.: 770-276-7502 Fax: 706-428-3293
Email address: samantha.crosson@patcraft.com
Contractor: SHAW INDUSTRIES, INC.
SHAW INTEGRATED SOLUTIONS
ATTN: SAMANTHA CROSSON
616 E. WALNUT AVENUE
DALTON, GA 30722

Department: ELECTRIC

Acct. Code: 91026-5100

Buyer: TIFFANY VALDEZ
Phone: 916-774-5708

Start Date	Terms	Completion Date	Insurance Limits	Contact
EXECUTED AGREEMENT	NET 30	6/30/19	Approved by Risk Mgt.	LORI HOGAN

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:
VENDOR SHALL REPLACE THE FLOORING AT ROSEVILLE ELECTRIC IN ACCORDANCE WITH THE ATTACHED SHAW INTEGRATED SOLUTIONS PROPOSAL #94400 DATED 7/23/18 LEVERAGING NJPA/SOURCEWELL CONTRACT #121715.

PLEASE CONTACT LORI HOGAN AT 916-774-5707 FOR QUESTIONS REGARDING THIS AGREEMENT.

Total Cost of Service: \$ **109,929.59**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Roseville Business License No.: _____ Contractor License No.: 1007317 DIR Registration No.: 1000007436

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR: _____

SIGNATURE

Kenneth G. Jackson

PRINT NAME

Vice President

TITLE

CONTRACTOR: _____

SIGNATURE

Frederick L. Hooper III

PRINT NAME

Assistant Secretary

TITLE

By: _____
Dominick Casey, City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION



COUNCIL COMMUNICATION

CC #: 9605
File #: 0203-01

Title: Vehicle & Equipment Purchases
Contact: Brian Craighead 916-774-5731 bcraighead@roseville.ca.us

Meeting Date: 11/7/2018
Item #: 7.3.

RECOMMENDATION TO COUNCIL

Sourcewell

Staff recommends Council approve a purchase order to Holt of California for one Caterpillar (CAT) 430F2 backhoe loader utilizing Sourcewell contract #032515-CAT to replace 07-656 approved in the FY2018-19 Auto Replacement Budget. The total cost including options and sales tax is \$144,407.60.

RFQ 10-3188

Staff recommends Council approve a purchase order to Oroville Ford, Inc. for one Ford F350 utility body truck utilizing RFQ 10-3188 to replace 03-381 approved in the FY2018-19 Auto Replacement Budget. The total cost including options and sales tax is \$51,769.80.

BACKGROUND

Sourcewell

The Environmental Utilities Water Distribution Division is purchasing one CAT 430F2 backhoe loader as a replacement for 07-656. This backhoe is used to excavate trenches, install new water services, perform meter upgrades, repair broken water mains and repair or replace water main control valves to City of Roseville's water infrastructure. This backhoe is instrumental to the maintenance and repairs of water transmission and distribution mains.

RFQ 10-3188

The Public Works Street Maintenance Division is purchasing one Ford F350 utility body truck as a replacement for 03-381. This truck is used by the traffic sign crew to transport tools, signs and employees to work sites. The utility body holds equipment for traffic sign maintenance, repairs and replacements at various locations throughout the City.

A formal bid was issued with the following vendor responses:

<u>Vendor</u>	<u>Unit Price (with options)</u>
Towne Ford Sales	\$62,355.00
Redwood City, CA	

**Oroville Ford
Oroville, CA**

\$51,769.80

Vehicle replacements are based on the Fleet Scoring System which considers factors such as age, mileage, reliability, prior maintenance and repair costs, and current condition. Below are the vehicle replacement scores. A score of 23 or more indicates the vehicle is eligible for replacement.

Vehicle ID	Replacement Score	Vehicle Condition
07-656	24	Meets City replacement criteria
03-381	34	Meets City replacement criteria

FISCAL IMPACT

Sourcewell

The total cost of one CAT 430F2 backhoe loader including options and sales tax is \$144,407.60. Funding is included in the FY2018-19 Auto Replacement Budget.

RFQ 10-3188

The total cost of one Ford F350 utility body truck including options and sales tax is \$51,769.80. Funding is included in the FY2018-19 Auto Replacement Budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Brian Craighead, Fleet Manager

Rhon Herndon, Public Works Director

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

Dominick Casey, City Manager

ATTACHMENTS:

Description



COUNCIL COMMUNICATION

CC #: 9622
File #: 0203-07

Title: Power Plant Maintenance, Repair and Testing - Service Agreement Amendment
Contact: Nathan Ribordy 916-746-1673 nribordy@roseville.ca.us

Meeting Date: 11/7/2018
Item #: 7.4.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution authorizing the City Manager to execute Amendment No. 1 to Service Agreement S1705266 with Performance Mechanical, Inc. (PMI) to provide continued maintenance, repairs, and testing of all power plant equipment and systems for the Roseville Energy Park and Roseville Power Plant 2.

BACKGROUND

The City's Electric Department owns and operates two generation facilities: the Roseville Energy Park ("REP") and Roseville Power Plant No. 2 ("RPP2"). The power generated by the REP and RPP2 supports more than half of the City of Roseville's peak electric load during the summer months. In December of 2016 the service agreement S1705266 was executed with PMI to support maintenance, repair, and testing activities at both facilities for a five year period.

In 2018, two large and unanticipated repair activities were required at the power plants. Over \$900,000.00 was spent on refurbishing a generator at RPP2 and repairing the catalysts at the REP. Additionally staff anticipates additional maintenance will be required on the exhaust stacks at RPP2 in the spring of 2019. Due to these extensive rehabilitation and maintenance efforts at the REP and RPP2, the original contract funds will be insufficient to provide continued support for the remainder of the five year contract. Additional funding will ensure the City's generation assets will have the continued support required to maintain the highest level of reliability.

FISCAL IMPACT

Total cost of the amendment is for \$1,500,000.00, bringing the total service agreement from \$2,500,000.00 to \$4,000,000.00. Funding is included in the Electric Operations Fund and Capital Improvement Projects budget for FY2018-19.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

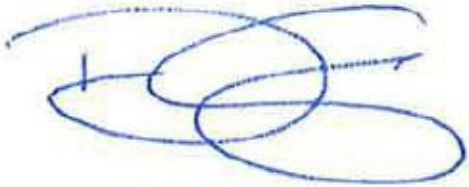
ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical changes in the environment (CEQA Guidelines §15061(B)(3)). Providing support, repair and maintenance at the Roseville power plants does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Nathan Ribordy, Power Plant Engineer

Michelle Bertolino, Electric Utility Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-458

Service Agreement Amendment w Bond

RESOLUTION NO. 18-458

APPROVING AMENDMENT NO. 1 TO SERVICE AGREEMENT
BETWEEN CITY OF ROSEVILLE AND PERFORMANCE MECHANICAL, INC., AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE
CITY OF ROSEVILLE

WHEREAS, Amendment No. 1 to Service Agreement (S1705266), for maintenance, repairs, and testing of all power plant equipment and systems at the Roseville Energy Park and Roseville Power Plant 2, between the City of Roseville and Performance Mechanical, Inc., has been prepared and reviewed by the Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
(916) 774-5720 • TDD (916) 774-5220 • FAX (916) 774-5736

**SERVICE AGREEMENT
AMENDMENT**

SERVICE AGREEMENT No: S1705266
AMENDMENT No: 1

SERVICE LOCATION: As Directed

Contractor No.: V35947

Contractor License No.:
Business License No.:

SUBMIT ALL INVOICES TO:
CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Telephone No.: (925) 432-4080

Fax:

Department: Electric

Email address: rcarpenterjr@perfmech.com
Contractor: PERFORMANCE MECHANICAL, INC.
ATTN: RICK CARPENTER
PO BOX 1516
701 WILLOW PASS RD., SUITE 2
PITTSBURGH, CA 94565

Acct. Code: 08616-5340/686549-20
08616-5340/686550-20

Buyer: BABETTE OWENS
Phone: (916) 774-5704

Service Agreement Number S1705266 ("Agreement"), which was executed on, December 7, 2016, is hereby modified as follows:

1. The Total Cost of Service payable under this Agreement is modified from \$2,500,000.00 to \$4,000,000.00. The purpose of this amendment is for unforeseen repairs at the Roseville Energy Park and Roseville Power Plant 2 during the spring of 2018.
2. Vendor shall provide a Labor and Materials bond, and a Faithful Performance bond in the amount of \$1.5M for any work completed from 11/1/18 through the end of the contract.

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

CONTRACTOR:

By: *[Signature]*

Title: President/CEO

By: _____

Title: _____

CITY OF ROSEVILLE,
A MUNICIPAL CORPORATION:

By: _____
Dominick Casey
City Manager

Distribution: 1- Purchasing, 1 - Contractor, 1 - Originating Dept



COUNCIL COMMUNICATION

CC #: 9609

File #: 0206-10-01

Title: Downtown Roseville Property and Business Improvement District: Set Public Hearing/Issue Ballots

Contact: Wayne Wiley 916-774-5283 wwiley@roseville.ca.us

Meeting Date: 11/7/2018

Item #: 7.5.

RECOMMENDATION TO COUNCIL

1. Adopt a Resolution of Intention setting a public hearing for January 9, 2019 and directing the City Clerk to mail or cause to be mailed a notice and ballot to all property owners identified as a part of the Downtown Roseville Property and Business Improvement District (DRPBID); and
2. By motion, authorize the City Manager to sign the City of Roseville's ballot in support of the DRPBID.

BACKGROUND

On July 16, 2014, the City Council approved the formation of the Downtown Roseville Property and Business Improvement District (DRPBID). The DRPBID was formed for a term of five years (commencing January 1, 2015 and terminating December 31, 2019), with an overarching goal of providing improvements and activities that would provide a special benefit to assessed parcels. Currently, the Downtown Roseville Partnership (DRP), which oversees and manages the district, has decided to pursue renewal of the DRPBID.

At this time, staff requests that the City Council adopt a resolution declaring the City's intention to renew the Downtown Roseville Property and Business Improvement District (DRPBID) and provide direction to the City Manager to vote in support of the DRPBID. Pursuant to state law, the Property and Business Improvement District Law of 1994, the formation of the DRPBID requires the preparation of a Management District Plan, the submission of property owner petitions demonstrating support of the district and a Proposition 218 ballot process. The proposed Management District Plan (Plan) is provided as Attachment 1 and includes the assessment rates, boundaries, and proposed services (i.e. beautification, added maintenance/landscaping, LLD service management, security and marketing). It should be noted that with the renewal of the Plan, minor changes are proposed compared to the original terms, as outlined below.

DRPBID Boundary - One parcel is proposed for removal from the DRPBID, located at 160 Folsom Road ("Joy Land" parking lot). This parcel was removed after deliberation by the steering

committee regarding its location at the perimeter of the DRPBID boundary and taking into consideration that the developed portion of the site is located outside the district. In addition, consistent with the current policy of exempting public parking garages, the parcels located at 200 Oak Street and 103 1/2 Lincoln Street will no longer be assessed because they are now developed with the newly constructed parking garage.

DRPBID Term – The renewed DRPBID will have a ten year life (compared to the initial five year term) beginning January 1, 2020, and ending December 31, 2029. The proposed term is consistent with the maximum allowed by state law.

DRPBID Service Categories - The service categories allowable by the budget have changed. Originally the total budget for the year was divided into the following five categories and percentages:

- Maintenance, Landscaping & Beautification (38%)
- Security (22%)
- Marketing (20%)
- Advocacy & Administration (15%) and
- Contingency & Renewal (5%)

The new service categories and percentages are as follows:

- Clean & Safe (26%) – a category that covers the previous "Maintenance, Landscaping & Beautification" as well as "Security" with a clearer picture for what the DRP wants to achieve
- Marketing & Events (30%)
- Administration (21%)
- Improvements (18%) to allow for small capital improvements and signage
- Contingency/Reserve (5%)

In order for Council to consider the DRPBID renewal, the law requires the collection of petitions in support of the district signed by property owners who will pay more than fifty percent (50%) of the overall assessment total. The required petitions were collected as of September 11, 2018. However, there are several additional steps in the renewal process and provided below is a summary of the district formation process.

District Formation Process

Resolution of Intention Hearing (November 7, 2018)

Upon the submission of a written petition, signed by the property owners in the renewed district who will pay more than fifty percent (50%) of the assessments proposed to be levied, the City Council may initiate proceedings to renew a district by the adoption of a resolution expressing its intention to renew a district.

Petition Status: As of September 11, 2018, petitions in favor of DRPBID renewal were submitted by more than 50% of the total DRPBID assessment. This majority petition allows the Council to initiate proceedings for DRPBID renewal at the November 7, 2018 meeting.

Notice & Proposition 218 Ballot (November 9, 2018)

The Property and Business Improvement District Law of 1994 and Proposition 218 require the City mail or cause to be mailed written notice and assessment ballots to the owners of all property proposed to be assessed within the DRPBID. Mailing the notice and assessment ballot begins a mandatory forty-five (45) day period in which owners may cast ballots.

Final Public Hearing (January 9, 2019)

Council will open a public hearing and receive public testimony. At the end of testimony, Council will close the public hearing and direct tabulation of assessment ballots submitted and not withdrawn to determine whether there is a majority protest against the assessment. A majority protest exists if the ballots in opposition to the proposed assessment exceed the ballots in support of the proposed assessment, weighted by the amount each owner will pay. If there is no majority protest, Council may adopt a resolution declaring the results of the majority protest proceedings and renewing the DRPBID.

The final hearing provides the forum for the public to speak in favor or against the proposed DRPBID. At the conclusion of the public comments, the ballots will be tabulated and Council will act on the outcome of the vote by the property owners. After which, Council will consider a resolution forming the district. If established, the Plan will be managed by the DRP with oversight from the City Council.

FISCAL IMPACT

There are twenty-six (26) assessed parcels within the renewed DRPBID that are owned by the City. The total annual assessment on these parcels is \$67,025.72. As noted in the Plan, the assessment may be subject to an annual increase of up to three percent (3%).

ECONOMIC DEVELOPMENT / JOBS CREATED

The establishment of a DRPBID has been used successfully in other cities throughout the country to provide special benefits to property owners related to increased sales, attraction of new tenants, increased occupancies, and increased property values. If renewed, the DRPBID would generate approximately \$222,913 on an annual basis for improvements, marketing and events, clean and safe measures, and related administration that are above and beyond those provided by the City and other government agencies.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Wayne Wiley, Economic Development Analyst

Laura Matteoli, Economic Development Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-450

Attachment 1 - Management District Plan

RESOLUTION NO. 18-450

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE DECLARING ITS INTENTION TO RENEW THE DOWNTOWN ROSEVILLE PROPERTY AND BUSINESS IMPROVEMENT DISTRICT

WHEREAS, the Property and Business Improvement District Law of 1994, Streets and Highways Code section 36600 et seq., authorizes cities to establish property and business improvement districts to provide improvements and activities which specially benefit assessed properties; and

WHEREAS, the Downtown Roseville Property and Business Improvement District ("DRPBID") was established for a five (5) year term beginning January 1, 2015 through December 31, 2019; and

WHEREAS, incorporated herein by this reference is the DRPBID Management District Plan (hereafter "Plan"), which provides for improvements and activities which will specially benefit assessed properties; and

WHEREAS, owners of properties within the renewed DRPBID have submitted petitions asking that the City Council renew the DRPBID. Included with each petition was a Plan summary including a map showing the boundaries of the DRPBID. The petitions, the boundary map, and the Plan are on file with the City Clerk; and

WHEREAS, the Plan provides for the following improvements and services within the DRPBID, all of which are intended to provide and constitute special benefits to assessed properties: marketing and events, clean and safe, and improvements. The Plan proposes to fund these improvements and services through the levy of a benefit assessment on real property within the DRPBID.

BASED ON THE FOREGOING RECITALS, THE CITY COUNCIL OF THE CITY OF ROSEVILLE RESOLVES AS FOLLOWS:

Section 1. The recitals set forth herein are true and correct.

Section 2. The City Council finds that property owners who will pay more than fifty percent (50%) of the assessment proposed in the Plan have signed petitions. The City Council accepts the petitions and intends to renew the DRPBID and to levy an assessment on real property within the DRPBID boundaries in accordance with the Property and Business Improvement District Law of 1994. In the first year of the ten (10) year term, the total proposed assessment is approximately \$222,913.33.

Section 3. The assessment will be imposed on real property at the following rates:

Initial Parcel Assessment Rates		
Parcel Type	Parcel Size (sq. ft.)	Parcel Frontage Along Vernon Street (ln. ft.)
Commercial	\$0.133900	\$8.75500
Private Tax-Exempt	\$0.020085	\$1.31325

Section 4. The City Council finds that the Plan satisfies all requirements of Streets and Highways Code section 36622.

Section 5. The exterior boundaries of the DRPBID are shown on the map attached hereto as Exhibit A.

Section 6. Bonds shall not be issued for the DRPBID.

Section 7. The time and place for the public hearing on the renewal of the DRPBID and the levy of the proposed assessment are set for 7:00 PM on January 9, 2019, at the City Council Chambers located at 311 Vernon Street, Roseville, CA 95678. The City Council may continue the public hearing from time to time.

Section 8. The City Clerk is directed to give notice of the time and place of the public hearing in accordance with Streets and Highways Code section 36623. The City Clerk is to do this by mailing (or causing to be mailed) written notices and assessment ballots in the time, form, and manner provided by Government Code section 53753 to all persons who own real property within the renewed DRPBID and will be subject to the proposed assessment, no later than November 9, 2018. The City Clerk is further directed to file an affidavit with the City Council when all notices and ballots have been mailed, setting forth the time and manner of his or her compliance with the requirements of law for mailing the notices and ballots.

Section 9. At the public hearing, the City Council will consider all objections or protests to the proposed assessment, and any interested person will be permitted to present written or oral testimony. At the conclusion of the public hearing, all ballots submitted and not withdrawn will be tabulated in accordance with Government Code section 53753.

I HEREBY CERTIFY that the foregoing Resolution of Intention was introduced and adopted at a regular meeting of the City Council on the _____ day of _____ 2018 by the following vote on roll call:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

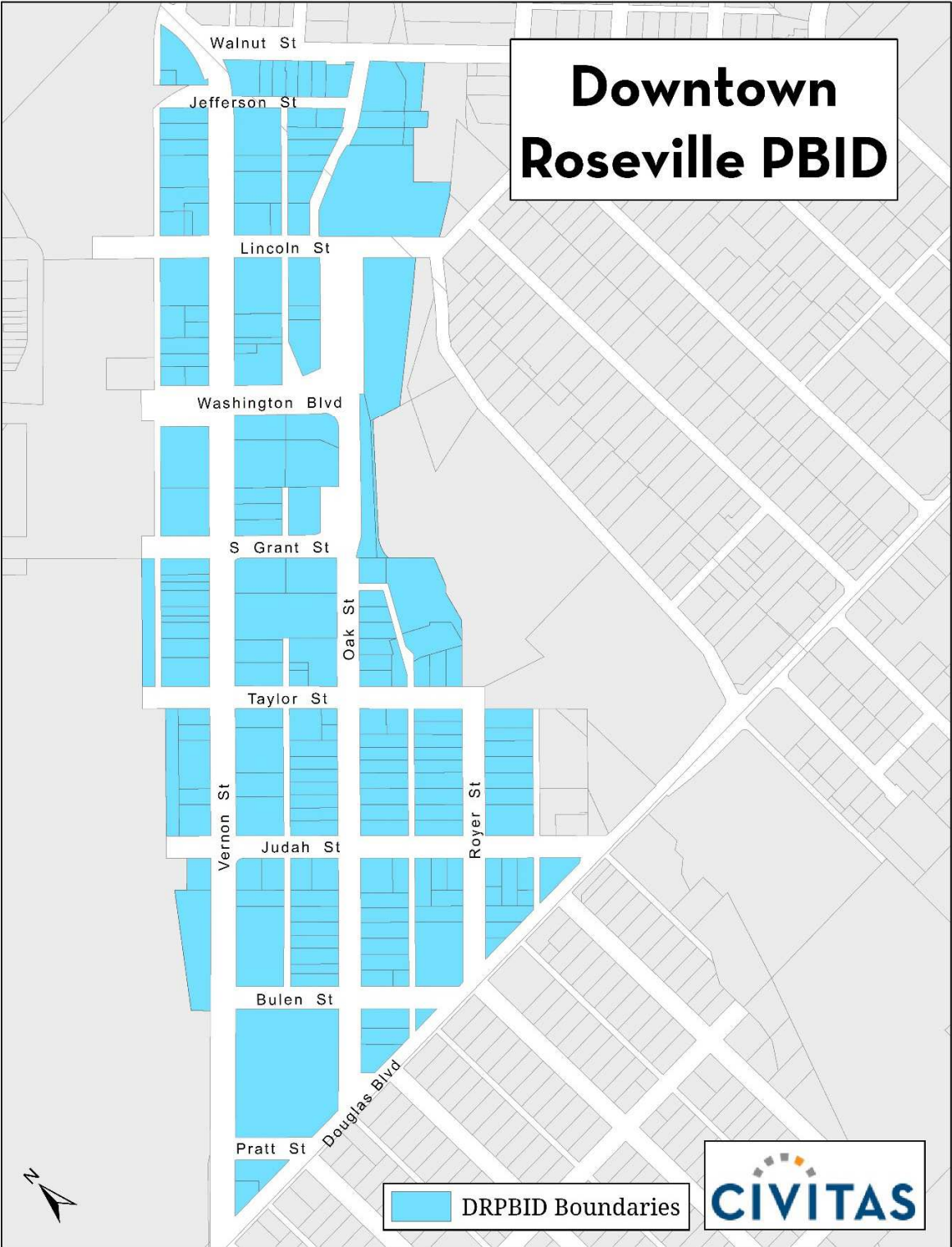
ABSTAIN: COUNCIL MEMBERS:

Mayor

ATTEST:

City Clerk

EXHIBIT A – MAP



2020-2029



**DOWNTOWN ROSEVILLE PROPERTY AND
BUSINESS IMPROVEMENT DISTRICT
MANAGEMENT DISTRICT PLAN & ENGINEER'S REPORT**

*Prepared pursuant to the Property and Business Improvement District Law of
1994, Streets and Highways Code section 36600 et seq.*

August 16, 2018

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Prepared by Civitas



I. OVERVIEW

Developed by a growing coalition of property owners, the renewed Downtown Roseville Property and Business Improvement District (DRPBID) is a benefit assessment district whose main goal is to continue to provide improvements and activities which constitute and convey a special benefit to assessed parcels. This approach has been used successfully in other cities throughout the country to provide special benefits to property owners, namely increased sales, attraction of new tenants, increased occupancies, and specifically increased property values. As required by state law, property owners have created this Management District Plan (Plan) to renew the DRPBID.

Location: The renewed DRPBID generally includes parcels in the downtown area of the City of Roseville, as shown on the map in Section IV.

Purpose: The purpose of the DRPBID is to provide activities and improvements which constitute and convey a special benefit to assessed parcels. The DRPBID will provide marketing and events, clean and safe, improvements, and related administration programs directly and only to assessed parcels within its boundaries.

Budget: The DRPBID annual assessment budget for the initial year of its ten (10) year operation is anticipated to be \$222,913.33. The annual budget may be subject to an increase in assessment rates of no more than three percent (3%) per year. The assessment funds will be supplemented by non-assessment funds (such as grants and event income), so that the total budget for the initial year is estimated at \$241,847.55.

Cost: The assessment rate (cost to the parcel owner) is based on parcel size, parcel frontage along Vernon Street, and parcel type. The initial annual rate to each parcel is shown in the table below. Assessment rates may be subject to an increase of no more than three percent (3%) per year. Parcels zoned and used exclusively for single-family residential purposes and parcels occupied by free publicly owned parking garages will not be assessed.

Initial Parcel Assessment Rates		
Parcel Type	Parcel Size (sq. ft.)	Parcel Frontage Along Vernon Street (ln. ft.)
Commercial	\$0.133900	\$8.75500
Private Tax-Exempt	\$0.020085	\$1.31325

Renewal: DRPBID renewal requires submittal of petitions from property owners representing more than fifty percent (50%) of the total assessment. The “Right to Vote on Taxes Act” (also known as Proposition 218) requires a ballot vote in which more than fifty percent (50%) of the ballots received, weighted by assessment, be in support of the DRPBID.

Duration: The DRPBID will have a ten (10) year life, beginning January 1, 2020 through December 31, 2029. Near the end of the term, the petition, ballot, and City Council hearing process must be repeated for the DRPBID to again be renewed.

Management: The Downtown Roseville Partnership (the Partnership) will continue to serve as the Owners’ Association for the DRPBID.

II. BACKGROUND

The International Downtown Association estimates that more than 1,500 Property and Business Improvement Districts (PBIDs) currently operate throughout the United States and Canada. PBIDs are a time-tested tool for property owners who wish to come together and obtain collective services which benefit their properties.

PBIDs provide supplemental services in addition to those provided by local government. They may also finance physical and capital improvements. These improvements and activities are concentrated within a distinct geographic area and are funded by a special parcel assessment. Services and improvements are only provided to those who pay the assessment.

Although funds are collected by the local government, they are then directed to a private nonprofit. The nonprofit implements services and provides day-to-day oversight. The nonprofit is managed by a Board of Directors representing those who pay the assessment, to help ensure the services meet the needs of property owners and are responsive to changing conditions within the PBID.

PBIDs all over the globe have been proven to work by providing services that improve the overall viability of commercial districts, resulting in higher property values, lease rates, occupancy rates, and sales volumes.

The DRPBID will be renewed pursuant to a state law that took effect in January of 1995. The “Property and Business Improvement District Law of 1994,” which was signed into law by Governor Pete Wilson, ushered in a new generation of Property and Business Improvement Districts in California. Key provisions of the law include:

- Allows a wide variety of services which are tailored to meet specific needs of assessed properties in each individual PBID;
- Requires property owner input and support throughout the renewal process;
- Requires written support on both a petition and ballot from property owners paying fifty percent (50%) of proposed assessments;
- Allows for a designated, private nonprofit corporation to manage funds and implement programs, with oversight from property owners and the City;
- Requires limits for assessment rates to ensure that they do not exceed the amount owners are willing to pay; and
- Requires the PBID be renewed after a certain time period, making it accountable to property owners.

The “Property and Business Improvement District Law of 1994” is provided in Appendix 2 of this document.

III. ACCOMPLISHMENTS

Vision & Mission

The Downtown Roseville Partnership's vision is to be an action-oriented, collaborative organization that champions the creation of a vibrant and authentic downtown.

Its mission is to be proactive in promoting, marketing and providing services that attract businesses and visitors to the DRPBID. Additionally, their aim is to manage the DRPBID's business affairs in a transparent, fiscally responsible manner.

Accomplishments

From 2015-2019 the Partnership accomplished significant efforts within the DRPBID. These accomplishments are listed below:

1. Clean & Safe

- Placement of new solar-powered BigGulp trash compactors to promote cleanliness and a more environmentally friendly atmosphere.
- Power washing of sidewalks, leaf pick-up and removal from parking bays, and leaf blowing to demonstrate pride in the Downtown.
- Forged a partnership with Gathering Inn for the creation of a guide/day porter program to provide the DRPBID with eyes, ears, and boots on the ground.

2. Marketing & Events

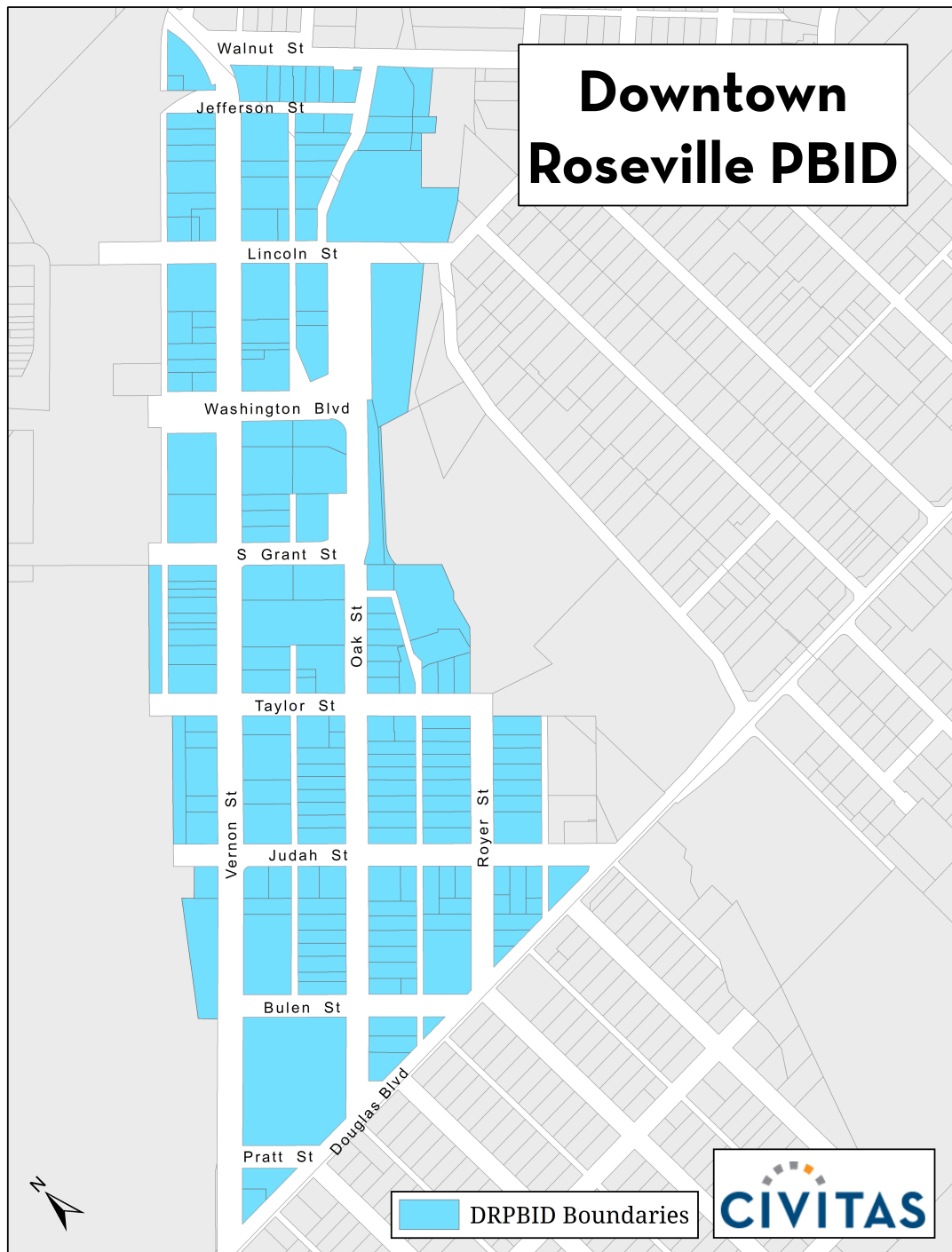
- Developed a new logo and website which features a business directory, community calendar, and arts and entertainment calendar.
- Press coverage in publications like the Sacramento Bee, Comstock's Magazine, Press Tribune, Style and Roseville Magazine and radio interviews.
- Increased social media presence to more than 8,000 followers with frequent updates of events and images, highlighting businesses and interacting with followers.
- Successfully revived the popular event "Downtown Tuesday Nights".
- Revised and updated the Arts & Entertainment map to reflect new and exciting attractions, encouraged greater media interest, and featured the Partnership in several publications.
- Hosted two property owner mixers attended by the Mayor, City Manager and Police Chief.

3. Improvements

- Year-round tree illumination along the main corridor of Vernon Street.
- New street banners have been introduced throughout the DRPBID, including side streets such as Grant, Oak, and Lincoln.

IV. BOUNDARIES

The service area includes approximately 131 properties with 79 property owners. The DRPBID boundary is illustrated by the map below. A larger map is available on request by calling (916)437-4300 or (800)999-7781.



V. SERVICE PLAN & BUDGET

A. Improvements and Activities

The DRPBID will provide supplemental improvements and activities that are above and beyond those provided by the City and other government agencies. None of the services to be provided by the DRPBID are provided by the City or other government agencies. The improvements and activities will be provided directly and only to assessed parcels; they will not be provided to parcels that are not assessed. Each and every service is unique to the DRPBID, thus the benefits provided are particular and distinct to each assessed parcel.

1. Marketing & Events

Marketing efforts will highlight the DRPBID as a unique destination in an effort to increase visitor activity and sales that directly benefit the assessed parcels. Marketing may include, but is not limited to: promotions and marketing of the DRPBID as a destination area, special events to attract visitors, the maintenance of a DRPBID brand package and website, promotional materials, visitor guides, maps, press releases and newsletters. It is the intent of this program to allow the public to view the DRPBID as a single destination with a rich collection of attractions, events and services.

2. Clean & Safe

The purpose of the clean and safe program is to create and maintain a clean, inviting, usable district for the special benefit of the assessed parcels. The distinct maintenance activities to be provided constitute and create special benefits to assessed parcels. The activities may include, but are not limited to:

- Pressure washing sidewalks adjacent to assessed properties on a regular basis
- Regular litter removal services, including garbage, debris, and leaves
- On-demand graffiti removal services

A safety program will be provided directly to the assessed parcels throughout the DRPBID. The goal of the program is to increase usability of assessed parcels and address issues which discourage property owners, tenants and customers from visiting assessed parcels, ultimately constituting and providing unique, special benefits to assessed parcels. The activities may include, but are not limited to:

- Provide directions and assistance to pedestrians in need throughout the DRPBID to assist them in accessing the assessed parcels
- Support crime prevention on assessed parcels by reporting issues to the Roseville Police Department
- Welcome visitors and employees to create a sense of place and serve as a deterrent to safety issues on assessed parcels
- Provide information to help reduce nuisance behaviors, occurring in the DRPBID area, which can deter tenants and customers on assessed parcels

3. Improvements

The improvements portion of the budget will be used to fund tangible items that will better the area of the DRPBID to help with promoting and improving the look and feel of the DRPBID. Improvements may include, but are not limited to: the addition of pole banners, wayfinding

signage, park benches, trash receptacles, bike racks, planters, public art and other similar initiatives.

4. Administration

The administration portion of the budget will be utilized for administrative costs associated with providing the services. Those costs may include rent, telephone charges, legal fees, accounting fees, postage, administrative staff, insurance, advocacy, and other general office expenses.

5. Contingency/Reserve

The budget includes a contingency line item to account for uncollected assessments, if any. If there are contingency funds collected, they may be held in a reserve fund or utilized for other program, administration or renewal costs at the discretion of the Owners' Association Board. Policies relating to contributions to the reserve fund, the target amount of the reserve fund, and expenditure of monies from the reserve fund shall be set by the Board of Directors of the Owners' Association. The reserve fund may be used for the costs of renewing the DRPBID.

B. Annual Budget

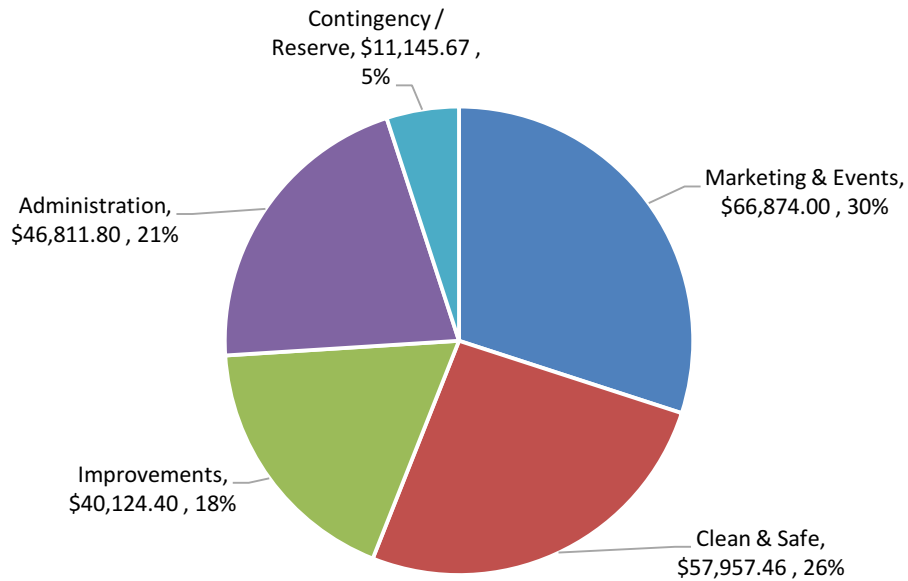
A projected ten (10) year budget for the DRPBID is provided below. The overall budget shall remain consistent with this Plan. In the event of a legal challenge, assessment funds may be used to defend the DRPBID. The annual budget is based on the following assumptions and guidelines:

1. The cost of providing improvements and activities may vary depending upon the market cost for those improvements and activities. Expenditures may require adjustment up or down to continue the intended level of improvements and activities. The Partnership Board shall annually have the ability to re-allocate up to fifteen percent (15%) of the budget allocation by line item within the budgeted categories. Any change will be approved by the Partnership Board and submitted with the Annual Report.
2. Funds not spent in any given year may be rolled over to the next year.
3. The assessment rate may be subject to annual increases that will not exceed three percent (3%) per year. Increases will be determined by the Partnership Board and will vary each year. The projections below illustrate the maximum annual three percent (3%) increase for all budget items.
4. Each budget category includes all costs related to providing that service, in accordance with Generally Accepted Accounting Procedures (GAAP). For example, the clean and safe budget includes the cost of staff time dedicated to overseeing and implementing the security program. Staff time dedicated purely to administrative tasks is allocated to the administration portion of the budget. The costs of an individual staff member may be allocated to multiple budget categories, as appropriate in accordance with GAAP. The staffing levels necessary to provide the DRPBID services will be determined by the Partnership Board on an as-needed basis.

C. Assessment Budget

The total improvement and activity budget for 2020 that is funded by property assessments is \$222,913.33. In addition to the assessment revenue, the programs will be supplemented by non-assessment funds. The total of non-assessment funds, and the determination of special and general benefit, is included in the Engineer's Report. The total of assessment and non-assessment funds is provided in Appendix 4. Below is an illustration of the estimated total budget allocations for each budget category for the ten (10) year life of the DRPBID. The allocation of the assessment funds is governed by Section D below. Non-assessment funds may be shifted between budget categories as needed by the Partnership Board.

Initial Year Assessment Budget - \$222,913.33



D. Annual Maximum Budget

The budget below assumes the maximum annual increase of three percent (3%) is enacted and that there are no changes to the categorical budget allocations.

Year	Marketing & Events	Clean & Safe	Improvements	Administration	Contingency / Reserve	Total
2020	\$66,874.00	\$57,957.46	\$40,124.40	\$46,811.80	\$11,145.67	\$222,913.33
2021	\$68,880.22	\$59,696.18	\$41,328.13	\$48,216.15	\$11,480.04	\$229,600.72
2022	\$70,946.63	\$61,487.07	\$42,567.98	\$49,662.64	\$11,824.44	\$236,488.76
2023	\$73,075.02	\$63,331.68	\$43,845.02	\$51,152.52	\$12,179.17	\$243,583.41
2024	\$75,267.28	\$65,231.63	\$45,160.37	\$52,687.09	\$12,544.55	\$250,890.92
2025	\$77,525.29	\$67,188.58	\$46,515.18	\$54,267.71	\$12,920.89	\$258,417.65
2026	\$79,851.05	\$69,204.24	\$47,910.63	\$55,895.74	\$13,308.51	\$266,170.17
2027	\$82,246.58	\$71,280.37	\$49,347.95	\$57,572.61	\$13,707.77	\$274,155.28
2028	\$84,713.98	\$73,418.78	\$50,828.39	\$59,299.79	\$14,119.00	\$282,379.94
2029	\$87,255.40	\$75,621.34	\$52,353.24	\$61,078.78	\$14,542.57	\$290,851.33
Total	\$766,635.45	\$664,417.33	\$459,981.29	\$536,644.83	\$127,772.61	\$2,555,451.51

VI. GOVERNANCE

A. Owners' Association

The DRPBID shall continue to be governed by the Downtown Roseville Partnership, with oversight from the Roseville City Council. The Downtown Roseville Partnership shall serve as the Owners' Association described in the Streets and Highways Code §36651. The Board of Directors of the Partnership and its staff are charged with the day-to-day operations of the DRPBID. The Partnership will be responsible for the day-to-day program implementation and decision-making, within the guidelines of this Plan.

A majority of the Board of Directors of the Downtown Roseville Partnership must be parcel owners paying the assessment, or their representatives. The Partnership Board's composition shall include representatives of small, medium, and large parcels throughout the DRPBID.

As a private non-profit corporation, the Partnership may also engage in non-DRPBID activities related to its exempt purposes, which may include management of the Vernon Street Landscape and Lighting District.

B. Brown Act & Public Records Act Compliance

An Owners' Association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. The Owners' Association is, however, subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners' Association must act as a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the Partnership Board of Directors and certain committees must be held in compliance with the public notice and other requirements of the Brown Act. The Owners' Association is also subject to the record keeping and disclosure requirements of the California Public Records Act.

C. Annual Report

The Partnership shall present an annual report at the end of each year of operation to the City Council pursuant to Streets and Highways Code §36650 (see Appendix 2). The annual report is a prospective report for the upcoming year and must include:

1. Any proposed changes in the boundaries of the DRPBID or in any benefit zones or classification of property within the district;
2. The improvements, maintenance, and activities to be provided for that fiscal year;
3. The estimated cost of providing the improvements, maintenance, and activities to be provided for that fiscal year;
4. The method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for that fiscal year;
5. The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year; and
6. The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this Plan.

VII. ENGINEER'S REPORT

The DRPBID's parcel assessments will be imposed in accordance with the provisions of Article XIII D of the California Constitution. Article XIII D provides that "only special benefits are assessable,"¹ and requires the City to "separate the general benefits from the special benefits conferred on a parcel."² Special benefits are a "particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public-at-large."³ Conversely, a general benefit is "conferred on real property located in the district or to the public-at-large."⁴ Assessment law also mandates that "no assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."⁵

The Engineer determined the total cost of the improvements and activities, quantified the general benefit accruing to the public-at-large and non-assessed parcels adjacent to and within the DRPBID, and separated that amount from the special benefit accruing to the assessed parcels. Then, the Engineer determined the proportional special benefit derived by each parcel and allocated the special benefit value of the improvements and activities accordingly. The Engineer's determinations and detailed calculations are summarized in this report.

A. Separation of General and Special Benefits

Each of the improvements and activities, and the associated costs and assessments within the DRPBID, were reviewed, identified, and allocated based on special and general benefits pursuant to Article XIII D of the California Constitution. The assessment has been apportioned based on the proportional special benefits conferred to the assessed parcels located within the DRPBID boundaries as determined below.

1. General Benefits

Unlike special benefits, which are conferred directly and only upon assessed parcels, a general benefit is conferred on the general public or non-assessed parcels. Existing City and other public services, which are provided to every person and parcel, everywhere within the City, are an example of a general benefit. Although the DRPBID's boundaries have been narrowly drawn and programs have been carefully designed to provide special benefits, and activities and improvements will only be provided directly to assessed parcels, it is acknowledged that there will be general benefits as a result of the DRPBID's activities and improvements.

The California Constitution mandates that "only special benefits are assessable, and an agency shall separate the general benefits from the special benefits."⁶ "Generally, this separation and quantification of general and special benefits must be accomplished by apportioning the cost of a service or improvement between the two and assessing property owners only for the portion of the cost representing special benefits."⁷ The first step that must be undertaken to separate general and special benefits provided by the DRPBID's activities and improvements is to identify and quantify the general benefits. There are two bodies who can receive general benefits: the public-at-large within the DRPBID, and non-assessed parcels surrounding the DRPBID.

¹ Cal. Const., art. XIII D, §4(a)

² Cal. Const., art. XIII D, §4(a)

³ Id., §2(i)

⁴ Cal. Const., art. XIII D, §2(i)

⁵ Cal. Const., art. XIII D, §4(a)

⁶ Cal. Const., art. XIII D, §4(a)

⁷ *Golden Hill Neighborhood Association v. City of San Diego* (2011) 199 Cal.App.4th 416

General Benefit to the Public-at-Large

Although the activities and improvements are narrowly designed and carefully implemented to specially benefit the assessed parcels, and only provided directly to assessed parcels, they will generate a general benefit to the public-at-large within the DRPBID. State law indicates that “Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed.”⁸ However, “the mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits.”⁹ Further, “the value of any incidental, secondary, or collateral effects that arise from the improvements, maintenance or activities of a property-based district and that benefit property or persons not assessed shall not be deducted from the entirety of the cost of any special benefit or affect the proportionate special benefit derived by each identified parcel.”¹⁰ Thus, although there may be some incidental benefit to persons engaged in business on the assessed parcels, that incidental benefit is not considered general benefit because it is inherently produced by activities and improvements that provide special benefits to the assessed parcels. There is, however, a general benefit to persons not engaged in business on the assessed parcels.

Intercept surveys conducted in similar districts have found that approximately 97.3% of pedestrian traffic within PBID boundaries is engaged in business on assessed parcels, while the remaining approximately 2.7% is simply passing through and not engaging in business on the assessed parcels¹¹. The 2.7% of traffic passing through does not have any connection to the assessed parcels, and therefore does not represent a special benefit to the assessed parcels. The 2.7% will, however, receive a derivative and indirect general benefit as a result of the activities and improvements being provided in the District. Therefore, it is estimated that 2.7% of the benefit created by the District’s services is general benefit provided to the public-at-large. To ensure that the assessment dollars do not fund general benefits to the public-at-large, that portion of the cost of activities and improvements will be paid for with funds not obtained through assessments. Using the 2.7% figure, based on the initial year activity and improvement budget, the value of this general benefit to the public-at-large is \$6,529.88 (\$241,847.55*0.027).

General Benefit to Non-Assessed Parcels

Although they are only provided directly to the assessed parcels, the DRPBID’s activities and improvements may also confer general benefits upon non-assessed parcels surrounding the DRPBID. One study examining property values in PBID areas found “no evidence of spill-over impacts (either good or bad) on commercial properties located just outside the BID’s boundaries;”¹² however, the California Court of Appeals has stated that “services specifically intended for assessed parcels concomitantly confer collateral general benefits to surrounding properties.”¹³ It is reasonable to conclude that activities and improvements within the DRPBID will have an incidental impact on non-assessed parcels surrounding the DRPBID boundaries. Although the legislature has indicated that “the value of any incidental, secondary, or collateral effects that arise from the improvements, maintenance, or activities of a property-based district and that benefit property or persons not assessed

⁸ Streets and Highways Code section 36601(h)(2)

⁹ Ibid

¹⁰ Streets and Highways Code section 36622(k)(2)

¹¹ Surveys conducted in: North Park, San Diego (January 2015); Mack Road, Sacramento (July 2014); and Sunrise MarketPlace, Citrus Heights (December 2013)

¹² Furman Center for Real Estate & Urban Policy; The Impact of Business Improvement Districts on Property Values: Evidence from New York City (2007) p. 4

¹³ Beutz v. Riverside (2010) 184 Cal.App.4th 1516

shall *not* be deducted from the entirety of the cost of any special benefit,”¹⁴ the California Court of Appeals has noted that “the characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement...or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement.”¹⁵ Those derivative and indirect impacts are considered general benefits and will be quantified and separated.

In this Engineer’s opinion, because activities and improvements are provided only within the DRPBID and on its perimeter, parcels separated from the DRPBID by either at least one intervening parcel or an impassable physical barrier such as a wall, railroad track, freeway, or ditch will not receive spill over benefits. Parcels separated from the DRPBID will not benefit because they are physically removed from the actual location of activities and improvements provided, and do not face serviced parcels. Therefore, this analysis considers non-assessed surrounding parcels that are immediately adjacent to and accessible from the DRPBID’s boundaries.

The total DRPBID activity and improvement budget for the first year is \$241,847.55. After reducing the activity and improvement budget by the general benefit to the public-at-large (\$6,529.88), the remaining benefit to parcels is \$235,317.67. This benefit has been distributed to both assessed and non-assessed parcels using the following methodology. The general benefit to the public-at-large has been proportionally allocated to the DRPBID’s activity and improvement categories as shown in the following table.

Category	Benefit to Parcels	Benefit to Public-at-Large	Total
Marketing & Events	\$69,942.66	\$1,940.85	\$71,883.51
Clean & Safe	\$61,291.00	\$1,700.78	\$62,991.78
Improvements	\$42,901.41	\$1,190.48	\$44,091.89
Administration; Contingency/Reserve	\$61,182.60	\$1,697.77	\$62,880.37
TOTAL	\$235,317.67	\$6,529.88	\$241,847.55

To determine the general benefit to parcels, the Engineer assigned each parcel group a benefit factor, determined the appropriate parcel characteristic to use in the calculation, multiplied the benefit factor by the benefit characteristic to determine the benefit units attributable to each parcel group, and apportioned the remaining service cost (service cost minus general benefit to the public) in accordance with the benefit units derived by each parcel group.

Benefit Factors

All parcels within and adjacent to the DRPBID have been assigned a benefit factor to mathematically represent the proportional special and general benefit and quantify the value of each. The determination of benefit factors for each type of activity follows.

Improvements

The improvements to be provided by the DRPBID provide two types of special benefits:

Improvement – The primary special benefit provided by the DRPBID’s improvements is the improvements themselves, which are available to tenants and customers of assessed parcels.

¹⁴ Streets and Highways Code section 36622(k)(2)

¹⁵ Tiburon v. Bonander (2009) 180 Cal.App.4th 1057, 1077

Proximity – The DRPBID’s improvements also provide the special benefit of being in proximity to a parcel that is benefitting from an improvement, as parcels will enjoy the spillover benefits of neighboring parcels utilizing the improvements.

The majority of the benefit is the improvements themselves; proximity is a lesser benefit. It is this Engineer’s estimation that eighty-five percent (85%) of the special benefit from the DRPBID’s improvements is the improvement, while the presence and proximity special benefits each account for fifteen percent (15%) of the special benefit. Assessed parcels will receive both benefits; non-assessed parcels within and adjacent to the DRPBID will not be directly improved, and therefore only receive the general benefit of proximity.

Tangible Activities

The tangible activities (those that are physically provided via a person or people working throughout the district) to be provided by the DRPBID generate three types of special benefits:

Service – The primary special benefit provided by the DRPBID’s physical activities is the actual service.

Presence – The DRPBID’s physical activities also provide the special benefit of an individual’s presence on the assessed parcel as the activities are provided, which can have a deterrent effect and creates a positive impression that the area is well-maintained and safe. The “Disneyland effect” is the benefit the parcels receive from the observation that parcels are being maintained. There are studies which link the perception of cleanliness to a perception of increased security.

Proximity – The DRPBID’s physical activities also provide the special benefit of being in proximity to a cleaner, safer parcel. Neighboring parcels enjoy the spillover benefits of being adjacent to increased safety and cleanliness.

The majority of the benefit received by the parcels is the results of the DRPBID’s services; onsite presence and proximity are lesser benefits. It is this Engineer’s estimation that seventy-five percent (75%) of the special benefit from the DRPBID’s physical activities is the service, while the presence and proximity benefits each account for twelve and one-half percent (12.5% presence, 12.5% proximity) of the special benefit. Assessed parcels will receive all three benefits; non-assessed parcels within and adjacent to the DRPBID will not be directly serviced by individuals present on the parcels and therefore only receive the general benefit of proximity.

Intangible Activities

Some of the DRPBID’s activities, such as marketing, are distinct in that they are not provided to a targeted area within the DRPBID, rather they are provided via Internet, radio, and other forms of media and targeted at an audience outside the DRPBID in an effort to bring the audience into the DRPBID. These activities provide two types of special benefits:

Direct Exposure – The primary special benefit provided by the DRPBID’s intangible activities is exposure. The intangible activities increase awareness of the DRPBID as a commercial and business destination and lead to increased patronage.

Incidental Exposure – The DRPBID’s intangible activities will also have a secondary special benefit of incidental exposure, such as word-of-mouth exposure, that results from the direct exposure and increases awareness of the DRPBID as a commercial and business destination.

The majority of the benefit from these activities is the direct exposure; the incidental exposure is a lesser benefit. It is this Engineer’s estimation that ninety percent (90%) of the special benefit from the intangible activities is direct exposure, while ten percent (10%) is incidental exposure. Assessed

parcels will receive both as special benefits; non-assessed parcels within and adjacent to the DRPBID will not be directly marketed and therefore only receive the general benefit of incidental exposure.

Factors Determined

Based on the foregoing analysis, all assessed parcels within the DRPBID specially benefit from the DRPBID's activities and improvements, and have been assigned a benefit factor of 1.0. Parcels that are not assessed have been assigned benefit factors based on the portion of the benefit they will receive, as described above. The non-assessed parcels will benefit from 15% of the improvements, 12.5% of the tangible activities, and 10% of the intangible activities; therefore they have been assigned benefit factors of 0.150, 0.125, and 0.10, respectively.

Non-Assessed Benefit Characteristics

There are two types of parcels that are not assessed; those within the DRPBID and those immediately adjacent to and accessible from the DRPBID. Because they generally benefit in a differing manner, distinct parcel characteristics are used to quantify the general benefit to each type.

- *Inside* – Non-assessed parcels inside of the DRPBID are surrounded by parcels that are assessed and receiving the full special benefits; they will, therefore, receive the general benefit of proximity. These parcels are impacted on more than one side by the DRPBID's activities and improvements and activities and improvements are provided all around them. Because these parcels are surrounded by specially benefitted parcels, it is appropriate that parcel square footage be used to measure the general benefit they receive.
- *Adjacent* – Adjacent parcels are those that are immediately adjacent to or directly across the street from specially benefitted parcels, and accessible from specially benefitted parcels. These parcels generally benefit differently than those inside the DRPBID, because these parcels are adjacent to, rather than surrounded by, specially benefitted parcels. Square footage is not an appropriate measure of benefit to these parcels. Because the parcels are not surrounded by serviced parcels, a long, shallow parcel with the same square footage as a deep, narrow parcel will receive a different level of general benefit. Likewise, two parcels with the same depth but a different width adjacent to serviced parcels will benefit differently. To account for this difference, it is appropriate that parcel linear frontage be used to measure the general benefit the adjacent parcels receive.

Calculations

To quantify and separate the general benefit to non-assessed parcels, the following calculations were undertaken for each budget category.

1. The total service budget for each category was determined and the amount of general benefit to the public-at-large was subtracted from the category budget.
2. The benefit factor applicable to each activity or improvement was multiplied by the linear frontage of assessed and non-assessed parcels, to determine the number of benefit units received by each parcel group.
3. The benefit units for all parcel groups were summed, and the percentage of benefit units attributable to each parcel group was calculated.
4. The total remaining activity and improvement budget, less the amount already determined to be general benefit to the public-at-large, was allocated to general and special benefit categories for each parcel group using the calculated benefit percent and applicable benefit characteristic methodology.

5. The special and general benefit resulting from the administrative and contingency portions of the budget were determined based on the proportional allocation of benefits derived from activities and improvements.

Marketing & Events

The marketing and events budget, minus the amount of general benefit to the public-at-large, is \$69,942.66. The calculations below determine the amount of general benefit to non-assessed parcels within the DRPBID.

Parcel Type	Square Footage	Benefit Factor	Benefit Units	Benefit Percent	Remaining Budget	
Assessed	1,542,474	X 1.000	=1,542,474.00	97.486%	X \$69,942.66	= \$68,184.10
Non-Assessed	397,826	X 0.010	=39,782.60	2.514%	X \$69,942.66	= \$1,758.56

The marketing and events budget, minus the amount of general benefit to the public and non-assessed parcels within the DRPBID, is \$69,942.66. The calculations below determine the amount of general benefit to parcels adjacent to the DRPBID.

Parcel Type	Linear Frontage	Benefit Factor	Benefit Units	Benefit Percent	Remaining Budget	
Inside	20,566	X 1.000	=20,566.00	98.079%	X \$68,184.10	= \$66,874.00
Adjacent	4,029	X 0.010	=402.90	1.921%	X \$68,184.10	= \$1,310.10

Therefore, the allocation of the marketing and events budget is as follows:

General Benefit – Public At Large	\$1,940.85
General Benefit – Inside Parcels	\$1,758.56
General Benefit – Adjacent Parcels	\$1,310.10
Special Benefit	\$66,874.00
Total	\$71,883.51

Clean & Safe

The clean and safe budget, minus the amount of general benefit to the public-at-large, is \$61,291.00. The calculations below determine the amount of general benefit to non-assessed parcels within the DRPBID.

Parcel Type	Square Footage	Benefit Factor	Benefit Units	Benefit Percent	Remaining Budget	
Assessed	1,542,474	X 1.000	=1,542,474.00	96.877%	X \$61,291.00	= \$59,376.74
Non-Assessed	397,826	X 0.125	=49,728.25	3.123%	X \$61,291.00	= \$1,914.26

The clean and safe budget, minus the amount of general benefit to the public and non-assessed parcels within the DRPBID, is \$59,376.75. The calculations below determine the amount of general benefit to parcels adjacent to the DRPBID.

Parcel Type	Linear Frontage	Benefit Factor	Benefit Units	Benefit Percent	Remaining Budget	
Inside	20,566	X 1.000	=20,566.00	97.610%	X \$59,376.75	= \$57,957.46
Adjacent	4,029	X 0.125	=503.63	2.390%	X \$59,376.75	= \$1,419.28

Therefore, the allocation of the clean and safe budget is as follows:

General Benefit – Public At Large	\$1,700.78
General Benefit – Inside Parcels	\$1,914.26
General Benefit – Adjacent Parcels	\$1,419.28
Special Benefit	\$57,957.46
Total	\$62,991.78

Improvements

The improvements budget, minus the amount of general benefit to the public-at-large, is \$42,901.41. The calculations below determine the amount of general benefit to non-assessed parcels within the DRPBID.

Parcel Type	Square Footage	Benefit Factor	Benefit Units	Benefit Percent	Remaining Budget	
Assessed	1,542,474	X 1.000	=1,542,474.00	96.275%	X \$42,901.41	= \$41,303.49
Non-Assessed	397,826	X 0.150	=59,673.90	3.725%	X \$42,901.41	= \$1,597.92

The improvements budget, minus the amount of general benefit to the public and non-assessed parcels within the DRPBID, is \$41,303.49. The calculations below determine the amount of general benefit to parcels adjacent to the DRPBID.

Parcel Type	Linear Frontage	Benefit Factor	Benefit Units	Benefit Percent	Remaining Budget	
Inside	20,566	X 1.000	=20,566.00	97.145%	X \$41,303.49	= \$40,124.40
Adjacent	4,029	X 0.150	=604.35	2.855%	X \$41,303.49	= \$1,179.09

Therefore, the allocation of the improvements budget is as follows:

General Benefit – Public At Large	\$1,190.48
General Benefit – Inside Parcels	\$1,597.92
General Benefit – Adjacent Parcels	\$1,179.09
Special Benefit	\$40,124.40

Total	\$44,091.89
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Administration; Contingency / Reserve

The administration and contingency / reserve budget line items relate to the activities and improvements provided. These costs have been allocated proportionally based on the special and general benefit provided by each category.

	Special Benefit to Parcels	General Benefit to Parcels
Marketing & Events	\$66,874.00	\$3,068.66
Clean & Safe	\$57,957.46	\$3,333.54
Improvements	\$40,124.40	\$2,777.01
Activity Totals	\$164,955.86	\$9,179.21
Percent	94.73%	5.27%
Administration; Contingency / Reserve	\$57,957.47	\$3,225.13
Total Parcel Benefits	\$222,913.33	\$12,404.34

iv. Total Benefits

Based on the foregoing calculations, the total benefits to assessed parcels, non-assessed parcels, and the general public are:

	Special	Parcel General	Public	Total
Marketing & Events	\$66,874.00	\$3,068.66	\$1,940.85	\$71,883.51
Clean & Safe	\$57,957.46	\$3,333.54	\$1,700.78	\$62,991.78
Improvements	\$40,124.40	\$2,777.01	\$1,190.48	\$44,091.89
Administration; Contingency / Reserve	\$57,957.47	\$3,225.13	\$1,697.77	\$62,880.37
Total	\$222,913.33	\$12,404.34	\$6,529.88	\$241,847.55

c. Non-Assessment Funding

The programs funded by the DRPBID receive additional non-assessment funding in the form of grants, corporate sponsorships, event income, and other miscellaneous funds. These funding sources are anticipated to equal or exceed the amount of general benefit conferred annually by the DRPBID's activities and improvements, \$18,934.22. These non-assessment funds will be used to pay for the general benefit provided by the DRPBID's activities and improvements, ensuring that parcel assessments will only be used to provide special benefits.

2. Special Benefit

The activities and improvements to be provided by the DRPBID constitute and convey special benefits directly to the assessed parcels. Assessment law requires that "the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided."¹⁶ Further, "no assessment

¹⁶ Cal. Const., art XIII D §4(a)

shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”¹⁷ Special benefit “includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed.”¹⁸

To determine the total special benefit value to be conveyed to the assessed parcels, we deduct the general benefit value (\$18,934.22) from the total value of the activities and improvements (\$241,847.55). The remaining \$222,913.33 is considered the special benefit to assessed parcels (the “Total Assessment”). The Total Assessment represents the total value of the special benefit to be provided by the activities and improvements. The Total Assessment has been proportionally divided among the assessed parcels so that no assessment exceeds the reasonable cost of the proportional special benefit conferred on a parcel. The assessment rate has been designed to ensure that “properties that receive the same proportionate special benefit pay the same assessment.”¹⁹

Service Provided	Total Benefit Value	General Benefit Value to Public	Benefit Value to Parcels (Special & General)	Special Benefit to Assessed Parcels
Marketing & Events	\$71,883.51	\$1,940.85	\$69,942.66	\$66,874.00
Clean & Safe	\$62,991.78	\$1,700.78	\$61,291.00	\$57,957.46
Improvements	\$44,091.89	\$1,190.48	\$42,901.41	\$40,124.40
Administration	\$50,787.99	\$1,371.28	\$49,416.71	\$46,811.80
Contingency/Reserve	\$12,092.38	\$326.49	\$11,765.89	\$11,145.67
TOTAL	\$241,847.55	\$6,529.88	\$235,317.67	\$222,913.33

B. Assessment Methodology

1. Base Formula

Each parcel will be assessed based on proportional special benefits received. The variables used for the annual assessment formula are parcel type, parcel size, and parcel front footage along Vernon Street. These variables are appropriate measures of the proportional special benefit because the need for services, level of services, and quantity of services are all relative to these variables; thus the special benefit provided to each parcel by the services can be proportionally measured using these variables.

Determination of Assessment Rates

“Because not all parcels in the district are identical in size...some will receive more special benefit than others.”²⁰ Each of the variables used relates directly to the service level and special benefit provided to each parcel. Parcel square footage is the size of the parcel, measured in square feet. Parcel front footage is the length of the parcel fronting Vernon Street, measured in linear feet. Size is an appropriate measure of proportional special benefit because it relates directly to the quantity of services provided to the parcel, the highest and best use of a parcel, and reflects the long-term value implications of the DRPBID. The larger a parcel, the more services and benefit the parcel will receive.

¹⁷ Ibid

¹⁸ Streets and Highways Code section 36615.5

¹⁹ *Tiburon v. Bonander* (2009) 180 Cal.App.4th 1057

²⁰ *Dahms v. Downtown Pomona* (2009) 174 Cal.App.4th 708

Because not all parcels in the DRPBID are identical in use, some will receive more special benefit than others. For example, a private tax-exempt parcel will benefit to a lesser degree than a commercial parcel, because it will not enjoy the benefits of increased commerce resulting from the services. Further detail on the benefit to each parcel type is in the following pages. To determine the assessment rates, the assessed parcels were classified by the estimated benefit each type of parcel receives, the estimated special benefit value of the activities and improvements provided to each type was determined based on approximate cost of service provision, and an assessment rate that is proportional to the estimated proportional benefit received by each parcel type was determined.

To determine the assessment rates, the estimated special benefit value for each parcel type was divided by the total assessable parcel square footage, parcel front footage, and parcel type as shown in the tables below.

Parcel Type

Parcel types were categorized based on the typical amount of foot and vehicle traffic on the various commercial and private tax-exempt parcels. Parcels with heavy traffic, such as commercial parcels, will receive the highest level of services. Parcels with lower traffic, such as private tax-exempt parcels will receive a lower level of services. The approximate cost of services by parcel type was determined. Then, the cost of services by type was divided by the square and frontage footage of those parcels to determine the assessment rates.

Parcel Size and Parcel Frontage

The DRPBID's services will benefit each assessed parcel as a whole. The service budget which, in this Engineer's estimation, represents special benefits to the parcels, has been allocated based on parcel size and parcel frontage.

Parcel Type	Initial Parcel Size Budget	Parcel Square Footage	Initial Parcel Assessment Rate (\$/sqft/yr)
Commercial	\$175,595.25 ÷	1,311,391 =	\$0.133900
Private Tax-Exempt	\$4,641.30 ÷	231,083 =	\$0.020085

Parcel Type	Initial Parcel Frontage Budget	Parcel Frontage Footage	Initial Parcel Assessment Rate (\$/lnft/yr)
Commercial	\$41,582.84 ÷	4,749.61 =	\$8.75500
Private Tax-Exempt	\$1,093.94 ÷	833.00 =	\$1.31325

Summary of Assessment Rates

Therefore, for the initial year, the maximum annual assessment rates to parcels are as shown below and in Appendix 1. Maximum annual assessment rates may be subject to an increase of no more than three percent (3%) per year as shown in Appendix 1.

Initial Parcel Assessment Rates		
Parcel Type	Parcel Size (sq. ft.)	Parcel Frontage (ln. ft.)
Commercial	\$0.133900	\$8.75500

Private Tax-Exempt	\$0.020085	\$1.31325
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Sample assessment calculations are shown in Appendix 3.

2. Commercial Parcels

Commercial parcels will receive and benefit from all DRPBID services, and will therefore be assessed the full rate.

3. Publicly-Owned Parcels

Under “The Right to Vote on Taxes Act” (also known as Proposition 218) all public parcels are required to pay assessments unless they can demonstrate by clear and convincing evidence that their parcels do not receive a special benefit. Except for free parking garages, governmental parcels will receive and specially benefit from all of the District’s services, thus they will pay the full assessment rate applicable to the zone in which they are located. Because of their unique nature, free publicly-owned parking garages will not receive services nor be assessed.

4. Private Tax-Exempt Parcels

The primary purpose of the DRPBID is to benefit parcels with commercial and public uses (“standard” parcels). Because of their non-commercial, non-public nature, parcels owned and utilized by tax-exempt organizations do not receive the same degree of special benefit as standard parcels. These parcels will, however, receive some special benefit from the services to be provided, as clean and safe patrols will be provided directly to them. Private tax-exempt parcels will be assessed at a rate commensurate with the benefit they receive.

5. Non-Assessed Parcels

There are fifty-seven (57) parcels within the DRPBID that will not be assessed. These parcels are neither commercial or private tax-exempt parcels and will not specially benefit from or directly receive the DRPBID’s activities and improvements. These parcels are accounted for in the analysis of general benefit provided to non-assessed parcels within the DRPBID. These parcels have the following uses:

- Free Public Parking Garage Parcels: There are three (3) parcels within the DRPBID boundary that are comprised of free public parking garage parcels. These parcels offer free public parking and are available for people who work, shop, and conduct business on the assessed parcels. The free parking serves as an incentive to retain and attract businesses to the area by providing consumer traffic to the DRPBID. Therefore, we consider any benefit that the free public parking garages receive from the DRPBID to be accounted for by their in-kind contribution to the DRPBID.
- Residential Parcels: There are fifty-four (54) residential parcels with the DRPBID boundary that will not be assessed. The state legislature has determined that “properties zoned solely for residential use...are conclusively presumed not to benefit from the improvements and services funded through these assessments, and shall not be subject to any assessment.”²¹ The services and improvements to be provided are designed to specially benefit commercial, publicly owned, and private tax-exempt parcels by attracting and increasing customers and visitors to assessed parcels. None of these benefits apply to residential parcels, which will not be serviced or benefit from the DRPBID’s activities. Residential parcels are those parcels with four family units or less, residential common areas, residential condos and planned unit development of single family residences.

²¹ Streets and Highways Code section 36632(c)

6. Changes in Data

It is the intent of this Plan and Engineer's Report that each parcel included in the DRPBID can be clearly identified. Every effort has been made to ensure that all parcels included in the DRPBID are consistent in the boundary map and the assessment calculation table. However, if inconsistencies arise, the order of precedence shall be: 1) the assessment calculation table and 2) the boundary map.

If the parcel size or type of a parcel changes during the term of this DRPBID, the assessment calculation may be modified accordingly.

C. Assessment Notice

During the hearing process, an Assessment Ballot will be sent to owners of each parcel in the DRPBID. The Assessment Ballot provides an estimated assessment. The final individual assessment for any particular parcel may change, up or down, if the parcel square footage, parcel frontage footage, or type differ from those used to calculate the amount shown on the notice, which can be found in Appendix 3.

D. Time and Manner for Collecting Assessments

As provided by State Law, the DRPBID assessment will appear as a separate line item on annual property tax bills prepared by the County of Placer. Property tax bills are generally distributed in the fall, and payment is expected by lump sum or installment. The County of Placer shall distribute funds collected to the Partnership. Existing laws for enforcement and appeal of property taxes, including penalties and interest, apply to the DRPBID assessments.

E. Engineer's Certification

I hereby certify, to the best of my knowledge and experience, that each of the identified assessed parcels located within the Downtown Roseville Property and Business Improvement District will receive a special benefit over and above the general benefits conferred and that the amount of the assessment is no greater than the proportional special benefits conferred on each parcel, as described in this Engineer's Report.

Review of this Downtown Roseville Property and Business Improvement District Management District Plan and preparation of the Engineer's Report was completed by:



Ross Peabody
State of California

August 23, 2018
Date



This Engineer's Report is intended to be distributed as part of the Management District Plan in its entirety, including the Assessment Calculation Table (Appendix 3) and the Boundary Map. Reproduction and distribution of only Section VII of this Management District Plan violates the intent of this stamp and signature.

APPENDIX 1 – MAXIMUM ANNUAL ASSESSMENT RATES

The table below illustrates the maximum annual assessment rates with the assumption that the rates will be increased annually by three percent (3%). The maximum rates listed are a required disclosure and not the anticipated course of action.

Year	Parcel Type	Parcel Size (sq. ft.)	Parcel Frontage Along Vernon Street (ln. ft.)
2020	Commercial	\$0.133900	\$8.75500
	Private Tax-Exempt	\$0.020085	\$1.31325
2021	Commercial	\$0.137917	\$9.01765
	Private Tax-Exempt	\$0.020688	\$1.35265
2022	Commercial	\$0.142055	\$9.28818
	Private Tax-Exempt	\$0.021308	\$1.39323
2023	Commercial	\$0.146316	\$9.56682
	Private Tax-Exempt	\$0.021947	\$1.43502
2024	Commercial	\$0.150706	\$9.85383
	Private Tax-Exempt	\$0.022606	\$1.47807
2025	Commercial	\$0.155227	\$10.14944
	Private Tax-Exempt	\$0.023284	\$1.52242
2026	Commercial	\$0.159884	\$10.45393
	Private Tax-Exempt	\$0.023983	\$1.56809
2027	Commercial	\$0.164680	\$10.76755
	Private Tax-Exempt	\$0.024702	\$1.61513
2028	Commercial	\$0.169621	\$11.09057
	Private Tax-Exempt	\$0.025443	\$1.66359
2029	Commercial	\$0.174709	\$11.42329
	Private Tax-Exempt	\$0.026206	\$1.71349

APPENDIX 2 – PBID LAW

*** THIS DOCUMENT IS CURRENT THROUGH THE 2018 SUPPLEMENT ***
(ALL 2017 LEGISLATION)

STREETS AND HIGHWAYS CODE DIVISION 18. PARKING PART 7. PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994

CHAPTER 1. General Provisions

ARTICLE 1. Declarations

36600. Citation of part

This part shall be known and may be cited as the “Property and Business Improvement District Law of 1994.”

36601. Legislative findings and declarations; Legislative guidance

The Legislature finds and declares all of the following:

- (a) Businesses located and operating within business districts in some of this state’s communities are economically disadvantaged, are underutilized, and are unable to attract customers due to inadequate facilities, services, and activities in the business districts.
- (b) It is in the public interest to promote the economic revitalization and physical maintenance of business districts in order to create jobs, attract new businesses, and prevent the erosion of the business districts.
- (c) It is of particular local benefit to allow business districts to fund business related improvements, maintenance, and activities through the levy of assessments upon the businesses or real property that receive benefits from those improvements.
- (d) Assessments levied for the purpose of conferring special benefit upon the real property or a specific benefit upon the businesses in a business district are not taxes for the general benefit of a city, even if property, businesses, or persons not assessed receive incidental or collateral effects that benefit them.
- (e) Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits:
 - (1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied.
 - (2) Job creation.
 - (3) Business attraction.
 - (4) Business retention.
 - (5) Economic growth.
 - (6) New investments.
- (f) With the dissolution of redevelopment agencies throughout the state, property and business improvement districts have become even more important tools with which communities can combat blight, promote economic opportunities, and create a clean and safe environment.
- (g) Since the enactment of this act, the people of California have adopted Proposition 218, which added Article XIII D to the Constitution in order to place certain requirements and restrictions on the formation of, and activities, expenditures, and assessments by property-based districts. Article XIII D of the Constitution provides that property-based districts may only levy assessments for special benefits.
- (h) The act amending this section is intended to provide the Legislature’s guidance with regard to this act, its interaction with the provisions of Article XIII D of the Constitution, and the determination of special benefits in property-based districts.
 - (1) The lack of legislative guidance has resulted in uncertainty and inconsistent application of this act, which discourages the use of assessments to fund needed improvements, maintenance, and activities in property-based districts, contributing to blight and other underutilization of property.

(2) Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed. Therefore, for special benefits to exist as a separate and distinct category from general benefits, the incidental or collateral effects of those special benefits are inherently part of those special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits.

(3) It is of the utmost importance that property-based districts created under this act have clarity regarding restrictions on assessments they may levy and the proper determination of special benefits. Legislative clarity with regard to this act will provide districts with clear instructions and courts with legislative intent regarding restrictions on property-based assessments, and the manner in which special benefits should be determined.

36602. Purpose of part

The purpose of this part is to supplement previously enacted provisions of law that authorize cities to levy assessments within property and business improvement districts, to ensure that those assessments conform to all constitutional requirements and are determined and assessed in accordance with the guidance set forth in this act. This part does not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes.

36603. Preemption of authority or charter city to adopt ordinances levying assessments

Nothing in this part is intended to preempt the authority of a charter city to adopt ordinances providing for a different method of levying assessments for similar or additional purposes from those set forth in this part. A property and business improvement district created pursuant to this part is expressly exempt from the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (Division 4 (commencing with Section 2800)).

36603.5. Part prevails over conflicting provisions

Any provision of this part that conflicts with any other provision of law shall prevail over the other provision of law, as to districts created under this part.

36604. Severability

This part is intended to be construed liberally and, if any provision is held invalid, the remaining provisions shall remain in full force and effect. Assessments levied under this part are not special taxes.

ARTICLE 2. Definitions

36606. “Activities”

“Activities” means, but is not limited to, all of the following that benefit businesses or real property in the district:

- (a) Promotion of public events.
- (b) Furnishing of music in any public place.
- (c) Promotion of tourism within the district.
- (d) Marketing and economic development, including retail retention and recruitment.
- (e) Providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.
- (f) Other services provided for the purpose of conferring special benefit upon assessed real property or specific benefits upon assessed businesses located in the district.

36606.5. “Assessment”

“Assessment” means a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and providing activities that will provide certain benefits to properties or businesses located within a property and business improvement district.

36607. “Business”

“Business” means all types of businesses and includes financial institutions and professions.

36608. “City”

“City” means a city, county, city and county, or an agency or entity created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code, the public member agencies of which includes only cities, counties, or a city and county, or the State of California.

36609. “City council”

“City council” means the city council of a city or the board of supervisors of a county, or the agency, commission, or board created pursuant to a joint powers agreement and which is a city within the meaning of this part.

36609.4. “Clerk”

“Clerk” means the clerk of the legislative body.

36609.5. “General benefit”

“General benefit” means, for purposes of a property-based district, any benefit that is not a “special benefit” as defined in Section 36615.5.

36610. “Improvement”

“Improvement” means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:

- (a) Parking facilities.
- (b) Benches, booths, kiosks, display cases, pedestrian shelters and signs.
- (c) Trash receptacles and public restrooms.
- (d) Lighting and heating facilities.
- (e) Decorations.
- (f) Parks.
- (g) Fountains.
- (h) Planting areas.
- (i) Closing, opening, widening, or narrowing of existing streets.
- (j) Facilities or equipment, or both, to enhance security of persons and property within the district.
- (k) Ramps, sidewalks, plazas, and pedestrian malls.
- (l) Rehabilitation or removal of existing structures.

36611. “Management district plan”; “Plan”

“Management district plan” or “plan” means a proposal as defined in Section 36622.

36612. “Owners’ association”

“Owners’ association” means a private nonprofit entity that is under contract with a city to administer or implement improvements, maintenance, and activities specified in the management district plan. An owners’ association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners’ association is a private entity and may not be

considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. Notwithstanding this section, an owners' association shall comply with the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code), at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1 of the Government Code), for all records relating to activities of the district.

36614. “Property”

“Property” means real property situated within a district.

36614.5. “Property and business improvement district”; “District”

“Property and business improvement district,” or “district,” means a property and business improvement district established pursuant to this part.

36614.6. “Property-based assessment”

“Property-based assessment” means any assessment made pursuant to this part upon real property.

36614.7. “Property-based district”

“Property-based district” means any district in which a city levies a property-based assessment.

36615. “Property owner”; “Business owner”; “Owner”

“Property owner” means any person shown as the owner of land on the last equalized assessment roll or otherwise known to be the owner of land by the city council. “Business owner” means any person recognized by the city as the owner of the business. “Owner” means either a business owner or a property owner. The city council has no obligation to obtain other information as to the ownership of land or businesses, and its determination of ownership shall be final and conclusive for the purposes of this part. Wherever this part requires the signature of the property owner, the signature of the authorized agent of the property owner shall be sufficient. Wherever this part requires the signature of the business owner, the signature of the authorized agent of the business owner shall be sufficient.

36615.5. “Special benefit”

“Special benefit” means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed. Special benefit excludes general enhancement of property value.

36616. “Tenant”

“Tenant” means an occupant pursuant to a lease of commercial space or a dwelling unit, other than an owner.

ARTICLE 3. Prior Law

36617. Alternate method of financing certain improvements and activities; Effect on other provisions

This part provides an alternative method of financing certain improvements and activities. The provisions of this part shall not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes. Every improvement area established pursuant to the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500) of this division) is valid and effective and is unaffected by this part.

CHAPTER 2. Establishment

36620. Establishment of property and business improvement district

A property and business improvement district may be established as provided in this chapter.

36620.5. Requirement of consent of city council

A county may not form a district within the territorial jurisdiction of a city without the consent of the city council of that city. A city may not form a district within the unincorporated territory of a county without the consent of the board of supervisors of that county. A city may not form a district within the territorial jurisdiction of another city without the consent of the city council of the other city.

36621. Initiation of proceedings; Petition of property or business owners in proposed district

- (a) Upon the submission of a written petition, signed by the property or business owners in the proposed district who will pay more than 50 percent of the assessments proposed to be levied, the city council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district. The amount of assessment attributable to property or a business owned by the same property or business owner that is in excess of 40 percent of the amount of all assessments proposed to be levied, shall not be included in determining whether the petition is signed by property or business owners who will pay more than 50 percent of the total amount of assessments proposed to be levied.
- (b) The petition of property or business owners required under subdivision (a) shall include a summary of the management district plan. That summary shall include all of the following:
 - (1) A map showing the boundaries of the district.
 - (2) Information specifying where the complete management district plan can be obtained.
 - (3) Information specifying that the complete management district plan shall be furnished upon request.
- (c) The resolution of intention described in subdivision (a) shall contain all of the following:
 - (1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement as to whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities, and the location and extent of the proposed district.
 - (2) A time and place for a public hearing on the establishment of the property and business improvement district and the levy of assessments, which shall be consistent with the requirements of Section 36623.

36622. Contents of management district plan

The management district plan shall include, but is not limited to, all of the following:

- (a) If the assessment will be levied on property, a map of the district in sufficient detail to locate each parcel of property and, if businesses are to be assessed, each business within the district. If the assessment will be levied on businesses, a map that identifies the district boundaries in sufficient detail to allow a business owner to reasonably determine whether a business is located within the district boundaries. If the assessment will be levied on property and businesses, a map of the district in sufficient detail to locate each parcel of property and to allow a business owner to reasonably determine whether a business is located within the district boundaries.
- (b) The name of the proposed district.
- (c) A description of the boundaries of the district, including the boundaries of benefit zones, proposed for establishment or extension in a manner sufficient to identify the affected property and businesses included, which may be made by reference to any plan or map that is on file with the clerk. The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part. This part does not prohibit the boundaries of a district created pursuant to this part to overlap with other assessment districts established pursuant to other provisions of law, including, but not limited to, the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500)). This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with another

business assessment district created pursuant to this part. This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with a property assessment district created pursuant to this part.

(d) The improvements, maintenance, and activities proposed for each year of operation of the district and the maximum cost thereof. If the improvements, maintenance, and activities proposed for each year of operation are the same, a description of the first year's proposed improvements, maintenance, and activities and a statement that the same improvements, maintenance, and activities are proposed for subsequent years shall satisfy the requirements of this subdivision.

(e) The total annual amount proposed to be expended for improvements, maintenance, or activities, and debt service in each year of operation of the district. If the assessment is levied on businesses, this amount may be estimated based upon the assessment rate. If the total annual amount proposed to be expended in each year of operation of the district is not significantly different, the amount proposed to be expended in the initial year and a statement that a similar amount applies to subsequent years shall satisfy the requirements of this subdivision.

(f) The proposed source or sources of financing, including the proposed method and basis of levying the assessment in sufficient detail to allow each property or business owner to calculate the amount of the assessment to be levied against his or her property or business. The plan also shall state whether bonds will be issued to finance improvements.

(g) The time and manner of collecting the assessments.

(h) The specific number of years in which assessments will be levied. In a new district, the maximum number of years shall be five. Upon renewal, a district shall have a term not to exceed 10 years. Notwithstanding these limitations, a district created pursuant to this part to finance capital improvements with bonds may levy assessments until the maximum maturity of the bonds. The management district plan may set forth specific increases in assessments for each year of operation of the district.

(i) The proposed time for implementation and completion of the management district plan.

(j) Any proposed rules and regulations to be applicable to the district.

(k) (1) A list of the properties or businesses to be assessed, including the assessor's parcel numbers for properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property or businesses, in proportion to the benefit received by the property or business, to defray the cost thereof.

(2) In a property-based district, the proportionate special benefit derived by each identified parcel shall be determined exclusively in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the activities. An assessment shall not be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and a property-based district shall separate the general benefits, if any, from the special benefits conferred on a parcel. Parcels within a property-based district that are owned or used by any city, public agency, the State of California, or the United States shall not be exempt from assessment unless the governmental entity can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit. The value of any incidental, secondary, or collateral effects that arise from the improvements, maintenance, or activities of a property-based district and that benefit property or persons not assessed shall not be deducted from the entirety of the cost of any special benefit or affect the proportionate special benefit derived by each identified parcel.

(l) In a property-based district, the total amount of all special benefits to be conferred upon the properties located within the property-based district.

(m) In a property-based district, the total amount of general benefits, if any.

(n) In a property-based district, a detailed engineer's report prepared by a registered professional engineer certified by the State of California supporting all assessments contemplated by the management district plan.

(o) Any other item or matter required to be incorporated therein by the city council.

36623. Procedure to levy assessment

(a) If a city council proposes to levy a new or increased property assessment, the notice and protest and hearing procedure shall comply with Section 53753 of the Government Code.

(b) If a city council proposes to levy a new or increased business assessment, the notice and protest and hearing procedure shall comply with Section 54954.6 of the Government Code, except that notice shall be mailed to the owners of the businesses proposed to be assessed. A protest may be made orally or in writing by any interested

person. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The city council may waive any irregularity in the form or content of any written protest. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the city as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or the authorized representative. A written protest that does not comply with this section shall not be counted in determining a majority protest. If written protests are received from the owners or authorized representatives of businesses in the proposed district that will pay 50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to levy the proposed assessment against such businesses, as contained in the resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the city council.

(c) If a city council proposes to conduct a single proceeding to levy both a new or increased property assessment and a new or increased business assessment, the notice and protest and hearing procedure for the property assessment shall comply with subdivision (a), and the notice and protest and hearing procedure for the business assessment shall comply with subdivision (b). If a majority protest is received from either the property or business owners, that respective portion of the assessment shall not be levied. The remaining portion of the assessment may be levied unless the improvement or other special benefit was proposed to be funded by assessing both property and business owners.

36624. Changes to proposed assessments

At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements, maintenance, and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements, maintenance, and activities. Any modifications, revisions, reductions, or changes to the proposed assessment district shall be reflected in the notice and map recorded pursuant to Section 36627.

36625. Resolution of formation

(a) If the city council, following the public hearing, decides to establish a proposed property and business improvement district, the city council shall adopt a resolution of formation that shall include, but is not limited to, all of the following:

- (1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property, businesses, or both within the district, a statement on whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements need not be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities and the location and extent of the proposed district.
- (2) The number, date of adoption, and title of the resolution of intention.
- (3) The time and place where the public hearing was held concerning the establishment of the district.
- (4) A determination regarding any protests received. The city shall not establish the district or levy assessments if a majority protest was received.
- (5) A statement that the properties, businesses, or properties and businesses in the district established by the resolution shall be subject to any amendments to this part.
- (6) A statement that the improvements, maintenance, and activities to be conferred on businesses and properties in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements, maintenance, or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district. Notwithstanding the foregoing, improvements and activities that must be provided outside the district boundaries to create a special or specific benefit to the assessed parcels or businesses may be provided, but shall be limited to marketing or signage pointing to the district.

(7) A finding that the property or businesses within the area of the property and business improvement district will be benefited by the improvements, maintenance, and activities funded by the proposed assessments, and, for a property-based district, that property within the district will receive a special benefit.

(8) In a property-based district, the total amount of all special benefits to be conferred on the properties within the property-based district.

(b) The adoption of the resolution of formation and, if required, recordation of the notice and map pursuant to Section 36627 shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan.

36626. Resolution establishing district

If the city council, following the public hearing, desires to establish the proposed property and business improvement district, and the city council has not made changes pursuant to Section 36624, or has made changes that do not substantially change the proposed assessment, the city council shall adopt a resolution establishing the district. The resolution shall contain all of the information specified in Section 36625.

36627. Notice and assessment diagram

Following adoption of the resolution establishing district assessments on properties pursuant to Section 36625 or Section 36626, the clerk shall record a notice and an assessment diagram pursuant to Section 3114. No other provision of Division 4.5 (commencing with Section 3100) applies to an assessment district created pursuant to this part.

36628. Establishment of separate benefit zones within district; Categories of businesses

The city council may establish one or more separate benefit zones within the district based upon the degree of benefit derived from the improvements or activities to be provided within the benefit zone and may impose a different assessment within each benefit zone. If the assessment is to be levied on businesses, the city council may also define categories of businesses based upon the degree of benefit that each will derive from the improvements or activities to be provided within the district and may impose a different assessment or rate of assessment on each category of business, or on each category of business within each zone.

36628.5. Assessments on businesses or property owners

The city council may levy assessments on businesses or on property owners, or a combination of the two, pursuant to this part. The city council shall structure the assessments in whatever manner it determines corresponds with the distribution of benefits from the proposed improvements, maintenance, and activities, provided that any property-based assessment conforms with the requirements set forth in paragraph (2) of subdivision (k) of Section 36622.

36629. Provisions and procedures applicable to benefit zones and business categories

All provisions of this part applicable to the establishment, modification, or disestablishment of a property and business improvement district apply to the establishment, modification, or disestablishment of benefit zones or categories of business. The city council shall, to establish, modify, or disestablish a benefit zone or category of business, follow the procedure to establish, modify, or disestablish a property and business improvement district.

36630. Expiration of district; Creation of new district

If a property and business improvement district expires due to the time limit set pursuant to subdivision (h) of Section 36622, a new management district plan may be created and the district may be renewed pursuant to this part.

CHAPTER 3. Assessments

36631. Time and manner of collection of assessments; Delinquent payments

The collection of the assessments levied pursuant to this part shall be made at the time and in the manner set forth by the city council in the resolution levying the assessment. Assessments levied on real property may be collected at the same time and in the same manner as for the ad valorem property tax, and may provide for the same lien priority and penalties for delinquent payment. All delinquent payments for assessments levied pursuant to this part may be charged interest and penalties.

36632. Assessments to be based on estimated benefit; Classification of real property and businesses; Exclusion of residential and agricultural property

- (a) The assessments levied on real property pursuant to this part shall be levied on the basis of the estimated benefit to the real property within the property and business improvement district. The city council may classify properties for purposes of determining the benefit to property of the improvements and activities provided pursuant to this part.
- (b) Assessments levied on businesses pursuant to this part shall be levied on the basis of the estimated benefit to the businesses within the property and business improvement district. The city council may classify businesses for purposes of determining the benefit to the businesses of the improvements and activities provided pursuant to this part.
- (c) Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part.

36633. Time for contesting validity of assessment

The validity of an assessment levied under this part shall not be contested in any action or proceeding unless the action or proceeding is commenced within 30 days after the resolution levying the assessment is adopted pursuant to Section 36626. Any appeal from a final judgment in an action or proceeding shall be perfected within 30 days after the entry of judgment.

36634. Service contracts authorized to establish levels of city services

The city council may execute baseline service contracts that would establish levels of city services that would continue after a property and business improvement district has been formed.

36635. Request to modify management district plan

The owners' association may, at any time, request that the city council modify the management district plan. Any modification of the management district plan shall be made pursuant to this chapter.

36636. Modification of plan by resolution after public hearing; Adoption of resolution of intention

- (a) Upon the written request of the owners' association, the city council may modify the management district plan after conducting one public hearing on the proposed modifications. The city council may modify the improvements and activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. If the modification includes the levy of a new or increased assessment, the city council shall comply with Section 36623. Notice of all other public hearings pursuant to this section shall comply with both of the following:
 - (1) The resolution of intention shall be published in a newspaper of general circulation in the city once at least seven days before the public hearing.
 - (2) A complete copy of the resolution of intention shall be mailed by first class mail, at least 10 days before the public hearing, to each business owner or property owner affected by the proposed modification.

(b) The city council shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this section. The public hearing shall be held not more than 90 days after the adoption of the resolution of intention.

36637. Reflection of modification in notices recorded and maps

Any subsequent modification of the resolution shall be reflected in subsequent notices and maps recorded pursuant to Division 4.5 (commencing with Section 3100), in a manner consistent with the provisions of Section 36627.

CHAPTER 3.5. Financing

36640. Bonds authorized; Procedure; Restriction on reduction or termination of assessments

(a) The city council may, by resolution, determine and declare that bonds shall be issued to finance the estimated cost of some or all of the proposed improvements described in the resolution of formation adopted pursuant to Section 36625, if the resolution of formation adopted pursuant to that section provides for the issuance of bonds, under the Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500)) or in conjunction with Marks-Roos Local Bond Pooling Act of 1985 (Article 4 (commencing with Section 6584) of Chapter 5 of Division 7 of Title 1 of the Government Code). Either act, as the case may be, shall govern the proceedings relating to the issuance of bonds, although proceedings under the Bond Act of 1915 may be modified by the city council as necessary to accommodate assessments levied upon business pursuant to this part.

(b) The resolution adopted pursuant to subdivision (a) shall generally describe the proposed improvements specified in the resolution of formation adopted pursuant to Section 36625, set forth the estimated cost of those improvements, specify the number of annual installments and the fiscal years during which they are to be collected. The amount of debt service to retire the bonds shall not exceed the amount of revenue estimated to be raised from assessments over 30 years.

(c) Notwithstanding any other provision of this part, assessments levied to pay the principal and interest on any bond issued pursuant to this section shall not be reduced or terminated if doing so would interfere with the timely retirement of the debt.

CHAPTER 4. Governance

36650. Report by owners' association; Approval or modification by city council

(a) The owners' association shall cause to be prepared a report for each fiscal year, except the first year, for which assessments are to be levied and collected to pay the costs of the improvements, maintenance, and activities described in the report. The owners' association's first report shall be due after the first year of operation of the district. The report may propose changes, including, but not limited to, the boundaries of the property and business improvement district or any benefit zones within the district, the basis and method of levying the assessments, and any changes in the classification of property, including any categories of business, if a classification is used.

(b) The report shall be filed with the clerk and shall refer to the property and business improvement district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following information:

(1) Any proposed changes in the boundaries of the property and business improvement district or in any benefit zones or classification of property or businesses within the district.

(2) The improvements, maintenance, and activities to be provided for that fiscal year.

(3) An estimate of the cost of providing the improvements, maintenance, and activities for that fiscal year.

(4) The method and basis of levying the assessment in sufficient detail to allow each real property or business owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property or business for that fiscal year.

(5) The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.

(6) The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.

(c) The city council may approve the report as filed by the owners' association or may modify any particular contained in the report and approve it as modified. Any modification shall be made pursuant to Sections 36635 and 36636.

The city council shall not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments, including any commitment to pay principal and interest on any bonds issued on behalf of the district.

36651. Designation of owners' association to provide improvements, maintenance, and activities

The management district plan may, but is not required to, state that an owners' association will provide the improvements, maintenance, and activities described in the management district plan. If the management district plan designates an owners' association, the city shall contract with the designated nonprofit corporation to provide services.

CHAPTER 5. Renewal

36660. Renewal of district; Transfer or refund of remaining revenues; District term limit

(a) Any district previously established whose term has expired, or will expire, may be renewed by following the procedures for establishment as provided in this chapter.

(b) Upon renewal, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be transferred to the renewed district. If the renewed district includes additional parcels or businesses not included in the prior district, the remaining revenues shall be spent to benefit only the parcels or businesses in the prior district. If the renewed district does not include parcels or businesses included in the prior district, the remaining revenues attributable to these parcels shall be refunded to the owners of these parcels or businesses.

(c) Upon renewal, a district shall have a term not to exceed 10 years, or, if the district is authorized to issue bonds, until the maximum maturity of those bonds. There is no requirement that the boundaries, assessments, improvements, or activities of a renewed district be the same as the original or prior district.

CHAPTER 6. Disestablishment

36670. Circumstances permitting disestablishment of district; Procedure

(a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:

(1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.

(2) During the operation of the district, there shall be a 30-day period each year in which assesses may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners or authorized representatives of real property or the owners or authorized representatives of businesses in the district who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.

(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

36671. Refund of remaining revenues upon disestablishment or expiration without renewal of district; Calculation of refund; Use of outstanding revenue collected after disestablishment of district

(a) Upon the disestablishment or expiration without renewal of a district, any remaining revenues, after all outstanding debts are paid, derived from the levy of assessments, or derived from the sale of assets acquired with the revenues, or from bond reserve or construction funds, shall be refunded to the owners of the property or businesses then located and operating within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district is disestablished or expires. All outstanding assessment revenue collected after disestablishment shall be spent on improvements and activities specified in the management district plan.

(b) If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessments levied in the immediate prior fiscal year shall be used to calculate the amount of any refund.

APPENDIX 3 – PARCEL ASSESSMENT CALCULATIONS

MAP KEY	APN	LOT SIZE	FRONTAGE	LOT ASSESSMENT	FRONTAGE ASSESSMENT	TOTAL ASSESSMENT	TYPE
1	013070001000	2,323	0	\$311.05	\$0.00	\$311.05	COM
2	013070004000	15,172	250	\$2,031.53	\$2,188.75	\$4,220.28	COM
3	013071001000	7,500	50	\$1,004.25	\$437.75	\$1,442.00	COM
4	013071002000	7,500	50	\$1,004.25	\$437.75	\$1,442.00	COM
5	013071003000	7,500	50	\$1,004.25	\$437.75	\$1,442.00	COM
6	013071004000	15,000	100	\$2,008.50	\$875.50	\$2,884.00	COM
7	013071006000	5,625	100	\$753.19	\$875.50	\$1,628.69	COM
8	013071007000	1,875	0	\$251.06	\$0.00	\$251.06	COM
9	013071009000	9,400	50	\$1,258.66	\$437.75	\$1,696.41	COM
10	013071010000	5,776	0	\$773.41	\$0.00	\$773.41	COM
11	013072001000	5,227	0	\$0.00	\$0.00	\$0.00	RES
12	013072002000	5,100	0	\$0.00	\$0.00	\$0.00	RES
13	013072003000	6,311	0	\$0.00	\$0.00	\$0.00	RES
14	013072004000	6,969	0	\$0.00	\$0.00	\$0.00	RES
15	013072005000	6,011	0	\$0.00	\$0.00	\$0.00	RES
16	013072006000	9,173	0	\$184.24	\$0.00	\$184.24	TE
17	013072007000	7,100	0	\$142.60	\$0.00	\$142.60	TE
18	013072008000	11,500	100	\$1,539.85	\$875.50	\$2,415.35	COM
19	013072009000	3,500	0	\$468.65	\$0.00	\$468.65	COM
20	013072010000	15,000	100	\$2,008.50	\$875.50	\$2,884.00	COM
21	013072011000	7,500	50	\$1,004.25	\$437.75	\$1,442.00	COM
22	013072012000	22,500	150	\$3,012.75	\$1,313.25	\$4,326.00	COM
23	013073002000	4,521	0	\$0.00	\$0.00	\$0.00	RES
24	013073011000	11,325	118	\$227.46	\$154.96	\$382.43	TE
25	013073015000	4,356	0	\$0.00	\$0.00	\$0.00	RES
26	013073016000	253	0	\$33.88	\$0.00	\$33.88	COM
27	013073017000	7,927	0	\$0.00	\$0.00	\$0.00	RES
28	013073019000	4,264	0	\$0.00	\$0.00	\$0.00	RES
29	013073020000	4,356	0	\$0.00	\$0.00	\$0.00	RES
30	013073021000	4,835	0	\$0.00	\$0.00	\$0.00	RES
31	013091003000	22,909	150	\$3,067.52	\$1,313.25	\$4,380.77	COM
32	013091010000	29,059	218.9	\$3,891.00	\$1,916.47	\$5,807.47	COM
33	013092005510	3,750	50	\$502.13	\$437.75	\$939.88	COM
34	013092006000	3,750	50	\$502.13	\$437.75	\$939.88	COM
35	013092007000	7,600	50	\$1,017.64	\$437.75	\$1,455.39	COM
36	013092008000	6,118	40.25	\$819.20	\$352.39	\$1,171.59	COM
37	013092009000	4,498	59.97	\$602.28	\$525.04	\$1,127.32	COM
38	013092010000	4,618	0	\$618.35	\$0.00	\$618.35	COM

MAP KEY	APN	LOT SIZE	FRONTAGE	LOT ASSESSMENT	FRONTAGE ASSESSMENT	TOTAL ASSESSMENT	TYPE
39	013092011000	7,500	0	\$1,004.25	\$0.00	\$1,004.25	COM
40	013092014000	22,500	150	\$3,012.75	\$1,313.25	\$4,326.00	COM
41	013093001000	15,000	0	\$2,008.50	\$0.00	\$2,008.50	COM
42	013093003000	17,320	100	\$2,319.15	\$875.50	\$3,194.65	COM
43	013093004000	2,030	29	\$271.82	\$253.90	\$525.71	COM
44	013093005000	3,150	21	\$421.79	\$183.86	\$605.64	COM
45	013093006000	11,400	76	\$1,526.46	\$665.38	\$2,191.84	COM
46	013093007000	26,100	174	\$3,494.79	\$1,523.37	\$5,018.16	COM
47	013093008000	4,500	0	\$0.00	\$0.00	\$0.00	PRKG
48	013093009000	14,480	0	\$0.00	\$0.00	\$0.00	PRKG
49	013094001000	69,696	0	\$9,332.29	\$0.00	\$9,332.29	COM
51	013101024000	18,562	0	\$2,485.45	\$0.00	\$2,485.45	COM
52	013101025000	9,197	0	\$1,231.48	\$0.00	\$1,231.48	COM
53	013101026000	7,271	0	\$973.59	\$0.00	\$973.59	COM
54	013101027000	3,760	0	\$503.46	\$0.00	\$503.46	COM
55	013101028000	8,631	0	\$1,155.69	\$0.00	\$1,155.69	COM
56	013101029000	1,754	0	\$234.86	\$0.00	\$234.86	COM
57	013101031000	93,654	0	\$12,540.27	\$0.00	\$12,540.27	COM
58	013120001000	19,896	0	\$2,664.07	\$0.00	\$2,664.07	COM
59	013121002000	15,018	150	\$2,010.91	\$1,313.25	\$3,324.16	COM
60	013121003000	5,006	50	\$670.30	\$437.75	\$1,108.05	COM
61	013121004000	10,012	100.12	\$1,340.61	\$876.55	\$2,217.16	COM
62	013121005000	5,006	50	\$670.30	\$437.75	\$1,108.05	COM
63	013121006000	5,006	50.06	\$670.30	\$438.28	\$1,108.58	COM
64	013122001000	7,523	50.15	\$1,007.33	\$439.06	\$1,446.39	COM
65	013122002000	3,525	23.5	\$472.00	\$205.74	\$677.74	COM
66	013122003000	3,900	26	\$522.21	\$227.63	\$749.84	COM
67	013122004000	7,523	50	\$1,007.33	\$437.75	\$1,445.08	COM
68	013122005000	7,500	50	\$1,004.25	\$437.75	\$1,442.00	COM
69	013122009000	13,523	90.3	\$1,810.73	\$790.58	\$2,601.31	COM
70	013122010000	9,023	60.15	\$1,208.18	\$526.61	\$1,734.79	COM
71	013122011000	3,000	20	\$401.70	\$175.10	\$576.80	COM
72	013122012000	3,000	20	\$401.70	\$175.10	\$576.80	COM
73	013123014000	2,990	0	\$400.36	\$0.00	\$400.36	COM
74	013123016000	1,515	0	\$202.86	\$0.00	\$202.86	COM
75	013123017000	16,500	101.69	\$2,209.35	\$890.30	\$3,099.65	COM
76	013123018000	18,107	0	\$2,424.53	\$0.00	\$2,424.53	COM
77	013123021000	10,948	72.75	\$1,465.94	\$636.93	\$2,102.86	COM
78	013123024000	47,916	145.69	\$0.00	\$0.00	\$0.00	PRKG
79	013123025000	17,714	0	\$2,371.90	\$0.00	\$2,371.90	COM

MAP KEY	APN	LOT SIZE	FRONTAGE	LOT ASSESSMENT	FRONTAGE ASSESSMENT	TOTAL ASSESSMENT	TYPE
80	013123026000	10,856	71.26	\$1,453.62	\$623.88	\$2,077.50	COM
81	013124006000	7,500	50	\$1,004.25	\$437.75	\$1,442.00	COM
82	013124007000	7,500	50	\$1,004.25	\$437.75	\$1,442.00	COM
83	013124008000	7,500	50	\$1,004.25	\$437.75	\$1,442.00	COM
84	013124011000	12,606	0	\$1,687.94	\$0.00	\$1,687.94	COM
85	013124017000	24,114	150	\$3,228.86	\$1,313.25	\$4,542.11	COM
86	013124018000	12,663	77.7	\$1,695.58	\$680.26	\$2,375.84	COM
87	013124022000	14,219	0	\$1,903.92	\$0.00	\$1,903.92	COM
88	013124023000	23,858	0	\$3,194.59	\$0.00	\$3,194.59	COM
89	013131001000	6,720	0	\$899.81	\$0.00	\$899.81	COM
90	013131002000	38,761	0	\$5,190.10	\$0.00	\$5,190.10	COM
91	013131003000	14,138	0	\$1,893.08	\$0.00	\$1,893.08	COM
92	013131004000	4,554	0	\$609.78	\$0.00	\$609.78	COM
93	013131005000	5,366	0	\$718.51	\$0.00	\$718.51	COM
94	013131006000	6,100	0	\$816.79	\$0.00	\$816.79	COM
95	013131007000	5,009	0	\$0.00	\$0.00	\$0.00	RES
96	013131008000	5,005	0	\$0.00	\$0.00	\$0.00	RES
97	013131013000	4,810	0	\$644.06	\$0.00	\$644.06	COM
98	013131014000	4,116	0	\$551.13	\$0.00	\$551.13	COM
99	013131016000	5,508	0	\$737.52	\$0.00	\$737.52	COM
100	013131017000	4,054	0	\$542.83	\$0.00	\$542.83	COM
101	013131021000	5,514	0	\$738.32	\$0.00	\$738.32	COM
102	013131022000	5,035	0	\$0.00	\$0.00	\$0.00	RES
103	013151004000	7,700	100	\$1,031.03	\$875.50	\$1,906.53	COM
104	013152002000	8,400	0	\$1,124.76	\$0.00	\$1,124.76	COM
105	013152004000	7,492	0	\$0.00	\$0.00	\$0.00	RES
106	013152005000	7,492	0	\$0.00	\$0.00	\$0.00	RES
107	013152007000	7,505	0	\$0.00	\$0.00	\$0.00	RES
108	013152008000	4,504	0	\$0.00	\$0.00	\$0.00	RES
109	013152009000	6,011	0	\$0.00	\$0.00	\$0.00	RES
110	013152012000	7,500	50	\$1,004.25	\$437.75	\$1,442.00	COM
111	013152016000	6,534	0	\$874.90	\$0.00	\$874.90	COM
112	013152017000	7,776	79.91	\$1,041.21	\$699.61	\$1,740.82	COM
113	013152018000	7,074	0	\$947.21	\$0.00	\$947.21	COM
114	013152019000	6,000	0	\$803.40	\$0.00	\$803.40	COM
115	013152020000	6,000	0	\$803.40	\$0.00	\$803.40	COM
116	013152021000	37,500	250	\$753.19	\$328.31	\$1,081.50	TE
117	013153001000	9,983	0	\$0.00	\$0.00	\$0.00	RES
118	013153003000	7,500	0	\$1,004.25	\$0.00	\$1,004.25	COM
119	013153004000	5,993	0	\$0.00	\$0.00	\$0.00	RES

MAP KEY	APN	LOT SIZE	FRONTAGE	LOT ASSESSMENT	FRONTAGE ASSESSMENT	TOTAL ASSESSMENT	TYPE
120	013153005000	5,985	0	\$0.00	\$0.00	\$0.00	RES
121	013153006000	5,989	0	\$0.00	\$0.00	\$0.00	RES
122	013153007000	6,000	0	\$803.40	\$0.00	\$803.40	COM
123	013153008000	6,000	0	\$803.40	\$0.00	\$803.40	COM
124	013153009000	7,500	0	\$1,004.25	\$0.00	\$1,004.25	COM
125	013153013000	21,000	140	\$2,811.90	\$1,225.70	\$4,037.60	COM
126	013153014000	8,850	59	\$1,185.02	\$516.55	\$1,701.56	COM
127	013153019000	11,212	75.79	\$1,501.29	\$663.54	\$2,164.83	COM
128	013153021000	2,500	0	\$334.75	\$0.00	\$334.75	COM
129	013153022000	2,495	0	\$0.00	\$0.00	\$0.00	RES
130	013153023000	18,785	125.21	\$2,515.31	\$1,096.21	\$3,611.53	COM
131	013154001000	6,000	0	\$803.40	\$0.00	\$803.40	COM
132	013154002000	6,019	0	\$0.00	\$0.00	\$0.00	RES
133	013154003000	6,015	0	\$0.00	\$0.00	\$0.00	RES
134	013154004000	6,000	0	\$803.40	\$0.00	\$803.40	COM
135	013154005000	5,906	0	\$0.00	\$0.00	\$0.00	RES
136	013154006000	7,522	0	\$0.00	\$0.00	\$0.00	RES
137	013154007000	7,522	0	\$0.00	\$0.00	\$0.00	RES
138	013154008000	7,522	0	\$0.00	\$0.00	\$0.00	RES
139	013154009000	7,522	0	\$0.00	\$0.00	\$0.00	RES
140	013154010000	7,500	0	\$1,004.25	\$0.00	\$1,004.25	COM
141	013154011000	7,505	0	\$0.00	\$0.00	\$0.00	RES
142	013154012000	7,509	0	\$0.00	\$0.00	\$0.00	RES
143	013154013000	7,466	0	\$0.00	\$0.00	\$0.00	RES
144	013154014000	6,000	0	\$803.40	\$0.00	\$803.40	COM
145	013154015000	6,015	0	\$0.00	\$0.00	\$0.00	RES
146	013154016000	6,015	0	\$0.00	\$0.00	\$0.00	RES
147	013154018000	6,708	0	\$0.00	\$0.00	\$0.00	RES
148	013154019000	5,327	0	\$0.00	\$0.00	\$0.00	RES
149	013161001000	9,661	65	\$194.04	\$85.36	\$279.40	TE
150	013161002000	5,332	110.9	\$713.95	\$970.93	\$1,684.88	COM
151	013162001000	126,324	400	\$2,537.22	\$525.30	\$3,062.52	TE
152	013163001000	2,391	0	\$320.15	\$0.00	\$320.15	COM
153	013163003000	7,742	0	\$1,036.65	\$0.00	\$1,036.65	COM
154	013163004000	7,481	0	\$1,001.71	\$0.00	\$1,001.71	COM
155	013163005000	9,000	0	\$1,205.10	\$0.00	\$1,205.10	COM
156	013164001000	7,500	0	\$1,004.25	\$0.00	\$1,004.25	COM
157	013164002000	5,009	0	\$0.00	\$0.00	\$0.00	RES
158	013164003000	5,000	0	\$669.50	\$0.00	\$669.50	COM
159	013164004000	5,009	0	\$0.00	\$0.00	\$0.00	RES

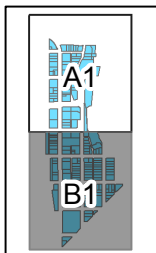
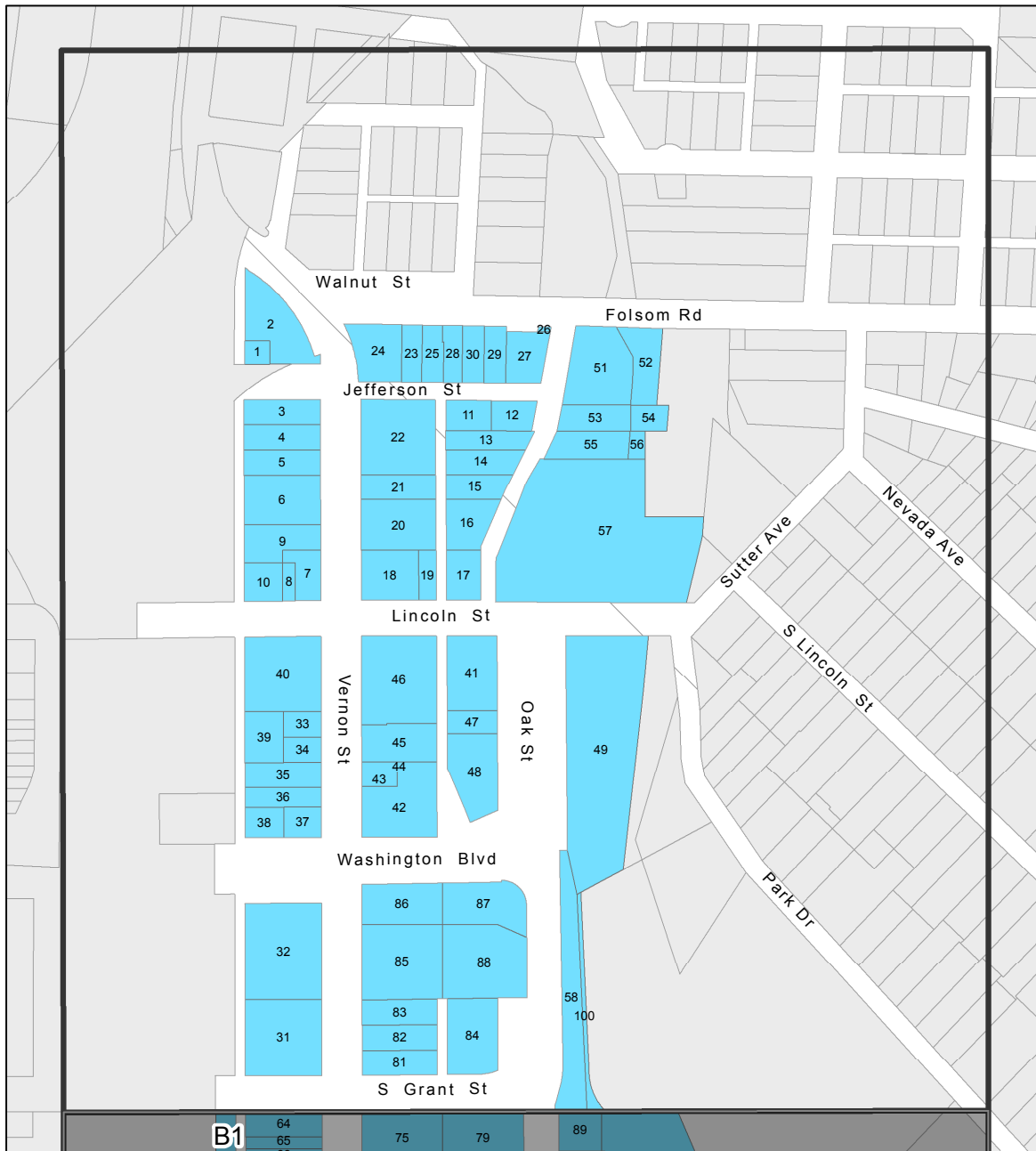
MAP KEY	APN	LOT SIZE	FRONTAGE	LOT ASSESSMENT	FRONTAGE ASSESSMENT	TOTAL ASSESSMENT	TYPE
160	013164005000	7,627	0	\$0.00	\$0.00	\$0.00	RES
161	013164009000	4,996	0	\$0.00	\$0.00	\$0.00	RES
162	013164010000	2,500	0	\$334.75	\$0.00	\$334.75	COM
163	013164011000	7,496	0	\$0.00	\$0.00	\$0.00	RES
164	013164012000	7,496	0	\$0.00	\$0.00	\$0.00	RES
165	013164013000	7,496	0	\$0.00	\$0.00	\$0.00	RES
166	013164014000	6,878	0	\$0.00	\$0.00	\$0.00	RES
167	013164015000	6,750	0	\$903.83	\$0.00	\$903.83	COM
168	013164016000	11,000	0	\$1,472.90	\$0.00	\$1,472.90	COM
169	013164017000	5,500	0	\$736.45	\$0.00	\$736.45	COM
170	013164018000	30,000	0	\$602.55	\$0.00	\$602.55	TE
171	013171002000	2,138	0	\$0.00	\$0.00	\$0.00	RES
172	013171003000	4,460	0	\$0.00	\$0.00	\$0.00	RES
173	013171004000	6,834	0	\$0.00	\$0.00	\$0.00	RES
174	013171005000	3,000	0	\$401.70	\$0.00	\$401.70	COM
175	013171006000	2,509	0	\$0.00	\$0.00	\$0.00	RES
176	013171007000	4,500	0	\$602.55	\$0.00	\$602.55	COM
177	013171008000	7,500	0	\$1,004.25	\$0.00	\$1,004.25	COM
178	013171009000	5,000	0	\$669.50	\$0.00	\$669.50	COM
179	013171011000	10,890	0	\$1,458.17	\$0.00	\$1,458.17	COM
180	013172007000	7,527	0	\$0.00	\$0.00	\$0.00	RES
181	013172008000	7,527	0	\$0.00	\$0.00	\$0.00	RES
182	013172009000	7,453	0	\$0.00	\$0.00	\$0.00	RES
183	013172010000	7,527	0	\$0.00	\$0.00	\$0.00	RES
184	013172011000	6,000	0	\$803.40	\$0.00	\$803.40	COM
185	013172012000	9,000	0	\$1,205.10	\$0.00	\$1,205.10	COM
186	013172020000	14,924	0	\$1,998.32	\$0.00	\$1,998.32	COM
187	013250013000	15,923	0	\$2,132.09	\$0.00	\$2,132.09	COM
188	013250014000	15,950	0	\$2,135.71	\$0.00	\$2,135.71	COM
189	013250032000	32,234	376	\$4,316.13	\$3,291.88	\$7,608.01	COM
Total	188	1,940,300	5728.3	\$180,236.56	\$42,676.77	\$222,913.33	

APPENDIX 4 – TOTAL ESTIMATED COST OF IMPROVEMENTS AND ACTIVITIES

The estimated maximum cost of the line items below was developed based on the estimated cost of providing services in the renewed DRPBID. The costs below are estimated, the actual line item costs will fluctuate. The table below shows expenditures from assessment and non-assessment funds. Assessment funds are governed by Section V. There is no limit on reallocation of non-assessment funds by the Owners' Association. The total maximum budget may exceed the maximum listed in this table if parcel ownership changes result in parcels being assessed at a higher rate due to a higher estimated benefit.

Year	Marketing & Events	Clean & Safe	Improvements	Administration	Contingency / Reserve	Total
2020	\$71,883.51	\$62,991.78	\$44,091.89	\$50,787.99	\$12,092.38	\$241,847.55
2021	\$74,040.02	\$64,881.53	\$45,414.65	\$52,311.63	\$12,455.15	\$249,102.98
2022	\$76,261.22	\$66,827.98	\$46,777.09	\$53,880.98	\$12,828.81	\$256,576.07
2023	\$78,549.05	\$68,832.82	\$48,180.40	\$55,497.41	\$13,213.67	\$264,273.35
2024	\$80,905.52	\$70,897.80	\$49,625.81	\$57,162.33	\$13,610.08	\$272,201.55
2025	\$83,332.69	\$73,024.74	\$51,114.58	\$58,877.20	\$14,018.38	\$280,367.59
2026	\$85,832.67	\$75,215.48	\$52,648.02	\$60,643.52	\$14,438.93	\$288,778.62
2027	\$88,407.65	\$77,471.94	\$54,227.46	\$62,462.82	\$14,872.10	\$297,441.98
2028	\$91,059.88	\$79,796.10	\$55,854.29	\$64,336.71	\$15,318.27	\$306,365.24
2029	\$93,791.68	\$82,189.99	\$57,529.92	\$66,266.81	\$15,777.81	\$315,556.20
Total	\$824,063.88	\$722,130.16	\$505,464.11	\$582,227.39	\$138,625.58	\$2,772,511.12

APPENDIX 5 – MAP



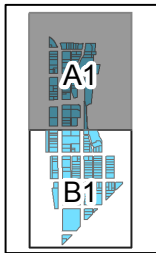
Downtown Roseville Property and Business Improvement District

Page: A1



DRPBID Boundaries





Downtown Roseville Property and Business Improvement District

Page: B1



DRPBID Boundaries





COUNCIL COMMUNICATION

CC #: 9589

File #: 0400-04-09-1

Title: Fiddymment Ranch Phase 2 & 3 Offsite Trunk Sewer - Certificate of Completion

Contact: Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

Meeting Date: 11/7/2018

Item #: 7.6.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution accepting Fiddymment Ranch Phase 2 & 3 Offsite Trunk Sewer, CWJ# 170071, as complete and authorizing the City Engineer to execute the Certificate of Completion.

BACKGROUND

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

FISCAL IMPACT

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

ECONOMIC DEVELOPMENT / JOBS CREATED

Accepting the project as complete will not directly create jobs but rather maintain current employee levels of the developer until such a time the project is fully built out.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guideline 15061(b)(3)). Accepting the Certification of Completion for the Fiddymment Ranch Phase 2 & 3 Offsite Trunk Sewer project does not include the potential for a significant environmental effect

and therefore is not subject to CEQA.

Respectfully Submitted,

Ignacio Vizcarra, Construction Inspector

Mike Isom, Development Services Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, positioned above a horizontal line.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-434

Certificate of Completion.

Vicinity Map

RESOLUTION NO. 18-434

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Fiddymment Ranch Phase 2 & 3 Offsite Trunk Sewer PROJECT, APPROVING THE "CERTIFICATE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

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

1. The "Certificate of Completion" on file in the City Clerk's Department relative to that public work known as the Fiddymment Ranch Phase 2 & 3 Offsite Trunk Sewer is hereby approved and the public work accepted.
2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book DD of Maps, Page 88 is hereby accepted.
3. The City Engineer is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

CITY CLERK

AFTER RECORDING RETURN TO:
CITY CLERK
311 VERNON STREET
ROSEVILLE, CA 95678

CERTIFICATE OF COMPLETION

NOTICE IS HEREBY GIVEN that the public work known as _____
_____ Project was completed and accepted by the City of
Roseville on _____. The location is indicated on the attached map, marked as
Exhibit "A" and incorporated herein by this reference.

The general contractor on said project was _____.
The surety on said project was _____.

City of Roseville

ATTEST:

Sonia Orozco, City Clerk

State of California)
County of Placer)

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

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

City of Roseville

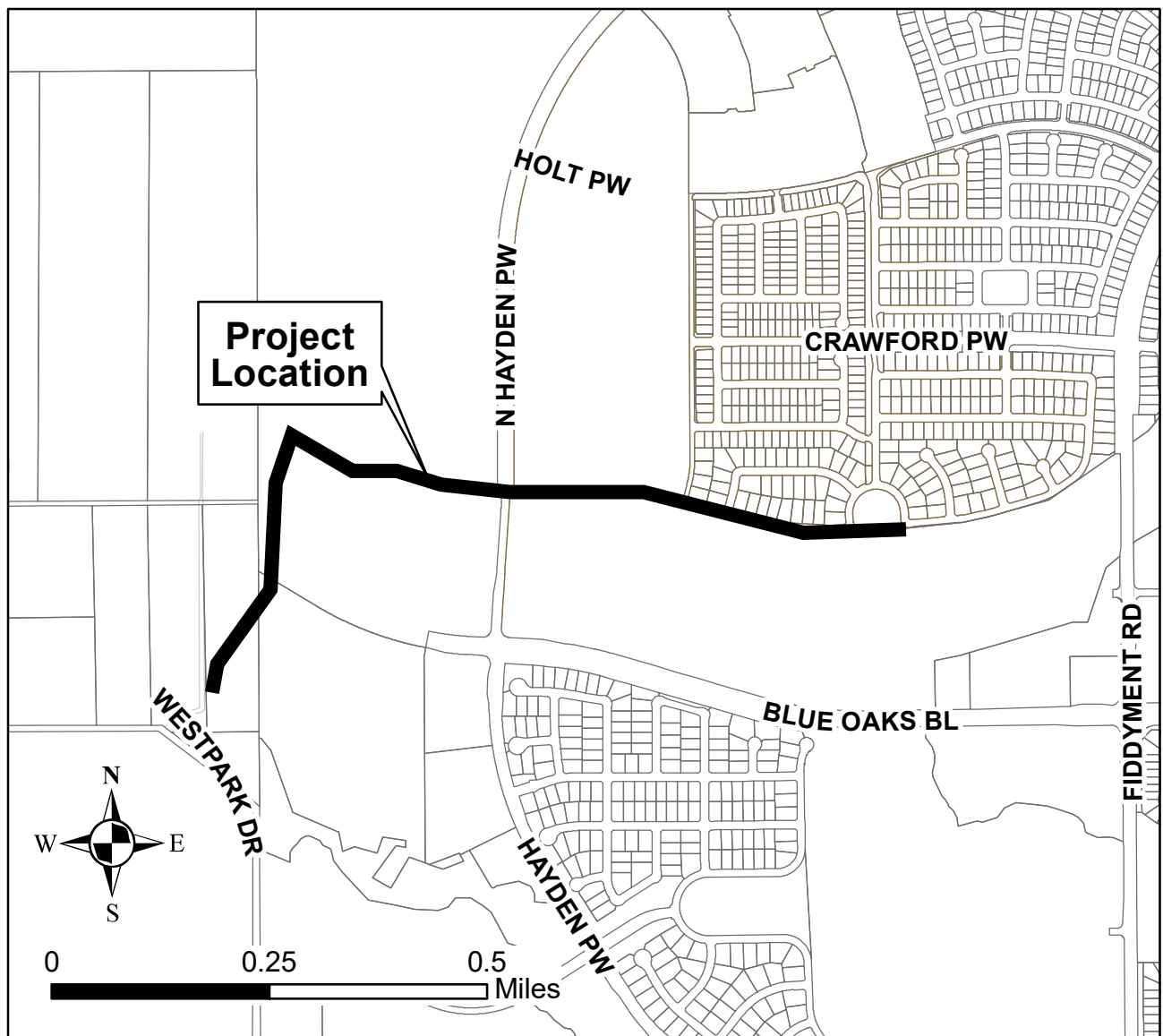
State of California)
County of Placer)

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

Notary Public in and for said County and State

EXHIBIT A

City of Roseville Fiddymment Ranch Phase 2 & 3 Offsite Trunk Sewer





COUNCIL COMMUNICATION

CC #: 9590

File #: 0400-04-09-1

Title: Fiddymment Ranch Phase 2 Crawford Parkway - Certificate of Completion

Contact: Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

Meeting Date: 11/7/2018

Item #: 7.7.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution accepting Fiddymment Ranch Phase 2 Crawford Parkway, CWJ # 170076, as complete and authorizing the City Engineer to execute the Certificate of Completion.

BACKGROUND

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

FISCAL IMPACT

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

ECONOMIC DEVELOPMENT / JOBS CREATED

Accepting the project as complete will not directly create jobs but rather maintain current employee levels of the developer until such a time the project is fully built out.

ENVIRONMENTAL REVIEW

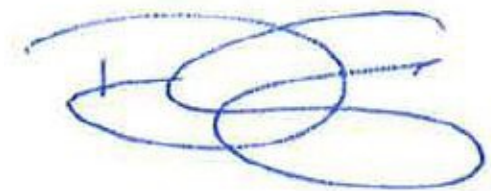
The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guideline 15061(b)(3)). Accepting the Certification of Completion for the Fiddymment Ranch Phase 2 Crawford Parkway project does not include the potential for a significant environmental effect and

therefore is not subject to CEQA.

Respectfully Submitted,

Ignacio Vizcarra. Construction Inspector

Mike Isom, Development Services Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, positioned above a horizontal line.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-435

Certificate of completion

Vicinity map

RESOLUTION NO. 18-435

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Fiddymment Ranch Phase 2 Crawford Parkway PROJECT, APPROVING THE "CERTIFICATE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

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

1. The "Certificate of Completion" on file in the City Clerk's Department relative to that public work known as the Fiddymment Ranch Phase 2 Crawford Parkway is hereby approved and the public work accepted.
2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book DD of Maps, Page 88 is hereby accepted.
3. The City Engineer is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

CITY CLERK

AFTER RECORDING RETURN TO:
CITY CLERK
311 VERNON STREET
ROSEVILLE, CA 95678

CERTIFICATE OF COMPLETION

NOTICE IS HEREBY GIVEN that the public work known as _____
_____ Project was completed and accepted by the City of
Roseville on _____. The location is indicated on the attached map, marked as
Exhibit "A" and incorporated herein by this reference.

The general contractor on said project was _____.
The surety on said project was _____.

City of Roseville

ATTEST:

Sonia Orozco, City Clerk

State of California)
County of Placer)

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

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

City of Roseville

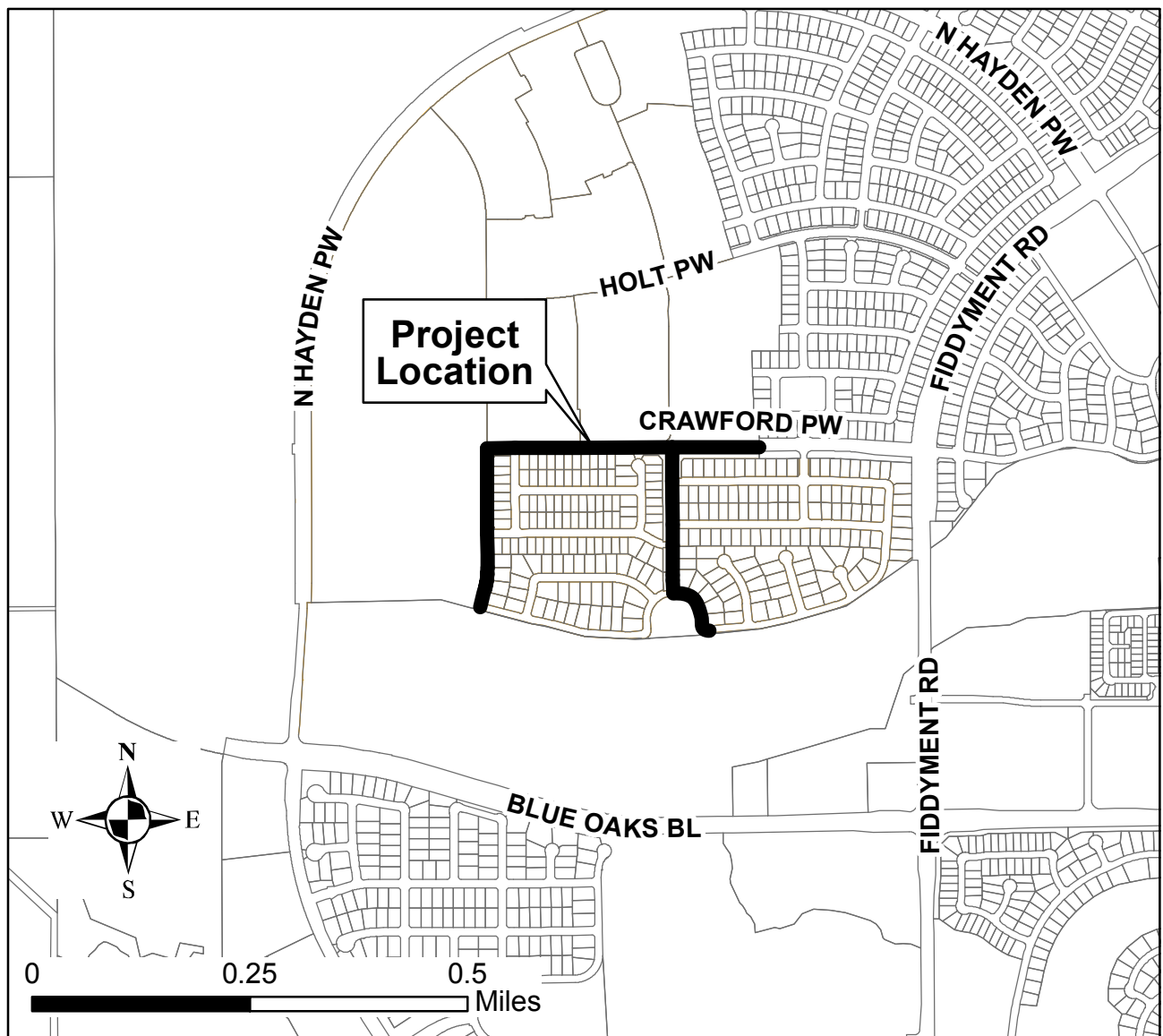
State of California)
County of Placer)

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

Notary Public in and for said County and State

EXHIBIT A

City of Roseville Fiddymment Ranch Phase 2 Crawford Parkway





COUNCIL COMMUNICATION

CC #: 9591

File #: 0400-04-09-1

Title: Fiddymment Ranch Phase 2 Village F-8C - Certificate of Completion

Contact: Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

Meeting Date: 11/7/2018

Item #: 7.8.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution to accept Project Fiddymment Ranch Phase 2 Village F-8C, CWJ # 170109, as complete and authorize the City Engineer to execute the Certificate of Completion.

BACKGROUND

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

FISCAL IMPACT

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

ECONOMIC DEVELOPMENT / JOBS CREATED

Accepting the project as complete will not directly create jobs but rather maintain current employee levels of the developer until such a time the project is fully built out.

ENVIRONMENTAL REVIEW

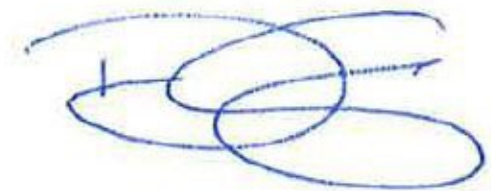
The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guideline 15061(b)(3)). Accepting the Certification of Completion for the Fiddymment Ranch Phase 2 Village F-8C project does not include the potential for a significant environmental effect and therefore is

not subject to CEQA.

Respectfully Submitted,

Ignacio Vizcarra, Construction Inspector

Mike Isom, Development Services Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, positioned above a horizontal line.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-436

Certificate of Completion

Vicinity map

RESOLUTION NO. 18-436

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Fiddymment Ranch Phase 2 Village F-8C PROJECT, APPROVING THE "CERTIFICATE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

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

1. The "Certificate of Completion" on file in the City Clerk's Department relative to that public work known as the Fiddymment Ranch Phase 2 Village F-8C is hereby approved and the public work accepted.
2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book DD of Maps, Page 100 is hereby accepted.
3. The City Engineer is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

CITY CLERK

AFTER RECORDING RETURN TO:
CITY CLERK
311 VERNON STREET
ROSEVILLE, CA 95678

CERTIFICATE OF COMPLETION

NOTICE IS HEREBY GIVEN that the public work known as _____
_____ Project was completed and accepted by the City of
Roseville on _____. The location is indicated on the attached map, marked as
Exhibit "A" and incorporated herein by this reference.

The general contractor on said project was _____.
The surety on said project was _____.

City of Roseville

ATTEST:

Sonia Orozco, City Clerk

State of California)
County of Placer)

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

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

City of Roseville

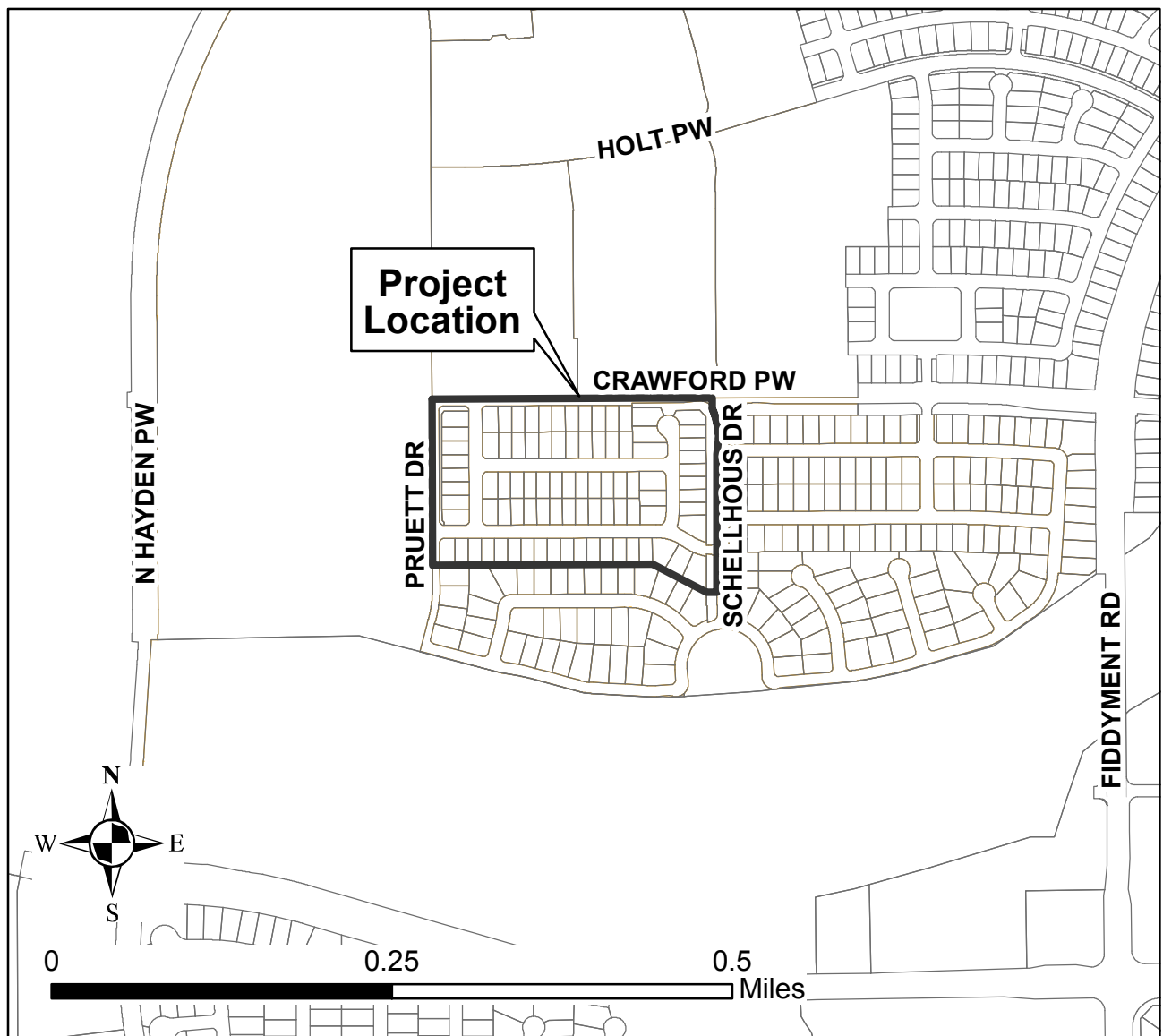
State of California)
County of Placer)

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

Notary Public in and for said County and State

EXHIBIT A

City of Roseville Fiddymment Ranch Phase 2 Village F-8C





COUNCIL COMMUNICATION

CC #: 9592

File #: 0400-04-09-1

Title: Fiddymment Ranch Phase 2 Village F-8D - Certificate of Completion

Contact: Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

Meeting Date: 11/7/2018

Item #: 7.9.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution accepting Project Fiddymment Ranch Phase 2 Village F-8D, CWJ # 170137, as complete and authorizing the City Engineer to execute the Certificate of Completion.

BACKGROUND

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

FISCAL IMPACT

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

ECONOMIC DEVELOPMENT / JOBS CREATED

Accepting the project Fiddymment Ranch Phase 2 Village F-8D as complete will not directly create jobs but rather maintain current employee levels of the developer until such a time the project is fully built out.

ENVIRONMENTAL REVIEW

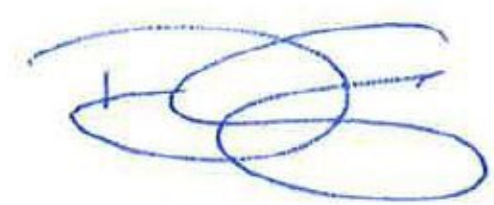
The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guideline 15061(b)(3)). Accepting the Certification of Completion for the Fiddymment Ranch Phase 2 Village

F-8D project does not include the potential for a significant environmental effect and therefore is not subject to CEQA.

Respectfully Submitted,

Ignacio Vizcarra, Construction Inspector

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-437

Certificate of Completion

Vicinity Map

RESOLUTION NO. 18-437

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Fiddymment Ranch Phase 2 Village F-8D PROJECT, APPROVING THE "CERTIFICATE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

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

1. The "Certificate of Completion" on file in the City Clerk's Department relative to that public work known as the Fiddymment Ranch Phase 2 Village F-8D is hereby approved and the public work accepted.
2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book EE of Maps, Page 1 is hereby accepted.
3. The City Engineer is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

CITY CLERK

AFTER RECORDING RETURN TO:
CITY CLERK
311 VERNON STREET
ROSEVILLE, CA 95678

CERTIFICATE OF COMPLETION

NOTICE IS HEREBY GIVEN that the public work known as _____
_____ Project was completed and accepted by the City of
Roseville on _____. The location is indicated on the attached map, marked as
Exhibit "A" and incorporated herein by this reference.

The general contractor on said project was _____.
The surety on said project was _____.

City of Roseville

ATTEST:

Sonia Orozco, City Clerk

State of California)
County of Placer)

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

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

City of Roseville

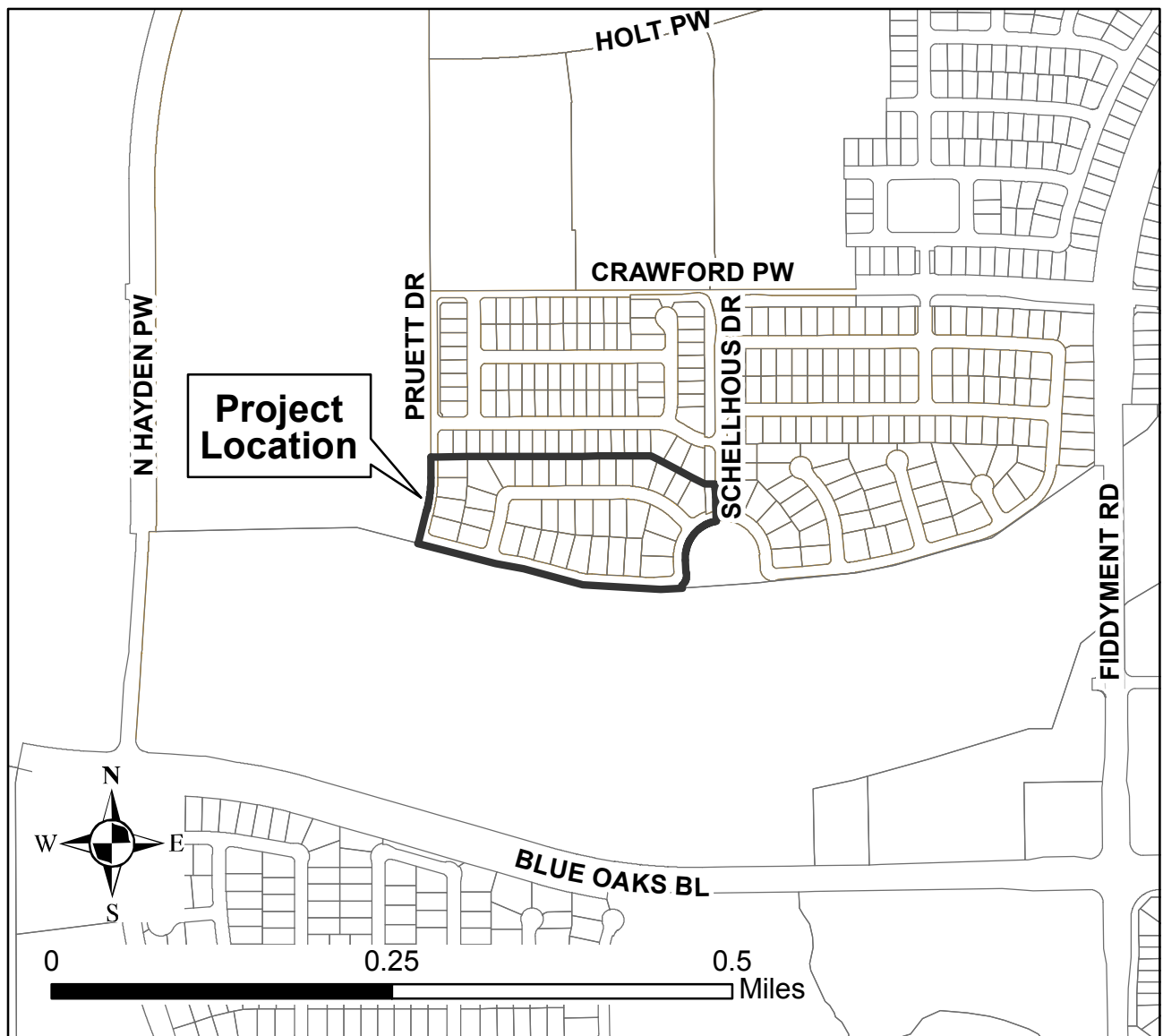
State of California)
County of Placer)

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

Notary Public in and for said County and State

EXHIBIT A

City of Roseville Fiddymment Ranch Phase 2 Village F-8D





COUNCIL COMMUNICATION

CC #: 9593

File #: 0400-04-09-1

Title: Fiddymment Ranch Phase 2 Village F-9C - Certificate of Completion

Contact: Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

Meeting Date: 11/7/2018

Item #: 7.10.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution accepting Project Fiddymment Ranch Phase 2 Village F-9C, CWJ # 170136, as complete and authorizing the City Engineer to execute the Certificate of Completion.

BACKGROUND

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

FISCAL IMPACT

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

ECONOMIC DEVELOPMENT / JOBS CREATED

Accepting the project Fiddymment Ranch Phase 2 Village F-9C as complete will not directly create jobs but rather maintain current employee levels of the developer until such a time the project is fully built out.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guideline 15061(b)(3)). Accepting the Certification of Completion for the Fiddymment Ranch Phase 2 Village

F-9C project does not include the potential for a significant environmental effect and therefore is not subject to CEQA.

Respectfully Submitted,

Ignacio Vizcarra, Construction Inspector

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-438

Certificate of Completion

Vicinity map

RESOLUTION NO. 18-438

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Fiddymment Ranch Phase 2 Village F-9C PROJECT, APPROVING THE "CERTIFICATE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

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

1. The "Certificate of Completion" on file in the City Clerk's Department relative to that public work known as the Fiddymment Ranch Phase 2 Village F-9C is hereby approved and the public work accepted.
2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book EE of Maps, Page 2 is hereby accepted.
3. The City Engineer is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

CITY CLERK

AFTER RECORDING RETURN TO:
CITY CLERK
311 VERNON STREET
ROSEVILLE, CA 95678

CERTIFICATE OF COMPLETION

NOTICE IS HEREBY GIVEN that the public work known as _____
_____ Project was completed and accepted by the City of
Roseville on _____. The location is indicated on the attached map, marked as
Exhibit "A" and incorporated herein by this reference.

The general contractor on said project was _____.
The surety on said project was _____.

City of Roseville

ATTEST:

Sonia Orozco, City Clerk

State of California)
County of Placer)

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

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

City of Roseville

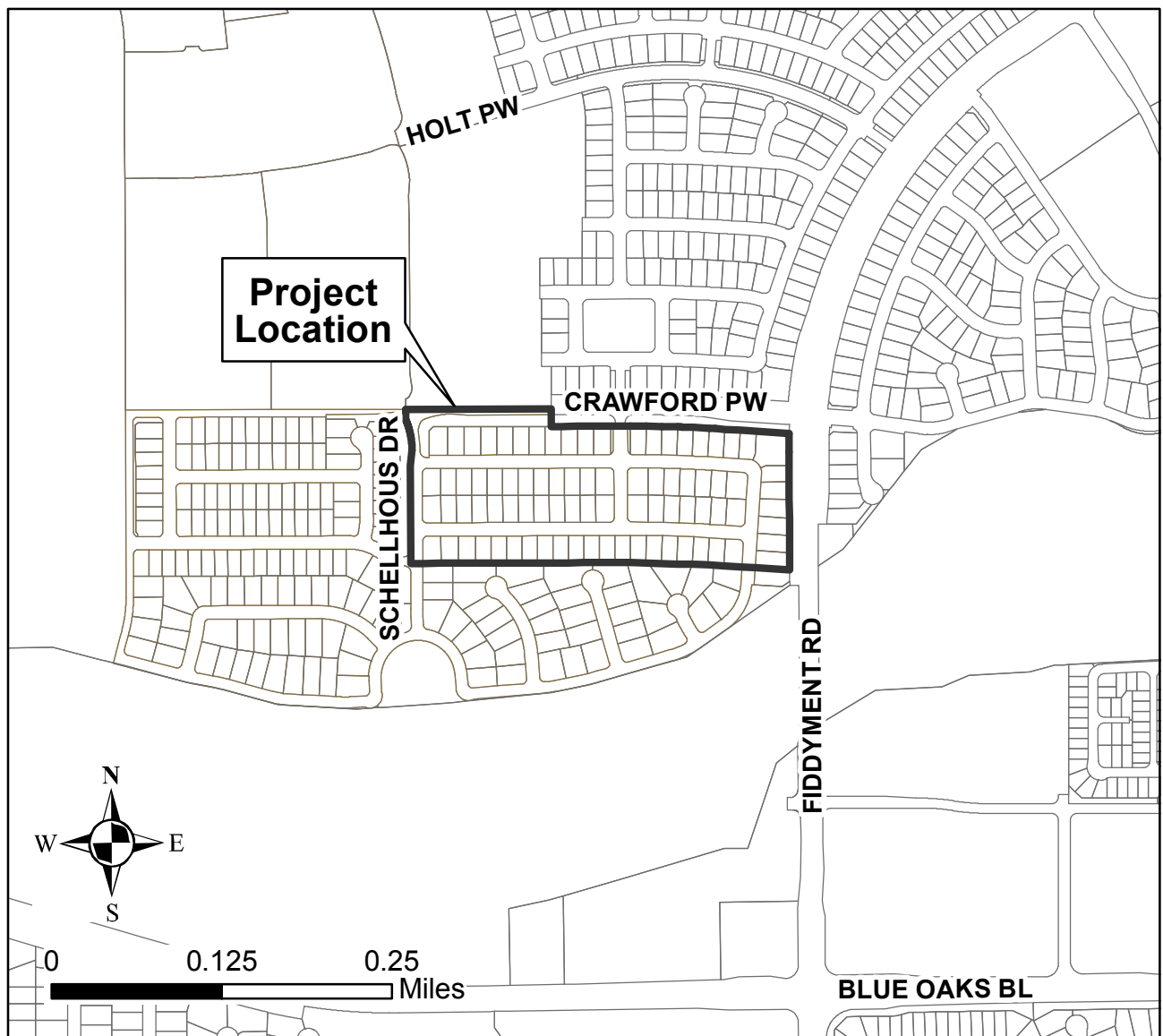
State of California)
County of Placer)

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

Notary Public in and for said County and State

EXHIBIT A

City of Roseville Fiddymment Ranch Phase 2 Village F-9C





COUNCIL COMMUNICATION

CC #: 9594

File #: 0400-04-09-1

Title: Fiddymment Ranch Phase 2 Village F-9D - Certificate of Completion

Contact: Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

Meeting Date: 11/7/2018

Item #: 7.11.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution accepting the project Fiddymment Ranch Phase 2 Village F-9D, CWJ # 170136, as complete and authorizing the City Engineer to execute the Certificate of Completion.

BACKGROUND

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

FISCAL IMPACT

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

ECONOMIC DEVELOPMENT / JOBS CREATED

Accepting the project Fiddymment Ranch Phase 2 Village F-9D as complete will not directly create jobs but rather maintain current employee levels of the developer until such a time the project is fully built out.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guideline 15061(b)(3)). Accepting the Certification of Completion for the Fiddymment Ranch Phase 2 Village

F-9D project does not include the potential for a significant environmental effect and therefore is not subject to CEQA.

Respectfully Submitted,

Ignacio Vizcarra, Construction Inspector

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-439

Certificate of Completion

Vicinity map

RESOLUTION NO. 18-439

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Fiddymment Ranch Phase 2 Village F-9D PROJECT, APPROVING THE "CERTIFICATE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

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

1. The "Certificate of Completion" on file in the City Clerk's Department relative to that public work known as the Fiddymment Ranch Phase 2 Village F-9D is hereby approved and the public work accepted.
2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book EE of Maps, Page 3 is hereby accepted.
3. The City Engineer is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

CITY CLERK

AFTER RECORDING RETURN TO:
CITY CLERK
311 VERNON STREET
ROSEVILLE, CA 95678

CERTIFICATE OF COMPLETION

NOTICE IS HEREBY GIVEN that the public work known as _____
_____ Project was completed and accepted by the City of
Roseville on _____. The location is indicated on the attached map, marked as
Exhibit "A" and incorporated herein by this reference.

The general contractor on said project was _____.
The surety on said project was _____.

City of Roseville

ATTEST:

Sonia Orozco, City Clerk

State of California)
County of Placer)

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

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

City of Roseville

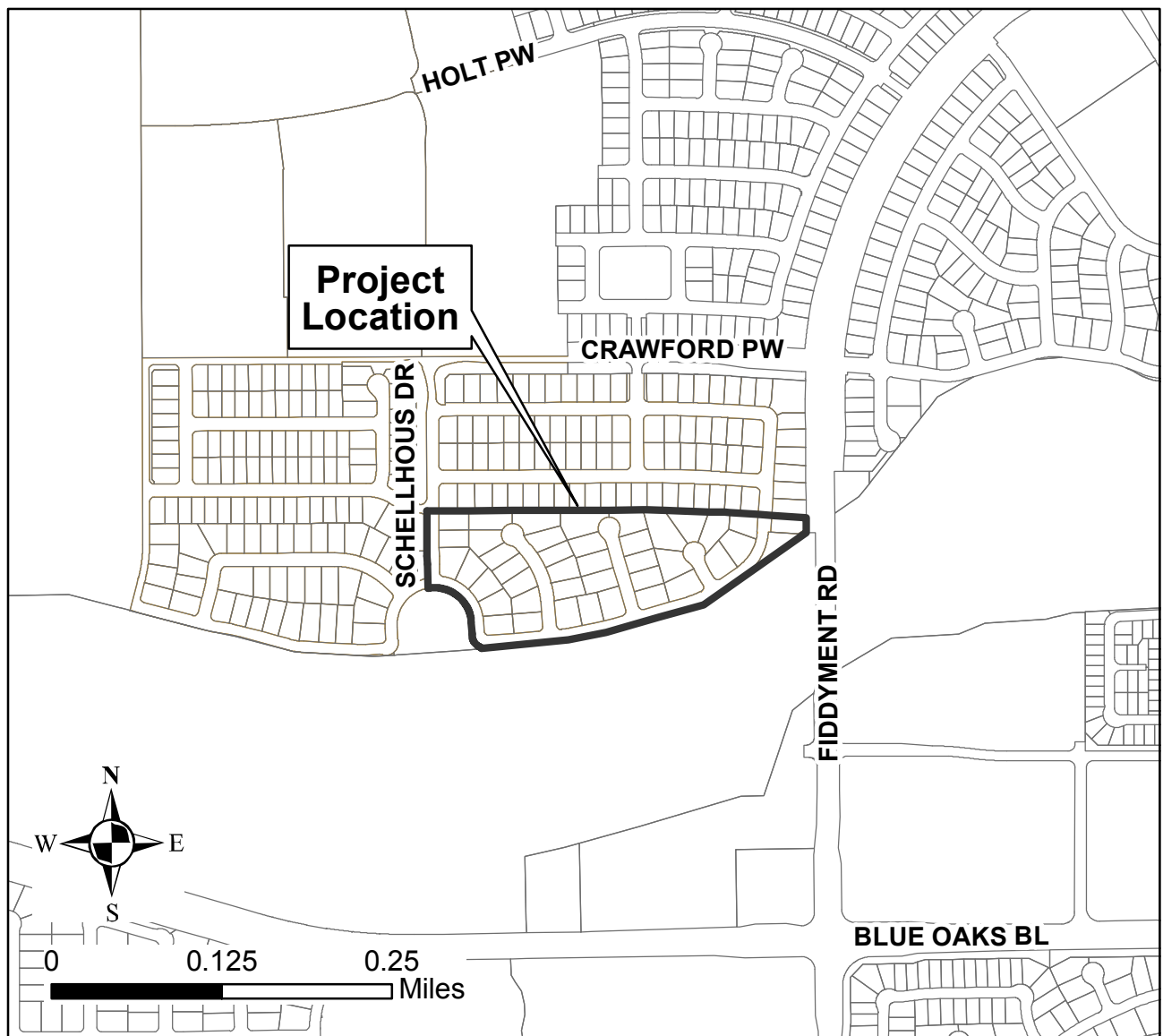
State of California)
County of Placer)

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

Notary Public in and for said County and State

EXHIBIT A

City of Roseville Fiddymment Ranch Phase 2 Village F-9D





COUNCIL COMMUNICATION

CC #: 9607

File #: 0400-04-09-1 & 0400-07

Title: Westpark Phase 4 Village W-18D - Final Map and Subdivision Agreement

Contact: Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

Meeting Date: 11/7/2018

Item #: 7.12.

RECOMMENDATION TO COUNCIL

It is recommended that the City Council take the following actions:

1. Approve the final map on file with the City Clerk and accept on behalf of the public, subject to improvement, the rights of way and the easements offered thereon, reject at this time on behalf of the public Lots A, B & C, and approve the abandonment of the rights of way and easements listed thereon.
2. Adopt the attached resolution approving the Subdivision Agreement and authorize the City Manager to execute the agreement on behalf of the City.

BACKGROUND

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

This map will create 92 residential lots and 3 open space lots.

FISCAL IMPACT

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

ECONOMIC DEVELOPMENT / JOBS CREATED

The sale of new homes will be the results of the acceptance of this map, creating jobs associated with the construction of these future residences.

ENVIRONMENTAL REVIEW

This project is consistent with the West Roseville Specific Plan EIR (SCH# 2002082057) certified by the City of Roseville on February 4, 2004, and the EIR Addendum approved on November 18, 2010.

Respectfully Submitted,

Kerry Andrews, Assistant Engineer

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-448

Subdivision Agreement

Final Map

RESOLUTION NO. 18-448

APPROVING A SUBDIVISION AGREEMENT BETWEEN THE CITY OF ROSEVILLE
AND MERITAGE HOMES OF CALIFORNIA, INC., AND AUTHORIZING THE CITY
MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a subdivision agreement between the City of Roseville and Meritage Homes of California, Inc., for the Westpark Phase 4 Village W-18D Subdivision (Subdivision No. 000176), has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**RECORDING REQUESTED BY AND WHEN
RECORDED, PLEASE RETURN TO:**

**City Clerk
CITY OF ROSEVILLE
311 Vernon Street
Roseville, CA 95678**

SUBDIVISION AGREEMENT

WESTPARK PHASE 4 VILLAGE W-18D SUBDIVISION

THIS AGREEMENT, made and entered into this ____ day of _____,
20__, by and between the CITY OF ROSEVILLE, a municipal corporation ("CITY"), and
MERITAGE HOMES OF CALIFORNIA,
a CALIFORNIA CORPORATION, ("SUBDIVIDER"),

W I T N E S S E T H:

WHEREAS, SUBDIVIDER is possessed of a tract of land lying in the City of Roseville,
County of Placer, known as "WESTPARK PHASE 4 VILLAGE W-18D Subdivision" (Subdivision
no. 000176; "the Subdivision"); and

WHEREAS, a tentative map of the Subdivision was approved by the City Planning
Commission on the 27th day of JUNE, 2013, and the final map of the Subdivision
has been approved subject to the execution of this Agreement; and

WHEREAS, the final map has been filed on the ____ day of _____, 20__ in
Book _____ of Parcel/Subdivision Maps at Page _____ in the Official Records, Placer
County Recorder, file no. _____; and

WHEREAS, Section 18.20.110 of the Roseville Municipal Code, regulating the subdivision of land in the City, requires that SUBDIVIDER shall execute and file an agreement between itself and CITY relating to the improvements to be made in a subdivision, prior to the approval by the City Council of the final map.

NOW, THEREFORE, the parties agree as follows:

1. Rights-of-Way. Except as otherwise provided by this Agreement, CITY rejects all lands, right-of-ways, and easements offered for dedication on the final map of the Subdivision. All such offers shall, however, remain open, and shall constitute irrevocable offers of dedication in accordance with Government Code Section 66477.2. All such offers may be accepted by CITY in its sole discretion at any later date without further notice to SUBDIVIDER as provided by law.

By way of explanation only, it is the current intention of CITY to accept all or part of such irrevocable offers to dedicate upon acceptance of the improvements called for in this Agreement.

2. Improvements - Time Limit. SUBDIVIDER agrees to cause all improvements to be made and constructed in the Subdivision to fully comply with the requirements of the Roseville Municipal Code and the Subdivision Map Act of the State of California according to the improvement plans for the Subdivision prepared by WOOD RODGERS, dated JULY 20, 2018 and approved by the City Engineer and including any changes or alterations to such improvements required by the City Engineer, and to install, on or before AUGUST 31, 2020, such survey monuments as may be required by the City Engineer ("the Work"). SUBDIVIDER agrees to pay for any materials, provisions or other supplies used in, upon, for or about the performance of the Work, or for any work or labor of any kind done in

connection with the Work, or for any amounts due under the Unemployment Insurance Act with respect to such work or labor.

SUBDIVIDER agrees to complete all of the Work on or before twenty-four (24) months from the date of this Agreement. If in the opinion of the City Engineer of CITY, an extension of this Agreement is not detrimental to the public welfare, he or she is, in his or her sole discretion, hereby authorized to extend the time within which the Work shall be completed for a period not to exceed twelve (12) months. Upon a written application made by SUBDIVIDER, further extensions, not to exceed an additional six (6) months, shall be reviewed and approved at the discretion of the City Engineer of CITY. Any such application extension request by SUBDIVIDER shall fully state the grounds and facts relied upon for the granting of additional extensions.

In the event that SUBDIVIDER shall fail to complete the Work within the time provided by this Agreement, CITY may, in its sole discretion and in addition to any other remedy provided in this Agreement or by law, enter upon the Subdivision and complete the Work and recover the full cost and expense of such construction from SUBDIVIDER, SUBDIVIDER's successors and assigns, or from the then owner of the Subdivision, and/or place a lien upon the Subdivision for such cost and expense.

If at anytime prior to the expiration of the time provided by this Agreement the City Engineer of CITY determines that a safety hazard exists within an existing public right-of-way, the City Engineer shall give written notice to SUBDIVIDER to eliminate the safety hazard. If SUBDIVIDER fails to eliminate the safety hazard within five (5) calendar days of the written notice, CITY may, in its sole discretion and in addition to any other remedy provided in this Agreement or by law, eliminate the safety hazard and recover the full cost and expense of such work from SUBDIVIDER, SUBDIVIDER's successors and assigns, or from the then owner of the Subdivision, and/or place a lien upon the Subdivision for such cost and expense.

3. Acquisition and Dedication of Easements or Rights-of-Ways. If any of the Work is to be constructed or installed on land not within the Subdivision or already existing public right-of-way, no construction or installation shall be commenced before:

a. The irrevocable offer of dedication or conveyance to CITY of appropriate right-of-ways, easements or other interest in real property, and appropriate authorization from the property owner to allow construction or installation of the improvements or work; or

b. The issuance of an order of possession by a court of competent jurisdiction pursuant to the State Eminent Domain Law. SUBDIVIDER shall comply in all respects with any such order of possession.

Nothing in this Section 3 shall be construed as authorizing or granting an extension of time to SUBDIVIDER for completion of the Work.

4. Inspection Fees and Costs. The City Engineer shall inspect all of the Work improvements made in the Subdivision to see that they comply with CITY's subdivision regulations and specifications. SUBDIVIDER shall deposit the estimated inspection fee and reimburse CITY for the cost of such inspections in accordance with Roseville Municipal Code section 18.20.070.

5. Securities.

a. SUBDIVIDER shall file with this Agreement two (2) improvement securities as set forth in Roseville Municipal Code Sections 18.20.150 and 18.20.160. Each security shall be in the amount of one hundred percent (100%) of the total estimated cost of the Work as determined by the City Engineer which amount is the sum of \$ 2,004,707 . One improvement security shall secure faithful performance of this Agreement as required by Section 66499.3(a) of the Government Code of the State of California (the "faithful performance" security). The second improvement security shall, as required by Section 66499.3(b) of the Government Code of the State of California, secure the obligations set forth in Title 15

(commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California for payment to the contractor, his subcontractors and to persons renting equipment or furnishing labor or materials to them for the Work (the "payment security"). The improvement securities required under this paragraph shall also secure placement of monumentation and guarantee payment therefor as provided by California Government Code section 66496.

b. SUBDIVIDER shall also file with this Agreement a "guarantee and warranty security" in the amount of ten percent (10%) of the City Engineer's estimated cost of the Work as set forth in Section 18.20.170 of the Roseville Municipal Code to guarantee and warrant the Work for a period of one year following its completion and acceptance against any defective work or labor done, or defective materials furnished, as required by Section 66499(a)(5) of the Government Code of the State of California. The guarantee and warranty security shall be released upon SUBDIVIDER's request following expiration of the warranty period and subject to the reasonable determination of the City Engineer that SUBDIVIDER's warranty obligations have been satisfied.

c. Any bonds submitted as security pursuant to this section shall be executed by a surety company authorized to transact a surety business in the State of California. All required securities shall be in a form approved by the City Attorney of CITY.

6. Successors and Assigns – Covenant Running with the Land. This Agreement shall inure to the benefit of, and be binding upon, the successors and assigns of the respective parties. It shall be recorded in the Office of the Recorder of Placer County concurrently with the final map of the Subdivision, and shall constitute a covenant running with the land and an equitable servitude upon the real property within the Subdivision.

7. Acceptance of Improvements Upon Completion. Upon satisfactory completion of the Work, in accordance with this Agreement, CITY agrees to accept the Work and its

improvements and the offers of dedication described in paragraph 1, subject to the provisions of paragraphs 1 and 10 of this Agreement.

8. Notice Regarding Construction. SUBDIVIDER shall notify the City Engineer of CITY in writing three (3) days prior to the commencement of construction of the Work.

9. Subdivider's Obligation to Warn Public During Construction. Until final acceptance of the Work, SUBDIVIDER shall give good and adequate warning to the public of each and every dangerous condition which may exist in the Work, and will take all reasonable actions to protect the public from any such dangerous condition.

10. Warranty.

a. SUBDIVIDER guarantees and warrants the public improvements which constitute the Work required by this Agreement, and agrees to remedy any defects in the improvements or the Work arising from faulty or defective materials or construction of said improvements or the Work occurring within twelve (12) months after their acceptance by CITY. SUBDIVIDER agrees to permit inspection of all improvements in the Subdivision by the City Engineer of CITY for such period, and to reimburse CITY for the cost of such inspections.

b. If, within the warranty period, the Work or improvement or any part of the Work done, furnished, installed, or constructed fails to fulfill any of the requirements of this Agreement or the improvement plans and specifications, SUBDIVIDER shall, without delay or cost to CITY, repair, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the Work. CITY may, at its sole option, perform such repair or replacement itself if SUBDIVIDER has failed to commence such repair within twenty (20) days after CITY has mailed written notice of default to SUBDIVIDER and to SUBDIVIDER'S Surety. In such event, SUBDIVIDER agrees to pay the cost of such repair and replacement by CITY and CITY may, at its option, recover such cost as a lien against the Subdivision should the cost exceed the inspection fee deposited pursuant to paragraph 4 of this Agreement.

Should CITY determine that the public safety requires repairs or replacements to be made before SUBDIVIDER can be notified, CITY may, in its sole discretion, make the necessary repairs or replacement or perform the necessary work. SUBDIVIDER shall pay to CITY the cost of such repairs and CITY may at its option recover such cost as a lien against the Subdivision.

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

SUBDIVIDER's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

12. Insurance. SUBDIVIDER agrees to continuously maintain, in full force and effect, at a minimum the following policies of insurance during the term of this Agreement.

COVERAGE

General Liability

Automobile Liability

LIMITS OF LIABILITY

\$2,000,000 per occurrence

\$4,000,000 aggregate

Personal Injury:

\$2,000,000 per occurrence

\$4,000,000 aggregate

\$1,000,000 combined single limit

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

b. Additional Insureds. SUBDIVIDER shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation, for ongoing and completed operations. Such insurance shall specifically cover the contractual liability of SUBDIVIDER. The additional insured coverage under the SUBDIVIDER's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

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

d. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply

on a primary and noncontributory basis for the benefit of CITY (if agreed to in a written contract) before CITY's own insurance shall be called upon to protect it as a named insured.

e. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

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

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

13. Irrevocability of Security. The improvement securities furnished pursuant to paragraph 5 shall be irrevocable, shall not be limited as to time (except as to the one-year guarantee and warranty period specified in paragraph 10) and shall provide that they may be released, in whole or part, only upon the written approval of the City Engineer of CITY.

14. Attorney's Fees; Venue; Governing Law. Any action by any party to this Agreement, or any action concerning a security furnished pursuant to paragraph 5, shall be

brought in the appropriate court of competent jurisdiction within the County of Placer, State of California, notwithstanding any other provision of law which may provide that such action may be brought in some other location. In the event it becomes necessary for either party to bring an action with respect to enforcement of the provisions of this Agreement, or the security therefor, the prevailing party in such action shall be awarded a reasonable attorney's fee, as may be determined by the Court. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

15. Release of Faithful Performance Security. Release of faithful performance security shall be in compliance with and pursuant to the procedures set forth in Government Code Section 66499.7. Upon the completion of all secured Work by SUBDIVIDER and written acceptance of that completed Work by CITY, and the furnishing of the warranty security as required by paragraph 5(b), the City Engineer shall authorize the release of the remaining faithful performance security.

16. Release of Payment Security. Thirty-five (35) days after a notice of completion is recorded with respect to the Work, the City Engineer of CITY may authorize the release of the payment security, in the event that no claims have been filed against said security. In the event that claims or actions are filed against the security, the City Engineer may release so much of such security as is in excess of the total of the claims made against it, plus a reasonable amount of costs and attorney's fees.

17. Automatic Termination Upon Completion and Sale of Residential Unit. This Agreement and any lien pursuant hereto shall automatically be terminated, without any further action by either party or need to record any additional document, with respect to any single-family residential lot within a parcel designated by the Specific Plan for residential use, upon completion of construction and issuance by the City of a final inspection for a dwelling unit upon such residential lot and conveyance of such improved residential lot to a bona-fide good faith

purchaser thereof. In connection with its issuance of a final inspection for such improved lot, City shall confirm that: (i) all improvements which are required to serve the lot, as determined by City, have been accepted by City; (ii) the lot is included within the Maintenance CFD required by Section 3.20 or other financing mechanism acceptable to the City, to the extent required hereby; and (iii) if and to the extent applicable to such lot, an affordable purchase or rental housing agreement has been recorded on the lot. Termination of this Agreement for any such residential lot as provided for in this section shall not in any way be construed to terminate or modify any assessment district or Mello-Roos Community Facilities District lien affecting such lot at the time of termination.

18. Failure of Performance. In addition to any other remedies provided in this Agreement or by law, in the event SUBDIVIDER fails to perform one or more of the covenants or conditions of this Agreement, CITY shall have recourse to the security given to guarantee the performance of such acts. CITY may do, or cause to be done, those acts required of SUBDIVIDER, and shall have recourse against so much of the security as is necessary to discharge the responsibility of SUBDIVIDER. In the event CITY seeks recourse against a security, CITY shall also have recourse against SUBDIVIDER for any and all amounts necessary to complete the obligations of SUBDIVIDER in the event the security is insufficient to pay such amounts. All administrative costs, including reasonable attorney's fees pursuant to Section 66499.4 of the Government Code, incurred by CITY, in addition to the costs of the improvements, shall be a proper charge against the security and SUBDIVIDER.

19. Integration. This Agreement is an integrated agreement. It supersedes all prior negotiations, representations, or agreements, either written or oral.

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

21. Notices. Any notices sent to the parties relating to this Agreement shall be sent by first class mail, postage prepaid or delivered to the following addresses:

Marc Stout, City Engineer
City of Roseville
311 Vernon Street
Roseville, CA 95678

MERITAGE HOMES OF CALIFORNIA, INC
860 STILLWATER ROAD, 200A
WEST SACRAMENTO, CA 95605
ATTN: ROB WILSON

Either party may amend its address by giving written notice to the other.

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

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

CITY OF ROSEVILLE, a
municipal corporation,

MERITAGE HOMES OF CALIFORNIA, INC,
a CALIFORNIA CORPORATION

BY: _____
DOMINICK CASEY
Acting City Manager

BY: Barry Grant
its: Division President

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

and

BY: 
its: John D. Bayless
VP of Land Development

APPROVED AS TO FORM:

(NOTARIZATION REQUIRED)

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUFFICIENCY:

BY: 
MARC STOUT
City Engineer

ACKNOWLEDGMENT

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

State of California
County of YOLO

On SEPTEMBER 20, 2018 before me, VICTORIA ADAMS, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared BARRY GRANT AND JOHN D. BAYLESS,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

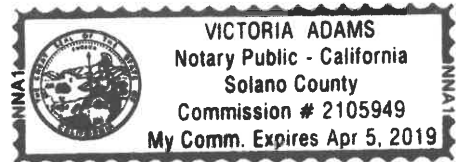
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Victoria Adams

(Seal)



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THIS SUBDIVISION MAP, "FINAL MAP OF WESTPARK-PHASE 4, VILLAGE W-18D" AS SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF SAID MAP AND THAT THE CONSENT OF NO OTHER PERSON IS NECESSARY. WE HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

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

- A. PUBLIC EASEMENTS FOR INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, ELECTROLIERS, TRAFFIC CONTROL APPURTENANCES, WATER, SEWER, DRAINAGE AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS A AND C AND THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH AND CONTIGUOUS TO THE WAYS AND LOOP SHOWN HEREON AND DESIGNATED "12.5' PUE" (PUBLIC UTILITY EASEMENT).

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

- A. AS PUBLIC RIGHTS-OF-WAY, THE STREETS SHOWN HEREON AS ROYAL GORGE LOOP, ROYAL GORGE WAY, ROCKY MOUNTAIN WAY, AND TRINIDAD WAY

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

- A. LOTS A, B, AND C, SHOWN HEREON, TO THE CITY OF ROSEVILLE FOR OPEN SPACE PURPOSES.

MERITAGE HOMES OF CALIFORNIA, INC.
A CALIFORNIA CORPORATION

BY: _____
JOHN A. BARNHART
VICE PRESIDENT OF OPERATIONS

BY: _____
BRIAN W. BOMBECK
VICE PRESIDENT OF LAND ACQUISITION

NOTARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF _____) SS

ON ____ DAY OF _____, 2018 BEFORE ME, _____
_____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
STATE, PERSONALLY APPEARED _____

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

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

WITNESS MY HAND AND OFFICIAL SEAL: _____

PRINTED NAME: _____

MY PRINCIPLE PLACE OF BUSINESS IS IN THE
COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION No.: _____

FINAL MAP OF
WESTPARK - PHASE 4
VILLAGE W-18D
WEST ROSEVILLE SPECIFIC PLAN PARCEL W-18D
SUBDIVISION NO. 000176
BEING A PORTION OF LOT 4 OF WESTPARK - PHASE 4 LARGE LOT
SUBDIVISION NO. 000176, BOOK CC OF MAPS, PAGE 53, O.R.P.C.
LYING WITHIN SECTIONS 22 AND 23, T. 11 N., R. 5 E.
MOUNT DIABLO MERIDIAN
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA


WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

AUGUST 2018

Sheet 1 of 9

1828.028

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE COMPANY, A CALIFORNIAN CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED FEBRUARY 16, 2017, AS INSTRUMENT NO. 2017-0012894-00, OFFICIAL RECORDS OF PLACER COUNTY, AGAINST THE LAND SHOWN HERON CONSENTS TO THE MAKING AND FILING OF THIS MAP

BY: _____

NOTARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF _____) SS

ON ____ DAY OF _____, 2018 BEFORE ME, _____
_____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
STATE, PERSONALLY APPEARED _____

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

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

WITNESS MY HAND AND OFFICIAL SEAL: _____

PRINTED NAME: _____

MY PRINCIPLE PLACE OF BUSINESS IS IN THE
COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION No.: _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF WESTPARK-PHASE 4, VILLAGE W-18D AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

MARC STOUT DATE
CITY ENGINEER, CITY OF ROSEVILLE
R.C.E. #69879 EXPIRATION DATE 09/30/2018

I HEREBY STATE THAT I AM SATISFIED THAT THIS FINAL MAP OF WESTPARK-PHASE 4, VILLAGE W-18D IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

TIMOTHY G. BLAIR, P.L.S. 8278
EXPIRATION DATE: 12/31/2019

DATE



CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL, CITY OF ROSEVILLE HAS APPROVED THIS FINAL MAP OF WESTPARK-PHASE 4, VILLAGE W-18D AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, THE RIGHTS-OF-WAY AND EASEMENTS OFFERED HEREON FOR DEDICATION, BUT HAS REJECTED AT THIS TIME ON BEHALF OF THE PUBLIC, BUT RESERVES THE RIGHT TO ACCEPT AT A LATER DATE LOTS A, B, AND C OFFERED HEREON, THE CITY COUNSEL HAS ALSO APPROVED THE ABANDONMENT OF THE IOD/ROW AND PUE IN NOTE 7 ON SHEET 2.

DATE CITY CLERK, CITY OF ROSEVILLE

BY: ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2018, AT _____, M. IN
BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF
WOOD RODGERS, INC.

FEE: \$ _____ DOCUMENT NO.: _____

BY: _____ BY: _____
RYAN RONCO DEPUTY RECORDER
COUNTY RECORDER
COUNTY OF PLACER

SURVEYOR'S STATEMENT

THIS FINAL MAP OF WESTPARK-PHASE 4, VILLAGE W-18D WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY IN FEBRUARY 2018. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED, OR THAT THEY WILL BE SET BY AUGUST 31, 2020, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.



DENNIS L. BARBER
P.L.S 8067 EXP. 12/31/2019

DATE

NOTES

1. ALL CURVES DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DUE TO ROUNDING THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. TOTAL AREA FOR THIS "WESTPARK-PHASE 4 VILLAGE W-18D" SUBDIVISION IS 21.33± AC. GROSS, CONSISTING OF 92 RESIDENTIAL DEVELOPMENT LOTS, AND 3 LETTERED LOTS.
5. A GEOTECHNICAL ENGINEERING REPORT ENTITLED "WESTPARK PHASE 4 RESIDENTIAL DEVELOPMENT" WAS PREPARED BY ENGEO INC., DATED MAY 22, 2013. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF ROSEVILLE DEVELOPMENT SERVICES – ENGINEERING DEPARTMENT, FILE NO. 308-798.
6. 5/8" REBAR CAPPED LS 8067 WILL BE SET AT ALL REAR LOT CORNERS, ALONG WITH ALL LOT LINE ANGLE POINTS OR AT 2.00 FOOT PROJECTION ALONG LOT LINES ADJACENT TO WALLS (2.00 FOOT BY 2.00 FOOT OFFSET FOR ANGLE POINTS ADJACENT TO WALLS). FRONT CORNERS WILL BE SET WITH A 1" BRASS DISK STAMPED "LS 8067" AT A 1.00 FOOT PROJECTION OF THE PROPERTY LINE ONTO THE SIDEWALK.
7. PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE, THE FOLLOWING PUBLIC IRREVOCABLE OFFERS OF DEDICATION/RIGHTS OF WAY (IOD/ROW) AND PUBLIC UTILITY EASEMENT (PUE) ARE HEREBY ABANDONED:

(A) THOSE PORTIONS OF THE IOD/ROW DEPICTED ON THE MAP ENTITLED "WESTPARK-PHASE 4, LARGE LOT SUBDIVISION", FILED IN BOOK "CC" OF MAPS, AT PAGE 53, O.R.P.C. WHICH DO NOT LIE WITHIN THE RIGHT-OF-WAY AS DELINEATED ON THIS FINAL MAP.

(B) ALL OF THE PUE DESCRIBED IN THE GRANT OF EASEMENT RECORDED AS DOCUMENT NO. 2017-0087490, O.R.P.C. THAT FALL WITHIN THE BOUNDARY OF THIS FINAL MAP

REFERENCES:

- (1) CC MAPS 53 (WESTPARK-PHASE 4, LARGE LOT SUBDIVISION)
- (2) BB MAPS 24 (FIDDYMENT RANCH PHASE 2, LARGE LOT SUBDIVISION)
- (3) CC MAPS 91 (WESTPARK-PHASE 4, VILLAGE W-17C)
- (4) DD MAPS 42 (WESTPARK-PHASE 4, VILLAGE W-19B)
- (5) DD MAPS 61 (WESTPARK-PHASE 4, VILLAGE W-18C)
- (6) DOC 2017-0087489 (GRANT DEED)
- (7) DD MAPS 48 (WESTPARK-PHASE 4, VILLAGE W-18E)
- (8) DD MAPS 85 (WESTPARK-PHASE 4, VILLAGE W-18B)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF SECTION 24, T.11N., R.5E., M.D.M. TAKEN AS NORTH 89°28'27" EAST PER THE FIDDYMENT RANCH PHASE 2 LARGE LOT SUBDIVISION MAP ON FILE IN THE OFFICE OF THE PLACER COUNTY RECORDER IN BOOK BB OF MAPS, AT PAGE 24.

LEGEND

- DIMENSION POINT
- ⊙

SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "L.S. 8067"
- ⦿

FOUND COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "L.S. 8067"
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 8067"
- ⊗

COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944" (TO BE SET PER CC MAPS 53)
- ⊗

COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 6600" (TO BE SET PER DD MAPS 55)
- ⦿

FOUND COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- ⌀

FOUND 3/4" GALVANIZED PIPE WITH PLASTIC CAP STAMPED "LS 7944"
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 4533"
- ⬠

FOUND SECTION CORNER AS NOTED
- ⬠

FOUND QUARTER CORNER AS NOTED
- AC

ACRES
- IOD/ROW

IRREVOCABLE OFFER FOR DEDICATION/RIGHT-OF-WAY
- I.P.

IRON PIPE
- NTS

NOT TO SCALE
- (OA)

OVERALL DISTANCE
- O.R.P.C.

OFFICIAL RECORDS OF PLACER COUNTY
- PUE

PUBLIC UTILITY EASEMENT
- (R)

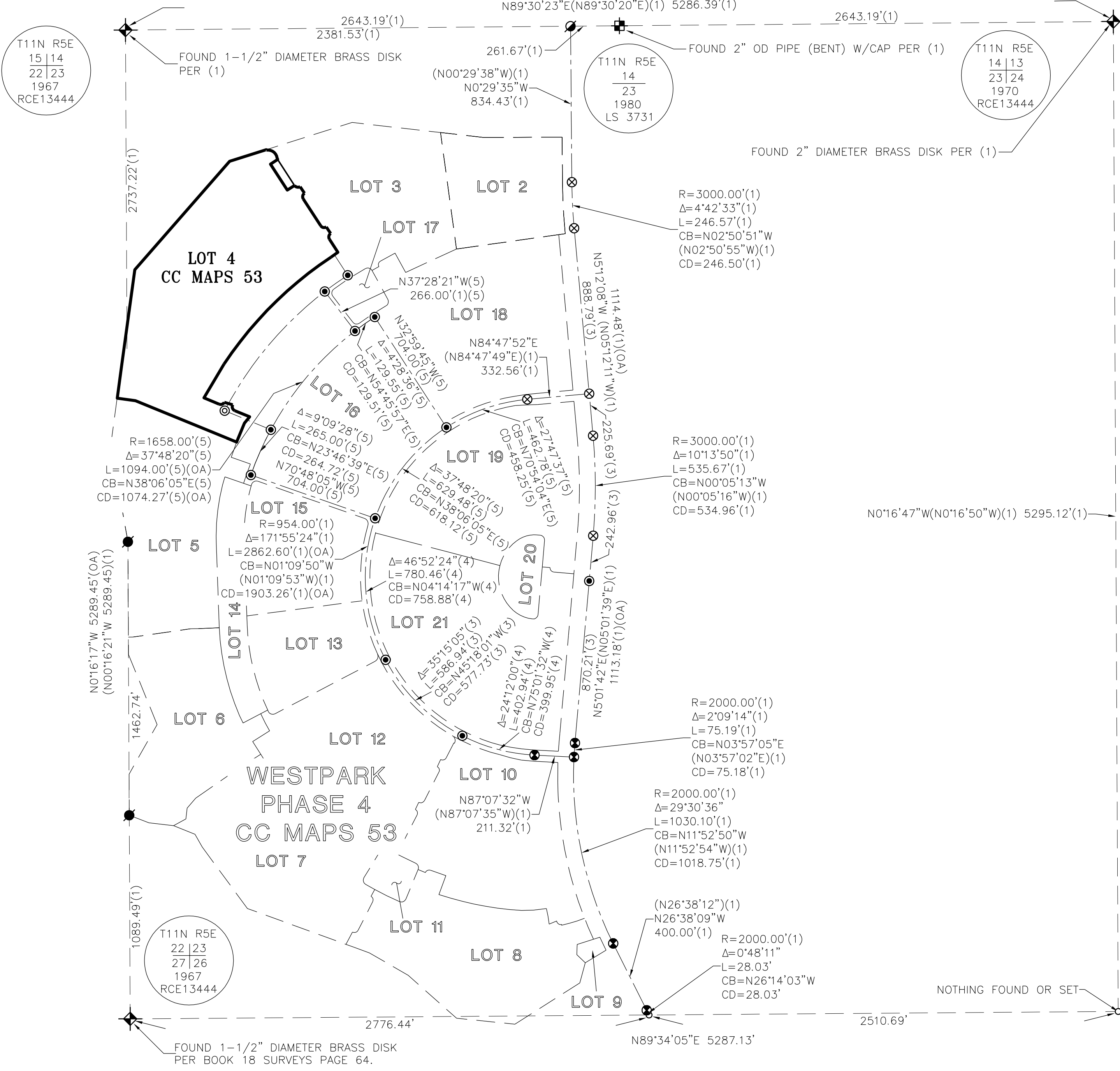
RADIAL BEARING
- SF

SQUARE FEET
- SNF

SEARCHED, NOT FOUND

FINAL MAP OF
WESTPARK - PHASE 4
VILLAGE W-18D
WEST ROSEVILLE SPECIFIC PLAN PARCEL W-18D
SUBDIVISION NO. 000176
BEING A PORTION OF LOT 4 OF WESTPARK - PHASE 4 LARGE LOT
SUBDIVISION NO. 000176, BOOK CC OF MAPS, PAGE 53, O.R.P.C.
LYING WITHIN SECTIONS 22 AND 23, T. 11 N., R. 5 E.
MOUNT DIABLO MERIDIAN
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

OVERALL BOUNDARY SHEET



FINAL MAP OF
WESTPARK - PHASE 4
VILLAGE W-18D

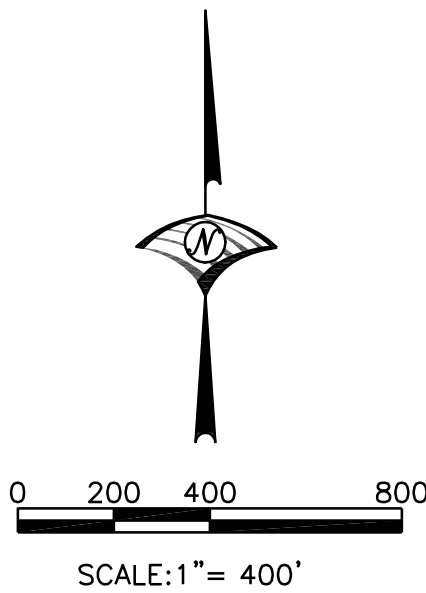
WEST ROSEVILLE SPECIFIC PLAN PARCEL W-18D
SUBDIVISION NO. 000176
BEING A PORTION OF LOT 4 OF WESTPARK - PHASE 4 LARGE LOT
SUBDIVISION NO. 000176, BOOK CC OF MAPS, PAGE 53, O.R.P.C.
LYING WITHIN SECTIONS 22 AND 23, T. 11 N., R. 5 E.
MOUNT DIABLO MERIDIAN
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA



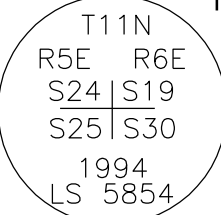
AUGUST 2018

Sheet 3 of 9

1828.028



FOUND BRASS DISK IN WELL STAMPED PER (1)
N89°28'27\"/>

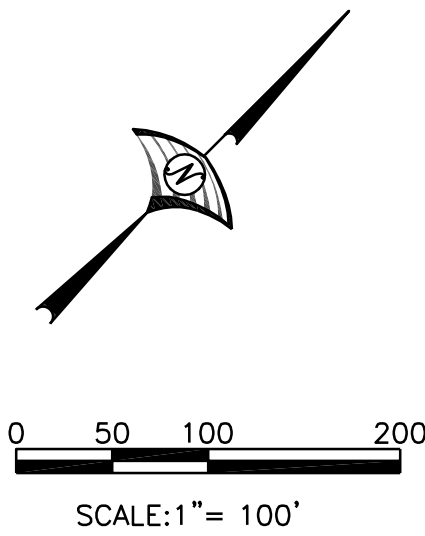
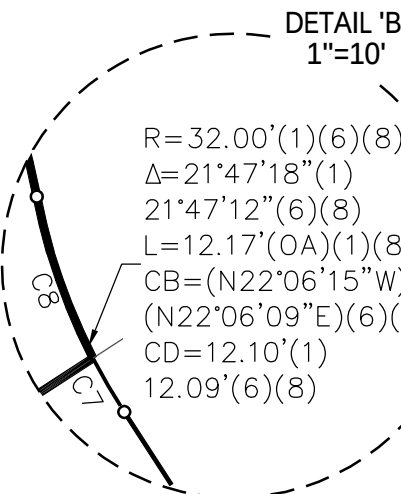
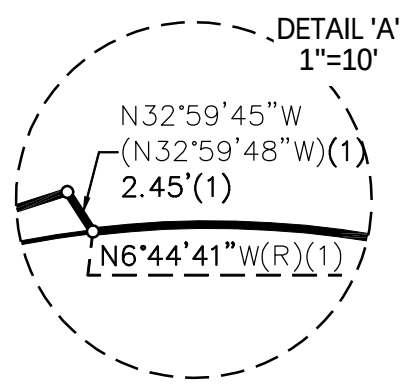
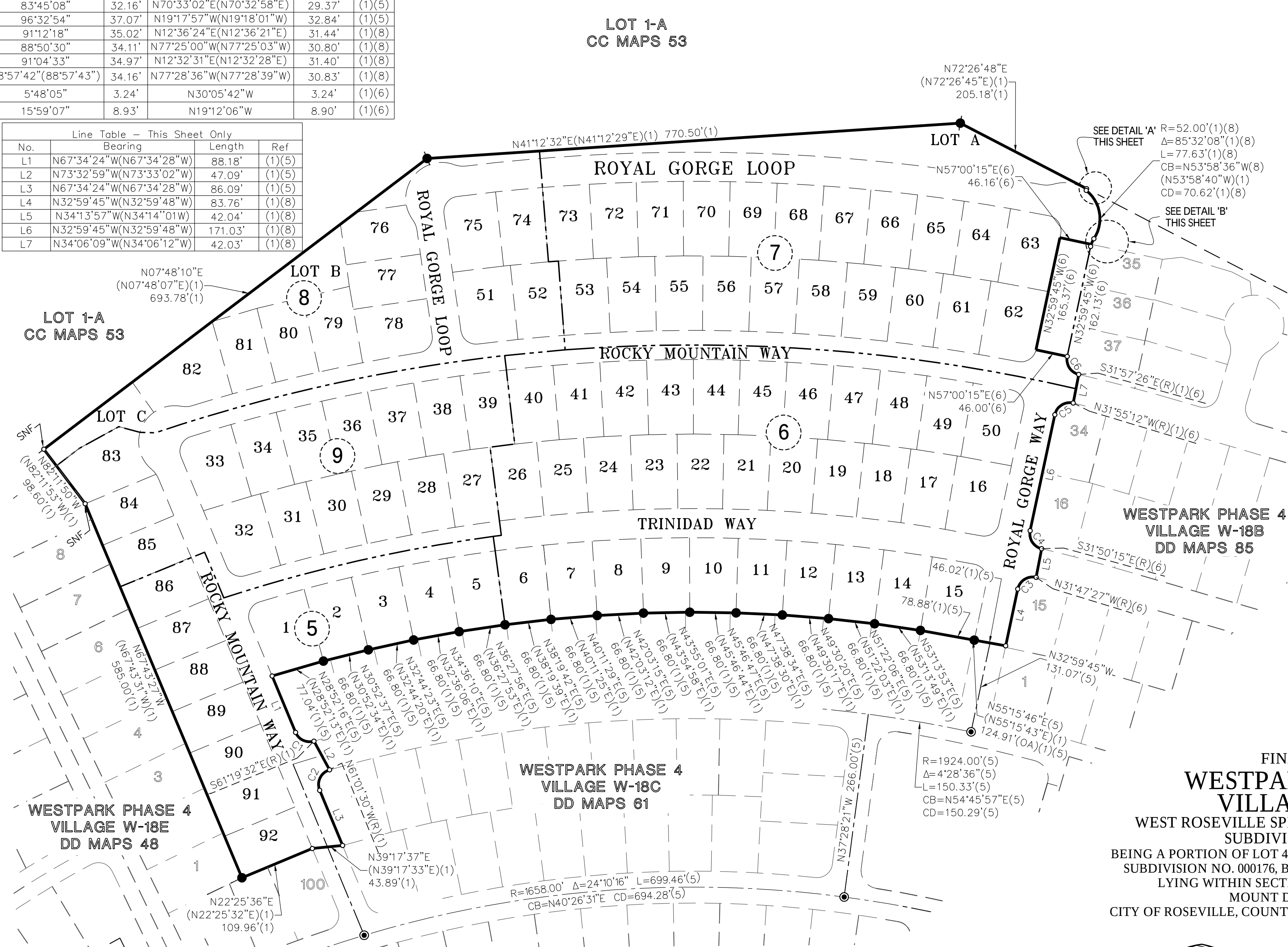


SEE SHEET 2 FOR BASIS OF
BEARINGS, LEGEND, NOTES AND REFERENCES.

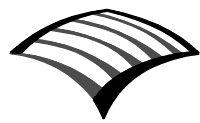
VILLAGE W-18D BOUNDARY SHEET

Curve Table - This Sheet Only					
No.	Radius	Delta	Length	Chord Bearing	Chord Dist Ref
C1	22.00'	83°45'08"	32.16'	N70°33'02"E(N70°32'58"E)	29.37' (1)(5)
C2	22.00'	96°32'54"	37.07'	N19°17'57"W(N19°18'01"W)	32.84' (1)(5)
C3	22.00'	91°12'18"	35.02'	N12°36'24"E(N12°36'21"E)	31.44' (1)(8)
C4	22.00'	88°50'30"	34.11'	N77°25'00"W(N77°25'03"W)	30.80' (1)(8)
C5	22.00'	91°04'33"	34.97'	N12°32'31"E(N12°32'28"E)	31.40' (1)(8)
C6	22.00'	88°57'42"(88°57'43")	34.16'	N77°28'36"W(N77°28'39"W)	30.83' (1)(8)
C7	32.00'	5°48'05"	3.24'	N30°05'42"W	3.24' (1)(6)
C8	32.00'	15°59'07"	8.93'	N19°12'06"W	8.90' (1)(6)

Line Table - This Sheet Only			
No.	Bearing	Length	Ref
L1	N67°34'24"W(N67°34'28"W)	88.18'	(1)(5)
L2	N73°32'59"W(N73°33'02"W)	47.09'	(1)(5)
L3	N67°34'24"W(N67°34'28"W)	86.09'	(1)(5)
L4	N32°59'45"W(N32°59'48"W)	83.76'	(1)(8)
L5	N34°13'57"W(N34°14'01"W)	42.04'	(1)(8)
L6	N32°59'45"W(N32°59'48"W)	171.03'	(1)(8)
L7	N34°06'09"W(N34°06'12"W)	42.03'	(1)(8)



FINAL MAP OF
**WESTPARK - PHASE 4
VILLAGE W-18D**
WEST ROSEVILLE SPECIFIC PLAN PARCEL W-18D
SUBDIVISION NO. 000176
BEING A PORTION OF LOT 4 OF WESTPARK - PHASE 4 LARGE LOT
SUBDIVISION NO. 000176, BOOK CC OF MAPS, PAGE 53, O.R.P.C.
LYING WITHIN SECTIONS 22 AND 23, T. 11 N., R. 5 E.
MOUNT DIABLO MERIDIAN
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

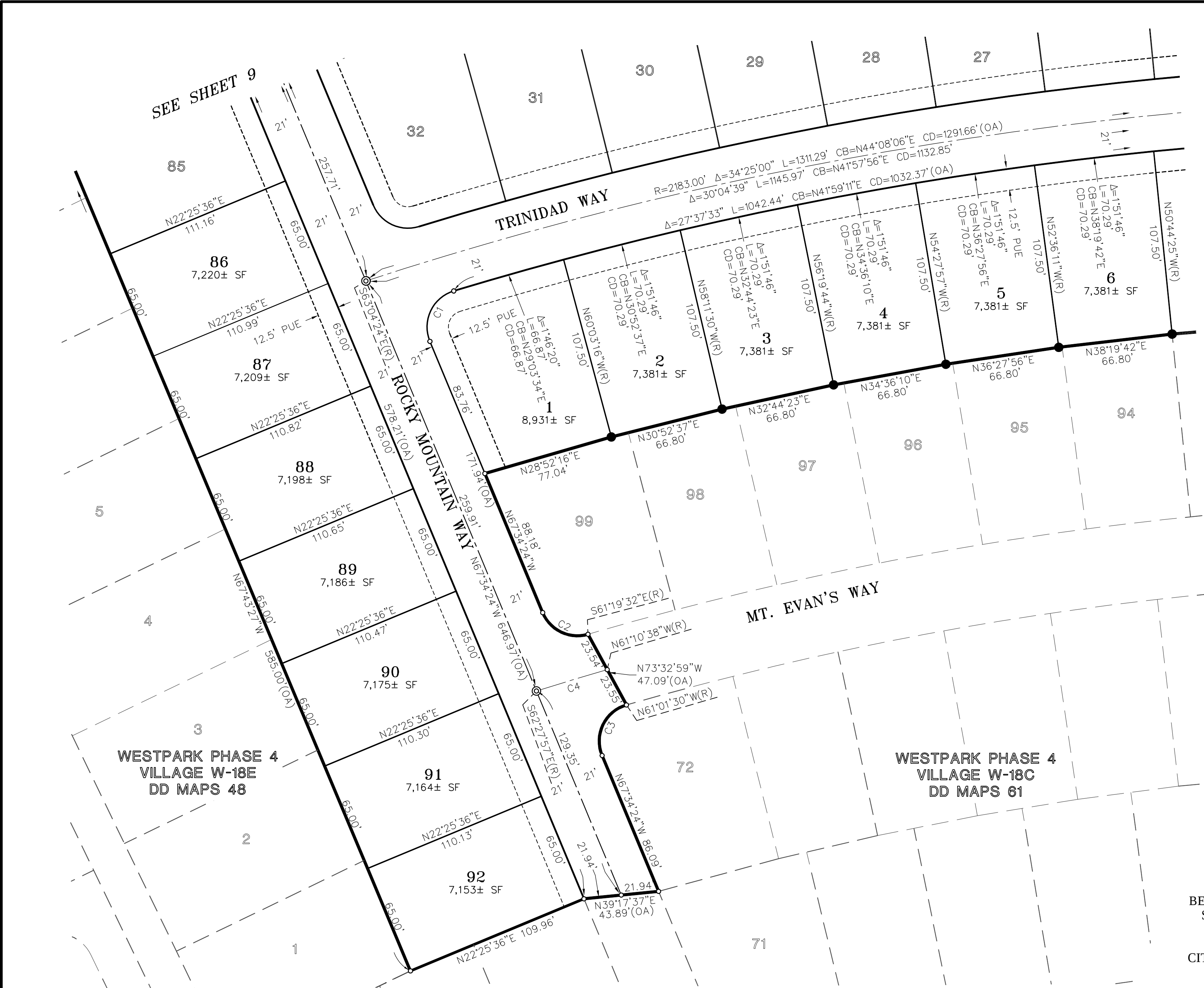


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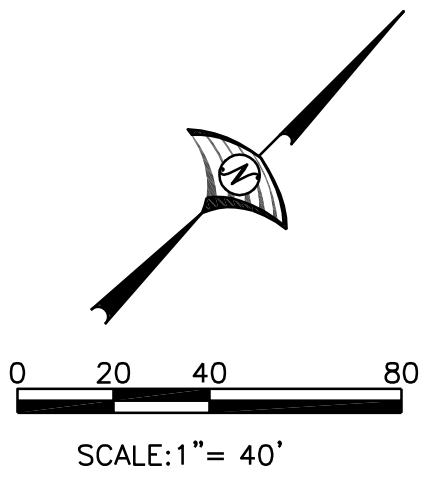
SEE SHEET 2 FOR BASIS OF
BEARINGS, LEGEND, NOTES AND REFERENCES.

AUGUST 2018

Sheet 4 of 9



SEE SHEET 6



Curve Table - This Sheet Only					
No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	22.00'	95°44'49"	36.76'	N19°42'00"W	32.63'
C2	22.00'	83°45'08"	32.16'	N70°33'02"E	29.37'
C3	22.00'	96°32'54"	37.07'	N19°17'57"W	32.84'
C4	1924.00'	1°17'19"	43.28'	N28°10'43"E	43.27'

FINAL MAP OF
**WESTPARK - PHASE 4
VILLAGE W-18D**
WEST ROSEVILLE SPECIFIC PLAN PARCEL W-18D
SUBDIVISION NO. 000176
BEING A PORTION OF LOT 4 OF WESTPARK - PHASE 4 LARGE LOT
SUBDIVISION NO. 000176, BOOK CC OF MAPS, PAGE 53, O.R.P.C.
LYING WITHIN SECTIONS 22 AND 23, T. 11 N., R. 5 E.
MOUNT DIABLO MERIDIAN
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

SEE SHEET 2 FOR BASIS OF
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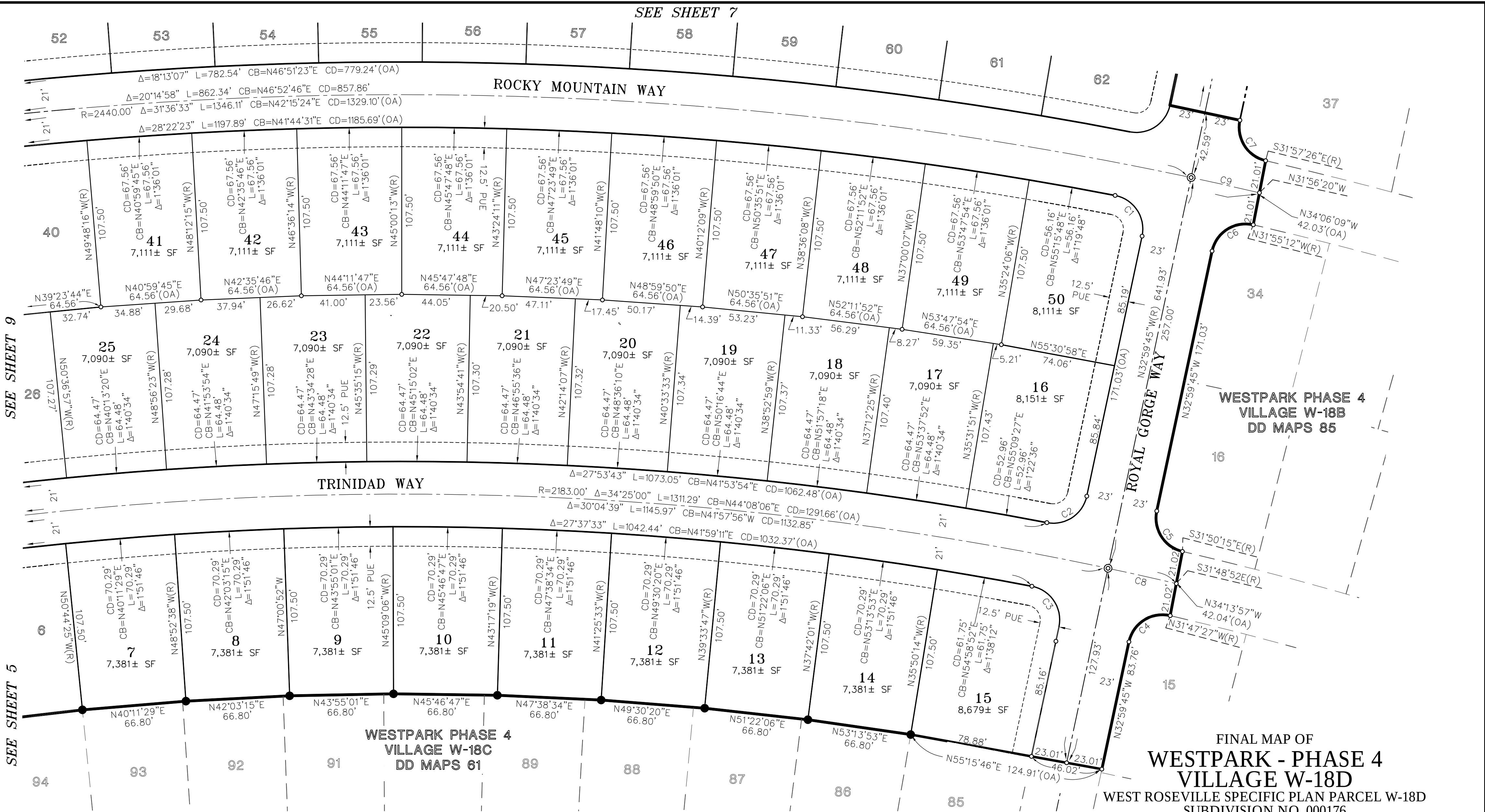
AUGUST 2018

Sheet 5 of 9

SEE SHEET 7

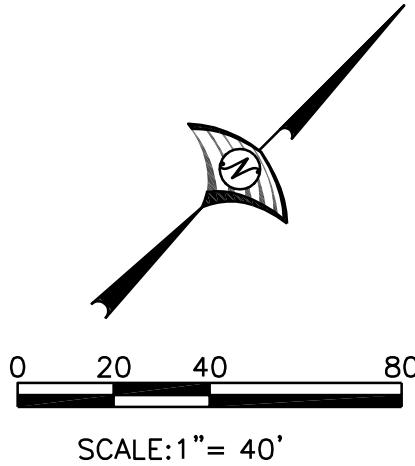
SEE SHEET 9

SEE SHEET 5



FINAL MAP OF
**WESTPARK - PHASE 4
VILLAGE W-18D**
WEST ROSEVILLE SPECIFIC PLAN PARCEL W-18D
SUBDIVISION NO. 000176
BEING A PORTION OF LOT 4 OF WESTPARK - PHASE 4 LARGE LOT
SUBDIVISION NO. 000176, BOOK CC OF MAPS, PAGE 53, O.R.P.C.
LYING WITHIN SECTIONS 22 AND 23, T. 11 N., R. 5 E.
MOUNT DIABLO MERIDIAN
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

Curve Table - This Sheet Only					
No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	22.00'	91°04'33"	34.97'	N78°32'01"W	31.40'
C2	22.00'	88°50'30"	34.11'	N11°25'30"E	30.80'
C3	22.00'	91°12'18"	35.02'	N78°35'54"W	31.44'
C4	22.00'	91°12'18"	35.02'	N12°36'24"E	31.44'
C5	22.00'	88°50'30"	34.11'	N77°25'00"W	30.80'
C6	22.00'	91°04'33"	34.97'	N12°32'31"E	31.40'
C7	22.00'	88°57'42"	34.16'	N77°28'36"W	30.83'
C8	2183.00'	1°10'53"	45.01'	N57°35'42"E	45.01'
C9	2440.00'	1°03'25"	45.01'	N57°31'58"E	45.01'



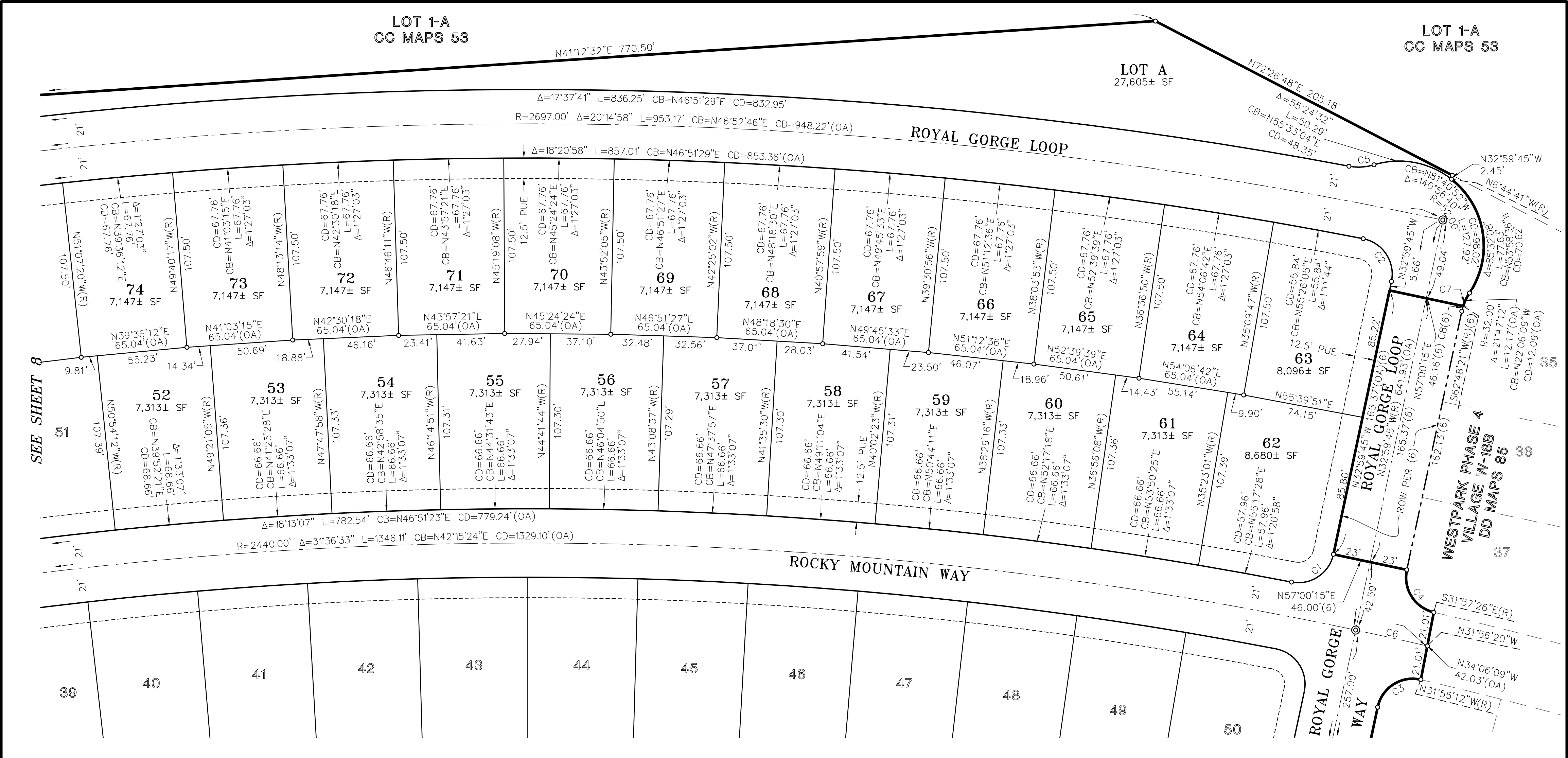
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Sheet 6 of 9

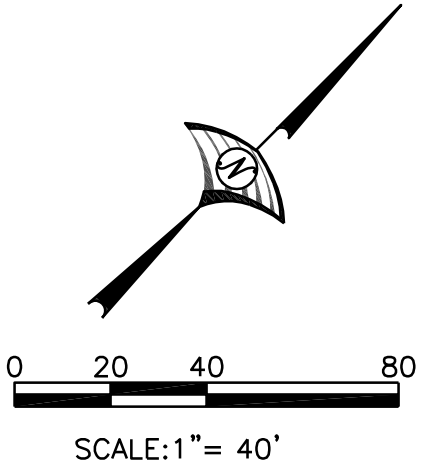
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SEE SHEET 2 FOR BASIS OF
BEARINGS, LEGEND, NOTES AND REFERENCES.



SEE SHEET 8

SEE SHEET 6



Curve Table - This Sheet Only					
No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	22.00'	88°57'42"	34.16'	N11°29'06"E	30.83'
C2	22.00'	90°58'17"	34.93'	N78°28'54"W	31.38'
C3	22.00'	91°04'33"	34.97'	N12°32'31"E	31.40'
C4	22.00'	88°57'42"	34.16'	N77°28'36"W	30.83'
C5	32.00'	27°49'32"	15.54'	N41°45'34"E	15.39'
C6	2440.00'	1°03'25"	45.01'	N57°31'58"E	45.01'
C7	32.00'	15°59'07"	8.93'	N19°12'06"W	8.90'
C8	32.00'	5°48'05"	3.24'	N30°05'42"W	3.24'

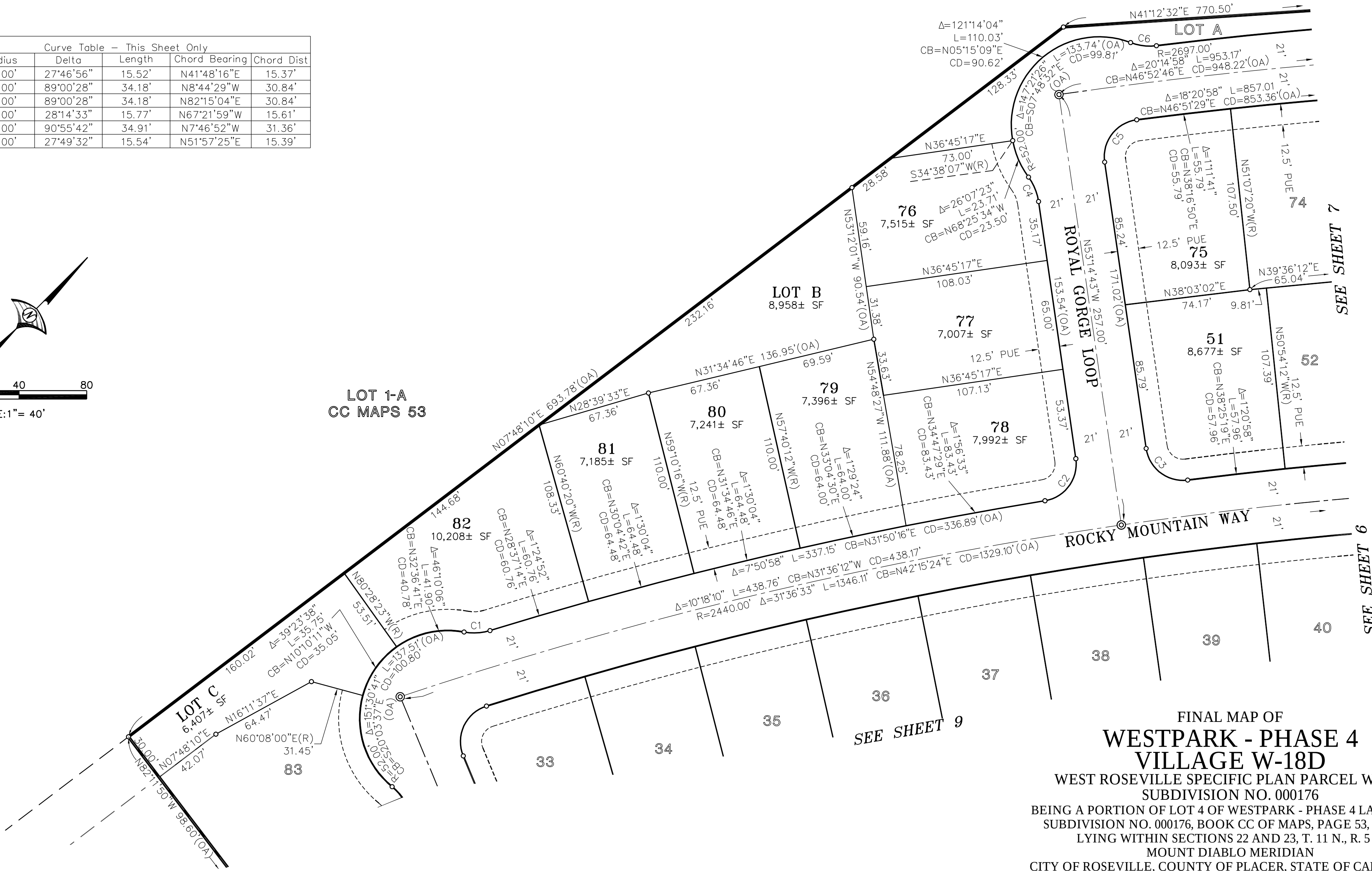
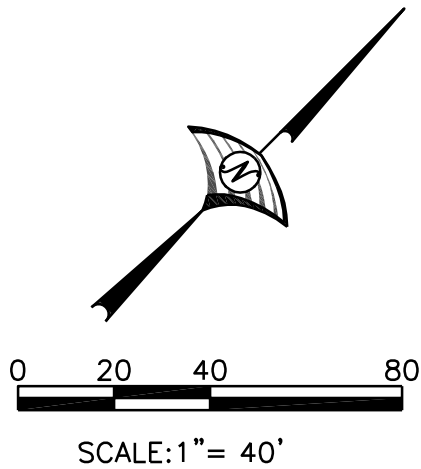
FINAL MAP OF
**WESTPARK - PHASE 4
VILLAGE W-18D**
WEST ROSEVILLE SPECIFIC PLAN PARCEL W-18D
SUBDIVISION NO. 000176
BEING A PORTION OF LOT 4 OF WESTPARK - PHASE 4 LARGE LOT
SUBDIVISION NO. 000176, BOOK CC OF MAPS, PAGE 53, O.R.P.C.
LYING WITHIN SECTIONS 22 AND 23, T. 11 N., R. 5 E.
MOUNT DIABLO MERIDIAN
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

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


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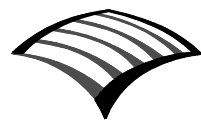
AUGUST 2018

Curve Table — This Sheet Only					
No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	32.00'	27°46'56"	15.52'	N41°48'16"E	15.37'
C2	22.00'	89°00'28"	34.18'	N8°44'29"W	30.84'
C3	22.00'	89°00'28"	34.18'	N82°15'04"E	30.84'
C4	32.00'	28°14'33"	15.77'	N67°21'59"W	15.61'
C5	22.00'	90°55'42"	34.91'	N7°46'52"W	31.36'
C6	32.00'	27°49'32"	15.54'	N51°57'25"E	15.39'



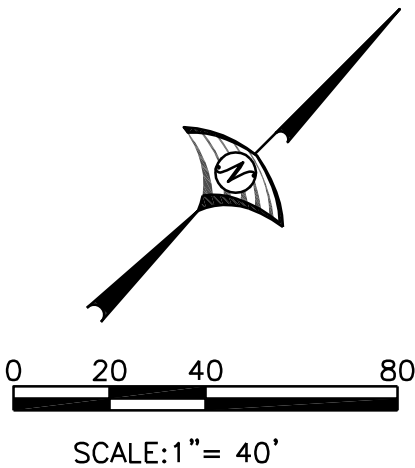
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SEE SHEET 2 FOR BASIS OF
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Curve Table - This Sheet Only					
No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	22.00'	84°28'33"	32.44'	N70°11'19"E	29.58'
C2	22.00'	95°07'44"	36.53'	N20°00'32"W	32.47'
C3	32.00'	28°14'33"	15.77'	N81°41'41"W	15.61'
C4	32.00'	12°14'35"	6.84'	N73°41'42"W	6.82'
C5	32.00'	15°59'59"	8.94'	N87°48'58"W	8.91'



FINAL MAP OF
**WESTPARK - PHASE 4
VILLAGE W-18D**
WEST ROSEVILLE SPECIFIC PLAN PARCEL W-18D
SUBDIVISION NO. 000176
BEING A PORTION OF LOT 4 OF WESTPARK - PHASE 4 LARGE LOT
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LYING WITHIN SECTIONS 22 AND 23, T. 11 N., R. 5 E.
MOUNT DIABLO MERIDIAN
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

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


WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

AUGUST 2018



COUNCIL COMMUNICATION

CC #: 9610
File #: 0900-03

Title: Electric Dispatch Center Redesign - Professional Design Services Agreement
Contact: Jason Grace 916-774-5643 jgrace@roseville.ca.us

Meeting Date: 11/7/2018
Item #: 7.13.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution authorizing the City Manager to execute a professional design services agreement with Robert E. Lamb, Inc. to provide professional engineering and architectural design and consultation services to Roseville Electric for the Dispatch Center.

BACKGROUND

Roseville Electric Utility is in the process of evaluating our electric dispatch center for renovation in order to continue to provide reliable, uninterrupted electric service to our customers as efficiently and effectively as possible, while addressing evolving industry, technology, and regulatory dynamics. Robert E. Lamb, Inc. was selected to perform these services due their experience with the highly unique and technologically specific nature of the professional services to be performed. They are the only known firm that performs these services independently without representing specific technology companies and products.

Robert E. Lamb, Inc. shall provide Roseville Electric Utility professional engineering and architectural design services in order to develop conceptual layout options for a renovated electric dispatch center which will meet current and anticipated future business needs, and shall design specification packages for defining construction documents to include when soliciting for products and/or construction. Robert E. Lamb, Inc. shall further be available to assist Roseville Electric Utility in reviewing solicitation proposals and overseeing possible resulting redesign work to ensure qualified and appropriate renovation of the dispatch center.

FISCAL IMPACT

Total cost of the professional design services agreement will not exceed \$58,000.00 and funds are available in the Electric Dispatch Center Capital Improvement Project budget for FY 2018-19.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

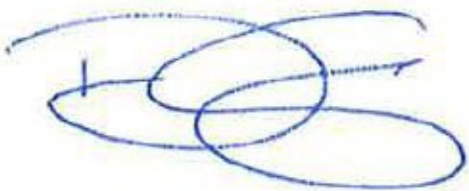
ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical changes in the environment (CEQA Guidelines §15061(B)(3)). The engineering and architectural design and consultation work for the Electric dispatch center CIP does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Jason Grace, Electric Operations Manager

Michelle Bertolino, Electric Utility Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-451

RE Lamb PDSA

RESOLUTION NO. 18-451

APPROVING A PROFESSIONAL DESIGN SERVICES AGREEMENT BY AND BETWEEN
THE CITY OF ROSEVILLE AND ROBERT E. LAMB, INC., AND AUTHORIZING THE
CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a professional design services agreement regarding the electric dispatch center renovation project, by and between the City of Roseville and Robert E. Lamb, Inc., has been reviewed by the City Council; and

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

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

PROFESSIONAL DESIGN SERVICES AGREEMENT

Project: Electric Dispatch Center Renovation

THIS AGREEMENT is made and entered into this ____ day of _____, 20__,
by and between the City of Roseville, a municipal corporation ("CITY"), and Robert E. Lamb,
Inc., a Pennsylvania corporation ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY desires professional design services for the Electric Dispatch Center renovation project; and

WHEREAS, CONSULTANT has prepared a proposal dated March 2, 2018, which describes the scope of work to be performed by CONSULTANT, the budget for the work, and the schedule for performance of the work; and

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

NOW, THEREFORE, the parties agree as follows:

1. Services. CONSULTANT shall perform, at the direction of CITY, the scope of services as described in EXHIBIT "A," attached hereto and incorporated herein by this reference.

2. Compensation. For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the budget estimate as described in EXHIBIT "A". Total compensation shall not exceed fifty eight thousand dollars (\$58,000.00).

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

3. Indemnification. To the fullest extent allowed by law, CONSULTANT agrees to indemnify, including the cost to defend CITY, and its officers, agents, employees and volunteers from any and all claims, demands, costs or liability that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of CONSULTANT and its agents in the performance of services under this contract, but this indemnity does not apply to liability for damages for death or bodily injury to persons, injury to property, or other loss, arising from the sole negligence, willful misconduct or defects in design by CITY or the agents, servants, or independent contractors who are directly responsible to CITY, or arising from the active negligence of CITY. Notwithstanding any terms of this section, indemnification and defense obligations shall conform to California Civil Code Section 2782.8.

CONSULTANT's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

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

<u>COVERAGE</u>	<u>LIMITS OF LIABILITY</u>
Workers' Compensation	Statutory
Commercial General Liability	\$2,000,000 each occurrence \$4,000,000 aggregate Personal Injury: \$2,000,000 each occurrence \$4,000,000 aggregate
Automobile Liability	\$1,000,000 combined single limit
Professional Liability (errors and omissions)	\$2,000,000 per claim \$4,000,000 aggregate

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

b. Additional Insureds. CONSULTANT shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of CONSULTANT. The additional insured coverage under the CONSULTANT's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum

insurance coverage requirements and limits shall be available to the additional insureds.

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

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

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

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

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

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

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

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

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

hereunder, and may review and copy the files and records at appropriate stages during performance of the services and during the one (1) year period following termination or expiration of this Agreement. CONSULTANT shall include this provisions in its contracts with all subcontractors.

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

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

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

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

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

11. Independent Contractor. CONSULTANT shall act as an independent contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

12. Representation and Warranties. CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working for CONSULTANT, to solicit or secure this Agreement, and that it has not paid or agreed to pay any

company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to terminate as void this Agreement, without liability, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

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

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

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

Agreement, CONSULTANT shall require said person or entity to execute an agreement containing the preceding paragraph.

15. **Termination of Agreement.** The City may terminate this Agreement without cause by giving CONSULTANT ten (10) days advance written notice from the City Manager. CONSULTANT may terminate this Agreement without cause by giving CITY thirty (30) days advance written notice. In the event of termination through no fault of CONSULTANT, CITY shall compensate CONSULTANT for services performed as of the date of termination, upon the release to CITY of all Material hereunder, in any and all media or formats in which such materials have been created or are maintained. CITY retains the right to receive and use any Material, notwithstanding any termination or any dispute regarding the amount to be paid.

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

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

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

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

CITY OF ROSEVILLE

Michelle Bertolino
Electric Utility Director
2090 Hilltop Circle
Roseville, CA 95747

CONSULTANT

Daniel J. Sterchak, Vice President
Robert E. Lamb, Inc.
Box 133
Valley Forge, PA 19481

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

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

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

CITY OF ROSEVILLE, a
municipal corporation

ROBERT E. LAMB, INC., a
Pennsylvania corporation

BY: _____
DOMINICK CASEY
City Manager

BY: 
its: _____
PRESIDENT

and

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

ATTEST:

BY:

its:

Alfred Pauline
secretary

BY:

SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY:

ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY:

Michelle Bertolino
MICHELLE BERTOLINO
Electric Utility Director

EXHIBIT “A”



Robert E. Lamb, Inc. Box 133 Valley Forge, PA 19481 Tel: 610-666-9200 Fax: 610-666-8040 *Planning Design Construction*

March 2, 2018

Roseville Electric Utility
2090 Hilltop Circle
Roseville, CA 95747

Re: Control Room Renovation Project

Dear Roseville Electric Project Team,

Robert E. Lamb, Inc. is pleased to present this proposal for Planning and Design Phase Services for the proposed renovation of Roseville Electric Utility's primary Control Room.

PROJECT SCOPE

Phase I: Planning / Conceptual Design

- Survey of Requirements and Objectives
- Review Industry Trends and Best Practices
- Develop Conceptual Layout Options
- Conduct Layout Review Workshop
- Prepare Outline Design Narrative
- Generate Budget Estimate and Schedule

Phase II: Design Services

- Prepare specification packages for:
 - Operator Consoles
 - Video Display System
- Conduct Peer Review of Construction Documents

Specifically, our services include the following:

PHASE I: PLANNING / CONCPETUAL DESIGN

SURVEY OF REQUIREMENTS AND OBJECTIVES

Lamb's Project Team will visit Roseville Electric's Facility to conduct on-site interviews with key stakeholders, management, and operators of your choosing to gain an understanding of the Control Room functions during a "blue sky day" and during an emergency situation. These interviews will focus on personnel functions, head counts by shift, and the operator and job-related space and technology requirements. We will focus on a time horizon to be determined by Roseville Electric and look at changing staffing levels and job responsibilities.

Lamb will also conduct a walkthrough survey of the Control Room and adjacent support areas, making note of utilities serving the room, lighting features, and other key components within the space.

REVIEW INDUSTRY TRENDS AND BEST PRACTICES

Lamb will review the available technologies, ergonomics, and features that we have observed as emerging trends in similarly sized Control Rooms or are best practices that may be incorporated into the space. These components will include operator console features, video display and control technology, layout factors, and support spaces. Roseville's desire to incorporate certain components into the room will have a direct effect on the conceptual floor plans developed during this phase of work.

DEVELOP CONCEPTUAL LAYOUTS

Based on the interviews, survey, and trends discussion, Lamb will develop multiple concept layout options that meet the operational needs of the Control Room. The layouts may include variations of console footprints, operator orientations, display technologies, and other considerations. The layouts will include elevations to show ceiling treatments and proposed lighting solutions.

CONDUCT LAYOUT REVIEW WORKSHOP

Lamb will hold a workshop to review the conceptual layouts with Roseville's Project Team. The workshop will be an open forum to highlight pros and cons of each scheme and identify the most desirable components across the options. These desirable components will be incorporated into a final scheme that will serve as the basis for the budget estimate and future design phases of work.

PREPARE OUTLINE DESIGN NARRATIVE

To complete the conceptual plan, Lamb will prepare an outline design narrative to describe modifications to components not shown on the final concept layout. These items will include HVAC, power distribution, lighting, fire protection, and finish modifications.

GENERATE BUDGET ESTIMATE AND SCHEDULE

Based on the final concept layout and design narrative, Lamb will generate an order-of-magnitude budget estimate to implement the renovation. The estimate will be itemized by trade category (carpentry, finishes, HVAC, electrical, etc.). Lamb will also prepare a preliminary project schedule to highlight key milestones throughout the future phases of work.

PHASE II: DESIGN SERVICES

PREPARE SPECIFICATION PACKAGES

Lamb will prepare detailed specification packages for the proposed operator consoles and video display system. The console package will depict a more detailed layout of the workstations developed in the Planning Phase, as well as include details on accessories (task lighting, environmental controls, etc.) and finishes. Any backbar millwork will be detailed to identify areas for drawers, lockers, or open cabinets for

binder storage. The video display system package will include elevations of the display wall, a written specification of baseline performance criteria, and a single line diagram depicting sources, users, and other interface points that will aide in the competitive bid process to qualified audio/visual integrators.

CONDUCT PEER REVIEW OF CONSTRUCTION DOCUMENTS

It is our understanding that Roseville will contract directly with a local Architectural and Engineering firm to develop the Construction Documents (drawings and specifications) for the renovation. Lamb will coordinate the final concept layout and design narrative with this firm to ensure the future plan for the Control Room is adhered to in the final documents. Lamb will also conduct a peer review of the documents at 50% and 90% complete, and provide feedback and suggestions to the firm and Roseville based on our findings.

REVIEW MEETINGS AND COORDINATION

Lamb proposes the following review meetings during the course of both phases of work for this portion of the project:

Planning Phase

Project Kick-Off, Interviews, and Survey	On-Site
Layout Workshop	Web Meeting
Budget Estimate and Final Review	Web meeting

Design Phase

Console & Video System Package Review	Web Meeting
50% Design Review	On-Site
Final Design Review	Web Meeting

Additional conference calls or web meetings may be necessary throughout the process. Lamb will coordinate all meeting dates and times with CWLP.

PROJECT BUDGET / DELIVERY

Lamb will provide the Planning Phase Services detailed above for the following not-to-exceed budget, based on the attached terms, conditions, and rates.

Planning / Conceptual Design	\$	28,000
Design Phase	\$	24,000
Reimbursable Expense Allowance	\$	6,000
Total Authorization	\$	58,000

The proposed budget for reimbursable expenses is an allowance based on the meeting schedule listed above. The final actual reimbursable expenses may differ from this allowance, depending on price of airfare and other variables. These expenses will be billed at cost, per the attached rate sheet.

We anticipate the following estimated durations for each phase of work:

- Planning / Conceptual Design: 4-5 weeks
- Design Services: 3-5 weeks (console and video package only)

SUBSEQUENT SERVICES

Lamb can continue to provide Roseville with expertise throughout the Construction Phase of the project. Our team can be retained to conduct bidding to qualified console and audio/video integrators, or to provide review of the bid process conducted by others. Lamb can also provide services to respond to requests for information, conduct site visits, and prepare a final punch list for the specialty equipment, as required by Roseville. These and other post-design services will be discussed during the course of our involvement in the project.

We appreciate the opportunity and look forward to working with the Roseville Electric team on this project. If there are any questions regarding Lamb's capabilities, similar completed projects, or the contents of this proposal, please feel free to contact me directly at 610-666-9200 ext. 225, or via email at dsterchak@relamb.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel J. Sterchak".

Daniel J. Sterchak

Vice President

ROBERT E. LAMB, INC.
Standard Conditions for Engagement
And Compensation for Services

BILLING RATES

<u>Classification</u>	<u>Rate/Hour</u>
Managing Engineer/Architect	\$165
Facilities Planner/Project Manager	\$145
Senior Project Engineer/Architect	\$135
Project Engineer/Architect	\$125
Field Superintendent	\$120
Design Engineer/Architect	\$105
Designers	\$100
Designer/Draftsperson	\$90
Draftsperson/CAD	\$85
Clerical	\$75

Travel, food, and lodging as required in the interest of the work will be charged as follows:

Travel by public carrier and rental cars - actual cost.

Automobile expenses – Current mileage reimbursement rate established by the Internal Revenue Service plus tolls and parking charges.

Food and lodging expenses - actual cost.

Reproduction of drawings and specifications - at standard rates.

Outside consultants, where required - at 1.10 times cost.

Invoices will be submitted monthly for services performed during the prior month.

Payment terms are net 30 days.

Insurance and Indemnity:

Lamb carries Workmen's Compensation and Employer's Liability (Statutory Requirements), Comprehensive General Liability (\$5,000,000 limit), and Comprehensive Automobile Liability. Our Professional Liability Insurance limit is \$1,000,000. Lamb will furnish Certificates of Insurance upon request. If the Client's contract or purchase order places greater responsibility upon us or requires further insurance coverage, we, if specifically directed by Client before the work has begun, will obtain additional insurance (if procurable) at the Client's expense.

Warranty:

The only warranty or guarantee made by Robert E. Lamb, Inc. in connection with its services performed hereunder is that we will use that degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession practicing in the same or similar locality. No other warranty, expressed or implied, is made or intended by our proposal for services or by our furnishing oral or written reports of the findings made.

January 1, 2018



COUNCIL COMMUNICATION

CC #: 9588

File #: 1007

Title: Fiddymment Ranch Phase 2 & 3 Offsite Trunk Sewer - Air Pump Sump Pump -
Deferred Improvement Agreement

Contact: Jose Lopez 916-774-5444 jlopez@roseville.ca.us

Meeting Date: 11/7/2018

Item #: 7.14.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council adopt a resolution authorizing the City Manager to execute a deferred improvement agreement with ATC Realty One, LLC for Fiddymment Ranch – Phase 2 & 3 Offsite Trunk Sewer – Air Pump Sump Pump.

BACKGROUND

The deferred improvement, an electric air pump sump pump, is a component of the 15-inch sewer main which collects wastewater from the existing Fiddymment Ranch Phase 2 and future Phase 3 developments. The component will be located adjacent to the future Phase 3 improvements.

The electric air pump sump pump is an automated amenity that removes condensate and infiltrating water from the air exchange lines of the existing outfall siphon that flows under Pleasant Grove Creek. Although the pump is not required for the siphon to function, it provides increased surety of continuous and uninterrupted operation of the sewer siphon.

Fiddymment Ranch Phase 3 improvements are in design. Electrical infrastructure improvements are anticipated to be constructed and completed within the next three years. Initially, the improvement plans were approved with a temporary solar powered system to operate the sump pump which would be replaced with a permanent power supply as soon as it became available with the Phase 3 improvements. In the fall of the 2017, representatives for ATC Realty One and the Environmental Utilities Department Wastewater Utility met to discuss deferral of the pump and save the cost installation of the temporary solar system. The Wastewater Utility agreed to defer the installation of the sump pump.

Staff recommends entering into the deferred improvement agreement to defer the installation of an electric air pump sump pump for the 15 inch sewer siphon until such time as phase 3 improvements are constructed.

FISCAL IMPACT

The actions requested have a no impact to the City's General Fund. Deferred improvement agreements between the City and developers require owners/developers to provide a security for the improvements in the amount of 150% of the estimated cost of the improvements and to construct such improvements upon given notice.

ECONOMIC DEVELOPMENT / JOBS CREATED

A national economic development study has shown that for every \$92,000 invested in public projects 1 job is created.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Jose Lopez, Senior Engineer

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-433

Fiddymont DIA

RESOLUTION NO. 18-433

APPROVING A DEFERRED IMPROVEMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND ATC REALTY ONE, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a deferred improvement agreement regarding Fiddymment Ranch – Phase 2 & 3 Offsite Trunk Sewer – Air Pump Sump Pump, by and between the City of Roseville and ATC Realty One, LLC, has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

RECORDING REQUESTED BY AND WHEN RECORDED,
PLEASE RETURN TO:

City Clerk
CITY OF ROSEVILLE
311 Vernon Street
Roseville, CA 95678

DEFERRED IMPROVEMENT AGREEMENT

(Project: Fiddymment Ranch – Phase 2 & 3
Offsite Trunk Sewer – Air Pump Sump Pump)

THIS AGREEMENT is made and entered into this _____ day of _____, 20____,
by and between the CITY OF ROSEVILLE, a municipal corporation, ("CITY") and ATC
REALTY ONE, LLC, a Delaware limited liability company, ("OWNER"), and

WITNESSETH:

A. OWNER is the owner of a parcel of real property located in Roseville, Placer County, California, which is more particularly described in Exhibit "A" ("the Subject Property"), attached hereto and incorporated herein by reference. OWNER currently intends to develop the Subject Property, and as a condition of such development, CITY requires that OWNER construct or install certain improvements as specified in the following Exhibits, all of which are attached hereto and incorporated herein by reference: Exhibit "B" ("Description of Deferred Improvements"), Exhibit "C" ("Plan of Deferred Improvements") and Exhibit "D" ("Estimated Cost of Deferred Improvements").

B. OWNER desires to defer construction or installation of the Deferred Improvements, and CITY is agreeable to such deferral.

NOW, THEREFORE, the parties agree as follows:

1. Agreement Runs with the Land. This Agreement is an instrument affecting the title or possession of the Subject Property. It shall run with the land, and all of the terms, covenants, conditions and restrictions of this Agreement shall be binding upon and inure to the benefit of all of the successors in interest of OWNER. Upon sale or division of Subject Property, the terms, conditions, covenants and restrictions of this Agreement shall apply to each parcel, and the owner or owners of each parcel shall succeed to the obligations imposed upon OWNER by this Agreement.

2. No Cost to City. OWNER hereby covenants for itself, its successors, heirs and assigns, and for all persons succeeding in interest to title in the Subject Property, to construct or install all of the Deferred Improvements in the manner and at the time specified in this Agreement, at no cost to CITY.

3. Timing of Construction. OWNER shall commence construction or installation of the Deferred Improvements at the written request of the City Engineer. OWNER shall complete construction or installation of the Deferred Improvements to the satisfaction of the City Engineer of CITY within one hundred and eighty (180) days of such written notice.

4. Joint and Several Liability; Assignment. In the event the Subject Property has been divided or split, or there is more than one owner at the time the Deferred Improvements are to be constructed or installed, the owner or owners of any given parcel shall be jointly and severally liable for the obligations of this Agreement. Nevertheless, from and after recordation of this

Agreement against the Subject Property, OWNER shall have the full right to assign this Agreement as to the Subject Property, or any portion thereof, in connection with any sale, transfer or conveyance thereof, and upon (1) the express written assignment by OWNER and assumption by the assignee of such assignment in a form approved by the City Attorney of CITY; (2) the assignee providing the security required by Section 5; and (3) the conveyance of OWNER's interest in the Subject Property related thereto, OWNER shall be released from any further liability or obligation hereunder related to the portion of the Subject Property so conveyed and the assignee shall be deemed to be the "OWNER," with all rights and obligations related thereto, with respect to such conveyed property. After assignment, CITY shall release the security provided by the assignor.

5. Security. To secure OWNER's obligations under this Agreement, OWNER shall post a faithful performance security, in a form approved by the City Attorney of CITY, in the amount of one hundred seven thousand, two hundred fifty dollars (\$107,250.00), which amount is estimated to be one hundred and fifty (150%) percent of the cost of constructing or installing the Deferred Improvements. Such security shall guarantee to CITY faithful performance of this Agreement including all costs and reasonable attorney's fees in compelling such performance, and shall be released by CITY upon CITY's acceptance of the Deferred Improvements.

6. Indemnification. To the fullest extent allowed by law, OWNER and owners shall defend, indemnify, save and hold harmless CITY, its officers, agents, employees and volunteers, from every expense, liability, or payment by reason of injury (including death) to persons, or damage to property, suffered through any act or omission, including passive negligence or active negligence, or both, of OWNER, or owners, their employees, agents, contractors, subcontractors, or anyone directly or indirectly employed by either of them, or arising in any way from the work called for by this Agreement, on any part of the premises or the Subject Property, including those

matters arising out of the deferment of the Deferred Improvements, or the adequacy, safety, use or nonuse of any temporary facilities, or the performance or nonperformance of the work. The parties intend that this provision shall be broadly interpreted. OWNER's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law.

7. Remedies and Attorney's Fees. In the event OWNER fails to construct or install any Deferred Improvements required under this Agreement, CITY may, at its option, file suit to compel construction or installation of such Deferred Improvements; do the work and collect all the costs from OWNER or owners, or charging such costs as a lien against the property; or revoke any previously granted occupancy permits; or any combination thereof. If CITY sues to compel performance of this Agreement or to recover the costs of completing the Deferred Improvements, OWNER or owners shall pay all reasonable attorney's fees, costs of suit, and all other expenses of litigation incurred by CITY in connection therewith.

OWNER acknowledges that, until all work required by this Agreement is completed to CITY's satisfaction, any future occupancy granted by CITY is tentative.

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

9. Integration. This is an integrated Agreement, and contains the complete understanding of the parties. It shall be read as a whole.

10. Notices. Any notices required by this Agreement shall be delivered or mailed, U.S.

Mail first class postage prepaid, addressed as follows:

CITY OF ROSEVILLE:

Mike Isom
Acting Development Services Director
311 Vernon Street
Roseville, CA 95678

OWNER:

David Ash, Senior Vice President
ATC Realty One, LLC
333 Market Street, 17th Floor
San Francisco, CA 94105

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

11. Venue; Governing Law. Any action arising out of this Agreement shall be brought in Placer County, regardless of where else it might otherwise be venued. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

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

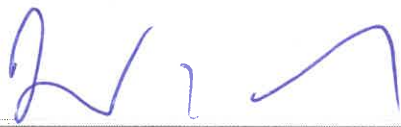
13. Severability. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

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

CITY OF ROSEVILLE, a
municipal corporation

ATC REALTY ONE, LLC,
a Delaware limited liability company

BY: _____
DOMINICK CASEY
Acting City Manager

BY:  _____
DAVID ASH
Senior Vice President

(NOTARIZATION REQUIRED)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California

County of San Francisco }

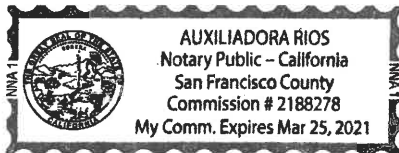
On September 13, 2018 before me, Auxiliadora Rios, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared David Ash
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Auxiliadora Rios
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Deferred Improvement Agreement

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
MIKE ISOM
Acting Development Services Director

EXHIBIT "A"

EXHIBIT A

Being all that real property located in the City of Roseville, County of Placer, State of California, described as follows:

Sanitary Sewer Easement (SSE) as identified on lot "Designated Remainder" as shown on that certain map titled "Final Map of Fiddymont Ranch Phase 2A", filed in Book DD of Maps, Page 88, Official Records of Placer County

The Basis of Bearings for this description is identical to said Final Map

June, 2017

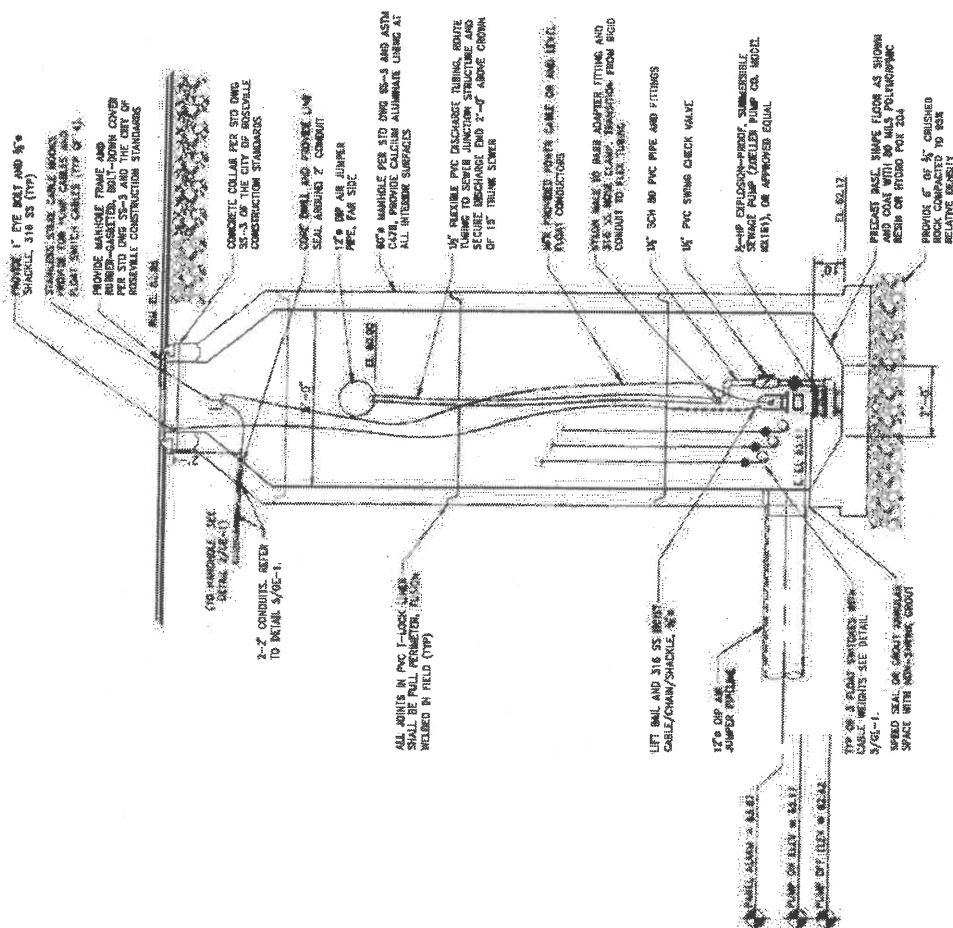
EXHIBIT "B"

EXHIBIT B

Air Jumper sump pump, electrical equipment, communication equipment, and electrical power to the site in accordance to Fiddymment Ranch, Phase 2 & 3 – Offsite Trunk Sewer improvements (Citywide Job Number 170071).

EXHIBIT "C"

EXHIBIT C



2630

1. SUPPLIED PUMP SHALL BE INTRINSICALLY SAFE FOR THE ABOVE
2. SURFCEMENT AND SHALE MEDIUM OR FLUID NOTES, BUL SEALS, AEROSOL EPOXY COATED CASE HEAVY COUPLING, AND MOUNTED HIGH-LOW HORIZONTAL PUMP SHALL PRODUCE NO SPRAY AT 200 PSI AND SHALL OPERATE FOR A MINIMUM PRESSURE 120-140 PSI, 11.5 BAR, 16.7 MPa

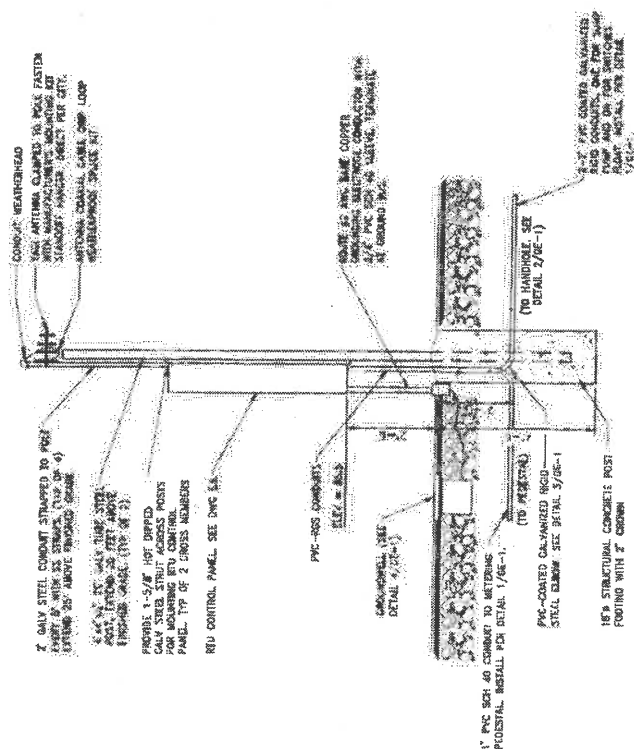


EXHIBIT “D”

ENGINEER'S OPIONION OF PROBABLE COST

Fiddymment Ranch Phase 2G / 2H - Offsite Sewer Inverted Siphon Sump Pump City of Roseville

#	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
A. AIR GAP SUMP PUMP					
1.	1	LS	Metering Pedestal	\$ 8,500.00	\$ 8,500
2.	1	LS	Equipment Pads	\$ 2,500.00	\$ 2,500
3.	1	LS	Conduit and Cables and fittings	\$ 3,500.00	\$ 3,500
4.	1	LS	Control Panel (incl programming)	\$ 25,000.00	\$ 25,000
5.	1	LS	Radio, antenna, pole and base	\$ 8,000.00	\$ 8,000
6.	1	LS	Floats	\$ 1,000.00	\$ 1,000
6.	1	LS	1/2 HP Sump Pump	\$ 2,500.00	\$ 2,500
6.	1	LS	Stanchion, handhole, tagging	\$ 2,500.00	\$ 2,500
8.	1	LS	Testing, Start up	\$ 1,500.00	\$ 1,500
TOTAL SITE WORK					\$ 55,000
B. ROSEVILLE ELECTRIC COSTS					
9.	1	LS	Extend Power from Adjacent Subdivision	\$ 10,000.00	\$ 10,000
TOTAL SANITARY SEWER					\$ 10,000
PROJECT SUMMARY					
A. AIR GAP SUMP PUMP				\$	55,000
B. ROSEVILLE ELECTRIC COSTS				\$	10,000
TOTAL CONSTRUCTION COST ESTIMATE					\$ 65,000
10% CONTINGENCY				\$	6,500
TOTAL CONSTRUCTION COST					\$ 71,500
TOTAL BOND AMOUNT 150% OF TOTAL COST					\$ 107,250

ESTIMATE FOOTNOTES:

- [1] Based on approved improvement plans for "Fiddymment Ranch - Phase 2 & 3, Offsite Trunk Sewer", by Wood Rodgers, dated May 22, 2017.
- [2] Excludes soft costs.



COUNCIL COMMUNICATION

CC #: 9621

File #: 0400-06-02 & 0900-02-02-2

Title: Pleasant Grove Wastewater Treatment Plant Expansion & Energy Recovery Projects - Adopt the Addendum to the California Environmental Quality Act - Plus Initial Study/Mitigated Negative Declaration, Approve the Revised Mitigation, Monitoring and Reporting Program

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

Meeting Date: 11/7/2018

Item #: 7.15.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council:

1. Adopt the Addendum to the Pleasant Grove Wastewater Treatment Plant (PGWWTP) Expansion & Energy Recovery Project (ERP) California Environmental Quality Act (CEQA)-Plus Initial Study/Mitigated Negative Declaration (IS/MND) (June, 2018) (Exhibit A)
2. Approve the Revised Mitigation Monitoring and Reporting Plan (MMRP) (Exhibit A, Appendix B); and,
3. Approve the projects as described in the Addendum.

BACKGROUND

The City of Roseville owns and operates the PGWWTP on behalf of the South Placer Wastewater Authority (SPWA) partner agencies. The Environmental Utilities Department (EUD) is planning the PGWWTP Expansion project to increase the plant's treatment capacity from 9.5 to 12 million gallons per day. Upon completion, the project is expected to provide sufficient capacity to accommodate growth within the South Placer Wastewater Authority (SPWA) service area through 2040. Additionally, the EUD is concurrently working on the design and construction of the ERP that would utilize digester gas, produced by new treatment infrastructure constructed as part of the expansion project. Both projects are examined in the Addendum. Construction of the projects would span a two to three year period and are anticipated to begin simultaneously either in spring or summer of 2019.

As part of the project financing plan, Staff is working to secure a Clean Water State Revolving Fund (CWSRF) loan, on behalf of the SPWA. The total loan amount being requested is \$118,311,668.00 which constitutes costs for the following services: construction, design engineering, construction management, legal services and administration for the Projects. The Loan is administered by the State Water Resources Control Board (SWRCB). Although this level of funding would be expected to pay all project costs, a 50% fund match is typically required. This

would reduce the expected cash value of the loan to approximately \$60 million. Regional wastewater development fees and SPWA bond funding will be utilized to finance the remainder of the project cost.

In April 2017 Council adopted the PGWWTP and ERP CEQA-Plus IS/MND (Original CEQA+ IS/MND) and approved the project. Subsequently, staff identified the need for the following minor project modifications: 1) relocation of the proposed Pacific Gas & Electric (PG&E) natural gas pipeline, 2) relocation of proposed construction staging areas, 3) changes in the phasing of solid waste trucks that would be available for fueling with renewable compressed natural gas, and 4) delays in the anticipated construction start date. For CEQA compliance, the above modifications were evaluated in an Addendum to the Original CEQA-Plus IS/MND (Exhibit A). City Council adoption of the Addendum to Original CEQA-Plus IS/MND is required by the SWRCB as part of the Environmental Package Requirements for the CWSRF loan application.

FISCAL IMPACT

The adoption of the Addendum and the Approval of the Resolution only allows the City to complete a portion of the CWSRF loan application requirements and does not immediately result in a direct fiscal impact to the City.

If a loan is granted from the CWSRF, City staff will request future final execution of loan documents that will initiate financial commitments to repay the loan.

ECONOMIC DEVELOPMENT / JOBS CREATED

There will be no direct economic development impacts or jobs created within the City of Roseville as a result of the requested action.

ENVIRONMENTAL REVIEW

As discussed in the Background section of this staff report, an Addendum to the Original CEQA-Plus IS/MND has been prepared for the project. The purpose of the Addendum was to consider whether the proposed minor project modifications would result in the need for additional analysis under CEQA. The Addendum concludes that the proposed project modifications would not alter any of the Original CEQA-Plus IS/MND conclusions and no new significant environmental effects, or a substantial increase in the severity of previously identified significant effects, would result. Although Mitigation Measure 3.7-1 was slightly revised to reflect the reduced number of solid waste trucks that would be available for fueling with renewable compressed natural gas, the project modifications would not affect the feasibility of any mitigation measures. Therefore, pursuant to Section 15164 of the CEQA Guidelines, the differences between the approved project described in the Original CEQA-Plus IS/MND and the modified project described in the Addendum are minor, and no additional CEQA documentation is required.

Under CEQA, Addendums do not require public circulation or adoption by the Lead Agency. However, because this Addendum was prepared for a CWSRF loan application, the document was required to be distributed for a two-week state review and comment period and be adopted by the City Council. No substantive comments were received during the two-week state review

period. Therefore staff recommends Adoption of the Addendum (Exhibit A), approval of the revised MMRP (Exhibit A, Appendix B) and approval of the project as described in the Addendum.

Respectfully Submitted,

George Hanson, Principal Engineer

Richard Plecker, Environmental Utilities Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-457

Exhibit A - PGWWTP and ERP CEQA-Plus IS/MND

RESOLUTION NO. 18-457

ADOPTING THE ADDENDUM TO THE CALIFORNIA ENVIRONMENTAL QUALITY
ACT PLUS INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, APPROVING
THE REVISED MITIGATION MONITORING AND REPORTING PLAN, AND
APPROVING THE PLEASANT GROVE WASTEWATER TREATMENT PLANT
EXPANSION & ENERGY RECOVERY PROJECTS
AS DESCRIBED IN THE ADDENDUM

WHEREAS, the City of Roseville, pursuant to the City of Roseville Procedures for the Preparation, Processing and Review of Environmental Documents (“the Procedures”), has submitted to the City Council, acting as Approving Authority pursuant to said Procedures, an Addendum to the California Environmental Quality Act (CEQA)-Plus Initial Study/Mitigated Negative Declaration for the Pleasant Grove Wastewater Treatment Plant Expansion & Energy Recovery Projects located in Roseville, California (“the Project”); and

WHEREAS, the Council has considered the recommendation of staff and the Addendum to the CEQA-Plus Initial Study/Mitigated Negative Declaration, together with all public comments received during the public review process; and

WHEREAS, the City Clerk’s Department is the custodian of record of the record of proceedings and such documents are on file with the City Clerk’s Department; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that it finds on the basis of the Addendum to the CEQA-Plus Initial Study/Mitigated Negative Declaration, and the whole record, including public comments and other documents, that if the Pleasant Grove Wastewater Treatment Plant Expansion & Energy Recovery Projects is conditioned with mitigation measures as proposed, there is no substantial evidence that the Project will have a significant effect on the environment; the Addendum to the CEQA-Plus Initial Study/Mitigated Negative Declaration reflects the independent judgment and analysis of the City of Roseville, and the Addendum to the CEQA-Plus Initial Study/Mitigated Negative Declaration for the Project is hereby adopted.

BE IT FURTHER RESOLVED, the Mitigation Monitoring and Reporting Plan for the Pleasant Grove Wastewater Treatment Plant Expansion & Energy Recovery Projects is hereby approved.

BE IT FURTHER RESOLVED that the Pleasant Grove Wastewater Treatment Plant Expansion & Energy Recovery Projects as described in the Addendum is hereby approved and staff is directed to move forward with the proposed project.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

ATTEST:

MAYOR

City Clerk



Pleasant Grove Wastewater Treatment Plant Expansion and Energy Recovery Project

Addendum to the CEQA-Plus Initial Study/Mitigated Negative Declaration

June 2018


**CITY OF
ROSEVILLE**
CALIFORNIA
311 Vernon Street
Roseville, CA 95678
Contact: Mark Morse
(916) 774-5499

**Addendum to the
CEQA-Plus Initial Study/Mitigated Negative Declaration
for the
PGWWTP Expansion and Energy Recovery Project**

PREPARED FOR

City of Roseville
311 Vernon Street
Roseville, California 95678
Contact: Mark Morse

PREPARED BY

Ascent Environmental, Inc.
455 Capitol Mall, Suite 300
Sacramento, California 95814
Contact: Stephanie Rasmussen

June 2018

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ACRONYMS AND ABBREVIATIONS

CH ₄	methane
City	City of Roseville
CNG	compressed natural gas
DGE	diesel gallon equivalents
GHG	greenhouse gas
IS	Initial Study
IS/MND	Initial Study/Mitigated Negative Declaration
mgd	million gallons per day
MND	Mitigated Negative Declaration
N ₂ O	nitrous oxide
NO _x	nitrogen oxides
PG&E	Pacific Gas & Electric
PGWWTP	Pleasant Grove Wastewater Treatment Plant
PM	particulate matter
rCNG	renewable compressed natural gas
VOC	volatile organic compounds
WAS	waste activated sludge

1 INTRODUCTION

1.1 BACKGROUND AND ACTIONS TRIGGERING THE ADDENDUM

In April 2017, the Roseville City Council adopted the Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2016122040) for the Pleasant Grove Wastewater Treatment Plant (PGWWTP) Expansion (Expansion Project) and Energy Recovery Project (herein referred to as the 2017 IS/MND). The 2017 IS/MND analyzed a proposed project that included expansion and increased treatment capacity of the existing PGWWTP so that it can meet its original 12 million gallons per day (mgd) design capacity, and construction of the related but separate Energy Recovery Project that would beneficially utilize the digester gas produced by anaerobic digestion that is included in the Expansion Project.

The City of Roseville (City) is currently proposing minor modifications to the previously approved project. These modifications include: 1) relocation of the proposed Pacific Gas & Electric (PG&E) compressed natural gas (CNG) pipeline, 2) relocation of proposed construction staging areas, 3) changes in the phasing of solid waste trucks that would be available for fueling with CNG, and 4) delays in the anticipated start date of construction. Refer to Section 2, “Description of Proposed Project Changes,” of this Addendum for a more detailed description of proposed project modifications. The project objectives identified in Section 2.3, page 2-2, of the 2017 IS/MND remain unchanged.

The purpose of this proposed Addendum is to consider whether these modifications to the project would result in the need for additional analysis under CEQA (Public Resources Code, Section 21166; CEQA Guidelines, Sections 15162, 15164).

As demonstrated in Section 3, “Environmental Consequences of Proposed Project Changes” below, the project modifications do not meet any of the criteria listed in Section 15162 of the CEQA Guidelines requiring supplemental environmental review (as described in Section 1.2, “CEQA Guidelines Regarding an Addendum to an MND,” below) and an addendum is, therefore, appropriate. This means the modifications would (1) not result in any new significant environmental effects or a substantial increase in severity of previously evaluated significant effects that result from either a substantial change to the project or changes to the project circumstances, and (2) there is no new information of substantial importance since certification of the 2017 IS/MND that shows the modifications would have new significant effects or more severe previously evaluated effects. Therefore, pursuant to Section 15164 of the CEQA Guidelines, the differences between the approved project described in the 2017 IS/MND and the refined elements of the project as they are currently proposed are considered minor technical changes.

This document concludes that the proposed project modifications would not alter any of the conclusions of the adopted MND. No new significant environmental effects or a substantial increase in the severity of previously identified significant effects would result. The additions also would not affect the feasibility of any mitigation measures. As mentioned above, none of the conditions listed in Section 15162 of the CEQA Guidelines exist for the project modification described herein. Therefore, pursuant to Section 15164 of the CEQA Guidelines, the differences between the approved project described in the adopted MND and the modification of the project as currently proposed and described in this Addendum are minor, and this Addendum provides sufficient environmental documentation.

1.2 CEQA GUIDELINES REGARDING AN ADDENDUM TO AN MND

Section 15162(a) of the CEQA Guidelines provides that when an MND has been certified for a project, no subsequent MND shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following conditions is met:

- (1) substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was certified as complete, shows any of the following:
 - (A) the project will have one or more significant effects not discussed in the previous MND; and
 - (B) significant effects previously examined will be substantially more severe than shown in the previous MND;

In the event one of these conditions would occur, either a supplement or subsequent MND would be required or, if significant impact may occur after mitigation, an EIR would be required. Section 15164 of the CEQA Guidelines states that a lead agency or a responsible agency shall prepare an addendum to a previously certified MND if some changes or additions are necessary, but none of the conditions described above in Section 15162(a), calling for preparation of a subsequent CEQA document, have occurred.

Note that CEQA Section 15162(a)(3) also includes the following conditions with respect to the need to prepare a supplemental CEQA document; however, these conditions only apply to the preparation of an EIR because (a) alternatives are not required in MNDs and (b) feasible mitigation to reduce significant effects is required to be included in MNDs:

- (C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or
- (D) mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

CEQA allows lead and those responsible agencies issuing additional discretionary approvals for a project to restrict their review of modifications to a previously approved project to the incremental effects associated with the proposed modifications, compared against the anticipated effects of the previously approved project at buildout. In other words, if the project under review constitutes a modification of a previously approved project that was subject to prior final environmental review, the “baseline” for purposes of CEQA is adjusted such that the originally approved project is assumed to exist.

The City is proposing minor modifications to the approved project; these changes are described in Section 2 of this Addendum. As demonstrated in detail below, the project modifications do not meet any of the relevant criteria listed in Section 15162 that would lead to preparation of a supplemental or subsequent MND or EIR. First, the modifications would not result in any new significant environmental effects or a substantial increase in severity of previously evaluated significant effects that result from either a substantial change to the project or changes to the project circumstances. Second, there is no new information of substantial importance since adoption of the 2017 IS/MND that shows the modifications would have new significant effects or more severe previously evaluated effects. The project modifications would reduce the amount of GHG emissions offset by Mitigation Measure 3.7-1; however, this mitigation measure would continue to reduce the project’s impacts to a less-than-significant level. Therefore, pursuant to Section 15164 of the CEQA Guidelines, the differences between the approved project described in the 2017 IS/MND and the refined elements of the project as they are currently proposed are considered minor technical changes. Furthermore, the approved IS/MND and associated mitigation monitoring and reporting program remain valid for mitigating the identified significant impacts that would result from implementation

of the project, including the proposed modifications. For these reasons, an addendum to the adopted MND is the appropriate mechanism to address modifications to the project.

2 DESCRIPTION OF PROPOSED PROJECT CHANGES

The City's proposed changes to the approved IS/MND include: 1) relocation of the proposed PG&E gas pipeline, 2) relocation of proposed construction staging areas, 3) changes in the phasing of solid waste trucks that would be available for fueling with CNG, and 4) delays in the anticipated start date of construction. The following provides a description of each proposed modification to the previously adopted 2017 IS/MND.

2.1 RELOCATION OF PG&E GAS PIPELINE

The 2017 IS/MND assumed a 4-inch CNG pipeline would be constructed from the PG&E main along Westpark Drive to serve the Energy Recovery Project. The pipeline was previously described as being located south of the southern boundary of the existing PGWWTP within the Southern Expansion Area. The proposed pipeline extended east to connect the Energy Recovery Project area to the existing PG&E main along Westpark Drive (Exhibit 2-1). The proposed pipeline location has been revised to extend from the Energy Recovery Project area to the existing PG&E gas main located along the western fenceline of the City's property (Exhibit 2-2) (approximately 40 feet of pipeline). The relocated pipeline would still be 4-inch in diameter; however, the length of pipeline would be less than the pipeline previously analyzed in the 2017 IS/MND.

The relocation of the PG&E pipeline as a modification to the adopted MND would require disturbance of undeveloped land to the west of the project area evaluated in the 2017 IS/MND. Potential effects to the expanded footprint are addressed in Section 3.2, "Impact Analysis," below.

2.2 RELOCATION OF CONSTRUCTION STAGING AREAS

The 2017 IS/MND assumed up to four staging areas would be used for construction of the Expansion Project and one staging area for the Energy Recovery Project (Exhibit 2-3). Through refinement of the design, it was determined that not all of the staging areas identified previously are feasible locations for construction staging. The proposed locations of the staging areas have been revised as shown in Exhibit 2-4 including moving the proposed Energy Recovery Project staging area to a disturbed area within the PGWWTP boundary. In addition to the staging areas identified, other previously disturbed areas within the PGWWTP boundary could be made available for construction staging as approved by the City. However, all staging areas would be within the fenceline of the existing PGWWTP and would either be paved or previously disturbed. Any disturbance or treatment facility development occurring within the PGWWTP fenceline was already evaluated and approved consistent within the *Roseville Regional Wastewater Treatment Service Area Master Plan EIR* (City of Roseville 1996).

2.3 SOLID WASTE TRUCKS AVAILABLE FOR FUELING WITH CNG

The 2017 IS/MND assumed a fueling station would be constructed as part of the Energy Recovery Project that would dispense renewable compressed natural gas (rCNG), which is produced from digester gas. Digester gas would be generated from the digesters that would be constructed as part of the Expansion Project. This rCNG would be used as vehicle fuel for the City's solid waste truck fleet, which would be converted from diesel to CNG over time as a separate project. The related 2017 IS/MND air quality and greenhouse gas (GHG) analysis assumed that 2,500 diesel gallon equivalents (DGE) of rCNG would be produced per day at project startup and used as fuel for the converted solid waste collection truck fleet. The analysis further assumed that approximately half of the 55 truck solid waste fleet would be converted to CNG by project startup and therefore available to utilize the CNG generated. The DGE demand is calculated based on the number trucks available for fueling and the fuel consumption for each truck.

Since the adoption of the 2017 IS/MND, the estimated DGE of vehicle fuel demand has been revised from 2,500 DGE per day to 1,000 DGE per day. In addition, the number of solid waste trucks expected to be available for fueling with rCNG has been revised to be 10 trucks at project startup and 34 at project buildout (estimated to be 2040).

2.4 CONSTRUCTION SCHEDULE

The 2017 IS/MND noted that construction of the Expansion Project would last approximately 24 months and was anticipated to begin in fall of 2017, and construction of the Energy Recovery Facilities would last approximately 18 months and would begin in late 2017 or early 2018. The start of project construction for the Expansion Project and Energy Recovery Project has shifted to spring of 2019. There are no changes to the length of construction identified in the 2017 IS/MND.

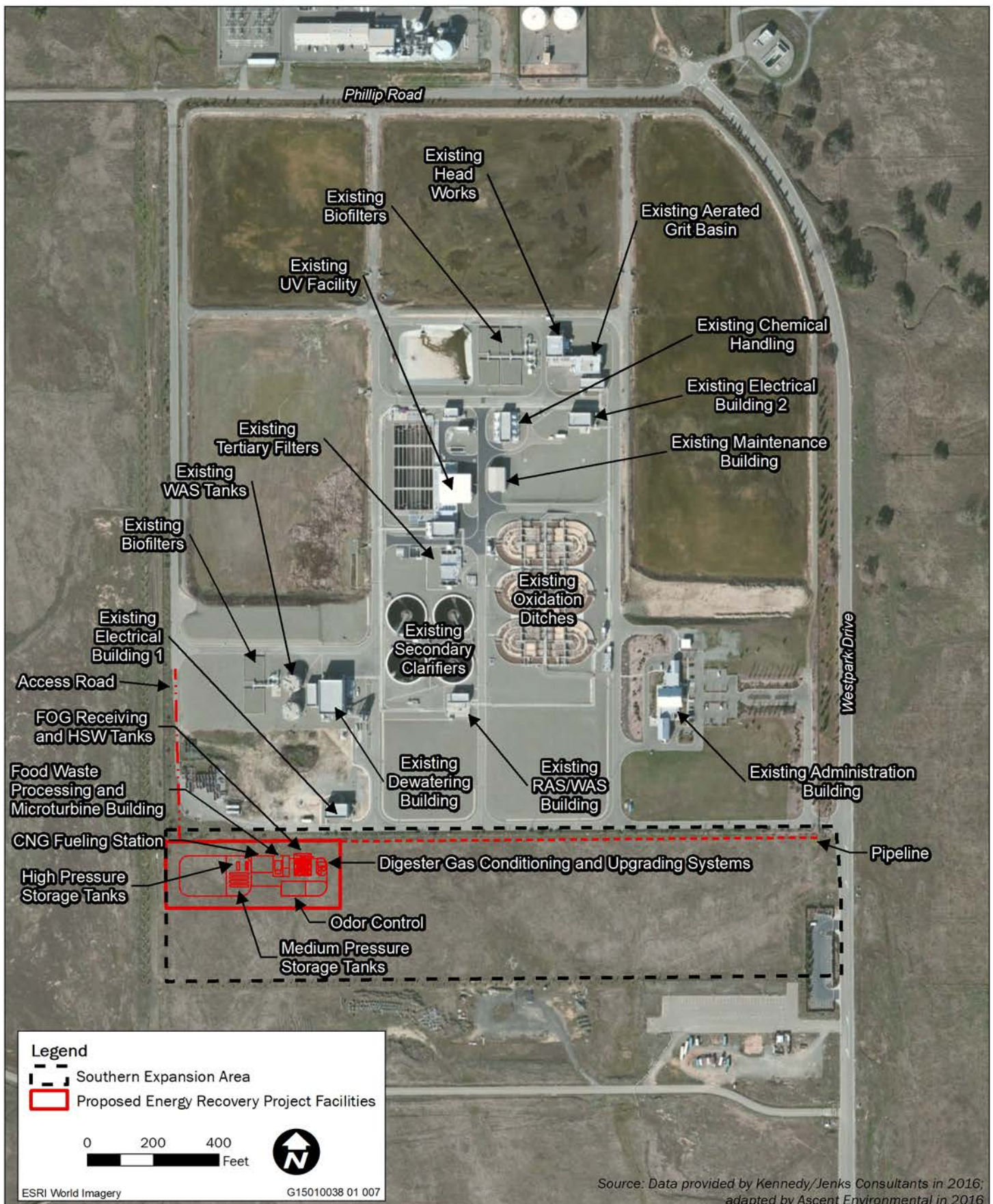


Exhibit 2-1 Energy Recovery Project PG&E Pipeline Location Proposed in 2017 IS/MND

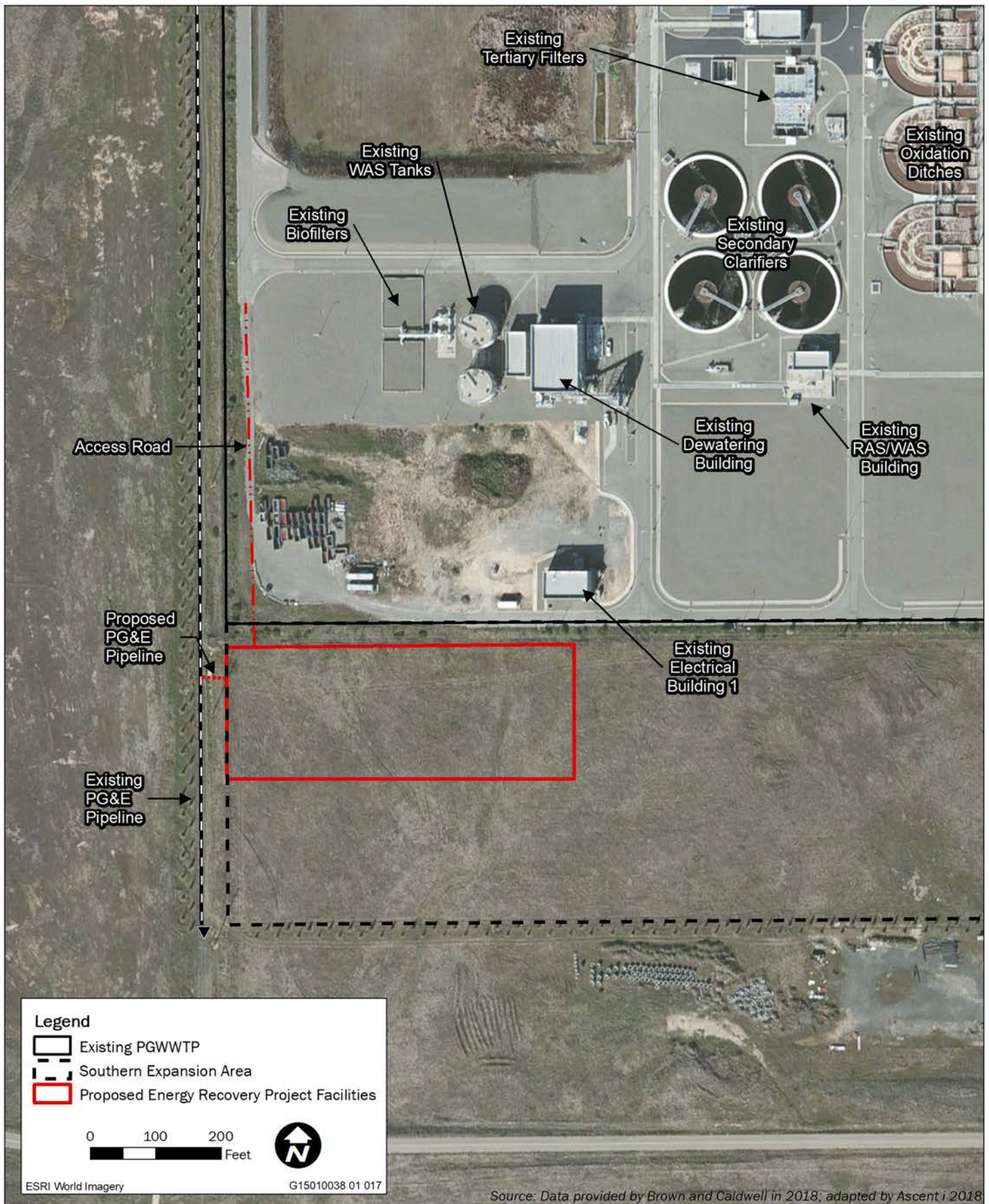


Exhibit 2-2

Energy Recovery Project Revised PG&E Pipeline Location

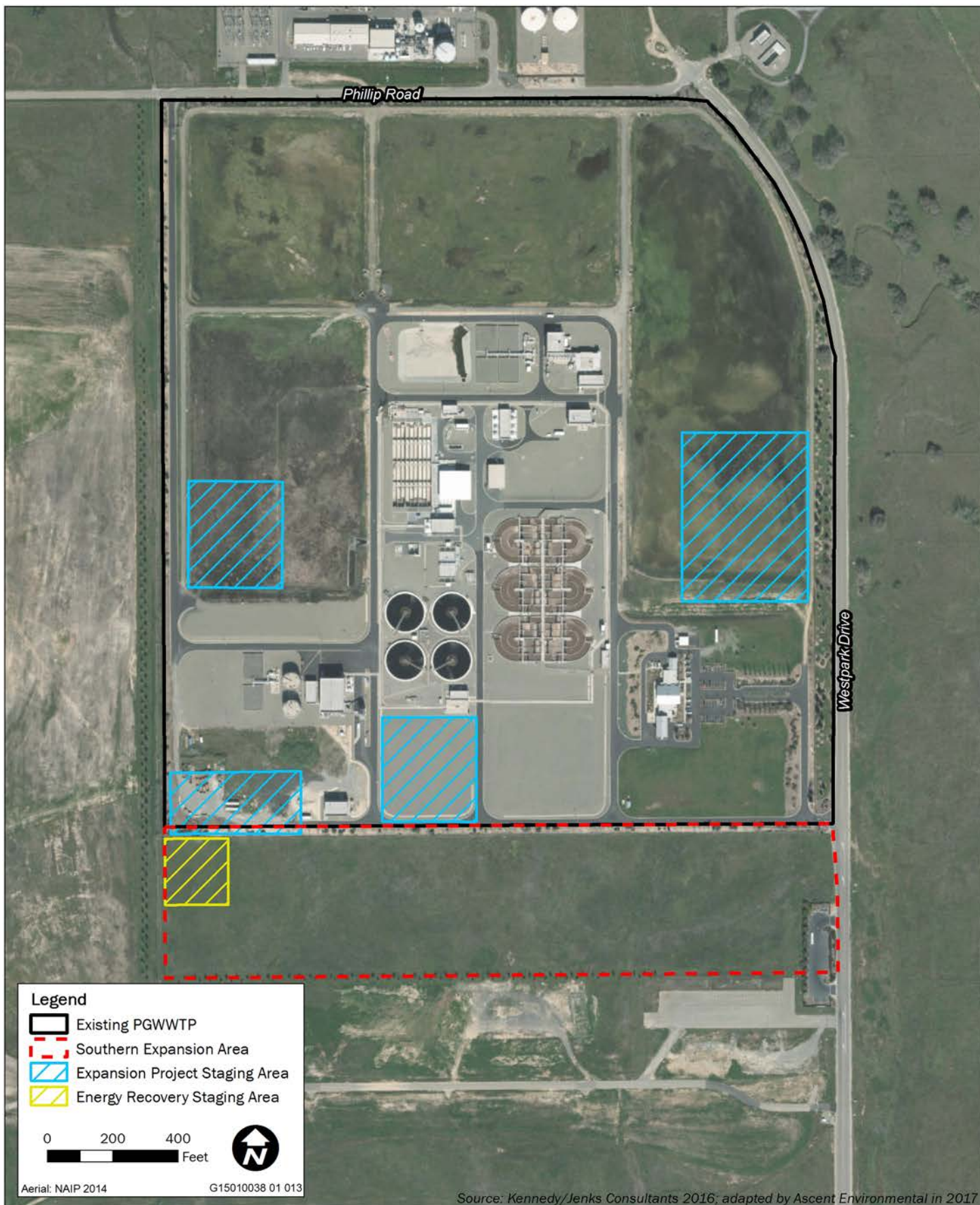


Exhibit 2-3

Staging Areas Proposed in 2017 IS/MND

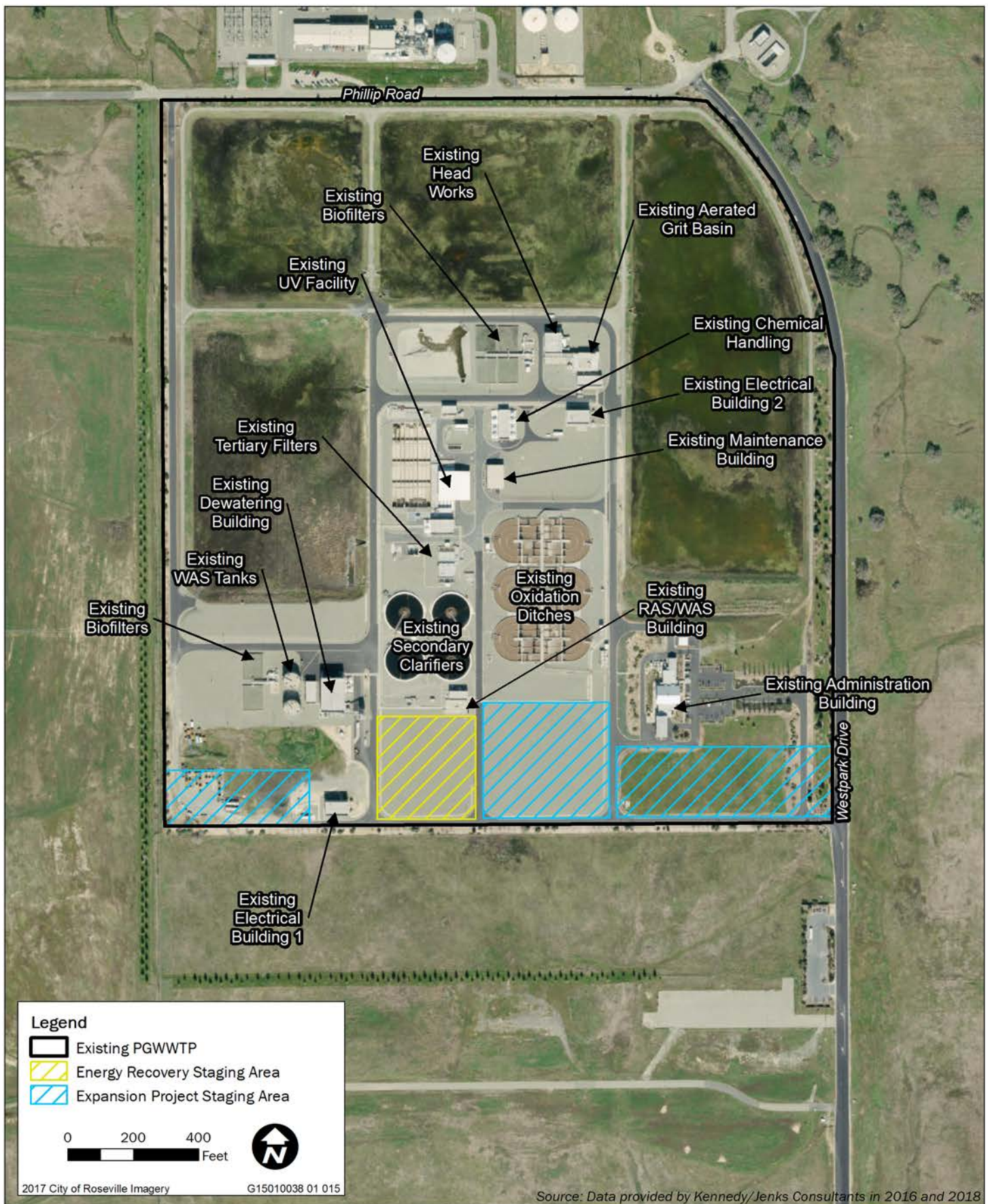


Exhibit 2-4

Revised Staging Locations



3 ENVIRONMENTAL CONSEQUENCES OF THE PROPOSED CHANGES

The purpose of the discussion below is to evaluate the environmental issue areas in terms of any “changed condition” (i.e., changed circumstances, project changes, or new information of substantial importance) resulting from the proposed project changes that may result in a different environmental impact significance conclusion from the adopted MND. These resource issue areas are addressed below.

3.1 ISSUES SCOPED OUT OF THE IMPACT EVALUATION

Since the proposed project changes would not result in changes to construction activity or operation of the project, the proposed changes would not affect the analysis of environmental impacts associated with the following issue areas in the 2017 IS/MND, including:

- ▲ Aesthetics,
- ▲ Agriculture and Forest Resources,
- ▲ Geology and Soils,
- ▲ Hazards and Hazardous Materials,
- ▲ Hydrology and Water Quality,
- ▲ Land Use/Planning,
- ▲ Mineral Resources,
- ▲ Noise,
- ▲ Transportation/Traffic,
- ▲ Tribal Cultural Resources,
- ▲ Utilities and Energy Conservation, and
- ▲ Compliance with Federal Regulations (CEQA-Plus compliance).

Also, because the proposed changes would not increase the number of employees beyond the staffing number evaluated in the 2017 IS/MND, the modifications would not affect the analysis of any environmental impacts associated with increased population and subsequent effects associated with housing and services that support those populations in the 2017 IS/MND, including:

- ▲ Population and Housing,
- ▲ Public Services, and
- ▲ Recreation.

Since the proposed changes would not affect the analysis in the 2017 IS/MND for these issue areas, they are not discussed further in this Addendum. This Addendum focuses on those environmental issue areas for which the project changes would result in minor changes in the analysis in the 2017 IS/MND.

3.2 IMPACT ANALYSIS

3.2.1 Air Quality

The 2017 IS/MND identified less than significant impacts related to increases in construction- and operation-related emissions, exposure of sensitive receptors to substantial pollutant concentrations, and odors relative to existing conditions. As indicated in the 2017 IS/MND, construction- and operation-related emissions did not exceed Placer County Air Pollution Control District (PCAPCD) thresholds for air quality. Thus, project impacts for these thresholds were determined to be less than significant.

Construction activities would include grading, trenching, building construction, paving, and architectural coating similar to those described in the 2017 IS/MND. However, the proposed project modifications would result in less ground disturbance because the proposed fueling site would be smaller than previously anticipated. Also, the start of project construction has shifted from fall 2017 to spring of 2019. The modifications would not change the duration of project construction. However, the shift in the project construction schedule to a later year would reduce emissions, compared to emissions estimated in the 2017 IS/MND, because of increasingly stringent criteria air pollutant emissions standards for new diesel construction equipment, resulting in an overall reduction in construction fleet emission rates as older equipment retire (EPA 2016). As such, the proposed modifications would result in slightly less construction-related emissions and the project would not result in new or increased construction-related air quality impacts relative to those evaluated in the 2017 IS/MND.

With respect to operational air quality impacts, the Energy Recovery Project would slightly increase the emissions of criteria pollutants and precursors relative to existing conditions. As discussed in the 2017 IS/MND, the Expansion Project would produce digester gas that would be converted to rCNG and tail gas (which is a byproduct of the rCNG conversion process). The rCNG would be used for fueling solid waste trucks and the tail gas would be used in proposed on-site microturbines to generate electricity for facility operations. The rCNG fuel would offset non-renewable CNG fuel use. As discussed above in Section 2.3, the number of solid waste trucks available for fueling with rCNG has been revised, as well as the anticipated vehicle fuel demand. Relative to the 2017 IS/MND, the proposed project modifications would reduce the number of solid waste trucks anticipated to be fueled at the facility from 55 to 34 trucks per day at project buildout. In addition, the modified project would provide 100-percent rCNG, rather than a blend of rCNG and CNG, as previously anticipated as a result of the reduced fuel demand for the solid waste trucks. The proposed project modifications also reduce the estimate of the daily fuel usage in the solid waste trucks by reducing the anticipated fuel usage from 45 to 27 DGE per truck per day. These changes lower the total amount of rCNG provided to vehicles by about 20 percent from 1,136 to 918 DGE per day.

Because the proposed project modifications would not change the overall amount of digester gas anticipated to be generated by the project, the reduction in rCNG for vehicle fuel would result in an increase in the amount of digester gas sent to the proposed microturbines. All digester gas not used for vehicle fuel would be conditioned and used as fuel for the microturbines. Either tail gas from the upgrading process blended with natural gas or conditioned digester gas would be used as fuel for the microturbines. Digester gas and tail gas have an average methane content of 60 and 28 percent, respectively, while natural gas has an average methane content of 75 percent. Thus, the additional fuel available for the microturbines would also result in additional natural gas demand to blend with the tail gas to meet a minimum of a 50 percent methane content required for combustion in the microturbines (City of Roseville 2016). This would result in an increase in natural gas demand from the microturbines at the 2040 build-out scenario from 624 therms per day, anticipated in the 2017 IS/MND, to maximum of 1,650 therms per day, a 260 percent increase. This assumes the worst-case scenario for natural gas demand where the only available companion fuel to natural gas for the microturbines is tail gas.

The emission factors for nitrogen oxides (NO_x) and volatile organic compounds (VOC) used to quantify emissions from microturbine exhaust were also revised. The 2017 IS/MND used U.S Environmental Protection Agency's (EPA) AP-42 emission factors for uncontrolled gas turbines. For this analysis, NO_x and VOC emission factors were taken from emissions ratings published by Capstone Turbine Corporation, the manufacturer for the 200-kW CR200 microturbines proposed for the Energy Recovery Project, and thus are more precise estimates. NO_x emission factors for CR200 model microturbines are approximately 87 percent less than the NO_x emission factors for an uncontrolled gas turbine in AP-42 (Capstone 2008, EPA 2000). The Capstone CR200 microturbines include NO_x emission control technologies not applied in uncontrolled turbines. Capstone's VOC emission factors are slightly higher than AP-42 emission factors, but better represent the equipment used for the project. This emission factor revision improves the accuracy of the emissions estimates by reflecting the equipment emissions standards and equipment choices under the proposed project. The Capstone Turbine Corporation did not include particulate matter (PM) emission factors. Thus, PM emission factors are still based on AP-42 factors.

The proposed project modifications would not change the proposed wastewater treatment methods or anticipated treatment volume; thus, the modifications would not result in new or substantially worse impacts than identified in the 2017 IS/MND associated with exposure of sensitive receptors to substantial pollutant concentrations or odors.

Based on the changes described, operational emissions from the proposed project modifications were estimated for both the 2020 startup scenario and 2040 build-out scenario. Emissions from operation of the proposed project facilities for 2020 were scaled from 2040 estimates by the difference in the volume of wastewater that would be treated per day (8.07 mgd at startup and 12 mgd at buildout). Table 3-1 summarizes the modeled operational emissions of criteria air pollutants and criteria air pollutant precursors for the proposed project under the 2020 startup scenario. Table 3-1 also compares the emissions results for the 2040 build-out scenario between the 2017 IS/MND and the proposed project with modifications. The 2017 IS/MND did not analyze the 2020 startup scenario, and thus the 2020 startup emissions associated with the 2017 IS/MND assumptions were not included. Refer to Appendix A for detailed modeling input parameters and results.

Table 3-1 Comparison of Modeled Maximum Daily Emissions of Criteria Air Pollutants and Precursors Associated with Energy Recovery Project Operation between Modified Project and 2017 IS/MND¹

Emissions Source	ROG (lb/day)	NO _x (lb/day)	PM ₁₀ (lb/day)	PM _{2.5} (lb/day)
2020 Startup				
Mobile Sources ²	0.5	0.9	2.5	0.2
WWTP Processes ³	2.3	0.4	-0.2	0.0
Microturbines ⁴	1.6	6.4	1.0	0.2
TOTAL	4.4	7.6	3.4	0.4
PCAPCD Thresholds of Significance	55	55	82	NA
Exceeds Thresholds?	No	No	No	NA
2040 Buildout as analyzed in the 2017 IS/MND				
Mobile Sources ²	2.1	1.4	0.3	0.3
WWTP Processes ⁵	11.4	2.1	0.0	0.0
Microturbines ⁴	0.2	22.9	0.5	0.1
TOTAL	13.8	26.4	0.8	0.4
PCAPCD Thresholds of Significance	55	55	82	NA
Exceeds Thresholds?	No	No	No	NA
2040 Buildout with Proposed Modifications				
Mobile Sources ²	1.7	1.2	0.6	0.2
WWTP Processes ⁵	11.4	2.1	-0.2	0.0
Microturbines ⁴	2.4	9.5	1.3	0.3
TOTAL	15.5	12.8	1.7	0.6
PCAPCD Thresholds of Significance	55	55	82	NA
Exceeds Thresholds?	No	No	No	NA
Difference from 2017 IS/MND at Buildout				
Mobile Sources ²	-0.4	-0.1	0.3	-0.1
WWTP Processes ⁵	0.0	0.0	-0.2	0.0
Microturbines ⁴	2.1	-13.5	0.7	0.2
TOTAL	1.7	-13.6	0.8	0.1

Table 3-1 Comparison of Modeled Maximum Daily Emissions of Criteria Air Pollutants and Precursors Associated with Energy Recovery Project Operation between Modified Project and 2017 IS/MND¹

Notes: Emissions are shown as the difference from existing conditions. Amounts may not sum to totals due to rounding. See Appendix A for more details.

- ¹ Includes operation of proposed Expansion Project.
- ² Accounts for changes in employee commute, elimination of WAS hauling, increases in biosolids hauling, increased hauling of high strength waste, increased chemical hauling, and replacing CNG with a rCNG blend in solid waste collection vehicles. Emissions estimated using emission factors from EMFAC2014.
- ³ The increase in emissions from the expanded WWTP is based on 2014 facility-level emissions report from CARB (CARB 2016) and scaled by the anticipated change in wastewater volume (7.1 to 8.07 mgd).
- ⁴ PM emissions estimated using emission factors from EPA's AP-42 guidance documentation for an uncontrolled natural gas turbine (EPA 2000). ROG and NO_x emissions estimated using emission factors from Capstone Turbine Corporation for the C200 model microturbines (Capstone 2008).
- ⁵ The increase in emissions from the expanded WWTP is based on 2014 facility-level emissions report from CARB (CARB 2016) and scaled by the anticipated change in wastewater volume (7.1 to 12 mgd).

lb/day = pounds per day

ROG = reactive organic gases

NO_x = oxides of nitrogen

PM¹⁰ = respirable particulate matter with an aerodynamic diameter of 10 micrometers or less

PM^{2.5} = respirable particulate matter with an aerodynamic diameter of 2.5 micrometers or less

WWTP = wastewater treatment plant

WAS = waste activated sludge

NA = not available

CNG = compressed natural gas

mgd = million gallons per day

CARB = California Air Resources Board

Source: CARB 2016, EPA 2000, PCAPCD 2017, Capstone 2008, modeling conducted by Ascent Environmental in 2018.

As shown in Table 3-1, the proposed project modifications would increase daily criteria air pollutant and precursor emissions from existing conditions at both the 2020 startup and 2040 build-out conditions. With the corrected emission factors ROG and PM emissions are slightly higher than what was anticipated under the 2017 IS/MND. This is due to the corrected VOC emissions factor for microturbines and the increased natural gas usage. However, NO_x emissions would be approximately half of what was analyzed in the 2017 IS/MND. Thus, the emissions of criteria pollutants and precursors would not exceed PCAPCD thresholds at the 2020 startup or the 2040 buildout.

Therefore, the impacts associated PM and VOCs with the proposed project modifications would be higher than those evaluated in the 2017 IS/MND; and impacts associated with NO_x would be lower than those evaluated in the 2017 IS/MND. However, overall, no new impacts to air quality would result from implementation of the proposed project modifications evaluated in this addendum.

3.2.2 Greenhouse Gas Emissions

The 2017 IS/MND found that the Energy Recovery Project would result in a less-than-significant impact associated with generation of GHG emissions. As indicated in the 2017 IS/MND, construction- and operation-related emissions did not exceed PCAPCD thresholds for GHG emissions. Thus, project impacts were determined to be less than significant. Further, the Energy Recovery Project was anticipated to reduce overall operational GHG emissions by offsetting energy demand for CNG fuel in solid waste vehicles and electricity for the PGWWTP and Energy Recovery facilities.

PCAPCD finalized their GHG thresholds in November 2017 which occurred after the completion of the 2017 IS/MND, though the 2017 IS/MND used a draft version of the thresholds. As with the discussion in the 2017 IS/MND, the November 2017 thresholds include an upper bright-line threshold, a lower bright-line threshold, and a consideration of a project's GHG efficiency, which looks at a project's annual GHG emissions on a per-unit basis (e.g., emissions per resident or per square foot), depending on the type of project. In this latest revision, PCAPCD adopted the following GHG thresholds for determining whether a project's GHG emissions would be cumulatively considerable.

- ▲ A "de minimis level" mass emission threshold of 1,100 MT CO₂e/year, which, if not exceeded, means the project's GHGs would be less than cumulatively considerable (regardless of the project's GHG efficiency);

- ▲ A “bright-line cap” mass emission threshold of 10,000 MT CO₂e/year, which, if exceeded, means the project’s GHGs would be cumulatively considerable regardless of the project’s GHG efficiency; and
- ▲ GHG efficiency-based thresholds for land use development projects, depending on whether the project is rural or urban and residential or non-residential (e.g., 5.5 MTCO₂e/year per capita and 27.3 MTCO₂e/year/1,000 square feet for residential and non-residential land uses in rural areas, respectively; and 4.5 MT CO₂e/year per capita and 26.5 MTCO₂e/year/1,000 square feet for residential and non-residential land uses in urban areas, respectively) (PCAPCD 2017).

This means that a project with emissions that exceed the “de minimis level” threshold would not necessarily result in a cumulatively considerable amount of GHG emissions if it can demonstrate that its emissions would be below PCAPCD’s GHG efficiency-based thresholds.

Construction of the proposed project modifications would not increase construction-related emissions relative to those evaluated in the 2017 IS/MND, and the proposed modifications would not result in new or increased construction-related GHG emissions beyond those evaluated in the 2017 IS/MND.

With respect to operational air quality impacts, the Energy Recovery Project would slightly increase the emissions of criteria pollutants and precursors relative to existing conditions. As discussed in the 2017 IS/MND, the Expansion Project would produce digester gas that would be converted to rCNG for solid waste trucks and tail gas, which is a byproduct of the rCNG conversion process, would be used in proposed on-site microturbines to generate electricity for facility operations. The rCNG fuel would offset non-renewable CNG fuel use. As discussed above in Section 2.3, the number of solid waste trucks available for fueling with rCNG has been revised, as well as the anticipated vehicle fuel demand.

Because the proposed project modifications would not change the overall amount of digester gas anticipated to be generated by the project, the reduction in rCNG for vehicle fuel would result in an increase in the amount of digester gas sent to the proposed microturbines. As discussed above, the tail gas and any additional digester gas available for the microturbines would also result in additional natural gas demand to meet a minimum of a 50 percent methane content required for combustion in the microturbines. This would result in an increase in natural gas demand from the microturbines at the 2040 build-out scenario from 624 therms per day anticipated in the previous analysis to a maximum of 1,650 therms per day, a 260 percent increase. However, with more overall fuel available, the microturbines would also generate more electricity, offsetting additional electricity-related emissions. The microturbines under proposed project modifications would generate 5,260 MWh per year. These modifications do not change the electricity demand of the wastewater treatment processes at buildout (23,182 MWh/year) and the small load from the Energy Recovery Project (1,370 MWh/year). Thus, the increased electricity generation reduces the electricity demand relative to existing conditions (i.e., electricity demand under the modified project minus electricity demand at 7.1 mgd) to 5,580 MWh/year under the 2040 build-out scenario.

To be consistent with the emission factor corrections made for the criteria air pollutant calculations, the CO₂ microturbine emission factors were revised from EPA’s AP-42 emission factors for uncontrolled gas turbines to emission factors published by Capstone Turbine Corporation, the manufacturer of the 200-kW microturbines planned for the Energy Recovery Project (Capstone 2008, EPA 2000). This analysis uses the Capstone emission factors that reflect the combined heat and power configurations proposed for the project, which are 53 percent lower than the emission factors for turbines without combined heat and power. Turbines with combined heat and power capture and reuse the heat generated from the turbines during fuel combustion, allowing the turbines to be more efficient than those without combined heat and power configurations. The Capstone Turbine Corporation did not report emission factors for methane (CH₄) or nitrous oxide (N₂O). Thus, CH₄ and N₂O emission factors are still based on AP-42 factors.

Based on the changes described, operational emissions from the proposed project modifications were estimated to include both the 2020 startup scenario and 2040 build-out scenario. Emissions from operation of the proposed project facilities for 2020 were scaled from 2040 estimates by the difference in the volume of wastewater that would be treated per day (8.07 mgd at startup and 12 mgd at buildout). Table 3-2

summarizes the modeled operational GHG emissions for the proposed project under the 2020 startup scenario relative to existing conditions (7.1 mgd). Table 3-3 compares the emissions results for the 2040 build-out scenario between the 2017 IS/MND and the proposed project with modifications. Both tables show that project emissions would be less than PCAPCD's "de minimis level" mass emissions threshold of 1,100 MTCO₂e/year, thus other efficiency-based thresholds would not need to be applied. The 2017 IS/MND did not analyze the 2020 startup scenario, and thus the 2020 startup emissions associated with the 2017 IS/MND assumptions were not included.

Table 3-2 Summary of Modeled GHG Emissions Associated with Operation of the Energy Recovery Project at 2020 Startup with Project Modifications¹

Emissions Source	Existing (MT CO ₂ e/year)	Energy Recovery with Project Modifications (MT CO ₂ e/year)	Net Change from Existing (MT CO ₂ e/year)
Employee Commute ²	0	7	7
Hauling: HSW	12	4	-8
Hauling: WAS/Biosolids	17	96	79
Hauling: Chemicals	1	1	0
CNG Solid Waste Collection Vehicles ³	2,093	1,683	-410
Wastewater Treatment Processes ⁴	1,364	1,528	164
Microturbines	0	833	833
Net Electricity Consumption	2,380	2,252	-128
Landfilled WAS at WRSL ⁵	1,615	0	-1,615
Total	7,483	6,403	-1,079
Amortized Construction Emissions ⁶	0	34	34
Total with Amortized Construction Emissions	7,483	6,437	-1,045
PCAPCD "De Minimis Level" GHG Emission Threshold			1,100
Exceeds Threshold?			No

Notes: Totals may not equal sum due to rounding.

¹ See Appendix B of the 2017 IS/MND and Appendix A of this document for detail on model inputs, assumptions, and project-specific modeling parameters.

² Only the additional employee commute emissions were quantified.

³ The existing conditions related to CNG solid waste collection vehicles are different than those assumed under the 2017 IS/MND because the intention of this specific analysis is to estimate the emissions offsets associated with the maximum number of displaced vehicles. are predicated on the maximum number of vehicles being fueled by

⁴ Includes N₂O emissions from nitrification/denitrification and effluent discharge to rivers.

⁵ Net emissions from landfilling WAS at WRSL, which captures landfill gas and generates electricity with the gas. Assumes a 75 percent collection efficiency, a 99 percent destruction efficiency, and a 36.4 percent efficient generator, based on the operation of CAT 3516 engines (WPWMA 2015, CAT 2016, CARB 2010).

⁶ Refer Table 3.7-4 in the 2016 IS for a summary of construction-related emissions.

GHG = greenhouse gas

MT CO₂e/year = metric tons of carbon dioxide equivalent per year

HSW = high strength waste

WAS = waste activated sludge

CNG = compressed natural gas

NA = not applicable

PCAPCD = Placer County Air Pollution Control District

WRSL = Western Regional Sanitary Landfill

Source: PCAPCD 2017, Modeling conducted by Ascent Environmental in 2018.

Table 3-3 Summary of Modeled GHG Emissions Associated with Operation of the Energy Recovery Project at 2040 Buildout with Project Modifications¹

Emissions Source	Net Change in Emissions from Existing Conditions		
	Energy Recovery under 2017 IS/MND (MT CO ₂ e/year)	Energy Recovery with Project Modifications (MT CO ₂ e/year)	Change from Previous Analysis (MT CO ₂ e/year)
Employee Commute ²	7	7	0
Hauling: HSW	-8	-8	0
Hauling: WAS/Biosolids	126	126	0
Hauling: Chemicals	1	1	0
CNG Solid Waste Collection Vehicles	-1,565	-1,394	171
Wastewater Treatment Processes ³	880	880	0
Microturbines	1,186	1,309	124
Net Electricity Consumption	882	968	86
Landfilled WAS at WRSL ⁴	-1,615	-1,615	0
Total	-108	273	381
Amortized Construction Emissions ⁵	34	34	0
Total with Amortized Construction Emissions	-74	307	381
PCAPCD “De Minimis Level” GHG Emission Threshold	1,100	1,100	NA
Exceeds Threshold?	No	No	NA

Notes: Totals may not equal sum due to rounding.

¹ See Appendix B of the 2017 IS/MND and Appendix A of this document for detail on model inputs, assumptions, and Project-specific modeling parameters.

² Only the additional employee commute emissions were quantified.

³ Includes N₂O emissions from nitrification/denitrification and effluent discharge to rivers.

⁴ Net emissions from landfilling WAS at WRSL, which captures landfill gas and generates electricity with the gas. Assumes a 75 percent collection efficiency, a 99 percent destruction efficiency, and a 36.4 percent efficient generator, based on the operation of CAT 3516 engines (WPWMA 2015, CAT 2016, CARB 2010).

⁵ Refer Table 3.7-4 in the 2017 IS/MND for a summary of construction-related emissions.

GHG = greenhouse gas

CNG = compressed natural gas

MT CO₂e/year = metric tons of carbon dioxide equivalent per year

NA = not applicable

HWS = high strength waste

PCAPCD = Placer County Air Pollution Control District

WAS = waste activated sludge

WRSL = Western Regional Sanitary Landfill

Source: PCAPCD 2017, Modeling conducted by Ascent Environmental in 2018.

As shown in Tables 3-2 and 3-3, the proposed project modifications would decrease GHG emissions relative to existing conditions at the 2020 startup and increase GHG emissions relative to existing conditions at the 2040 buildout. At startup, the proposed project would have less digester gas available for both vehicles and the microturbines, but the amount of emissions offset by providing rCNG fuel and avoiding the CH₄ emissions from landfilling waste activated sludge (WAS) would result in a net reduction of 1,045 MTCO₂e compared to existing conditions. At buildout, WAS would still be offset and more rCNG would be available for vehicles compared to startup, but the proposed project would also send more digester gas as tail gas to the microturbines, increasing the demand for natural gas in microturbines. The increased natural gas demand is needed to meet the methane concentration requirements for the natural gas and tail gas fuel mix that is used in the microturbines. Under the proposed project modifications and with the CO₂ emission factor corrections, this analysis would change the results of the 2017 IS/MND from a net reduction in emissions to a net increase of 307 MTCO₂e. Nevertheless, annual GHG emissions for both the 2020 startup and 2040 build-out scenarios would be below PCAPCD’s “de minimis level” mass emissions threshold of 1,100 MTCO₂e.

Therefore, the impacts associated with the proposed project modifications would be the same as those evaluated in the 2017 IS/MND. No new impacts of GHG emissions would result from implementation of the proposed project modifications evaluated in this addendum. In addition, Mitigation Measure 3.7-1 in the 2017 IS/MND would continue to be applicable to the project and would reduce GHG impacts to a less-than-significant level. With the project modifications, Mitigation Measure 3.7-1 would reduce GHG emissions from the Expansion Project by 25 percent rather than the 103 percent below existing conditions as described in the 2017 IS/MND. Although the project modifications would reduce the amount of GHG emissions offset by this mitigation measure, the project's GHG emissions would continue to be less than significant and below PCAPCD's "de minimis level" mass emissions threshold of 1,100 MTCO₂e. The mitigation monitoring and reporting program for the project has been updated to reflect the updated Mitigation Measure 3.7-1 (Appendix B).

3.2.3 Biological Resources

The 2017 IS/MND identified potentially significant impacts related to loss of 2.5 acres of foraging habitat for Swainson's hawk and white-tailed kite, and potential loss of foraging and nesting habitat for burrowing owl within the Southern Expansion Area as a result of project construction. The Southern Expansion Area is within the planning area for the *West Roseville Specific Plan* and all wetland and grassland impacts, including loss of Swainson's hawk and white-tailed kite foraging habitat, have been evaluated and mitigated for in the environmental impact report (EIR) for the *West Roseville Specific Plan* (City of Roseville 2004). Potentially significant impacts to burrowing owl would be reduced to a less-than-significant impact with implementation of Mitigation Measure 3.4-1 (Implement *West Roseville Specific Plan* EIR Mitigation Measure 4.7-6 Avoid Nesting Sites) from the 2017 IS/MND.

The 2017 IS/MND identified no impacts associated with project construction on special-status plant species, sensitive natural communities, federally-protected wetlands, or interference with wildlife movement and no impact related to conflicts with local policies, ordinances, or an approved habitat conservation plan.

The project modifications would require relocation of the proposed PG&E pipeline to an undeveloped area west of the Energy Recovery Project area that was identified in the 2017 IS/MND. The new pipeline would affect approximately 400 square feet (10 feet by 40 feet). This area was not previously covered by the 2017 IS/MND or the biological resource surveys conducted for the 2017 IS/MND. Therefore, a reconnaissance-level survey for biological resources was conducted on March 14, 2018, for the area not previously covered in the 2017 IS/MND. The revised pipeline area is comprised entirely of annual grassland. No new or sensitive biological resources were identified during the 2018 survey within the revised pipeline area.

Construction of the relocated PG&E pipeline could result in temporary loss of less than 0.01-acre (400 square feet) of annual grassland, which could provide foraging and nesting habitat for borrowing owl. However, the 2017 IS/MND assumed approximately 2.5 acres would be disturbed for construction of the Energy Recovery Project, which included a much longer PG&E pipeline extending to Westpark Drive. Therefore, the 0.01-acre of grassland that would be affected by relocation of the pipeline would reduce the overall acreage of disturbance compared to that analyzed in the 2017 IS/MND. Implementation of Mitigation Measure 3.4-1 (Implement *West Roseville Specific Plan* EIR Mitigation Measure 4.7-6 Avoid Nesting Sites) from the 2017 IS/MND would continue to be implemented to reduce impacts to burrowing owl to a less-than-significant level.

Therefore, the impacts associated with the proposed project modifications would be less than those evaluated in the 2017 IS/MND, and implementation of Mitigation Measures 3.4-1 would continue to reduce any impacts to burrowing owl to a less-than-significant level. Potential impacts to Swainson's hawk and white-tailed kite foraging habitat would continue to be mitigated for in the EIR for the *West Roseville Specific Plan*. No new impacts to biological resources would result from implementation of the proposed project modifications evaluated in this Addendum.

3.2.4 Cultural Resources

Construction-related impacts on presently undocumented cultural resources and human remains were identified as potentially significant in the 2017 IS/MND. These impacts would be reduced to a less-than-significant impact with implementation of Mitigation Measures 3.5-1 and 3.5-2. The 2017 IS/MND identified no impacts associated with construction on documented significant archaeological and historical resources and a less-than-significant impact on previously undocumented paleontological resources.

As described above, the project modifications would require relocation of the PG&E pipeline to an undeveloped area west of the Energy Recovery Project area that was evaluated as part of the 2017 IS/MND. Therefore, an intensive-level pedestrian survey was conducted on March 14, 2018 for the area not previously covered by the 2017 IS/MND. Survey transects were spaced at intervals no greater than 15 meters. During the survey, all visible ground surface within the survey area was carefully examined for cultural material (e.g., flaked stone tools, tool-making debris, stone milling tools, or fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions and features indicative of the former presence of structures or buildings (e.g., postholes, foundations), or historic-era debris (e.g., metal, glass, ceramics). Ground disturbances (e.g., animal burrows) were visually inspected. No prehistoric or historic-era archaeological, ethnographic, or historic-era built environment resources were identified during the survey within the survey area.

Therefore, no new cultural or paleontological resources not evaluated in the 2017 IS/MND would be affected by the project modifications. In addition, implementation of Mitigation Measures 3.5-1 and 3.5-2 identified in the 2017 IS/MND would continue to mitigate potential impacts to unknown resources to a less-than-significant level. No new impacts to cultural resources would result from implementation of the project modifications.

3.3 CONCLUSIONS

The project modifications as described above would not alter the conclusions of the 2017 IS/MND. No new significant environmental effects or a substantial increase in the severity of previously identified significant effects would result. Although the project modifications would reduce the amount of GHG emissions offset by Mitigation Measure 3.7-1, as discussed above, the additions would not affect the feasibility of implementing any of the mitigation measures proposed in the 2017 IS/MND. As mentioned above, none of the conditions listed in Section 15162 of the CEQA Guidelines exist for the project modification described herein. Therefore, pursuant to Section 15164 of the CEQA Guidelines, the differences between the approved project described in the 2017 IS/MND and the modifications of the project as currently proposed and described in this Addendum are minor and this Addendum provides sufficient environmental documentation of the environmental effects associated with the project modifications.

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Appendix A

Air Quality and Greenhouse Gas Modeling Data

Construction

Project Facilities

From project description
From data request
Based on best guess
From separate technical studies
Calculated

Expansion	New Construction?	Arch Coating (Interior or Exterior)	Indoors or Outdoor Processes	Building SQFT	Area Disturbed (sqft)	CalEEMod Land Use Construction Match	Notes
Four primary clarifiers with odor control facilities	Yes	Exterior Only	Indoors	9,000	9,000	Industrial General Heavy Industry	
Electrical Building	Yes	Both	Indoors	540	540	Industrial General Heavy Industry	
Solids thickening building	Yes	Exterior Only	Indoors	5,100	5,100	Industrial General Heavy Industry	
Sludge pumping system (2 pumps)	Yes	Exterior Only	Outdoor	200	200	Industrial General Heavy Industry	Approximated from google image search.
Two anaerobic digesters	Yes	Exterior Only	Indoors	12,723	12,723	unrefrigerated warehouse - no rail	
Waste gas burner	Yes	None	Outdoor	Small	-	Industrial General Heavy Industry	
Conversion of a WAS holding tank to a centrate storage tank	No	None	Indoors	NA	NA		
Conversion of a WAS holding tank to a digester sludge holding tank/secondary digester	No	None	Indoors	NA	NA		
Digester control building	Yes	Both	Indoors	6,500	7,062	Industrial General Heavy Industry	
Ancillary facilities - Electrical	Yes	None	Outdoor	NA	NA		
Ancillary facilities - Lighting	Yes	None	Outdoor	NA	NA		

Notes			
	TOTAL Building SQFT	34,063	
	TOTAL Area Disturbed (acres)	6.1	
	TOTAL Interior SQFT for Arch Coating	10,560	See Section 4.7 in Appendix A and Section 7 in Appendix E of the CalEEMod User's Guide
	TOTAL Exterior SQFT for Arch Coating	17,032	
	Total Imported Material (CY)	34,000	
	Total Exported Material (CY)	6,000	

Energy Recovery Facility	New Construction?	Arch Coating (Interior or Exterior)	Indoors or Outdoor Processes	Building SQFT	Area Disturbed (sqft)	CalEEMod Land Use Construction Match	Notes
Three microturbines	Yes	None	Indoors	800	800	Industrial General Heavy Industry	
High strength waste receiving facility	Yes	Exterior Only	Indoors	2,500	3,000	Industrial General Heavy Industry	
Food waste pre-processing facility	Yes	Exterior Only	Indoors	4,000	4,000	Industrial General Heavy Industry	
Digester gas conditioning system	Yes	Exterior Only	Indoors	2,500	2,500	Industrial General Heavy Industry	
Digester gas upgrading system	Yes	Exterior Only	Indoors	NA (mounted on skid)		NA	
Slow Fill Station	Yes	None	Outdoors	45 Pumps	7,500	Gas Station	CalEEMod units are in "pumps". Does not include parking spaces. Based on previous EIR assumptions. Will not be changed to reflect smaller station size under addendum because construction emissions are already LTS
Fast Fill Station	Yes	None	Outdoors	10 Pumps	600	Gas Station	
Piping Trench	Yes	None	Outdoors	500 linear feet			
Ductbank	Yes	None	Outdoors	500 linear feet			
Parking Area		Exterior Only		117,500	117,500	Surface Parking Lot	

Notes			
	TOTAL Building SQFT	9,800	
	TOTAL Parking area	117,500	
	TOTAL Area Disturbed (acres)	2.5	
	TOTAL Interior SQFT for Arch Coating	-	See Section 4.7 in Appendix A and Section 7 in Appendix E of the CalEEMod User's Guide
	TOTAL Exterior SQFT for Arch Coating (non-parking)	4,900	

Model Inputs and Assumptions

Operation

Expansion Facilities		
Four primary clarifiers with odor control facilities		
Electrical Building		
Solids thickening building		
Sludge pumping system		
Two anaerobic digesters		
Waste gas burner		
Digester sludge holding tank/secondary digester		
Digester control building		
Ancillary facilities - Electrical		
Ancillary facilities - Lighting		
Existing Electricity Use (kWh)	13,716,000	Source Kennedy/Jenks

Energy Recovery Facility		
Electricity Generation		Source
New Electricity Generation (kWh)	5,256,000	Brown and Caldwell. 3-200 kW microturbines at full load. Email to Stephanie Rasmussen on 4/11/18
New Electricity Load (kWh)	1,370,000	Brown and Caldwell email to Stephanie Rasmussen on 2/26/18
Net Electricity Generation (kWh)	3,886,000	
Collection of FOG traps		Would not result in new activity since a third party is currently doing this collection.
Number of round trips associated with FOG collection per day	1	
Miles per trip with existing FOG collection vendor	20.5	From Clean World in Fruitridge to Roseville, CA (Google Maps)
Miles per trip with City as FOG collection vendor	7	From PGWWTP to Roseville, CA (Google Maps)
New Employees	1	
Miles per trip per employee	15	
Trips per day	2	

FOG = Fats Oils and Grease

Distance between PGWWTP and the Western Regional Sanitary Landfill (mi)

5.6

Construction Emissions Modeling Results
Maximum Daily Emissions by Project Component

Approximate Construction Schedule					Max Daily Emissions							
PGWWTP Expansion					Total				Exhaust		Fugitive Dust	
					lbs/day				lbs/day		lbs/day	
Phase Name	Start Date	End Date	Num Days Week	Num Days	ROG	NOX	PM10	PM2.5	PM10	PM2.5	PM10	PM2.5
01_Demolition	10/1/2017	10/5/2017	5	4	0.63	6.71	0.84	0.34	0.273	0.251	0.572	0.094
02_Grading	10/6/2017	12/27/2017	5	59	6.12	64.53	14.72	9.01	2.927	2.699	11.797	6.315
03_Trenching	10/15/2017	1/16/2018	5	67	0.58	4.81	0.46	0.36	0.362	0.333	0.102	0.027
04_Building Construction	1/17/2018	7/17/2019	5	391	0.79	6.18	0.51	0.33	0.285	0.268	0.228	0.061
05_Paving	2/1/2019	2/1/2019	5	1	0.73	7.05	0.52	0.41	0.415	0.382	0.102	0.027
06_Architectural Coating	2/2/2019	10/11/2019	5	180	0.91	1.24	0.12	0.10	0.086	0.086	0.038	0.010
PGWWTP Energy Recovery Facility					Total				Exhaust		Fugitive Dust	
					lbs/day				lbs/day		lbs/day	
Phase Name	Start Date	End Date	Num Days Week	Num Days	ROG	NOX	PM10	PM2.5	PM10	PM2.5	PM10	PM2.5
01_Slab On Grade	2/1/2018	4/15/2019	5	313	2.218	22.135	2.617	1.293	0.927	0.857	1.690	0.437
02_Bollards	4/16/2019	4/17/2019	5	2	0.597	4.708	0.987	0.356	0.137	0.127	0.850	0.229
03_Paving	4/18/2019	7/4/2019	5	56	4.469	46.679	2.881	1.977	1.844	1.697	1.038	0.279
04_Fencing	7/5/2019	7/9/2019	5	3	1.833	18.200	0.919	0.864	0.919	0.864	0.000	0.000
05_Trench for Utilities	7/10/2019	7/19/2019	5	8	1.108	10.229	0.706	0.499	0.476	0.438	0.230	0.061
06_Architectural Coating	7/20/2019	8/14/2019	5	18	3.674	3.720	0.399	0.296	0.258	0.258	0.141	0.037

Construction Emissions Modeling Results

Annual Emissions

Annual Construction Emissions

PGWWTP Expansion

	ROG	NOX	CO	SOX	PM10	PM2.5	Total CO2	CH4	N2O	CO2e
Year	tons/year						MT/year			
2017	0.197	2.049	1.049	0.002	0.448	0.276	202.985	0.058	0.000	204.437
2018	0.087	0.712	0.447	0.001	0.060	0.038	92.626	0.016	0.000	93.031
2019	0.124	0.470	0.351	0.001	0.042	0.027	69.096	0.010	0.000	69.348
Total	0.409	3.231	1.847	0.004	0.550	0.341	364.706	0.084	0.000	366.816

PGWWTP Energy Recovery Facility

	ROG	NOX	CO	SOX	PM10	PM2.5	Total CO2	CH4	N2O	CO2e
Year	tons/year						MT/year			
2017	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2018	0.227	2.322	1.367	0.004	0.202	0.116	322.123	0.050	0.000	323.366
2019	0.231	2.087	1.394	0.004	0.156	0.097	323.293	0.063	0.000	324.875
Total	0.458	4.408	2.761	0.007	0.357	0.213	645.416	0.113	0.000	648.241

Combined

	ROG	NOX	CO	SOX	PM10	PM2.5	Total CO2	CH4	N2O	CO2e
Year	tons/year						MT/year			
2017	0.197	2.049	1.049	0.002	0.448	0.276	202.985	0.058	0.000	204.437
2018	0.3	3.0	1.8	0.0	0.3	0.2	414.749	0.066	0.000	416.397
2019	0.355	2.557	1.745	0.004	0.197	0.124	392.388	0.073	0.000	394.223
Total	0.866	7.639	4.608	0.011	0.907	0.554	1010.122	0.197	0.000	1015.057

Amortized construction emissions (MT)

	Total CO2	CH4	N2O	CO2e
PGWWTP Expansion	12.157	0.003	0.000	12.227
PGWWTP Energy Recovery Facility	21.514	0.004	0.000	21.608
Combined	33.671	0.007	0.000	33.835

Lifetime (yr) 30

Construction Emissions Modeling Results
Maximum Daily Emissions for Entire Project

Combined and Overlapping Phases					Max Daily Emissions							
					Total				Exhaust		Fugitive Dust	
					lbs/day				lbs/day	lbs/day	lbs/day	lbs/day
First Expansion Phase	Second Expansion Phase	Energy Recovery Phase	Start Date	End Date	ROG	NOX	PM10	PM2.5	PM10	PM2.5	PM10	PM2.5
01_Demolition	None	None	10/01/17	10/05/17	0.632	6.709	0.845	0.345	0.273	0.251	0.572	0.094
02_Grading	None	None	10/06/17	10/14/17	6.120	64.532	14.724	9.014	2.927	2.699	11.797	6.315
02_Grading	03_Trenching	None	10/15/17	12/27/17	6.705	69.343	15.188	9.374	3.289	3.032	11.899	6.342
03_Trenching	None	None	12/28/17	01/16/18	0.585	4.811	0.464	0.360	0.362	0.333	0.102	0.027
04_Building Construction	None	None	01/17/18	01/31/18	0.786	6.184	0.513	0.329	0.285	0.268	0.228	0.061
04_Building Construction	None	01_Slab On Grade	02/01/18	01/31/19	3.004	28.319	3.131	1.623	1.212	1.124	1.919	0.498
04_Building Construction	05_Paving	01_Slab On Grade	02/01/19	02/01/19	3.735	35.373	3.648	2.031	1.627	1.506	2.021	0.525
04_Building Construction	06_Architectural Coating	02_Bollards	02/02/19	04/17/19	2.288	12.129	1.625	0.781	0.508	0.481	1.117	0.300
04_Building Construction	06_Architectural Coating	03_Paving	04/18/19	07/17/19	6.161	54.101	3.519	2.402	2.214	2.051	1.304	0.351
06_Architectural Coating	None	03_Paving	07/18/19	07/04/19	5.375	47.916	3.005	2.073	1.930	1.783	1.076	0.290
06_Architectural Coating	None	04_Fencing	07/05/19	07/09/19	2.739	19.437	1.044	0.960	1.005	0.950	0.038	0.010
06_Architectural Coating	None	05_Trench for Utilities	07/10/19	07/19/19	2.014	11.466	0.831	0.596	0.562	0.524	0.268	0.071
06_Architectural Coating	None	06_Architectural Coating	07/20/19	10/11/19	4.580	4.957	0.523	0.392	0.344	0.344	0.179	0.048
None	None	06_Architectural Coating	10/12/19	08/14/19	3.674	3.720	0.399	0.296	0.258	0.258	0.141	0.037
					lbs/day							
Year					ROG	NOX	PM10	PM2.5				
2017					6.7	69.3	15.2	9.4				
2018					3.0	28.3	3.1	1.6				
2019					6.2	54.1	3.6	2.4				

PCAPCD Construction Threhsolds 82 82 82 NA
Exceed thresholds? No No No

Existing Emissions from Landfilling of Waste Activated Sludge

Methane Production from Landfilled WAS			
	Units	Amount	Source
Daily WAS trucked to Western Regional Sanitary Landfill	lb dry weight/day	12,306	Kennedy/Jenks
Trucking days per week	days	5	Kennedy/Jenks
Annual WAS trucked to Western Regional Sanitary Landfill	MT dry weight/year	1,451	Calculated
IPCC methane emissions factor for landfilled raw sludge	kg CH ₄ /MT dry weight of raw sludge	195	IPCC
Annual Methane Emissions from WAS	MT CH ₄ /year	283	Calculated
Annual Methane Emissions from WAS	MTCO ₂ e/year	7,075.07	Calculated

Fugitive Methane Emissions			
Default Collection Efficiency	Percent of methane captured from Landfill	75%	ARB 2010 (Local Government Operations Protocol)
Fugitive Methane Emissions	MTCH ₄ /year	71	Calculated
Fugitive Methane Emissions	MTCO ₂ e/year	1,768.77	Calculated

Unburned Methane Emissions from Electricity Generation			
Methane sent to generator	MTCH ₄ /year	212.25	Calculated
Default Destruction Efficiency	Percent of Methane Successfully Burned in Generators	99%	ARB 2010 (Local Government Operations Protocol)
Annual emissions from unburned methane	MTCH ₄ /year	2.12	Calculated
Annual emissions from unburned methane	MTCO ₂ e/year	53.06	Calculated

Emissions Credits from Electricity Production from Captured WAS Methane			
	Units	Amount	Source
Heat of Combustion of Methane	MJ/kg CH ₄	55.50	http://people.hofstra.edu/geotrans/eng/ch8en/conc8en/energycontent.html
Conversion	MJ/kWh	3.6	unit conversion
Energy content in burned methane	kWh/year	3,272,218.96	Calculated
CAT G3561A Efficiency	output energy/input energy	36.4%	http://www.cat.com/en_US/products/new/power-systems/electric-power-generation/gas-generator-sets/18486985.html , http://www.wpwma.com/about-wpwma/
Annual Electricity produced by WAS methane	MWh/year	1,191.09	Calculated
Utility Electricity Emission Factor in 2015	MTCO ₂ /MWh	0.173	PGE Emission Factor for 2014
Utility Electricity Emission Factor in 2015	MTCH ₄ /MWh	1.15E-05	PGE Emission Factor for 2014
Utility Electricity Emission Factor in 2015	MTN ₂ O/MWh	2.10E-06	PGE Emission Factor for 2014
Emissions offset from Electricity Production	MTCO ₂ /year	-205.60	Calculated
Emissions offset from Electricity Production	MTCH ₄ /year	-0.01	Calculated
Emissions offset from Electricity Production	MTN ₂ O/year	-0.002	Calculated
Emissions offset from Electricity Production	MTCO ₂ e/year	-206.69	Calculated

Total 2015 Emissions from WAS Landfilled at Western Regional Sanitary Landfill with LFG Capture and Electricity Conversion			
Source	Units	Amount	Source
Fugitive Methane Emissions	MTCO ₂ e/year	1,769	Calculated
Unburned Methane Emissions from Electricity Generation	MTCO ₂ e/year	53.06	Calculated
Emissions Credits from Electricity Production from Captured WAS Methane	MTCO ₂ e/year	-206.69	Calculated
Total	MTCO ₂ e/year	1,615.14	Calculated

Operational Emissions Modeling Results Summary (Unmitigated)														
Sources	Maximum Daily Emissions				Annual Emissions									
	lbs/day				tons/ year						MT/Year			
	ROG	NOX	PM10	PM2.5	ROG	NOX	CO	SOX	PM10	PM2.5	CO2	CH4	N2O	CO2e
Existing														
Mobile Sources	0.274	3.996	0.182	0.162	0.050	0.744	21.274	0.000	0.033	0.029	1,926.276	7.819	0.005	2,123.090
Electricity Use	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	2,367.613	0.158	0.029	2,380.125
Wastewater Treatment Processes	16.548	3.014	0.219	0.033	3.022	0.550	0.040	0.000	0.006	0.006	0.000	0.000	4.578	1,364.223
Landfilled WAS at WRSL	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-205.602	72.859	-0.002	1,615.142
Emissions Total	16.822	7.010	0.401	0.195	3.072	1.295	21.314	0.000	0.039	0.035	4,088.287	80.836	4.609	7,482.579
Expansion Only														
Existing Facilities + Proposed Project														
Mobile Sources	0.309	4.841	0.372	0.172	0.063	1.116	21.317	0.002	0.043	0.034	2,055.852	7.819	0.005	2,252.681
Electricity Use	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	4,001.599	0.267	0.049	4,022.746
Wastewater Treatment Processes	27.968	5.094	0.056	0.055	5.108	0.930	0.068	0.000	0.010	0.010	0.000	0.000	7.530	2,243.839
Flaring Digester Gas/Natural Gas Boilers	10.876	19.843	0.491	0.164	1.986	3.624	12.478	0.000	0.090	0.030	1,712.793	2.139	0.031	1,775.629
Emissions Total	39.153	29.777	0.919	0.391	7.157	5.670	33.863	0.002	0.142	0.074	7,770.244	10.225	7.614	10,294.896
Difference from Existing														
Mobile Sources	0.034	0.844	0.190	0.010	0.013	0.372	0.043	0.001	0.010	0.005	129.576	0.001	0.000	129.592
Electricity Use	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1,633.986	0.109	0.020	1,642.621
Wastewater Treatment Processes	11.420	2.080	-0.164	0.022	2.086	0.380	0.028	0.000	0.004	0.004	0.000	0.000	2.952	879.616
Flaring Digester Gas/Natural Gas Boilers	10.876	19.843	0.491	0.164	1.986	3.624	12.478	0.000	0.090	0.030	1,918.395	-70.720	0.034	160.487
Emissions Total	22.330	22.767	0.517	0.196	4.085	4.376	12.549	0.001	0.103	0.039	3,681.957	-70.611	3.005	2,812.316
Amortized Construction Emissions											12.157	0.003	0.000	12.227
Emissions Total with Amortized Construction Emissions											3,694.114	-70.608	3.005	2,824.543

				Total emissions per 1,000 sf							82.9			
PCAPCD Thresholds				55	55	82	PCAPCD GHG Efficiency Threshold (MTCO2e/1000sf)							27.3
Exceeds Thresholds?				No	No	No	Exceeds Thresholds?							Yes
											Additional Reductions Needed to Meet Target			
											1,895			

2020 Startup: Expansion + Energy Recovery														
Existing Facilities + Proposed Project														
Mobile Sources	0.806	4.853	0.597	0.234	0.150	0.990	21.739	0.030	0.051	0.044	1,529.687	10.387	0.005	1,790.733
Electricity Use	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	2,239.970	0.149	0.027	2,251.807
Wastewater Treatment Processes	18.809	3.425	0.037	0.037	5.108	0.930	0.068	0.000	0.010	0.010	0.000	0.000	5.128	1,528.114
Gas Turbine	0.968	3.874	1.019	0.211	0.263	1.052	4.178	0.000	0.230	0.057	729.662	3.223	0.076	832.819
Emissions Total	20.583	12.152	1.653	0.482	5.521	2.972	25.985	0.030	0.290	0.112	4,499.318	13.760	5.235	6,403.473
Difference from Existing														
Mobile Sources	0.5	0.9	0.4	0.1	0.100	0.246	0.464	0.030	0.018	0.015	-396.590	2.569	0.000	-332.357
Electricity Use	0.0	0.0	0.0	0.0	0.000	0.000	0.000	0.000	0.000	0.000	-127.643	-0.009	-0.002	-128.318
Wastewater Treatment Processes	2.3	0.4	-0.2	0.0	2.086	0.380	0.028	0.000	0.004	0.004	0.000	0.000	0.550	163.890
Gas Turbine	1.0	3.9	1.0	0.2	0.263	1.052	4.178	0.000	0.230	0.057	935.264	-69.636	0.078	-782.322
Emissions Total	3.8	5.1	1.3	0.3	2.449	1.678	4.670	0.030	0.251	0.076	411.031	-67.076	0.627	-1,079.106
Amortized Construction Emissions											0.000	0.000	0.000	0.000

Emissions Total with Amortized Construction Emissions											411.031	-67.076	0.627	-1,079.106	
											Total emissions per 1,000 sf				-24.6
PCAPCD Thresholds											55	55	82	PCAPCD GHG Efficiency Threshold (MTCO2e/1000sf)	27.3
Exceeds Thresholds?											No	No	No	Exceeds Thresholds?	No
											Additional Reductions Needed to Meet Target				0

2040 Buildout: Expansion + Energy Recovery														
Existing Facilities + Proposed Project														
Mobile Sources	2.001	5.244	0.759	0.396	0.373	1.199	22.694	0.101	0.084	0.075	438.518	16.551	0.005	853.703
Electricity Use	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	3,330.810	0.222	0.040	3,348.412
Wastewater Treatment Processes	27.968	5.094	0.056	0.055	5.108	0.930	0.068	0.000	0.010	0.010	0.000	0.000	7.530	2,243.839
Gas Turbine	1.440	5.760	1.257	0.314	0.263	1.052	4.178	0.000	0.230	0.057	1,198.692	3.203	0.102	1,309.145
Emissions Total	31.409	16.098	2.072	0.765	5.743	3.181	26.940	0.101	0.323	0.143	4,968.020	19.976	7.677	7,755.100
Difference from Existing														
Mobile Sources	1.7	1.2	0.6	0.2	0.322	0.454	1.420	0.101	0.051	0.046	-1,487.758	8.732	0.000	-1,269.386
Electricity Use	0.0	0.0	0.0	0.0	0.000	0.000	0.000	0.000	0.000	0.000	963.197	0.064	0.012	968.287
Wastewater Treatment Processes	11.4	2.1	-0.2	0.0	2.086	0.380	0.028	0.000	0.004	0.004	0.000	0.000	2.952	879.616
Gas Turbine	1.4	5.8	1.3	0.3	0.263	1.052	4.178	0.000	0.230	0.057	1,404.294	-69.657	0.104	-305.997
Emissions Total	14.6	9.1	1.7	0.6	2.671	1.886	5.626	0.101	0.284	0.107	879.733	-60.860	3.068	272.520
Amortized Construction Emissions											33.671	0.007	0.000	33.835
Emissions Total with Amortized Construction Emissions											913.403	-60.854	3.068	306.356

Mobile Emissions Calculations

[illegible]

Mobile Emissions Calculations (Continued)

	Existing Conditions (with CNG SWCV)	Permitted Current (with CNG SWCV)	Permitted Future - Expansion only (with CNG SWCV) - 2020 Startup	Permitted Future - Energy Recovery Only - 2020 Startup	Permitted Future - 2020 Startup with Energy Recovery (with rCNG SWCV)	Permitted Future - Expansion only (with CNG SWCV) - 2040 Full Buildout	Permitted Future - Energy Recovery Only - 2040 Full Buildout	Permitted Future - Energy Recovery (with rCNG SWCV) - 2040 Full Buildout	Notes
Hauling Trips: Waste Collection Vehicles									
Number of vehicles	34	34	34	34	34	34	34	34	Numbers based on maximum fueling capacity at build out, not actual number of waste collection vehicles that would operate. Number of vehicles assumed to be the same between existing and project conditions to allow the project to only account for the change in vehicle fuels and not the change in VMT.
Hauling Days per year	365.25	365.25	365.25	365.25	365.25	365.25	365.25	365.25	Assumes all gas produced by the facility would be combusted.
Number of rCNG Vehicles Supported	0	0	0	0	10	0	0	34	From Stephanie's email on 2/15/18
DGE used per day per vehicle	27	27	27	27	27	27	27	27	From Stephanie's email on 2/15/18
DGE used per day (rCNG)	0	0	0	0	270	0	0	918	rCNG vehicles times DGE per day per vehicle
DGE used per day (CNG)	918	918	918	918	648	918	918	0	Total DGE/day minus rCNG DGE/day
Total DGE used per day	918	918	918	918	918	918	918	918	Calculated based on max number of vehicles per day and DGE per vehicle per day
Diesel gallon equivalents (DGE) used per year	335,300	335,300	335,300	335,300	335,300	335,300	335,300	335,300	Multiplied by number of days per year. This assumes all vehicle fuel produced by the Energy Recovery Facility in a year would be combusted.
Miles per diesel gallons equivalent	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	Assumption
VMT per day per vehicle	68	68	68	68	68	68	68	68	For rCNG vehicles, adds difference in miles assuming only one round trip to the fueling station per day per vehicle.
VMT per year	838,249	838,249	838,249	838,249	838,249	838,249	838,249	838,249	Calculated
MMBTU used per year (rCNG)	0	0	0	0	13,708	0	0	46,607	Calculated from rCNG DGE per day
MMBTU used per year (CNG)	46,607	46,607	46,607	46,607	32,899	46,607	46,607	0	Calculated from CNG DGE per day
Total MMBTU per year	46,607	46,607	46,607	46,607	46,607	46,607	46,607	46,607	Calculated
Vehicle Type	T7 SWCV								Solid Waste Collection vehicle under EMFAC2011 Categories

SWCV = Solid Waste Collection Vehicle

328,987.98

Vehicle Activity Summary

	Existing Conditions (with CNG SWCV)	Permitted Current (with CNG SWCV)	Permitted Future - Expansion only (with CNG SWCV) - 2020 Startup	Permitted Future - Energy Recovery Only - 2020 Startup	Permitted Future - 2020 Startup with Energy Recovery (with rCNG SWCV)	Permitted Future - Expansion only (with CNG SWCV) - 2040 Full Buildout	Permitted Future - Energy Recovery Only - 2040 Full Buildout	Permitted Future - Energy Recovery (with rCNG SWCV) - 2040 Full Buildout	Vehicle Type
Trip Type									
Employee Commute (VMT/year)	0	0	10,958	10,958	21,915	10,958	10,958	21,915	LDA/LDT/LDT2
Hauling Trips: Collection of HSW/FOG traps (VMT/year)	10,250	10,250	10,250	3,500	3,500	10,250	3,500	3,500	MHDT
Hauling Trips: Biosolids/WAS (VMT/year)	9,406	15,725	53,661	53,661	53,661	79,794	79,794	79,794	HHDT
Hauling Trips: Chemicals (VMT/year)	686	918	780	686	780	1,160	1,160	1,160	MHDT
Hauling Trips: Waste Collection Vehicles				838,249			838,249		
rCNG (VMT/year)	0	0	0	0	246,544	0	0	838,249	
CNG (VMT/year)	838,249	838,249	838,249	838,249	591,705	838,249	838,249	0	Non-Renewable CNG for all scenarios except with Energy Recovery whi rCNG-CNG Mix

EMFAC and CA-GREET Emission Factors

Vehicle Type	Source	ROG	NOx	CO	SOx	PM ₁₀	PM _{2.5}	CO ₂	CH ₄	N ₂ O	Fuel Type
Tailpipe Emissions in 2020 (g/mi)											
LDA/LDT1/LDT2	EMFAC2014	0.126	0.087	2.552	0.003	0.047	0.020	309.741	0.007	0.000	Mix
HHDT	EMFAC2014	0.146	4.768	0.150	0.017	0.116	0.055	1,784.492	0.008	0.000	Mix
MHDT	EMFAC2014	0.132	2.445	0.180	0.012	0.181	0.096	1,213.274	0.008	0.000	Mix
Renewable CNG	GREET 2015	0.051	0.720	23.020	0.000	0.032	0.030	0.000	8.060	0.001	CNG
Non-Renewable CNG	GREET 2015	0.051	0.720	23.020	0.000	0.032	0.030	1,830.000	8.060	0.001	CNG
Upstream Emissions (g/MMBTU)											
Renewable CNG	CA-GREET 2.0	6.015	1.932	26.237	1.932	0.815	0.815	5,521.844	177.180	0.083	CNG
Non-Renewable CNG	CA-GREET 2.0	0.000	0.000	0.000	0.000	0.000	0.000	3,995.782	7.220	0.079	CNG

Source: EMFAC2014, CA-GREET 2.0, GREET 2015

*Criteria air pollutant factors only include pumping VOC emissions and exclude emissions emitted outside the air district). However, GHG emissions from all upstream categories are included.

Upstream Emissions from Diesel, rCNG, and CNG

	VOC	CO	NOx	PM10	PM2.5	SOx	CO2	CH4	CH4: leakage	Total CH4	N2O
California Ultra Low-Sulfur Diesel upstream production (g/MMBTU)											
Refining	These emissions are not generated in the air district.						15,299.704	28.267	0.000	28.267	0.270
Transportation Distribution							567.758	0.000	0.000	0.761	0.011
Refueling Station and Bulk Terminal	1.087	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Total	1.087	0.000	0.000	0.000	0.000	0.000	15,867.463	28.267	0.000	29.028	0.281
Wastewater Sludge to CNG production (On-Site Refueling) (g/MMBTU)											
rCNG Production	3.948	17.222	1.268	0.535	0.535	0.017	1,897.160	28.082	134.399	162.482	0.055
On-Site Compression	2.067	9.014	0.664	0.280	0.280	0.009	3,624.684	14.698	0.000	14.698	0.029
Total	6.015	26.237	1.932	0.815	0.815	0.026	5,521.844	42.781	134.399	177.180	0.083
Conventional Compressed Natural Gas upstream production (g/MMBTU)											
NG Compression	These emissions are not generated in the air district.						3,995.782	7.220	0.000	7.220	0.079
Total	0.000	0.000	0.000	0.000	0.000	0.000	3,995.782	7.220	0.000	7.220	0.079

Source: CA-GREET 2.0

Notes: Anaerobic digestion emissions and electricity offsets not included here because they are already accounted for under the Process Emissions analysis. Heating energy needs for digestion would be available from the heat given off by the digester gas-powered microturbine.

rCNG = Renewable CNG

Mobile Emissions Calculations (Continued)

Mobile-Source Emissions Summary

	Maximum Daily Emissions				Annual Emissions									
	lbs/day				tons/ year						MT/Year			
	ROG	NOX	PM10	PM2.5	ROG	NOX	CO	SOX	PM10	PM2.5	CO ₂	CH ₄	N ₂ O	CO ₂ e
Existing Conditions (with CNG SWCV)														
Employee Commute	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Hauling Trips: Collection of HSW/FOG traps	0.012	0.221	0.016	0.009	0.001	0.028	0.002	0.000	0.002	0.001	12.436	0.000	0.000	12.438
Hauling Trips: Biosolids/WAS	0.004	0.118	0.003	0.001	0.002	0.049	0.002	0.000	0.001	0.001	16.785	0.000	0.000	16.786
Hauling Trips: Chemicals	0.001	0.015	0.001	0.001	0.000	0.002	0.000	0.000	0.000	0.000	0.833	0.000	0.000	0.833
Hauling Trips: Waste Collection Vehicles	0.258	3.643	0.162	0.152	0.047	0.665	21.271	0.000	0.030	0.028	1,896.223	7.818	0.005	2,093.032
Permitted Current (with CNG SWCV)														
Employee Commute	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Hauling Trips: Collection of HSW/FOG traps	0.012	0.221	0.016	0.009	0.001	0.028	0.002	0.000	0.002	0.001	12.436	0.000	0.000	12.438
Hauling Trips: Biosolids/WAS	0.004	0.118	0.003	0.001	0.003	0.083	0.003	0.000	0.002	0.001	28.061	0.000	0.000	28.064
Hauling Trips: Chemicals	0.001	0.020	0.001	0.001	0.000	0.002	0.000	0.000	0.000	0.000	1.114	0.000	0.000	1.114
Hauling Trips: Waste Collection Vehicles	0.258	3.643	0.162	0.152	0.047	0.665	21.271	0.000	0.030	0.028	1,896.223	7.818	0.005	2,093.032
Permitted Future - Expansion only (with CNG SWCV) - 2020 Startup														
Employee Commute	0.008	0.006	0.169	0.000	0.002	0.001	0.031	0.000	0.001	0.000	3.394	0.000	0.000	3.396
Hauling Trips: Collection of HSW/FOG traps	0.012	0.221	0.016	0.009	0.001	0.028	0.002	0.000	0.002	0.001	12.436	0.000	0.000	12.438
Hauling Trips: Biosolids/WAS	0.029	0.946	0.023	0.011	0.009	0.282	0.009	0.001	0.007	0.003	95.758	0.000	0.000	95.769
Hauling Trips: Chemicals	0.001	0.017	0.001	0.001	0.000	0.002	0.000	0.000	0.000	0.000	0.947	0.000	0.000	0.947
Hauling Trips: Waste Collection Vehicles	0.258	3.643	0.162	0.152	0.047	0.665	21.271	0.000	0.030	0.028	1,896.223	7.818	0.005	2,093.032
Permitted Future - 2020 Startup with Energy Recovery (with rCNG SWCV)														
Employee Commute	0.017	0.012	0.338	0.000	0.003	0.002	0.062	0.000	0.001	0.000	6.788	0.000	0.000	6.792
Hauling Trips: Collection of HSW/FOG traps	0.004	0.075	0.006	0.003	0.001	0.009	0.001	0.000	0.001	0.000	4.246	0.000	0.000	4.247
Hauling Trips: Biosolids/WAS	0.029	0.946	0.023	0.011	0.009	0.282	0.009	0.001	0.007	0.003	95.758	0.000	0.000	95.769
Hauling Trips: Chemicals	0.001	0.017	0.001	0.001	0.000	0.002	0.000	0.000	0.000	0.000	0.947	0.000	0.000	0.947
Hauling Trips: Waste Collection Vehicles	0.756	3.803	0.229	0.219	0.138	0.694	21.667	0.029	0.042	0.040	1,421.947	10.387	0.005	1,682.979
Permitted Future - Expansion only (with CNG SWCV) - 2040 Full Buildout														
Employee Commute	0.008	0.006	0.169	0.000	0.002	0.001	0.031	0.000	0.001	0.000	3.394	0.000	0.000	3.396
Hauling Trips: Collection of HSW/FOG traps	0.012	0.221	0.016	0.009	0.001	0.028	0.002	0.000	0.002	0.001	12.436	0.000	0.000	12.438
Hauling Trips: Biosolids/WAS	0.029	0.946	0.023	0.011	0.013	0.419	0.013	0.001	0.010	0.005	142.392	0.001	0.000	142.407
Hauling Trips: Chemicals	0.001	0.025	0.002	0.001	0.000	0.003	0.000	0.000	0.000	0.000	1.408	0.000	0.000	1.408
Hauling Trips: Waste Collection Vehicles	0.258	3.643	0.162	0.152	0.047	0.665	21.271	0.000	0.030	0.028	1,896.223	7.818	0.005	2,093.032
Permitted Future - Energy Recovery (with rCNG SWCV) - 2040 Full Buildout														
Employee Commute	0.017	0.012	0.338	0.000	0.003	0.002	0.062	0.000	0.001	0.000	6.788	0.000	0.000	6.792
Hauling Trips: Collection of HSW/FOG traps	0.004	0.075	0.006	0.003	0.001	0.009	0.001	0.000	0.001	0.000	4.246	0.000	0.000	4.247
Hauling Trips: Biosolids/WAS	0.029	0.946	0.023	0.011	0.013	0.419	0.013	0.001	0.010	0.005	142.392	0.001	0.000	142.407
Hauling Trips: Chemicals	0.001	0.025	0.002	0.001	0.000	0.003	0.000	0.000	0.000	0.000	1.408	0.000	0.000	1.408
Hauling Trips: Waste Collection Vehicles	1.950	4.186	0.391	0.381	0.356	0.765	22.619	0.099	0.071	0.070	283.685	16.550	0.005	698.850

Mobile Emissions Calculations (Continued)

Mobile-Source Emissions Summary

Difference from Existing

	Maximum Daily Emissions				Annual Emissions									
	lbs/day				tons/ year						MT/Year			
	ROG	NOX	PM10	PM2.5	ROG	NOX	CO	SOX	PM10	PM2.5	CO ₂	CH ₄	N ₂ O	CO ₂ e
Permitted Current (with CNG SWCV)														
Employee Commute	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Hauling Trips: Collection of HSW/FOG traps	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Hauling Trips: Biosolids/WAS	0.000	0.000	0.000	0.000	0.001	0.033	0.001	0.000	0.001	0.000	11.276	0.000	0.000	11.278
Hauling Trips: Chemicals	0.000	0.005	0.000	0.000	0.000	0.001	0.000	0.000	0.000	0.000	0.282	0.000	0.000	0.282
Hauling Trips: Waste Collection Vehicles	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Total Mobile Sources	0.000	0.005	0.000	0.000	0.001	0.034	0.001	0.000	0.001	0.000	11.558	0.000	0.000	11.559
Permitted Future - Expansion only (with CNG SWCV) - 2020 Startup														
Employee Commute	0.008	0.006	0.169	0.000	0.002	0.001	0.031	0.000	0.001	0.000	3.394	0.000	0.000	3.396
Hauling Trips: Collection of HSW/FOG traps	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Hauling Trips: Biosolids/WAS	0.025	0.828	0.020	0.009	0.007	0.233	0.007	0.001	0.006	0.003	78.974	0.000	0.000	78.983
Hauling Trips: Chemicals	0.000	0.002	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.114	0.000	0.000	0.114
Hauling Trips: Waste Collection Vehicles	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Total Mobile Sources	0.034	0.836	0.189	0.010	0.009	0.234	0.038	0.001	0.006	0.003	82.482	0.000	0.000	82.492
Permitted Future - 2020 Startup with Energy Recovery (with rCNG SWCV)														
Employee Commute	0.017	0.012	0.338	0.000	0.003	0.002	0.062	0.000	0.001	0.000	6.788	0.000	0.000	6.792
Hauling Trips: Collection of HSW/FOG traps	-0.008	-0.146	-0.011	-0.006	-0.001	-0.018	-0.001	0.000	-0.001	-0.001	-8.190	0.000	0.000	-8.191
Hauling Trips: Biosolids/WAS	0.025	0.828	0.020	0.009	0.007	0.233	0.007	0.001	0.006	0.003	78.974	0.000	0.000	78.983
Hauling Trips: Chemicals	0.000	0.002	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.114	0.000	0.000	0.114
Hauling Trips: Waste Collection Vehicles	0.498	0.160	0.067	0.067	0.091	0.029	0.396	0.029	0.012	0.012	-474.276	2.568	0.000	-410.054
Total Mobile Sources	0.532	0.856	0.414	0.072	0.100	0.246	0.464	0.030	0.018	0.015	-396.590	2.569	0.000	-332.357
Permitted Future - Expansion only (with CNG SWCV) - 2040 Full Buildout														
Employee Commute	0.008	0.006	0.169	0.000	0.002	0.001	0.031	0.000	0.001	0.000	3.394	0.000	0.000	3.396
Hauling Trips: Collection of HSW/FOG traps	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Hauling Trips: Biosolids/WAS	0.025	0.828	0.020	0.009	0.011	0.370	0.012	0.001	0.009	0.004	125.607	0.001	0.000	125.621
Hauling Trips: Chemicals	0.001	0.010	0.001	0.000	0.000	0.001	0.000	0.000	0.000	0.000	0.575	0.000	0.000	0.575
Hauling Trips: Waste Collection Vehicles	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Total Mobile Sources	0.034	0.844	0.190	0.010	0.013	0.372	0.043	0.001	0.010	0.005	129.576	0.001	0.000	129.592
Permitted Future - Energy Recovery (with rCNG SWCV) - 2040 Full Buildout														
Employee Commute	0.017	0.012	0.338	0.000	0.003	0.002	0.062	0.000	0.001	0.000	6.788	0.000	0.000	6.792
Hauling Trips: Collection of HSW/FOG traps	-0.008	-0.146	-0.011	-0.006	-0.001	-0.018	-0.001	0.000	-0.001	-0.001	-8.190	0.000	0.000	-8.191
Hauling Trips: Biosolids/WAS	0.025	0.828	0.020	0.009	0.011	0.370	0.012	0.001	0.009	0.004	125.607	0.001	0.000	125.621
Hauling Trips: Chemicals	0.001	0.010	0.001	0.000	0.000	0.001	0.000	0.000	0.000	0.000	0.575	0.000	0.000	0.575
Hauling Trips: Waste Collection Vehicles	1.692	0.543	0.229	0.229	0.309	0.099	1.348	0.099	0.042	0.042	-1,612.538	8.732	0.000	-1,394.183
Total Mobile Sources	1.727	1.248	0.577	0.234	0.322	0.454	1.420	0.101	0.051	0.046	-1,487.758	8.732	0.000	-1,269.386

WWTP Process Emissions Calculations (continued)

WWTP Process Emissions Equations from ARB's Local Government Protocol

Equation 10.1	Stationary CH ₄ from Incomplete Combustion of Digester Gas (site-specific digester gas data)
Annual CH ₄ emissions (metric tons CO ₂ e) =	
$(\text{Digester Gas} \times F_{\text{CH}_4} \times \rho(\text{CH}_4) \times (1-\text{DE}) \times 0.0283 \times 365.25 \times 10^{-6}) \times \text{GWP}$	

Where:

Term	Description	Value
Digester Gas	= measured standard cubic feet of digester gas produced per day [ft ³ /day]	user input
F _{CH₄}	= measured fraction of CH ₄ in biogas	user input
ρ(CH ₄)	= density of methane at standard conditions [g/m ³]	662.00
DE	= CH ₄ Destruction Efficiency	.99
0.0283	= conversion from ft ³ to m ³ [m ³ /ft ³]	0.0283
365.25	= conversion factor [day/year]	365.25
10 ⁻⁶	= conversion from g to metric ton [metric ton/g]	10 ⁻⁶
GWP	= Global Warming Potential	21

Source: EPA *Inventory of US Greenhouse Gas Emissions and Sinks: 1990-2007*, Chapter 8, 8-7 (2009).

10.3.2.1 Process Emissions from WWTP with Nitrification/Denitrification

Equation 10.7	Process N ₂ O Emissions from WWTP with Nitrification/Denitrification
Annual N ₂ O emissions (metric tons CO ₂ e) =	
$((P_{\text{total}} \times F_{\text{ind-com}}) \times \text{EF nit/denit} \times 10^{-6}) \times \text{GWP}$	

Where:

Term	Description	Value
P _{total}	= total population that is served by the centralized WWTP adjusted for industrial discharge, if applicable [person]	user input
F _{ind-com}	= factor for industrial and commercial co-discharge waste into the sewer system	1.25
EF nit/denit	= emission factor for a WWTP with nitrification/denitrification [g N ₂ O/person/year]	7
10 ⁻⁶	= conversion from g to metric ton [metric ton/g]	10 ⁻⁶
GWP	= N ₂ O Global Warming Potential	310

Source: EPA *Inventory of US Greenhouse Gas Emissions and Sinks: 1990-2007*, Chapter 8, 8-13 (2009).

WWTP Process Emissions Calculations (continued)

WWTP Process Emissions Equations from ARB's Local Government Protocol (Continued)

Equation 10.10	Process N₂O Emissions from Effluent Discharge (default N load data)
Annual N ₂ O emissions (metric tons CO ₂ e) =	
$((P_{\text{total}} \times F_{\text{ind-com}}) \times (\text{Total N Load} - \text{N uptake} \times \text{BOD}_5 \text{ load}) \times \text{EF effluent} \times 44/28 \times (1 - F_{\text{plant nit/denit}}) \times 365.25 \times 10^{-3}) \times \text{GWP}$	

Where:

Term	Description	Value
P _{total}	= population served [person]	user input
F _{ind-com}	= factor for industrial and commercial co-discharge waste into the sewer system	1.25
Total N Load ²⁷	= total nitrogen load [kg N/person/day]	0.026
N uptake ²⁸	= nitrogen uptake for cell growth in aerobic system (kg N/kg BOD ₅)	0.05 ¹
	= nitrogen uptake for cell growth in anaerobic system (e.g., lagoon) (kg N/kg BOD ₅)	0.005 ¹
BOD ₅ load	= amount of BOD ₅ produced per person per day [kg BOD ₅ /person/day]	0.090
EF effluent	= emission factor [kg N ₂ O-N/kg sewage-N produced]	0.005
44/28	= molecular weight ratio of N ₂ O to N ₂	1.57
F plant nit/denit	= fraction of nitrogen removed for the centralized WWTP with nitrification/denitrification	0.7 ¹
	= fraction of nitrogen removed for the centralized WWTP w/o nitrification/denitrification	0.0 ¹
365.25	= conversion factor [day/year]	365.25
10 ⁻³	= conversion from kg to metric ton [metric ton/kg]	10 ⁻³
GWP	= Global Warming Potential	310

Source: EPA *Inventory of US Greenhouse Gas Emissions and Sinks: 1990-2007*, Chapter 8, 8-13 (2009), except:

¹ Grady, C. P. L., Jr., G. T. Daigger, and H. C. Lim, *Biological Wastewater Treatment*, p. 108-109, 644 2nd Edition (1999).

AP-42 Emission Factors

AP-42 Gas Turbine Emission Factors for Digester Gas Turbines (lb/MMBTU)	
VOC	0.006
NOx	0.160
PM10	0.012
CO	0.017
CO2	27.000
Source: EPA AP-42 Emission Factors	

WWTP Process Emissions Calculations (Continued)

Process Emissions Summary

Scenario	Maximum Daily Emissions						Annual Emissions									
	lbs/day	lbs/day	lbs/day	lbs/day	lbs/day	lbs/day	tons/ year	tons/ year	tons/ year	tons/ year	tons/ year	tons/ year	MT/Year	MT/Year	MT/Year	MT/Year
	ROG	NOX	CO	PM10	PM2.5	TAC	ROG	NOX	CO	PM10	PM2.5	TAC	CO2	CH4	N2O	CO2e
Existing Conditions	16.548	3.014	0.219	0.033	0.033	0.000	3.022	0.550	0.040	0.006	0.006	0.000	0.000	0.000	4.578	1,213.151
Wastewater Treatment Processes/Digester Gas Production	16.548	3.014	0.219	0.033	0.033	0.000	3.022	0.550	0.040	0.006	0.006	0.000	0.000	0.000	4.578	1,213.151
Gas Turbine	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Permitted Current	22.142	4.032	0.293	0.044	0.044	0.000	4.044	0.736	0.054	0.008	0.008	0.000	0.000	0.000	6.125	1,623.231
Wastewater Treatment Processes/Digester Gas Production	22.142	4.032	0.293	0.044	0.044	0.000	4.044	0.736	0.054	0.008	0.008	0.000	0.000	0.000	6.125	1,623.231
Gas Turbine	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Permitted Future	28.200	11.453	1.046	0.532	0.055	0.018	5.150	2.092	0.191	0.097	0.010	0.003	177.783	2.628	7.530	2,246.718
Wastewater Treatment Processes/Digester Gas Production	27.968	5.094	0.370	0.056	0.055	0.000	5.108	0.930	0.068	0.010	0.010	0.000	0.000	0.000	7.530	1,995.360
Gas Turbine	0.231	6.359	0.676	0.477	0.000	0.018	0.042	1.161	0.123	0.087	0.000	0.003	177.783	2.628	0.000	251.357

Process Emissions Summary - Difference from Existing

Scenario	Maximum Daily Emissions						Annual Emissions									
	lbs/day	lbs/day	lbs/day	lbs/day	lbs/day	lbs/day	tons/ year	tons/ year		tons/ year	tons/ year		MT/Year	MT/Year	MT/Year	MT/Year
	ROG	NOX	CO	PM10	PM2.5	TAC	ROG	NOX		PM10	PM2.5		CO2	CH4	N2O	CO2e
Permitted Current	5.594	1.019	0.074	0.011	0.011	0.000	1.022	0.186	0.014	0.002	0.002	0.000	0.000	0.000	1.547	410.079
Wastewater Treatment Processes/Digester Gas Production	5.594	1.019	0.074	0.011	0.011	0.000	1.022	0.186	0.014	0.002	0.002	0.000	0.000	0.000	1.547	410.079
Gas Turbine	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Permitted Future	11.652	8.439	0.827	0.500	0.022	0.018	2.128	1.541	0.151	0.091	0.004	0.003	177.783	2.628	2.952	1,033.566
Wastewater Treatment Processes/Digester Gas Production	11.420	2.080	0.151	0.023	0.022	0.000	2.086	0.380	0.028	0.004	0.004	0.000	0.000	0.000	2.952	782.209
Gas Turbine	0.231	6.359	0.676	0.477	0.000	0.018	0.042	1.161	0.123	0.087	0.000	0.003	177.783	2.628	0.000	251.357

Assumptions

Category	Value	Notes	Source
Conversions			
g/lb	453.592		
g/MT	1000000		
g/ton	907185		
lb/MT	2204.622622		
kg/MT	1000		
kWh/MWh	1000		
MWh/GWh	1000		
Btu/therm	100000		
MMBtu/therm	0.1		
LPG Gallons/GGE	1.344086022		
LNG Gallons/GGE	1.572327044		
gal diesel/MMBTU diesel	7.194244604		
BTU/f3	621	for digester gas only.	http://www.engineeringtoolbox.com/heating-values-fuel-gases-d_823.html
MMBTU/scf	0.000621		
gal/cubic foot	7.480519481		
gal/Liter	3.785411784		
gallon/acrefoot	325851.429		
GWP			
CO2	1		
CH4	28	100 year lifespan.	IPCC Fifth Assessment Report - Chapter 8. Table 8.7
N2O	265	100 year lifespan.	IPCC Fifth Assessment Report - Chapter 8. Table 8.7
Energy Emission Factors			
lbs CO2/MWh	434.92	Electricity (2014 PGE EF)	The Climate Registry 2016
MT CO2/MWh	0.197	Electricity (2014 PGE EF)	Calculated
MT CO2/MWh	0.253	Electricity (2014 PGE EF)	Calculated
lb CH4/GWh	31.12	Electricity (22.7% renewable)	eGrid 2012 (Updated October 2015)
lb N2O/GWh	5.67	Electricity (22.7% renewable)	https://www.epa.gov/energy/egrid-faq/ State-wide RPS percent from CPUC 2016 for 2013.
MT CO2/MWh	0.197	Electricity - 2014 (28% renewable)	CPUC 2016 http://www.cpuc.ca.gov/RPS_Homepage/
MT CO2/MWh	0.173	Electricity - 2020 (37% renewable)	CPUC 2016 (PGE is under a 37% RPS contract by 2020)
MT CH4/MWh	1.15E-05	Electricity (37% renewable)	Calculated from eGrid 2012 assuming eGrid factors are represented by 22.7% renewables
MT N2O/MWh	2.10E-06	Electricity (37% renewable)	
lbs CO2/MWh	434.92	Electricity - 2014 (28% renewable)	Calculated
lbs CO2/MWh	380.56	Electricity - 2020 (37% renewable)	Calculated
lb CH4/MWh	0.027	Electricity (37% renewable)	Calculated
lb N2O/MWh	0.00499	Electricity (37% renewable)	Calculated

Appendix B

Revised Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) Public Resources Code Section 21000 et seq.), the City of Roseville (City) prepared an Initial Study/Mitigated Negative Declaration (IS/MND) that identified adverse environmental impacts related to construction and operation of the Pleasant Grove Wastewater Treatment Plant (PGWWTP) Expansion and Energy Recovery Project (Project). The IS/MND also identifies mitigation measures that would reduce the identified impacts to a less-than-significant level, or that would eliminate these impacts all together.

CEQA Guidelines require public agencies “to adopt a reporting and monitoring program for 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.” A Mitigation Monitoring and Reporting Program (MMRP) is required for the Project because the IS/MND identifies potential significant adverse impacts related to the Project implementation, and mitigation measures have been identified to reduce those impacts. Adoption of the MMRP would occur along with approval of the Project.

PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed in a satisfactory manner before and during Project construction and operation. The MMRP may be modified by the City during Project implementation, as necessary, in response to changing conditions or other refinements. The attached table has been prepared to assist the responsible parties in implementing the mitigation measures. The table identifies individual mitigation measures, monitoring/mitigation timing, person/agency responsible for implementing each measure, monitoring and reporting procedures, and provides space to confirm implementation of the mitigation measures. The numbering of mitigation measures follows the numbering sequence found in the IS/MND.

ROLES AND RESPONSIBILITIES

Unless otherwise specified herein, the City is responsible for taking all actions necessary to implement the mitigation measures under its jurisdiction according to the specifications provided for each measure and for demonstrating that the action has been successfully completed. The City, at its discretion, may delegate implementation responsibility or portions thereof to a licensed contractor or other designated agent.

The City would be responsible for overall administration of the MMRP and for verifying that City staff members and/or the construction contractor has completed the necessary actions for each measure. The City would designate a project manager to oversee implementation of the MMRP. Duties of the project manager include the following:

- ▲ Ensure routine inspections of the construction site are conducted by appropriate City staff; check plans, reports, and other documents required by the MMRP; and conduct report activities.
- ▲ Serve as a liaison between the City and the contractor or project applicant regarding mitigation monitoring issues.
- ▲ Complete forms and maintain reports and other records and documents generated for the MMRP.

- ▲ Coordinate and ensure that corrective actions or enforcement measures are taken, if necessary.

The responsible party for implementation of each item would identify the staff members responsible for coordinating with the City on the MMRP.

MITIGATION MONITORING AND REPORTING PLAN TABLE

The categories identified in Table 1 are described below.

- ▲ Mitigation Measure – This column provides the text of the mitigation measures identified in the approved IS/MND.
- ▲ Applicable Project – This column indicates whether the mitigation measure listed would be required for implementation of the Expansion Project, Energy Recovery Project, or both.
- ▲ Responsible Party/Monitor – this column identifies the party responsible for enforcing compliance with the requirements of the mitigation measure and monitoring that compliance.
- ▲ Timing – this column identifies the time frame in which the mitigation will be implemented.

Table 1 PGWWTP Expansion and Energy Recovery Project Mitigation Monitoring and Reporting Program

Mitigation Measure	Applicable Project	Responsible Party/Monitor	Timing/Phase	Verification of Compliance
3.4 Biological Resources				
Mitigation Measure 3.4-1 (Implement <i>West Roseville Specific Plan</i> EIR Mitigation Measure 4.7-6 Avoid Nesting Sites): The <i>West Roseville Specific Plan</i> EIR includes Mitigation Measure 4.7-6 Avoid Nesting Sites. This mitigation measure addresses potential impacts to fully protected bird and raptor species. The only protected bird species that has the potential to be affected by the Energy Recovery Project is burrowing owl. Therefore, those requirements listed under Mitigation Measure 4.7-6 that are not applicable to the Project have been omitted below: (b) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15 and August 30, all trees and potential burrowing owl habitat within 350 feet of grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 3 days prior to disturbance. In addition, if there is a break in construction activity lasting longer than 2 weeks, new nesting bird surveys must be conducted prior to resuming construction activities. If active raptor nests or burrows are found, and the site is within 350 feet of potential construction activity, a fence shall be erected around the tree or burrow(s) at a distance of 350 feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. The appropriate buffer shall be determined by the City in consultation with CDFW. (c) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones), unless directly related to the management or protection of the legally protected species. (d) In the event that a nest is abandoned, despite efforts to minimize disturbance, and if the nestlings are still alive, the City shall contact CDFW and, subject to CDFW approval, fund the recovery and hacking (controlled release of captive reared young) of the nestling(s). (f) The City, in consultation with CDFW, shall conduct a pre-construction survey within the phases of the project site that are scheduled for construction activities. The survey shall be conducted by a qualified biologist to determine if burrowing owls are occupying the project site. The survey shall be conducted no more than three weeks prior to grading of the project site. Should construction activities cause the nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer will be increased such that activities are far enough from the nest to stop this agitated behavior. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist. If the above survey does not identify burrowing owls on the project site, then no further mitigation would be required. However, should burrowing owls be found on the project site, the following measures shall be required. (g) The City shall avoid all potential burrowing owl burrows that may be disturbed by project construction during the breeding season between February 15 and August 30 (the period when the nest burrows are typically occupied by adults with eggs or young). Avoidance shall include the establishment of a 350-foot diameter non-disturbance buffer zone around any occupied burrows.	Energy Recovery Project	City of Roseville	Prior to and during construction	

Table 1 PGWWT Expansion and Energy Recovery Project Mitigation Monitoring and Reporting Program

Mitigation Measure	Applicable Project	Responsible Party/Monitor	Timing/Phase	Verification of Compliance
The buffer zone shall be delineated by highly visible temporary construction fencing. Disturbance of any occupied burrows shall only occur outside of the breeding season (August 30 through February 15). (h) Based on approval by CDFW, preconstruction and nonbreeding season exclusion measures may be implemented to preclude burrowing owl occupation of the project site prior to project-related disturbance (such as grading). Burrowing owls may be passively excluded from burrows in the construction area by placing one-way doors in the burrows according to current CDFW protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls, regardless of whether they exhibit signs of occupation, must be cleared. Burrows that have been cleared through the use of one-way doors shall then be closed or backfilled to prevent owls from entering the burrow. The one-way doors shall not be used more than two weeks before construction to ensure that owls do not recolonize the area of construction.				
3.5 Cultural Resources				
Mitigation Measure 3.5-1: In the event that any prehistoric or historic-era subsurface archaeological features or deposits, including locally darkened soil (potentially a “midden”), that could conceal cultural deposits, are discovered during construction, all ground-disturbing activity within 100 feet of the resources shall be halted and a qualified professional archaeologist shall be retained to assess the significance of the find. If the find is determined to be significant by the qualified archaeologist (i.e., because it is determined to constitute either an historical resource or a unique archaeological resource), the archaeologist shall develop appropriate procedures to protect the integrity of the resource and ensure that no additional resources are affected. Procedures could include but would not necessarily be limited to preservation in place, archival research, subsurface testing, or contiguous block unit excavation and data recovery.	Expansion Project & Energy Recovery Project	City of Roseville/Contractor	During construction	
Mitigation Measure 3.5-2: If human remains are discovered during any construction activities, potentially damaging ground-disturbing activities in the area of the remains will be halted immediately, and the City will notify the Placer County coroner and the NAHC immediately, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California’s Health and Safety Code. If the remains are determined by the NAHC to be Native American, the guidelines of the NAHC will be adhered to in the treatment and disposition of the remains. The City will also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant (MLD), if any, identified by the NAHC. Following the coroner’s and NAHC’s findings, the archaeologist, and the NAHC-designated MLD will determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in California Public Resources Code Section 5097.94.	Expansion Project & Energy Recovery Project	City of Roseville/Contractor	During construction	

Table 1 PGWWTP Expansion and Energy Recovery Project Mitigation Monitoring and Reporting Program

Mitigation Measure	Applicable Project	Responsible Party/Monitor	Timing/Phase	Verification of Compliance
3.7 Greenhouse Gas Emissions				
Mitigation Measure 3.7-1: To reduce GHG emissions from the Expansion Project, the City may choose any combination of the following measures, to achieve a net reduction of 1,725 MT CO₂e/year (equivalent to reducing the use of 194,104 gallons of gasoline or generating 9,941 MWh/year of electricity from renewable energy): ▲ improve energy efficiency and provide renewable vehicle fuels through the construction and implementation of the Energy Recovery Project which would reduce additional operational emissions from the Expansion Project by 25 percent; ▲ purchase electricity from a higher percentage of renewable sources; or ▲ purchase GHG offsets. Implementation of Mitigation Measure 3.7-1 would ensure that GHG emissions would be reduced below recommended thresholds of significance. The cogeneration capabilities of the Energy Recovery Project would prevent methane-containing digester gas from being flared at the PGWWTP, would combine the conditioned and upgraded digester gas with natural gas to create renewable fuel blend for CNG vehicles, and use the waste tail gas, from digester gas upgrade process (blended with natural gas) for the generation of electricity and heat for digesters. This cogeneration capability would relieve electrical load from local utilities by providing a direct and renewable source of electricity for the PGWWTP.	Expansion Project	City of Roseville	Following construction	
3.12 Noise				
Mitigation Measure 3.12-1: Noise curtains shall be used during any nighttime construction activity (i.e., occurring between 10:00 p.m. and 7:00 a.m.) involving the operation of heavy equipment or haul trucks on the west side of the Project site (i.e., where there are sensitive receptors closer than 1,600 feet). The temporary noise curtains shall meet the following criteria: ▲ The temporary noise curtains shall achieve at a minimum 3 dB noise reduction; ▲ The temporary noise curtains shall be located or as close as possible to the area where heavy construction equipment would be operated; and ▲ Temporary noise curtains shall consist of durable, flexible composite material featuring a noise barrier layer bounded to sound-absorptive material on one side. The noise barrier layer shall consist of rugged, impervious, material with a surface weight of at least one pound per square foot, and shall be designed to block the line-of sight between construction activities and affected receptors.	Expansion Project & Energy Recovery Project	Contractor/City of Roseville	During construction	

Table 1 PGWWTP Expansion and Energy Recovery Project Mitigation Monitoring and Reporting Program

Mitigation Measure	Applicable Project	Responsible Party/Monitor	Timing/Phase	Verification of Compliance
3.16 Transportation/Traffic				
Mitigation Measure 3.16-1: The City will require the construction contractor to implement a traffic management plan before construction activities begin. The traffic management plan will include measures to ensure local traffic, including bicycle traffic, is accommodated during construction. This plan would identify general methods by which construction activities will be managed to minimize substantial hazards related to large trucks. These methods may include (but are not limited to): ▲ appropriately sequencing activities (e.g., segment phasing, timing of grading, hours of construction) to minimize conflicts with traffic on affected roadways, ▲ maintaining traffic flow in the project area to the extent possible, ▲ maintaining bicycle and pedestrian access, and ▲ use of flaggers to direct traffic, as needed for ingress or egress of large trucks.	Expansion Project & Energy Recovery Project	Contractor/City of Roseville	Prior to and during construction	



COUNCIL COMMUNICATION

CC #: 9600
File #: 0800-02

Title: South Placer Wastewater Authority Systems Evaluation - Professional Services Agreement
Contact: Todd Jordan 916-746-1829 tjordan@roseville.ca.us

Meeting Date: 11/7/2018
Item #: 7.16.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution to approve a professional services agreement to Woodard & Curran for the South Placer Wastewater Authority Systems Evaluation and authorize the City Manager to execute it on behalf of the City.

BACKGROUND

The South Placer Wastewater Authority (SPWA) comprises three separate agencies: the City of Roseville, the South Placer Municipal Utilities District, and Placer County. Each entity owns and operates gravity sewers, pump stations, and force mains. The City of Roseville serves customers within the City's limits; SPMUD serves customers in portions of southern Placer County, including Rocklin and Loomis; and Placer County serves customers in unincorporated areas of Placer County that are not served by other agencies, including Granite Bay and areas west of Roseville. Wastewater generated within these service areas flows to the two regional treatment facilities, the Dry Creek and Pleasant Grove Wastewater Treatment Plants.

The purpose of the Systems Evaluation is to identify projected system flows for the SPWA and to serve as a long-term planning tool for identifying and implementing necessary capital improvement projects.

Woodard and Curran, formerly RMC Water and Environment, developed the original Systems Evaluation in 2007 and updated it in 2009 to reflect changing growth projections at that time. The Systems Evaluation requires periodic updates to accurately reflect revised loads from existing areas and buildout demands from new growth areas throughout the SPWA service area. Staff utilizes the Systems Evaluation to understand development impacts and to evaluate the need for capacity improvements. The Systems Evaluation helps ensure that wastewater infrastructure will be adequate to serve current and future customers in the SPWA service area.

Woodard and Curran has performed satisfactorily on the System Evaluation development and update projects. Given the depth of knowledge and understanding that they have acquired by

virtue of their previous work on the SPWA Systems Evaluations, the SPWA and its partners would benefit from the continuity of service and would realize the cost and time savings that Woodard and Curran's experience would provide.

The scope of the proposed agreement includes:

- Conduct a temporary flow monitoring program;
- Update and calibrate the model of the SPWA trunk sewers;
- Prepare and update the SPWA flow projections for use in the systems evaluation;
- Evaluate the SPWA trunk sewers; and
- Develop design flows and loads for the wastewater treatment plant expansion analysis.

FISCAL IMPACT

The total cost of this contract is \$366,586.00. Funding for the Systems Evaluation will come from the South Placer Wastewater Authority Rate Stabilization Fund and was approved by the South Placer Wastewater Authority Board.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Todd Jordan, Senior Engineer

Richard Plecker, Environmental Utilities Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-442

PSA-Woodard and Curran

RESOLUTION NO. 18-442

APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE
CITY OF ROSEVILLE AND WOODARD & CURRAN, INC., AND AUTHORIZING THE
CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a professional services agreement for South Placer Wastewater Authority
systems evaluation, by and between the City of Roseville and Woodard & Curran, Inc., has been
reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

PROFESSIONAL SERVICES AGREEMENT

Project: South Placer Wastewater Authority Systems Evaluation

THIS AGREEMENT is made and entered into this ____ day of _____, 20____,
by and between the City of Roseville, a municipal corporation ("CITY"), and Woodard &
Curran, Inc., a Maine corporation ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY desires professional services to assist South Placer Water Authority (SPWA) in updating the Systems Evaluation that identifies the projected system flows and capital improvement needs for trunk sewer and wastewater treatment plants providing service to regional wastewater flows; and

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

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

NOW, THEREFORE, the parties agree as follows:

1. Services. CONSULTANT shall perform, at the direction of CITY, the scope of services as described in EXHIBIT "A," attached hereto and incorporated herein by this reference.

2. Compensation. For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the budget estimate as described in EXHIBIT "B," attached hereto and incorporated herein by this reference. Total compensation shall not exceed three hundred sixty-six thousand, five hundred eighty-six dollars (\$366,586.00).

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

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

CONSULTANT's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

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

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

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

b. Additional Insureds. CONSULTANT shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of CONSULTANT. The additional insured coverage under the CONSULTANT's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum

insurance coverage requirements and limits shall be available to the additional insureds.

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

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

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

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

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

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

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

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

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

hereunder, and may review and copy the files and records at appropriate stages during performance of the services and during the one (1) year period following termination or expiration of this Agreement. CONSULTANT shall include this provisions in its contracts with all subcontractors.

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

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

Pursuant to the provisions of California Labor Code Section 1773, the contracting department has identified the source, stated below, of the general prevailing rate of wages applicable to the site to be done, for straight time, overtime, and holiday work. The holiday wage rate listed shall be applicable to all holidays recognized in the collective bargaining agreement of the particular craft, classification or type of worker concerned. These wage rates may be obtained from the State Department of Industrial Relations and/or the following website

address: <http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>.

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

8. Contractor Registration. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this Agreement, CONSULTANT and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. CONSULTANT is hereby notified that this Agreement is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

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

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

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

12. Assignment. CONSULTANT is employed to perform unique personal services. CONSULTANT shall not assign this Agreement without the prior written consent of CITY.

CONSULTANT shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without prior written consent of CITY.

13. Independent Contractor. CONSULTANT shall act as an independent contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

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

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

16. Copyright, Ownership and Use of Materials. All tangible material ("Material") created or delivered pursuant to this Agreement is considered a work made for hire under the Copyright Act. To the extent such Material does not qualify as a work made for hire, CONSULTANT hereby assigns to CITY all right, title, and interest, including but not limited to all copyrights, in all Material created by CONSULTANT in its performance under this Agreement. Material constitutes the scope of work outlined in Exhibit A and attached hereto, and all written and other tangible expressions, including but not limited to, drawings (including

computer aided drawings), papers, documents, reports, surveys, renderings, exhibits, sketches, maps, models, prints, paintings or photographs, in any and all media or formats in which such materials have been created or are maintained. All Material furnished by CONSULTANT is, and shall remain, the property of CITY.

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

17. Termination of Agreement. The City may terminate this Agreement without cause by giving CONSULTANT ten (10) days advance written notice from the City Manager. CONSULTANT may terminate this Agreement without cause by giving CITY thirty (30) days advance written notice. In the event of termination through no fault of CONSULTANT, CITY shall compensate CONSULTANT for services performed as of the date of termination, upon the release to CITY of all Material hereunder, in any and all media or formats in which such materials have been created or are maintained. CITY retains the right to receive and use any Material, notwithstanding any termination or any dispute regarding the amount to be paid.

18. Attorney's Fees; Venue; Governing Law. If either party commences any legal action against the other party arising out of this Agreement or the performance hereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorney's fees. Any action arising out of this Agreement shall be brought in Placer County, California,

regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

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

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

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

CITY OF ROSEVILLE

Richard D. Plecker
Environmental Utilities Director
2005 Hilltop Circle
Roseville, CA 95747

CONSULTANT

David Richardson
Woodard & Curran, Inc.
2175 North California Blvd., Suite 315
Walnut Creek, CA 94596

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

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

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

CITY OF ROSEVILLE, a
municipal corporation

WOODARD & CURRAN, INC., a
Maine corporation

BY: _____
DOMINICK CASEY
City Manager

BY: 
its: Vice President

and

ATTEST:

BY: 
its: Secretary

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: 
RICHARD D. PLECKER
Environmental Utilities Director

EXHIBIT “A”

Introduction

The South Placer Wastewater Authority (SPWA), is comprised of the City of Roseville, the South Placer Municipal Utility District (SPMUD) and Placer County, and oversees the funding requirements for capital improvements in the trunk sewers and wastewater treatment plants providing service to regional wastewater flows. The Systems Evaluation that identifies the projected system flows and capital improvement needs was last updated in 2009; however much of the data associated with that update was developed in 2006. Therefore, SPWA anticipates the need to update its infrastructure planning to better capture current wastewater flows and land use planning information. As part of the effort to ensure that future wastewater infrastructure will be adequate to meet all future flows, Woodard & Curran has been asked to provide a scope of work for an updated Systems Evaluation Report.

Scope of Work

The scope of work includes the seven tasks as described below. Technical Memoranda (TM) produced will be incorporated as chapters in the Systems Evaluation Report.

All Draft Woodard & Curran Deliverables indicated below will be submitted in electronic format to SPWA for review. The Final Systems Evaluation Report submittal will include electronic format as well as 10 hard copies of the report for SPWA.

Task 1 - Project Management

Provide monthly progress reports, budget tracking, client meetings and communications, schedule coordination and quality assurance/control. For budgetary purposes, it is assumed that one kickoff meeting and three in-person progress meetings or workshops with SPWA staff will be held; these progress meetings will be associated with specific TMs as discussed below. One of these meeting would be the project kickoff meeting that would include review of the goals and objectives, schedule, general project details, and collection of needed data/reports. Additionally, one coordination meeting with the planning departments of SPWA's partner agencies (Placer County, SPMUD, and City of Roseville) to review development and flow projections (for Task 5).

Woodard & Curran Deliverables:

- Monthly progress reports, invoicing, and schedule updates
- Attendance at a project kick-off meeting and up to three (3) workshops with SPWA staff, including agenda, meeting materials, and meeting notes
- Attendance at one coordination meeting each with Placer County, SPMUD, and City of Roseville Planning Department staff, including agenda, meeting materials and meeting notes

Task 2 – Data Collection & Review

Woodard & Curran will prepare an initial request list of data and information that may be relevant to the Systems Evaluation. The information may include planning data, facility information, and other required information including but not limited to:

- Current planning documents for the Pleasant Grove and Dry Creek Wastewater Treatment Plants;
- Current digital mapping files related to the collection system in GIS format for Placer County and SPMUD;
- Sewer billing data and/or water consumption data for Placer County and SPMUD;
- Land use planning data for City of Roseville, Placer County, and SPMUD;
- Current model files and documentation for Placer County and SPMUD;

- Record drawings (as available) of any wastewater facilities for which the complete data is not included in the current model or GIS database;
- Pump station operation data and SCADA data;
- Digital mapping and planning documents related for SPWA, Placer County, the SPMUD Cities, SACOG population projection data, and other specific planning areas, if available;
- Permanent flow meter data for those meters tracking flow into the SPWA system (Cincinnati, Industrial, North Roseville, Springview, Highlands, Sierra College, and SMD 2 meters).

Woodard & Curran will review the data and update the data request list as needed.

Woodard & Curran Deliverables:

- Data request list

Task 3 – Flow Monitoring

Woodard & Curran will conduct a temporary flow monitoring program within the Placer County and SPMUD trunk systems to characterize existing dry weather and wet weather flows. The flow monitoring will utilize depth-velocity type portable flow meters. Woodard & Curran's flow monitoring subcontractor will provide, install, monitor and retrieve all flow monitoring equipment, including meters, mounting devices, portable velocity meters, and equipment needed for confined space entry and traffic control; and for obtaining necessary encroachment permits from SPMUD, Placer County and/or the City of Roseville for performing the flow monitoring work.

Woodard & Curran will work with the flow monitoring subcontractor to develop a flow monitoring plan for 12 temporary meters throughout Placer County and SPMUD. Woodard & Curran's flow monitoring subcontractor shall install the flow meters at the locations identified in the monitoring plan, obtain field calibration measurements on at least three occasions during the flow monitoring period, and remove the meters at the end of the flow monitoring period. The interrogated meter data will be collected in electronic format for processing and analysis. Woodard & Curran will review the data on a periodic basis during the flow monitoring period and provide feedback to the flow monitoring subcontractor as needed.

Gauge adjusted radar rainfall will be obtained for two calendar months during the flow monitoring period for use in calibrating rainfall dependent infiltration and inflow (RDI/I) under Task 5.

Assumptions:

- The recently calibrated model for the City of Roseville will be used to generate sewer flows within the City; therefore, no flow meters are necessary inside City limits.

Woodard & Curran Deliverables:

- Flow monitoring plan for meters in Placer County and SPMUD
- Flow meter data from 12 temporary flowmeters and 2 months of radar rainfall data

Task 4 – Model Update and Calibration

Woodard & Curran will develop an updated model of the SPWA trunk sewers in InfoWorks ICM software, which is the same software used for the City of Roseville's collection system model. Woodard & Curran will use extracted SPWA sewers from the City of Roseville sewer model for trunk sewers within the City. The extracted model will then be extended to include 15-inch and larger sewers in SPMUD and Placer County using GIS and model data received as part of Task 2. Where data discrepancies exist, field survey will be performed.

Woodard & Curran will run the model under existing conditions and compare the computed dry weather and wet weather flow hydrographs to observed flow monitoring data and SCADA data. Modeling parameters such as unit flow rates, diurnal curves, and infiltration/inflow (I/I) factors will be adjusted as needed to achieve a reasonable match for modeled to metered flows. This methodology will be used to calibrate the SPMUD and Placer County service areas.

Assumptions:

- No changes to calibration parameters within the City of Roseville will be performed.
- Current GIS or model data in Placer County and SPMUD are substantially accurate with respect to SPWA trunk network piping and inverts. Survey for up to 15 manholes is included.
- Existing Sewer loads in SPMUD and Placer County will be based on winter water consumption data (where available), sewer billing data, or land use.

Woodard & Curran Deliverables:

- Results from this Task will be incorporated in the TM developed for Task 5.
- Model files will be provided at the end of the project.

Task 5 – Update Flow Projections

Woodard & Curran will prepare an update to SPWA collection system flow projections for use in the trunk sewer evaluation. Based on data collected as part of Task 2 and discussions with SPWA and partner agencies' staff, Woodard & Curran will review existing parcel, customer billing and water use data, land use type and other planning data to determine the best available source of information for the development of SPWA flow projections. The exact methodology to be used to develop model loadings will depend on the format and completeness of the available data.

Woodard & Curran will coordinate with Placer County, SPMUD, and City of Roseville Planning Department staff to develop up to two land use scenarios for future growth; GIS data will be created to reflect these two scenarios. The future scenarios will account for any necessary updates to the timing of future growth based on estimated absorption rates.

In addition to updating the future growth scenarios, the unit flow factors developed as part of the 2009 *Trunk Sewer Hydraulic Analysis* will be confirmed/revised based on current consumption and flow monitoring data. The flow monitoring data collected as part of Task 3 will also be used to confirm/revise flow peaking factors and flow curves.

Results of this task will be compiled in a TM (along with the results from Task 3 and Task 4); the first progress workshop will be held to discuss the TM and comments from SPWA partners. Information within the TM will ultimately form chapters in the Systems Evaluation Report. Feedback from the SPWA partners will be incorporated directly into the report.

Woodard & Curran Deliverables:

- Prepare Draft Flow Projections TM

Task 6 – Trunk Sewer Evaluation

The calibrated trunk sewer will be evaluated based on SPWA performance criteria discussed with staff at the second project workshop and the flow scenarios developed as part of Task 5. Trunk sewer performance criteria and the SPWA design storm used in previous planning studies will be revisited and updated as necessary for the evaluation. As an optional task, the design storm can be reviewed against potential climate change impacts, and an adjustment proposed.

Using the calibrated model and the selected design storm, existing and future model runs will be performed to identify capacity deficiencies in the trunk sewer system. For those deficiencies identified during the evaluation, capacity improvement projects will be identified. Results of this task will be compiled in a TM; a progress workshop will be held

to discuss the TM and comments from SPWA partners. Information within the TM will ultimately form chapters in the Systems Evaluation Report. Feedback from the SPWA partners will be incorporated directly into the report.

Woodard & Curran Deliverables:

- Prepare Draft Trunk Sewer Evaluation TM

Task 7 – Wastewater Treatment Plant Expansion Evaluations

Woodard & Curran will develop design flows for hydraulic and biological loading for both the Dry Creek and Pleasant Grove Wastewater Treatment Plants based on the flow projections developed in Task 5, and buildout timeline information provided by City of Roseville, Placer County, and SPMUD. Based on these design flows and work completed by the City of Roseville, phased WWTP capacity expansions will be documented considering current and future changes in regulatory requirements. The cost of the phased expansion for each WWTP, based on work done by the City of Roseville, will be documented.

Results of this task will be compiled in a TM; a progress workshop will be held to discuss the TM and comments from SPWA partners. Information within the TM will ultimately form chapters in the Systems Evaluation Report. Feedback from the SPWA partners will be incorporated directly into the report.

Assumptions:

- Expansion plans will be provided for both DCWWTP and PGWWTP based upon work done by Roseville and its design consultation and are representative of buildout facility needs.

Woodard & Curran Deliverables:

- Prepare Draft and Final Wastewater Treatment Plant Expansion Evaluations TM

Task 8 – Prepare Systems Evaluation

Woodard & Curran will prepare a draft and final Systems Evaluation Report based on the work of the previously described tasks. Each of the TMs prepared for the previous tasks will be incorporated into chapters for the Report. A progress workshop will be held after submitting the draft report to discuss any comments.

Woodard & Curran Deliverables:

- Prepare Draft and Final Systems Evaluation Report, including up to 10 hard copies and CDs with GIS data and SPWA trunk sewer model

Task 9 (Optional) – Climate Change Analysis

Woodard & Curran will prepare a design storm sensitivity analysis to assess potential impacts of climate change on the SPWA collection system. Using available historical rainfall data for the SPWA service area, a statistical analysis will be conducted to determine any trends in the intensity of observed storms. This analysis will include a comparison of intensity and return periods over the historical record. Using the EPA's composite of downscaled GCM data (the CREAT risk assessment tool), an analysis will be conducted to determine the predicted change in the "Intense Precipitation Event" for the SPWA service area. SPWA's design storm will then be modified based on the results of the CREAT tool. Modification of the design storm will be conducted using multiple methods to determine the SPWA collection system's sensitivity to changes in extreme precipitation events.

EXHIBIT “B”



Fee Estimate

South Placer Wastewater Authority Systems Evaluation

Tasks	Prices		ODCs		Total	
	Dave Richardson	Glenn	Subtotal	Sub Consultant Total Cost (2)	ODCs	Total ODCs (3)
	Principal-In-Charge	Tec. Asst.				
	\$315	\$				
Task 1: Project Management						
1.1 Project Management	4		\$0	\$0	\$200	\$220
1.2 Meetings and Workshops	20		\$0	\$0	\$800	\$880
Subtotal Task 1:	24		\$0	\$0	\$1,000	\$1,100
Task 2: Data Collection & Review						
2.1 Data Collection and Review			\$0	\$0	\$0	\$0
Subtotal Task 2:	0		\$0	\$0	\$0	\$0
Task 3: Flow Monitoring						
3.1 Prepare Flow Monitoring Plan			\$0	\$0		\$0
3.2 Conduct Flow Monitoring			\$75,000	\$82,500		\$0
Subtotal Task 3:	0		\$75,000	\$82,500	\$0	\$0
Task 4: Model Update and Calibration						
4.1 Sewer Model Update			\$7,200	\$7,920		\$0
4.2 Sewer Model Calibration			\$0	\$0		\$0
Subtotal Task 4:	0		\$7,200	\$7,920	\$0	\$0
Task 5: Update Flow Projections						
5.1 Update flow projections/factors			\$0	\$0		\$0
5.2 Develop GIS database for 2 future development scenarios			\$0	\$0		\$0
5.3 Flow Projections TM	4		\$0	\$0		\$0
Subtotal Task 5:	4		\$0	\$0	\$0	\$0
Task 6: Trunk Sewer Evaluation						
6.1 Evaluate Trunk Sewer Capacity			\$0	\$0		\$0
6.2 Develop Capacity Improvement Projects			\$0	\$0		\$0
6.3 Trunk Sewer Evaluation TM	4		\$0	\$0		\$0
Subtotal Task 6:	4		\$0	\$0	\$0	\$0
Task 7: Wastewater Treatment Plant Expansion Evaluations						
7.1 Develop Design Flows and Loads for WWTPs			\$0	\$0		\$0
7.2 Develop WWTP Expansion Phasing Plan			\$0	\$0		\$0
7.3 Wastewater Treatment Plant Expansion Evaluations TM	4		\$0	\$0		\$0
Subtotal Task 7:	4		\$0	\$0	\$0	\$0
Task 8: Prepare Systems Evaluation						
8.1 Draft Systems Evaluation Report	4		\$0	\$0		\$0
8.2 Final Systems Evaluation Report	4		\$0	\$0	\$500	\$550
Subtotal Task 8:	8		\$0	\$0	\$500	\$550
TOTAL (without Optional Tasks)	44		\$82,200	\$90,420	\$1,500	\$1,650
OPTIONAL Task 9: Climate Change Analysis						
9.1 Climate Change Impact on Design Storm	4		\$0	\$0		\$0
Subtotal Optional Task 9:	4		\$0	\$0	\$0	\$0
TOTAL (with Optional Tasks)	48		\$82,200	\$90,420	\$1,500	\$1,650

1. The individual hourly rates are based on W&C's standard 2018 rates and include sal
2. Subconsultants will be billed at actual cost plus 10%.
3. Other direct costs (ODCs) such as reproduction, delivery, mileage (rates will be thos
4. RMC reserves the right to adjust its hourly rate structure and ODC markup at the beg



COUNCIL COMMUNICATION

CC #: 9608

File #: 0200

Title: General Fund Reserves Policy Amendment

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

Meeting Date: 11/7/2018

Item #: 7.17.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution adopting the City of Roseville General Fund Reserves Policy effective October 18, 2018. This policy revision will be incorporated into the City's comprehensive Financial Policies document for Fiscal Year 2019-20.

BACKGROUND

Over the past several years staff has presented a variety of financial policies to Council for discussion and approval. The purpose of these policies is to establish appropriate and responsible financial guidelines for staff to follow when developing the budget and making recommendations. The development of the policies involves a combination of previous experience and best practices as they relate to the City of Roseville.

Based on Council input at the September 4, 2018, Council Workshop, staff recommends revising the General Fund Emergency Reserve Policy. The recommended changes to the renamed General Fund Reserves Policy is to maintain an amount equal to 10% of annual General Fund budgeted operating costs as the minimum level of funding in the City's General Fund Emergency Reserve and establish 15% of annual General Fund budgeted operating costs as the target level of funding in the City's new General Fund Stabilization Reserve Fund. Appropriation from the Emergency Reserve and Stabilization Reserve Funds will require approval of at least four City Council members. The revised policy also includes the Litigation Reserve Fund which was established to address legal matters that require proactive handling and funding.

FISCAL IMPACT

Approval of the policy has no fiscal impact. However implementation of the policies is expected to improve the fiscal position and financial health of the City.

ECONOMIC DEVELOPMENT / JOBS CREATED

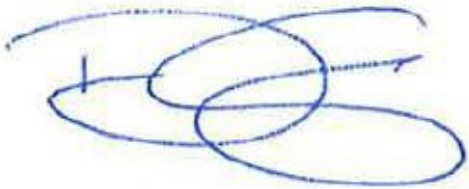
Approval of the policies will not have an impact on economic development or job creation.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Dennis Kauffman, Finance Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-449

General Fund Reserves Policy redline

General Fund Reserves Policy final

RESOLUTION NO. 18-449

APPROVING THE AMENDED CITY OF ROSEVILLE GENERAL FUND RESERVES
POLICY,
EFFECTIVE OCTOBER 18, 2018

WHEREAS, in an effort to consolidate Council-approved policies with previously recommended but not formally adopted fiscal policies, staff compiled the City of Roseville Financial Policies; and

WHEREAS, the City of Roseville Financial Policies was approved by the City Council on July 11, 2018; and

WHEREAS, staff recommends amending a section of the City of Roseville Financial Policies, the General Fund Emergency Reserve Policy, effective October 18, 2018; and

WHEREAS, this amendment of the City of Roseville General Fund Reserves Policy will be incorporated into the City's comprehensive Financial Policies document for Fiscal Year 2019-20 upon City Council approval; and

WHEREAS, the amended City of Roseville General Fund Reserves Policy has been reviewed by City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the amended City of Roseville General Fund Reserves Policy, effective October 18, 2018 is hereby adopted; and

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

City of Roseville

General Fund Reserves Policy

1. INTRODUCTION

The purpose of this policy is to establish targeted levels of General Fund reserves, a basic component of a financially strong city. Adequate reserves help sustain City operations when adverse or unexpected circumstances affect the City, providing resources to minimize service disruption in the event of temporary revenue shortfalls, declared disasters, or unpredicted one-time expenditures. This policy establishes the amounts the City will strive to maintain in the Emergency Reserve, Stabilization Reserve, and Litigation Reserve, and the conditions under which the reserves may be used.

2. BACKGROUND

Financial reserves strengthen the City's financial status and provide valuable resources for managing through economic cycles and addressing unexpected events. Every fund of the City represents a stand-alone financial set of accounts and has its own operating characteristics, financial capabilities, and constraints. The level of reserves needed should be based on the financial and operating characteristics of each fund.

According to the Government Finance Officers Association (GFOA), it is essential that governments maintain adequate levels of fund balance to mitigate current and future risks (e.g., revenue shortfalls and unanticipated expenditures) in order to protect taxpayers and employees from unexpected changes in financial conditions. GFOA recommends, at a minimum, that general-purpose governments, regardless of size, maintain an unrestricted budgetary fund balance in their General Fund of no less than two months of regular general fund operating revenues or regular General Fund operating expenditures (an amount equivalent to 16.67% of the annual budget).

This policy establishes three months of operating costs (25% of annual budgeted General Fund operating costs) as the City's target level of reserves. This targeted level of reserves consists of the City's Emergency Reserve (10% of annual budgeted General Fund operating costs) and the City's Stabilization Reserve (15% of annual budgeted General Fund operating costs). This policy also establishes \$250,000 as the minimum level in the City's Litigation Reserve. The policy also outlines the methods the City will utilize to achieve the target reserve levels, defines the conditions under which these funds can be used and describes how the City's expenditure and/or revenue levels will be adjusted to match any new economic realities that are causing the use of fund balance reserves as a financing bridge.

3. POLICY

3.1 Minimum and Target Reserve Levels

The City will maintain an Emergency Reserve at a minimum of 10% of budgeted General Fund operating expenditures. Because the City relies on property tax and sales tax revenue to

support over two-thirds of the City's General Fund budget and the negative effects on property and sales tax revenue can be significant during economic downturns, the City will seek to build up and maintain a General Fund Stabilization Reserve equal to 15% of budgeted General Fund operating expenditures as the target reserve level. The Emergency Reserve and Stabilization Reserve shall be reported as commitments of fund balance in the General Fund for external financial reporting. Appropriations from the Emergency Reserve may only be made by a vote of the City Council to meet a critical, unpredictable financial need such as a declared emergency. Appropriations from the Stabilization Reserve may only be made by a vote of the City Council in the event of temporary revenue shortfalls caused by an economic downturn.

3.2 Methods to Achieve Funding Levels

Funding of the General Fund Reserves will generally come from the adopted budget, year-end excess revenues over expenditures or anticipated one-time revenues. At a minimum, during the budget process, staff shall review the current and five-year projected reserves to ensure that they are appropriate given the economic and financial risk factors the City faces.

3.3 Criteria for Expenditure of Reserve Funds

The Reserve Funds shall not normally be applied to recurring annual operating expenditures. Appropriation from the Emergency Reserve and Stabilization Reserve Funds requires approval of at least four City Council members. The Litigation Reserve is appropriated annually in the adopted budget.

3.3.1 Emergency Reserve

The Emergency Reserve may be used to contend with significant short-term issues such as declared emergencies. It is the intent of the Council to limit use of the Emergency Reserve to addressing unanticipated, nonrecurring needs.

3.3.2 Stabilization Reserve

The Stabilization Reserve may be used strategically to allow time for the City to restructure its operation in a deliberate manner as required in an economic downturn while minimizing service disruption. Use of the Stabilization Reserve will only take place in the context of a Council-adopted long-term plan. The Stabilization Reserve is intended to be used to address significant revenue shortfalls that occur during an economic downturn until the City's operating expenditure and revenue levels are adjusted to eliminate structural deficits.

3.3.3 Litigation Reserve

The Litigation Reserve may be used for legal matters that are unforeseen and/or unusual in nature and, as a result, typically require reactive measures such as seeking a budget adjustment and a funding source. Some examples are contract disputes, municipal code enforcement, and other public safety enforcement matters. The purpose of this reserve is to address these situations by allowing for proactive handling and funding of such matters.

3.4 Timeline for Replenishment of the General Fund Reserves

If the General Fund Reserves are drawn down below the minimum levels, a plan will be developed and implemented to replenish the reserves. Replenishing the reserves will be a priority use of one-time resources. Generally, the City should seek to replenish the Emergency Reserve and the Litigation Reserve within one year and the Stabilization Reserve to the minimum reserve level within three years.

City of Roseville

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COUNCIL COMMUNICATION

CC #: 9612

File #: 0206-03-01

Title: Sierra Vista Community Facilities District No. 2 (Public Service) - Resolution of Formation and Resolution to Annex Territory and Community Facilities District No. 3 (Municipal Services) - Annexation No. 20 (Villages at Sierra Vista)

Contact: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us
Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

Meeting Date: 11/7/2018

Item #: 7.18.

RECOMMENDATION TO COUNCIL

It is recommended that Council adopt:

- A Resolution of Intention to Form Sierra Vista Community Facilities District No. 2 (Public Services) and Future Annexation Area;
- A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein City of Roseville Community Facilities District No. 3 (Municipal Services) Annexation No. 20 (Villages at Sierra Vista)

It is also recommended that Council set Wednesday, December 19, 2018, at 7:00 pm in the Roseville City Council Chambers at 311 Vernon Street, Roseville, California as the time and place to conduct a public hearing on the formation and annexation.

BACKGROUND

The landowner is obligated per the Tentative Map Conditions of Approval to form a Public Services Community Facilities District (CFD) and annex into the Municipal Services CFD No. 3 prior to the issuance of the first residential building permit. The Public Services CFD is being formed in order to fund the maintenance of landscaping, open space and neighborhood parks. The property is being annexed into CFD No. 3 in order to offset the property's impact on City General Fund resources available to pay for municipal services citywide, including the project area.

FISCAL IMPACT

The Public Services CFD will generate special taxes that will be paid by the property owners sufficient to pay the costs for the maintenance as allowed per the List of Authorized Services

(attached as Exhibit B to the resolution to form the public services CFD). The special taxes will allow for an annual escalation factor, not to exceed 4%. The formation and administration of the CFD will not impact the City's General Fund.

The annexation into Community Facilities District No. 3 (Municipal Services) helps offset the property's impact on City General Fund resources available to pay for municipal services and therefore will not negatively impact the General Fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

Neither the formation of the Public Services CFD or annexation into the Municipal Services CFD will affect the amount of jobs created in the City.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Jeannine Thrash, Administrative Analyst

Dennis Kauffman, Finance Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-453

Proposed CFD 3-ANNEX No 20 boundary map

Resolution No. 18-454

CITY COUNCIL OF THE CITY OF ROSEVILLE

RESOLUTION NO. 18-453

**A RESOLUTION OF INTENTION TO ANNEX TERRITORY
TO COMMUNITY FACILITIES DISTRICT
AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES THEREIN**

**CITY OF ROSEVILLE
Community Facilities District No. 3
(Municipal Services)**

Annexation No. 20 (Villages at Sierra Vista)

WHEREAS, the City Council (the "Council") of the City of Roseville (the "City") has conducted proceedings to establish Community Facilities District No. 3 (Municipal Services) (the "CFD") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code; and

WHEREAS, under the Act, this Council, as the legislative body for the CFD, is empowered with the authority to annex territory to the CFD, and now desires to undertake proceedings to annex territory to the CFD.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ROSEVILLE RESOLVES
AS FOLLOWS:**

1. Findings. This Council hereby finds and determines that public convenience and necessity require that territory be added to the CFD.

2. Territory Described. The name of the existing CFD is "City of Roseville Community Facilities District No. 3 (Municipal Services)." The territory originally included in the existing CFD is set forth in the map of the CFD heretofore recorded in the Placer County Recorder's Office on August 18, 2004, in Book 3 at Page 41 of Maps of Assessment and Community Facilities Districts, to which map reference is hereby made, as such map has been supplemented in connection with subsequent annexations.

The territory now proposed to be annexed to the CFD is as shown on the Annexation Map for the captioned Annexation No. 20 (Villages at Sierra Vista) to the CFD, on file with the Clerk, the boundaries of which territory are hereby preliminarily approved and to which map reference is hereby made for further particulars. The City Clerk is hereby directed to cause to be recorded such Annexation Map, showing the territory to be annexed, in the office of the County Recorder of the County of Placer within 15 days of the date of adoption of this resolution.

3. The Services. The types of public services financed by the CFD and pursuant to the Act consist of those services (the "Services") as described in Exhibit B to the Resolution of Formation with respect to the CFD adopted by the Council as Resolution No. 04-426 on September 15, 2004 (the "Resolution of Formation"). It is presently intended that the Services

will be provided, without preference or priority, to the existing territory in the CFD and the territory proposed to be annexed to the CFD.

4. Special Tax. Except to the extent that funds are otherwise available to the CFD to pay for the Services, a special tax sufficient to pay the costs thereof is intended to be levied annually within the CFD, and collected in the same manner as ordinary *ad valorem* property taxes.

The special tax proposed to pay for Services to be supplied within the territory proposed to be annexed will be equal to the special taxes levied to pay for the same Services in the CFD, except that a higher or lower tax may be levied within the territory proposed to be annexed or to be annexed in the future to the extent that the actual cost of providing the Services in that territory is higher or lower than the cost of providing those Services in the CFD.

The proposed rate and method of apportionment of the special tax among the parcels of real property within the CFD, as now in existence and following the annexation proposed herein, in sufficient detail to allow each landowner within the territory proposed to be annexed to the CFD to estimate the maximum amount such owner will have to pay, are described in the Resolution of Formation.

5. Hearing. Wednesday, December 19, 2018 at 7:00 p.m. or as soon as possible thereafter, at the City of Roseville Civic Center Council Chambers located at 311 Vernon Street, Roseville, California 95678, be, and the same are hereby appointed and fixed as the time and place when and where this Council, as legislative body for the CFD, will conduct a public hearing on the matters described in this Resolution.

6. Notice. The City Clerk is hereby directed to cause notice of said public hearing to be given by publication one time in a newspaper of general circulation in the area of the CFD, including the area to be annexed to the CFD. The publication of said notice shall be completed at least 7 days before the date herein set for said hearing. The City Clerk may also cause a copy of such notice and a copy of this Resolution to be mailed to each landowner within the territory proposed to be annexed, which notice and resolution shall be mailed at least 15 days before the date of said hearing. Such notice shall be substantially in the form specified in Section 53339.4 of the Act, with a summary form specifically authorized.

7. Effective Date. This Resolution shall take effect upon its adoption.

* * * * *

I hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Roseville, California, at a regularly scheduled meeting thereof, held on the 7th day of November 2018, by the following vote of the City Council:

AYES:	COUNCILMEMBERS
NOES:	COUNCILMEMBERS
ABSENT:	COUNCILMEMBERS
ABSTAIN:	COUNCILMEMBERS

Mayor

ATTEST:

City Clerk

EXHIBIT A

CITY OF ROSEVILLE COMMUNITY FACILITIES DISTRICT NO. 3 (MUNICIPAL SERVICES)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 3 (Municipal Services) [herein "CFD No. 3"] shall be levied and collected according to the tax liability determined by the City Council, acting in its capacity as the legislative body of CFD No. 3, through the application of the appropriate Special Tax rate, as described below. All of the property in CFD No. 3, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acreage" or "Acre" means the land area making up an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final subdivision map or other parcel map recorded at the County Recorder's Office.

"Administrative Expenses" means the costs incurred by the City to determine, levy and collect the Special Tax, including salaries of City employees and fees of consultants and the costs of collecting installments of the Special Taxes upon the general tax rolls; preparation of required reports, and any other costs required to administer the CFD as determined by the Finance Director.

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this Rate and Method of Apportionment of Special Tax.

"Affordable Housing Director" means, at any point in time, the person within the City who services as head of the department that is in charge of the City's affordable housing program.

"Affordable Unit" means a Unit built on a Parcel for which an Affordable Purchase Development Agreement or similar agreement has been recorded on title of the property designating the Unit as affordable (as determined by the City) and resulting in a deed of trust on the Parcel in favor of the City. The City's Affordable Housing Director shall determine which Units are designated as Affordable Units and maintain an

Affordable Unit Listing which shall contain all designated buildable parcels by tract and lot number. The Affordable Unit Listing shall also be updated to reflect those Units no longer qualifying as Affordable Units, also known as Market Rate Units. The Affordable Unit Listing, which shall contain all qualifying Affordable Units as of April 30, shall be made available to the Administrator by July 1 of each year for purposes of determining the Maximum Special Tax for Parcels pursuant to Section C.

“Affordable Unit Assignment” means a reduction in the Maximum Special Tax for a Parcel due to the assignment of an Affordable Unit(s) to the Parcel.

“Annual Tax Escalation Factor” means an annual increase in the Maximum Special Tax following the Base Year in an amount equal to the lesser of: (i) the combined percentage increase, if any, in the City of Roseville General Fund Operating Budget for police and fire services, or (ii) four percent (4%).

“Assessor’s Parcel” or **“Parcel”** means a lot or parcel shown in an Assessor’s Parcel Map with an assigned Assessor’s Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor designating parcels by Assessor’s Parcel number.

“Authorized Services” means the public services authorized to be funded by CFD No. 3 as set forth in the documents adopted by the City Council when the CFD was formed.

“Base Year” means Fiscal Year 2009-10.

“City” means the City of Roseville.

“City Council” means the City Council of the City of Roseville, acting as the legislative body of CFD No. 3.

“County” means the County of Placer.

“Developed Property” means, in any Fiscal Year, both of the following:

- For Condominium Conversion Parcels, all individual Units for which an escrow has closed prior to June 30 of the preceding Fiscal Year; and
- All other Parcels of Taxable Property within the CFD for which a use permit or building permit for new construction of a residential or non-residential structure was issued prior to June 30 of the preceding Fiscal Year.

“Finance Director” means the Finance Director for the City of Roseville or his or her designee or successor.

“Fiscal Year” means the period starting on July 1 and ending on the following June 30.

“Land Use Designation” means the land use designated to be built on a particular Parcel based on reference to an adopted community plan or specific plan or, to the extent that such a plan has not been approved for a Parcel, to the City’s general plan.

“Market Rate Unit” means a Unit that is not an Affordable Unit.

“Multi-Family Property” means, in any Fiscal Year, all Parcels in CFD No. 3 for which a building permit was issued or may be issued for construction of a residential structure with multiple units that share common walls, all of which are offered for rent to the general public.

“Maximum Special Tax” means the maximum Special Tax determined in accordance with Section C below that can be levied on Taxable Property in any Fiscal Year.

“Public Property” means any property within the boundaries of CFD No. 3 that is owned by the federal government, State of California, County, City, or other public agency.

“Single Family Attached Property” means, in any Fiscal Year, all Parcels in CFD No. 3 for which a building permit was issued for construction of a residential structure consisting of two or more Units that share common walls and are offered as for-sale Units, including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

“Single Family Detached Property” means, in any Fiscal Year, all Parcels in CFD No. 3 for which a building permit was issued for construction of a Unit that does not share a common wall with another Unit.

“Special Tax” means any tax levied to pay for Authorized Services.

“Taxable Property” means all Assessor’s Parcels within the boundaries of CFD No. 3 which are not exempt from the Special Tax pursuant to law or Section E below.

“Unit” means an individual single-family detached unit or an individual residential unit within a duplex, triplex, fourplex, townhome, condominium, or apartment structure.

“Zoning Designation” means, for a particular Parcel, the designation of zoning for the Parcel based on the zoning map symbols set forth in the City’s zoning ordinance or, if the designation is inconsistent with the City’s zoning ordinance, as determined by the Administrator.

B. CATEGORIZING PARCELS FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor's Parcel numbers for all Parcels of Developed Property within CFD No. 3. The Administrator shall then identify the Land Use Designation for each Parcel of Developed Property to determine the appropriate Maximum Special Tax pursuant to Section C below. If a Land Use Designation has not been assigned to a Parcel of Developed Property, the Administrator shall determine the Zoning Designation for the Parcel and reference Table 1 below to determine the Maximum Special Tax associated with that Zoning Designation. If the Zoning Designation for the Parcel applies to more than one Land Use Designation as reflected in Table 1, the Administrator shall determine the appropriate Maximum Special Tax rate for the Parcel by identifying the Maximum Special Tax shown in Table 1 for the land use category that is most similar to the land use that will be built on the Parcel.

For Single Family Attached Property or multi-family property, the number of Units shall be determined by referencing the condominium plan, apartment plan, site plan or other development plan for the property. For Condominium Parcels, the Administrator shall also determine the date of which escrow closed for any Units that were sold to individual buyers in the prior Fiscal Year.

For Parcels with a Land Use Designation of Residential, Mixed Use; Village Center – Medium Density Residential; Village Center – High Density Residential; or Commercial, Mixed Use, the Administrator shall determine whether (i) residential units that have been or will be built on the Parcel will be offered for sale to individual home buyers and (ii) a separate Assessor's Parcel number will be assigned to the airspace parcel associated with each residential unit. Once separate Parcel numbers have been assigned to the residential airspace Parcels, the Administrator shall assign a Maximum Special Tax to the airspace Parcel for each residential unit. In addition, the Administrator shall tax the commercial land uses on the Parcel using the Maximum Special Tax for the appropriate commercial Land Use Designation in Table 1 below. The acreage to be used to calculate the Maximum Special Tax on the commercial uses shall be the full land area of the underlying Assessor's Parcel on which the residential and commercial land uses are located.

Upon recordation of each Final Map creating Single Family Detached Property and/or Single Family Attached Property, the ECS Director is to determine the number of Affordable Units included within the Final Map. When building permits are issued for the Affordable Units designated on each Parcel, the Administrator shall reduce the Maximum Special Tax for each Affordable Unit to fifty percent (50%) of the Maximum Special Tax that applies to the Market Rate Units with the same Zoning Designation. After May 1 of each Fiscal Year, the Administrator shall obtain the Affordable Unit Listing from the Affordable Housing Director to confirm which Parcels qualify for an Affordable Unit Adjustment in the following Fiscal Year.

C. MAXIMUM SPECIAL TAX

All Taxable Property within the CFD shall be subject to a Maximum Special Tax that will be levied each Fiscal Year to pay for Authorized Services. As discussed above, the Administrator shall rely first on the Land Use Designation for a Parcel to determine the appropriate Maximum Special Tax in Table 1 below but, in the absence of an assigned Land Use Designation, the Administrator shall refer to the Zoning Designation and land use to be built on the Parcel. The following Maximum Special Tax rates apply to all Parcels of Developed Property within CFD No. 3:

Table 1 Maximum Special Taxes		
Land Use Designation	Zoning Designation	Maximum Special Tax (Fiscal Year 2009-10) *
Low Density Residential (LDR)	R1	\$342.00 per Unit
Medium Density Residential (MDR)	RS R2	\$200.00 per Unit
High Density Residential (HDR)	R3	\$100.00 per Unit
Community Commercial	CC	\$932.00 per Acre
General Commercial	GC	\$932.00 per Acre
Highway Commercial	HC	\$932.00 per Acre
Regional Commercial	RC	\$932.00 per Acre
Central Business District	CBD	\$932.00 per Acre
Business Professional	BP, MP	\$801.00 per Acre

* Beginning July 1, 2010 and each July 1 thereafter, the Maximum Special Taxes shown above shall be adjusted by applying the Annual Tax Escalation Factor. The Maximum Special Tax for Affordable Units within a particular Zoning Designation shall be fifty percent (50%) of the amount shown above for that Zoning Designation, as adjusted by the Annual Tax Escalation Factor.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Administrator shall levy the Maximum Special Tax on each Parcel of Developed Property in CFD No. 3. The Special Tax for CFD No. 3 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes provided, however, that CFD No. 3 may (under the authority of Government Code Section 53340) in any particular case bill the taxes directly to the property owner off the County tax roll, and the Special Tax will be equally subject to foreclosure if delinquent.

E. LIMITATIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on Public Property.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that does not materially affect the rate and method of apportioning the Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax

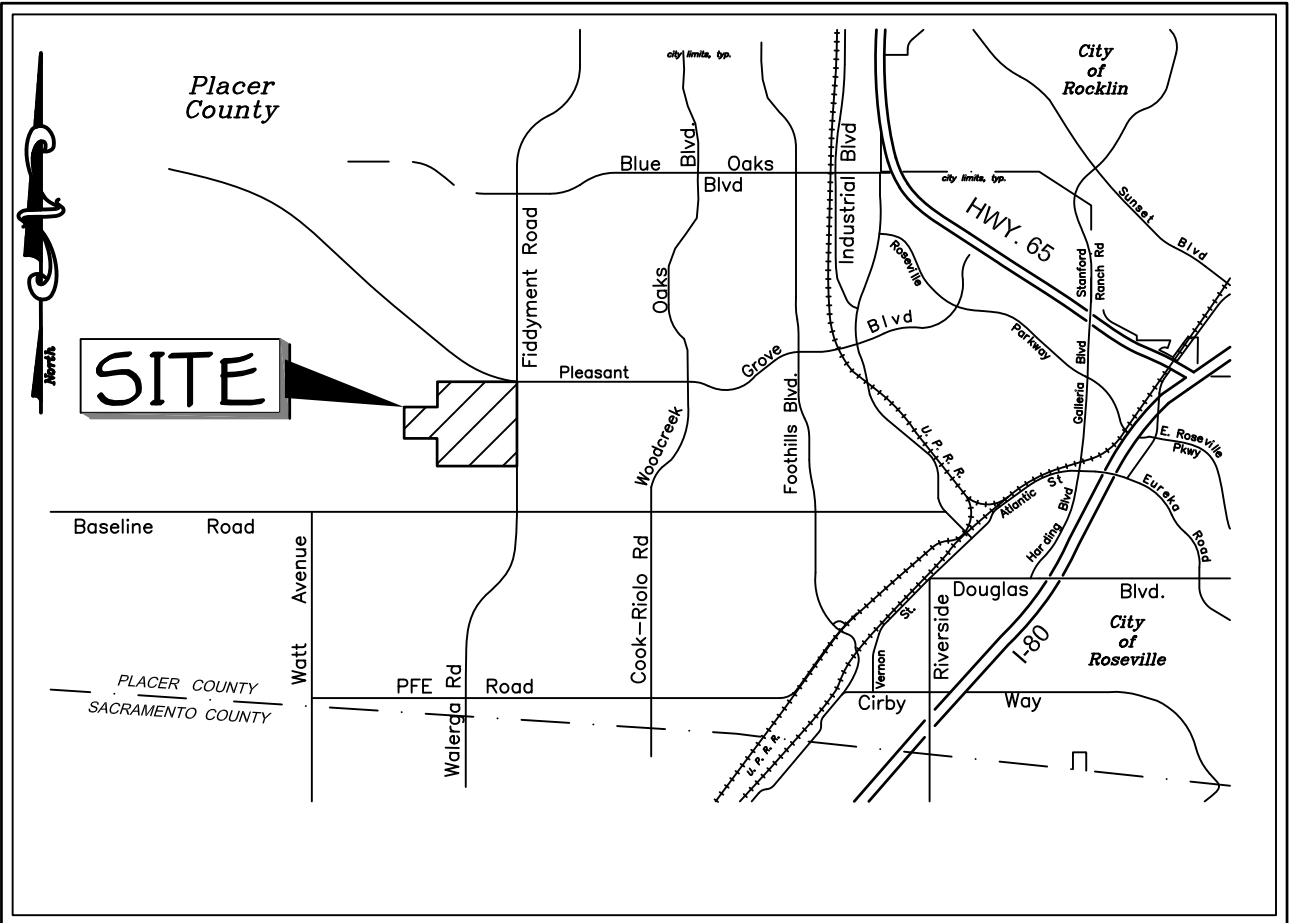
EXHIBIT B

CITY OF ROSEVILLE COMMUNITY FACILITIES DISTRICT NO. 3 (MUNICIPAL SERVICES)

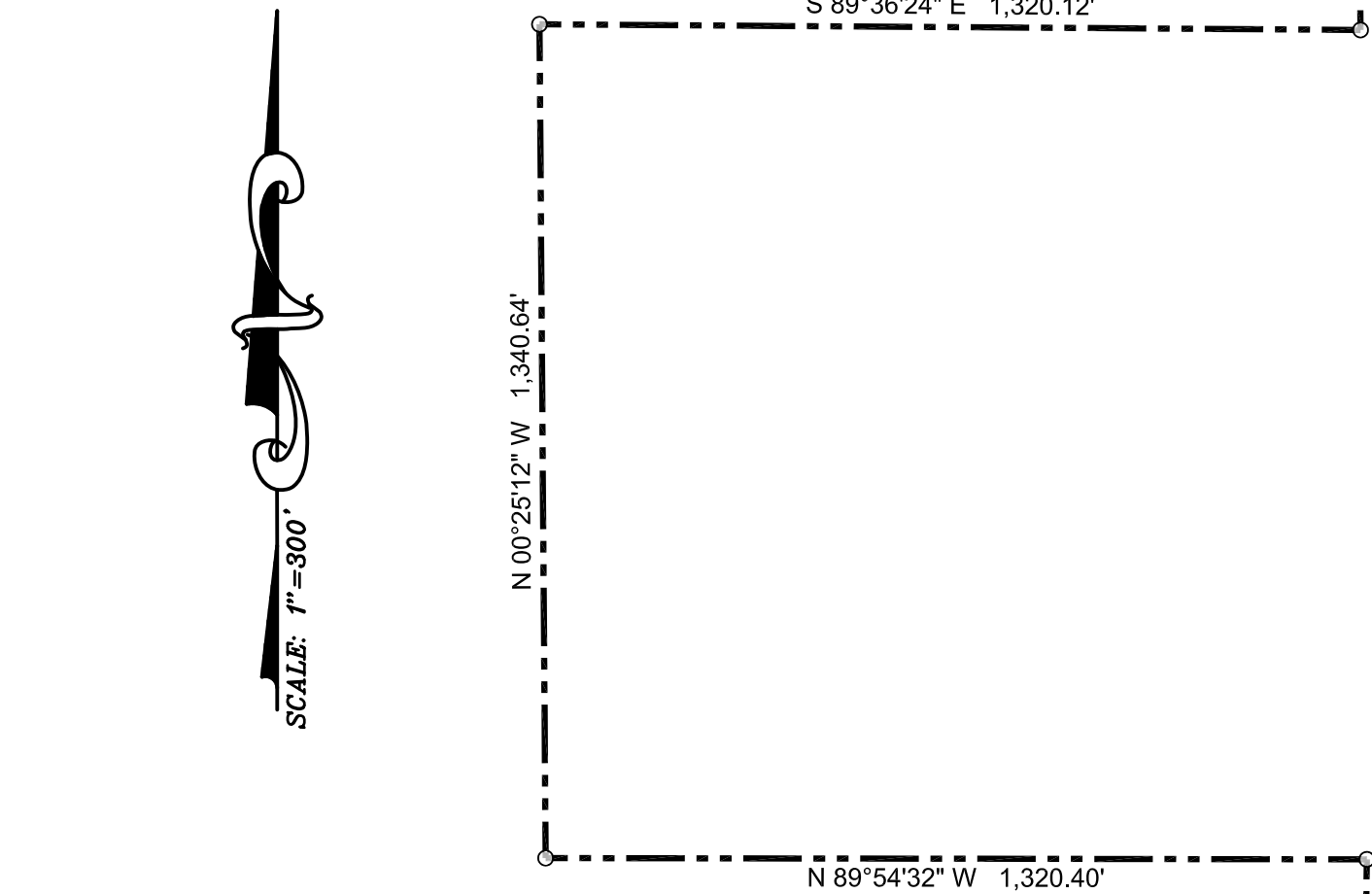
LIST OF AUTHORIZED SERVICES

The Community Facilities District No. 3 (Municipal Services) (the "CFD") shall include the City services authorized under Section 53313 of the Community Facilities Act of 1982, Chapter 2.5 of Division 2 of Title 5 of the California Government Code, commencing with Section 53311 (the "Act"), which include the following services, to the extent that such services are in addition to those provided in the territory of the CFD before the CFD was created (or, as to territory which may be annexed to the CFD, before such territory was annexed to the CFD.) In accordance with Section 53313 of the Act, the additional services may not supplant services already available within the territory when the district was created.

- (a) Police protection services, including, but not limited to, criminal justice services. However, criminal justice services are limited to providing services for jails, detention facilities, and juvenile halls.
- (b) Fire protection and suppression services, and ambulance and paramedic services.
- (c) Recreation program services, library services, maintenance services for elementary and secondary school sites and structures, and the operation and maintenance of museums and cultural facilities, subject to the limitations contained in Section 53313 of the Act.
- (d) Maintenance of parks, parkways, and open space.
- (e) Flood and storm protection services, including, but not limited to, the operation and maintenance of storm drainage systems, and sandstorm protection systems.
- (f) Services with respect to removal or remedial action for the cleanup of any hazardous substance released or threatened to be released into the environment, subject to the limitations contained in Section 53313 of the Act.



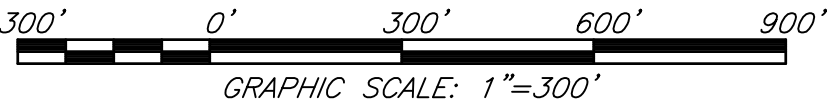
VICINITY MAP



LEGEND:

--- BOUNDARY OF ANNEXATION

○ DIMENSION POINT



PLEASANT GROVE BLVD.

S 77°31'47" E 33.74'
R=1,638.00' L=33.74'
Δ=1°10'49"

S 78°07'11" E 222.18'

S 87°34'29" E 99.82'
R=1,663.08' L=99.83'
Δ=3°26'22"

S 89°17'40" E 120.20'

S 44°52'08" E 70.00'
R=50.00' L=77.54'
Δ=88°51'05"

S 09°00'11" W 60.79'

S 00°28'40" E 121.30'

S 09°57'11" E 62.74'

S 08°59'47" W 60.77'

S 00°27'58" E 20.17'

S 09°55'41" E 60.77'

FIDDYMONT ROAD

PROPOSED BOUNDARY MAP
ANNEXATION MAP NO. 20 OF
COMMUNITY FACILITIES DISTRICT NO. 3
(MUNICIPAL SERVICES)
THE VILLAGES AT SIERRA VISTA
CITY OF ROSEVILLE, COUNTY OF PLACER
STATE OF CALIFORNIA
SCALE: 1" = 300' SHEET 1 OF 1

REFERENCE IS HEREBY MADE TO THAT CERTAIN MAP ENTITLED "AMENDED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 3 (MUNICIPAL SERVICES), CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA," FILED THE 18TH DAY OF AUGUST, 2004, AS DOCUMENT NO. 2004-362 IN BOOK 3 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE 41, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, WHICH THIS ANNEXATION MAP EXISTS.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION MAP NO. 20, TO COMMUNITY FACILITIES DISTRICT NO. 3 (MUNICIPAL SERVICES), CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, AT A REGULAR MEETING THEREOF HELD ON THE ____ DAY OF _____, 2018, BY ITS RESOLUTION NUMBER _____.

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE
PLACER COUNTY, CALIFORNIA

FILED THIS ____ DAY OF _____, 2018, AT THE HOUR OF ____ O'CLOCK, __M.,
IN BOOK _____ OF MAPS OF COMMUNITY FACILITIES DISTRICT, AT PAGE _____,
IN THE OFFICE OF THE RECORDER OF THE COUNTY OF PLACER, STATE OF CALIFORNIA.

DOC NO. _____ RYAN RONCO
PLACER COUNTY RECORDER

FEE: _____ BY: _____
DEPUTY

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ROSEVILLE, COUNTY OF PLACER,
STATE OF CALIFORNIA THIS ____ DAY OF _____, 2018.

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE
PLACER COUNTY, CALIFORNIA

MAP PREPARED BY:

BW BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

CITY COUNCIL OF THE CITY OF ROSEVILLE

RESOLUTION NO. 18-454

**A RESOLUTION OF INTENTION TO FORM
SIERA VISTA COMMUNITY FACILITIES DISTRICT NO. 2 (PUBLIC SERVICES)
AND FUTURE ANNEXATION AREA**

WHEREAS, under the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code (the "Act"), the City Council (the "Council") of the City of Roseville (the "City") is authorized to establish a community facilities district and to act as its legislative body; and

WHEREAS, this Council, having received interest from owners of land proposed to be included in the proposed community facilities district, now desires to proceed with the establishment of such community facilities district to finance costs of public services required to meet the demands of development of lands in the City; and

WHEREAS, pursuant to Section 53339.2 of the Act, this Council further desires to undertake proceedings to provide for future annexation of territory to the proposed community facilities district.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ROSEVILLE RESOLVES
AS FOLLOWS:**

1. This Council proposes to conduct proceedings to establish a community facilities district pursuant to the Act, and hereby determines that public convenience and necessity require that a future annexation area be established pursuant to the Act.

2. The name proposed for the community facilities district is "City of Roseville Sierra Vista Community Facilities District No. 2 (Public Services)" (the "CFD").

The name proposed for the territory proposed to be annexed into the CFD in the future is "City of Roseville Sierra Vista Community Facilities District No. 2 (Public Services) (Future Annexation Area)" (the "Future Annexation Area").

3. The proposed boundaries of the CFD and the Future Annexation Area (Noted as areas of future annexation on the boundary map) are as shown on the map and on file with the City Clerk, which boundaries are hereby preliminarily approved and to which map reference is hereby made for further particulars. The City Clerk is hereby directed to record, or cause to be recorded, the map of the boundaries of the CFD and the Future Annexation Area in the office of the County Recorder within 15 days of the date of adoption of this Resolution.

Parcels within the Future Annexation Area shall be annexed to the CFD only with the unanimous approval (each, a "Unanimous Approval") of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed, without any requirement for further public hearings or additional proceedings.

4. The type of services proposed to be financed by the CFD and the Future Annexation Area and pursuant to the Act shall consist of those listed in Exhibit B hereto and hereby incorporated herein (the "Services"). The Council hereby determines that the Services are necessary to meet increased demands for such services placed upon local agencies as the result of development occurring within the area of the CFD and the Future Annexation Area.

The Services are in addition to those provided in the territory of the CFD and the Future Annexation Area as of the date hereof and will not supplant services already available within the territory of the CFD and the Future Annexation Area as of the date hereof. The City intends to provide the Services on an equal basis in the original territory of the CFD and, when it has been annexed to the CFD, the Future Annexation Area.

5. Except to the extent that funds are otherwise available to the CFD to pay for the Services, a special tax (the "Special Tax") sufficient to pay the costs thereof, secured by recordation of a continuing lien against all non-exempt real property in the CFD, will be levied annually within the CFD, and collected in the same manner as ordinary ad valorem property taxes, or in such other manner as this Council or its designee shall determine, including direct billing of the affected property owners. The proposed rate and method of apportionment of the Special Tax among the parcels of real property within the CFD in sufficient detail to allow each landowner within the proposed CFD to estimate the maximum amount such owner will have to pay, are described in Exhibit A attached hereto and hereby incorporated herein (the "Rate and Method"). This Council hereby finds that the provisions of Section 53313.6, 53313.7 and 53313.9 of the Act (relating to adjustments to ad valorem property taxes and schools financed by a community facilities district) are inapplicable to the proposed CFD.

As required by Section 53339.3(d) of the Act, the Council hereby determines that the special tax proposed to pay for Services to be supplied within the Future Annexation Area shall be equal to any special tax levied to pay for the same Services in the existing CFD, except that a higher or lower tax may be levied within the Future Annexation Area to the extent that the actual cost of providing the Services in the Future Annexation Area is higher or lower than the cost of providing those Services in the existing CFD. In so finding, the Council does not intend to limit its ability to levy a special tax within the Future Annexation Area to provide new or additional services beyond those supplied within the existing CFD.

6. Except as may otherwise be provided by law or by the rate and method of apportionment of the Special Tax for the CFD, all lands owned by any public entity, including the United States, the State of California, the County and/or the City, or any departments or political subdivisions thereof, shall be omitted from the levy of the Special Tax to be made to cover the costs and expenses of the Services and the CFD. In the event that a portion of the property within the CFD shall become for any reason exempt, wholly or in part, from the levy of the Special Tax, this Council will, on behalf of the CFD, increase the levy to the extent necessary upon the remaining property within the CFD which is not exempt in order to yield the annual expenses of the CFD, if any, subject to the provisions of the rate and method of apportionment of the Special Tax.

7. The levy of the Special Tax in the CFD shall be subject to the approval of the qualified electors of the CFD at a special election. The proposed voting procedure shall be by mailed or hand-delivered ballot among the landowners in the proposed CFD, with each owner having one vote for each acre or portion of an acre such owner owns in the CFD.

A special tax shall be levied in the Future Annexation Area only with the Unanimous Approval of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed, without any requirement for further public hearings or additional proceedings.

8. The City Manager (or deputy or designee thereof) is hereby directed to study the proposed Services and to make, or cause to be made, and file with the City Clerk a report in writing (the "CFD Report"), which shall be a part of the record of the public hearing hereinafter specified and which report shall present the following:

(a) A description of the Services that will be required to adequately meet the needs of the CFD.

(b) An estimate of the fair and reasonable cost of the Services and incidental expenses in connection therewith, and all other related costs.

The CFD Report shall be made a part of the record of the public hearing specified below.

9. The Council hereby sets Wednesday, December 19, 2018, at 7:00 p.m. or as soon as possible thereafter, at the City of Roseville Civic Center Council Chambers located at 311 Vernon Street, Roseville, California 95678, as the time and place when and where this Council, as legislative body for the CFD, will conduct a public hearing on the establishment of the CFD and the Future Annexation Area and consider and finally determine whether the public interest, convenience and necessity require the formation of the CFD, the Future Annexation Area and the levy of the Special Tax. At the hearing, testimony concerning the CFD, the extent of the CFD or the furnishing of the particular types of Services will be heard and protests will be considered from registered voters residing within the CFD and the Future Annexation Area and persons owning real property within the CFD and the Future Annexation Area. Written protests by the owners of a majority of the land which would be subject to special taxation within the proposed CFD will require the suspension of proceedings for at least one year. Written protests must be filed with the City Clerk at or before the time fixed for the hearing. If such protests are directed only against certain elements of the proposed services or proposed special tax, and if such protests constitute a majority protest, only those elements shall be deleted from the proceedings.

10. The City Clerk is hereby directed to cause notice of the public hearing to be given by publication one time in a newspaper published in the area of the CFD and the Future Annexation Area, in the form of Exhibit C. The publication shall be completed at least 7 days before the date of the public hearing specified above. The City Clerk may also cause notice of the hearing to be given to each property owner within the CFD by first class mail, postage prepaid, to each such owner's address as it appears on the most recent tax records of the County or as otherwise known to the City Clerk to be correct. Such mailing shall be completed not less than 15 days before the date of the public hearing. The notice of the public hearing shall be substantially in the form specified in Section 53322 of the Act, with the form summarizing the provisions hereof hereby specifically approved.

11. This resolution shall take effect upon its adoption.

* * * * *

I hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Roseville, California, at a regularly scheduled meeting thereof, held on the 7th day of November 2018, by the following vote of the City Council:

AYES:	COUNCILMEMBERS
NOES:	COUNCILMEMBERS
ABSENT:	COUNCILMEMBERS
ABSTAIN:	COUNCILMEMBERS

Mayor

ATTEST:

City Clerk of the City of Roseville

EXHIBIT A

City of Roseville
Sierra Vista Community Facilities District No. 2
(Public Services)
Placer County, California

RATE, METHOD OF APPORTIONMENT, AND MANNER OF COLLECTION OF SPECIAL TAX

1. Basis of Special Tax Levy

A Special Tax authorized under the Mello-Roos Community Facilities Act of 1982 (Act) applicable to the land in Sierra Vista Community Facilities District No. 2 (Public Services) (CFD) of the City of Roseville (City) shall be levied and collected according to the tax liability determined by the City through the application of the appropriate amount or rate, as described below.

2. Definitions

"Acre" or **"Acreage"** means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map or, if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final map or other Development Plan.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, Sections 53311 and following of the California Government Code.

"Administrative Expenses" mean the actual or estimated costs incurred by the City to form the CFD and to determine, levy, and collect the Special Taxes, including compensation of City employees for administrative work performed in relation to the CFD, the fees of consultants and legal counsel, the costs of collecting installments of the Special Taxes on the general tax rolls, preparation of required reports, the cost of GIS mapping services, and any other costs required to administer the CFD as determined by the City.

"Administrator" means a City official in the Finance Department or their designee responsible for determining the levy and collection of the Special Taxes.

"Affordable Housing Director" means, at any point in time, the person in the City who serves as head of the department that oversees the City's affordable housing program.

"Affordable Unit" means a Unit built on a Residential Use Parcel for which an Affordable Unit agreement has been entered into for the property designating the Unit as affordable. A Multifamily Parcel may have only a portion of the Units assigned as Affordable Units. The City Manager, or their designee, shall determine which Units are designated as Affordable Units and maintain an Affordable Unit listing, which shall contain all designated buildable parcels by tract and lot number and, in the case of Large Lot Parcels remaining before May 1 of the preceding

Fiscal Year, the number of designated Affordable Units for each such Large Lot Parcel; all entries shall indicate the effective date of designation. The Affordable Unit listing also shall be updated to reflect those Units no longer qualifying as Affordable Units, also known as Market-Rate Units. The Affordable Unit listing, which shall contain all qualifying Affordable Units as of April 30, shall be made available to the Administrator by July 1 of each year for purposes of determining the Maximum Annual Special Tax for Parcels pursuant to **Section 4**.

"Annexation Parcels" mean a Parcel or Parcels annexed into the CFD after formation. The Maximum Annual Special Tax will be assigned to such Parcels using the provisions of **Section 4.c** of this Rate, Method of Apportionment, and Manner of Collection of Special Tax (RMA). Annexation Parcels may be assigned a different Maximum Annual Special Tax Rate or Maximum Annual Special Tax per Parcel using a methodology different from other Parcels in the CFD and may be placed in an area designated as a separate zone of the CFD, all of which shall be set forth in revised attachments hereto as needed, without further CFD proceedings.

"Annual Costs" mean, for any Fiscal Year, the total of the following items: (1) Authorized Services, (2) Administrative Expenses, and (3) any amounts needed to cure actual or estimated delinquencies in Special Taxes for the current or previous Fiscal Year.

"Assessor's Parcel" means a lot or Parcel with an assigned Assessor's Parcel Number in the maps used by the County Assessor in preparing the tax roll.

"Assessor's Parcel Map" means an official map of the County Assessor designating Parcels by Assessor's Parcel Number.

"Assessor's Parcel Number" means the Parcel and Parcel Number as assigned by the County Assessor on the equalized tax roll.

"Assigned Maximum Annual Special Tax" means the Maximum Annual Special Tax assigned to each Large Lot Parcel that is an Original Parcel based on the Expected Land Uses at CFD formation, as shown in **Attachment 1**. For any Annexation Parcels that do not have approved Large Lot Parcels, Expected Land Uses will be based on the approved Specific Plan land uses for each Assessor's Parcel that is annexed. In this instance, the Assigned Maximum Annual Special Tax will be assigned to Assessor Parcel Number(s) and added to **Attachment 1**.

"Authorized Services" mean those services listed in the resolution forming the CFD.

"Base Year" means the Fiscal Year beginning July 1, 2018, and ending June 30, 2019.

"Building Permit" means a permit issued by the City for construction of a Residential Use or Nonresidential Use structure.

"Business Professional" means a Parcel or Parcels zoned to provide for a wide variety of office uses and other uses related to and supporting office uses.

"CFD" means the Sierra Vista Community Facilities District No. 2 (Public Services) of the City of Roseville, Placer County, California.

"City" means the City of Roseville in Placer County, California.

"Council" means the City Council of the City acting for the CFD under the Act.

"Community Commercial" means a Parcel or Parcels zoned to serve the principal retail shopping needs of the entire community by providing areas for shopping centers and other retail and service uses.

"County" means the County of Placer, California.

"Developed Parcel" means, in any Fiscal Year, any Taxable Parcel for which a Building Permit was issued before May 1 of the preceding Fiscal Year for Residential Uses on Single-Family Parcels or Multifamily Parcels or for Nonresidential Uses on Nonresidential Use Parcels.

"Development Plan" means a condominium plan, apartment plan, site plan, or other development plan that identifies such information as the type of structure, Acreage, square footage, or number of Units that are approved to be developed on a Single-Family Parcel, Multifamily Parcel, and Nonresidential Parcel.

"Expected Land Use(s)" mean(s) the total number of Units or Acres of each land use type by Tax Category expected in each Large Lot Parcel and Original Parcel at CFD formation as identified in **Attachment 1** of this RMA. Future Annexation Parcels may not have approved Large Lot Parcels with an assigned total number of Units. Such Annexation Parcels will be assigned an Assigned Maximum Annual Special tax per Unit or per Acre and added to **Attachment 1**.

"Final Use Small Lot Parcel" means a Parcel designated for development as a single-family residence, which is part of a Final Small Lot Subdivision Map.

"Final Small Lot Subdivision Map" means a recorded map designating the final Parcel subdivision for individual Single-Family Parcels.

"Finance Director" means the Finance Director for the City, or their designee.

"Fiscal Year" means the period starting July 1 and ending the following June 30.

"High-Density Residential" means, based on the Sierra Vista Specific Plan, a land use designation that primarily accommodates attached housing but, depending on the Unit type, could also include detached housing, within the density range of 13.0 or greater dwelling units per gross developable acre. Typical housing product types include detached townhomes, courtyard townhomes/condominiums, garden-style apartments, and podium-design apartments/condominiums.

"Large Lot Parcel" means a Parcel created by a Large Lot Subdivision Map.

"Large Lot Subdivision Map" means a recorded subdivision map creating Parcels by land use. However, the Large Lot Subdivision Map does not delineate Single-Family Parcels. A Final Small Lot Subdivision Map will create individual Single-Family Parcels.

"Light Industrial Uses" mean Parcels zoned by the City as Light Industrial (Tech./Business Park).

"Low-Density Residential" means, based on the Sierra Vista Specific Plan, a land use designation that supports single-family detached homes on conventional lots within the density range of up to 6.9 dwelling units per gross developable acre. Typical housing product types include standard, alley-loaded, or clustered, single-family detached Units.

"Market-Rate Unit" means a Unit that is not an Affordable Unit.

"Maximum Annual Special Tax" means the greatest amount of Special Tax that can be levied against a Parcel in a given Fiscal Year, as shown in **Attachments 1 and 2**.

"Maximum Annual Special Tax Rate" means the rate of Maximum Annual Special Tax charged per Unit or per Acre, as shown in **Attachments 1 and 2**.

"Maximum Annual Special Tax Revenue" means the greatest amount of revenue that can be collected in total from a group of Parcels (such as Developed Parcels) by levying the Maximum Annual Special Tax.

"Maximum Annual CFD Special Tax Revenue" means the sum of the Maximum Annual Special Tax levied on all Taxable Parcels in the CFD in a Fiscal Year.

"Medium-Density Residential" means, based on the Sierra Vista Specific Plan, a land use designation that accommodates both single-family detached homes and attached homes within the density range of 7.0 to 12.9 dwelling units per gross developable acre. Typical housing product types include standard or alley-loaded lots, courtyard lots, green court lots, auto courts, alley clusters, zero-lot lines, or z-shaped lots. In addition, duet/half-plex homes, townhomes, or condominiums may be accommodated in Medium-Density Residential areas.

"Mixed-Use Parcel" means a Parcel or Parcels designated for a combination of Residential Uses and Nonresidential Uses.

"Multifamily For-Rent" or **"Multifamily For-Rent Parcel"** means any Parcel designated or developed for more than one residential dwelling Unit per Parcel, and where such Units initially are offered for rent to the general public and cannot be purchased by individual homeowners. Such uses may consist of apartments or structures such as duplexes or triplexes, including land uses defined as High-Density Residential. Each residential dwelling Unit in Multifamily For-Rent or Multifamily For-Rent Parcels is not expected to have its own distinct Assessor's Parcel Number.

"Multifamily For-Sale" or **"Multifamily For-Sale Parcel"** means any Parcel designated or developed for more than one residential dwelling Unit in a single building or structure and that may share at least one common wall where such units are not initially offered for rent to the general public and initially may be offered for sale to individual homeowners. Such uses may consist of condominiums or buildings such as half-plexes or time-share units, including land uses defined as High-Density Residential. Multifamily For-Sale Parcels are anticipated to have their own distinct Assessor's Parcel Number as is the case in residential condominium projects. Once designated as Multifamily For-Sale or a Multifamily For-Sale Parcel, the Parcel shall remain so designated unless the original structures are demolished.

"Nonresidential Use" means a Taxable Parcel with land uses other than Residential Uses that may include Business Professional, Community Commercial, Light Industrial, and Mixed Use.

"Original Parcel" means a Taxable Parcel identified in **Attachment 1** (and shown in **Map 1**) at formation of the CFD. **Attachment 1** and **Map 1** shall be updated, or additional maps may be added with each new annexation into the CFD.

"Parcel" means any Assessor's Parcel in the CFD based on the equalized tax rolls of the County as of January 1 of each Fiscal Year.

“Proportionately” means that the ratio of the actual Special Tax levy to the Maximum Annual Special Tax is equal for all Developed Parcels. For Final Use Small Lot Parcels, Proportionately means that the ratio of the actual Special Tax levy to the Maximum Annual Special Tax is equal for all Final Use Small Lot Parcels. For Small Lot Tentative Map Parcels, Proportionately means that the ratio of the actual Special Tax levy to the Maximum Annual Special Tax is equal for all Small Lot Tentative Map Parcels. For Undeveloped Parcels, Proportionately means that the ratio of the actual Special Tax levy to the Maximum Annual Special Tax is equal for all Undeveloped Parcels.

“Public Parcel” means any Parcel that is or is intended to be publicly owned, as designated in any final map that is normally exempt from the levy of general ad valorem property taxes under California law, including public streets; schools; parks; and public drainageways, landscaping, wetlands, greenbelts, and open space.

“Remainder Parcel” means a portion of land that is created as a result of the recording of a Large Lot Parcel Map or Final Small Lot Subdivision Map, which results in a designated remainder as defined in Government Code Section 66424.6(a). Such a Remainder Parcel may contain taxable and tax-exempt uses, such as Residential Uses, and Public Parcels, such as park sites. Once designated as a Remainder Parcel, such Parcel will be considered a Large Lot Parcel for the purposes of future Subdivisions and for the provisions of **Sections 4** through **6**.

“Residential Use” means a Parcel designated for residential use, such as single-family residential Units, residential condominiums, townhouses, or apartments that would be included in the definitions of Low-Density Residential, Medium-Density Residential or High-Density Residential.

“RMA” means this Rate, Method of Apportionment, and Manner of Collection of Special Tax.

“Single-Family Parcel” means, in any Fiscal Year, all Parcels in the CFD for which a building permit was issued or may be issued for construction of a Unit that is a single-family residential, residential condominium, or townhouse Unit.

“Small Lot Tentative Map” means a map that is approved by the City for the purpose of showing the design of a proposed Subdivision, including the individual buildable lots expected in the Subdivision, as well as the conditions pertaining thereto. A Small Lot Tentative Map is not based on a detailed survey of the property in the map and is not recorded at the County Recorder’s Office to create legal lots.

“Small Lot Tentative Map Parcel” means, in any Fiscal Year, all Parcels included in a Small Lot Tentative Map that was approved before May 1 of the prior Fiscal Year and which have not yet become a Final Use Small Lot Parcel or a Developed Parcel.

“Special Tax(es)” mean(s) any tax levy under the Act in the CFD.

“Subdivision” or **“Subdivided”** means division of a Parcel into two or more Parcels through Parcel reconfiguration, lot-line adjustments, or the Subdivision Map Act process. A Subdivision also may include the merging of two or more Parcels to create new Parcels.

“Successor Parcel” means a Parcel created by the Subdivision of an Original Parcel or a Successor Parcel.

"Tax Category" means the categories of taxable land uses shown in **Attachments 1 and 2**.

"Tax Collection Schedule" means the document prepared by the Administrator for the County Auditor-Controller to use in levying and collecting the Special Taxes each Fiscal Year.

"Tax Escalation Factor" means a factor not to exceed 4 percent, determined by the Administrator in any Fiscal Year following the Base Year by which the Maximum Annual Special Tax for the previous Fiscal Year will be increased to provide sufficient services for the current Fiscal Year.

"Tax Zone A" is the initial Tax Zone in the CFD for the Maximum Annual Special Tax.

"Tax Zone(s)" mean(s) geographically designated areas in the CFD which may have different Maximum Annual Special Tax Rates.

"Taxable Acreage" means that area of a Parcel determined by the Administrator to become a Taxable Parcel or Parcels upon further Subdivision. An example might be that a Large Lot Parcel Map creates a Remainder Parcel that, according to **Attachment 1**, contains both taxable and tax-exempt uses, such as a park site.

"Taxable Parcel" means any Parcel that is not a Tax-Exempt Parcel.

"Tax-Exempt Parcel" means a Parcel not subject to the Special Tax. Tax-Exempt Parcels include (a) Public Parcels, (b) Parcels owned by the City, school districts, special districts, or the state or federal government, and (c) Very-Low Affordable Housing. If a Taxable Parcel is acquired by a public agency, the Parcel shall remain a Taxable Parcel based on the provisions of **Section 4.g**.

Certain privately owned Parcels also may be exempt from the levy of Annual Special Taxes, including common areas owned by homeowners' associations or property owner associations, wetlands, detention basins, water quality ponds, and open space, as determined by the Administrator.

"Undeveloped Parcel" means a Taxable Parcel that is not a Developed Parcel, Final Use Small Lot Parcel, Small Lot Tentative Map Parcel, or a Large Lot Parcel.

"Unit" means, for a Single-Family Parcel, the individual residential Unit on such Parcel or, for a Multifamily For-Rent Parcel or Multifamily For-Sale Parcel, an individual residential Unit in a multifamily building.

"Very-Low Income Affordable Housing" means homes developed to house residents whose incomes do not exceed 50 percent of the median income for the area, as defined by the United States Department of Housing and Urban Development (HUD). Parcels with such homes are Tax-Exempt Parcels under this CFD.

3. Duration of the Special Tax

Parcels in the CFD will remain subject to the Special Tax in perpetuity.

If the Special Tax ceases to be levied, the City will direct the County Recorder to record a Notice of Cessation of Special Tax. Such notice will state that the obligation to pay the Special Tax has ceased and the lien imposed by the Notice of Special Tax Lien is extinguished. The Notice of

Cessation of Special Tax, in addition, will identify the book and page of the Book of Maps of Assessment and Community Facilities Districts where the map of the boundaries of the CFD is recorded.

4. Administrative Tasks

Tasks required of the Administrator are discussed below:

- a. Annual Special Tax Escalation. The Administrator shall increase the Maximum Annual Special Tax by the Tax Escalation Factor in each Fiscal Year following the Base Year.
- b. Assignment of the Maximum Annual Special Tax to Original Parcels. **Attachment 1** identifies the Assigned Maximum Annual Special Tax and Tax Zone for each Original Parcel at CFD formation, which is determined for each Large Lot Parcel based on the Expected Land Uses in each Large Lot Parcel at CFD Formation. The Assigned Maximum Annual Special Tax shall continue to apply to the geographic area to which it was assigned. If, before further Subdivision, the Administrator determines there are multiple Assessor's Parcels in a Large Lot Parcel, the Administrator shall assign the Maximum Annual Special Tax to each Assessor's Parcel on a pro rata basis to all Assessor's Parcels in that Large Lot Parcel based on the percentage share of Taxable Acreage identified for each Assessor's Parcel. Similarly, if the Administrator determines there are multiple Large Lot Parcels in an Assessor's Parcel, the Maximum Annual Special Tax shall equal the sum of the Assigned Maximum Annual Special Tax for all Large Lot Parcels in that Assessor's Parcel.
- c. Assignment of the Maximum Annual Special Tax to Annexation Parcels. If Parcels are annexed into the CFD after formation, the Maximum Annual Special Tax shall be assigned to these Annexation Parcels using the definitions in **Section 2** and the Maximum Annual Special Tax per Unit or Acre shown in **Attachment 2** for the assigned Tax Zone, as adjusted by the Tax Escalation Factor applied by the Administrator, unless the Annexation Parcels are annexed with a new set of Maximum Annual Special Taxes under a new Tax Zone. **Attachment 1** shall be amended, or a new attachment created, to include the Annexation Parcels and, if necessary, the applicable Special Taxes by Tax Zone. If new Maximum Annual Special Taxes are created, **Attachments 1** and **2** should be amended to reflect the Maximum Annual Special Taxes and Tax Zone(s) for the Annexation Parcels. Once annexed, these annexed Parcels shall be considered Original and Successor Parcels and will be subject to the same procedures for assigning the Maximum Annual Special Tax to Successor Parcels described in **Section 4.d**. The owner of the Annexation Parcels shall be responsible for paying all costs associated with annexing the Annexation Parcels to the CFD, but otherwise shall not be required to pay any other charge or fee in connection with or as a condition of such annexation unless otherwise agreed to by the owner of the Annexation Parcel in connection with the annexation.
- d. Assignment of the Maximum Annual Special Tax to Successor Parcels. As Original Parcels and Successor Parcels are created through recordation of Final Small Lot Subdivision Maps, lot line adjustments or other Parcel amendments through the Subdivision Map Act process, the Administrator shall use the following steps to assign the Maximum Annual Special Tax to new Successor Parcels. As necessary, the assignment of the Maximum Annual Special Tax to Successor Parcels should use the Maximum Annual Special Tax Rates for the Tax Zone within which the Original Parcel and Successor Parcel resides. As a result of each assignment of the

Maximum Annual Special Tax upon Subdivision of an Original Parcel or Successor Parcel, the sum of the Maximum Annual Special Taxes assigned to the newly created Taxable Parcels shall never be less, but may be greater, than the Assigned Maximum Annual Special Tax for that Original Parcel or Successor Parcel.

1. If an Original Parcel or Successor Parcel is Fully Subdivided into Single-Family Parcels with No Remainder Parcel(s). There shall be no net loss of Maximum CFD Special Tax Revenue as a result of the assignment of the Maximum Annual Special Tax to Single-Family Parcels. The Administrator shall use the following procedures to assign the Maximum Annual Special Tax to Single-Family Parcels. All references to Maximum Annual Special Taxes in the attachments are subject to application of the Tax Escalation Factor by the Administrator:
 - A. Multiply the Maximum Annual Special Tax per Unit by Tax Category from **Attachment 2** by the number of Units for each Single-Family Parcel created by the Subdivision. Sum the Maximum Annual Special Taxes for all Single-Family Parcels created by the Subdivision.
 - B. If the sum of Maximum Annual Special Taxes calculated in Step 4.d.1.A above is equal to or greater than the Assigned Maximum Annual Special Tax for the Original or Successor Parcel that was Subdivided, assign the Maximum Annual Special Tax per Unit by Tax Category as calculated in Step 4.1.d.A above to each Single-Family Parcel created by the Subdivision.
 - C. If the sum of Maximum Annual Special Taxes calculated in Step 4.d.1.A above is less than the Assigned Maximum Annual Special Tax for the Original or Successor Parcel that was Subdivided, unless 100 percent of the Units are designated Affordable Units, (i) assign the Maximum Annual Special Tax for Affordable Units shown in **Attachment 2** to each Affordable Unit (if any) and, (ii) Proportionately increase the Maximum Annual Special Tax per Unit for all Units that are not Affordable Units until the sum of resulting Maximum Annual Special Taxes from all Units (including Affordable Units) equals the Assigned Maximum Annual Special Tax for the Original or Successor Parcel that was Subdivided. Assign the Maximum Annual Special Tax calculated in this step to each new Single-Family Parcel created by the Subdivision.
 - D. If the sum of Maximum Annual Special Taxes calculated in Step 4.d.1.A above is less than the Assigned Maximum Annual Special Tax for the Original or Successor Parcel that was Subdivided **and** if 100 percent of the Single-Family Parcels created by Subdivision are designated as Affordable Units, increase Proportionately the Maximum Annual Special Tax per Unit for each Affordable Unit until the sum of Maximum Annual Special Taxes from all Affordable Units on the new Single-Family Parcels created by the Subdivision equal the Assigned Maximum Annual Special Tax for the Original or Successor Parcel that was Subdivided. Assign the Maximum Annual Special Tax calculated in this step to each new Single-Family Parcel created by the Subdivision.
2. If Original or Successor Parcel Is Subdivided into Single-Family Parcels and One or More Remainder Parcels. When an Original or Successor Parcel is Subdivided into Single-Family Parcels and one or more Large Lot Parcels (or Remainder Parcels), the Maximum

Annual Special Tax is assigned to the Single-Family Parcels and Large Lot Parcels created by the Subdivision in the following manner:

- A. Apportion the Assigned Maximum Annual Special Tax to the area(s) that is/are being Subdivided into Single-Family Parcels and to the area(s) that will be Remainder Parcel(s) on a pro rata basis, based on the percentage share of Taxable Acreage represented by each such area as compared to the total area of the Original or Successor Parcel.
- B. For each area Subdivided into Single-Family Parcels, multiply the Maximum Annual Special Tax per Unit by Tax Category from **Attachment 2** by the number of Units for each Single-Family Parcel created by the Subdivision. Sum the Maximum Annual Special Taxes for all Single-Family Parcels created by the Subdivision.
- C. For each area Subdivided into Single-Family Parcels, if the sum of Maximum Annual Special Taxes calculated in Step 4.d.2.B above is equal to or greater than the Assigned Maximum Annual Special Tax apportioned to that area of the Original or Successor Parcel that was Subdivided into Single-Family Parcels, assign the Maximum Annual Special Tax per Unit by Tax Category as calculated in Step 4.d.2.B above to each Single-Family Parcel created by the Subdivision.
- D. For each area Subdivided into Single-Family Parcels, if the sum of Maximum Annual Special Taxes calculated in Step 4.d.2.B above is less than the Assigned Maximum Annual Special Tax apportioned to that area of the Original or Successor Parcel that was Subdivided into Single-Family Parcels, unless 100 percent of the Units are designated Affordable Units, (i) assign the Maximum Annual Special Tax for Affordable Units shown in **Attachment 2** to each Affordable Unit (if any) and, (ii) Proportionately increase the Maximum Annual Special Tax per Unit for all Units that are not Affordable Units until the sum of resulting Maximum Annual Special Taxes from all Units (including Affordable Units) equals the Assigned Maximum Annual Special Tax apportioned to that area of the Original or Successor Parcel that was Subdivided into Single-Family Parcels. Assign the Maximum Annual Special Tax calculated in this step to each new Single-Family Parcel created by the Subdivision.
- E. For each area Subdivided into Single-Family Parcels, if the sum of Maximum Annual Special Taxes calculated in Step 4.d.2.B above is less than the Assigned Maximum Annual Special Tax apportioned to that area of the Original or Successor Parcel that was Subdivided into Single-Family Parcels **and** if 100 percent of the Single-Family Parcels created by Subdivision are designated as Affordable Units, increase Proportionately the Maximum Annual Special Tax per Unit for each Affordable Unit until the sum of Maximum Annual Special Taxes from all Affordable Units on the new Single-Family Parcels created by the Subdivision equal the Assigned Maximum Annual Special Tax apportioned to that area of the Original or Successor Parcel that was Subdivided into Single-Family Parcels. Assign the Maximum Annual Special Tax calculated in this step to each new Single-Family Parcel created by the Subdivision.
- F. For the Remainder Parcel or Parcels, identify the Maximum Annual Special Tax for the entire Original or Successor Parcel that has been Subdivided. Sum the Maximum Annual Special Tax for all Single-Family Parcels created by the Subdivision, including

Single-Family Parcels with Affordable Units. Subtract the sum of the Maximum Annual Special Tax for all Single-Family Parcels from the Assigned Maximum Annual Special Tax for the Original or Successor Parcel being subdivided and compare it to the Maximum Annual Special Tax assigned to the Remainder Parcel or Parcels in Step 4.d.2.A. Assign to each Remainder Parcel, the lesser of the calculations in this step or in Step 4.d.2.A, but in no event less than the difference between the previously Assigned Maximum Annual Special Tax for the Original Parcel or Successor Parcel being Subdivided and the total of the Maximum Annual Special Tax for all Single-Family Parcels created by such Subdivision.

Once designated as a Remainder Parcel, such Parcel will be considered a Large Lot Parcel for the purposes of future Subdivisions and for the provisions of **Sections 4** through **6**.

3. If an Original or Successor Parcel is Subdivided creating multiple land uses and Tax Categories or for any rezones of land uses on Original or Successor Parcels:
 - A. Identify the Assigned Maximum Annual Special Tax for the Original Parcel or Successor Parcel that is being Subdivided or rezoned.
 - B. For each Taxable Parcel subject to rezone or created by Subdivision multiply the Maximum Annual Special Tax per Unit or per Acre by the number of Units or by the number of Acres by the appropriate Tax Zone and Tax Category. For each Taxable Parcel created by Subdivision that includes Affordable Units, multiply the number of Affordable Units by the Tax per Unit for such Affordable Units.
 - C. Sum the Maximum Annual Special Tax for each Taxable Parcel and compare it to the Assigned Maximum Annual Special Tax of the Original or Successor Parcel that is subject to rezone or is being Subdivided. If the sum of Maximum Annual Special Tax for each Taxable Parcel is greater than the Assigned Maximum Annual Special Tax for the Original Parcel, the Administrator shall apply the Maximum Annual Special Tax calculated above for each Taxable Parcel.
 - D. If the Assigned Maximum Annual Special Tax for the Original Parcel or Successor Parcel subject to rezone or that is being Subdivided is greater than the sum of Maximum Annual Special Tax for each Taxable Parcel being created, increase Proportionately the Maximum Annual Special Tax per Unit or per Acre (excluding the Maximum Annual Special Tax for Affordable Units consistent with **Section 4.d.1.B**) on each Taxable Parcel such that the sum of Maximum Annual Special Tax for all Taxable Parcels equals the Maximum Annual Special Tax for the Original Parcel.
- e. Affordable Units that Become Market-Rate Units. If, in any Fiscal Year, the City Manager, or his or her designee, determines that a Unit that previously had been designated as an Affordable Unit no longer qualifies as such, the Affordable Housing Director shall update the Affordable Unit listing by denoting the change in status of the Unit, together with the effective date thereof. For all Affordable Units that are converted to Market-Rate Units, such Units shall be assigned the Maximum Annual Special Tax per Unit based on their Tax Category as shown in **Attachment 1**, as adjusted by the Tax Escalation Factor.

- f. Transfer of the Assigned Maximum Annual Special Tax from One Large Lot Parcel to Another. The Maximum Annual Special Taxes shown in **Attachment 1** were determined based on the Expected Land Uses for each Large Lot Parcel shown in **Attachment 1**. If the number of planned residential Units or Nonresidential Acreage is transferred from one Large Lot Parcel to another before recording of a Final Small Lot Subdivision Map in any portion of the Large Lot Parcel, the City may, in its sole discretion, allow for a transfer of the Maximum Annual Special Tax from one Large Lot Parcel to another. Such a transfer shall be allowed only if (1) all adjustments are agreed to in writing by the affected property owners and the Finance Director, and (2) there is no reduction in the Maximum Annual CFD Special Tax Revenues as a result of the transfer. Should a transfer result in an amendment to **Attachment 1** of the Notice of Special Tax Lien, the requesting property owner shall bear the costs to affect the transfer in the CFD records and prepare the required amendments to the Notice of Special Tax Lien and **Attachment 1**. Before the transfer, the City may require a deposit from the requesting property owner for such costs.
- g. Conversion of a Tax-Exempt Parcel to a Taxable Parcel. If a Tax-Exempt Parcel is not needed for public use and is transferred to a private owner, it shall become subject to the Special Tax. The Maximum Annual Special Tax for the newly assigned Tax Category for such a Parcel is determined using the provisions of **Sections 4 and 5**.
- h. Taxable Parcels Acquired by a Public Agency A Taxable Parcel acquired by a public agency shall be reclassified as a Tax-Exempt Parcel and is no longer subject to the Special Tax levy.

5. Assignment of the Maximum Annual Special Tax

- a. Classification of Parcels. For purposes of the next Fiscal Year tax levy, by June 30 of each Fiscal Year, using the Definitions in **Section 2**, the Parcel records of the Assessor's secured tax roll as of January 1, and other City development approval records, the Administrator shall cause:
 - 1. Each Parcel to be classified as a Taxable Parcel or Tax-Exempt Parcel.
 - 2. Each Parcel to be classified as a Developed Parcel, a Final Use Small Lot Parcel, a Small Lot Tentative Map Parcel, a Large Lot Parcel (including Remainder Parcels), or an Undeveloped Parcel.
- b. Identification of Tax Zones: Identify the Tax Zone within which each Taxable Parcel is located.
- c. Assignment of the Maximum Annual Special Tax to Taxable Parcels. The Maximum Annual Special Tax will be assigned to each Taxable Parcel by Tax Zone each Fiscal Year using the procedures (not all steps may be applicable for each such Parcel) in **Section 4**.

6. Calculating Annual Special Taxes

The Administrator will compute the Annual Costs and determine the annual Special Tax levy for each Taxable Parcel based on the assignment of the Special Tax in **Sections 4 and 5**. All calculations and steps described in this section shall be done for all areas within the CFD regardless of how many Tax Zones may exist. The Administrator then will determine the tax levy for each Taxable Parcel using the following process:

- a. Compute the Annual Costs using the definition of Annual Costs in **Section 2**.
- b. For all Taxable Parcels, calculate the Special Tax levy for each using the following steps:
 - Step 1: Compute 100 percent of the Maximum Annual Special Tax Revenue for all Developed Parcels.
 - Step 2: Compare the Annual Costs with the amount calculated in the previous step.
 - Step 3: If the Annual Costs are lower than the amount calculated in Step 1, decrease Proportionately the Maximum Annual Special Tax levy for each Developed Parcel until the revenue from the Special Tax levy equals the Annual Costs.
 - Step 4: If the Annual Costs are greater than the amount calculated in Step 1, increase Proportionately the Maximum Annual Special Tax levy for each Final Use Small Lot Parcel until the revenue from the Special Tax levy equals the Annual Costs, or 100 percent of the Maximum Annual Special Tax for all Final Use Small Lot Parcels, if needed to fund Annual Costs.
 - Step 5: If the Annual Costs are greater than the amount calculated in Step 1 and Step 4, increase Proportionately the Maximum Annual Special Tax levy for each Small Lot Tentative Map Parcel until the revenue from the Special Tax levy equals the Annual Costs, or 100 percent of the Maximum Annual Special Tax for all Small Lot Tentative Map Parcels, if needed to fund Annual Costs.
 - Step 6: If the Annual Costs are greater than the amount calculated in Step 1, Step 4, and Step 5, increase Proportionately the Maximum Annual Special Tax levy for each Large Lot Parcel until the revenue from the Special Tax levy equals the Annual Costs, or 100 percent of the Maximum Annual Special Tax for all Large Lot Parcels, if needed to fund Annual Costs.
 - Step 7: If the Annual Costs are greater than the amount calculated in Step 1, Step 4, Step 5, and Step 6, increase Proportionately the Maximum Annual Special Tax levy for each Undeveloped Parcel until the revenue from the Special Tax levy equals the Annual Costs, or 100 percent of the Maximum Annual Special Tax for all Undeveloped Parcels, if needed to fund Annual Costs.
- c. Levy on each Taxable Parcel the amount calculated above.
- d. Prepare the Tax Collection Schedule and, unless an alternative method of collection has been selected pursuant to **Section 8**, send it to the County Auditor requesting that it be placed on the general, secured property tax roll for the Fiscal Year. The Tax Collection Schedule will not be sent later than the date required by the County Auditor for such inclusion.

The Administrator will make every effort to calculate the Special Tax correctly for each Parcel. It will be the burden of the taxpayer to correct any errors in determining which Parcels are subject to the tax and their Special Tax assignments.

7. Interpretation, Application, and Appeal of Special Tax Formula and Procedures

Any taxpayer who feels the amount of the Special Tax assigned to a Parcel is in error may file a notice with the Finance Director appealing the levy of the Special Tax. The Finance Director then will promptly review the appeal and, if necessary, will meet with the applicant. If the Finance Director verifies that the tax should be modified or changed, the Special Tax levy will be corrected and, if applicable in any case, a credit or refund will be granted.

Interpretations may be made by the City, without Resolution or Ordinance of the Council, for purposes of clarifying any vagueness or ambiguity as it relates to the Special Tax rate, the method of apportionment, the classification of properties, or any definition applicable to the CFD.

Without Council approval, the Finance Director may make minor, non-substantive administrative and technical changes to the provisions of this RMA that do not materially affect the rate, method of apportionment, or manner of collection of the Special Tax for purposes of administrative efficiency or convenience or to comply with new applicable federal, state, or local law.

The City, upon request of an owner of land in the CFD that is not a Developed Parcel, also may amend this RMA in any manner acceptable to the City, without Resolution or Ordinance of the Council, upon the affirmative vote of such owner and without the vote of owners of any other land in the CFD, provided such amendment only affects such owner's land and does not reduce the total Maximum Annual Special Tax Revenue for the CFD.

8. Manner of Collection

The Special Tax will be collected in the same manner and at the same time as ad valorem property taxes, provided, however, the Administrator or its designee may directly bill the Special Tax and may collect the Special Tax at a different time, such as on a monthly or other periodic basis, or in a different manner, if necessary, to meet the City's financial obligations.

Attachment 1
Sierra Vista CFD No. 2 (Maintenance Services)
Large Lot Maximum Annual Special Tax in the Base Year - Tax Zone A

Large Lot Parcel	Assessor's Parcel Number	Tax Category	Acres	Units	Maximum Annual Special Tax per Unit [1]	Maximum Annual Special Tax per Acre [1]	Maximum Annual Special Tax [1]
Tax Zone A							
JM-1	498-010-026	LDR	17.00	84	\$326.03	-	\$27,387
JM-2	498-010-039 & 037	LDR	30.57	187	\$326.03	-	\$60,968
JM-3	498-010-040 & 041	LDR	30.68	127	\$326.03	-	\$41,406
JM-4	498-010-042 & 043	LDR	25.61	132	\$326.03	-	\$43,036
JM-20	498-010-032 & 033 & 035 & 036	MDR	39.65	319	\$326.03	-	\$104,004
JM-21	498-010-047	MDR	18.58	171	\$326.03	-	\$55,751
JM-30	498-010-024	HDR	7.51	159	\$228.60	-	\$36,347
JM-40	498-010-034	MU	5.65	40	\$228.60	\$1,181.65	\$13,173
JM-41A	498-010-011 (Portion)	BP	9.35	-	-	\$1,181.65	\$11,043
JM-41B	498-010-011 (Portion)	Tax-Exempt	4.13	-	-	-	-
JM-50A	498-010-030	Tax-Exempt	7.73	-	-	-	-
JM-50B	498-010-030	Tax-Exempt	0.00	-	-	-	-
JM-51	498-010-038	Tax-Exempt	2.60	-	-	-	-
JM-52	498-010-044	Tax-Exempt	1.50	-	-	-	-
JM-60	498-010-022	Tax-Exempt	0.30	-	-	-	-
JM-61	498-010-031	Tax-Exempt	11.83	-	-	-	-
JM-70	498-010-035 (Portion)	Tax-Exempt	0.32	-	-	-	-
JM-71	498-010-026 (Portion)	Tax-Exempt	0.88	-	-	-	-
JM-72	498-010-036 (Portion)	Tax-Exempt	0.32	-	-	-	-
JM-73A	498-010-042 (Portion)	Tax-Exempt	0.60	-	-	-	-
JM-73B	498-010-042 (Portion)	Tax-Exempt	0.90	-	-	-	-
JM-80	498-010-027	Tax-Exempt	0.51	-	-	-	-
JM-81	498-010-029	Tax-Exempt	6.18	-	-	-	-
JM-82	498-010-028	Tax-Exempt	2.40	-	-	-	-
JM-83	498-010-025	Tax-Exempt	6.09	-	-	-	-
JM-84	498-010-045	Tax-Exempt	9.99	-	-	-	-
JM-85	498-010-046	Tax-Exempt	14.77	-	-	-	-
ROW		Tax-Exempt	27.31	-	-	-	-
Tax Zone A Totals			282.95	1,219			\$393,114

[1] The Maximum Annual Special Tax increases by the Tax Escalator as defined in **Section 2** of this RMA.

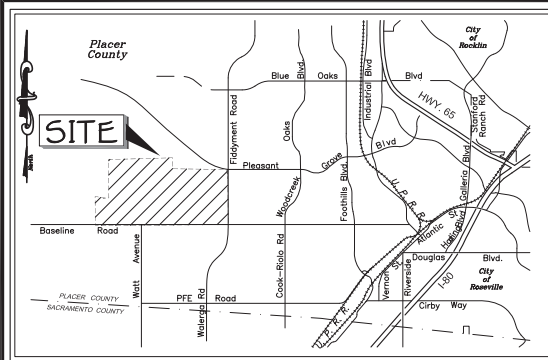
att 1

Attachment 2
Sierra Vista CFD No. 2 (Maintenance Services)
Maximum Annual Special Taxes by Tax Category
for the Base Year 2018-19 - Tax Zone A

Expected Land Uses (Tax Category)	Maximum Annual Special Tax per Unit/Acre [1]
Residential Uses	<i>per Unit</i>
Low Density Residential (LDR)	\$326.03
Medium Density Residential (MDR)	\$326.03
High Density Residential (HDR)	\$228.60
Mixed Use Residential (MU)	\$228.60
Affordable Medium Density Residential	\$163.02
Affordable High Density Residential	\$114.30
Nonresidential Uses	<i>per Acre</i>
Mixed Use (MU)	\$1,182
Business Professional (BP)	\$1,182
Community Commercial (CC)	\$1,182
Undeveloped Property	\$2,052

att 2

[1] This amount may be increased by the Tax Escalation Factor in each fiscal year following the Base Year as defined in **Section 2** of this RMA.



VICINITY MAP



PROPOSED BOUNDARY OF SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 2

(PUBLIC SERVICES)

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

SCALE: 1" = 800'

SHEET 1 OF 1

LEGEND:



PROPOSED CFD BOUNDARY



AREAS OF FUTURE ANNEXATION

CITY CLERK'S STATEMENT:

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ROSEVILLE, COUNTY OF PLACER,
STATE OF CALIFORNIA THIS _____ DAY OF _____, 2018.

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE
PLACER COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF THE
SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 2 (PUBLIC SERVICES), CITY OF
ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA WAS APPROVED BY THE CITY
COUNCIL OF THE CITY OF ROSEVILLE, AT A REGULAR MEETING THEREOF HELD ON THE ____
DAY OF _____, 2018, BY ITS RESOLUTION NUMBER, _____.

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE
PLACER COUNTY, CALIFORNIA

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2018, AT THE HOUR OF _____ O'CLOCK, __M.,
IN BOOK _____ OF MAPS OF COMMUNITY FACILITIES DISTRICT, AT PAGE _____
IN THE OFFICE OF THE RECORDER OF THE COUNTY OF PLACER, STATE OF CALIFORNIA.

DOC NO. _____

RYAN RONCO
PLACER COUNTY RECORDER

FEE: _____

BY: _____
DEPUTY

MAP PREPARED BY:

OCTOBER, 2018



BAKER-WILLIAMS ENGINEERING GROUP

Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
5023 Rutland Drive, Suite 19 ~ Carmichael, CA 95608
(916) 331-4338 ~ fax: (916) 331-4430 ~ office@bwengineers.com

EXHIBIT B

**Sierra Vista
Community Facilities District No. 2 (Public Services)
City of Roseville
Placer County, California**

AUTHORIZED SERVICES

The authorized services to be funded from the levy and collection of annual special taxes include those set forth below in addition to the costs associated with collecting and administering the special taxes and annual administering the CFD for the Sierra Vista Specific Plan Project (Project). The authorized services to be funded for the Sierra Vista Community Facilities District (CFD) No. 2 (Public Services) include these:

1. Open Space improvement, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances drainage culverts or pipes from adjacent subdivisions within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by the 404 permit and Open Space Overarching Maintenance & Management Plan and repair and replacement of facilities within open space areas in the Project Area.
2. The maintenance of on-site landscape corridors and paseos designed to serve the Project Area, including general maintenance, masonry walls, accent lighting, water and utility costs.
3. The maintenance of medians, entries, and entry monumentation.
4. The performance of leaf pick-up and street sweeping along the following roads:
 - Fiddymment Road (west side only)
 - Baseline Road (north and south)
 - Market Street
 - Santucci Boulevard
 - Vista Grande Boulevard
 - Westbrook Boulevard
 - Federico Drive
 - Upland Drive
 - Pleasant Grove Boulevard (south)

5. Neighborhood Park maintenance, and repair and replacement.
6. Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
7. Bus Transfer Station, bus shelters, bus stops and any park and ride lots as well as bus signs.
8. Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
9. The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

EXHIBIT C

**Sierra Vista
Community Facilities District No. 2 (Public Services)
City of Roseville
Placer County, California**

FORM OF NOTICE OF PUBLIC HEARING

RE: Establishment of Community Facilities District

Notice is hereby given that the City Council (the "Council") of the City of Roseville (the "City") adopted its "Resolution of Intention To Form Community Facilities District" (the "Resolution of Intention") to establish "City of Roseville Sierra Vista Community Facilities District No. 2 (Public Services)" (the "CFD") under the Mello-Roos Community Facilities Act of 1982, constituting Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code (the "Act"). Under the Act and the Resolution of Intention, the Council gives notice as follows:

1. The text of the Resolution of Intention, with Exhibits A and B thereto, as adopted by the Council, is on file with City Clerk and reference is made thereto for the particular provisions thereof. The text of the Resolution of Intention is summarized as follows:

a. Under the Act, this Council is undertaking proceedings for the establishment of the CFD and a future annexation area (the "Future Annexation Area"), the boundaries of which are shown on a map on file with the City Clerk.

b. The purpose of the CFD is to provide for the financing of certain public services (the "Services") as more fully described in the Resolution of Intention and Exhibit B thereto.

c. The method of financing the Services is through the imposition and levy of a special tax (the "Special Tax") to be apportioned on the properties in the CFD under the rate and method of apportionment described in the Resolution of Intention and Exhibit A thereto. The Special Tax requires the approval of two-thirds of landowner votes voted at a special election called for that purpose by the Council, with each landowner having one vote for each acre or portion of acre such owner owns in the CFD.

d. The Resolution of Intention directed the preparation of a CFD Report that shows the Services by type that are required to adequately meet the needs of the CFD and the estimated costs of the Services. The CFD Report will be made a permanent part of the record of the public hearing specified below. Reference is made to the CFD Report as filed with the Clerk.

e. Property within the Future Annexation Area will be annexed to the CFD, and a special tax will be levied on such property, only with the unanimous approval (each, a "Unanimous Approval") of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed, without additional hearings or elections.

f. As set forth below, the Council will hold a public hearing on the establishment of the CFD and the Future Annexation Area, the Services and the Special Tax.

2. The time and place established under the Resolution of Intention for the public hearing required under the Act are Wednesday, December 19, 2018, at 7:00 p.m. or as soon as possible thereafter, at the City of Roseville Civic Center Council Chambers located at 311 Vernon Street, Roseville, California 95678.

3. At the hearing, the testimony of all interested persons or taxpayers for or against the establishment of the CFD, the extent of the CFD or the furnishing of the specified Services will be heard. Any person interested may file a protest in writing as provided in Section 53323 of the Act. If 50% or more of the registered voters, or six registered voters, whichever is more, residing in the territory proposed to be included in the CFD, or the owners of one-half or more of the area of land in the territory proposed to be included in the CFD and not exempt from the special tax, file written protests against the establishment of the CFD and the protests are not withdrawn to reduce the value of the protests to less than a majority, the Council shall take no further action to create the CFD or levy the special taxes for a period of one year from the date of decision of the Council, and if the majority protests of the registered voters or landowners are only against the furnishing of a type or types of Services within the CFD, or against levying a specified special tax, those types of Services or the specified special tax will be eliminated from the proceedings to form the CFD.

In addition, at the hearing, the testimony of all interested persons for and against the establishment of the Future Annexation Area or the levying of special taxes within any portion of the Future Annexation Area annexed in the future to the CFD will be heard. If 50% or more of the registered voters, or 6 registered voters, whichever is more, residing within the proposed territory of the CFD, or if 50% or more of the registered voters, or 6 registered voters, whichever is more, residing in the territory proposed to be included in the Future Annexation Area, or the owners of 50% or more of the area of land in the territory proposed to be included in the CFD or in the Future Annexation Area, file written protests against the establishment of the Future Annexation Area and the protests are not withdrawn to reduce the value of the protests to less than a majority, the City Council shall take no further action to create the Future Annexation Area for a period of one year from the date of decision of the City Council.

4. The proposed voting procedure shall be by special mail or hand-delivered ballot to the property owners within the territory proposed to be included in the CFD.

Dated: _____, 2018

/s/ Sonia Orozco
Sonia Orozco, City Clerk
City of Roseville



COUNCIL COMMUNICATION

CC #: 9611
File #: 0709-01

Title: HOUSING SUCCESSOR - Fiscal Year 2017-18 Senate Bill 341 Annual Report of the Low and Moderate Income Housing Fund
Contact: Melissa Hagan 916-774-5476 mhagan@roseville.ca.us

Meeting Date: 11/7/2018
Item #: 7.19.

RECOMMENDATION TO COUNCIL

Staff requests that the City Council, acting as the Housing Successor Board, adopt a resolution approving the Fiscal Year (FY) 2017-18 Senate Bill (SB) 341 Annual Report for the Low and Moderate Income Housing Asset Fund.

BACKGROUND

All Redevelopment Agencies in California were dissolved by state legislation in 2012. As part of the dissolution process of the City of Roseville's Redevelopment Agency, the City elected to become the Housing Successor. State law requires the Housing Successor to maintain any funds transferred to it, together with any funds generated from housing assets in a separate Low and Moderate Income Housing Asset Fund to be used in accordance with applicable affordable housing-related provisions of the Community Redevelopment Law. These statutes require the Housing Successor to expend funds for specified administrative and monitoring costs related to ensuring the long-term affordability of deed-restricted affordable units.

In 2014, the Governor signed into law SB 341, requiring Housing Successors to produce an annual report of their housing activities. This report is due to the Housing Successor's governing body by December 31st of each year and has the following requirements:

1. Must include an independent Financial Audit of the Low and Moderate Income Housing Asset Fund ("Fund"), for the most recent fiscal year. The audit may be separate or included in the host jurisdiction's annual audit;
2. The Report of Required Information must be prepared by the end of each year and reported to the State of California Department of Housing and Community Development (HCD) as part of the annual housing element report; and
3. The Report of Required Information must be posted on the Housing Successor's website by the end of the year.

The Report of Required Information, per Health and Safety Code 34171.1 (f), is mandated to

include the following information from the prior year:

- (1) The amount deposited into the Low and Moderate Income Housing Asset Fund;
- (2) A statement of the fund balance as of the close of the last fiscal year;
- (3) A description of expenditures from the fund by category;
- (4) The statutory value of real property owned by the Housing Successor, the value of loans and grants receivable, and the sum of these two amounts;
- (5) A description of any transfers made;
- (6) A description and status of any project for which the Housing Successor receives or holds property tax revenue pursuant to the Recognized Obligation Payment Schedule;
- (7) For interests in real property acquired by the former Redevelopment Agency prior to February 1, 2012, a status update on compliance with Section 33334.16. For interests in real property acquired on or after February 1, 2012, a status update on the project;
- (8) A description of any outstanding obligations pursuant to Section 33413 that remained to transfer to the Housing Successor on February 1, 2012, of the Housing Successor's progress in meeting those obligations, and of the Housing Successor's plans to meet unmet obligations;
- (9) Reporting on income targeting requirements (does not need to be included until December 31, 2019 for the period from January 1, 2014 through the end of the fiscal year covered by the report, June 30, 2019 for most Housing Successors);
- (10) The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former redevelopment agency, and its host jurisdiction within the same time period;
- (11) The amount of any excess surplus, the amount of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

The completed Report of Required Information for the City of Roseville Housing Successor Agency is included as Attachment A.

Since the audit of Low and Moderate Income Asset Fund (Fund 296) is included in the City of Roseville's Comprehensive Annual Financial Report (CAFR) as allowed by SB-341, that information will be provided to the State of California. The City's CAFR for FY 2017-18 will be presented to the City Council/Housing Successor Board in January 2019 and will be available on the City's website at www.roseville.ca.us under Departments & Divisions, Finance, Financial Transparency, or by searching for CAFR.

Staff is recommending the City Council, acting as Housing Successor, approve the attached report for submittal to the State of California Housing and Community Development Department.

FISCAL IMPACT

Activities of the Low and Moderate Income Housing Asset Fund are separate and are not dependent upon the General Fund. Use of these funds for the development and programming of local affordable housing units and services reduces impacts on the General Fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

Approval of the annual report for Low and Moderate Income Housing Asset Fund for FY 2017-18 will not create any new jobs, but use of the affordable housing revenues from this source has created many construction jobs and the availability of affordable housing supports a range of workers in the local workforce.

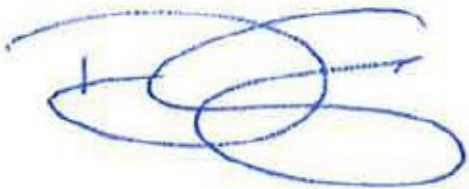
ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Melissa Hagan, Administrative Analyst

Laura Matteoli, Economic Development Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-452

FY2018-SB341 Report of Required Information

RESOLUTION NO. 18-452

APPROVING THE ANNUAL REPORT FOR THE LOW AND MODERATE
INCOME HOUSING ASSET FUND FOR FISCAL YEAR 2017-18

WHEREAS, in 2012 the California State Legislature dissolved redevelopment agencies, and the City of Roseville Housing Successor Agency assumed the housing assets and functions of the former City of Roseville Redevelopment Agency; and

WHEREAS, SB-341 requires Housing Successors to produce an annual report of their housing activities by December 31st of each year; and

WHEREAS, staff has prepared the Annual Report for the Low and Moderate Income Housing Asset Fund for fiscal year 2017-18.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville, acting in its role as Housing Successor, approves the Annual Report for the Low and Moderate Income Housing Asset Fund for fiscal year 2017-18.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

Report of Required Information per Health and Safety Code 34176.1 (f)

City of Roseville Housing Successor

Fiscal Year 2017-18

1. Any amounts deposited into the Fund, with segregation of amounts deposited from payments pursuant to a Recognized Obligation Payment Schedule ("ROPS") from other sources.	Amount	Source	Purpose
	\$1,000.00	Interest on Investments Earned	Fund Balance-Reserved
	\$5,306	Principal & Int on Notes/Loans	Fund Balance-Reserved
	\$30,515	Other Revenue	Fund Balance-Reserved
	\$243,293	20% Deposit from City Loan Payoff	Fund Balance-Reserved
	\$153,286	Loan Payoffs-Program Income	Fund Balance-Reserved
	\$433,400	Total Deposits	

2. The balance in the Fund at the fiscal year end, with segregation of amounts held to meet obligations on a ROPS from other amounts.	Amount	Description
	975,225	Ending Cash
	\$0	Interest Receivable
	\$0.00	Reserved for ROPS
	\$975,225	Fund Balance 6/30/18

3. A description of expenditures from the Fund by category for: a. Monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering permitted affordable housing activities. The amount that can be spent on monitoring and administration is capped at 2% of the value of the assets in the Fund or \$200,000 whichever is greater. b. Homeless prevention and rapid rehousing services. This amount is limited to \$250,000 annually. c. Development of housing affordable to households at or below 80% of area median income ("AMI").	Amount	Description
	\$65,788	a. Staff charges for Monitoring
	\$4,182	b. Misc Office Charges
	\$248,750	c. Homeless Prevention
	\$318,720	Total Expenditures

Report of Required Information per Health and Safety Code 34176.1 (f)

City of Roseville Housing Successor

Fiscal Year 2017-18

4. The statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts. <i>"Statutory value of real property" means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer form approved by the Department of Finance ("DOF") and the purchase price of properties purchased by the housing successor.</i>	<table border="1"><thead><tr><th><i>Amount</i></th><th><i>Description</i></th></tr></thead><tbody><tr><td>\$861,245</td><td>304 Washington Blvd</td></tr><tr><td>\$5,760,000</td><td>Mercy Housing - Deferred Receivables-</td></tr><tr><td>\$4,436,880</td><td>FTHB/commercial Deferred Receivables</td></tr><tr><td>\$916,121</td><td>Deferred Interest-Receivable</td></tr><tr><td>\$11,974,246</td><td>Total Value of Land & A/R</td></tr></tbody></table>	<i>Amount</i>	<i>Description</i>	\$861,245	304 Washington Blvd	\$5,760,000	Mercy Housing - Deferred Receivables-	\$4,436,880	FTHB/commercial Deferred Receivables	\$916,121	Deferred Interest-Receivable	\$11,974,246	Total Value of Land & A/R
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\$4,436,880	FTHB/commercial Deferred Receivables												
\$916,121	Deferred Interest-Receivable												
\$11,974,246	Total Value of Land & A/R												
5. A description of any inter-jurisdictional transfers of monies from the Fund in the previous fiscal year as well as any transfer from prior fiscal years if the funds are still unencumbered and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.	<table border="1"><tr><td align="center">none</td></tr></table>	none											
none													
6. A description of any project for which the housing successor receives or holds real property tax revenue pursuant to the ROPS and the status of that project.	<table border="1"><tr><td align="center">none</td></tr></table>	none											
none													
7. For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with the development of the property within five (5) years after the DOF approved the property as a housing asset, which would typically be the date of approval of the housing asset transfer list. For interests in real property acquired on or after February 1, 2012, a status update on the project.	Mercy Housing has secured a loan from the Housing Successor in the amount of \$5,760,000 for the development of a 58-unit mixed-use affordable housing development at 623 Vernon Street, Roseville. The loan was approved by the City Council, acting as the Housing Successor, on November 16, 2016. The funds - the remainder of the 2006 housing bonds - were wired to the developer's escrow account in November 2016. The project is planned to be completed by Fall 2018. In 2016, the Housing Successor committed \$600,000 of funding from the low/moderate affordable housing funds towards the Junction Crossing affordable rental housing development at 120 Pacific Street. This project will include 80 affordable units available for low and very low income households. St. Anton, the developer of this project, anticipates construction starting in Fall 2018, at which point the Housing Successor will assist Junction Crossing with these funds in the form of a low-interest loan.												

Report of Required Information per Health and Safety Code 34176.1 (f)

City of Roseville Housing Successor

Fiscal Year 2017-18

8. A description of any outstanding replacement housing and housing production obligations that transferred to the housing successor on February 1, 2012, the housing successor's progress in meeting those obligations, and the housing successor's plans to meet the unmet obligations.	The Agency will continue to work with 2-3 affordable housing developers. Going forward the Agency is hopeful that loan portfolio payoffs and 20% set-aside deposits from City loan payments will provide additional assistance for affordable housing developments.																				
9. Reporting on income targeting requirements does not need to be included until December 31, 2019 for the period from January 1, 2014 through the end of the fiscal year covered by the report (June 30, 2019 for most housing successors), and every five years thereafter. However, it may be useful for housing successors to track this information on an annual basis to ensure the requirement is met every five years. <i>The required income targeting expenditures are that, over a five year period, the funds remaining after expenditures for monitoring and administration and rapid rehousing services, if any, must be expended for the development of housing affordable to and occupied by households earning 80% or less of the AMI, with at least 30% of the funds expended on the development of housing affordable to and occupied by households earning 30% or less of the AMI and not more than 20% of the funds expended on the development of housing affordable to and occupied by households earning between 60% and 80% of the AMI.</i>	Not Required until 2019																				
10. The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the total number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the same time period. <i>If the percentage of assisted senior rental housing is more than 50 percent of the total of all assisted rental housing, no additional senior rental housing can be assisted until the percentage falls to 50 percent or less.</i>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:15%;"># of Units</th> <th style="width:85%;">Description</th> </tr> </thead> <tbody> <tr> <td align="center">287</td> <td>Senior Restricted Rental Housing Units</td> </tr> <tr> <td align="center">558</td> <td>Non-Senior Restricted Rental Housing Units</td> </tr> <tr> <td align="center">845</td> <td>Total Units</td> </tr> <tr> <td align="center">34%</td> <td>% of Senior Restricted Rental Housing Units</td> </tr> </tbody> </table> In last 10 years: <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:15%;"># of Units</th> <th style="width:85%;">Description</th> </tr> </thead> <tbody> <tr> <td align="center">49</td> <td>Senior Restricted Rental Housing Units</td> </tr> <tr> <td align="center">58</td> <td>Non-Senior Restricted Rental Housing Units</td> </tr> <tr> <td align="center">107</td> <td>Total Units</td> </tr> <tr> <td align="center">46%</td> <td>% of Senior Restricted Rental Housing Units</td> </tr> </tbody> </table>	# of Units	Description	287	Senior Restricted Rental Housing Units	558	Non-Senior Restricted Rental Housing Units	845	Total Units	34%	% of Senior Restricted Rental Housing Units	# of Units	Description	49	Senior Restricted Rental Housing Units	58	Non-Senior Restricted Rental Housing Units	107	Total Units	46%	% of Senior Restricted Rental Housing Units
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11. The amount of any excess surplus, the amount of time that the successor agency has had the excess surplus, and the housing successor's plan for eliminating the excess surplus. <i>The definition of excess surplus has been modified so that an "excess surplus" exists to the extent a housing successor holds unencumbered funds in its Fund in an amount that exceeds the greater of \$1,000,000 or the total amount of deposits into the Fund for the preceding four fiscal years. The housing successor is required to spend the excess</i>	\$0.00																				

Report of Required Information per Health and Safety Code 34176.1 (f)

City of Roseville Housing Successor

Fiscal Year 2017-18

<i>surplus amount or transfer that amount to another jurisdiction as provided in Health and Safety Code Section 34176.1(c)(2) within three fiscal years. If not, the excess surplus amount must be transferred to HCD to use pursuant to the Multifamily Housing Program or the Joe Serna, Jr. Farmworker Housing Grant Program.</i>	
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COUNCIL COMMUNICATION

CC #: 9606

File #: 0203-04 & 0201-01

Title: Print Management Leasing Agreement and Budget Adjustments

Contact: Traci Bringgold 916-774-5159 tbringgold@roseville.ca.us

Meeting Date: 11/7/2018

Item #: 7.20.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution authorizing the City Manager to execute lease agreements, and any other documents necessary to implement the services contemplated under Service Agreement #S1904069, between the City of Roseville and De Lage Landen Financial Services, Inc. dba DLL Financial Solutions Partner, to provide copier lease services for all City departments.

Additionally, staff recommends City Council adopt two ordinances to approve budget adjustments for multi-functional printer (MFP) purchases by the Electric department and the Environmental Utilities department.

BACKGROUND

On August 1, 2018, City Council approved Service Agreement S1904069 with J.R.R. Enterprises, Inc. dba Caltronics Business Systems to provide copier lease and printing services for all city departments, as a result of a RFP. As part of this service agreement the City is required to execute leases with a third party to actually receive the multi-functional printers, so approval is needed for the City Manager to execute the leases with De Lage Landen Financial Services, Inc. dba DLL Financial Solutions Partner.

Each department has the option to purchase multi-functional printers outright or to procure them through a lease option. The Electric and Environmental Utilities departments have made the decision to purchase their multi-functional printers outright and require budget adjustments to do so.

FISCAL IMPACT

There is no fiscal impact as a result of sign these lease agreements with DeLage Landen Financial Services, Inc. dba DLL Financial Solutions Partners. Funding was included in the original Service Agreement (S1904069) with J.R.R. Enterprises, Inc. dba Caltronics Business Systems that was approved by City Council on August 1, 2018.

There is a fiscal impact for the Konica Minolta MFPs that will be purchased by Electric and Environmental Utilities. A budget adjustment of \$66,084.00 is needed for Electric and a budget adjustment of \$108,781.78 is needed for Environmental Utilities.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable

ENVIRONMENTAL REVIEW

The California Environmental Quality ACT (CEQA) does not apply to activities that will result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines 15061(b)(3)). Copier lease and printing services do not include the potential for a significant environment effect, and therefore is no subject to CEQA.

Respectfully Submitted,

Traci Bringgold, IT Client Services Supervisor

Hong Sae, Chief Information Officer

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, positioned above a horizontal line.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-447

lease agreement

Purchase Printers

Ordinance No. 6022

EU Budget Adjustment

Ordinance No. 6023

Electric Budget Adjustment

RESOLUTION NO. 18-447

APPROVING LEASE AGREEMENTS BETWEEN
THE CITY OF ROSEVILLE AND DE LAGE LANDEN FINANCIAL SERVICES, INC. DBA
DLL FINANCIAL SOLUTIONS PARTNERS AND AUTHORIZING THE CITY MANAGER
TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, lease agreements, for copier lease and printing services approved by City Council on August 1, 2018, between the City of Roseville and De Lage Landen Financial Services, Inc. dba DLL Financial Solutions Partners, have been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said leasing agreements are approved and that the City Manager is authorized to execute them and any other documents necessary to implement the copier lease and printing services contemplated under the original service agreement (S1904069), on behalf of the City of Roseville.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

LESSEE	Full Legal Name City of Roseville					Phone Number (916) 774-5159	
	DBA Name (if any)					Purchase Order Requisition Number	
EQUIPMENT INFORMATION	Billing Address 316 Vernon St #300		City Roseville	State CA	Zip 95678	Send Invoice to Attention of:	
	Equipment Make	Model No.	Serial Number	Description (Attach Separate Schedule If Necessary) See Schedule A			
Equipment Location (If not same as above) See Schedule A							
PAYMENT INFORMATION	Number of Lease Payments	Lease Payment (PLUS)	Sales Tax (EQUALS)	Total Lease Payment			
	60	\$4,810.59	+	348.77	=	\$5,159.36	
Term of Lease in Months: 60 Payment Frequency: ☒ Monthly ☐ Quarterly ☐ Other End of Lease Option: ☒ End of Lease Purchase Option shall be FMV unless another option is selected. ☐ FMV ☐ 10% ☐ \$1 ☐ Other							
Security Deposit (PLUS)	First Payment Period (PLUS)	Other (EQUALS)	Total Payment Enclosed				
\$0.00	+	\$0.00	+	\$0.00	=	\$0.00	
Lease Payment ☐ Includes ☒ does NOT include maintenance/service/supplies [check one]							

You agree to all of the Terms and Conditions contained in both sides of this Lease, and in any attachments to same (all of which are included by reference) and become part of this Agreement. You acknowledge to have read and agreed to all the Terms and Conditions and understand that this is a non-cancelable agreement for the full term shown above.

You acknowledge that the leased equipment is: ☒ NEW ☐ USED

Signature _____

Date _____

Print Name _____

Title _____

Legal Name of Corporation or Partnership
City of Roseville

(AGREEMENT MUST BE SIGNED BY AUTHORIZED CORPORATE OFFICER, PARTNER OR PROPRIETOR)

TERMS & CONDITIONS

Please read YOUR copy of this Lease Agreement ("Lease") carefully and feel free to ask US any questions YOU may have about it. Words "YOU" and "YOUR" refer to the "Lessee" and the words "WE", "US" and "OUR" refer to De Lage Landen Financial Services, Inc., the "Lessor" of the Equipment.

1. LEASE: WE agree to lease to YOU and YOU agree to lease from US, the equipment listed above (and on any attached schedule) including all replacement parts, repairs, additions and accessories ("Equipment") on the terms and conditions of this Lease and on any attached schedule. In order to maintain OUR rate of return, YOU authorize US to adjust the Lease Payments by not more than fifteen percent (15%) if the cost of the Equipment or taxes is more or less than the supplier's estimate or if the Lease is not accepted within thirty (30) days of the date YOU sign the Lease.

2. TERM: This Lease is effective on the date that it is accepted and signed by US, and the term of this Lease begins on that date or any later date that WE designate (the "Commencement Date") and continues thereafter for the number of months indicated above. As YOU will have possession of the Equipment from the date of its delivery, if WE accept and sign this Lease you will pay US interim rent for the period from the date the Equipment is delivered to YOU until the Commencement Date as reasonably calculated by US based on the Lease payment, the number of days in that period, and a month of 30 days. Lease Payments will be due as invoiced by US until the balance of the Lease Payments and any additional Lease Payments or expenses chargeable to YOU under this Lease are paid in full. YOUR obligation to pay the Lease Payments and YOUR other Lease obligations are absolute and unconditional and are not subject to cancellation, reduction, setoff or counterclaim. THIS AGREEMENT IS NON-CANCELABLE.

(Terms and Conditions continued on the second page of this Agreement.)

GUARANTY	To induce us to enter this Lease, the undersigned unconditionally guarantees the prompt payment of all the Lessee's obligations under the Lease. We are not required to proceed against the Lessee or the Equipment or enforce other remedies before proceeding against the undersigned. The undersigned waives notice of acceptance and all other notices or demand of any kind to which the undersigned may be entitled. The undersigned consents to any extensions or modification granted to the Lessee and the release and/or compromise of any obligations of the Lessee or any other guarantors without releasing the undersigned from his or her obligations. This is a continuing guarantee and will remain in effect in the event of the death of the undersigned, and will bind the heirs, administrators, representatives, successors and assigns of undersigned and may be enforced by or for the benefit of any assignee or successor of us. This guaranty is governed by and constituted in accordance with the laws of the Commonwealth of Pennsylvania and I consent to non-exclusive jurisdiction to any state or federal court in Pennsylvania and waive trial by jury.				
	Signature _____		Date _____		
	Print Name _____				
	Home Address _____				
	City _____	State _____	Zip _____		
	Phone _____				
	Signature _____		Date _____		
	Print Name _____				
	Home Address _____				
	City _____		State _____ Zip _____		
Phone _____					

ACCEPTANCE

You acknowledge that the Equipment shown above has been received, has been put in use, is in good working order and is satisfactory and acceptable. You also acknowledge receipt of the second page of this Lease.

Signature _____ Date _____

Print Name _____

Title _____

Legal Name of Corporation or Partnership
City of Roseville

LESSOR

Lessor Signature _____ Date _____

Print Name *Cynthia Zhang*

Title *Manager*

For **DE LAGE LANDEN FINANCIAL SERVICES, INC.**

Lease Number _____

Lease Commencement Date _____

Vendor I.D. Number _____

3. LATE CHARGES/DOCUMENTATION FEES: If a Lease Payment is not made when due, YOU will pay US, within one month, a late charge of 5% of the payment or \$10.00, whichever is greater, but only to the extent permitted by law. YOU agree to pay US a fee of \$75.00, plus 1/10th of one percent (1%) of the original Equipment cost in excess of \$50,000, to reimburse OUR expenses for preparing financing statements, other documentation costs and all ongoing administration costs during the term of this Lease. WE may increase the Lease Payment on an annual basis, in an amount not to exceed ten percent (10%) of the Lease Payment in effect at the end of the prior annual period.

4. DELIVERY AND ACCEPTANCE: YOU are responsible, at YOUR own cost, to arrange for the delivery and installation of the Equipment (unless such costs are included in the cost of the Equipment to US). If requested, YOU will sign a separate Equipment delivery and acceptance certificate. WE may at OUR discretion confirm by telephone that YOU have accepted the Equipment and this telephone verification of YOUR acceptance of the Equipment shall have the same effect as a signed delivery and acceptance certificate.

6. USE, MAINTENANCE, REPAIR, SUPPLIES AND WARRANTIES: WE are leasing the Equipment to YOU "AS-IS" and WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. WE transfer to YOU for the term of this Lease all warranties, if any, made by the manufacturer.

YOU ALSO ACKNOWLEDGE THAT NO ONE IS AUTHORIZED TO WAIVE OR CHANGE ANY TERM, PROVISION OR CONDITION OF THIS LEASE AND EXCEPT FOR THE MANUFACTURER WARRANTIES, MAKE ANY REPRESENTATION OR WARRANTY ABOUT THIS LEASE OR THE EQUIPMENT. WE SHALL NOT BE LIABLE FOR SPECIAL, RESULTING OR CONSEQUENTIAL DAMAGES OR LOSS OF PROFIT OCCASIONED BY ANY BREACH OF WARRANTY OR REPRESENTATION OR RESULTING FROM THE USE OR PERFORMANCE OF THE EQUIPMENT. YOUR OBLIGATION TO PAY IN FULL ANY AMOUNT DUE UNDER THE LEASE WILL NOT BE AFFECTED BY ANY DISPUTE, CLAIM, COUNTERCLAIM, DEFENSE OR OTHER RIGHT WHICH YOU MAY HAVE OR ASSERT AGAINST THE SUPPLIER OR THE EQUIPMENT MANUFACTURER. HAVE OR ASSERT AGAINST THE SUPPLIER OR THE EQUIPMENT MANUFACTURER.

6. TITLE, PERSONAL PROPERTY, LOCATION AND INSPECTION: Unless you have a \$1.00 purchase option, WE will have title to the Equipment. If YOU have a \$1.00 purchase option and/or the Lease is deemed to be a security agreement, YOU grant US a security interest in the Equipment and all proceeds thereof. YOU have the right to use the Equipment for the full Lease term provided YOU comply with the terms and conditions of this Lease. Although the Equipment may become attached to real estate, it remains personal property and YOU agree not to permit a lien to be placed upon the Equipment or to remove the Equipment without OUR prior written consent. If WE feel it is necessary, YOU agree to provide US with waivers of interest or liens, from anyone claiming any interest in the real estate on which any item of Equipment is located. WE also have the right, at reasonable times, to inspect the Equipment.

7. MAINTENANCE: YOU are required, at YOUR own cost and expense, to keep the Equipment in good repair, condition and working order, except for ordinary wear and tear, and YOU will supply all parts and servicing required. All replacement parts used or installed and repairs made to the Equipment will become OUR property. The Lease Payments set forth above do not include the cost of maintenance, service, and/or supplies ("Service"), unless indicated in the above "Payment Information" box. Notwithstanding anything to the contrary, however, YOU agree that WE are not responsible for providing such Service for the Equipment and YOU will make all claims related to Service to the Service provider ("Provider") that YOU enter into an agreement with to provide such Service and such claims will not affect YOUR obligation to make all required Lease Payments. No Provider may alter the terms of this Lease or make any promises or arrangements that alter OUR rights or YOUR obligations under this Lease. YOU agree that YOU are expressly assuming any risks arising from such Provider's inability to deliver such Service, under any circumstance, including, without limitation, such Provider's financial condition or its inability to repair or service the Equipment.

8. ASSIGNMENT: YOU AGREE NOT TO TRANSFER, SELL, SUBLEASE, ASSIGN, PLEDGE OR ENCUMBER EITHER THE EQUIPMENT OR ANY RIGHTS UNDER THIS LEASE WITHOUT OUR PRIOR WRITTEN CONSENT. YOU agree that WE may sell, assign or transfer this Lease and if WE do, the new owner will have the same rights and benefits that WE now have and will not have to perform any of OUR obligations and that the rights of the new owner will not be subject to any claims, defenses, or set-offs that YOU may have against US.

9. REDELIVERY AND RENEWAL: Upon at least sixty (60) but not more than one hundred twenty (120) days written notice to US prior to the expiration of the Lease term, YOU shall advise US of YOUR intention to return the Equipment to US at the end of the Lease term. Provided YOU have given such timely notice, YOU shall return the Equipment, freight and insurance prepaid, to US in good repair, condition and working order, ordinary wear and tear excepted, in a manner and to a location designated by US. If YOU fail to notify US, or having notified US, YOU fail to return the Equipment as provided herein, this Lease shall renew for consecutive sixty (60) day periods and YOU agree to continue to make Lease Payments at the same monthly Lease Payments as set forth in the Lease subject to the right of either party to terminate the Lease upon sixty (60) days written notice, in which case YOU will immediately deliver the Equipment to US as stated in this paragraph. YOU shall remove all confidential information from any Equipment prior to return to US in compliance with all applicable state and federal laws.

10. LOSS OR DAMAGE: YOU are responsible for the risk of loss or destruction of, or damage to the Equipment. No such loss or damage relieves YOU from any obligation under this Lease.

11. INDEMNITY: WE are not responsible for any losses or injuries caused by the installation or use of the Equipment. YOU agree to reimburse US for and to defend US against any claim for losses or injuries caused by the Equipment. This indemnity will continue even after the termination of this Lease.

12. TAXES: YOU agree to pay all license and registration fees, sale and use taxes, personal property taxes and all other taxes and charges, relating to the ownership, leasing, rental, sale, purchase, possession or use of the Equipment as part of the Lease Payment or as billed by US. YOU agree that if WE pay any taxes or charges on YOUR behalf, YOU will reimburse US for all such payments and will pay US interest and a late charge (as calculated in Section 3) on such payments with the next Lease Payment, plus a fee for OUR collecting and administering any taxes, assessments or fees and remitting them to the appropriate authorities. YOU will indemnify US on an after-tax basis against the loss of any tax benefits anticipated at the Commencement Date arising out of YOUR acts or omissions.

13. INSURANCE: During the term of this Lease, YOU will keep the Equipment insured against risks of loss or damage in an amount not less than the replacement cost of the Equipment, without deductible and without co-insurance. YOU will also obtain and maintain for the term of this Lease, comprehensive public liability insurance covering both personal injury and property damage of at least \$100,000 per person and \$300,000 per occurrence for bodily injury and \$50,000 for property damage. WE will be the sole named loss payee on the property insurance and named as an additional insured on the public liability insurance. YOU will pay all premiums for such insurance and must deliver proof of insurance coverage satisfactory to US. If YOU do not provide such insurance, YOU agree that WE have the right, but not the obligation,

to obtain insurance against theft and physical damage and add an insurance fee to the amount due from you, on which we make a profit.

14. DEFAULT: YOU are in default of this Lease if any of the following occurs: a) YOU fail to pay any Lease Payment or other sum when due; b) YOU breach any warranty or other obligation under this Lease, or any other agreement with US; c) YOU, any partner or any guarantor dies, YOU become insolvent or unable to pay YOUR debts when due; YOU stop doing business as a going concern; YOU merge, consolidate, transfer all or substantially all of YOUR assets; YOU make an assignment for the benefit of creditors or YOU undergo a substantial deterioration in YOUR financial condition; or d) YOU, any guarantor or any partner, voluntarily file or have filed against YOU or it involuntarily, a petition for liquidation, reorganization, adjustment of debt or similar relief under the Federal Bankruptcy Code or any other present or future federal or state bankruptcy or insolvency law, or a trustee, receiver or liquidator is appointed for YOU or it or a substantial part of YOUR or its assets.

15. REMEDIES: WE have the following remedies if YOU are in default of this Lease: WE may declare the entire balance of the unpaid Lease Payments for the full term immediately due and payable, sue for and receive all Lease Payments and any other payments then accrued or accelerated under this Lease or any other agreement plus the estimated fair market value of the Equipment at the end of the originally scheduled term or the End of Lease Option Price ("Residual"), and all accelerated Lease Payments and the Residual will be discounted to the date of the default at the lesser of (a) per annum interest rate equivalent to that of a U.S. Treasury constant maturity obligation (as reported by the U.S. Treasury Department) that would have a repayment term equal to the remaining Lease term, all as reasonably determined by US, or (b) 3% per annum, but only to the extent permitted by law; charge YOU interest on all monies due US at the rate of eighteen percent (18%) per year from the date of default until paid, but in no event more than the maximum rate permitted by law; charge YOU a return-check or non-sufficient funds charge ("NSF Charge") of \$25.00 for a check that is returned for any reason; and require that YOU return the Equipment to US and in the event YOU fail to return the Equipment, enter upon the premises peacefully with or without legal process where the Equipment is located and repossess the Equipment. Such return or repossession of the Equipment will not constitute a termination of this Lease unless WE expressly notify YOU in writing. In the event the Equipment is returned or repossessed by US and unless WE have terminated this Lease, WE will sell or re-rent the Equipment to any persons with any terms WE determine, at one or more public or private sales, with or without notice to YOU, and apply the net proceeds after deducting the costs and expenses of such sale or re-rent, to YOUR obligations with YOU remaining liable for any deficiency and with any excess being retained by US. The credit for any sums to be received by US from any such rental shall be discounted to the date of the agreement at six percent (6%) per year.

YOU are also required to pay (i) all expenses incurred by US in connection with the enforcement of any remedies, including all expenses of repossessing, storing, shipping, repainting and selling the Equipment, and (ii) reasonable attorneys' fees.

16. PURCHASE OPTION: Upon expiration of the Lease term, provided YOU are not in default, YOU shall have the option to purchase all but not less than all of the Equipment on the terms as indicated in the End of Lease Options checked above. WE will use OUR reasonable judgment to determine the Equipment's fair market value for all FMV purchase options which shall be based on the Equipment remaining in place.

17. SECURITY DEPOSIT: Any security deposit is non-interest bearing. WE may apply any security deposit to cure any default by YOU, in which event YOU will promptly restore any amount so applied. If YOU are not in default, any security deposit will be returned to YOU at the termination of this Lease.

18. WARRANTIES: YOU warrant and represent that the Equipment will be used for business purposes, and not for personal, family or household purposes.

19. UCC FILINGS AND FINANCIAL STATEMENTS: YOU authorize US to file a Uniform Commercial Code ("UCC") financing statement with respect to the Equipment and grant US the right to sign such financing statement on YOUR behalf. If WE feel it is necessary, YOU agree to submit financial statements (audited if available) on a quarterly basis.

20. UCC — ARTICLE 2A PROVISIONS: YOU agree that this Lease is a Finance Lease as that term is defined in Article 2A of the UCC. YOU acknowledge that WE have given YOU the name of the Supplier of the Equipment. WE hereby notify YOU that YOU may have rights under the contract with the Supplier and YOU may contact the Supplier for a description of any rights or warranties that YOU may have under this supply contract. YOU also waive any and all rights and remedies granted YOU under Sections 2A-508 through 2A-522 of the UCC.

21. CHOICE OF LAW: This Lease shall be deemed fully executed and performed in the Commonwealth of Pennsylvania and shall be governed and construed in accordance with the laws thereof. YOU consent to and agree that non-exclusive jurisdiction, personal or otherwise, over YOU and the Equipment shall be with the Courts of the Commonwealth of Pennsylvania or the Federal District Court for the Eastern District of Pennsylvania solely at our option with respect to any provision of this Lease. YOU irrevocably waive YOUR right to a trial by jury.

22. ENTIRE AGREEMENT; SEVERABILITY; WAIVERS: This Lease contains the entire agreement and understanding. No agreements or understandings are binding on the parties unless set forth in writing and signed by the parties. Any provision of this Lease which for any reason may be held unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective without invalidating the remaining provisions of this Lease. THIS LEASE IS NOT INTENDED FOR TRANSACTIONS WITH AN EQUIPMENT COST LESS THAN \$1,000.

23. FACSIMILE DOCUMENTATION AND MISCELLANEOUS: YOU agree that this Lease may be executed in counterparts and any facsimile, photographic or other electronic transmission and/or electronic signing of this Lease by you when manually countersigned by US or attached to OUR original signature counterpart and/or in OUR possession shall constitute the sole original chattel paper as defined in the UCC for all purposes and will be admissible as legal evidence thereof. At OUR option, WE may require a manual signature. You authorize us and our agents to contact you about all of your accounts with us in any way, such as calling, texting, or using an automated dialer, at any number or email address you have provided to us, from which you have contacted us, or at which we believe we can reach you, even if you are charged for such contact by a provider.

180EDOC390

Schedule A to Lease Agreement

City of Roseville First Order

Department	Address	Current Config.	Recommended Model	Recommended Config.
City Clerk	311 Vernon	4 Paper Trays & Floor Finisher	C759	2 Paper Trays, 1 Tray 1,500 Sheet, 1 Tray 1,000 Sheets & 50 Sheet Finisher
Engineering	311 Vernon	4 Paper Trays	C558	2 Paper Trays, LCT Base & Floor Finisher
Public Works	311 Vernon	4 Paper Trays & Floor Finisher	C558	2 Paper Trays, LCT Base & Floor Finisher
Finance Dept	311 Vernon	4 Paper Trays & Floor Finisher	C558	2 Paper Trays, LCT Base & Floor Finisher, Punch
Parks and Recreation	316 Vernon	4 Paper Trays & Floor Finisher	C658	2 Paper Trays, LCT Base & Floor Finisher, Punch
Permit Center	311 Vernon	4 Paper Trays & Inner Finisher	C458	2 Paper Trays, LCT Base & Floor Finisher
Planning Dept	311 Vernon	4 Paper Trays & Floor Finisher	C558	2 Paper Trays, LCT Base & Floor Finisher
Planning Dept	311 Vernon	4 Paper Trays & Floor Finisher	C759	2 Paper Trays, 1 Tray 1,500 Sheet, 1 Tray 1,000 Sheets & 100 Sheet Finisher, Z-Fold & Hole Punch
Adventure Club at Orchard	4375 Brookstone Dr.	1 Paper Tray	C3351	1 Paper Tray
Fire Station 4	1900 Eureka Rd		C3351	2 paper trays and copy desk, Fax
Parks (indoor pool)	10210 Fairway Dr.		C458	2 Paper Trays, LCT Base & Floor Finisher, Hole Punch
Police Records (1st Flr)	1051 Junction Blvd	2 LCT trays, 2 Paper Trays, Floor Finisher, Fax	C658	2 Paper Trays, LCT Base & Floor Finisher, Fax
Police Records (1st Flr)	1051 Junction Blvd	2 LCT trays, 2 Paper Trays, Floor Finisher	C658	2 Paper Trays, LCT Base & Floor Finisher
Parks Riley Library	1501 Pleasant Grove Blv	4 Trays, Inner Finisher	C458	2 Trays, LCT Base, Floor Finisher
Parks Maidu Library	1530 Maidu Dr.	4 Trays	C458	2 Trays, plain base
Parks (Sports Club)	1545 Pleasant Grove Blv	4 Trays, Side LCT	C558	2 Trays, LCT Base, Floor Finisher, Punch
Parks Downtown Library	225 Taylor St.	2 Trays, Inner Finisher	C458	2 Trays, LCT Base, Floor Finisher
Parks Maidu Community Center	1550 Maidu Dr.	2 Trays	C458	2 Trays, LCT Base, Floor Finisher
Parks Maintenance (admin)	2005 Hilltop Cir.	4 Trays, Floor Finisher	C458	2 Trays, LCT Base, Floor Finisher, Punch, Fax
Parks Maintenance (warehouse)	2025 Hilltop Cir.	2 Paper Trays	C458	2 Trays, LCT Base
Parks (Mahany Shop)	1565 Pleasant Grove Blv	NA	C3351	1 Paper Tray
Parks (Maidu Shop)	1550 Maidu Dr.	NA	C3351	1 Paper Tray
Adventure Club Blue Oaks	8150 Horncastle Ave	1 Paper Tray	C3351	1 Paper Tray
Adventure Club C Gates	1051 Trehowell Dr.	1 Paper Tray	C3351	1 Paper Tray
Adventure Club Cirby	814 Darling Way	1 Paper Tray	C3351	1 Paper Tray
Adventure Club Coyote Ridge	1751 Morningstar Dr	1 Paper Tray	C3351	1 Paper Tray
Adventure Club Crestmont	1501 Sheridan Ave	1 Paper Tray	C3351	1 Paper Tray
Adventure Club Dry Creek	3151 Hopscotch Way	1 Paper Tray	C3351	1 Paper Tray
Adventure Club Fiddymont Farms	4001 Brickmason Cir	1 Paper Tray	C3351	1 Paper Tray
Adventure Club Heritage Oak	2271 Americana Dr.	1 Paper Tray	C3351	1 Paper Tray
Adventure Club Junction	2150 Ellison Dr.	1 Paper Tray	C3351	1 Paper Tray
Adventure Club Kaseberg	1040 Main St.	1 Paper Tray	C3351	1 Paper Tray
Adventure Club Quail Glen	1250 Canevari Dr.	1 Paper Tray	C3351	1 Paper Tray
Adventure Club Sargeant	1200 Ridgecrest Way	1 Paper Tray	C3351	1 Paper Tray
Adventure Club Spranger	699 Shasta Ave	1 Paper Tray	C3351	1 Paper Tray
Adventure Club Stoneridge	2501 Alexandria Dr	1 Paper Tray	C3351	1 Paper Tray
Adventure Club T Jeff	750 Central Park Dr.	1 Paper Tray	C3351	1 Paper Tray
Adventure Club V Brown	250 Trestle Rd.	1 Paper Tray	C3351	1 Paper Tray
Adventure Club Woodbridge	515 Niles Ave	1 Paper Tray	C3351	1 Paper Tray

LEASE AGREEMENT ADDENDUM

This Lease Agreement Addendum ("Addendum") is made part of and amends that certain Lease Agreement dated _____ by and between De Lage Landen Financial Services, Inc. ("Lessor") and City of Roseville ("Lessee"). The words "you" and "your" refer to the Lessee and the words "we", "us" and "our" refer to the Lessor. Unless otherwise defined herein, capitalized terms shall have the definition set forth in the Lease.

NOW, THEREFORE, for good and valuable consideration, intending to be legally bound and pursuant to the terms and conditions of the Lease, it is hereby agreed as follows:

A. Section 1 of the Lease is hereby deleted in its entirety and replaced with the following:

"1. Lease: We agree to lease to YOU and YOU agree to lease from US, the equipment listed above (and on any attached schedule) including all replacement parts, repairs, additions and accessories (Equipment) on the terms and conditions of this Lease and on any attached schedule."

B. Section 21 of the Lease is hereby deleted in its entirety and replaced with the following:

"21. CHOICE OF LAW: This lease shall be deemed fully executed and performed in the State of California and shall be governed and construed in accordance with the laws thereof. YOU consent to and agree that non-exclusive jurisdiction personal or otherwise, over YOU and the Equipment shall be with the Courts of the State of California or the Federal District Court for the State of California solely at our option with respect to any provision of this Lease. YOU irrevocably waive YOUR right to a trial by jury"

It is expressly agreed by the parties that this Addendum is supplemental to the Lease which is by reference made a part hereof and all the terms and conditions and provisions thereof, unless specifically modified herein, are to apply to this Addendum and are made a part of this Addendum as though they were expressly rewritten.

In the event of any conflict, inconsistency or incongruity between the provisions of this Addendum and any of the provisions of the Lease, the provisions of this Addendum shall in all respects govern and control.

This Addendum may be executed by one or more of the parties on any number of separate counterparts, each of which counterparts shall be an original, but all of which when together shall be deemed to constitute one and the same instrument.

This Addendum has been executed and delivered in, and shall be construed in accordance with the laws of the State of California.

The terms hereof may not be terminated, amended, supplemented or modified orally, but only by an instrument duly authorized by each of the parties hereto.

You agree that a facsimile copy of this letter agreement with facsimile signatures may be treated as an original and will be admissible as evidence in a court of law.

IN WITNESS WHEREOF, the parties have caused this Addendum to be executed on the date set forth above.

CITY OF ROSEVILLE

By: _____

Print name: _____

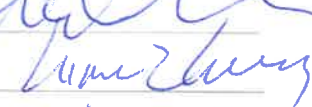
Title: _____

DE LAGE LANDEN FINANCIAL SERVICES

By: _____

Print name: _____

Title: _____


FISCAL FUNDING ADDENDUM

CUSTOMER	Full Legal Name <u>City of Roseville</u>	DBA Name (If Any) _____		
	Billing Address <u>316 Vernon St. #300</u>	Phone Number <u>9167745157</u>		
	City <u>Roseville</u>	County _____	State <u>CA</u>	Zip Code <u>95678</u>
	Agreement Number _____		Agreement Date _____	

Customer warrants that it has funds available to pay all rents (the "Payments") payable under the above identified Agreement until the end of Customer's current appropriation period. If Customer's legislative body or other funding authority does not appropriate funds for Payments for any subsequent appropriation period and Customer does not otherwise have funds available to lawfully pay the Payments (a "Non-Appropriation Event"), Customer may, subject to the conditions herein and upon prior written notice to Company (the "Non-Appropriation Notice"), effective sixty (60) days after the later of Company's receipt of same or the end of the Customer's current appropriation period (the "Non-Appropriation Date"), terminate the Agreement and be released of its obligation to make all Payments due Company coming due after the Non-Appropriation Date. As a condition to exercising its rights under this Addendum, Customer shall (1) provide in the Non-Appropriation Notice a certification of a responsible official that a Non-Appropriation Event has occurred, (2) deliver to Company an opinion of Customer's counsel (addressed to Company) verifying that the Non-Appropriation Event as set forth in the Non-Appropriation Notice has occurred, (3) return the equipment/system subject to the Agreement (the "Equipment/System") on or before the Non-Appropriation Date to Company or a location designated by Company, in the condition required by, and in accordance with the return provisions of the Agreement and at Customer's expense, and (4) pay Company all sums payable to Company under the Agreement up to the Non-Appropriation Date.

In the event of any Non-Appropriation Event, Company shall retain all sums paid hereunder or under the Agreement by Customer, including the Security Deposit (if any) specified in the Agreement.

Customer further represents, warrants and covenants for the benefit of Company that:

- (a) Customer is a municipal corporation and political subdivision duly organized and existing under the constitution and laws of the State.
- (b) Customer is authorized under the constitution and laws of the State, and has been duly authorized to enter into the Agreement and the transaction contemplated hereby and to perform all of its obligations thereunder.
- (c) The Agreement constitutes the legal, valid and binding obligation of Customer enforceable in accordance with its terms, except to the extent limited by applicable bankruptcy, insolvency, reorganization or other laws affecting creditors' rights generally.
- (d) Customer has complied with such public bidding requirements as may be applicable to the Agreement.
- (e) The Equipment/System described in the Agreement is essential to the function of Customer or to the service Customer provides to its citizens. Customer has an immediate need for, and expects to make immediate use of, substantially all the Equipment/System, which need is not temporary or expected to diminish in the foreseeable future.
- (f) Customer has never failed to appropriate or otherwise make available funds sufficient to pay rental or other payments coming due under any lease, lease purchase, installment sale or other similar agreement.

CUSTOMER AGREE THAT A FACSIMILE COPY OR OTHER ELECTRONIC TRANSMISSION OF THIS DOCUMENT WITH FACSIMILE AND/OR ELECTRONIC SIGNATURES MAY BE TREATED AS AN ORIGINAL AND WILL BE ADMISSIBLE AS EVIDENCE IN A COURT OF LAW.

CUSTOMER SIGNATURE	Signature X _____ (MUST BE SIGNED BY AUTHORIZED REPRESENTATIVE OR OFFICER OF GOVERNMENT ENTITY)
	Print Name _____
	Title _____ Date _____
	Name of Government Entity _____
ACCEPTED BY COMPANY	Signature X _____
	Print Name _____
	Title _____ Date _____
	Name of Corporation or Partnership _____

OPINION OF COUNSEL LETTER

Date: September 13, 2018

De Lage Landen Financial Services, Inc.
1111 Old Eagle School Road
Wayne, PA 19087

Gentlemen/Ladies:

Reference is made to the Agreement between De Lage Landen Financial Services, Inc. (herein called "Company"), and CITY OF ROSEVILLE (herein called "Customer") for the lease or rental of SEE SCHEDULE A (equipment description). Unless otherwise defined herein, terms which are defined or defined by reference in the Agreement or any exhibit or schedule thereto shall have the same meaning when used herein as such terms have therein.

The undersigned is Counsel for the Customer in connection with the negotiation, execution and delivery of the Agreement, and as such I am able to render a legal opinion as follows:

1. The Customer is a public body corporate and politic of the State of California and is authorized by the Constitution and laws of the State of California to enter into the transactions contemplated by the Agreement and to carry out its obligations thereunder.
2. The Agreement set forth above has been duly authorized, executed and delivered by the Customer and constitutes a valid, legal and binding agreement enforceable in accordance with its terms.
3. No further approval, consent or withholding of objections is required from any federal, state or local governmental authority with respect to the entering into or performance by the Customer of the Agreement and the transactions contemplated thereby.
4. The entering into and performance of the Agreement and the other related documents will not violate any judgment, order, law or regulation applicable to the Customer or result in any breach of, or constitute a default under, or result in the creation of any lien, charge, security interest or other encumbrance upon any assets of the Customer or the equipment pursuant to any indenture, mortgage, deed of trust, bank loan, credit agreement or other instrument by which the Customer is a party or by which it or its assets may be bound.
5. There are no actions, suits or proceedings pending or, to the knowledge of the Customer, threatened against or affecting the Customer in any court or before and governmental commission, board or authority, which, if adversely determined, will have a material adverse effect on the ability of the Customer to perform its obligations under the Agreement.
6. The equipment is personal property and, when subject to use by the Customer, will not be or become fixtures under the laws of the State of California.
7. All required public bidding procedures regarding the award of the Agreement have been followed by the Customer.
8. Except as provided in the Agreement, Customer has no authority (statutory or otherwise) to terminate the Agreement prior to the end of its term for any reason other than non-appropriation of funds to pay the Payments for any fiscal period during the term of the Agreement.

YOU AGREE THAT A FACSIMILE COPY OR OTHER ELECTRONIC TRANSMISSION OF THIS DOCUMENT WITH FACSIMILE AND/OR ELECTRONIC SIGNATURES MAY BE TREATED AS AN ORIGINAL AND WILL BE ADMISSIBLE AS EVIDENCE IN A COURT OF LAW.

Very truly yours,

BY: 

PRINT NAME: Michael Christensen

TITLE: Deputy City Attorney

DELIVERY AND ACCEPTANCE

AGREEMENT NAME/DESCRIPTION Lease Agreement

AGREEMENT DATE _____

AGREEMENT NUMBER _____

COMPANY NAME De Lage Landen Financial Services, Inc.

CUSTOMER	Full Legal Name	<u>CITY OF ROSEVILLE</u>		DBA Name (If Any)	
	Billing Address	<u>316 Vernon St. #300</u>		Phone Number	<u>916 774 5159</u>
	City	<u>ROSEVILLE</u>	County	State	<u>CA</u> Zip Code <u>95678</u>
EQUIPMENT / SYSTEM INFORMATION	Equipment / System Location (If not same as above)	<u>SEE SCHEDULE A</u>			
	City		County	State	Zip Code
	Quantity	Model Number	Serial Number (If applicable)	Description (Attach Schedule if Necessary)	Initial Meter Reading (if applicable)
	<u>SEE ATTACHMENT/SCHEDULE A</u>				

Customer certifies that all of the above described Equipment/System financed by Company has been received in good condition, installed, operates properly, and is, therefore unconditionally accepted for purposes of the above-referenced Agreement Number (the "Agreement"). Customer authorizes Company to pay the vendor for the Equipment/System.

YOU AGREE THAT A FACSIMILE COPY OR OTHER ELECTRONIC TRANSMISSION OF THIS DOCUMENT WITH FACSIMILE AND/OR ELECTRONIC SIGNATURES MAY BE TREATED AS AN ORIGINAL AND WILL BE ADMISSIBLE AS EVIDENCE IN A COURT OF LAW.

CUSTOMER SIGNATURE	Signature	(AGREEMENT MUST BE SIGNED BY AUTHORIZED CORPORATE OFFICER, PARTNER OR PROPRIETOR)	
	Print Name		
	Title		Date
	For	<u>CITY OF ROSEVILLE</u>	
		Legal Name of Corporation or Partnership	

OFFICE USE ONLY	Name of Authorized person verifying Delivery and Acceptance of Equipment	
	Signature of Employee who made Telephone Verification	
	Date of Telephone Verification	

17ANC006

CoR - Purchases

Department	Current Config.	Recommended Model	Recommended Config.	Recommended Pricing
Electric	4 Paper Trays & Floor Finisher	C558	2 Paper Trays, LCT Base & Floor Finisher	\$7,961.13
Electric	4 Paper Trays & Floor Finisher	C558	2 Paper Trays, LCT Base & Floor Finisher	\$7,961.13
Electric Dept.	4 Paper Trays & Floor Finisher	C458	2 Paper Trays, LCT Base & Floor Finisher, Punch	\$5,756.44
Electric Dispatch	4 Paper Trays & Floor Finisher	C458	2 Paper Trays, LCT Base & Floor Finisher, Fax	\$5,995.44
Electric	4 Paper Trays & Floor Finisher	C458	2 Paper Trays, LCT Base & Floor Finisher, Fax	\$5,995.44
Electric	4 Paper Trays & Floor Finisher	C458	2 Paper Trays, LCT Base & Floor Finisher	\$5,589.44
Electric	4 Paper Trays & Floor Finisher	C458	2 Paper Trays, LCT Base & Floor Finisher	\$5,589.44
Electric	4 Paper Trays & Floor Finisher	C458	2 Paper Trays, LCT Base & Floor Finisher	\$5,589.44
Electric	4 Paper Trays & Floor Finisher	C458	2 Paper Trays, LCT Base & Floor Finisher	\$5,589.44
Electric	4 Paper Trays & Floor Finisher	C458	2 Paper Trays, LCT Base & Floor Finisher	\$5,589.44
Total				\$61,616.78
Total with Tax				\$66,084.00
EU (water admin)	4 Trays, Floor Finisher	C458	2 Trays, LCT Base, Floor Finisher, Hole Punch	\$5,756.44
EU (solid waste admin)	4 Trays, Inner Finisher	C558	2 Trays, LCT Base, Floor Finisher, Punch	\$8,128.13
EU (solid waste)	2 Trays, Floor Finisher, Hole Punch	C458	2 Trays, LCT Base, Floor Finisher, Hole Punch	\$5,756.44
EU (water shop)	1 Tray- Sits on Cabinet	C3351	1 Paper Tray	\$1,660.00
EU (water prod.)	2 Trays, Floor Finisher, Hole Punch	C458	2 Trays, LCT Base, Floor Finisher, Hole Punch	\$5,756.44
EU (wwtp shop)	2 Trays	C458	2 Trays, LCT Base	\$5,027.44
EU (wwtp admin)	2 Trays, Inner Finisher	C458	2 Trays, LCT Base, Floor Finisher	\$5,589.44
EU (wwtp warehouse)	2 Trays, Inner Finisher	C458	2 Trays, LCT Base, Floor Finisher	\$5,589.44
EU (wwtp maint.)	2 Trays, Inner Finisher	C458	2 Trays, LCT Base, Floor Finisher	\$5,589.44
EU (wwtp operations)	2 Trays, Inner Finisher	C458	2 Trays, LCT Base, Floor Finisher, Hole Punch	\$5,756.44
EU (wastewater coll)	2 Trays	C558	2 Trays, LCT Base, Floor Finisher, Punch	\$8,128.13
EU (pleasant grove wwtp)	4 Trays, Floor Finisher	C458	2 Trays, LCT Base, Floor Finisher, Hole Punch	\$5,756.44
EU (water)	4 Trays, Floor Finisher	C458	2 Trays, LCT Base, Floor Finisher	\$5,589.44
Enviro. Utilities Admin	4 Paper Trays & Floor Finisher	C558	2 Paper Trays, LCT Base & Floor Finisher, Hole Punch	\$8,128.13
Enviro. Utilities/Tech Ser.	4 Paper Trays & Floor Finisher	C759	2 Paper Trays, 1 Tray 1,500 Sheet, 1 Tray 1,000 Sheets & 100 Sheet Finisher, Z-Fold & Hole Punch	\$19,216.44
Total				\$101,428.23
Total with Tax				\$108,781.78
EU & Electric Total				\$174,865.77

ORDINANCE NO. 6022

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE 2018-19
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2018-19, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for multi-functional printers, per request of the Environmental Utilities Department, as listed on the attached Request for Budget Adjustment in the amount of \$108,783.00.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this
_____ day of _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT FINANCE DEPARTMENT

Instructions: Complete all necessary fields. Fields marked with an asterisk (*) are mandatory and required for processing. Obtain required approvals and process according to the procedure outlined in:

[A.R. 6.01 Budget Adjustment Policy & Procedure.](#)

For more detailed budget adjustment training information, including examples, please click on the following link:

[Miscellaneous Budget Training Information.](#)

REQUESTER*: Janet Vargas

DEPARTMENT/DIVISION*: Environmental Utilities Administration

FISCAL YEAR/EFFECTIVE DATE*: FY19

PROPOSED COUNCIL DATE (if applicable): 10/17/2018

USE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL		FUND*	JL		
	ORG KEY*	OBJECT*		PROJECT	ACTIVITY	
14,892	31950	6002	463			Technology Replacement
44,441	31550	6002	474			Technology Replacement
49,450	31050	6002	482			Technology Replacement
\$ 108,783	TOTAL					

SOURCE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL		FUND*	JL		
	ORG KEY	OBJECT		PROJECT	ACTIVITY	
14,892			463			Available Funds
44,441			474			Available Funds
49,450			482			Available Funds
\$ 108,783	TOTAL					

FINANCE USE	Approved:					
		9/21/18			9/24/18	
	BUDGET MANAGER/DESIGNEE	DATE		Finance Director	Date	

Justification for Budget Adjustment*:

Environmental Utilities has 15 multi-functional printers (MFP) across the department offices, shops, and plants. Two were previous rentals and the remaining were installed in 2008/2009. These older machines are reaching or have reached end of life and need to be replaced. We are requesting a budget adjustment to appropriate available funds to purchase the needed MFPs.

Approved:		Approved:	
	9/21-18		
REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	CITY MANAGER	DATE

ORDINANCE NO. 6023

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE 2018-19
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2018-19, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for multi-function printers, per the request of the Electric Department as listed on the attached Request for Budget Adjustment in the amount of \$66,084.00.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this
_____ day of _____, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT FINANCE DEPARTMENT

Instructions: Complete all necessary fields. Fields marked with an asterisk (*) are mandatory and required for processing. Obtain required approvals and process according to the procedure outlined in:

[A.R. 6.01 Budget Adjustment Policy & Procedure.](#)

For more detailed budget adjustment training information, including examples, please click on the following link:

[Miscellaneous Budget Training Information.](#)

REQUESTER*: Philip McAvoy

DEPARTMENT/DIVISION*: Electric/Admin

FISCAL YEAR/EFFECTIVE DATE*: FY2018-19

PROPOSED COUNCIL DATE (if applicable): 10/03/2018

USE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY*	OBJECT*	FUND*	PROJECT	ACTIVITY	
66084.00	08600	6002	490			Electric Operations Fund / Technology Equipment
\$ 66084.00	TOTAL					
SOURCE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY	OBJECT	FUND*	PROJECT	ACTIVITY	
66084.00			490			Electric Operations Fund / Available Resources
\$ 66084.00	TOTAL					
FINANCE USE						
Approved:		9-21-18		D. W. King		9/24/18
BUDGET MANAGER/DESIGNEE		DATE		Finance Director		Date

Justification for Budget Adjustment*:

Roseville Electric Utility has 10 multi-functional printers across the department offices, shops, and plants. These older machines have reached end of life and need replacement. Staff requests a budget adjustment to provide available funds to purchase the needed printers.

Approved:	9-21-18	Approved:	
REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	CITY MANAGER	DATE



COUNCIL COMMUNICATION

CC #: 9620

File #: 0707

Title: Johnson Pool Accessibility Improvements Project - Contract Award

Contact: Rjahja Canlas 916-774-5342 rcanlas@roseville.ca.us

Meeting Date: 11/7/2018

Item #: 7.21.

RECOMMENDATION TO COUNCIL

Award the Johnson Pool Accessibility Improvements Project to apparent low bidder, HA Construction, authorize the City Manager to execute the agreement with HA Construction in the amount of \$92,000.00, and authorize staff to approve change order requests in an amount not to exceed 10% of the contract amount.

BACKGROUND

Public parking at Johnson Pool is currently on-street parking only. This project will construct an off-street accessible parking stall at Johnson Pool to meet current codes. Several additive alternatives were included in the project. These alternatives include accessibility improvements to 1) access ramp and stairs, 2) outdoor shower, 3) drinking fountain, 4) break-room sink, and 5) sidewalk, curb, and gutter. Staff recommends award of the base bid and all additive alternatives.

City Council approved the project plans and specifications at the June 20, 2018 meeting. Bids were scheduled to be opened on July 23, 2018. However, no bids were received. Staff re-advertised the project. A total of 2 bids were received and were opened on August 27, 2018. The bid results and architects' estimate are as follows:

Bidder	Total Lump Sum Bid (Base plus Alternatives)
HA Construction	\$ 92,000.00
The Design Build, Inc.	\$ 139,922.00
Architects' Estimate	\$ 91,890.00

Staff recommends award of the project to HA Construction in the amount of \$92,000.00 for the base bid and all additive alternatives.

Contingency

During the course of a construction project, it is common to encounter unanticipated or changed conditions in the field which necessitate additions or other changes to the project and the contract. For this project, Staff requests authorization to approve change order requests in an amount not to

exceed 10% of the contract price in accordance with the terms and conditions of the contract.

FISCAL IMPACT

Funding for the project was approved in FY2016-17 using grant funds from the Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG). Ongoing maintenance costs are funded through the operating budget of the Parks, Recreation & Libraries Department. There will be no additional maintenance costs as a result of this project.

ECONOMIC DEVELOPMENT / JOBS CREATED

Based on Federal guidelines, there is one job created for every \$92,000 in direct government spending. Based on that guideline, this project is forecast to create one new job.

ENVIRONMENTAL REVIEW

The proposed project involves the minor alteration of an existing facility, the replacement or reconstruction of existing structures and facilities, and the construction of a limited number of small facilities. These activities are categorically exempt from CEQA as Class 1 (Existing Facilities), 2 (Replacement or Reconstruction), and 3 (New Construction or Conversion of Small Structures) Categorical Exemptions (State CEQA Guidelines Section 15301, 15302, and 15303). The Exemption has been prepared and no further CEQA action is required.

Respectfully Submitted,

Rjahja Canlas, Park Development Analyst

Dion Louthan, Director, Parks, Recreation & Libraries



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-456

Agreement

Bid Summary Sheet

RESOLUTION NO. 18-456

APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE
AND HA CONSTRUCTION, AND AUTHORIZING THE CITY MANAGER TO
EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE
THE CITY OF ROSEVILLE

WHEREAS, an Agreement regarding the Johnson Pool Accessibility Improvements project, by and between HA Construction and the City of Roseville, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said Agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville upon receipt and approval of bonds by the City Attorney; and

BE IT FURTHER RESOLVED that the Parks, Recreation & Libraries Director or his designee is authorized to approve change orders for the project, consistent with the contract terms, provided that the net cost of all change orders shall not exceed ten percent (10%) of the contract price.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

A G R E E M E N T

THIS AGREEMENT, is made and entered into this ____ day of _____, 20____, by and between the City of Roseville, a municipal corporation, ("CITY"), and
HA Construction _____, a sole proprietorship _____, ("CONTRACTOR"); and

W I T N E S E T H:

WHEREAS, the City Council of the CITY, at a meeting held on the 20th day of
June, 2018, approved plans and specifications for the
Johnson Pool Accessibility Improvements Project
and directed the City Clerk to advertise for sealed proposals for doing said work and providing
that bids be submitted on the 27th day of August, 2018; and

WHEREAS, the City Clerk, thereafter duly and regularly caused a notice to be published
in the manner and for the time prescribed by law; and

WHEREAS, CONTRACTOR, pursuant to the provisions of said notice duly filed a bid
with the City Clerk, a true copy of which bid is now on file in the office of the City Clerk, and is
hereby referred to and by this reference made a part hereof as fully as if set forth at length herein;
and

WHEREAS, all bids received pursuant to said notice were opened and examined and
publicly declared at the time specified in said advertisement for bids and at a meeting of the City
Council held on the ____ day of _____, 20____, the Council found and

declared the bid of CONTRACTOR to be the lowest responsible bid and thereupon awarded a contract to CONTRACTOR to do the work referred to in the aforementioned specifications.

NOW, THEREFORE, the parties agree as follows:

1. THE WORK. CONTRACTOR agrees:

a. To do the work and furnish all the labor, materials, tools, supplies, equipment, superintendence, insurance, and bonds required for the _____
Johnson Pool Accessibility Improvements Project

in accordance with the Contract Documents (the Work).

b. To do and perform the Work contemplated hereby in a good and workmanlike manner under the direction of and to the satisfaction of the Director of Public Works of the City of Roseville.

2. PAYMENT. CITY shall pay CONTRACTOR _____

_____ ninety two thousand dollars (\$ 92,000.00) for the Work to be done under this Agreement in accordance with the Contract Documents.

3. CONTRACT DOCUMENTS. The complete Agreement between the parties hereto consists of the following documents:

- a. The advertisement for bids (including the notice to bidders, instructions to bidders and proposals);
- b. The accepted bid;
- c. Plans and specifications (including general conditions, supplemental conditions, special provisions and construction details);
- d. Bonds and insurance required by the specifications; and

e. This contract.

All documents specified above are intended to operate so that any work called for in any one and not mentioned in the other, or vice versa, is to be executed the same as if mentioned in all said documents.

4. LIQUIDATED DAMAGES. In the event CONTRACTOR does not complete the Work within the time specified, CONTRACTOR agrees that CITY will suffer damages. Inasmuch as the actual damages which would result from such breach by CONTRACTOR under this Agreement are uncertain, and would be impractical or extremely difficult to fix, CONTRACTOR agrees that it shall pay, or CITY shall deduct from CONTRACTOR's fee, the amount of \$ 800.00 per day as liquidated damages, in the event of such delay.

5. TIME OF COMPLETION. Time is of the essence of this Agreement. CONTRACTOR shall complete all Work under the Contract Documents within 60 Days of the date of this Contract. CONTRACTOR shall begin work by the date specified in the "Notice to Proceed" letter and shall diligently prosecute all of the Work under this Contract in all parts and requirements as defined in the Contract Documents.

6. SERVICE OF NOTICE. Any notice required or permitted to be given under this Agreement shall be deemed given when (a) personally delivered to the recipient identified below; (b) mailed by registered or certified mail, return receipt requested, postage pre-paid, to the address specified below; or (c) sent by facsimile, with confirmation of receipt, to the facsimile number identified below.

CITY OF ROSEVILLE

Dion Louthan
Parks, Recreation & Libraries Director
316 Vernon Street, Suite 400
Roseville, CA 95678

CONTRACTOR

Duraïd Mohammed
6743 Will Rogers Dr
Fair Oaks, CA 95628

CITY may also act through either its architect or construction manager if CITY expressly gives notice to CONTRACTOR, in writing, that CITY's designee has authority to act for CITY in a specific capacity.

7. DISPUTES. Disputes arising from this Agreement will be determined in accordance with the Contract Documents and Public Contract Code Sections 10240-10240.13.

8. GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

9. INDEPENDENT CONTRACTOR. CONTRACTOR shall act as an independent contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

10. SUCCESSORS IN INTEREST. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

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

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

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

14. CONTRACTORS LICENSE LAW. CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS' STATE LICENSE

BOARD WHICH HAS JURISDICTION TO INVESTIGATE COMPLAINTS AGAINST CONTRACTORS IF A COMPLAINT REGARDING A PATENT ACT OR OMISSION IS FILED WITHIN FOUR (4) YEARS OF THE DATE OF THE ALLEGED VIOLATION. A COMPLAINT REGARDING A LATENT ACT OR OMISISON PERTAINING TO STRUCUTRAL DEFECTS MUST BE FILED WITHIN TEN (10) YEARS OF THE DATE OF THE ALLEGED VIOLATION. ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR, CONTRACTORS' STATE LICENSE BOARD, P.O. BOX 26000, SACRAMENTO, CALIFORNIA 95826.

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

CITY OF ROSEVILLE, a
municipal corporation

HA Construction _____, a
sole proprietorship

BY: _____
DOMINICK CASEY
Acting City Manager

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

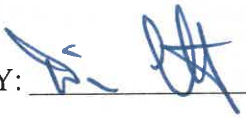
BY: Dura:d Mohammed
its: Dura
and

BY: _____
its: _____

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY:  _____

Print Name: Dion Louthan

Title: Parks, Recreation & Libraries Director

RFQ # N/A

DATE: August 27, 2018

TIME: 3:05 PM

BID BOND REQUIRED: YES

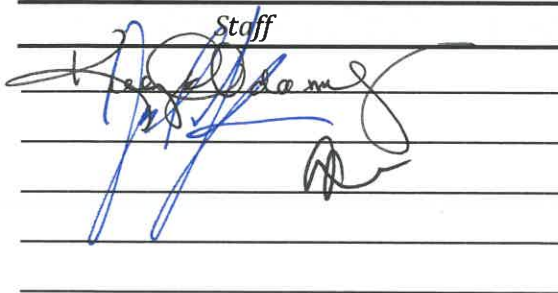
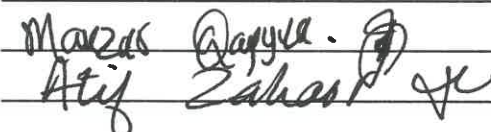
BID SUMMARY SHEET

BID OPENING FOR:
**Johnson Pool Accessibility
Improvements Project (Rebid)**



Bidder's Name, City, State	Bid Bond	Addendum 1	Total Lump Sum Bid
HA Construction Sacramento, CA	✓	✓	\$92,000.00
The Design Build, Inc.	✓	✓	\$139,922.00

Please Sign-In

Staff	Visitors (Name & Company)	Visitors (Name & Company)
	 Marzas Qayyem	 Atif Zahoor



COUNCIL COMMUNICATION

CC #: 9601
File #: 0109-02

Title: Street Closure Request - 57th Annual Sylvia Besana Holiday Parade
Contact: Jeff Nereson 916-774-5974 jnereson@roseville.ca.us

Meeting Date: 11/7/2018
Item #: 7.22.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution approving an Agreement for Special Event and Temporary Street Closure with the Downtown Roseville Partnership (DRP) and authorizing the City Manager or his designee to execute it. Additionally, approve the following street closures from 7:00 a.m. – 12:30 p.m. on Saturday, November 17, 2018 for the 57th Annual Sylvia Besana Holiday Parade.

- Vernon Street between 6th Street and Lincoln Street
- Folsom Road between Vernon Street and Roseville Square Shopping Center
- S. Grant Street between Oak Street and Atlantic Street
- Pratt Street between Vernon Street and Oak Street

BACKGROUND

This will mark the 57th year of the Annual Sylvia Besana Holiday Parade. The parade's name is in memory of one of Roseville's finest volunteers, and one of the founding members of this annual tradition.

The parade is organized by the Downtown Roseville Partnership (DRP) and is set to begin at 10:30 a.m., Saturday, November 17, 2018. The route will begin at the intersection of Riverside/Douglas/Vernon, proceed east along Vernon Street, turn right at Folsom Road and finish behind the Roseville Square Shopping Center. Staging and registration for the parade will take place in the area of Vernon Street and Sixth Street.

For the second year, the DRP will be holding a craft fair and activities on the Vernon Street Town Square from 9:00 a.m. to 2:00 p.m., however, the street closures will be removed at the conclusion of the parade.

Business and property owners will continue to be notified of street closures in the downtown Roseville area through the monthly Traffic Alert e-newsletter. Staff also submitted a Downtown Street Closure Notification letter to designated representatives of the Downtown Roseville

Merchants, Downtown Roseville Partnership and Roseville Community Development Corporation for feedback. In addition, street closure information will be posted to the City of Roseville website.

FISCAL IMPACT

All direct costs associated with this event for City services will be reimbursed by the applicant.

ECONOMIC DEVELOPMENT / JOBS CREATED

Exposure could potentially have a positive impact to the business in the downtown area, and supports the Council goal of having a vibrant downtown.

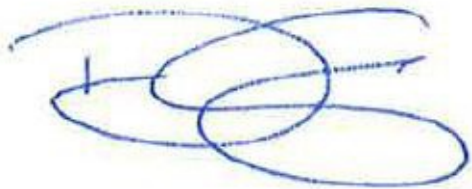
ENVIRONMENTAL REVIEW

The proposed Street Closure Agreement outlines applicant and City responsibilities for proposed temporary street closures required to safely accommodate the event. The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). Because the request for approval of the Temporary Street Closure Agreement does not include the potential for a significant environmental effect, it is not subject to CEQA and no further action is required.

Respectfully Submitted,

Jeff Nereson, Recreation Superintendent

Dion Louthan, Park, Recreation & Libraries Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-443

street closure agreement

RESOLUTION NO. 18-443

APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND
DOWNTOWN ROSEVILLE MERCHANTS, INC., AND AUTHORIZING THE CITY
MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an Agreement for Special Event and Temporary Street Closure regarding the 57th Annual Sylvia Besana Holiday Parade, between the City of Roseville and Downtown Roseville Partnership, has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

AGREEMENT FOR SPECIAL EVENT AND
TEMPORARY STREET CLOSURE

Event: 57th Annual Sylvia Besana Holiday Parade

THIS AGREEMENT is made and entered into this ____ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY"), and Downtown Roseville Partnership, a California non-profit corporation ("PROMOTER"); and

W I T N E S S E T H:

WHEREAS, PROMOTER has requested the closure of certain public streets for the 57th Annual Sylvia Besana Holiday Parade ("Event") to be held on Saturday, November 17, 2018; and

WHEREAS, CITY approves said request subject to the following terms and conditions.

NOW, THEREFORE, the parties agree as follows:

1. PROMOTER shall comply with all applicable provisions of the Roseville Municipal Code.
2. The following streets may be closed to traffic between 7:00 a.m. and 12:30 p.m. on Saturday, November 17, 2018.
 - a. Vernon Street, between 6th Street and Lincoln Street; and
 - b. Folsom Road, between Vernon Street and Roseville Square Shopping Center; and

- c. S. Grant Street between Oak Street and Atlantic Street; and
- d. Pratt Street, between Vernon Street and Oak Street.

3. Adequate barriers and warning signs, as requested by the Public Works Director/City Engineer, shall be placed by City personnel at all street entrances and alleys leading into the closed area. No markings of any kind will be permitted on the street, street lights, or electrical poles.

4. All debris, booths, exhibits, or other materials resulting from the Event shall be completely removed and all streets and alleyways shall be reopened to traffic by 12:30 p.m. on the date of the Event.

5. PROMOTER shall notify in writing all businesses, located on the streets to be closed, of the Event and planned street closure not later than five (5) days in advance of the Event.

6. To the fullest extent allowed by law, PROMOTER shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from, arising out of or in connection with the Event or the attendant street and/or garage closures, except those matters arising from CITY's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

PROMOTER's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

7. The PROMOTER shall obtain insurance covering the Event in accordance with the attached insurance requirements, which are incorporated herein by this reference.

8. CITY reserves the right to cancel this Agreement if PROMOTER has knowingly made a false statement of material fact or has knowingly omitted to state a material fact to CITY.

9. No alcoholic beverages shall be sold on City streets or property.

10. PROMOTER shall reimburse CITY for all staff costs incurred relating to the Event including, but not limited to, street closure costs.

11. Either party may terminate this Agreement by giving the other party ten (10) days advance written notice.

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

CITY OF ROSEVILLE, a
municipal corporation

DOWNTOWN ROSEVILLE
PARTNERSHIP, a California non-profit
corporation

BY: _____
DOMINICK CASEY
City Manager

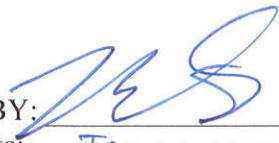
BY: David Piches
its: DAVID PICHES
VICE PRESIDENT

SIGNATURES CONTINUED ON FOLLOWING PAGE

ATTEST:

and

BY: _____
SONIA OROZCO
City Clerk

BY: _____
its: Treasurer

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
DION LOUTHAN
Parks, Recreation & Libraries Director



HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS FOR SPECIAL EVENT AND TEMPORARY
STREET CLOSURE

Required Coverage:

- General Liability: \$1,000,000 per occurrence
\$2,000,000 aggregate
 - Liquor Liability (only when alcohol is provided) \$1,000,000 per occurrence
\$2,000,000 aggregate
- *Policy must be primary and non-contributory
*Policy must contain a waiver of subrogation
*A 30 day notice of cancellation (10 day for non-payment) must be provided.
*The policies may not contain language which prohibits additional insured or other insurers from satisfying the self-insured retention or deductible.
*All Self Insured Retentions must be listed on the certificate

Required Documentation:

- A certificate of insurance listing the required coverage and naming the City of Roseville as Certificate Holder. The Certificate should be addressed to:

City of Roseville
Attn: Risk Management
311 Vernon St., Roseville, CA 95678
- Additional Insured Endorsement: CG 20 12 07 98 or an equivalent, blanket endorsement or section of the policy. Endorsement shall cover the City of Roseville, its officers, agents, employees and volunteers as additional insured.
- Waiver of Subrogation Endorsement
- Primary and Non-Contributory Coverage Endorsement – CG 20 01 04 13 or an equivalent

***NOTE: statements on the certificate of insurance in lieu of the documentation required above will not be accepted.**

Questions concerning any of the above should be directed to the Risk Management Division:

Phone: 916-774-5202/fax 916-774-5461 or email: riskmanagement@roseville.ca.us



COUNCIL COMMUNICATION

CC #: 9602
File #: 0109-02

Title: Street Closure Request - Christmas Tree Installation
Contact: Jeff Nereson 916-774-5974 jnereson@roseville.ca.us

Meeting Date: 11/7/2018
Item #: 7.23.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution authorizing the City Manager or his designee to approve the following street closure from 7:00 a.m. – 12:00 p.m. on Wednesday, November 14, 2018 to install the City of Roseville Christmas Tree.

- Vernon Street between S. Grant Street and E. Washington Boulevard

BACKGROUND

On Wednesday, November 14, 2018 a contractor will install the City's Christmas tree, a white fir, utilizing a 90 foot crane. The street closures should have very limited effect on business in the downtown area, for the portion being closed to through traffic would only impact parking in front of the Post Office.

Business and property owners will continue to be notified of street closures in the downtown Roseville area through the monthly Traffic Alert e-newsletter. Staff has also submitted a Downtown Street Closure Notification letter to designated representatives of the Downtown Roseville Merchants and the Downtown Roseville Partnership for feedback.

In addition, street closure information will be posted to the City of Roseville website.

FISCAL IMPACT

The budget for the purchase and installation of the tree is \$11,000.00 and is included in the approved Parks, Recreation & Libraries FY2018-19 department budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

There are no jobs created as a result of the Christmas Tree installation.

ENVIRONMENTAL REVIEW

The proposed Street Closure Agreement outlines applicant and City responsibilities for proposed temporary street closures required to safely accommodate the event. The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b) (3). Because the request for approval of the Temporary Street Closure Agreement does not include the potential for a significant environmental effect, it is not subject to CEQA and no further action is required.

Respectfully Submitted,

Jeff Nereson, Recreation Superintendent

Dion Louthan, Park, Recreation & Libraries Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, likely representing the name Dominick Casey.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-444

RESOLUTION NO. 18-444

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE APPROVING
THE CLOSING OF CERTAIN STREETS FOR THE INSTALLATION OF THE
CITY CHRISTMAS TREE

WHEREAS, City staff is requesting the closure of certain streets for the installation of the City Christmas Tree, and

WHEREAS, the Council desires to formally approve said request, with certain conditions,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the request to install the City Christmas Tree ("the event") on Wednesday, November 14, 2018, is hereby approved subject to the following terms and conditions:

1. Vernon Street, between South Grant Street and East Washington Boulevard, may be closed to traffic between 7:00 a.m. and 12:00 p.m. on Wednesday, November 14, 2018.

2. Adequate barriers and warning signs, as requested by the City Manager, shall be placed at all street entrances and alleys leading into the closed area. No markings of any kind will be permitted on the street.

3. All debris, booths, exhibits, or other materials resulting from the event shall be completely removed and the alleyway shall be reopened to traffic by 12:00 p.m. on the date of the event.

4. The City of Roseville shall notify in writing all businesses located on the streets to be closed of the event and the planned street closures not later than five (5) days in advance of the event.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 9603
File #: 0109-02

Title: Street Closure Request - Christmas Tree Lighting Event
Contact: Jeff Nereson 916-774-5974 jnereson@roseville.ca.us

Meeting Date: 11/7/2018
Item #: 7.24.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution authorizing the City Manager or his designee to approve the following street closures from 3:00 p.m. to 10:00 p.m. on Thursday, November 29, 2018 for the Christmas Tree Lighting event.

- Vernon Street from Taylor Street to E. Washington Boulevard
- S. Grant Street from Oak Street to Atlantic Street
- The option to close the ground level of the parking garage at 405 Vernon Street, only as necessary in the event of inclement weather, on Wednesday, November 28, 2018 for the Tree Grove event and/or Thursday, November 29, 2018 for the Tree Lighting event

BACKGROUND

The Downtown Holiday Celebration is scheduled to take place November 27-29, 2018. Two of the events, Tree Grove and Tree Lighting, are larger events with high attendance numbers. On November 29, 2018 the City of Roseville's Christmas tree will officially be lit by the Mayor on the Vernon Street Town Square (VSTS). The event time is 6:00 p.m. – 8:00 p.m. The event will include cookie decorating, a kid's activity zone, live music, holiday performances, food trucks, craft vendors and a visit from Santa. The weather includes a forecast for snow!

The Tree Grove celebration on Wednesday, November 28, 2018 allows community organizations and businesses to purchase and decorate a holiday tree in the VSTS to show their holiday spirit while marketing their organization or business. The trees typically remain on display in the VSTS for up to 10 days, weather permitting.

FISCAL IMPACT

The budget for this special event is \$28,928.00 and is included in the approved Parks, Recreation & Libraries FY2018 -19 department budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

Exposure could potentially have a positive impact to the business in the downtown area, and supports the Council goal of having a vibrant downtown.

ENVIRONMENTAL REVIEW

The proposed Street Closure Agreement outlines applicant and City responsibilities for proposed temporary street closures required to safely accommodate the event. The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). Because the request for approval of the Temporary Street Closure Agreement does not include the potential for a significant environmental effect, it is not subject to CEQA and no further action is required.

Respectfully Submitted,

Jeff Nereson, Recreation Superintendent

Dion Louthan, Park, Recreation & Libraries Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-445

RESOLUTION NO. 18-445

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE
APPROVING THE CLOSING OF CERTAIN STREETS FOR
THE 2018 ANNUAL CHRISTMAS TREE LIGHTING CEREMONY

WHEREAS, City staff is requesting the closure of certain streets for the 2018 Annual Christmas Tree Lighting Ceremony, and

WHEREAS, the Council desires to formally approve said request, with certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the request to hold the 2018 Annual Christmas Tree Lighting Ceremony ("the event") on Thursday, November 29, 2018, is hereby approved subject to the following terms and conditions:

1. The following streets may be closed to traffic between 3:00 p.m. and 10:00 p.m. on Thursday, November 29, 2018:

- a. South Grant Street between Oak to Atlantic Streets; and
- b. Vernon Street, between Taylor Street and East Washington Boulevard.

2. Use of the first floor of the parking garage, but only in the event of inclement weather on Wednesday, November 28, 2018 and Thursday, November 29, 2018 for the Tree Grove and Christmas Tree Lighting events.

3. Adequate barriers and warning signs, as requested by the Public Works Director, shall be placed at all street entrances and alleys leading into the closed area. No markings of any kind will be permitted on the street.

4. All debris, booths, exhibits, or other materials resulting from the event shall be completely removed and all streets and alleyways shall be reopened to traffic by 10:00 p.m. on the date of the event.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 9604
File #: 0109-02

Title: Street Closure Request - Turkey Trot Fun Run
Contact: Jeff Nereson 916-774-5974 jnereson@roseville.ca.us

Meeting Date: 11/7/2018
Item #: 7.25.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution authorizing the City Manager or his designee to approve street closures on November 22, 2018 for the 6th annual Turkey Trot Fun Run between 5:00 a.m. -12:00 p.m. Exhibit A: List of streets to be closed & times Exhibit B: 5K route map Exhibit C: 10K route map.

BACKGROUND

The Parks, Recreation & Libraries Department will be hosting the 6th annual Turkey Trot 5K/10K Fun Run on Thursday, November 22, 2018. In 2017, the sold-out Turkey Trot had over 2,600 participants. This year we are anticipating another sell-out event with approximately 2,700 participants and spectators. Proceeds from this event benefit the City of Roseville's At Risk Youth Programs. We are also encouraging non-perishable food donations to help support Saint Vincent de Paul's effort to feed the hungry in Roseville.

Parks, Recreation & Libraries staff have collaborated closely with Public Works, Police and Fire Department representatives to ensure this route will achieve the goal of providing a safe, friendly and exceptional experience for all participants and spectators.

City staff will be sending out informational letters to all the residents and businesses that may be impacted by closing streets and creating detours for this event. Although staff is requesting streets to be closed until 12:00 p.m., staff will monitor the flow of the event and open up streets earlier when possible.

Business and property owners will continue to be notified of street closures in the downtown Roseville area through the monthly Traffic Alert e-newsletter. Staff has also submitted a Downtown Street Closure Notification letter to designated representatives of the Downtown Roseville Merchants and the Downtown Roseville Partnership Roseville for feedback. In addition, street closure information will be posted on the City of Roseville website.

FISCAL IMPACT

Funding for this event is included in the approved Parks, Recreation & Libraries FY 2018-19 budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

Exposure could potentially have a positive impact to the business in the downtown area, and supports the Council goal of having a vibrant downtown.

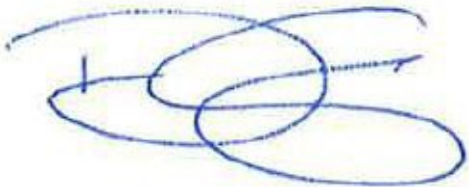
ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). Because the request for approval of the Temporary Street Closure Agreement does not include the potential for a significant environmental effect, it is not subject to CEQA and no further action is required.

Respectfully Submitted,

Jeff Nereson, Recreation Superintendent

Dion Louthan, Park, Recreation & Libraries Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-446

Turkey Trot Maps & Street Closures

RESOLUTION NO. 18-446

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE APPROVING
THE CLOSING OF CERTAIN STREETS FOR THE TURKEY TROT FUN RUN

WHEREAS, City staff is requesting the closure of certain streets for the Turkey Trot Fun Run, and

WHEREAS, the Council desires to formally approve said request, with certain conditions,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the request to hold the Turkey Trot Fun Run ("the event") on Thursday, November 22, 2018, is hereby approved subject to the following terms and conditions:

The following streets may be closed to traffic on Thursday, November 22, 2018:

Streets		Closed	Re-opened
Vernon St.	between 5 th St. & Folsom Rd.	5:00am	12:00 pm
Atlantic St.	between Yosemite St. & Vernon St.	8:00 am	12:00 pm
Vernon St.	between Atlantic St. & Folsom Rd.	8:00 am	12:00 pm
Folsom Rd.	between Vernon St. & Maciel Ave.	8:00am	12:00pm
5 th Street	between Vernon & Mayfair Dr.	8:30am	10 :00am
5 th Street	between Vernon & D St.	8:30am	10:00am
E Street	between Vernon & 5 th St.	8:30am	10:00am
Taylor St.	between Atlantic & Vernon	5:00am	10:30am
S. Grant St.	between Atlantic & Oak	5:00am	12:00pm
Atlantic St.	between Taylor St. & Vernon St .	5:00am	12:00pm
Linda Dr.	between Lincoln & Folsom Rd	5:00am	12:00pm
E. Washington	between Atlantic & Vernon	5:00am	12:00pm
Lincoln St.	between Atlantic & Oak	5:00am	12:00pm
Jefferson St.	between Atlantic & Vernon	5:00am	12:00pm

2. Adequate barriers and warning signs, as requested by the City Manager, shall be placed at all street entrances and alleys leading into the closed area. No markings of any kind will be permitted on the street.

3. All debris, booths, exhibits, or other materials resulting from the event shall be completely removed and the alleyway shall be reopened to traffic by 12:00 p.m. on the date of the event.

4. The City of Roseville shall notify in writing all businesses located on the streets to be closed of the event and the planned street closures not later than five (5) days in advance of the event.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

ATTEST:

MAYOR

City Clerk

Exhibit A

Street Closures for the Roseville Turkey Trot on

November 22, 2018.

The times listed are approximates. We will make every attempt to re-open streets as soon as possible and when all is safe for participants.

<u>Streets</u>		<u>Closed</u>	<u>Re-opened</u>
Vernon St	between 6 th St. & Folsom Rd.	5:00am	12:00 pm
Atlantic St	between Yosemite St & Vernon St.	8:00 am	12:00 pm
Vernon St	between Atlantic St & Folsom Rd	8:00 am	12:00 pm
Folsom Rd	between Vernon St. & Maciel Ave.	8:00am	12:00pm
6 th Street	between Vernon & Mayfair Dr.	8:30am	10:00am
5 th Street	between Vernon & D St.	8:30am	10:00am
E Street	between Vernon & 6 th St.	8:30am	10:00am
Taylor St.	between Atlantic & Vernon	5:00am	10:30am
S. Grant St.	between Atlantic & Oak	5:00am	12:00pm
Atlantic St	between Taylor St & Vernon St.	5:00am	12:00pm
Linda Dr	between Lincoln & Folsom Rd	5:00am	12:00pm
E. Washington	between Atlantic & Vernon	5:00am	12:00pm
Lincoln St	between Atlantic & Oak	5:00am	12:00pm
Jefferson St.	between Atlantic & Vernon	5:00am	12:00pm

A tidink3

Exhibit B



Roseville_5K

Distance: 3.20 mi

Elevation Gain: 37 ft

Elevation Max: 169 ft

Notes



- | | |
|----------------|---|
| 0.00 mi | Head southwest on Vernon St toward S Grant St |
| 0.84 mi | Head south on E St toward 5th St |
| 1.06 mi | Turn right onto 6th St Destination will be on the right |
| 1.07 mi | Head west on 6th St toward La Rosa Ct |
| 1.27 mi | Head north on Vernon St toward 5th St |
| 2.29 mi | Head northwest on Taylor St toward Atlantic St |

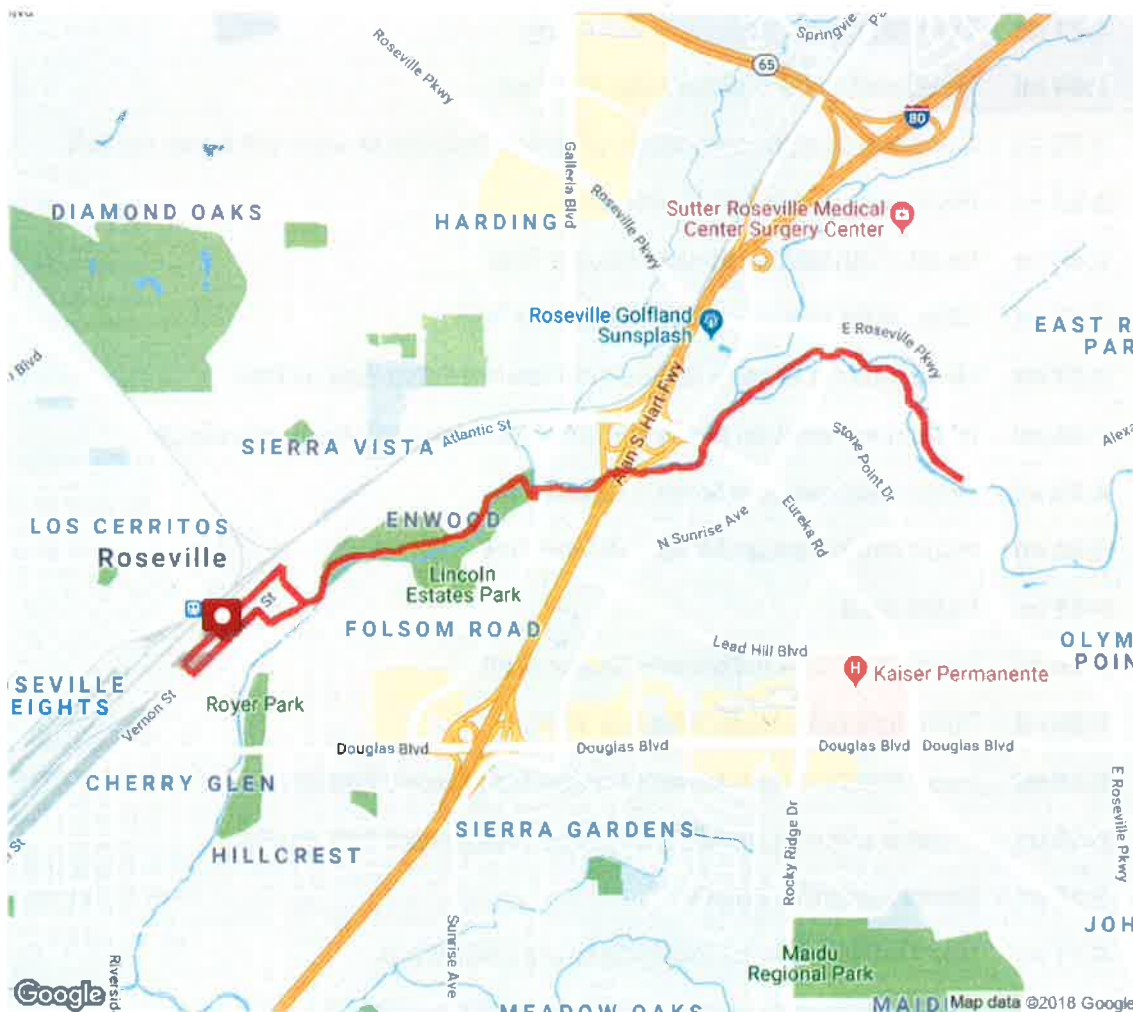
2.32 mi	Continue onto Atlantic St
2.33 mi	Head northeast on Atlantic St toward S Grant St
2.74 mi	Head northeast on Atlantic St toward Vernon St
2.74 mi	Turn right onto Vernon St
2.78 mi	Turn left onto Folsom Rd
2.87 mi	Head southeast on Folsom Rd toward Linda Dr
2.88 mi	Turn right onto Linda Dr
3.00 mi	Head northwest on Lincoln St toward Vernon St
3.05 mi	Head southwest on Vernon St toward S Grant St
3.20 mi	Destination

**Roseville_10K**

Distance: 6.31 mi

Elevation Gain: 105 ft

Elevation Max: 227 ft

Notes**0.00 mi** Head southwest on Vernon St toward S Grant St**0.12 mi** Head northeast on Vernon St toward Taylor St**0.12 mi** Turn left onto Taylor St**0.16 mi** Continue onto Atlantic St**0.16 mi** Head northeast on Atlantic St toward S Grant St**0.57 mi** Head northeast on Atlantic St toward Vernon St



0.57 mi	Turn right onto Vernon St
0.62 mi	Turn left onto Folsom Rd
0.71 mi	Head northeast on Miner's Ravine Trail
1.24 mi	Head east on Miner's Ravine Trail
1.40 mi	Slight right to stay on Miner's Ravine Trail Destination will be on the right
1.53 mi	Head southeast on Miner's Ravine Trail
1.60 mi	Head northeast on Miner's Ravine Trail
1.61 mi	Turn left
1.66 mi	Head east toward Miner's Ravine Trail
1.75 mi	Continue straight onto Miner's Ravine Trail Destination will be on the left
2.05 mi	Head east on Miner's Ravine Trail
2.43 mi	Head northeast on Miner's Ravine Trail
2.67 mi	Slight right to stay on Miner's Ravine Trail
2.87 mi	Head east on Miner's Ravine Trail toward False Ravine Trail
3.35 mi	Head northwest on Miner's Ravine Trail toward False Ravine Trail
4.25 mi	Head southwest on Miner's Ravine Trail
4.84 mi	Head southwest on Miner's Ravine Trail
4.95 mi	Slight right
5.05 mi	Head south toward Miner's Ravine Trail
5.09 mi	Turn right onto Miner's Ravine Trail
5.18 mi	Head southwest on Miner's Ravine Trail toward Folsom Rd
5.80 mi	Head southwest on Miner's Ravine Trail toward Folsom Rd
5.99 mi	Continue onto Linda Dr
6.11 mi	Head northwest on Lincoln St toward Vernon St
6.16 mi	Head southwest on Vernon St toward S Grant St
6.31 mi	Destination



COUNCIL COMMUNICATION

CC #: 9613

File #: 0215

Title: Short Term Rental Ordinance and Establishment of Fee

Contact: Wayne Wiley 916-774-5283 wwiley@roseville.ca.us

Meeting Date: 11/7/2018

Item #: 7.26.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council take the following actions:

1. Introduce for the first reading an ordinance amendment to the Roseville Municipal Code, Title 4 (Revenue and Finance) to incorporate Chapter 4.25 (Short Term Rentals); and
2. Adopt a Resolution amending the 2018-2019 Master Schedule of User and Regulatory Fees to include Short Term Rental permit fees to be implemented upon the effective date of the Short Term Rental Ordinance.

BACKGROUND

Over the past few years the City has experienced an increased interest in Short Term Rentals (STRs) and currently has an estimated 45 facilities operating within the city. Due to this activity and the absence of any performance standards, Council directed staff to research other jurisdictions' regulations and STR provisions. In March of 2018, staff prepared a GIM summarizing several cities' policies and provided a potential framework outlining a permitting process and operating standards. Direction was then given to move forward with the implementation of a STR ordinance.

In establishing the ordinance, staff researched jurisdictions statewide and examined a variety of issues related to STRs and means to regulate them. Based on this information, the proposed ordinance was drafted to address three overarching concerns commonly raised throughout other communities. In summary, these include: 1) preserving the character of residential neighborhoods, 2) limiting the impact on the traditional lodging market, and 3) protecting the city's residential housing stock. With a focus on cities in our region, staff found that surrounding communities do not have existing regulations governing STRs (i.e. Rocklin, Folsom, Lincoln). However, the City of Sacramento has an ordinance that incorporates many of the same provisions utilized by other municipalities throughout California that allow STRs. Staff has used this framework as the guiding principle for the proposed ordinance, which is provided as Attachment 1 and summarized below.

Short Term Rental Ordinance Summary

For purposes of review of this report, a STR means any single family dwelling or accessory dwelling unit located in a residential or commercial zone that is rented in whole or in part on a short-

term basis. A short-term basis is thirty (30) calendar days or less to the same person.

Permitting Requirements:

- Operators shall apply for a STR Permit, Business License, and pay Transient Occupancy Tax (TOT)
- An annual renewal shall be required with payment of associated fees
- The applicant shall notify adjacent property owners within 200 feet of the proposed STR prior to application approval
- The operator/designee information shall be posted on the City's/third party contractor HDL's website so that neighbors may be able to contact the operator/designee should an issue arise

Regulating Policies:

- A permit shall be required for STRs located in all residential and commercial mixed use zones
- Eligible STRs shall be located on a parcel developed with the permittee's primary residence
- STRs will be restricted to one residence, if the property is developed with multiple dwellings
- No STR shall be rented for more than one-hundred and eighty-two (182) days per year
- The timeframe for the STR shall not exceed 30 days
- A maximum of 6 guests per stay per STR
- Parking will be required to be onsite and/or in front of the subject parcel
- The operator/designee will be required to be onsite/respond to any complaint within 30 minutes of notification
- STRs must comply with all building code and fire code requirements
- No signage
- No special events (e.g. weddings, fundraisers, conferences, parties, etc.)

Violations

- Escalating penalty fees for violations
- The Finance Director may suspend, revoke, or condition any STR permit if the permittee has violated a provision of the ordinance
- Revocation process established for STRs operating out of compliance
- Applicants may appeal denial of a STR permit application to the finance director
- Finance director's decisions may be appealed to Board of Appeals

The provisions summarized above contain policies aimed at proactively addressing potential issues associated with STRs and will fill a gap in the Municipal Code. In addition, the above standards will allow for a simplified procedure to permit these facilities, while still providing neighborhood notification. Finally, the proposed ordinance would require STRs to obtain the appropriate approvals and pay TOT to the City (in the amount of six percent of the rent charged by the operator).

Third Party Vendor Services

To help lower the cost of managing STRs, the City proposes to use a third party vendor (HdL) who is currently contracted to manage the City's business licenses, home occupation permits and collection of TOT. HdL's proposed services include identifying existing STRs (through the use of specialized software), notifying the facility operators of the ordinance requirements, processing applications, and collecting the appropriate fees and TOT. HdL will also continually monitor STR activity to identify and record new listings and closures to ensure accurate identification and monitoring. For the first year, HdL's fee for performing STR related services is estimated to total 25% of the total STR TOT revenue collected, or \$3,500, whichever is greater (see Attachment 2).

STR Permit Fees

Establishment of STR permit fees are proposed as a result of the new ordinance. Accordingly, staff recommends an amendment to the Master Schedule of User and Regulatory Fees, to include STR permit fees (see Attachment 3) to be implemented upon effective date of the STR ordinance. The STR permit fees include an initial application fee of \$185 and a renewal fee of \$85 to cover the cost of processing, tracking, and any necessary compliance efforts. Additionally, there will be a late/delinquent renewal fee of 60% of the renewal fee if the renewal application is received more than 30 days after the permit expiration date. Staff has coordinated with the applicable City departments to ensure that these fees cover actual anticipated costs to implement the STR ordinance.

Public/Community Outreach

Staff has contacted the Roseville Area Chamber of Commerce and Placer Valley Tourism regarding the proposed establishment of the STR ordinance. In addition, staff presented the STR ordinance to the Roseville Coalition of Neighborhood Associations (RCNA) Board on September 20, 2018. At that meeting the board had questions regarding the cost to administer the ordinance, building code compliance, overconcentration restrictions, parking issues, and general code enforcement compliance. Staff responded by noting that the cost of the third party vendor to administer the ordinance would be capped at 25% of the STR TOT collected (at a minimum of \$3,500 for the first year), self-certification acknowledging building and fire code compliance will be required, overconcentration issues are not anticipated based on the number of existing facilities, parking will be restricted onsite and in front of the subject parcel, and the third party vendor will initially notify operators of code violations that will be turned over to the City's Code Enforcement Division for further follow-up if there is continued noncompliance. In addition to the responses summarized above, staff noted that if unexpected issues arise, specific conditions can be placed on individual STRs or amendments to the ordinance can occur. Based on the information provided, no changes to the STR ordinance were requested by any of the organizations.

FISCAL IMPACT

The permit fees collected in association with the STR permit applications and renewals are anticipated to cover the cost of issuing, monitoring, and enforcing the proposed standards effectuated with the ordinance. Accordingly, staff does not anticipate a fiscal impact to the City, as these costs will be offset by the payment of fees and TOT.

ECONOMIC DEVELOPMENT / JOBS CREATED

The STR ordinance will not have a direct impact on economic development. However, with the allowance of STRs, additional lodging options for visitors may increase overnight stays. In addition, the establishment of the ordinance will provide an opportunity to collect additional TOT revenue.

ENVIRONMENTAL REVIEW

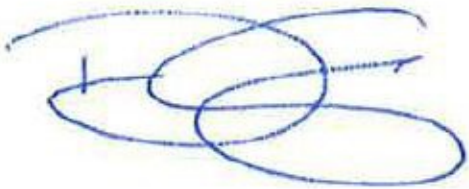
Consistent with California Environmental Quality Act (CEQA) Guidelines Section adoption of

ordinances are considered exempt. In addition, the California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). The adoption of the Accessor Short Term Rental Fee Policy does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Wayne Wiley, Economic Development Analyst

Laura Matteoli, Economic Development Director

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

Dominick Casey, City Manager

ATTACHMENTS:

Description

Attachment 1 - STR Ordinance

Attachment 2 - HdL Scope of Work

Resolution No. 18-455

Attachment 3 - Master Schedule of User and Regulatory Fee Update

Short Term Application - DRAFT

ORDINANCE NO. ____

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING CHAPTER
4.25 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING SHORT
TERM RENTALS AND AMENDING SECTION 2.26.020 OF CHAPTER 2.26 OF TITLE 2
OF THE ROSEVILLE MUNICIPAL CODE REGARDING THE BOARD OF APPEALS

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Chapter 4.25 of Title 4 of the Roseville Municipal Code is hereby added
to read as follows:

4.25.010 Purpose and intent.

It is the purpose of this chapter to provide rules governing the issuance of permits and the establishment of operational restrictions for short-term rentals of dwellings within the City of Roseville. The intent of this chapter is to ensure that the operation of these short-term rentals are consistent with existing local, State or Federal laws, statutes, rules or regulations.

4.25.020 Permit required.

It is unlawful for any person to advertise, maintain, or operate a short-term rental of a dwelling in the City of Roseville without a permit required by this chapter. A short-term rental permit may not be issued for both a single family dwelling and accessory dwelling unit on the same parcel.

4.25.030 Term and scope of permit.

A short-term rental permit issued under this chapter shall expire twelve (12) months from the date of issuance, unless revoked or suspended earlier. The permit authorizes the permittee to conduct only such services as is described in the permit and in accordance with the terms and conditions of the permit. It is unlawful for a permittee or other responsible person to violate the terms and conditions of the short-term rental permit.

4.25.040 Definitions as used in this chapter.

For purposes of this chapter, the following definitions apply:

- A. “Accessory Dwelling Unit” has the same meaning as in Section 19.08.080(A).
- B. “Advertisement” means any method used to solicit interest in the rental including, but not limited to, internet-based listing or hosting services.
- C. “Single Family Dwelling” has the same meaning as in Section 19.08.080(F).
- D. “Finance director” means the director of the finance department or designee.
- E. “Lodger” means a person to whom a person is providing lodging for compensation.
- F. “Parcel” means property assigned a separate parcel number by the Placer County Assessor.
- G. “Permittee” means the property owner to whom a short-term rental permit is issued.
- H. “Person” means any individual, partnership, co-partnership, firm, association, joint stock company, corporation, limited liability company or combination of the above in whatever form or character.
- I. “Primary residence” means the single family dwelling in which the permittee resides for at least one hundred eighty-three (183) days during the calendar year.

J. “Property owner” means the owner of the property on which the short-term rental exists or their agent authorized to rent the short-term rental.

K. “Short-term rental” means any single family dwelling or accessory dwelling unit located in a residential or commercial zone that is rented in whole or in part on a short-term basis. A short-term basis is thirty (30) calendar days or less to the same person.

4.25.050 Application and renewal of short-term rental permits.

A. A property owner may apply for a short-term rental permit by filing an application with the finance director. The application must be on a form approved by the finance director and may require any information or documentation consistent with the provisions of this chapter. The permit application shall be on a form furnished by the city and signed by the permittee. Such application shall include, but not be limited to, the following information:

1. Name, address, and telephone number of permittee;
2. Name, address, and 24-hour telephone number(s) of permittee and secondary point of contact, if permittee is not located onsite;
3. Floor plan, parking location(s), copy of business license, and proof of insurance;
4. Any supplemental information which the finance director finds reasonably necessary to determine whether to approve a short-term rental permit.

B. To renew a short-term rental permit, the permittee shall file an application with the finance director that complies with section A above. The application must be submitted no later than thirty (30) calendar days prior to the short-term rental permit expiration date. Untimely applications to renew short-term rental permits are subject to a late penalty in the amount established by resolution of the city council.

C. Knowingly making a false statement of fact or knowingly omitting any information that is required in an application for a short-term rental permit shall be grounds for denial of a permit.

4.25.060 Permit fee.

Every permit application shall be accompanied by a nonrefundable short-term rental permit application fee as established by resolution of the city council, as may be amended from time to time. This application fee shall be in addition to the city's business license tax, transient occupancy tax, and any other license, permit fee, or penalty fee imposed by local, State or Federal laws, statutes, rules or regulations.

4.25.070 Registry required.

A. Every permittee within the City of Roseville shall keep a register containing the following information for each person who stays at the short-term rental, and shall maintain such register for a period of eighteen (18) months:

1. Name;
2. Address;
3. Vehicle year, make, model, color;
4. License plate;
5. State in which the vehicle is registered;
6. Date of arrival;
7. Date of departure;
8. Number of guests;
9. The amount of rent paid by lodgers for each night of lodging.

4.25.080 Performance standards.

A short-term rental shall be subject to the following conditions and criteria:

A. No permittee shall, for compensation, provide lodging for more than six (6) people at any time in a short-term rental.

B. No permittee may rent both a single family dwelling unit and an accessory dwelling unit on the same parcel. It is the intent of this section that only one dwelling be rented on a short-term basis per parcel.

C. All eligible short-term rentals shall be located on a parcel developed with the permittee's primary residence and shall not be rented for more than one-hundred and eighty-two (182) days per year as a short-term rental.

D. Prior to issuance of a short-term rental permit, the permittee shall notify all owners of property, as shown on the most recent secured assessor's roll, within two hundred (200) feet of the permitted short-term rental involved in the application. The notice shall be in writing and contain the location of the short-term rental and the contact information for the permittee and the permittee's designated secondary contact.

E. The permittee or designated secondary contact must be able to be onsite and respond to any complaints within thirty (30) minutes of notification, regardless of time of day.

F. All parking associated with the operation of the short-term rental shall be onsite or located in front of the subject parcel.

G. A permittee shall post a copy of the short-term rental permit in a conspicuous place in each room in which a lodger is expected to sleep.

H. All persons operating a short-term rental shall identify the city short-term rental permit number in any advertisement for that rental.

I. No permittee shall allow any conferences, weddings, fundraisers, or similar gatherings at the short-term rental. Additionally, no permittee shall allow any special event that would otherwise require a city permit.

J. No permittee shall post on the exterior of the short-term rental or the parcel where the short-term rental exists, any sign or writing visible from the exterior of the short-term rental indicating that the dwelling is available for rent.

K. All short-term rentals shall comply with any and all Federal, State, and/or local laws, including without limitation all zoning requirements and the California Building Standards Code and Fire Code, as adopted by the City of Roseville.

4.25.090 Suspending, revoking, or conditioning a short-term rental permit.

A. The finance director may suspend, revoke, or condition any short-term rental permit if the permittee has violated any provision of this chapter.

B. Additionally, upon issuance of any permit, the finance director may limit the permit by any condition reasonably necessary to preserve the intent and purpose of this chapter.

C. The conditions that the finance director may impose on the short-term rental permit include, but are not limited to:

1. Requiring the permittee to remain at the short-term rental during certain hours while guests are present;
2. Reducing the number of guests that are allowed to lodge at the short-term rental;
3. Reducing the number of days in a year that the permittee is allowed to provide lodging;
4. Reducing the number of vehicles that may park at the short-term rental.

4.25.100 Grounds for denying a short-term rental permit.

The finance director may deny an application for a short-term rental permit for any of the following reasons:

- A. The application is incomplete;
- B. The application contains a false or misleading statement or omission of a material fact;
- C. The short-term rental or permittee is currently in violation of, or under investigation for violation of, any local, State or Federal laws, statutes, rules or regulations;
- D. The short-term rental or permittee has been found to be in violation of any provision of any applicable local, State or Federal laws, statutes, rules or regulations;
- E. The property owner or occupants of the short-term rental have been found to be in violation of any applicable local, State or Federal laws, statutes, rules or regulations;
- F. The permittee or the property owner is delinquent on any payment to the city of any fees, penalties, taxes, or any other monies related to the short-term rental property including, but not limited to, transient occupancy taxes;
- G. If a short-term rental permit for the dwelling was ever revoked or suspended;
- H. The operation of a short-term rental is a threat to the public health, safety, or welfare; or
- I. Any required application fee or renewal fee has not been paid.

4.25.110 Appeal of action on permit.

- A. Any permittee may appeal the finance director's decision to deny, suspend, revoke, or condition a short-term rental permit by submitting a written notice of appeal to the finance director within fourteen (14) calendar days from the date of service of the notice of decision.
- B. The appeal hearing shall be conducted by the board of appeals.

C. Upon receipt of any appeal filed pursuant to this section, the finance director shall transmit the appeal to the city attorney's office, who shall schedule the appeal hearing within forty-five (45) calendar days, or as soon thereafter as is practicable.

D. The city attorney's office shall provide a notice of the appeal hearing to the appellant. The notice shall be in writing and contain the date, time, and location of the appeal hearing. The notice shall be provided to the appellant at the address shown on the appeal at least fifteen (15) calendar days prior to the date of the hearing.

E. Only those matters or issues specifically raised by the appellant in the written notice of appeal shall be considered in the appeal hearing.

F. If such appeal is not received within fourteen (14) calendar days, the decision of the finance director shall be final.

4.25.120 Hearing required—Exception.

A. A permit issued pursuant to this chapter may be suspended, revoked, or conditioned immediately upon the finance director's determination that the immediate suspension of the permit is necessary to protect the public health, safety, or welfare.

B. If a permit is immediately suspended pursuant to subsection A, the permittee subsequently may request a hearing pursuant to Section 4.25.110.

4.25.130 Violations.

A. Violation of any provision of this chapter may be charged as an administrative citation, misdemeanor, or infraction, at the discretion of the city attorney. It is unlawful for any person to operate a short-term rental without complying with the provisions of this chapter.

B. Violations of this chapter are hereby declared to be a public nuisance.

Additionally, a public nuisance may be deemed to exist if operation of the short-term rental results in:

1. More than one response to the parcel, property, and/or short-term rental, from law enforcement officers during the term of the permit;
2. Disruption to the free passage of persons or vehicles in the immediate neighborhood;
3. Excessive noise, as defined by Section 9.24.150 of this code, which is disturbing to people of normal sensitivity on adjacent or nearby property or areas open to the public; or
4. Any other impacts on the neighborhood or public generally which are disruptive of normal activity in the area.

C. The remedies and penalties provided herein are cumulative, alternative and nonexclusive. The use of one does not prevent the use of any other criminal, civil, or administrative remedy or penalty authorized by, or set forth in, the Roseville Municipal Code. None of the penalties or remedies authorized by, or set forth in, the Roseville Municipal Code shall prevent the city from using any other penalty or remedy under State statute which may be available to enforce this chapter or to abate a public nuisance.

4.25.140 Severability.

The provisions of this chapter are hereby declared to be severable. If any section, sentence, clause, phrase, word, portion or provision of the ordinance codified in this chapter is held invalid, or unconstitutional, or unenforceable, by any court of competent jurisdiction, such holding shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion, or provision of said ordinance which can be given effect without the invalid portion. In adopting said ordinance, the city council affirmatively declares that it would have

approved and adopted said ordinance even without any portion which may be held invalid or unenforceable.

SECTION 2. Section 2.26.020 of Chapter 2.26 Title 2 of the Roseville Municipal Code is hereby amended to read as follows:

2.26.020 Purpose.

The board of appeals shall hear appeals of decisions of the building official pursuant to Sections 16.04.110 and 17.08.530, appeals of decisions of the fire chief pursuant to Section 16.16.050, appeals of decisions of the environmental utilities director pursuant to Section 14.20.450, ~~and~~ appeals of decisions of the chief of police pursuant to Section 9.45.260, and appeals of decisions of the finance director pursuant to Section 4.25.110. Members of the board of appeals shall also provide a pool of hearing examiners to sit on hearing panels pursuant to Sections 2.50.070 and 2.52.070 of this title.

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

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

SCOPE OF SERVICES

STR Identification & Monitoring

HdL compiles a list of all actively posted short term rentals available from a wide array of sources. Lists are compiled and aggregated to accommodate duplicate listings from various sites. During the identification and monitoring process, HdL will:

- Scan over 20 different rental sites, including global aggregators like HomeAway/VRBO, Airbnb, Turnkey.com, and Booking.com, national aggregators like Vacasa and Turnkey and small, local property management firms;
- Match listings to specific parcels using GIS and property tax assessor data;
- Create comparison reports to determine which properties may already be compliant, i.e. registered and paying taxes;
- Provide visual map of all listings within the City;
- Record listing details such as start date, various sites linked to, other information necessary for documenting evidence of STR activity; and
- Continually monitor activity to identify and record new listings and closures to ensure accurate real-time identification and monitoring.

Education, Registration, and Compliance

Using the list of active STR listings, HdL conducts a series of City-approved education-based programs ranging from mailers to direct phone contacts. Each packet and contact contains all the information necessary to obtain registration and comply with local requirements. HdL assists STR hosts throughout the program with information and support with all aspects of becoming compliant. During this program, HdL will:

- Validate listing to ensure proper identification and filter out records that may lead to erroneous contacts;
- Notify non-compliant entities with a series of education-based packets designed to garner compliance;
- Provide a support center for assistance with general questions, support, and assistance with filing returns and paying applicable fees and taxes;
- Provide online portal with links to FAQs, education packets, and support for registering, filing returns, and making payments online;
- Follow up with non-compliant accounts to obtain registration;
- Work with City to identify additional requirements and ensure collection of data necessary to enforcement procedures; and
- Establish optional implementation items such as amnesty programs, back tax and penalty provisions, and other pre-registration programs.

TOT Administration – Management of STR Accounts & Filing

Continued monitoring of TOT reporting is paramount to increasing compliance and mitigating errors that may lead to long and drawn out battles for collections. HdL offers a full administration program that, in addition to providing monthly monitoring of each TOT return, removes the burden of administration from the City. Through HdL's TOT Administration

Program, the City would benefit from streamlined return processing, online reporting, and increased revenues while the lodging community can see such benefits as online filing and payment options, dedicated customer service, and consistent monitoring of returns designed to identify errors before huge penalty and interest accruals. During this program, HdL will perform the following:

- Tax Registration Database Management – HdL will transfer the City's existing databases as they relate to TOT/STR into HdL's internal administration tools. HdL will maintain the data and provide reports to the City.
- Return Processing – HdL will process STR filings within 5 days of submission. Accounts will receive all applicable forms necessary to complete the renewal process.
- New Account Processing – HdL will process any new STR registrations for Lodging Establishments that change hands or newly offered properties.
- Payment Posting / Processing – HdL will process all payments made for new and existing lodging providers. Accounts will be updated with payment information and revenues will be remitted to the City net of HdL's fees on no less than a monthly basis.
- Customer Support Center – HdL will provide lodging providers with multiple support options for registering, filing returns, making payments and for general inquiries. A toll free number will be provided to businesses in order to access one of our tax specialists Monday-Friday 8:00am to 5:00pm Pacific Standard Time. Lodging providers will also have access to support via e-mail, fax, and the Support Center On-Line.
- On-Line Filing & Payment Processing – With input from the City, HdL creates a custom web site and domain for taxpayers to submit online forms, returns, and payments along with other customer support related items.
- Compliance Monitoring – HdL will ensure accurate filings of TOT returns by consistently monitoring returns and comparing with data obtained from the identification phase. This can include listing calendar data, average occupancy, and average room rates.
- Annual Reporting – In addition to standard monthly reports, HdL will continue to provide the City with annual analysis reports designed to provide key insights in the lodging provider community and the details on reporting of each lodging provider.

Reporting – HdL offers a variety of hardcopy, electronic, and online reports designed to facilitate the City's administration of TOT as well as provide valuable information for budget forecasting. HdL's reporting contains a wealth of knowledge compiled from interactions with taxpayers, City information, HdL proprietary databases, as well as industry-leading providers such of travel-related data such as Smith Travel and PKF-HR. HdL will work with the City during implementation to identify the standard and custom reports required by the City as well as establish the frequency of the delivery.

COMPENSATION

CONSULTANTS fee for performing STR related services shall be 25% of the total STR revenues collected. Fees during the first year of the contract shall not be less than \$3,500. CONSULTANTS fee for subsequent years shall not exceed 25% of the total STR revenues collected. For the purpose of compensation calculation, STR revenues shall mean the total of Transient Occupancy Taxes and any Transient Occupancy Tax penalties collected from the managed STR accounts.

RESOLUTION NO. 18-455

ADOPTING SHORT TERM RENTAL PERMIT FEES AND INCORPORATING THE FEES
INTO THE SCHEDULE OF USER AND REGULATORY FEES

WHEREAS, Chapter 4.25 of the Roseville Municipal Code is being added to establish Short Term Rental permits; and

WHEREAS, staff recommends City Council adopt a \$185.00 application fee for a Short Term Rental permit and a \$85.00 renewal fee for a Short Term Rental permit; and

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

WHEREAS, on January 18, 2017, City Council adopted a Schedule of User and Regulatory Fees to allow for consolidation of the schedule of fees and help formally establish a pattern for annual review and update, including annual inflationary adjustments; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that a \$185.00 application fee for a Short Term Rental permit and a \$85.00 renewal fee for a Short Term Rental permit are hereby adopted.

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

City of Roseville
Schedule of User and Regulatory Fees

Revenue and Finance Fees

Fee Description		FY 18-19 Fee	Unit	Note	Y'rly In'fltr
1	Short Term Rental Application Fee	\$185		[a]	N
2	Short Term Rental Renewal Fee	\$85	per application		N
3	Delinquent fee (percentage of renewal fee)	60% (or \$51)	per application	[b]	N

[a] Fees are approved by the Finance Director.

[b] Delinquent fees are charged if the renewal fee is received more than 30 days past original expiration date.

Short-Term Rental Permit Application

Section One: Site Information

Site Address:			
Is this the property owner's primary residence? * ☐ Yes ☐ No			
* The property owner shall reside onsite for a minimum of one hundred eighty-two (182) days during the calendar year.			
OFFICIAL USE ONLY			
<u>Assessor Parcel Number:</u>		<u>Property Zoning:</u>	

Section Two: Applicant Info

Property Owner Name:			
Property Owner Phone:			
Property Owner Email:			
Secondary Contact Name:			
Secondary Contact Phone:		Secondary Contact Address:	
Secondary Contact Email			
*The property owner or secondary contact must be available to be onsite within 30 minutes of being notified <i>Applications will not be accepted or processed without signed secondary contact consent</i>			
Secondary Contact Signature:			

Section Three: Property Manager

Property Manager Name:			
Property Manager Phone:			
Property Manager Email:			
Property Manager Address:			

Section Four: Rules and Regulations

I understand the following rules and regulations regarding short term rentals	
☐	I must have an active Business License Account with the City.
☐	I am responsible for paying Transient Occupancy Tax on revenue generated from short-term rent
☐	A maximum of six people can rent at any one time
☐	All applicable parking regulations apply to short term renters
☐	I have reviewed the Short Term Rental regulations outlined in Chapter 4.25 of the Municipal Code

Section Five: Information Provided

I have provided the following information for reference	
☐	Proof of Insurance
☐	Floor plan and parking location(s)
☐	Proof of Notification (to property owners within 200 feet of the proposed short-term rental site)

Section Six: Agreement and Signature

I hereby certify under penalty of perjury that the answers I have given are true and correct to the best of my knowledge and belief, and I understand and agree that any false or misleading answer will result in denial or revocation of any permit. Further, the City is hereby authorized to seek and verify information contained in this application. I understand verification of the accuracy of the application information is a matter of public record and may be made available to interested parties upon request.			
Applicant Signature:		Date:	



COUNCIL COMMUNICATION

CC #: 9596
File #: 0102-12

Title: Interim City Council Appointments to Auxiliary Positions
Contact: Audrey Byrnes 916-774-5268 abyernes@roseville.ca.us
Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

Meeting Date: 11/7/2018
Item #: 7.27.

RECOMMENDATION TO COUNCIL

Recommend Council approve interim appointments of councilmembers to various auxiliary positions on regional and local agencies, boards, commissions, committees, and joint power authorities. Interim appointments commence upon seating of the new City Council with permanent appointments to be made by the Mayor and City Council in February 2019, or as soon thereafter.

BACKGROUND

Membership and participation on auxiliary agencies, boards, commissions, committees, and joint power authorities within Roseville and the Placer County and Sacramento County region are essential functions of City of Roseville elected officials. Regional cooperation and representation result in successful partnerships.

Following the November 6, 2018 election and subsequent swearing in of new members in December, vacancies will occur as current councilmembers vacate city council seats and auxiliary appointments. In addition, Vice-Mayor Bonnie Gore will be vacating her position upon being sworn-in for her elected position on the Placer County Board of Supervisors in January 2019.

The appointments as designated on Attachment A (list of auxiliary board, commissions, committees, and joint powers authorities) are for the interim period until permanent appointments are made by the new Mayor and City Council in February 2019, or as soon thereafter.

Attachment B is a tentative schedule of 2019 meeting dates and times for consideration and scheduling purposes.

FISCAL IMPACT

Not applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Audrey Byrnes, Assistant City Clerk

Sonia Orozco, City Clerk



Dominick Casey, City Manager

ATTACHMENTS:

Description

Auxiliary List and Appointments

Auxiliary Conflicts

Attachment A
10/22/2018

RED = FORM 700 FILING AGENCY		MEETINGS		MEMBERSHIP		current	dec 2018 reps	interim 2019 reps
NAME								
1	Capitol Corridor IPA (sub of PCIPA)	Feb/April/June/Sept/Nov on 3rd Wednesday in AM				rohan		
2	Chamber / Council	monthly on 3rd Monday @ 3:00 - subject to change		rotating council & cm		rotational	gore / allard	
3	City / County Border Committee	quarterly - date/time vary		m / vm appointments		rohan & gore / allard	gore & allard / alvord	vm & allard / alvord
4	City Selection Committee	January as needed		m / vm appointments		rohan & gore	gore & allard	vm & alvord
5	Economic Development Advisory Committee	Jan/April/July/Oct on 4th Thursday @ 1:30		1 c & 1 alt		herman / alvord	alvord / allard	alvord / allard
6	Electric Risk Oversight Committee	fluidly 2-4 times per year		2 c & 1 alt		gore & allard / alvord	gore & allard / alvord	vm & allard
7	Greater Sacramento Economic Council	March/June/Sept/Dec on 2nd Thursday @ 9:00		m / vm appointments		rohan	gore	CM
8	Highway 65 IPA	annually in June		1 c & 1 alt		alvord / allard	alvord / allard	alvord / allard
9	Law & Regulation Committee	monthly on 4th Wednesday @ 5:30		2 c @ 1 alt		gore & allard / alvord	gore & allard / alvord	vm & allard
10	League of California Cities	Sept or Oct annual conference + policy comm as appt		2 c = 1 voting & 1 alt		gore & allard	allard / alvord	allard / alvord
11	Local Agency Formation Commission	monthly on 2nd Wednesday @ 4:00		1 c		alvord	alvord	alvord
12	Naming of Facilities / Park Naming	as needed		2 c & 1 alt		alvord & allard / gore	alvord & allard / gore	alvord & allard
13	Northern California Power Agency	monthly on 4th Thursday at 9:30		2 c = 1 voting & 1 alt		gore & allard	allard & alvord	allard & alvord
14	PC Air Pollution Control District	even months on 2nd Thursday at 2:30		1 c & 1 alt		alvord / gore	alvord / gore	alvord / allard
15	PC Economic Development Board	fluidly in Jan/April/June/Sept @ 11:30		1 c & 1 alt		alvord / herman	alvord / herman	alvord / allard
16	PC Flood Control & Water Conservation	monthly on 2nd Monday @ 4:00		1 c & 1 alt		alvord / allard	alvord / allard	alvord / vm
17	PC Indian Gaming Benefit Comm	as needed		m / vm appointments		rohan & gore	gore & alvord	vm & alvord
18	PC Remote Access Network Advisory	as needed		m / vm appointments		rohan / gore	gore / alvord	vm / allard
19	PC Transportation Planning Agency	monthly on 4th Wednesday @ 9:00		1 c & 1 alt		rohan / allard	rohan / allard	alvord / vm
20	PC Water Agency - Roseville Water Comm	fluidly in Jan/April/July/Oct @ 9:30		2 c & 1 alt		rohan & alvord / allard	gore & alvord / allard	alvord & vm
21	Regional Water Authority	odd months on 2nd Thursday @ 9:00		1 c & 1 alt		alvord / rohan	alvord / vm	alvord / vm
22	Roseville Coalition of Neighborhoods / Council & CM	as needed		rotating council & cm		alvord	gore & alvord	alvord / allard
23	Roseville Police Activities League	monthly on 1st Tuesday at 12:00		1 c & 1 alt		alvord / gore	alvord / allard	alvord / allard
24	Sacramento Area Council of Governments	monthly on 3rd Thursday @ 9:30		1 c & 1 alt		rohan / allard	allard / alvord	allard / alvord
25	SACOG Retreat	February or March or April						
26	SACOG SUB - Government Relations & Public Affairs	monthly on 1st or 2nd Monday @ 10:00						
27	SACOG SUB - Transportation	monthly on 1st Thursday @ 10:00						
28	SACOG SUB - Land Use & Natural Resources	monthly on 1st Thursday @ 1:30						
29	School Districts / City of Roseville	as needed		rotating council & cm		rotational	gore / alvord	vm & allard
30	South Placer Regional Transp Authority	mutually agreed basis		m / vm appointments		rohan & gore / a-rotational	gore & allard	allard / alvord
31	South Placer Wastewater Authority	monthly on 4th Wednesday as needed		1 c & 1 alt		rohan / allard	allard / alvord	allard / alvord
32	Sun City / City of Roseville	January / June as needed on last Thursday @ 9:30		2 c & 1 alt		gore & allard / alvord	gore & allard / alvord	allard & alvord /
33	Union Pacific / City of Roseville	mutually agreed basis		rotating council & cm		rotational	gore / allard	vm & allard
34	Western Placer Waste Management	Jan/April/July/Oct on 4th Thursday @ 1:30		2 c & 1 alt		allard & gore	allard & gore	allard / vm
35		monthly on 2nd Thursday @ 6:00		1 c & 1 alt		allard / rohan	allard / vm	allard / vm

Attachment B
10/17/2018

[illegible]



COUNCIL COMMUNICATION

CC #: 9614
File #: 0102-06

Title: Proclamation - Bells of Peace
Contact: Rosalinda Parra 916-774-5287 rparra@roseville.ca.us

Meeting Date: 11/7/2018
Item #: 7.28.

RECOMMENDATION TO COUNCIL

Proclaim November 11, 2018 at 11:00 a.m. local time as World War I Centennial Armistice Remembrance and encourage the community to toll the bells.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Rosalinda Parra, Deputy Clerk

Sonia Orozco, City Clerk



Dominick Casey, City Manager

ATTACHMENTS:

Description

Proclamation - Bells of Peace

CITY OF ROSEVILLE



Bells of Peace

A World War I Centennial Armistice Remembrance November 11, 2018

WHEREAS, a tolling of bells is a traditional expression of honor and remembrance; and

WHEREAS, a century ago, 47 million the World War I American sons and daughters put on the uniform to serve our nation and the world in global conflict; and

WHEREAS, men and women from Roseville, California served selflessly and honorably in World War I; and

WHEREAS, there were 375,000 American casualties including 116,516 deaths; and

WHEREAS, on the 11th hour, of the 11th day, of the 11th month in 1918, an armistice to the fighting was declared; and

WHEREAS, the U.S. World War I Centennial Commission calls upon all Americans across the nation to honor and remember those who served; and

NOW, THEREFORE, I, SUSAN ROHAN, MAYOR OF THE CITY OF ROSEVILLE, CALIFORNIA, do hereby proclaim **November 11, 2018** at 11:00 a.m. local time as **World War I Centennial Armistice Remembrance** and encourage the community to toll the bells in remembrance.

SIGNED this 7th day of November, 2018.

SUSAN ROHAN, MAYOR

ATTEST:

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA





COUNCIL COMMUNICATION

CC #: 9616
File #: 0102-10

Title: Resolution of Commendation and Appreciation to Chris Gales
Contact: Lupe Nelson 916-774-5281 LNelson@roseville.ca.us

Meeting Date: 11/7/2018
Item #: 7.29.

RECOMMENDATION TO COUNCIL

Recommend Chris Gales be commended for his 16 years of outstanding service and dedication to the City of Roseville and extend wishes for a long, healthy and enjoyable retirement.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Lupe Nelson, Administrative Assistant

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution of Commendation and Appreciation to Chris Gales

CITY OF ROSEVILLE



OF

COMMENDATION

WHEREAS, Chris Gales began his distinguished career with the City of Roseville as a Building Inspector in the Building Inspection Division in 2002 and promoted to Senior Inspector in May 2016; and

WHEREAS, Chris' tenure has experienced the population of Roseville grow from 91,378 to 134,073; and

WHEREAS, Chris has participated in over 500,000 inspections, and has assisted in the facilitation of over 79,456 building permits being issued with a total valuation of \$5,474,826,527; and

WHEREAS, Chris has been valuable team contributor for significant building projects in Roseville including Top Golf, the FBI building, Placer County Jail, Fed Ex, Bayside Church, Oaks Street Parking Garage, Fire Station #1, and the Galleria Mall fire rebuild and expansion, and representing the City of Roseville in assisting Napa after the earthquake of 2014; and

WHEREAS, Chris has provided professional and loyal service and he will be greatly missed by his friends and co-workers; and

NOW, THEREFORE, I, SUSAN ROHAN, MAYOR OF THE CITY ROSEVILLE, CALIFORNIA, do hereby commend **CHRIS GALES** for his 16+ years of outstanding service and dedication to the City of Roseville and extend wishes for a long, healthy and enjoyable retirement.

SIGNED this 7th day of November, 2018.

SUSAN ROHAN, MAYOR

ATTEST:

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA





COUNCIL COMMUNICATION

CC #: 9617
File #: 0102-10

Title: Resolution of Commendation and Appreciation to Chris Kraft
Contact: Lupe Nelson 916-774-5281 LNelson@roseville.ca.us

Meeting Date: 11/7/2018
Item #: 7.30.

RECOMMENDATION TO COUNCIL

Recommend Chris Kraft be commended for his 22 years of outstanding service and dedication to the City of Roseville and extend wishes for a long, healthy, and enjoyable retirement.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Lupe Nelson, Administrative Assistant

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution of Commendation and Appreciation to Chris Kraft

CITY OF ROSEVILLE



OF

COMMENDATION

WHEREAS, Chris Kraft began his distinguished career with the City of Roseville in the Public Works Engineering Division as an Associate Civil Engineer in 1996, promoted to Senior Civil Engineer, and promoted to Engineering Manager; and

WHEREAS, during his tenure, Chris has experienced the population of Roseville go from 62,303 to 137,093 while serving to manage entitlement review and long range planning for the Engineering Division; and

WHEREAS, Chris has been an integral part in managing the City of Roseville's Capital Improvement Program and Traffic Demand Model, overseeing in excess of a billion dollars in traffic mitigation fee programs, planning, design, and construction of City infrastructure for nine Specific Plans, two Masterplans, and a myriad of commercial projects; and

WHEREAS, Chris played a key role in working with State Representatives and surrounding jurisdictions to influence the content of the City's State Storm Water MS4 Permit and the creation and implementation of the West Placer Storm Water Quality Design Manual; and

WHEREAS, Chris has capitalized on the opportunity to develop, train, and mentor numerous people, thereby imparting his professional knowledge, experience, and passion to generations of engineering and construction professionals.

NOW, THEREFORE, I, SUSAN ROHAN, MAYOR OF THE CITY OF ROSEVILLE, CALIFORNIA, do hereby commend **CHRIS KRAFT** for his 22+ years of outstanding service and dedication to the City of Roseville and extend wishes for a long, healthy, and enjoyable retirement.

SIGNED this 7th day of November, 2018.

SUSAN ROHAN, MAYOR

ATTEST:

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA





COUNCIL COMMUNICATION

CC #:
File #: 0102-10

Title: Resolution of Commendation and Appreciation to Dorothy Mason
Contact: Lupe Nelson 916-774-5281 LNelson@roseville.ca.us

Meeting Date: 11/7/2018
Item #: 7.31.

RECOMMENDATION TO COUNCIL

Recommend Dorothy Mason be commended for her 17 years of outstanding service and dedication to the City of Roseville and extend wishes for a long, healthy and enjoyable retirement.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Lupe Nelson, Administrative Assistant

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution of Commendation and Appreciation to Dorothy Mason

CITY OF ROSEVILLE

RESOLUTION

OF

COMMENDATION

WHEREAS, Dorothy Mason began her distinguished career with the City of Roseville as a temporary employee in 1998 and was hired as a permanent employee in 2001 as an Administrative Assistant; and

WHEREAS, Dorothy promoted to Permit Technician I in the Building Division in 2004 and promoted to Permit Technician II in 2008; and

WHEREAS, Dorothy's tenure has experienced the population of Roseville grow from 86,309 to 134,073 during which time she assisted over 24,193 customers in the Permit Center; and

WHEREAS, Dorothy has been an integral part of issuing 84,822 building permits with a total valuation of \$5,817,003,160, and has helped facilitate over 14,776 Single Family Dwelling permits in Roseville; and

WHEREAS, Dorothy deservingly received multiple Above and Beyond Awards for her commitment to serving the City and its citizens; and

WHEREAS, Dorothy has provided professional and loyal service to Roseville and she will be greatly missed by her friends and co-workers; and

NOW, THEREFORE, I, SUSAN ROHAN, MAYOR OF THE CITY OF ROSEVILLE, CALIFORNIA, do hereby commend **DOROTHY MASON** for her 17+ years of outstanding service and dedication to the City of Roseville and extend wishes for a long, healthy and enjoyable retirement.

SIGNED this 7th day of November, 2018.

SUSAN ROHAN, MAYOR

ATTEST:

**SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA**





COUNCIL COMMUNICATION

CC #: 9615
File #: 0102-10

Title: Resolution of Commendation and Appreciation to Alexa Pritchard
Contact: Ellen Worland 916-774-5131 EWorland@roseville.ca.us

Meeting Date: 11/7/2018
Item #: 7.32.

RECOMMENDATION TO COUNCIL

Recommend Alexa Pritchard be commended for her 20 years of outstanding service and dedication to the City of Roseville and extend wishes for a long, healthy and enjoyable retirement.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

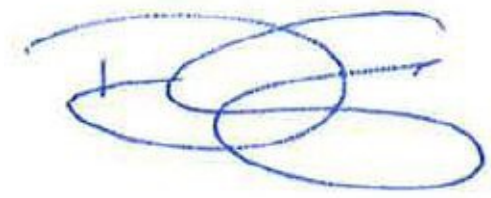
ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Ellen Worland, Administrative Assistant

Dion Louthan, Parks, Recreation & Libraries Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution of Commendation and Appreciation to Alexa Pritchard

CITY OF ROSEVILLE



OF

COMMENDATION

WHEREAS, Alexa Pritchard began her distinguished career with the City of Roseville as a Recreation Supervisor in April 1998 and promoted to Recreation Superintendent in 2001; and

WHEREAS, Alexa contributed significantly to the City of Roseville Parks and Recreation aquatics programs and facilities and displayed great responsibility in overseeing other recreation programs in the department; and

WHEREAS, Alexa's tenure has provided her opportunities to make significant impacts in the parks and recreation industry by serving in various positions on the California Parks and Recreation Society and the Northern California Aquatics Management Association; and

WHEREAS, Alexa presented at many national state, regional, and local events where she motivated other parks and recreation professionals, and she authored several published articles focused on improving different aspects of the parks and recreation industry; and

WHEREAS, Alexa deservingly received a Pride of Roseville Commendation for Excellence Award for Outstanding Work Performance Top Team in 2000 and another for Innovation Team in 2009; and

WHEREAS, Alexa has provided loyal service to the City of Roseville and she will be greatly missed by her friends and co-workers.

NOW, THEREFORE, I, SUSAN ROHAN, MAYOR OF THE CITY OF ROSEVILLE, CALIFORNIA, do hereby commend **ALEXA PRITCHARD** for her 20+ years of outstanding service and dedication to the City of Roseville and extend wishes for a long, healthy and enjoyable retirement.

SIGNED this 7th day of November, 2018.

SUSAN ROHAN, MAYOR

ATTEST:

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA





COUNCIL COMMUNICATION

CC #: 9618
File #: 0102-10

Title: Resolution of Commendation and Appreciation to Roni Garrison
Contact: Ellen Worland 916-774-5131 eworland@roseville.ca.us

Meeting Date: 11/7/2018
Item #: 7.33.

RECOMMENDATION TO COUNCIL

Recommend Roni Garrison be commended for her 20 years of outstanding service and dedication to the City of Roseville and extend wishes for a long, healthy and enjoyable retirement.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Ellen Worland, Administrative Assistant

Dion Louthan, Parks, Recreation & Libraries Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution of Commendation and Appreciation to Roni Garrison

CITY OF ROSEVILLE



OF

COMMENDATION

WHEREAS, Roni Garrison began her distinguished career with the City of Roseville as an Account Clerk in March 1998, promoted to Recreation Specialist in 2001, and promoted to Parks and Recreation Supervisor in 2005; and

WHEREAS, Roni's tenure has provided her opportunity to develop and foster Cultural Arts programs that have provided value to the community; and

WHEREAS, Roni was instrumental in the growth of youth sports, by creating policies and procedures for the Youth Sports Coalition, authoring a nationwide standard document for youth sports at the National Summit on Raising Community Standards in Youth Sports, and strengthening city and school districts partnerships with Joint Use Agreements; and

WHEREAS, Roni contributed to the efficiencies of the Parks and Recreation Department by creating the Parks and Recreation Resource Manual "Everything You Need to Know But Were Afraid to Ask" and establishing Customer Service Representative workshops to strengthen customer service skills; and

WHEREAS, Roni deservedly received the Pride of Roseville Commendation for Excellence Certificate for Outstanding Leadership in 2005, another for Customer Service in 2006, and the Director's Commendation Team Award for her role in the implementation of Perfectmind in 2017; and

WHEREAS, Roni has provided loyal service to the City of Roseville and she will be greatly missed by her friends and co-workers.

NOW, THEREFORE, I, SUSAN ROHAN, MAYOR OF THE CITY OF ROSEVILLE, CALIFORNIA, do hereby commend **RONI GARRISON** for her 20+ years of outstanding service and dedication to the City of Roseville and extend wishes for a long, healthy and enjoyable retirement.

SIGNED this 7th day of November, 2018.

SUSAN ROHAN, MAYOR

ATTEST:

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA





COUNCIL COMMUNICATION

CC #: 9598

File #: 0704

Title: Park Name Recommendations
Contact: Tara Gee 916-774-5253 tgee@roseville.ca.us

Meeting Date: 11/7/2018

Item #: 8.1.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution to approve the following names for the noted new parks:

- John L. Sullivan Park for WB-51, a 4.4 acre neighborhood park off of Summerfaire Road south of Pleasant Grove Boulevard in the Westbrook area of Roseville
- Bev Bos Park for F-95, a 1.5 acre pocket park adjacent to open space north of Blue Oaks and West of Fiddymont Road in West Roseville

BACKGROUND

Advertisement for names for the above parks occurred in July 2018. The advertisement period was four (4) weeks. The Subcommittee met on September 17, 2018 to review the name submissions along with names on the "active" from last year. "Active" are those names received the year prior and not selected.

One additional pocket park, F-97, was also considered for naming, however, the Subcommittee chose to delay recommending a name for this site. The start date for the construction of this park is not anticipated until summer 2019.

Consistent with policy, name submissions received during this advertisement period are attached to this report. This year, the Subcommittee elected to forward only one name recommendation for each new park.

Names not selected for recommendation will remain on the "active" list for one year. Names submitted during this latest advertisement are attached.

The Parks and Recreation Commission reviewed the proposed names at the October 2, 2018 meeting and voted to forward the above recommendations to the Council for formal approval.

FISCAL IMPACT

Park identification signs for new parks will be included in the construction budgets of each park.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not Applicable.

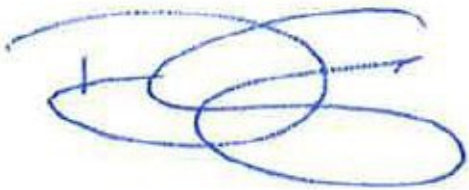
ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Tara L. Gee, Park Planning & Development Superintendent

Dion Louthan, Parks, Recreation & Libraries Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-441

Name Submissions

2018 Active List

RESOLUTION NO. 18-441

APPROVING PARK NAME RECOMMENDATIONS

WHEREAS, names were solicited in July 2018 for the naming of two noted new parks;
and

WHEREAS, the Parks Naming Subcommittee met on September 17, 2018 to review the
name submissions along with names on the “active” list from last year; and

WHEREAS, the Parks Naming Subcommittee recommended only one name
recommendation for each new park, as follows:

- 1) John L. Sullivan Park for WB-51, a 4.4 acre neighborhood park off of Summerfaire
Road south of Pleasant Grove Boulevard in the Westbrook area of Roseville;
- 2) Bev Bos Park for F-95, a 1.5 acre pocket park adjacent to open space north of Blue
Oaks and West of Fiddymont in West Roseville.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that
the names recommended by the Parks Naming Subcommittee are hereby approved.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



RECEIVED

Suggested Name For a Park or Facility Within a Park

2018 JUL 13 PM 4:09

Suggested Name BAQUERA

CITY CLERK DEPARTMENT
ROSEVILLE, CA

(Print or type the suggested name exactly how you would like it to read)

Park Preference: ☒ Any park site ☐ NEW PARK (Specify park)

of years as a Roseville Resident 33 YRS

Reason for Suggestion (Must be completed for further consideration):

MR BAQUERA WORKED AT SIERRA COLLEGE AND HE WAS
VERY HELPFUL ALWAYS HE WAS MY NEIGHBOR
AND HIS GRANDSON ROB BAQUERA WAS A WONDERFUL
FRIEND OF MY SON AND NOW HE IS A ROSEVILLE POLICE
DEPARTMENT SPOKESMAN. I DON'T REMEMBER HIS GRANDFATHER
NAME.

Attach a second sheet if necessary.

☐ Attachment included

Name EDUARDO HERNÁNDEZ CASTELAR

(of individual submitting request)

Address PO BOX 156 ROSEVILLE CA 95661

Phone Number/Email Address 916 613 7738

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:



RECEIVED

2018 JUL 31 PM 4:40

Suggested Name For a Park or Facility Within a Park CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name Bev Bos Memorial Playground
(Print or type the suggested name exactly how you would like it to read)

Park Preference: ☒ Any park site ☐ _____ (Specify park)

of years as a Roseville Resident Over 50

Reason for Suggestion (Must be completed for further consideration):

Bev Bos was an internationally recognized early childhood educator and the director of Roseville Community Preschool for nearly 50 years. She advocated for play-based learning and many preschools around the world are influenced by her philosophy. Bev became widely known through her books, CD's, speaking engagements, and interview with Stone Phillips on ABC News' 20/20 in 1991. (Google it) Every Summer, early childhood educators come from all over the USA and other countries to Placer County Fairgrounds to take part in the play conference she developed, essentially making Roseville a mecca for early learning.

Name Lori Lee Lockamy
(of individual submitting request)

Address 2441 Post St., San Francisco, CA 94115
700 Elisa Way, Roseville, CA 95661 (Permanent)
Phone Number/Email Address 916-803-5674 lorilockamy@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

PS. Please consider an adventure-playground concept for this project, similar to Adventure Playground in Berkeley. Thanks for considering!
(Google it) This park would garner international attention. - L

Sacramento

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MASTERS CLUB 2017



The Last Word: Bev Bos

As Told to Catherine Warmerdam

Posted on February 12, 2016

Curriculum director at Roseville Community Preschool/early childhood education expert/author

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Photography by Tyler & Christina

I've been working with preschoolers for 50 years. When Roseville Community Preschool first opened, what the parents really wanted was a place to take their children so that they could have half a day off to go shopping. But they wanted to make it valuable and kind of fun. When I took the job, I had five children and I thought, "Well, this will give me enough money to buy new shoes." I never thought I would make a career of it. And here I am: I've written books. I've given 6,000 workshops. I've spoken in every state in the union. I really didn't plan it.

I was born and raised in North Dakota. I was a twin and I weighed less than 4 pounds when I was born. The doctor said, "The little girl won't live, but the little boy will." But it didn't work that way. We were a very, very poor family in the sense that my dad didn't make much money, but our lives were really rich with storytelling and singing, singing, singing. My dad and mother used to put the eight of us kids in the car, and we'd just go for a drive so that we could sing. I used to sometimes sit in the back and hope that they had enough money to get us an ice cream cone, but they hardly ever did.

I always know—and I don't know how I know it—what a child needs. I'm really good at paying attention and watching what children do. I can always tell when something is wrong with a child.

For me, being child-centered means I try not to have preconceived ideas. I watch some people and they'll say, "Oh, there's an ADD kid," or whatever. I don't do that. Every child, from their toes up, has value to me. I think

kids are idiosyncratic and they sometimes do weird things, but I just don't pass a judgment on a child, and I never think that there is a child who isn't worth all of my energy.

It is going to destroy us if we don't start paying attention to letting children play. There are 11 conditions for human growth, and all of them fit into play. They need to be outside. They can do so much there. They can feel a sense of belonging there. They can take risks.

All children need one person who will always stand behind them, no matter what's going on. They need one person to whom they can say, "Please, I need help." Someone they can really depend upon. You don't have to be your kid's best friend, but you've got to be their best defender. You've got to stand behind them and hold them tight. You have to tell them, "I'll always be here. Even if you've messed up, I'm going to be here for you."

If you really want to be a good parent, set some time aside every single day to lie on the bed and just listen to your kid. Make it their time. Don't be in a rush. Time is fleeting, so you really need to pay attention.

Remembering Bev Bos

Resources / Blog / Remembering Bev Bos

NAEYC

03/01/2016

Longtime NAEYC member and prominent advocate for the importance of play to children's learning, Bev Bos, passed away on February 4, 2016. Bev was a frequent and popular presenter at NAEYC's annual conference, routinely drawing audiences of over 1,000 attendees for her sessions, which engaged teachers in the kinds of fun and authentic activities she knew worked best with children. Her presentations—often with her son-in-law Michael Leeman—were described by NAEYC members as “always inspiring” and enjoyable “reminders to keep children at the heart of our work.” She was “like a giant magnet, attracting every teacher with her creative, inventive, and sometimes outrageous ideas to engage children.”

We invite you to read the eulogy posted below by Tom Rotelli, a parent at Roseville Community Preschool, the school where Bev was director for nearly 50 years, and contribute your own memories in the comments section.

NAEYC

National Association for the
Education of young Children

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LOCAL OBITUARIES

Educator, author Bev Bos was advocate of play-based preschool programs

BY CATHY LOCKE
clocke@sacbee.com

February 11, 2016 03:07 PM
Updated February 14, 2016 10:25 AM

Bev Bos, a teacher, author and advocate for play-based learning for preschoolers, was a lifelong learner who never tired of sharing her discoveries with others, say family and friends.

Bos, who served nearly 50 years as director of Roseville Community Preschool, died Feb. 4 in her sleep at her Roseville home. Michael Leeman, her son-in-law, said her death was unexpected. At age 81, she still maintained a busy schedule of national and international speaking engagements. She also was finishing a book manuscript and continued to serve as the preschool's curriculum adviser.

"I don't think you will find a stronger advocate for child-centered, developmentally appropriate, play-based programs," said Camille Maben, executive director of First 5 California, who worked with Bos as a teacher at Roseville Community Preschool, a parent-participation preschool established in the 1960s.

Bos believed that, given the proper environment, young children could choose their own learning activities.

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"She taught us and gave us the ability to trust our children, that they are capable," said Dina Miller, the preschool's business manager, whose children took part in the program.

Leeman, the preschool's director, said his mother-in-law began as a parent volunteer in the 1960s. She had intended to become a primary school teacher, "but she fell in love with preschool and never left," he said.

Over the years, what began as a play group of about 10 children evolved into a preschool program that currently serves 108 students from age 2 years, 9 months through kindergarten. The parents own the school, housed on the Placer County Fairgrounds, and work with program volunteers. The school employs a staff of six teachers and a director, Leeman said.

Bos was in demand as a conference and workshop speaker. She wrote her first book, "Don't Move the Muffin Tins: A Hands-Off Guide to Art for the Young Child" so she wouldn't have to keep printing handouts for seminars, said Leeman, who spent three decades traveling with her as a co-presenter. "We stopped counting at 6,000," he said of the number of speaking engagements.

Their appearances, usually sponsored by educational groups, took them throughout the United States, as well as to Canada and Japan.

"We were supposed to go to Singapore in July," Leeman said. "She was really looking forward to that."

Bos described her life's work as expanding horizons for children and their parents, Leeman said. Her philosophy gained popularity after she was featured on ABC's television show "20/20." "The basics for young children are wonder, discovery and experience," she said. "If it hasn't been in the hand, the body and the heart, it can't be in the brain."

Maben said teachers and parent volunteers at the preschool took their cues from the children.

"People used to say there was no structure, but everything placed there was intentional, so kids could explore, develop a sense of self and know how to be with others in the world," she said.

“

WHAT SHE TAUGHT US WAS ABOUT HOW CHILDREN LEARN AND HOW WE CAN HELP THEM DEVELOP TO BE THE VERY BEST PEOPLE THEY CAN BE.

Camille Maben, executive director, First 5 California

Beverly Jean Narlock was born, with her twin brother, on Oct. 6, 1934, in Fargo, N.D., to Lawrence and Helen Narlock. She weighed only 3 pounds at birth, said her daughter Carrie Leeman, and the fact that she survived motivated her the rest of her life.

Carrie Leeman said her mother told of the hard times in North Dakota. The family's migration to California when she was 14 sounded like something out of John Steinbeck's "The Grapes of Wrath," she said. When they finally reached San Francisco, the bridge toll was a quarter. With two vehicles and only one quarter, they all piled into the car, leaving the truck and all their belongings on the side of the road until they got the money to retrieve the truck.

Beverly Narlock married Robert Bos in 1954, and they moved from Berkeley to Roseville after the birth of their first child. Over the next six years, Mrs. Bos gave birth to four more children. In 1965, she was asked to teach a few days a week in the co-op preschool.

"This was the start of her hands-on education, the understanding that young children learn best through play," Carrie Leeman said.

Bos was always looking to expand her horizons. She grew up singing with her family, Michael Leeman said, noting that there wasn't a lot to do in Fargo on winter evenings. Later, she taught herself to play the autoharp. She, along with Michael Leeman, who played guitar, and friend Tom Hunter performed community concerts and recorded several albums of children's music.

Maben said she will miss Bos as a friend and colleague.

"What she taught us was about how children learn and how we can help them develop to be the very best people they can be," Maben said.

Bos was preceded in death by her husband. She is survived by daughters Carrie Leeman and Robin Leeman, and sons Micheal Bos and Andrew Bos, all of Roseville, and daughter Julie Bos of Chico, as well as 14 grandchildren and nine great-grandchildren.

A gathering in Bos' honor will be held at 1 p.m. Sunday in Johnson Hall at the Placer County Fairgrounds, 800 All America City Blvd., Roseville. Donations in her memory may be made to Roseville Community Preschool via the school's website, www.RosevilleCP.org, or by calling 916-786-9536.

Cathy Locke: 916-321-5287, @lockecathy

SUGGESTED FOR YOU

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Let the Playing Commence!

A Tribute to Bev Bos



In Memoriam: Bev Bos (1934-2016)

The early childhood field lost an inspirational leader with the death of Bev Bos on February 4, 2016. She served nearly 50 years as director of Roseville Community Preschool in Roseville, California, and was a national and international keynote speaker and presenter at over 6,000 conferences and workshops. Her passion, enthusiasm, and approach to working with young children were exceptional and she will be deeply missed. She conveyed the following message in a direct and passionate manner, and with every fiber of her being: Play is an overarching and essential contributor to the development of children.

Wonder (curiosity), self-discovery, problem-solving, interaction, exploration, and play—that's what Bev Bos taught me. Reading and writing come after these approaches to learning are established. Children learn best when they can make their own choices and set their own goals. Because each child is unique, multiple channels of learning must be celebrated. Bev also encouraged families and teachers to be joyful in their engagement with children as they observed and participated in this developmental and educational process.

Some of the phrases Bev used will remain permanently burned on my brain:

Childhood amnesia. If we actually could remember our childhood, we would not do to children what we do to them. Early childhood (ages birth to 8) would still be viewed as a unique period of development with play recognized as being at the core of how children learn best.

We made a mistake calling it preschool. The word “school” conjures up images of teacher as expert, children as sponges—only absorbing information and not being a source of information, the use of desks, listening valued over conversation, quiet environments, and little movement. These descriptors are far removed from what an early learning environment and approach should encompass.

Children don’t learn much through their bottoms. Most adults enjoy remaining stationary as our bodies get weary. Many classrooms are set up to keep us sitting and thus supposedly attentive. In contrast, young children actually expend much more energy trying to remain stationary. Their muscles (and thus their brains) demand that they move their bodies.

Never do for children something they can do for themselves. I often observe this sage advice being ignored, possibly because adults are time-bound whereas children are living in the moment. We hurry, hurry, hurry children to try to save time, quickly completing tasks instead of encouraging them to take on the challenges.

Experience is not the best teacher; it is the only teacher. Children must interact with real people and real things; they need to encounter problems and figure out how to solve them when something doesn't go as one would hope; curiosity and trial-and-error must be championed.

If it hasn’t been in the hand and the body, then it can’t be in the brain. Another endorsement of experiential and hands-on learning.

Children were not born wearing shoes. Remember how good mud felt between your toes? Can we even remember the joy that rippled through our bodies and brains when we squished mud between our fingers and toes? Provide sensory experiences every day for children.



Children need real and authentic experiences

Children have to do and use too much of everything in order to figure out the world. This is at the heart of understanding how important mess and repeated activities are in helping children make sense of their worlds.



Ooops! Learning sometimes involves a big mess!

All learning involves risk. The environment and adults must provide opportunities for risk-taking in the learning process; 'mistakes' are expected components of the inquiry process and valued for the knowledge they provide. Risk is not to be confused with hazard. Bev noted that we need to consider the 'illusion of risk.' It is our responsibility as educators to figure out how to provide experiences that children perceive as containing elements of risk, but in reality are still safe in nature. We also need to explain to families why children need to take risks: through risk-taking experiences children learn to match their skills to the demands of the task. This is a delicate balance because our society is risk-averse due to potential legal ramifications. However, the neurological feedback children gain from the trial and error of risk-taking enables them to develop the precursor skills in their brains that will enable them to manage risk assessment as adults.

Earliest isn't best. Fastest isn't best. "If what we want for our children is a lifetime of excellence—in experience, in ability, in knowledge—we must be responsible enough to wait and thorough enough to look at all sides of their development" (Bev Bos). We need to pay attention to how we can help foster children's engagement in learning so that they become lifelong learners. Children's brains have not changed; only the expectation about what children should be doing. These unrealistic expectations that ignore well-known and researched child development principles are having a deleterious impact on

children's social competence and their ability to become successful learners in academic settings. A holistic approach to the education of young children must be adopted and practiced, not just in preschool but up to third grade (at least).

Our flexibility and willingness to follow a child's lead will allow remarkable things to happen, if we let them. This is about trusting children and not being afraid to examine and explore; we should model how to go about finding answers to questions. The unknown should be celebrated as an opportunity for learning, not as a fearsome threat to our power as teachers.

Sharing books with children is an invitation for a conversation. Although we should strive to read high-quality literature with children, the focus is not just on the content contained within the pages. What is also important is the conversation adults have with the child (children) about the story and illustrations before, during, and after the reading. This is because authentic learning occurs when it is connected to meaningful experiences that are mediated with a caring adult. Books are a catalyst for sharing memories, values, and beliefs, as well as bridges to prior learning that help to support children's burgeoning understanding of their day-to-day lives. In fact, Bev never thought it was important to finish a story. If a child wants to stay on the first page of a book, showing full engagement and asking a host of questions, then that is perfectly acceptable. It is the rich conversation that is important.

Ask: "Whose needs are being met?" When Bev was on her first visit to Chautauqua County, I remember her marveling at our colorful leaves, since Northern California does not have the variety of trees that exist here. She gathered up several bagsful from my yard, as well as at other stopping points in our travels, to take back to the children at Roseville. During her next visit, she arrived excited to share a most fantastic experience that had occurred at her preschool. She had arranged for a dump truck to deposit a load of sand directly into the classroom. She joyfully described the delight the children had in playing indoors on the big pile of sand and how they gradually, over a two-month period, carried the sand outdoors in small buckets. (Two hours earlier some teachers from a local Head Start program had shared with me the devastating news that their sand tables had been removed from the classrooms. Why, I asked? The answer was because the sand was wearing away the fiber of the new carpets.) The juxtaposition of these two opposite approaches to being with children astounded me and compelled me from that day forward to encourage teachers to always ask themselves one of the most important questions in decision making: Whose needs are being met?

Our challenge is not to prepare children for school, but to prepare schools for children. (Docia Zavitskovksy)

Bev had this quote written on one of the walls at the Roseville Community Preschool, helping remind her (and all of us) about what is important when we take on the responsibility to be with children.

These words prompt us to acknowledge that getting children 'ready' is not an end goal that we should want to achieve. Children possess a different temporal sensibility than adults. They do not regularly think about tomorrow, nor do they very often contemplate yesterday. They live in the present moment; we need to join them there if we do not want to miss out on how they are thinking, investigating, and creating their world. A practice of mindfulness is required so that we can be with children now.

Finally, Bev had the ability to make everyone around her feel competent and interesting, encouraging us to share our stories of success and failure in order to envision the next steps in our professional development. She loved the learning journey that children were experiencing. She knew that the best job anyone could have in life was discovering the world over and over again through the bright eyes of children. The joy she shared about teaching young children was infectious and I will never forget her laugh. I don't know whether Bev thought of herself as an agent of change in the field of early childhood, but she was and will remain so as her ideas and philosophy will continue to ripple out like swells in the ocean. So, in tribute to Bev, let the playing commence!

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Let the playing commence!

By Jennifer Berke

Topics: Importance of Play, Teachers Role as Facilitator, Advocating for Young Children

Date: November 22, 2016

Jennifer Berke

Jennifer Berke is Co-President of CCAEYC, a Co-Founder, of B&B Early Childhood Consultant Group. She was recognized as a Master Leader by Exchange in 2015.



RECEIVED

2018 JUL 31 PM 2:36

CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name For a Park or Facility Within a Park

Suggested Name BILL DUTHOROUGH PARK

(Print or type the suggested name exactly how you would like it to read)

Park Preference: ☒ Any park site ☐ _____ (Specify park)

of years as a Roseville Resident 10+

Reason for Suggestion (Must be completed for further consideration):

Bill has been a tireless worker & organizer of many many projects to house the homeless, cloth the naked, feed the hungry, provide sleeping bags, school supplies to needy children, arrange rides to the aged to doctors appointments & shopping for groceries.

He has done this in the past with no need or want of recognition for the 8 years I have known him. In the past year he has continued this task while mending a torn Achilles tendon. Bill is the NICEST person you could know.

Attach a second sheet if necessary.

☐ Attachment included

Name HANK DEEKEN MAGNAN
(of individual submitting request)

Address 2129 Xavier Lane Roseville CA

Phone Number/Email Address hdeeken@mgn.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:



RECEIVED

2018 JUL 13 PM 4:09

CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name For a Park or Facility Within a Park

Suggested Name CLAUDIA GAMON
(Print or type the suggested name **exactly** how you would like it to read)

Park Preference: ☒ Any park site ☒ NEW PARK (Specify park)

of years as a Roseville Resident 33 YRS

Reason for Suggestion (Must be completed for further consideration):

WONDERFUL MAYOR ALWAYS NICE + CLASSY

Attach a second sheet if necessary.

☐ Attachment included

Name EDUARDO HERNANDEZ COSTELLO
(of individual submitting request)

Address P O BOX 156 ROSEVILLE CA 95661

Phone Number/Email Address 916 613 7738

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

To KVannatta at Roseville Parks. I also am not able to print out the application form as my printer is on the blink. I hope you will accept this Word doc. as my application.

Name of Park: Ford M. Marshall

Park Site: Any

Years as Resident: 12

Submitted by: Alan Ford Marshall (son)

406 Yosemite St. Roseville 95678

916 297-0511 hoolieo@gmail.com

RECEIVED
2018 JUL 31 AM 10:48
CITY CLERK DEPARTMENT
ROSEVILLE, CA

Ford M. Marshall moved to Roseville in 1954. He built the Town House Motel on Washington Blvd which opened for business in the fall of 1954. Mr. Marshall soon became a player in the growth and development of Roseville after the war years of the 40's and 50's. He was a member in good standing with both the Lions Club and Elks Lodge of Roseville serving on the boards of both organizations. He ran for the Roseville School Board but lost by 6 votes. He ran the 1960 Census for Roseville when the population was around 12,500. He was also instrumental in helping campaign for Roseville to be awarded All America City honors. Mr. Marshall had other Roseville businesses than the Town House Motel that employed many people over the years. He owned a roofing company and a commercial feed store. Mr. Marshall was a true entrepreneur. Tragically he died on Jan. 1st, 1965 in a private plane crash over Folsom Lake. I believe a park named for him would bring back many memories to a lot of old time Roseville families and keep his ambitious Roseville accomplishments noted for future generations.



RECEIVED

2018 JUL 26 PM 1:57

CITY CLERK DEPARTMENT



Suggested Name For a Park or Facility Within a Park

Suggested Name Frank Luna Jr
(Print or type the suggested name exactly how you would like it to read)

Park Preference: ☐ Any park site ☐ F95, F97, WB-51 (Specify park)

of years as a Roseville Resident 73yrs.

Reason for Suggestion (Must be completed for further consideration):

Frank was born & raised in Roseville, was on the Parks & Recreation Board for years. He was a Vietnam Veteran who served his country with Pride. He was very involved in parks for Rsvl youth to have a place to play. He could be seen at Parks all over Roseville with his grandchildren and golf course. He was involved with his granddaughters till his death at the ball fields where the girls played ball. Frank also played sports in Roseville at Roseville high and at Royer Park when adult league baseball was played.

Attach a second sheet if necessary.

☐ Attachment included

Name Teresa Larson
(of individual submitting request)

Address 1406 Adamson Ct

Phone Number/Email Address (916) 838-5487 / scottlarson1@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:



RECEIVED

2018 JUL 13 PM 4:09

CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name For a Park or Facility Within a Park

Suggested Name HARRY CRABO

(Print or type the suggested name **exactly** how you would like it to read)

Park Preference: ☒ Any park site ☒ NEW PARK (Specify park)

of years as a Roseville Resident 33 yrs

Reason for Suggestion (Must be completed for further consideration):

VERY WONDERFUL COUNCIL MEMBER

Attach a second sheet if necessary.

☐ Attachment included

Name EDUARDO HERNÁNDEZ CASTELAR

(of individual submitting request)

Address PO BOX 156 ROSEVILLE CA 95661

Phone Number/Email Address 916 613 7738

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

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If yes, when? _____

Subcommittee Review Comments:



RECEIVED

2018 JUL 31 PM 2:27

CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name For a Park or Facility Within a Park

Suggested Name JOHN BYOUK PARK

(Print or type the suggested name **exactly** how you would like it to read)

Park Preference: ☐ Any park site ☐ WB-51 (Specify park)

of years as a Roseville Resident 50

Reason for Suggestion (Must be completed for further consideration):

ATTENDED LOCAL SCHOOLS, GRADUATING FROM
ROSEVILLE HIGH SCHOOL IN 1962.
ROSEVILLE CITY COUNCIL MEMBER - 1984-1991
MEMBER OF THE BULJIAN COOKING CREW, A GROUP OF LOCAL
COMMUNITY LEADERS UNDER THE DIRECTION OF FORMER
ROSEVILLE MAYOR GEORGE BULJIAN, RAISING OVER ONE
MILLION DOLLARS FOR LOCAL CHARITIES

Attach a second sheet if necessary.

☒ Attachment included

Name LESLI GOTO

(of individual submitting request)

Address 1873 STONE CANYON DR

Phone Number/Email Address 916-300-8913

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

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For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:



RECEIVED

2018 JUL 31 PH 2:16

Suggested Name For a Park or Facility Within a Park

Suggested Name

(Print or type the suggested name exactly how you would like it to read)

The John Byouk Memorial Park or 100ft High Park
(his nickname)

Park Preference: ☐ Any park site



WB-51

(Specify park)

of years as a Roseville Resident

66 (Recently of Seattle, WA)

Reason for Suggestion (Must be completed for further consideration):

John Byouk very recently died in a tragic traffic accident involving a wrong-way driver on I-5. His sudden passing has left his family bereft and we feel that this is exactly the time to honor his memory by naming a park for him. However it is not John's death that makes him worthy or such an honor, but it is what he did in his lifetime and what he contributed to the city. At Roseville High School, he was a student leader and prized athlete. Later he was the manager of the old Roseville Theater on Vernon St.. In his middle years, John served on the Placer County Grand Jury and then elected for 8 years to the Roseville City Council. He also volunteered work on the George Buljan Cooking Crew for years. He was a past mayor many times.

Attach a second sheet if necessary.

☒ Attachment included

Name

(of individual submitting request)

Diane Byouk Jacobson (sister)

Address

2318 Longspur Loop, Lincoln, CA 95648, formerly of Roseville

Phone Number/Email Address

lurparistoo@sbcglobal.net 916-434-1987

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____

Has this name been submitted before?

☐ Yes

☐ No

If yes, when? _____

Subcommittee Review Comments:



Suggested Name For a Park or Facility Within a Park

Suggested Name

The John Byouk Memorial Park or Too High Park
(Print or type the suggested name exactly how you would like it to read) — (hus nickname)

Park Preference:

☐

Any park site

☒

WB-51

(Specify park)

of years as a Roseville Resident

66

Reason for Suggestion

(Must be completed for further consideration):

John served on the Council at a strategic time in Roseville's development — a time that required strong, insightful leadership. During the 80's Roseville began its evolution from the small railroad town it had always been to the large beautiful well-planned city it is today. Because of many decisions made by the Council during those years John served, Roseville began to thrive attracting new businesses with quality jobs. John had a superb work ethic and was always prepared for meetings. People loved and admired John for his directness, his honesty, his intelligence, and his farsightedness, especially in regards to the city's planned growth in a reasoned manner and with an eye towards preserving Roseville's historical past.

Attach a second sheet if necessary.

☒

Attachment included

Name

Waz (sister)
(of individual submitting request)

Address

Phone Number/Email Address

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____

Has this name been submitted before?

☐ Yes

☐ No

If yes, when? _____

Subcommittee Review Comments:



-3-

Suggested Name For a Park or Facility Within a Park

Suggested Name The John Byouk Memorial Park or Too High Park
(Print or type the suggested name exactly how you would like it to read) — (his nickname)

Park Preference: ☐ Any park site ☒ WB-51 (Specify park)

of years as a Roseville Resident 66

Reason for Suggestion (Must be completed for further consideration):

John also had an amazing and self-deprecating sense of humor. He was a big and tall man who naturally attracted people from all walks of life. He generally championed the underdog and showed everyone respect and a generous heart. Children were particularly drawn to him. It was as if he were a "pied piper" in the best sense. If there was a small group, they encircled him and looked up, vying for his attention. To them he always demonstrated kindness, patience, and genuine interest. They loved it and thus him. John also cared deeply for his family. He was a wonderful father to his daughter, Katherine; a protective brother who looked out for his sister (me); & calling and checking in with his mother every

Attach a second sheet if necessary.

☒ Attachment included

Name WB (sister)
(of individual submitting request)

Address _____

Phone Number/Email Address _____

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

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For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:



-4-

Suggested Name For a Park or Facility Within a Park

Suggested Name The John Byow Memorial Park or Too High Park
(Print or type the suggested name exactly how you would like it to read) (his nickname)

Park Preference: ☐ Any park site ☒ WB-51 (Specify park)

of years as a Roseville Resident 66

Reason for Suggestion (Must be completed for further consideration):

evening after he moved to Seattle, he was a devoted son.
Incidentally his mother, Marie Sevo Byow, was a native to
Roseville, born in 1921 and deceased in 2014.
And so, I think it would be fitting that a former council-
man who served his city well, a one-time athlete, and a devoted
family man should have a park where children can play
and hone their skills and a family can enjoy free time or
a perhaps a picnic, named for him.

Attach a second sheet if necessary.

☒ Attachment included
Obituary

Name DBJ (sister) 916-434-1987
(of individual submitting request)

Address _____

Phone Number/Email Address _____

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

-5-



Suggested Name For a Park or Facility With

Suggested Name John Byouk Mem. or Too High
(Print or type the suggested name exactly how you would like it)

Park Preference: ☐ Any park site ☒ WB-51

of years as a Roseville Resident 66

Reason for Suggestion (Must be completed for further co

Attach a second sheet if necessary.

Name WB 916-434-1987
(of individual submitting request)

Address _____

Phone Number/Email Address _____

Please submit this form to the City Clerk's office for name co
accordance with the established City criteria. Submit one n

FOR CITY USE ONLY:

For FY _____ Has this name been submit
If yes, when? _____

Subcommittee Review Comments:

-5-

Friday, July 27, 2018 • GOLD

FUNERAL NOTICES AND OBITUARIES

John Michael Byouk

1/9/1945 – 6/23/2018

John Byouk, 73, died tragically June 23, 2018. Heading back to Seattle after a week's visit with family and friends, he was hit head-on by a wrong way driver on I-5



south of Williams. John was born January 9, 1945 to John Byouk (1974) and Marie Sevo Byouk (2014) in Bakersfield. The family soon returned to Roseville where John grew up and lived most of his life. He graduated from Roseville HS in 1962 as SB President and All-League basketball star. He developed a passion for reading, history and politics early-on and later graduated from CSUS studying Political Science.

His love for Roseville and politics prompted him to become an elected multi-term member of the Roseville City council during the 1980's, serving when Roseville began transitioning from a junction town to Placer County's largest city. He had a common sense approach with a wise eye to preserving the city's past and to planning controlled growth. More recently, John provided excellent service to his clients as an insurance broker. John enjoyed books, politics, music, cooking, gourmet dining, and his family and friends.

We who knew him best appreciated his character and humor. He was dedicated, loyal and caring; with a solution to every problem, he was there in times of need. Nicknamed "Too-High", John was a big man in stature with a bold personality that easily attracted both children and adults. His heart was as big as the world. We will miss him forever.

John is proudly and lovingly survived by his daughter

Katherine Byouk, sister Diane Byouk Jacobson, nephews John and Ricky Jacobson, twin grand-nieces Annika and Hannah, the children and grandchildren of a very dear friend he lost in 2012, and other family and friends.

Please keep his family and friends in your hearts and prayers as they continue to mourn this tragedy privately.

OBIT.

achment included

e in

☐ No



RECEIVED

2018 JUL 27 PM 1:36

CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name For a Park or Facility Within a Park

Suggested Name JOHN L. SULLIVAN COMMUNITY PARK

(Print or type the suggested name **exactly** how you would like it to read)

Park Preference: ☒ Any park site ☐ _____ (Specify park)

of years as a Roseville Resident 55

Reason for Suggestion (Must be completed for further consideration):

Please see attached

Attach a second sheet if necessary.

☒ Attachment included

Name CHRISTY PATTON
(of individual submitting request)

Address 700 AUTOMALL DR. ROSEVILLE, CA 95661

Phone Number/Email Address 916-257-5280 christyp@sullivanmanagement.net

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

July 27, 2018

City Clerk's Office
CITY OF ROSEVILLE
311 Vernon Street
Roseville, CA 95661

Dear Sir/Madam:

It is with great enthusiasm that I nominate Mr. John L. Sullivan for the naming of one of the new parks in Roseville. Mr. Sullivan began his career and businesses in Roseville in 1963. Immediately Mr. Sullivan showed his philanthropic motivation by becoming very active in the community. Over the years, Mr. Sullivan's name has been synonymous with giving. He encourages all of his employees to participate in giving to various local charities, and personally matches each dollar raised for various charities at all of his businesses. Following are just a few of Mr. Sullivan's donation recipients:

- St. Vincent De Paul of Roseville's food closet and dining hall
- Roseville's Home Start program (annual "Adopt A Family" for holidays)
- American Red Cross's "Operation Care Package" for military and annual blood drives
- Backpacks for homeless (400 filled backpacks donated annually to various local charities for the homeless/needy)
- Placer Breast Cancer Endowment (cash donations)
- Lighthouse Counseling (cash donations)
- Many, many more!

Along with personally involving himself with the numerous charities, Mr. Sullivan has also been named "Business Person of the Year" by the Roseville Chamber of Commerce, was recently featured in Roseville Magazine for giving back to the community, and his charity, The John L. Sullivan Charitable Foundation is currently in process with the state.

For these reasons and many more, your consideration of naming a local park the John L. Sullivan Community Park is very much appreciated.

Sincerely,

Christy Patton
Community Relations Director, The Sullivan Auto Group
700 Auto Mall Drive
916-257-5280





RECEIVED

2018 JUL 20 AM 11:55

CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name For a Park or Facility Within a Park

Suggested Name Lori Ferkovich Park

(Print or type the suggested name **exactly** how you would like it to read)

Park Preference: ☐ Any park site ☐ F-95 or F-97 (Specify park)

of years as a Roseville Resident 25

Reason for Suggestion (Must be completed for further consideration):

Lori Ferkovich (otherwise known as Lunch Lady Lori), worked in the cafeteria of Cooley Middle school
For the last 18 years. Thousands of children passed through her cafeteria where she made sure that those that
were hungry were fed. Sixth graders were her favorite, as she said they were so sweet when they first entered
middle school. All the kids knew her, as she was dedicated to her job, she had the most infectious smile, an
unforgettable laugh and an enormous heart.

At the end of May of this year, Lori unexpectedly become ill. She died within a few days from sepsis. She leaves a
big hole in the Cooley kitchen and an even bigger one for those that knew her. She was truly a special person and
deserves to have a park named after her for all of her years of service and all the lives she touched while at Cooley
Middle School.

Attach a second sheet if necessary.

☐ Attachment included

Name Danielle Wolsleben

(of individual submitting request)

Address 648 Hovey Way, Roseville CA 95678

Phone Number/Email Address 916.847.6779/daniellemarie711@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

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If yes, when? _____

Subcommittee Review Comments:



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2018 JUL 30 AM 11:09

CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name For a Park or Facility Within a Park

Suggested Name Lois Donovan Park

(Print or type the suggested name **exactly** how you would like it to read)

Park Preference: ☒ Any park site ☐ _____ (Specify park)

of years as a Roseville Resident 50 Years

Reason for Suggestion (Must be completed for further consideration):

Lois Donovan was a beloved Pre-School teacher in Roseville for 27 years. As a teacher for the Park and Recreation department, she began her career at Royer Park in the original Park and Recreation building. The program was later moved to the original Roseville library and then to the newly opened Maidu Center in 1990. She taught there until 1998. Lois touched thousands of young lives throughout her career. She still can not go to the grocery store, church or anywhere else in Roseville without running into a former student or family. Former students have fond memories of their first school experience and families are thankful for the strong foundation their children received in Pre-School. Mrs. Donovan's former students include doctors, lawyers, nurses, speech therapists and teachers, among other professions. Many former students keep in touch with her through Facebook and she was lucky enough to teach two of her own grandchildren before she retired at the age of 70! Besides

Attach a second sheet if necessary.

☒ Attachment included

Name Bobbi Donovan

(of individual submitting request)

Address 4920 Knightswood Way, Granite Bay, California 95746

Phone Number/Email Address 916-698-3003 bdonovan123@yahoo.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

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For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

Page 2-Attachment for Park Naming Application

teaching, Mrs. Donovan was active in the Sierra Gardens, Warren T. Eich and Oakmont High School PTAs as well as serving on the Roseville Bobby Sox Board of Directors, volunteering with Campfire Girls, Boy Scouts and Girl Scouts organizations. During her teaching career she was named a Woman of Distinction by the Roseville Soroptimist Club, has served as a Grand Marshall of the Placer County Fair Parade and upon her retirement the City of Roseville designated Lois Donovan Day in a resolution presented to her in 1998. She and her husband Pete raised six children in Roseville, three of whom became Roseville Park and Recreation leaders each summer throughout college. All six of her children attended college and three have become teachers themselves, following in her footsteps. After retiring, Mrs. Donovan has been active in volunteering for Kaiser Hospital, St. Vincent De Paul, the Lazarus Project and the St. Rose Bereavement Committee and Altar Society. Throughout her teaching career and retirement her work has contributed to making Roseville a great city. I appreciate your consideration of Lois Donovan as a nominee for park naming. She is a Roseville treasure!

'She's going to be missed'

Lois Donovan is retiring after 27 years of teaching Roseville's preschoolers

By MELISSA JONES
Press-Tribune correspondent

ROSEVILLE — Veteran preschool teacher Lois Donovan quietly watches a classroom filled with 4 and 5 year olds.

She calmly cautions a young boy, who is about to topple a precariously built block tower. The child complies with a smile, unabashed by Donovan's subtle warning.

According to Donovan, being soft-spoken goes a long way with children. "You catch more flies with honey," she said.

Donovan retires at the end of this school year, after 27 years of teaching preschool for the Roseville Parks and Recreation Department.

"I think it's about time to make up my mind about what to do when I grow up," said the 69-year-old, who has been recognized by the community with several service awards.

Last year, the Roseville City Council declared a Lois Donovan Day. And on Tuesday from 4-6 p.m., Donovan will be honored at a retirement party.

The event is at Maidu Community Center, 1550 Maidu Drive, off Rocky Ridge Road. The event is open to the public. Call (916) 774-5950.

Donovan plans to spend her retirement volunteering at convalescent

A Day for Donovan

Lois Donovan, a Roseville preschool teacher for 27 years, will be honored for her years of service Tuesday. The event is open to the public.

Time: Tuesday, 4-6 p.m.

Place: Maidu Community Center.

Address: 1550 Maidu Drive, off Rocky Ridge Road, Roseville.

Call: (916) 774-5950.

hospitals, but will not completely abandon the world of crayons and Curious George. She plans to volunteer in some child-related field — saving just enough time for her three grandchildren and six adult children.

In the meantime, she is preparing for a graduation. Those of her students moving into kindergarten will receive paper briefcases filled with samples of their work, along with height and weight measurements taken at the beginning of the year.

Susan Rey, who has been teaching at the preschool for 15 years, said she tells the students Donovan will be graduating alongside them this year. "Whether she'll make it to kinder-

garten, we don't know," Rey joked. Rey said of Donovan's "special" sense of humor, "A lot of people have a hard time keeping up with her."

That sense of humor spurred

Donovan to provide her students with year-round festivities, including a St. Patrick's Day celebration with green eggs and ham — and a leprechaun.

According to Donovan, the job has meant more than just helping children prepare for kindergarten. Thousands of pupils and their parents have become an extended family. Some alumni enroll their own children.

"I've had all my children go here.

All my boys love her," Tess Uy said.

"She's surely going to be missed."

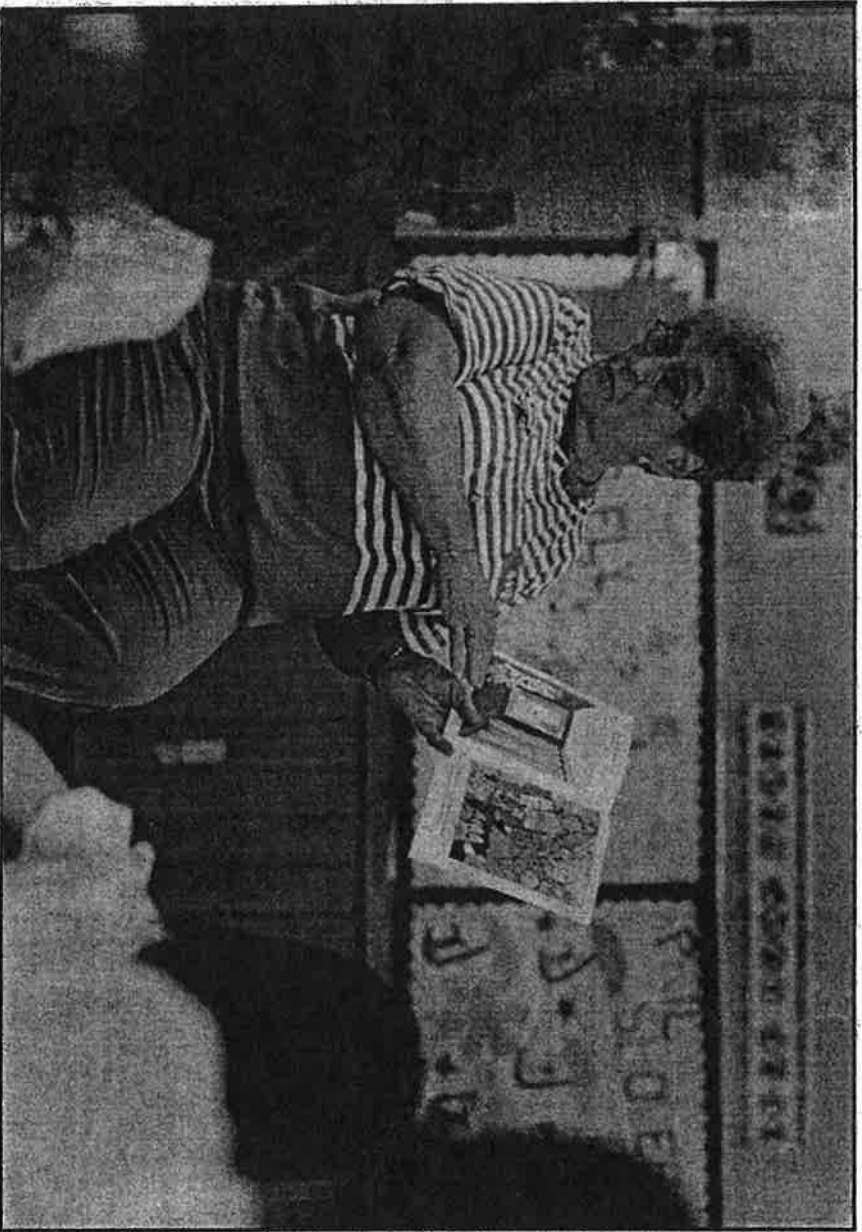
Another parent, Carol Lopez, added, "She makes every child feel special."

Donovan and Rey make time for their students. The duo attend students' T-ball games, and they crochet blankets for students' newborn siblings. On birthdays, Donovan presents each child with a special, hand-decorated hat.

Donovan applied for the preschool job shortly after her youngest child entered kindergarten.

"I didn't do well alone," she said.

Donovan was hired as a one-year temporary employee by the Parks and Recreation Department. She remains on "temporary" status until the day she retires.



Jeff McPhee / Press-Tribune
'She makes every child feel special,' says one mom about Lois Donovan, who taught many of her preschoolers' parents two decades ago. Here, she leads a reading session at Maidu Community Center.



RECEIVED

2019 JUL 27 PM 1:38

CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name For a Park or Facility Within a Park

Suggested Name Sundial Park

(Print or type the suggested name **exactly** how you would like it to read)

Park Preference: ☐ Any park site ☒ WB-51 (Specify park)

of years as a Roseville Resident 11

Reason for Suggestion (Must be completed for further consideration):

The area the park will be built is called "Solaire."
In keeping with a sun/solstice/planetary theme
a sundial could be a fun, educational and
prominent art feature within the park.

Attach a second sheet if necessary.

☐ Attachment included

Name Mary Jo Flynn-Nerins

(of individual submitting request)

Address 7056 Greenford Way, Roseville 95747

Phone Number/Email Address 714-420-9354 mjflynn001@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☒ No
If yes, when? _____

Subcommittee Review Comments:



RECEIVED

2018 JUL 30 PM 1:04

Suggested Name For a Park or Facility Within a Park

CITY CLERK DEPARTMENT
ROSEVILLE, CA

Suggested Name Vern "Joe" Newton

(Print or type the suggested name **exactly** how you would like it to read)

Park Preference: ☒ Any park site ☐ _____ (Specify park)

of years as a Roseville Resident 30+

Reason for Suggestion (Must be completed for further consideration):

Please see attached.

Attach a second sheet if necessary.

☒ Attachment included

Name Debbie Newton

(of individual submitting request)

Address 2200 Douglas Blvd. Roseville 95606

Phone Number/Email Address (916) 208-2577 dnewton2011@gmail.com

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____ Has this name been submitted before? ☐ Yes ☐ No
If yes, when? _____

Subcommittee Review Comments:

To whom this may concern:

As a 4th generation Newton, my father was born, raised, worked 2 full careers, raised his family and is now retired in Placer County.

Our family has been in the fabric of a long history in Placer County. Dads Great Great and Great Grandparents were ranchers, His Father, besides being a rancher, spent his career on the railroad with Southern Pacific, and my father was raised on a ranch across the street from Sierra College.....tearing it up on horses, bicycles and cows. Working the family business – Rocklin feed store – which is now the location of ‘Caute Ao Vinho’ Winery on Front St in Rocklin.

My Father has contributed substantially and worked to improve the quality of life in Roseville rather strongly over the last 30 years.

His volunteer and community involvement include but are definitely not limited to the following:

His 30-year career as a Realtor, allowed him the opportunity to place hundreds of families in a place they call ‘home’ throughout Placer County and Roseville.

His entire Real Estate career has been spent with the Placer County Association of Realtors (The leading advocate of the Real Estate industry), promoting professionalism, & ethical standards, and building valuable alliances locally and statewide to promote private property rights.

He calls our local Bayside church his home and contributes much time and resources supporting our local youth and their efforts (i.e. community events, mission trips, etc.).

He is a fierce supporter of the mission of our local Salvation Army and has been involved with them for many years, including chairperson of our Advisory board. As such, has spent a great deal of time fundraising and supporting their great efforts unconditionally throughout the years. He has also passed on his passion for philanthropy to his daughter and grandson – who continue to support Salvation Army and our great community.

He is a United States Army Veteran and served in the 101st Airborne Division.

As you can see, My Father has spent the greater fraction of his life serving – pouring his heart, time and money into our amazing City we call Roseville. As such, I feel strongly that he is deserving of a park named in his honor.

For further information on his continued support and contributions, please feel free to use the following resources for references:

1. Placer County Assoc.of Realtors CEO – Dean Anderson (916) 532-7707
2. Bayside Church – Pastor Jeff Redmond (916) 607-5176
3. Salvation Army – Lieutenant Steve Pavlakis (310) 988-9582

Thank you for your time and consideration

Debbie Newton, daughter



RECEIVED

2018 JUL 30 PM 1:04

Suggested Name For a Park or Facility Within a ParkCITY CLERK DEPARTMENT
ROSEVILLE, CA**Suggested Name**

Vern "Joe" Newton

(Print or type the suggested name exactly how you would like it to read)**Park Preference:**

Any park site



(Specify park)

of years as a Roseville Resident

30+

Reason for Suggestion

(Must be completed for further consideration)

Joe Newton is very deserving of having a park named after him. I have known Joe for over 20 years, and during that time I've seen him give of his time very unselfishly to the Salvation Army and Placer Board of Realtors. Having been born and raised here, as well as served his country, I fully support a park named after Joe.

Attach a second sheet if necessary.



Attachment included

Name

Lora Stizzo-Black

(of individual submitting request)

Address

3394 Rainhill loop, Roseville 95747

Phone Number/Email Address

916-773-7553 stizzo@comcast.net

Please submit this form to the City Clerk's office for name consideration. All names must be in accordance with the established City criteria. Submit one name per form.

FOR CITY USE ONLY:

For FY _____

Has this name been submitted before?



Yes



No

If yes, when? _____

Subcommittee Review Comments:



Parks, Recreation & Libraries

316 Vernon Street, Suite 400
Roseville, CA 95678

September 2018

Active Name List

(From 2017 park naming period and available for consideration for 2018)

Antelope Creek
Barbara J. Niznik
Bill Boudier
Bobby Seich Memorial
Fiddymment Ranch House
Harmony
Harold T. Bizz Johnson
Howard J. Evans
Legato
Loren J. Cook
Mike Wardell
Milton Family
Rotary Field
Symphony



COUNCIL COMMUNICATION

CC #: 9623

File #: 0210-01 & 0400-09-01

Title: Tax Share Agreement with Placer County - Amoruso Ranch Annexation

Contact: Greg Bitter 916-774-5294 gbitter@roseville.ca.us

Meeting Date: 11/7/2018

Item #: 8.2.

RECOMMENDATION TO COUNCIL

Approve the attached resolution authorizing the City Manager to execute the Agreement Between the City of Roseville and the County of Placer Regarding Transfer of Property Tax (upon the Amoruso Ranch Specific Plan Annexation).

BACKGROUND

The City Council approved the Amoruso Ranch Specific Plan (ARSP) in June 2016 (see Attachment A for the ARSP Land Use Plan). The City of Roseville has been actively pursuing annexation of the ARSP project area since the fall of 2016. The County's Local Area Formation Commission (LAFCo) has prepared a Municipal Services Review (MSR) and is ready to proceed to hearing. Prior to that action occurring, the City and County must agree on a tax revenue sharing agreement.

The City initiated tax-sharing negotiations with the County in 2016 and the proposed tax revenue sharing agreement is the result of that negotiation. The City focus during negotiations was to ensure that the proposed annexation is consistent with the General Plan's Growth Management policy related to new development outside of the City, which states: "Any development proposal shall, on a stand-alone basis, have an overall neutral or positive fiscal impact on the City's General Fund Services". As described below, at buildout, the ARSP will comply with this policy.

Annexation Process

The Board of Supervisors is scheduled to take action on this agreement on November 6, 2018. With Council approval of the agreement, LAFCo will consider the ARSP annexation on November 14, 2018.

Overview of the Agreement

The tax revenue sharing agreement between the City and County is based on the premise that both jurisdictions need to be able to cover service costs associated with the new development at buildout. In simple terms, the revenues generated by the development must exceed the expected costs of providing both City and County services.

Because the property is currently in the County, local property tax is not allocated to the City. Upon annexation, the property taxes are reallocated, based on the agreement, to the City and the County. In the tax-rate areas (TRAs) covered by this agreement, property taxes allocable to the County General Fund, County libraries and fire districts are available to be shared. The proposed tax revenue sharing agreement will allocate 42% of future property tax revenues to the City and 58% to the County. This ratio will allow both the City and County to cover future service costs associated with the development of the ARSP.

A fiscal impact analysis was prepared to identify estimated revenue and expenditures for both the City and County (see Attachment B). The analysis shows that while the development would create annual General Fund deficits, the implementation of Community Facility Districts (CFDs), specifically City CFD #3, would make up this shortfall for services and result in an annual neutral or positive impact to the General Fund at buildout of the plan area. A detailed fiscal model for the annexation's impacts to the City is included as Attachment C.

In order to ensure long term impacts to the General Fund remain neutral or positive, a provision allowing an amendment to the agreement has been included. The amendment process can be implemented in the event there is a significant change in; 1) the fiscal model revenue assumptions, 2) State actions that increase service levels without funding, or 3) other State actions that alter the underlying fiscal outcomes of this agreement. This process allows both the City and County to work together to ensure that development of ARSP remains mutually beneficial.

FISCAL IMPACT

As mentioned above, an analysis was prepared to examine the fiscal impact of the ARSP annexation to both the City and County. At buildout of the plan area, revenues would exceed expenses for both the City and County (Attachment B).

A detailed review of the analysis prepared for the City indicates that the annexation will have a varied impact on the General Fund during the four (4) modeled development periods. The initial five (5) year development period will result in a projected annual surplus of approximately \$50,000. The following ten years of development will result in projected annual deficits of approximately \$100,000. From year 16 through buildout, the project will provide for a projected annual surplus of over \$200,000.

Overall, the proposed tax revenue sharing agreement for the ARSP annexation will result in a neutral or positive impact on the City's General Fund. With the implementation of CFD #3, as required by the ARSP Development Agreement, the annual impact to the General Fund, resulting from buildout of the ARSP, is projected to be positive.

ECONOMIC DEVELOPMENT / JOBS CREATED

The tax revenue sharing agreement itself will not result in the creation of any jobs, however, development of the ARSP will result in an undetermined number of construction jobs over the course of development and over 1,000 full time jobs within the commercial parcels.

ENVIRONMENTAL REVIEW

The tax revenue sharing agreement is statutorily exempt from the California Environmental Quality Act (CEQA), CEQA Guidelines §15378(b)(4).

Respectfully Submitted,

Greg Bitter, Planning Manager

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-459

Exhibit 1 - Tax Sharing Agreement

Attachment A - Amoruso Ranch Land Use Plan

Attachment B - Amoruso Ranch City/County Tax Sharing Summary

Attachment C - Amoruso Ranch City Fiscal Model with Tax Sharing

RESOLUTION NO. 18-459

APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND COUNTY OF PLACER REGARDING TRANSFER OF PROPERTY TAX, AMORUSO RANCH SPECIFIC PLAN ANNEXATION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an Agreement Between the City of Roseville and County of Placer Regarding Transfer of Property Tax, Amoruso Ranch Specific Plan Annexation, by and between the County of Placer and the City of Roseville, has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND COUNTY OF PLACER
REGARDING TRANSFER OF PROPERTY TAX
AMORUSO RANCH SPECIFIC PLAN ANNEXATION**

This AGREEMENT is entered into by and between the CITY OF ROSEVILLE, a municipal corporation ("City") and the COUNTY OF PLACER, a political subdivision of the State of California ("County"), (collectively, the "Parties").

RECITALS

- A. The City has filed an application (#2016-02) with the Placer County Local Agency Formation Commission ("Placer LAFCo") for sphere of influence and reorganization amendments, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Gov. Code Section 56000, et. seq.). The City requests approval of annexation into the City boundaries of that real property legally described in Exhibit A and depicted in Exhibit B to this Agreement ("Annexation Area") and otherwise known as the "Amoruso Ranch Specific Plan" ("ARSP").
- B. Said Annexation Area is currently located in the unincorporated portion of the County. This Agreement would enable the annexation of approximately 694 acres into the City. The ARSP proposes 2,827 housing units for an estimated 7,379 new residents, and approximately five percent increase in the City's population.
- C. Revenue and Taxation Code section 99 requires a city seeking to annex property and the county affected by such annexation to agree upon a property tax revenue exchange agreement in order for Placer LAFCo to issue a Certificate of Completion for the annexation.
- D. The City and the County wish to work together to develop a fair and equitable approach to sharing of property tax revenues within the Annexation Area. The City and the County recognize the importance of the City's and the County's services and maintaining adequate service levels to the Annexation Area for the health, safety, and welfare of the citizens of the City and the County. The City and the County wish to cooperate as provided in this Agreement in an effort to address the City's and the County's fiscal considerations in providing such services, as well as their respective present and future economic and planning needs. This Agreement is intended to satisfy the requirements of Revenue and Taxation Code section 99 (b).

AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

Section 1. Recitals. The City and the County each acknowledge the factual accuracy of the Recitals and agree that the Recitals are incorporated in this Agreement as though fully set forth in full.

Section 2. Definitions.

“AFFECTED TAX RATE AREA” (or “TRA” or “TRAs”) shall mean as to this Agreement those base property tax revenues and/or incremental property tax revenues available from the Annexation Area. As to this Agreement, the TRAs are: TRA 088-034 and 088-036.

The County Auditor has notified the City and County pursuant to Revenue and Taxation Code section 99(b)(2) that of the 1% Ad Valorem Property Tax imposed pursuant to Article 13A, section 1 of the State Constitution, the Property Tax Revenue which is subject to negotiated exchange consists of the following elements.

TRA	TRA 088-034	TRA 088-036
Placer County General Fund	30.5471%	33.2504%
Placer County Library Fund	1.5196%	1.6563%
County Fire Control Fund (1)	N/A	1.4619%
Total	32.0667%	36.3686%

(1) For TRA 088-034, there is no property tax allocation to the County's Fire Control Fund. For purposes of this Agreement, for TRA 088-034 Fire Control Fund share is equivalent to the County Service Area #28, Zone of Benefit 165.

The above percentages are estimates and are subject to correction by the Auditor.

“AMORUSO RANCH SPECIFIC PLAN” shall mean the development proposed for that real property described in Exhibit A. ARSP is a 694 acre specific plan project located northwest of the current City limits, south of West Sunset Boulevard approximately 1.5 miles west of Fiddymont Road. The ARSP project will result in the development of a mix of uses, included 337 acres of low, medium and high density residential land development with 2,827 dwelling units. The land use plan also includes three commercial parcels totaling 51 acres, and a 3-acre fire station / public facilities site. Approximately 135 acres of the site will be set aside as open space preserve.

“ANNEXATION AREA” shall mean the area legally described in Exhibit A and depicted in Exhibit B, in the unincorporated area of the County, which consists ± 694 acres.

“ANNEXATION DATE” shall mean the date specified by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Gov. Code, §§ 56000, et seq.) as the effective date of Placer LAFCo's action on the City's application for the Annexation Area.

“PROPERTY TAX REVENUE” shall mean “ad valorem real property taxes on real property” as said term is used in Section 1 of Article 13A of the California Constitution

and more particularly defined in subsection (c) of Section 95 of the California Revenue and Taxation Code, and includes both the base (total amount of property tax revenue based upon the AB -8 gross levy for the fiscal year) and the Incremental (amount of property tax revenue attributable to the annual tax increment change in assessed valuation in each fiscal year) and supplemental property tax revenues as more particularly defined in Section 75 of the California Revenue and Taxation Code.

Section 3. General Purpose of Agreement. The general purpose of this Agreement is to devise an equitable exchange of Property Tax Revenue between the City and the County on and after the Annexation Date as required by Government Code section 56815(b) and Revenue and Taxation Code section 99.

Section 4. Establishment of Separate Tax Rate Area(s). County will work with the County Auditor and the State Board of Equalization to establish a separate Tax Rate Area or Areas (TRA(s)) for the Annexation Area prior to allocation and distribution of property tax under this Agreement and will report to City the actual amount of the Property Tax Revenue from the TRA(s) available for allocation and distribution pursuant to this Agreement.

Section 5. Receipt and Allocation of Property Tax Revenues.

5.1. For the Annexation Area formerly in TRA 088-036:

5.1.1 Commencing the first fiscal year following the date the new TRA(s) appear on the State Board of Equalization's Tax Rate Area Chart and thenceforth through the third fiscal year, the County shall receive 100% of the Property Tax Revenue levied for the Annexation Area.

5.1.2. From and after the completion of the third fiscal year following the date the new TRA(s) appear on the State Board of Equalization's Tax Rate Area Chart, the County shall receive fifty-eight percent (58%) of the Property Tax Revenue levied for the Annexation Area and the City shall receive forty-two percent (42%) of the Property Tax Revenue levied for the Annexation Area.

5.2. For the Annexation Area formerly in TRA 088-034:

5.2.1 Commencing after the date the new TRA(s) appear on the State Board of Equalizations Tax Rate Area Chart and thenceforth, the County shall receive 100% of the base property tax revenues (total amount of property tax revenues based upon the AB-8 gross levy).

5.2.2 The County shall retain fifty-eight percent (58%) and the City shall retain forty-two percent (42%) of the increment amount of property tax revenue and supplemental property tax revenues attributable to the annual tax increment change in assessed valuation in each fiscal year commencing after the date the new TRA(s) appear on the State Board of Equalizations Tax Rate Area Chart and thenceforth.

Section 6. Independent Audit. City and County shall jointly hire an independent firm to audit the portion of the Property Tax Revenue transferred to the City from the Annexation Area. The audit shall be performed at least once every two years, but only as provided hereinafter. However, in order to avoid the expense of an audit prior to revenues becoming sufficient to warrant such an expense, no audit shall be performed until either party has given notice to the other that an audit is requested. County Auditor will make any adjustments to payment of property taxes to City which are required as a result of the audit within sixty (60) days of receipt of the audit.

Section 7. Modification of Allocation of Property Taxes. The Parties agree that certain circumstances may result in a significant change to the revenues anticipated in this Agreement. These changes, identified in Section 7.1, could negatively impact the consideration of this Agreement to reach a fair and equitable approach to sharing of property tax revenues within the Annexation Area pursuant to Revenue and Taxation Code section 99 (b). As a result, the Parties agree to follow the process defined below to amend this Agreement to modify the allocation of property taxes.

7.1. Circumstances to Modify Property Tax Allocation. The Parties agree to discuss and update the City / County fiscal impact model (Model) if either Party believes there has been a significant change in: (1) the revenue assumptions in the Model for either the City or the County; (2) State action has imposed a significantly increased service level for either the City or the County without providing a funding source; or (3) other State action has occurred which has the effect of altering the fiscal outcomes that the tax sharing agreement was intended to provide. For purposes of this provision, the term State action includes action or inaction by the State of California, or action by the voters or judiciary.

7.2. If the Parties agree there has been a significant change, the Parties agree to update the Model and share equally in the cost of the same. If the Parties determine the updated Model necessitates changes to this Agreement, the Parties will each bring and recommend approval of the agreed-to amendments to the respective legislative bodies, each of which has the final decision on any updates to the Model and amendments to this Agreement.

7.3. If the Parties cannot reach agreement on the need to update the Model, or on whether there has been significant change necessitating an update to the Model, or on the nature of the modifications to the Model in response to a significant change, the City and the County shall mutually select a fiscal expert consulting firm to analyze and informally mediate the dispute. The Parties agree to participate in good faith in mediation. The City and the County will bear equally the cost of the services of the expert consultant and mediation. If after the informal mediation process the parties still cannot reach agreement, the Parties may request the fiscal expert consulting firm make final recommendations but recognize that such recommendations are advisory and not binding to either party.

Section 8. Capital Facilities Fee.

8.1. The City will require the developers of the Annexation Area to pay the County's Capital Facilities Fee to County pursuant to County Ordinance No. 4769-B, adopted October 15, 1996 through inclusion of this requirement as a condition of approval or provision of the development agreement(s) for ARSP. The City will require the developers to pay the fee to City per building permit issued and the City will remit the fee revenues to County within thirty (30) days of receipt.

8.2. In the event that the City fails to impose this requirement on the ARSP or subsequently terminates that requirement or for any reason, is unable to collect said fee from developers for countywide facilities, City agrees (a) at the time of issuance of a building permit within the Annexation Area to pay the equivalent amount of the County Capital Facilities Fee to the County as established from time to time; or (b) to modify the allocation of property taxes as set forth in Section 5 herein so as to provide for sufficient funding in the County's share of property taxes to be received from the Annexation Area to fully fund the cost of capital facilities needed to serve all residents of the Annexation Area. Such modification of allocation shall provide full funding for all of the Capital Facilities Fees which City is unable to collect from the developers with an adjustment factor to take into account projected future increases in the Capital Facilities Fee.

8.3. Notwithstanding the provision of this Section 8, the City shall have no liability under this Section 8 to pay the Capital Facilities Fee to County if the County's Capital Facilities Fee or any amendments to it are determined invalid by final judgment of a court of competent jurisdiction or if the authority to impose the Capital Facilities Fee in the unincorporated area is withdrawn from the County by an act of the Legislature.

Section 9. Exchange by County Auditor. The City and the County further agree that all of the exchanges of property taxes required by this Agreement shall be made by the County Auditor.

Section 10. Effect of Tax Exchange Agreement. This Agreement shall be applicable solely to the Annexation Area and does not constitute a master tax sharing agreement or an agreement on potential future property tax exchanges with the City.

Section 11. Administrative Charges. Administrative charges for preparation of property tax calculations, tracking, and invoicing shall be charged to the City based on actual costs and documented expenses. The County will invoice the City annually for administrative charges, with payment due within thirty (30) days of receipt of invoice.

Section 12. Effective Date of Agreement. This Agreement shall become effective on the last date of execution set forth below ("Effective Date").

Section 13. Termination. This Agreement may be terminated only by formal action of both the City Council and County Board of Supervisors.

Section 14. Indemnification. In the event this Agreement is the subject of a third party legal challenge, including but not limited to a third party legal challenge to the ARSP

entitlements or any action taken by Placer LAFCo and that challenge names the County as a defendant/respondent, City will defend any such action on behalf of itself and County, and will indemnify County against any damages which may be awarded against County in such a legal challenge.

Section 15. General Provisions.

15.1. Modification. This Agreement may only be modified or amended in writing duly authorized and executed by both the City and the County, after action by both legislative bodies.

15.2. Entire Agreement. This Agreement supersedes any and all previous negotiations, proposals, commitments, writings, and understandings between the City and the County with respect to and strictly limited to the sharing of Property Tax Revenue for the Annexation Area.

15.3. Notices. All notices, requests, certifications, or other correspondence provided by the Parties to this Agreement shall be in writing and shall be personally delivered or delivered by first class mail to the respective Parties at the following addresses:

County
Placer County Executive Officer
County of Placer
175 Fulweiler Avenue
Auburn, CA 95603

City
City Manager
City of Roseville
311 Vernon Street
Roseville, CA 95678

Notice by personal delivery shall be effective immediately upon delivery. Notice by mail shall be effective upon receipt or three (3) days after mailing, whichever is earlier.

15.4. Agreement or Consent. Wherever this Agreement requires a party's agreement or consent, the party shall make its decision to give or withhold such agreement or consent in good faith, and shall not withhold such agreement unreasonably or without good cause.

15.5. Construction of Captions. Captions of the sections of this Agreement are for convenience and reference only. The words in the captions in no way explain, modify, amplify, or interpret this Agreement.

15.6. Authority to Execute Agreement. The undersigned declare each has the authority of its legislative body to execute this Agreement. That authority is further evidenced by the citation to the passage of the authorizing resolution cited to below.

15.7. Venue. This Agreement is made in the County of Placer in the State of California. Any action to enforce or interpret its terms shall be brought in Placer County Superior Court.

15.8. Severability. Should any part, term or provision of this Agreement be decided by

the courts to be illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual, the validity of the remaining parts, terms or provisions hereof shall not be affected thereby.

15.9. Counterparts. This Agreement may be executed in counterparts, each of which shall constitute an original.

CITY OF ROSEVILLE, a municipal corporation

Dominick Casey, City Manager

ATTEST:

Sonia Orozco, City Clerk

Date approved by City Council: _____
Resolution No. _____

APPROVED AS TO FORM:

Robert R. Schmitt, City Attorney

COUNTY OF PLACER

Todd Leopold, County Executive Officer

ATTEST:

Clerk of the Board

Date approved by Board of Supervisors: _____
Resolution No. _____

APPROVED AS TO FORM:

Gerald Carden, County Counsel

EXHIBIT A

EXHIBIT "A"
LEGAL DESCRIPTION
LAFCO ANNEXATION NO. 2016-02
AMORUSO ANNEXATION TO THE CITY OF ROSEVILLE

BEING AN ANNEXATION OF THOSE PORTIONS OF SECTION 11 AND SECTION 14, TOWNSHIP 11 NORTH, RANGE 5 EAST, M.D.M., IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 11 SAID POINT BEING AN ANGLE POINT ON THE "REASON FARMS ANNEXATION" RECORDED NOVEMBER 23, 2011 IN DOCUMENT NO. 2011-0093942, OFFICIAL RECORDS OF PLACER COUNTY:

1. THENCE LEAVING SAID ANNEXATION BOUNDARY, ALONG THE WESTERLY BOUNDARY OF THE LAND OF JENNIFER AMORUSO DESCRIBED PER DOCUMENT NO. 2016-0036474 RECORDED MAY 12, 2016, OFFICIAL RECORDS OF PLACER COUNTY, ALSO ALONG THE WESTERLY LINE OF SAID SECTION 11, NORTH 01°15' 25" WEST 2595.15 FEET TO THE SOUTHERLY LINE OF SUNSET BOULEVARD WEST, BEING ALSO THE SOUTHERLY LINE OF THE NORTH 42 FEET OF SAID SECTION 11 AS CONVEYED TO THE COUNTY OF PLACER BY DEED RECORDED AUGUST 18, 1966 IN BOOK 1123, PAGE 612, OF OFFICIAL RECORDS OF PLACER COUNTY;
2. THENCE ALONG THE NORTHERLY LINE OF SAID LAND OF JENNIFER AMORUSO, ALONG SAID SOUTHERLY LINE OF SUNSET BOULEVARD WEST, NORTH 89°25' 59" EAST 2648.99 FEET TO AN ANGLE POINT THEREIN;
3. THENCE CONTINUING ALONG SAID NORTHERLY AND SOUTHERLY LINES, NORTH 89°21' 05" EAST 2649.80 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 11 AND SAID LAND;
4. THENCE ALONG SAID EASTERLY LINES, SOUTH 00°12' 11" EAST 5253.10 FEET TO AN ANGLE POINT ON THE EXISTING BOUNDARY OF THE "WEST ROSEVILLE SPECIFIC PLAN ANNEXATION" RECORDED AUGUST 23, 2004 IN DOCUMENT NO. 2004-0111362, OFFICIAL RECORDS OF PLACER COUNTY, SAID POINT BEING THE SOUTHEAST CORNER OF SAID SECTION 11;
5. THENCE ALONG THE WESTERLY BOUNDARY OF LAST SAID ANNEXATION, EASTERLY LINE OF SAID LAND OF JENNIFER AMORUSO AND ALONG THE EASTERLY LINE OF SAID SECTION 14, SOUTH 00°12' 49" EAST 1322.30 FEET TO AN ANGLE POINT ON THE EXISTING BOUNDARY OF THE "CREEKVIEW ANNEXATION" RECORDED APRIL 25, 2013 IN DOCUMENT NO. 2013-0040031, OFFICIAL RECORDS OF PLACER COUNTY, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE ALONG LAST SAID ANNEXATION BOUNDARY THE FOLLOWING 7 COURSES (COURSES 6-12):

6. ALONG THE SOUTHERLY LINE OF SAID LAND AND SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SOUTH 89°33' 01" WEST 1320 FEET, MORE OR LESS, TO AN ANGLE POINT ON SAID ANNEXATION BOUNDARY, BEING THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER;
7. ALONG THE WESTERLY LINE OF SAID LAND AND SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, NORTH 00°11' 42" WEST 1322 FEET, MORE OR LESS, TO AN ANGLE POINT ON SAID ANNEXATION BOUNDARY, BEING THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND ON THE SOUTHERLY LINE OF SAID SECTION 11;

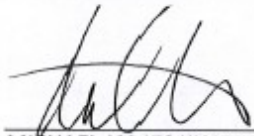
8. ALONG THE SOUTHERLY LINES OF SAID LAND OF JENNIFER AMORUSO AND SAID SECTION 11, SOUTH 89°33' 07" WEST 660 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, BEING ALSO THE NORTHEAST CORNER OF THE LAND OF WESTPARK MPC 5 DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JANUARY 10, 2014 PER DOCUMENT NO. 2014-0001728, OFFICIAL RECORDS OF SAID COUNTY;
9. ALONG THE EASTERLY LINE OF LAST SAID LAND AND SAID WEST HALF, SOUTH 00°11' 08" EAST 1322 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LAND AND SAID WEST HALF;
10. ALONG THE SOUTHERLY LINE OF SAID LAND OF WESTPARK MPC 5 AND SAID WEST HALF, SOUTH 89°33' 01" WEST 660 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER THEREOF;
11. ALONG THE WESTERLY LINE OF SAID LAND OF WEST PARK MPC5 AND SAID WEST HALF, NORTH 00°10' 35" WEST 1322 FEET, MORE OR LESS, TO SAID SOUTHERLY LINE OF SAID LAND OF JENNIFER AMORUSO AND SAID SECTION 11 BEING THE SOUTH QUARTER CORNER THEREOF;
12. ALONG SAID SOUTHERLY LINES, SOUTH 89°38' 15" WEST 1980 FEET, MORE OR LESS, TO AN ANGLE POINT ON THE EXISTING BOUNDARY OF THE "REASON FARMS ANNEXATION" RECORDED NOVEMBER 23, 2011 IN DOCUMENT 2011-0093942, OFFICIAL RECORDS OF PLACER COUNTY, AND THE NORTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 14;

THENCE ALONG LAST SAID ANNEXATION BOUNDARY THE FOLLOWING 2 COURSES (COURSES 13-14):

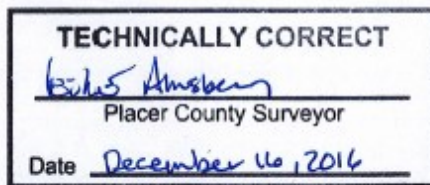
13. CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 89°38' 06" WEST 659.88 FEET TO AN ANGLE POINT ON SAID ANNEXATION BOUNDARY BEING THE SOUTHWEST CORNER OF SAID SECTION 11;
14. ALONG THE WESTERLY LINE OF SAID LAND OF JENNIFER AMORUSO AND SAID SECTION 11, NORTH 0°25' 51" EAST 2639.66 FEET TO THE POINT OF BEGINNING.

AREA: 694.43 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED ARE BASED ON RECORD INFORMATION.


MICHAEL JAMES KNAPTON
12/8/16
DATE

P.L.S.8012



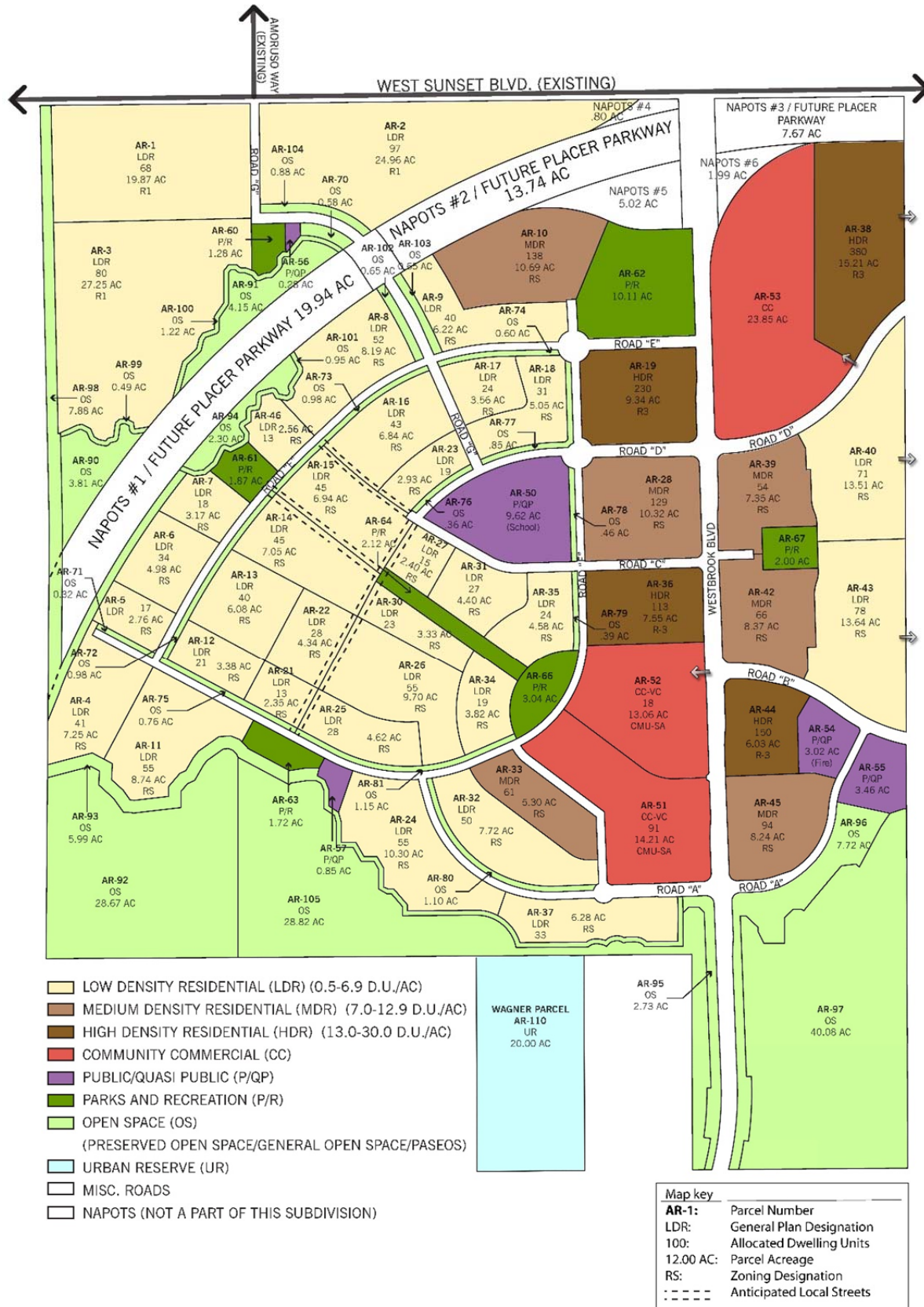


Figure 4.1 Land Use Map

Summary Materials

Amoruso Ranch— Fiscal Impact Analysis

The Economics of Land Use



**Summary of Proposed Tax Sharing:
City 42% of Property Tax
County 58% of Property Tax**

Prepared for:

City of Roseville

Prepared by:

Economic & Planning Systems, Inc. (EPS)

*Economic & Planning Systems, Inc.
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Sacramento, CA 95814
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www.epsys.com

**October 23, 2018
(reflecting FY 17-18 budget analysis)**

EPS #142163

List of Tables

Table 1	City of Roseville Fiscal Impacts— Estimated Revenue and Expenditure Summary	1
Table 2	County of Placer Fiscal Impacts— Estimated Revenue and Expenditure Summary	2

Table 1
Roseville Amoroso Ranch Fiscal Impact Analysis
City of Roseville Fiscal Impacts
Estimated Revenue and Expenditure Summary (2017\$)

Item	Budget Model Alternative 1				
	Period 1 0-5 Years	Period 2 6-10 Years	Period 3 11-15 Years	Period 4 16-20 Years	Buildout
General Fund					
Annual Revenues [1]					
Taxes:					
Property Taxes	\$549,500	\$1,198,000	\$1,334,000	\$1,431,500	\$1,431,500
Property Tax In-Lieu of VLF	\$209,500	\$456,500	\$508,000	\$545,500	\$545,500
Real Property Transfer Tax	\$35,500	\$77,000	\$83,500	\$87,500	\$87,500
Sales Tax	\$220,000	\$514,000	\$770,500	\$1,126,500	\$1,126,500
Prop. 172 Sales Tax	\$4,500	\$10,500	\$16,000	\$23,000	\$23,000
Hotel/Motel Tax	\$41,000	\$99,000	\$118,000	\$126,500	\$126,500
Business License Tax	\$10,500	\$25,500	\$30,500	\$32,500	\$32,500
Franchise Fees	\$32,000	\$77,000	\$91,500	\$98,500	\$98,500
Electric Franchise Fees	\$84,000	\$202,500	\$241,000	\$259,000	\$259,000
Total Annual General Fund Revenues	\$1,186,500	\$2,660,000	\$3,193,000	\$3,730,500	\$3,730,500
Annual Expenditures [2]					
City Council	\$2,500	\$5,500	\$7,000	\$7,500	\$7,500
City Manager	\$5,500	\$13,500	\$16,000	\$17,500	\$17,500
Development & Operations	\$4,500	\$10,500	\$13,000	\$13,500	\$13,500
Public Affairs & Communications	\$5,000	\$12,000	\$14,000	\$15,000	\$15,000
City Attorney	\$15,500	\$37,000	\$44,000	\$47,000	\$47,000
Human Resources	\$11,500	\$28,000	\$33,000	\$35,500	\$35,500
Information Technology	\$0	\$0	\$0	\$0	\$0
City Clerk	\$5,000	\$11,500	\$14,000	\$15,000	\$15,000
Central Services	\$11,500	\$27,500	\$33,000	\$35,500	\$35,500
Finance	\$6,000	\$14,500	\$17,500	\$18,500	\$18,500
Economic Development & Housing	\$7,000	\$16,500	\$19,500	\$21,000	\$21,000
Development Services	\$58,000	\$139,500	\$166,500	\$179,000	\$179,000
Public Works	\$91,500	\$220,500	\$263,000	\$282,500	\$282,500
Police	\$509,500	\$1,227,000	\$1,461,500	\$1,570,000	\$1,570,000
Fire	\$371,500	\$894,000	\$1,065,000	\$1,144,500	\$1,144,500
Parks, Recreation & Libraries	\$315,000	\$758,000	\$869,500	\$902,000	\$902,000
Total Annual General Fund Expenditures	\$1,419,500	\$3,415,500	\$4,036,500	\$4,304,000	\$4,304,000
Annual General Fund Surplus/(Deficit)	(\$233,000)	(\$755,500)	(\$843,500)	(\$573,500)	(\$573,500)
Estimated Potential Annual Taxes & Assessments					
CFD No. 3	\$282,000	\$643,500	\$744,500	\$788,000	\$788,000
Subtotal Net Annual Surplus/(Deficit) Including CFD No. 3	\$49,000	(\$112,000)	(\$99,000)	\$214,500	\$214,500

"summary"

Source: City of Roseville FY 2017-18 Budget; EPS.

Note: Values are rounded to the nearest \$500.

[1] See Table B-1 for details on revenue estimating procedures.

[2] See Table C-1 for details on expenditure estimating procedures.

Table 2
Roseville Amoruso Ranch Fiscal Impact Analysis
County of Placer Fiscal Impacts
Estimated Revenue and Expenditure Summary (2017\$)

Item	Period 1 0-5 Years	Period 2 6-10 Years	Period 3 11-15 Years	Period 4 16-20 Years	Buildout
ANNUAL REVENUES [1]					
General Fund					
Property Tax	\$639,000	\$1,393,000	\$1,557,500	\$1,677,500	\$1,677,500
Other Property Taxes and Penalties	\$51,000	\$111,500	\$124,500	\$134,000	\$134,000
Property Tax In-Lieu of VLF	\$225,500	\$492,000	\$547,500	\$587,500	\$587,500
Real Property Transfer Tax	\$35,500	\$77,000	\$83,500	\$87,500	\$87,500
Motor Vehicle in Lieu (social services, health, welfare)	\$0	\$0	\$0	\$0	\$0
Other Miscellaneous Revenues (per County fiscal) [3]	\$38,000	\$98,000	\$116,500	\$125,000	\$125,000
Subtotal General Fund Revenues	\$989,000	\$2,171,500	\$2,429,500	\$2,611,500	\$2,611,500
Public Safety Fund [3]	\$84,500	\$197,000	\$285,500	\$414,500	\$414,500
TOTAL ANNUAL REVENUES	\$1,073,500	\$2,368,500	\$2,715,000	\$3,026,000	\$3,026,000
ANNUAL EXPENDITURES					
General Fund Expenditures [2]					
Administrative and Legislative [3]	\$191,000	\$458,000	\$550,500	\$587,500	\$587,500
Justice and Public Safety	\$38,500	\$93,000	\$111,500	\$119,000	\$119,000
Other Protection	\$39,500	\$94,500	\$113,500	\$121,500	\$121,500
Environmental Health	\$8,000	\$18,500	\$22,500	\$24,000	\$24,000
Health	\$87,500	\$210,000	\$244,500	\$252,500	\$252,500
Human Services	\$48,500	\$116,000	\$135,000	\$139,500	\$139,500
Education and Recreation	\$9,000	\$22,000	\$25,500	\$26,500	\$26,500
Other General Fund Adjustments	\$5,000	\$11,500	\$14,000	\$15,000	\$15,000
Subtotal General Fund Expenditures	\$427,000	\$1,023,500	\$1,217,000	\$1,285,500	\$1,285,500
Public Safety Fund					
Detention and Corrections	\$342,500	\$822,500	\$988,500	\$1,055,500	\$1,055,500
Judicial	\$99,000	\$237,500	\$285,000	\$304,500	\$304,500
Sheriff Administration [3]	\$98,000	\$235,500	\$283,000	\$302,000	\$302,000
Subtotal Public Safety Fund	\$539,500	\$1,295,500	\$1,556,500	\$1,662,000	\$1,662,000
TOTAL ANNUAL EXPENDITURES	\$966,500	\$2,319,000	\$2,773,500	\$2,947,500	\$2,947,500
ANNUAL SURPLUS/(DEFICIT)	\$107,000	\$49,500	(\$58,500)	\$78,500	\$78,500

"summary"

Source: County of Placer FY 2017-18 Budget; Goodwin Consulting Group; EPS, County June 2018 Memorandum

Note: Values are rounded to the nearest \$500.

[1] See Table B-1 for details on revenue estimating procedures.

Although revenue estimates by specific revenue category may not exactly align with County estimates, revenue totals for the General Fund and Public Safety Fund align with the latest County estimates provided to the City.

[2] See Table C-1 for details on expenditure estimating procedures.

[3] Amounts reflect County-provided estimates of revenues and expenditures for selected items. County-provided estimates were provided for Period 4 - Buildout. Amounts in prior periods reflect the same proportion to other revenues as in Period 4.

Discussion Materials

**Amoruso Ranch—
Fiscal Impact Analysis:
City Fiscal Model**

The Economics of Land Use



**Summary of Proposed Tax Sharing:
City 42% of Property Tax
County 58% of Property Tax**

Prepared for:

City of Roseville

Prepared by:

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**October 23, 2018
(reflecting FY 17-18 budget analysis)**

EPS #142163

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Estimated Revenue and Expenditure Summary 1

Table 1
Roseville Amoruso Ranch Fiscal Impact Analysis
City of Roseville Fiscal Impacts
Estimated Revenue and Expenditure Summary (2017\$)

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	Period 1 0-5 Years	Period 2 6-10 Years	Period 3 11-15 Years	Period 4 16-20 Years	Buildout
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Annual Revenues [1]					
Taxes:					
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Property Tax In-Lieu of VLF	\$209,500	\$456,500	\$508,000	\$545,500	\$545,500
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Franchise Fees	\$32,000	\$77,000	\$91,500	\$98,500	\$98,500
Electric Franchise Fees	\$84,000	\$202,500	\$241,000	\$259,000	\$259,000
Total Annual General Fund Revenues	\$1,186,500	\$2,660,000	\$3,193,000	\$3,730,500	\$3,730,500
Annual Expenditures [2]					
City Council	\$2,500	\$5,500	\$7,000	\$7,500	\$7,500
City Manager	\$5,500	\$13,500	\$16,000	\$17,500	\$17,500
Development & Operations	\$4,500	\$10,500	\$13,000	\$13,500	\$13,500
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City Attorney	\$15,500	\$37,000	\$44,000	\$47,000	\$47,000
Human Resources	\$11,500	\$28,000	\$33,000	\$35,500	\$35,500
Information Technology	\$0	\$0	\$0	\$0	\$0
City Clerk	\$5,000	\$11,500	\$14,000	\$15,000	\$15,000
Central Services	\$11,500	\$27,500	\$33,000	\$35,500	\$35,500
Finance	\$6,000	\$14,500	\$17,500	\$18,500	\$18,500
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Police	\$509,500	\$1,227,000	\$1,461,500	\$1,570,000	\$1,570,000
Fire	\$371,500	\$894,000	\$1,065,000	\$1,144,500	\$1,144,500
Parks, Recreation & Libraries	\$315,000	\$758,000	\$869,500	\$902,000	\$902,000
Total Annual General Fund Expenditures	\$1,419,500	\$3,415,500	\$4,036,500	\$4,304,000	\$4,304,000
Annual General Fund Surplus/(Deficit)	(\$233,000)	(\$755,500)	(\$843,500)	(\$573,500)	(\$573,500)
Estimated Potential Annual Taxes & Assessments					
CFD No. 3	\$282,000	\$643,500	\$744,500	\$788,000	\$788,000
Subtotal Net Annual Surplus/(Deficit) Including CFD No. 3	\$49,000	(\$112,000)	(\$99,000)	\$214,500	\$214,500

"summary"

Source: City of Roseville FY 2017-18 Budget; EPS.

Note: Values are rounded to the nearest \$500.

[1] See Table B-1 for details on revenue estimating procedures.

[2] See Table C-1 for details on expenditure estimating procedures.



APPENDICES:

- Appendix A: General Assumptions
- Appendix B: Revenue-Estimating Tables
- Appendix C: Expenditure-Estimating Tables
- Appendix D: Supporting Tables for
Revenue Estimates



APPENDIX A: General Assumptions

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Table A-3	Project Assumptions at Buildout	4
Table A-4	Estimated Buildout Schedule: Incremental Development by Phase.....	5
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Table A-6	Estimated Cumulative Buildout by Phase—Occupied.....	7
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Table A-1
Roseville Amoroso Ranch Fiscal Impact Analysis
City of Roseville Fiscal Impacts
General Assumptions

Item	Assumption
General Assumptions	
Base Fiscal Year [1]	FY 2017-18
General Demographic Characteristics	
City of Roseville	
Population [2]	135,868
Employees [3]	84,618
City of Roseville Persons Served [4]	178,177
<i>"gen_assumps"</i>	

Source: City of Roseville; California Department of Finance (DOF); California Employment Development Department (EDD); U.S. Census Bureau; EPS.

- [1] Reflects the City of Roseville Fiscal Year 2017-18 Budget.
Revenues and expenditures are in 2017 dollars.
This analysis does not reflect changes in values resulting from inflation or appreciation.
- [2] DOF Table 2: E-5 City of Roseville population estimate as of 1/1/2017.
- [3] Roseville FY 2016-17 Adopted Budget states CA EDD estimates Roseville to have 76,925 jobs. EPS adjusted by an additional 10% to account for self-employed workers.
- [4] Defined as total population plus half of total employees.

Table A-2
Roseville Amoruso Ranch Fiscal Impact Analysis
City of Roseville Fiscal Impacts
Land Use Development Plan at Buildout [1]

Land Use	Gross Acreage	Average Density	Sq. Ft.	Units
Residential				
Owner-Occupied		<u>Units/Acre</u>	<u>Unit Sq. Ft. [2]</u>	
Low Density Residential (LDR)	248.8	5.2	2,900	1,302
Medium Density Residential (MDR)	50.3	10.8	1,700	542
High Density Residential (HDR)	7.6	15.0	1,000	113
Commercial Mixed Use (CMU) - Residential [3]	2.8	20.0	1,000	55
Owner-Occupied Subtotal	309.3			2,012
Renter-Occupied		<u>Units/Acre</u>	<u>Unit Sq. Ft. [2]</u>	
High Density Residential (HDR)	18.2	26.2	1,000	477
HDR Affordable Housing (HDR-AF) [4]	12.4	22.9	1,000	283
Commercial Mixed Use (CMU) - Residential [3]	2.7	20.0	1,000	54
Renter-Occupied Subtotal	33.3			814
Residential Subtotal	342.6			2,826
Nonresidential		<u>FAR</u>	<u>Bldg. Sq. Ft.</u>	
CMU				
CMU - Commercial	18.5	0.25	204,000	
CMU - Office	3.3	0.25	34,000	
Subtotal CMU	21.8		238,000	
Community Commercial (CC)	23.9	0.23	238,000	
Nonresidential Subtotal	45.7		476,000	
Subtotal Residential and Nonresidential	388.3			2,826
Other Land Uses				
Public/Quasi-Public (P/QP)	17.2			-
Park (PR)	22.1			-
Open Space (OS)	145.5			-
Right-of-Way/Landscape Corridors (ROW)	101.2			-
Other Subtotal	286.1			-
Total	674.4			2,826

"lu_plan"

Source: Brookfield Residential; EPS.

- [1] Land uses based on Amoruso Ranch Land Use Summary dated 5/4/2015.
[2] Residential unit size assumptions based on assumptions provided by the property owner.
[3] CMU - Residential units evenly split between owner-occupied and renter-occupied per City of Roseville.
[4] Affordable units for low- and very-low income households.

Table A-3
Roseville Amoroso Ranch Fiscal Impact Analysis
City of Roseville Fiscal Impacts
Project Assumptions at Buildout

Land Use	Est. Average Assessed Value	Units/Bldg. Sq. Ft.	Vacancy Rate [1]	Occupied Units/Bldg. Sq. Ft.	Persons per HH/Sq. Ft. per Employee [2]	Population/ Employees	Persons Served Factor	Persons Served
<i>Formula</i>		<i>a</i>	<i>b</i>	<i>c = a * (1 - b)</i>	<i>d</i>	<i>e</i>	<i>f</i>	<i>g = e * f</i>
Residential Uses								
Owner-Occupied		<u>Units</u>		<u>Units</u>				
Low Density Residential (LDR)	\$525,000	1,302	4.0%	1,250	2.61	3,263	1.00	3,263
Medium Density Residential (MDR)	\$430,000	542	4.0%	520	2.61	1,357	1.00	1,357
High Density Residential (HDR)	\$315,000	113	4.0%	109	2.61	284	1.00	284
Commercial Mixed Use (CMU) - Residential	\$315,000	55	4.0%	53	2.61	138	1.00	138
Owner-Occupied Subtotal		2,012		1,932		5,042		5,042
Renter-Occupied								
High Density Residential (HDR)	\$175,000	477	4.8%	454	1.83	831	1.00	831
HDR Affordable Housing (HDR-AF) [3]	\$0	283	4.8%	269	1.83	492	1.00	492
Commercial Mixed Use (CMU) - Residential	\$175,000	54	4.8%	51	1.83	93	1.00	93
Renter-Occupied Subtotal		814		774		1,416		1,416
Residential Subtotal		2,826		2,706		6,458		6,458
Nonresidential Uses	<u>Per Sq. Ft.</u>	<u>Bldg. Sq. Ft.</u>		<u>Bldg. Sq. Ft.</u>				
CMU - Commercial	\$225	204,000	10.0%	183,600	450	408	0.50	204
CMU - Office	\$205	34,000	10.0%	30,600	333	92	0.50	46
Community Commercial (CC)	\$225	238,000	10.0%	214,200	450	476	0.50	238
Subtotal		476,000		428,400		976		488
Total						7,434		6,946

"dev_assumps"

Source: Brookfield Residential; California Department of Finance; Urban Land Institute; Costar; CBRE; Cornish & Carrey; Terranomics; EPS

- [1] Owner-Occupied Residential vacancy rate based on California Department of Finance historical estimates (2012 through 2016) for Roseville, CA.
Renter-Occupied Residential vacancy rate based on 5-year average for multifamily properties based on CoStar, data retrieved in March 2017.
Nonresidential vacancy rates from DPFG.
- [2] Persons per household provided by City of Roseville Planning Department.
Square feet per employee based on:
- ULI Business Park and Industrial Development Handbook (2001)
- Illustrated Book of Development Definitions
- [3] Affordable units for low- and very-low income households.

Table A-4
Roseville Amoroso Ranch Fiscal Impact Analysis
City of Roseville Fiscal Impacts
Estimated Buildout Schedule: Incremental Development by Phase [1]

Land Use	Acreage	Period 1 0-5 Years	Period 2 6-10 Years	Period 3 11-15 Years	Period 4 16-20 Years	Buildout
Residential						
Owner-Occupied		----- Residential Units -----				
Low Density Residential (LDR)	248.8	650	652	0	0	1,302
Medium Density Residential (MDR)	50.3	250	292	0	0	542
High Density Residential (HDR)	7.6	0	113	0	0	113
Commercial Mixed Use (CMU) - Residential	2.8	0	0	0	55	55
Subtotal Owner-Occupied Residential	309.3	900	1,057	0	55	2,012
Renter-Occupied						
High Density Residential (HDR)	18.2	0	150	327	0	477
HDR Affordable Housing (HDR-AF) [2]	12.4	0	150	133	0	283
Commercial Mixed Use (CMU) - Residential	2.7	0	0	0	54	54
Subtotal Renter-Occupied Residential	33.3	0	300	460	54	814
Residential Subtotal	342.6	900	1,357	460	109	2,826
Nonresidential						
		----- Commercial Bldg. Sq. Ft. -----				
CMU - Commercial	18.5	0	0	0	204,000	204,000
CMU - Office	3.3	0	0	0	34,000	34,000
Community Commercial (CC)	23.9	0	0	238,000	0	238,000
Subtotal Nonresidential	45.7	0	0	238,000	238,000	476,000

"absorp"

Source: Brookfield Residential; Gregory Group; CoStar; EPS.

[1] Based on absorption schedule estimated by EPS.

[2] Affordable units for low- and very-low income households.

Table A-5
Roseville Amoruso Ranch Fiscal Impact Analysis
City of Roseville Fiscal Impacts
Estimated Cumulative Buildout by Phase [1]

Land Use	Acreage	Period 1 0-5 Years	Period 2 6-10 Years	Period 3 11-15 Years	Period 4 Buildout
Residential					
Owner-Occupied					
----- Residential Units -----					
Low Density Residential (LDR)	248.8	650	1,302	1,302	1,302
Medium Density Residential (MDR)	50.3	250	542	542	542
High Density Residential (HDR)	7.6	0	113	113	113
Commercial Mixed Use (CMU) - Residential	2.8	0	0	0	55
Subtotal Owner-Occupied Residential	309.3	900	1,957	1,957	2,012
Renter-Occupied					
High Density Residential (HDR)	18.2	0	150	477	477
HDR Affordable Housing (HDR-AF) [2]	12.4	0	150	283	283
Commercial Mixed Use (CMU) - Residential	2.7	0	0	0	54
Subtotal Renter-Occupied Residential	33.3	0	300	760	814
Residential Subtotal	342.6	900	2,257	2,717	2,826
Nonresidential					
----- Commercial Bldg. Sq. Ft. -----					
CMU - Commercial	18.5	0	0	0	204,000
CMU - Office	3.3	0	0	0	34,000
Community Commercial (CC)	23.9	0	0	238,000	238,000
Subtotal Nonresidential	45.7	0	0	238,000	476,000

"absorp_cumm"

Source: Brookfield Residential; Gregory Group; CoStar; EPS.

[1] Based on absorption schedule estimated by EPS.

[2] Affordable units for low- and very-low income households.

Table A-6
Roseville Amoruso Ranch Fiscal Impact Analysis
City of Roseville Fiscal Impacts
Estimated Cumulative Buildout by Phase - Occupied [1]

Land Use	Vacancy [2]	Period 1 0-5 Years	Period 2 6-10 Years	Period 3 11-15 Years	Period 4 Buildout
Residential					
Owner-Occupied		----- Residential Units -----			
Low Density Residential (LDR)	4.0%	624	1,250	1,250	1,250
Medium Density Residential (MDR)	4.0%	240	520	520	520
High Density Residential (HDR)	4.0%	0	109	109	109
Commercial Mixed Use (CMU) - Residential	4.0%	0	0	0	53
Subtotal Owner-Occupied Residential		864	1,879	1,879	1,932
Renter-Occupied					
High Density Residential (HDR)	4.8%	0	143	454	454
HDR Affordable Housing (HDR-AF) [3]	4.8%	0	143	269	269
Commercial Mixed Use (CMU) - Residential	4.8%	0	0	0	51
Subtotal Renter-Occupied Residential		0	286	723	774
Residential Subtotal		864	2,165	2,602	2,706
Nonresidential		----- Commercial Bldg. Sq. Ft. -----			
CMU - Commercial	10.0%	0	0	0	183,600
CMU - Office	10.0%	0	0	0	30,600
Community Commercial (CC)	10.0%	0	0	214,200	214,200
Subtotal Nonresidential		0	0	214,200	428,400

"absorp_cumm_occ"

Source: Brookfield Residential; Gregory Group; CoStar; EPS.

[1] Based on absorption schedule estimated by EPS.

[2] Owner-Occupied Residential vacancy rate based on California Department of Finance historical estimates (2012 through 2016) for Roseville, CA.
Renter-Occupied Residential vacancy rate based on 5-year average for multifamily properties based on CoStar, data retrieved in March 2017.
Nonresidential vacancy rates from DPFG.

[3] Affordable units for low- and very-low income households.

Table A-7
Roseville Amoruso Ranch Fiscal Impact Analysis
City of Roseville Fiscal Impacts
Estimated Cumulative Resident and Employee Population

Land Use	Assumption	Period 1 0-5 Years	Period 2 6-10 Years	Period 3 11-15 Years	Period 4 Buildout
Residential					
Owner-Occupied	<u>Persons/HH</u>				
Low Density Residential (LDR)	2.61	1,629	3,263	3,263	3,263
Medium Density Residential (MDR)	2.61	626	1,357	1,357	1,357
High Density Residential (HDR)	2.61	0	284	284	284
Commercial Mixed Use (CMU) - Residential	2.61	0	0	0	138
Subtotal Owner-Occupied Residential		2,255	4,904	4,904	5,042
Renter-Occupied					
High Density Residential (HDR)	1.83	0	262	831	831
HDR Affordable Housing (HDR-AF) [2]	1.83	0	262	492	492
Commercial Mixed Use (CMU) - Residential	1.83	0	0	0	93
Subtotal Renter-Occupied Residential		0	524	1,323	1,416
Residential Subtotal		2,255	5,428	6,227	6,458
Nonresidential [3]					
	<u>Sq. Ft./Employee</u>				
CMU - Commercial	450	0	0	0	204
CMU - Office	333	0	0	0	46
Community Commercial (CC)	450	0	0	238	238
Subtotal Nonresidential		0	0	238	488
Total People Served		2,255	5,428	6,465	6,946

"ppl_serv"

Source: Brookfield Residential; Gregory Group; CoStar; EPS.

[1] Based on absorption schedule estimated by EPS.

[2] Affordable units for low- and very-low income households.

[3] Persons served factor of 0.5 applied to employees.



APPENDIX B:

Revenue-Estimating Tables

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Table B-1
Roseville Amoruso Ranch Fiscal Impact Analysis
City of Roseville Fiscal Impacts
Revenue-Estimating Procedures Based on City of Roseville FY 2017-18 Budget (2017\$)

General Fund Revenues	Estimating Procedure	Case Study Reference	FY 2017-18 Budgeted Revenues	Service Population	Revenue Multiplier
Taxes:					
Property Taxes	Case Study	Table B-3	\$32,526,300	N/A	-
Property Tax In-Lieu of VLF	Case Study	Table B-3	\$9,190,500	N/A	-
Real Property Transfer Tax	Case Study	Table B-4	\$875,000	N/A	-
Property Tax In-Lieu of Sales Tax	Case Study	Table B-5	\$0	N/A	-
Sales Tax	Case Study	Table B-5	\$52,400,000	N/A	-
Prop. 172 Sales Tax	Case Study	Table B-5	\$1,071,200	N/A	-
Motor Vehicle In-Lieu	[2]		\$52,000	N/A	-
Secured Tax ABX1 26-AB1484	[2]		\$550,000	N/A	-
Hotel/Motel Tax	Persons Served		\$3,250,000	178,177	\$18.24
Business License Tax	Persons Served		\$834,500	178,177	\$4.68
Miscellaneous Taxes	[1]		\$25	N/A	-
Franchise Fees	Persons Served		\$2,525,300	178,177	\$14.17
Licenses	[1]		\$60,000	N/A	-
Permits	[1]		\$2,450,200	N/A	-
Use of Money and Property	[1,2]		\$1,352,212	N/A	-
Fees for Current Services	[1]		\$10,878,678	N/A	-
Other Revenues	[1]		\$1,952,832	N/A	-
Revenues & Grants from Other Agencies	[1,2]		\$373,935	N/A	-
Electric Franchise Fees	Persons Served		\$6,647,583	178,177	\$37.31
Transfers In	[2]		\$3,946,855	N/A	-
Indirect Cost	[2]		\$7,212,333	N/A	-
Subtotal General Fund Revenues			\$138,149,453		
Less Indirect Costs	[3]		\$7,212,333	N/A	-
Less Offsetting Revenues	[4]		\$13,217,698	N/A	-
Net General Fund Operating Revenues			\$117,719,422		

rev_pro

Source: City of Roseville FY 2017-18 Budget; EPS.

- [1] This analysis assumes that all or part of these revenues are fully dedicated to specific General Fund departmental costs (Offsetting Revenues). Because these revenues are budget-neutral and are not discretionary, they are not included in estimating discretionary Project revenues.
- [2] Not expected to be affected by the Project and therefore no revenue multipliers are estimated in this analysis.
- [3] Represents internal revenues for services to special enterprise funds; as such they are not estimated in this analysis. Associated expenditures also are netted out of appropriate general fund depts. in Table C-1.
- [4] Sum of offsetting revenues (footnote 1) dedicated to specific General Fund department functions. These revenues are budget neutral and are netted out of both total revenues and total costs. See Table C-1. Amounts exclude one-time grant revenues.

Table B-2
Roseville Amoruso Ranch Fiscal Impact Analysis
City of Roseville Fiscal Impacts
Estimated Project Revenues at Buildout (2017\$)

General Fund Revenues	Source	Period 1 0-5 Years	Period 2 6-10 Years	Period 3 11-15 Years	Period 4 Buildout	% of Total at Buildout
Taxes:						
Property Taxes	Table B-3	\$549,500	\$1,198,000	\$1,334,000	\$1,431,500	38.4%
Property Tax In-Lieu of VLF	Table B-3	\$209,500	\$456,500	\$508,000	\$545,500	14.6%
Real Property Transfer Tax	Table B-4	\$35,500	\$77,000	\$83,500	\$87,500	2.3%
Sales Tax	Table B-5	\$220,000	\$514,000	\$770,500	\$1,126,500	30.2%
Prop. 172 Sales Tax	Table B-5	\$4,500	\$10,500	\$16,000	\$23,000	0.6%
Hotel/Motel Tax	Table B-1	\$41,000	\$99,000	\$118,000	\$126,500	3.4%
Business License Tax	Table B-1	\$10,500	\$25,500	\$30,500	\$32,500	0.9%
Franchise Fees	Table B-1	\$32,000	\$77,000	\$91,500	\$98,500	2.6%
Electric Franchise Fees	Table B-1	\$84,000	\$202,500	\$241,000	\$259,000	6.9%
Subtotal General Fund Revenues		\$1,186,500	\$2,660,000	\$3,193,000	\$3,730,500	100.0%

revenues

Source: City of Roseville FY 2017-18 Budget; EPS.

Note: Values are rounded to the nearest \$500.

Table B-3
Roseville Amoroso Ranch Fiscal Impact Analysis
City of Roseville Fiscal Impacts
Estimated Property Tax Revenues (2017\$)

Item	Assumptions	Formula	Period 1 0-5 Years	Period 2 6-10 Years	Period 3 11-15 Years	Period 4 Buildout
1-Percent Property Tax						
Total Assessed Value of Project [1]		a	\$448,750,000	\$978,455,000	\$1,089,230,000	\$1,168,875,000
Property Tax Revenue (1% of Assessed Value)	1.00%	$b = a * 1.00\%$	\$4,487,500	\$9,784,550	\$10,892,300	\$11,688,750
Estimated Property Tax Allocation [2]						
City of Roseville	12.25%	$c = b * 12.25\%$	\$549,550	\$1,198,238	\$1,333,896	\$1,431,431
Other Agencies	87.75%	$d = b * 87.75\%$	\$3,937,950	\$8,586,312	\$9,558,404	\$10,257,319
Property Tax In Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)						
Total Citywide Assessed Value [3]		e	\$19,699,862,441	\$19,699,862,441	\$19,699,862,441	\$19,699,862,441
Total Assessed Value of Project		$f = a$	\$448,750,000	\$978,455,000	\$1,089,230,000	\$1,168,875,000
Total Assessed Value		$g = e + f$	\$20,148,612,441	\$20,678,317,441	\$20,789,092,441	\$20,868,737,441
Percent Change in AV		$h = f / e$	2.28%	4.97%	5.53%	5.93%
Property Tax In Lieu of VLF [4]	\$9,190,500	$i = h * \$9,190,500$	\$209,354	\$456,475	\$508,154	\$545,311

"property_tax"

Source: City of Roseville FY 2017-18 Budget; Placer County Auditor-Controller; EPS.

[1] For assumptions and calculation of assessed value, refer to Table D-2.

[2] For assumptions and calculation of the estimated property tax allocation, refer to Table D-1.

[3] 2016-2017 Placer County Assessment Roll Values for City of Roseville. Includes Citywide secured, unsecured, and homeowner exemption.

[4] Property tax in-lieu of VLF amount derived from the City of Roseville FY 2017-18 Budget. See Table B-1.

Table B-4
Roseville Amoruso Ranch Fiscal Impact Analysis
City of Roseville Fiscal Impacts
Real Property Transfer Tax (2017\$)

Description	Source/ Assumption	Period 1 0-5 Years	Period 2 6-10 Years	Period 3 11-15 Years	Period 4 Buildout
Assumptions					
Rate per \$1,000 of AV [1]	\$0.55				
Turnover Rate					
Owner-Occupied Homes	14.3%				
Renter-Occupied Homes	14.3%				
Non-residential	6.7%				
Assessed Value [2]					
Owner-Occupied Homes		\$448,750,000	\$952,205,000	\$952,205,000	\$969,530,000
Renter-Occupied Homes		\$0	\$26,250,000	\$83,475,000	\$92,925,000
Non-residential		\$0	\$0	\$53,550,000	\$106,420,000
Total Assessed Value		\$448,750,000	\$978,455,000	\$1,089,230,000	\$1,168,875,000
Annual Transfer Tax Revenue					
Owner-Occupied Homes		\$35,294	\$74,891	\$74,891	\$76,254
Renter-Occupied Homes		\$0	\$2,065	\$6,565	\$7,309
Non-residential		\$0	\$0	\$1,973	\$3,922
Total Annual Transfer Tax Revenue		\$35,294	\$76,955	\$83,430	\$87,484

"transfer_tax"

Source: City of Roseville; EPS.

[1] Based on California Revenue and Taxation Code, §§ 11911-11929, which authorizes cities and counties to levy a real estate transfer tax at a rate of \$0.55 per \$1,000 value.

[2] Assessed Values (AV) derived in Table D-2. Note that assessed values are expressed in 2017\$ and include no real AV growth.

Table B-5
Roseville Amoroso Ranch Fiscal Impact Analysis
City of Roseville Fiscal Impacts
Estimated Taxable Sales and Use Tax Revenue (2017\$)

Item	Source/ Assumptions	Formula	Period 1 0-5 Years	Period 2 6-10 Years	Period 3 11-15 Years	Period 4 Buildout
Estimated Annual Taxable Sales (Rounded)						
Annual Taxable Sales from New Market Support	Table B-5A		\$22,018,000	\$51,395,000	\$58,508,000	\$60,715,000
Net Annual Taxable Sales from Onsite Commercial Use	Table B-5B		\$0	\$0	\$18,566,000	\$51,910,000
Total Annual Taxable Sales		a	\$22,018,000	\$51,395,000	\$77,074,000	\$112,625,000
Annual Sales Tax Revenue						
Bradley Burns Local Sales Tax Rate	1.0000%	$b = 1.0000\% * a$	\$220,180	\$513,950	\$770,740	\$1,126,250
City of Roseville Prop. 172 Public Sales Tax Revenue [1]	0.02056%	$c = 0.0206\% * a$	\$4,527	\$10,567	\$15,847	\$23,156

"sales_tax"

Source: California State Board of Equalization; City of Roseville EPS.

[1] State Board of Equalization collects one-half cent sales tax revenue under Proposition 172. Based on estimated Citywide taxable sales, the City receives approximately 0.02056% of the annual taxable sales (City 2017-18 Budget).

Table B-5A
Roseville Amoroso Ranch Fiscal Impact Analysis
City of Roseville Fiscal Impacts
Estimated Annual Taxable Sales, Hybrid Market Support Method (2017\$)

Item Description	Assumption	Period 1 0-5 Years	Period 2 6-10 Years	Period 3 11-15 Years	Period 4 Buildout
Annual Taxable Sales from New Occupied Households					
Residential Development					
Owner-Occupied		<u>Occupied Dwelling Units (Households)</u>			
Low Density Residential (LDR)		624	1,250	1,250	1,250
Medium Density Residential (MDR)		240	520	520	520
High Density Residential (HDR)		0	109	109	109
Commercial Mixed Use (CMU) - Residential		0	0	0	53
Owner-Occupied Subtotal		864	1,879	1,879	1,932
Renter-Occupied					
High Density Residential (HDR)		0	143	454	454
HDR Affordable Housing (HDR-AF) [2]		0	143	269	269
Commercial Mixed Use (CMU) - Residential		0	0	0	51
Renter-Occupied Subtotal		0	286	724	775
Total		864	2,165	2,603	2,707
Taxable Retail Expenditures [1]					
Owner-Occupied					
Low Density Residential (LDR)	\$31,500	\$19,661,700	\$39,383,898	\$39,383,898	\$39,383,898
Medium Density Residential (MDR)	\$26,000	\$6,241,810	\$13,532,243	\$13,532,243	\$13,532,243
High Density Residential (HDR)	\$23,500	\$0	\$2,550,019	\$2,550,019	\$2,550,019
Commercial Mixed Use (CMU) - Residential	\$23,500	\$0	\$0	\$0	\$1,241,160
Owner-Occupied Subtotal		\$25,903,510	\$55,466,161	\$55,466,161	\$56,707,321
Renter-Occupied					
High Density Residential (HDR)	\$19,500	\$0	\$2,784,600	\$8,855,028	\$8,855,028
HDR Affordable Housing (HDR-AF) [2]	\$15,500	\$0	\$2,213,400	\$4,175,948	\$4,175,948
Commercial Mixed Use (CMU) - Residential	\$19,500	\$0	\$0	\$0	\$1,002,456
Renter-Occupied Subtotal		\$0	\$4,998,000	\$13,030,976	\$14,033,432
Total		\$25,903,510	\$60,464,161	\$68,497,137	\$70,740,753
Taxable Sales from New Households					
Estimated City Capture from New Residents [3]	85%				
Taxable Sales Captured by the City	<u>Years 0-10</u> <u>Years 11-20</u>	\$22,017,984	\$51,394,537	\$58,222,567	\$60,129,640
Estimated Taxable Sales inside Project Area [4]	0% 50%	\$0	\$0	\$29,111,283	\$30,064,820
Estimated Taxable Sales outside Project Area [4]	100% 50%	\$22,017,984	\$51,394,537	\$29,111,283	\$30,064,820
Annual Taxable Sales from New Employees					
New Employees	Table A-7	0	0	238	488
Average Daily Taxable Sales per New Employee	\$10.00				
Work Days per Year	240				
Total City Taxable Sales from New Employees		\$0	\$0	\$571,200	\$1,171,200
Adjusted City Taxable Sales from New Employees [5]		50%	\$0	\$0	\$285,600
Estimated Taxable Sales inside Project Area [4]	50%	\$0	\$0	\$142,800	\$292,800
Estimated Taxable Sales outside Project Area [4]	50%	\$0	\$0	\$142,800	\$292,800
Total Annual City Taxable Sales from Market Support		\$22,017,984	\$51,394,537	\$58,508,167	\$60,715,240
Taxable City Sales inside Project Area		\$0	\$0	\$29,254,083	\$30,357,620
Taxable City Sales outside Project Area		\$22,017,984	\$51,394,537	\$29,254,083	\$30,357,620

"sales_tax_a"

Source: BLS; Consumer Expenditure Survey; and EPS.

[1] See Table D-3. Rounded to the nearest \$1,000.

[2] Affordable units for low- and very-low income households.

[3] Total retail sales in the City exceeds residents' retail spending potential, indicating no sales leakage for Roseville, so this analysis assumes marginal leakage for the Project households' retail spending.

[4] EPS estimate of resident/employee spending split between retail stores in the Project and stores outside the Project.

[5] Discounted by 50% to avoid double-counting employees who are also residents and to account for taxable sales from new employees that occur outside the City.

Table B-5B
Roseville Amoruso Ranch Fiscal Impact Analysis
City of Roseville Fiscal Impacts
Estimated Annual Taxable Sales Generated from On-site Nonresidential (2017\$)

On-Site Commercial Development	Assumption	Formula	Period 1 0-5 Years	Period 2 6-10 Years	Period 3 11-15 Years	Period 4 Buildout
CMU - Commercial						
Taxable Sales per Sq. Ft. [1]	\$195	a				
Building Sq. Ft.		b	-	-	-	183,600
Subtotal, Annual Taxable Sales		$c = a * b$	\$0	\$0	\$0	\$35,802,000
CMU - Office						
Taxable Sales per Sq. Ft. [1]	\$15	d				
Building Sq. Ft.		e	-	-	-	30,600
Subtotal, Annual Taxable Sales		$f = d * e$	\$0	\$0	\$0	\$459,000
Community Commercial (CC)						
Taxable Sales per Sq. Ft. [1]	\$235	g				
Building Sq. Ft.		h	-	-	214,200	214,200
Subtotal, Annual Taxable Sales		$i = g * h$	\$0	\$0	\$50,337,000	\$50,337,000
Annual Taxable Sales from On-Site Commercial Dev. [2]		$j = c+f+i$	\$0	\$0	\$50,337,000	\$86,598,000
<i>Less On-Site Market Support [3]</i>		k	<i>\$0</i>	<i>\$0</i>	<i>\$29,254,083</i>	<i>\$30,357,620</i>
Subtotal Annual Sales less Market Support		$l = j - k$	\$0	\$0	\$21,082,917	\$56,240,380
<i>Less Shift of Sales from Existing Retail Stores to the Project [4]</i>	5%	$m = j * 0.05$	<i>\$0</i>	<i>\$0</i>	<i>\$2,516,850</i>	<i>\$4,329,900</i>
Net Annual On-Site Taxable Sales		$n = l - m$	\$0	\$0	\$18,566,067	\$51,910,480

"sales_tax_b"

Source: Urban Land Institute & ICSC, *Dollars & Cents of Shopping Centers/The SCORE 2008*; BOE; and EPS.

[1] Derived from ULI's *Dollars & Cents of Shopping Centers: 2008*. Values inflated to 2016 dollars using the CPI for the West Urban Region, All Urban Consumers. Taxable Retail Sales Factor based on taxable sales information from the CA Board of Equalization.

Retail Type	2008 Annual Sales per Sq. Ft.	Inflated 2016\$ Annual Sales per Sq. Ft.	Taxable Retail Sales Factor	Taxable Sales per Sq. Ft.*
Neighborhood Retail (CMU-Commercial)	\$395	\$445	44%	\$195
CMU - Office	-	\$15	100%	\$15
Community Commercial (CC)	\$385	\$434	54%	\$235

*Rounded to the nearest \$5.

[2] Refers to new sales in the Project from customers other than new Project residents and employees. This total gross amount is subject to sales tax sharing with Placer County per the approved tax sharing agreement.

[3] Derived in Table B-5A.

[4] Represents a discount factor to account for taxable sales transactions that may shift from existing City retail centers to those inside the Project based on a preliminary review of existing retail demand and supply. This assumption was developed in accordance with DPF.

Table B-6
Roseville Amoruso Ranch Fiscal Impact Analysis
City of Roseville Fiscal Impacts
Summary of Estimated Special Tax/Assessment District Revenues

Assessment	Source	Period 1 0-5 Years	Period 2 6-10 Years	Period 3 11-15 Years	Period 4 Buildout
CFD No. 3	Table B-7	\$281,986	\$643,416	\$744,620	\$788,132
Total Special Tax/Assessment Revenue		\$281,986	\$643,416	\$744,620	\$788,132

"summ_tax"

Source: City of Roseville; EPS.

Table B-7
Roseville Amoroso Ranch Fiscal Impact Analysis
City of Roseville Fiscal Impacts
Est. Special Tax/Assessment District Revenues (CFD No. 3) [1]

Land Use	FY 2015-16 Rate [2]	Estimated FY 2017-18 Rate	Special Tax/Assessment Revenues			
			Period 1 0-5 Years	Period 2 6-10 Years	Period 3 11-15 Years	Period 4 Buildout
Escalation Factor [3]		4.0% * 2 years				
Residential Land Uses	<i>per unit</i>	<i>per unit</i>				
Low Density Residential (LDR)	\$290	\$313	\$203,657	\$407,940	\$407,940	\$407,940
Medium Density Residential (MDR)	\$290	\$313	\$78,329	\$169,818	\$169,818	\$169,818
High Density Residential (HDR)	\$180	\$194	\$0	\$51,089	\$114,611	\$114,611
HDR Affordable Housing (HDR-AF) [4]	\$90	\$97	\$0	\$14,569	\$27,487	\$27,487
Commercial Mixed Use (CMU) - Residential	\$180	\$194	\$0	\$0	\$0	\$21,174
Residential Subtotal			\$281,986	\$643,416	\$719,856	\$741,030
Nonresidential	<i>per acre</i>	<i>per acre</i>				
CMU - Commercial	\$960	\$1,038	\$0	\$0	\$0	\$19,218
CMU - Office	\$871	\$942	\$0	\$0	\$0	\$3,120
Community Commercial (CC)	\$960	\$1,038	\$0	\$0	\$24,764	\$24,764
Nonresidential Subtotal			\$0	\$0	\$24,764	\$47,102
Total Developable Land Uses			\$281,986	\$643,416	\$744,620	\$788,132

"CFD_3"

Source: City of Roseville; and EPS.

- [1] Funds operating costs for police, fire, recreation, library, park maintenance, flood and storm protection, and hazardous material removal services. Rates increase in amount equal to the lesser of: the combined percentage increase in the City of Roseville General Fund Operating Budget for police and fire services, or 4 percent.
- [2] Reflects the FY 2015-16 (Base Year) CFD No. 3 rates for the ARSP per the Project Development Agreement.
- [3] Assumes the annual escalation factor for CFD No. 3 for FY 2016-17 and FY 2017-18 is 4 percent.
- [4] Affordable units for low- and very-low income households.



APPENDIX C:

Expenditure-Estimating Tables

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Table C-1
Roseville Amoruso Ranch Fiscal Impact Analysis
City of Roseville Fiscal Impacts
Expenditure-Estimating Procedures Based on City of Roseville FY 2017-18 Adopted Budget

Item	Estimating Procedure	FY 2017-18 Budgeted Expenditures	FY 2017-18 Estimated Vacancies Costs	FY 2017-18 Subtotal Expenditures	Less Offsetting Revenue [1]	Indirect Costs [2]	FY 2017-18 Net City Expenditures	Population or Persons Served	FY 2017-18 Average Net Cost Per User	Adjustment Factor [4]	FY 2017-18 Adjusted Avg. Net Cost Per User
General Fund Expenditures [5]											
City Council	Persons Served	\$458,732	\$0	\$458,732	\$0	\$210,283	\$248,449	178,177	\$1.39	75%	\$1.05
City Manager	Persons Served	\$1,077,633	\$39,068	\$1,116,701	\$0	\$521,480	\$595,221	178,177	\$3.34	75%	\$2.51
Development & Operations	Persons Served	\$560,391	\$19,418	\$579,809	\$0	\$109,553	\$470,256	178,177	\$2.64	75%	\$1.98
Public Affairs & Communications	Persons Served	\$779,700	\$30,815	\$810,515	\$0	\$293,820	\$516,695	178,177	\$2.90	75%	\$2.17
City Attorney	Persons Served	\$1,961,931	\$71,140	\$2,033,071	\$400	\$422,465	\$1,610,206	178,177	\$9.04	75%	\$6.78
Human Resources	Persons Served	\$2,283,995	\$60,205	\$2,344,200	\$0	\$1,123,341	\$1,220,859	178,177	\$6.85	75%	\$5.14
Information Technology	Persons Served	\$0	\$0	\$0	\$0	\$0	\$0	178,177	\$0.00	75%	\$0.00
City Clerk	Persons Served	\$1,017,465	\$34,650	\$1,052,115	\$109,400	\$435,025	\$507,690	178,177	\$2.85	75%	\$2.14
Central Services	Persons Served	\$2,435,590	\$58,258	\$2,493,848	\$0	\$1,286,847	\$1,207,001	178,177	\$6.77	75%	\$5.08
Finance	Persons Served	\$4,389,665	\$147,211	\$4,536,876	\$1,866,100	\$2,029,922	\$640,854	178,177	\$3.60	75%	\$2.70
Economic Development & Housing	Persons Served	\$1,142,599	\$76,504	\$1,219,103	\$33,700	\$459,784	\$725,619	178,177	\$4.07	75%	\$3.05
Development Services	Persons Served	\$8,960,729	\$350,203	\$9,310,932	\$4,724,500	\$0	\$4,586,432	178,177	\$25.74	100%	\$25.74
Public Works	Persons Served	\$7,200,082	\$240,238	\$7,440,320	\$108,912	\$86,088	\$7,245,320	178,177	\$40.66	100%	\$40.66
Police	Persons Served	\$39,565,603	\$1,292,828	\$40,858,431	\$584,105	\$0	\$40,274,326	178,177	\$226.04	100%	\$226.04
Fire	Persons Served	\$29,314,651	\$1,027,704	\$30,342,355	\$927,724	\$62,463	\$29,352,168	178,177	\$164.74	100%	\$164.74
Parks, Recreation & Libraries	Per Capita	\$23,411,923	\$596,265	\$24,008,188	\$4,862,857	\$171,262	\$18,974,069	135,868	\$139.65	100%	\$139.65
Annexation Payments	[6]	\$5,450,000	\$0	\$5,450,000	\$0	\$0	\$5,450,000	N/A	N/A	N/A	N/A
City Special Assessments	[6]	\$139,581	\$0	\$139,581	\$0	\$0	\$139,581	N/A	N/A	N/A	N/A
Galleria Lease Payment	[6]	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A	N/A	N/A
Interfund Loan Interest Payment to GF Contributions by Developers Fund	[6]	\$13,500	\$0	\$13,500	\$0	\$0	\$13,500	N/A	N/A	N/A	N/A
Transfer to Vehicle Replacement Fund	[6]	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A	N/A	N/A
Transfer to Post-Retirement Insurance/Accrual Fund	[6]	\$4,583,884	\$0	\$4,583,884	\$0	\$0	\$4,583,884	N/A	N/A	N/A	N/A
Transfer to Transit Fund	[6]	\$61,700	\$0	\$61,700	\$0	\$0	\$61,700	N/A	N/A	N/A	N/A
Transfer to Storm Water Management Fund	[6]	\$571,367	\$0	\$571,367	\$0	\$0	\$571,367	N/A	N/A	N/A	N/A
Transfer to General CIP Rehabilitation Fund	[6]	\$450,000	\$0	\$450,000	\$0	\$0	\$450,000	N/A	N/A	N/A	N/A
General Fund Contingency - Materials, Services & Supplies	[6]	\$1,200,000	\$0	\$1,200,000	\$0	\$0	\$1,200,000	N/A	N/A	N/A	N/A
Total Annual General Fund Expenditures [7]		\$137,030,721	\$4,044,507	\$141,075,228	\$13,217,698	\$7,212,333	\$120,645,197		\$640.28		\$629.42

Source: City of Roseville FY 2017-18 Budget; EPS.

[1] Represents departmental revenues identified for specific General Fund department functions in the City's fiscal budget.

[2] General Fund revenues and associated costs for services to special enterprise funds are not estimated in this analysis; as such they are netted out of total City costs.

Note - Because building use costs could not be assigned to any one dept., EPS allocated them to all departments based on each department's share of other indirect costs.

[3] Reflects the shortfall of General Fund costs of Capital Improvement Program and replacement of equipment for FY 17-18.

[4] Adjustment factor recognizes some department cost are fixed.

[5] Any department with a negative net cost is estimated to have a zero net cost for fiscal impact analysis purposes.

[6] Not expected to be affected by the Project and is not evaluated in this analysis.

[7] May not tie out with the budget because of rounding.

Table C-2
Roseville Amoruso Ranch Fiscal Impact Analysis
City of Roseville Fiscal Impacts
Estimated Annual Project Expenditures (2017\$)

Expenditures	Source	Period 1 Years 0-5	Period 2 Years 6-10	Period 3 Years 11-15	Alternative 1	
					Total at Buildout	
					Buildout (Rounded)	% of Total
General Fund						
City Council	Table C-1	\$2,500	\$5,500	\$7,000	\$7,500	0.2%
City Manager	Table C-1	\$5,500	\$13,500	\$16,000	\$17,500	0.4%
Development & Operations	Table C-1	\$4,500	\$10,500	\$13,000	\$13,500	0.3%
Public Affairs & Communications	Table C-1	\$5,000	\$12,000	\$14,000	\$15,000	0.3%
City Attorney	Table C-1	\$15,500	\$37,000	\$44,000	\$47,000	1.1%
Human Resources	Table C-1	\$11,500	\$28,000	\$33,000	\$35,500	0.8%
Information Technology	Table C-1	\$0	\$0	\$0	\$0	0.0%
City Clerk	Table C-1	\$5,000	\$11,500	\$14,000	\$15,000	0.3%
Central Services	Table C-1	\$11,500	\$27,500	\$33,000	\$35,500	0.8%
Finance	Table C-1	\$6,000	\$14,500	\$17,500	\$18,500	0.4%
Economic Development & Housing	Table C-1	\$7,000	\$16,500	\$19,500	\$21,000	0.5%
Development Services	Table C-1	\$58,000	\$139,500	\$166,500	\$179,000	4.2%
Public Works	Table C-1	\$91,500	\$220,500	\$263,000	\$282,500	6.6%
Police	Table C-1	\$509,500	\$1,227,000	\$1,461,500	\$1,570,000	36.5%
Fire	Table C-1	\$371,500	\$894,000	\$1,065,000	\$1,144,500	26.6%
Parks, Recreation & Libraries	Table C-1	\$315,000	\$758,000	\$869,500	\$902,000	21.0%
Total Annual General Fund Expenditures		\$1,419,500	\$3,415,500	\$4,036,500	\$4,304,000	100.0%

"expenditures"

Source: City of Roseville FY 2017-18 Budget; EPS.

Note: Values are rounded to the nearest \$500.



APPENDIX D:

Supporting Tables for Revenue Estimates

Table D-1	Property Tax Allocation	20
Table D-2	Estimated Cumulative Assessed Valuation	21
Table D-3	Estimated Project Household Incomes	22

Table D-1
Roseville Amoruso Ranch Fiscal Impact Analysis
City of Roseville Fiscal Impacts
Property Tax Allocation

Taxing District	Pre-ERAF Allocation of Tax Increment Prior to Annexation [1] TRA 088-036	Post Annexation Property Tax Allocation	
		City 42%	County 58%
Taxing Entities Subject to Tax Sharing			
County General	33.2504%	13.9652%	19.2852%
County Library	1.6563%	0.6956%	0.9607%
Fire Control	1.4619%	0.6140%	0.8479%
Subtotal	36.3686%	15.2748%	21.0938%
Other Taxing Entities			
Roseville Cemetery	1.0575%		
Placer County Resource Conservation	0.0778%		
Roseville City Elem M&O	25.4977%		
Roseville High M&O	23.8958%		
Sierra College M&O	8.6003%		
Superintendent of Schools	4.2457%		
Placer County Water Agency M&O	0.2566%		
Subtotal Other Funds	63.6314%		
Total	100.0000%		
Educational Revenue Augmentation Fund (ERAF)	-	19.8273%	33.1786%
Total Property Tax Rates	100.0000%	12.2462%	14.0952%

alloc

Source: Placer County Auditor-Controller; EPS.

[1] Represents the percentage allocation of the 1% ad valorem property tax by Tax Rate Area (TRA). ERAF is the Educational Revenue Augmentation Fund.

Table D-2
Roseville Amoruso Ranch Fiscal Impact Analysis
City of Roseville Fiscal Impacts
Estimated Cumulative Assessed Valuation (2017\$)

Item	Assessed Value	Period 1 Years 0-5	Period 2 Years 6-10	Period 3 Years 11-15	Period 4 Buildout
Residential	<i>Per Unit</i>				
Owner-Occupied					
Low Density Residential (LDR)	\$525,000	\$341,250,000	\$683,550,000	\$683,550,000	\$683,550,000
Medium Density Residential (MDR)	\$430,000	\$107,500,000	\$233,060,000	\$233,060,000	\$233,060,000
High Density Residential (HDR)	\$315,000	\$0	\$35,595,000	\$35,595,000	\$35,595,000
Commercial Mixed Use (CMU) - Residential	\$315,000	\$0	\$0	\$0	\$17,325,000
Owner-Occupied Subtotal		\$448,750,000	\$952,205,000	\$952,205,000	\$969,530,000
Renter-Occupied					
High Density Residential (HDR)	\$175,000	\$0	\$26,250,000	\$83,475,000	\$83,475,000
HDR Affordable Housing (HDR-AF) [2]	\$0	\$0	\$0	\$0	\$0
Commercial Mixed Use (CMU) - Residential	\$175,000	\$0	\$0	\$0	\$9,450,000
Renter-Occupied Subtotal		\$0	\$26,250,000	\$83,475,000	\$92,925,000
Residential Subtotal		\$448,750,000	\$978,455,000	\$1,035,680,000	\$1,062,455,000
Nonresidential	<i>Per Bldg. Sq. Ft.</i>				
CMU - Commercial	\$225	\$0	\$0	\$0	\$45,900,000
CMU - Office	\$205	\$0	\$0	\$0	\$6,970,000
Community Commercial (CC)	\$225	\$0	\$0	\$53,550,000	\$53,550,000
Nonresidential Subtotal		\$0	\$0	\$53,550,000	\$106,420,000
Total Assessed Value		\$448,750,000	\$978,455,000	\$1,089,230,000	\$1,168,875,000

"av_base"

Source: Brookfield Residential; The Gregory Group; EPS.

[1] Note that assessed values (AV)s are expressed in 2017\$ and include no real AV growth.

[2] Affordable units for low- and very-income are assumed to be constructed by a non-profit developer and will not produce assessed value.

Table D-3
Roseville Amoroso Ranch Fiscal Impact Analysis
City of Roseville Fiscal Impacts
Estimated Project Household Incomes (2017\$)

Residential Unit Type	Dwelling Units	Occupied Units (Households) [1]	Estimated Unit Value [2]	Estimated Annual Housing Costs [3]	Estimated Household Income (Rounded) [4]	Taxable Expenditures as a % of Income [5]	Average Annual Household Taxable Retail Exp. (Rounded) [6]
Owner Occupied				<u>Annual Mortgage</u>			
Low Density Residential (LDR)	1,302	1,250	\$525,000	\$39,117	\$130,000	24%	\$31,500
Medium Density Residential (MDR)	542	520	\$430,000	\$32,038	\$107,000	24%	\$26,000
High Density Residential (HDR)	113	109	\$315,000	\$23,470	\$78,000	30%	\$23,500
Commercial Mixed Use (CMU) - Residential	55	53	\$315,000	\$23,470	\$78,000	30%	\$23,500
Renter Occupied				<u>Monthly Rent</u>	<u>Annual Rent [8]</u>		
High Density Residential (HDR)	477	454	\$1,500	\$18,000	\$60,000	32%	\$19,500
HDR Affordable Housing (HDR-AF) [7]	283	269	\$1,200	\$14,400	\$48,000	32%	\$15,500
Commercial Mixed Use (CMU) - Residential	54	51	\$1,500	\$18,000	\$60,000	32%	\$19,500
Total/Weighted Average Value	2,826	2,706	\$344,410	\$30,420	\$101,000	-	\$26,000

hh_income

Source: The Gregory Group; Bureau of Labor Statistics (BLS), Consumer Expenditure Survey; US Census Bureau, 2011-2015 ACS; and EPS.

[1] See Table A-3 for assumed residential vacancy rates.

[2] Residential unit value assumptions informed by new homes sales in Roseville, as reported by The Gregory Group Q4 2016. Data retrieved March 2017.

LDR comparables include properties with lots sizes greater than 5,000 sq. ft.

MDR comparables include properties with lot sizes less than 5,000 sq. ft.

[3] Housing costs of owner-occupied units are based on a 5.5% 30-year fixed-rate mortgage with a 20% down payment and 2% annual taxes and insurance.

[4] Assumes 30% of income is dedicated to housing costs (mortgage, taxes, and insurance) or rent payments. Incomes rounded to nearest \$1,000.

[5] Taxable expenditures as a percentage of income derived from the BLS Consumer Expenditure Survey.

[6] Average retail expenditures per household used to estimate annual sales tax revenues, as shown in Table B-5A.

[7] HDR-AF annual rent is 30 percent of estimated household income, which is 65 percent (average of low- and very-low income) of Placer County's median household income of \$74,000.



COUNCIL COMMUNICATION

CC #: 9626

File #: 0102

Title: Request for Council Discretionary Funds
Contact: Amy Ruiz 916-746-1362 aruiz@roseville.ca.us
Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

Meeting Date: 11/7/2018

Item #: 9.1.

RECOMMENDATION TO COUNCIL

The City Council is asked to discuss and consider by motion a request for Council Discretionary Funds from the Downtown Partnership in the amount of \$2,000.00 to host the 57th Annual Sylvia Besana Holiday Parade. The current balance in the Council's Discretionary Funds for FY2018-19 is \$29,909.62.

BACKGROUND

The Citizens' Benefit Fund was established in 1993 with the net proceeds from the sale of the Roseville Hospital. The City Council may, after receiving the recommendation of the Roseville Grants Advisory Commission, annually appropriate up to 90 percent of the annual earnings of the Citizens' Benefit Fund for the purpose of improving the quality of life for the citizens of the City of Roseville. In addition, the City Council, without the recommendation of the Roseville Grants Advisory Commission, may annually appropriate a minor amount up to \$15,000.00 of the annual earnings for the purpose of improving the quality of life in Roseville.

The Downtown Partnership is proud to host the 57th Annual Sylvia Besana Holiday Parade. The family-friendly event will be held on Saturday, November 18th with vendor booths opening at 9:00 a.m. and the parade beginning at 10:30 a.m. Last year's event drew over 4,000 parade watchers, 60 parade units, and dozens of volunteers. This year we expect even more than that to come spend time with their family and friends, watch the parade, and then spends time in the Downtown Roseville area. The parade presents an opportunity to drive business and interest in our Downtown area as well as create additional revenue for our City through sales and increased business.

FISCAL IMPACT

There is no fiscal impact to the City's general fund. Annually the City Treasurer allocates \$15,000.00 of the annual earnings on the Citizens' Benefit Fund per section 4.06.040 in the

Municipal Code and is included in the annual budget along with the Citizen's Benefit Funds available for appropriation each year. These earnings are restricted for the purpose of improving the quality of life for the citizens in Roseville and appropriated by the City Council.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Amy Ruiz, Management Assistant

Sonia Orozco, City Clerk



Dominick Casey, City Manager

ATTACHMENTS:

Description

Downtown Partnership Discretionary Request November 2018



56TH ANNUAL
Sylvia Besana
HOLIDAY PARADE

November 18, 2017 -
Booths - 9:00 AM to 2 PM & Parade - 10:30



October 25, 2018

Susan Rohan, Mayor
City of Roseville
311 Vernon Street
Roseville, CA 95678

Dear Mayor Rohan and City Council:

The Downtown Roseville Partnership is proud to host the 57th Annual Sylvia Besana Holiday Parade. This family-friendly holiday event will be held on Saturday, November 18th with the vendor booths opening at 9:00 AM and the parade beginning at 10:30 AM. There will be fun events for all ages both before and after the parade, including Santa, food and craft booths!

Last year's event drew over 4,000 parade watchers, 60 parade units, and dozens of volunteers! This year we expect even more than that to come to spend time with their family and friends, watch the parade, and then spend time in the Downtown Roseville area.

The parade presents an opportunity to drive business and interest in our Downtown area as well as create additional revenue for our City through sales and increased business. The Downtown Roseville Partnership requests a \$2000 sponsorship for the 57th Annual Sylvia Besana Holiday Parade from the City Council discretionary funds.

These funds will go to the general operations of the Holiday Parade. This includes, but is not limited to, the expense to close down the streets, the staffing it takes to organize the parade, additional restrooms for our attendees, insurance policies to cover the event and the attendees, and other parade expenses.

The parade presents an opportunity to drive business and interest in our Downtown area as well as create additional revenue for our City through sales and increased business.

We would greatly appreciate the Council's granting this sponsorship request. If you have additional questions please feel free to contact me at info@sylviabesanaparade.org or by phone at 916-910-5769.

Respectfully,

Stephanie Hill, Parade Director



56TH ANNUAL
Sylvia Besana
HOLIDAY PARADE

November 18, 2017 -

Booths - 9:00 AM to 2 PM & Parade - 10:30





COUNCIL COMMUNICATION

CC #: 9625

File #: 0400-04-07 & 0400-03 & 0400-08

Title: NRSP PCL DC-30 and DC-33 - Diamond Creek Residential

Contact: Lauren Hocker 916-774-5272 lhocker@roseville.ca.us

Meeting Date: 11/7/2018

Item #: 10.1.

RECOMMENDATION TO COUNCIL

Based on the September 13, 2018 Planning Commission hearing, staff recommends the City Council deny the appeal of the Planning Commission's approval of certain entitlements related to the Diamond Creek Residential project and take the following actions:

- A. Consider the Addendum to the North Roseville Specific Plan and Diamond Creek Commercial Mitigated Negative Declaration;
- B. Adopt a resolution (Resolution No. 18-465) denying the appeal from the September 13, 2018 approvals by the Planning Commission; adopting the two (2) findings of fact and approving the Modification of a Major Project Permit Stage 1 and adopting the two (2) findings of fact and approving the Modification of a Major Project Permit Stage 2 subject to four (4) conditions of approval; adopting the three (3) findings of fact and approving the Tentative Subdivision Map subject to seventy-five (75) conditions of approval; and adopting the two (2) findings of fact and approving the Tree Permit subject to twenty-one (21) conditions of approval;
- C. Adopt a resolution approving text amendments to the General Plan;
- D. Adopt a resolution approving amendments to certain land use designations in the General Plan;
- E. Adopt a resolution approving text amendments to the North Roseville Specific Plan;
- F. Adopt the two (2) findings of fact and introduce for first reading an ordinance approving the Rezone;
- G. Adopt a resolution authorizing the City Manager to execute a Fee Mitigation Agreement with BBC Diamond Creek, LLC, authorizing the City Clerk to insert the proper legal description as Exhibit A once the final map is prepared, and directing the City Clerk to record the agreement concurrently with the recordation of the final map for the project.

BACKGROUND

This Council Communication provides a summary of the Planning Commission hearing, the appeal, neighbor communications, and a proposed alternative plan. The background and evaluation of the proposed project is included in the Planning Commission staff report (Attachment 6), which also includes a memorandum to Planning Commission dated September 13, 2018. The memorandum discusses the community benefit fee, correspondence received after publication of the staff report, and changes and conditions which were recommended by staff.

The project was heard by the Planning Commission on September 13, 2018. Leading up to the hearing, the City received written comments from 27 neighbors in opposition to the project. Residents expressed concerns about the loss of commercial designated land and a new proposed connection to McCloud Way, feeling that it would cause traffic and parking issues in the area, and particularly on McCloud Way. Residents also expressed concern that McCloud Way was too narrow to accommodate traffic when cars are parked on the street, and that parked cars were causing issues with sight distance. Many people indicated they wished the site to remain commercial, and those willing to consider a residential conversion requested no access onto McCloud Way. Residents also expressed their concern that the public noticing of the project was inadequate.

In the week before the hearing, the applicant met with some residents to discuss their concerns. As a result of these conversations, the applicant worked with City Engineering to develop proposed modifications to the site plan. This proposal included widening the western side of McCloud Way by four feet in order to create parking areas which would not infringe on the existing travel lane on McCloud Way.

Many people attended the Planning Commission hearing, and fourteen representatives from the adjacent neighborhood spoke in opposition. After receiving testimony, the Planning Commission deliberated on the item, and requested staff follow up on three items:

- Creation of a four-way stop at the intersection of Skeena Ct/McCloud Wy/Project Entrance,
- Red curbs in the area of the roundabout and Skeena Ct to improve sight distance, and
- A review of the City's noticing procedures.

The Planning Commission voted to approve the non-legislative entitlements (Modification of a Major Project Permit, Tentative Subdivision Map, and Tree Permit) and voted to recommend City Council approve the legislative entitlements (General Plan Amendment, Specific Plan Amendment, and Rezone) with a vote of 5-1-1. On September 24, 2018 the City received an appeal of the Planning Commission's decision (Attachment 7), which included 104 signatories representing 59 households. The appeal provides four grounds to reject the Planning Commission's decision: inadequate notice, detrimental neighborhood impacts, inconsistency with City policies, and environmental impacts. Each of these points is briefly addressed below. A more detailed response to the appeal is provided as Attachment 8 to this Council Communication.

Noticing

The City's public noticing requirements mirror state law and can be found in Roseville Municipal Code (RMC) Chapter 19.78. To comply with these requirements, a minimum of 10 days prior to the public hearing, the City mails public hearing notices via first class mail (in the form of oversized postcards) to all property owners within 300 feet of the boundaries of the project site and publishes a public hearing notice in the Roseville Press Tribune. The notices for this project were mailed on August 30th and published in the Tribune on August 31st. In addition to property owners, the City sends a public hearing notice to the Roseville Coalition of Neighborhood

Associations to be posted on their webpage.

Though not required by the Municipal Code, the Planning Division generally asks the applicant to present their project at a local Neighborhood Association meeting prior to scheduling the project for hearing or publishing the hearing notice. If the neighborhood meeting generates significant negative feedback, the public hearing can be delayed in order to resolve any concerns. This project was taken to a Blue Oaks Neighborhood Association (BONA) meeting on August 28th, which was held at La Provence restaurant and livestreamed by BONA using Facebook Live.

Notification was completed by BONA and by the Fiddymment Farm Neighborhood Association, via e-mailing to the BONA list-serve, posting multiple times on Next Door for the Blue Oaks and Fiddymment neighborhoods, and posting on the BONA website. Two projects were presented to the BONA on the same night: the Campus Oaks Commercial project and this project, the Diamond Creek Residential project, so some notices included one project or the other, or both. A mix-up with the notices prepared by BONA caused some to indicate a start time of 6 pm and others of 6:30 pm. Because of this situation, two meetings were held, one at 6 pm, and a second starting over at 6:30 pm.

Neighborhood Impacts

The appeal indicates that impacts related to traffic have not been adequately addressed, and that development of the northern portion of the site was never contemplated. As stated at the hearing, City Engineering has assessed the project related traffic based on the Institute of Transportation Engineers (ITE) rates for single-family development, which are the same rates used for the existing homes on McCloud, and which results in 57 trips in the peak hour. This is far fewer trips than would be generated by the approved commercial project on the site, which would be 157 trips in the peak hour. Though this project would distribute some of the peak trips onto McCloud Way, the road is designed to accommodate much higher volumes than it currently carries. Since the proposed use would generate fewer trips than the approved use, the project does not trigger the need for a traffic study. In addition, while previous site plans have not included buildings across from Skeena Court, the property has had development potential due to the existing Community Commercial designation of the land since adoption of the Specific Plan in 1997.

Policy Consistency

The appeal indicates that small-lot development across the street from typical low density residential is not compatible and was not properly assessed, and that the project does not meet the Community Design Guidelines policies regarding the incorporation of open space and recreational opportunities. The Planning Commission staff report includes a description of the project setting, and notes that existing homes along Parkside Way are on small lots (2,600 square-foot lots) while existing homes along McCloud Way are on larger lots (averaging 7,500 square feet). The evaluation concludes that because the project will continue the existing development pattern along Parkside Way and meets the findings for the Major Project Permit, it is consistent and compatible with surrounding development. Small-lot development is not inconsistent with typical low density residential; there are many areas in the City where such developments are adjacent, consistent with General Plan policy directing provision for a diversity of housing types.

This project is adjacent to William "Bill" Hughes park, which includes both active-use park area and trails through open space. The existing location already provides access to common outdoor gathering areas, open space, and recreational amenities, meeting the intent of the Community Design Guidelines.

Environmental Impacts

The appeal indicates that the environmental impacts of the project, particularly with regard to trees and the nearby creek, were not adequately addressed. However, as discussed in the Addendum section on Biological Resources, the project does not impact the nearby creek, and the City's California Environmental Quality Act Implementing Procedures state that a Tree Permit provides all necessary mitigation for tree impacts. Environmental impacts have been adequately addressed.

Project Alternative

Consistent with Planning Commission direction, staff has investigated the feasibility of implementing red curbs or no parking zones in targeted locations and/or a four-way stop at the Skeena Court/McCloud Way intersection. Correspondence from neighbors generally seems to support the no parking option, although there are some concerned that parking will simply occur deeper within the McCloud neighborhood as a result. In reviewing the red curb option, staff concluded it would conform to City standards and would be of some benefit. Correspondence regarding the stop-controlled intersection is more mixed, with some support and others concerned that it would result in nuisance noise from cars stopping and then accelerating away. In addition, this intersection does not meet warrants for a four-way stop. Staff recommends moving forward with the no parking areas, but does not recommend a stop-controlled intersection at this time. The stop signs could be installed in the future if issues arise and there is general community feedback in support.

Over the past month, both the City and applicant have continued to receive feedback from the community (see Attachment 9). In response, the applicant has proposed an alternative site plan (Alternative A) which provides an Emergency Vehicle Access (EVA) connection to McCloud Way instead of full access. This proposed plan is included as Attachment 10. The Alternative A design results in an approximately 650-foot-long dead-end street, with an EVA access at the end of the cul-de-sac. The City's Development Standards require a fire apparatus turn-around for any dead-end street in excess of 150 feet, and require a second point of access for streets which are 500 feet long. If reviewed and approved by both the City Engineer and the City Fire Chief, the maximum dead-end street length may be extended to 1,000 feet if an EVA is provided.

Alternative A has been reviewed by the City Engineer, the City Fire Chief, and other City staff. Staff does not oppose Alternative A and has determined the proposal can be approved, but staff continues to recommend the project design as approved by the Planning Commission. The through-street provides good circulation and design, and better conforms to City standards.

If the City Council determines they support Alternative A, staff is providing an alternative recommendation and a revised set of Conditions of Approval (Attachment 11). To approve Alternate A, the City Council can adopt Resolution No. 18-466 granting the appeal of the Planning Commission's approval of the Major Project Permit Stage 1, Major Project Permit Stage 2, and the Tentative Subdivision Map but denying the appeal of the Planning Commission's approval of the Tree Permit and take the following actions:

- A. Consider the Addendum to the North Roseville Specific Plan and Diamond Creek Commercial Mitigated Negative Declaration;
- B. Adopt a resolution (Resolution No. 18-466) granting the appeal from the September 13, 2018 approvals by the Planning Commission of the Major Project Permit Stage 1, Major Project Permit Stage 2, and the Tentative Subdivision Map; denying the appeal from the September 13, 2018 approval by the Planning Commission of the Tree Permit; adopting the two (2) findings of fact and approving the Modification of a Major Project Permit Stage 1 and adopting the two (2) findings of fact and approving the Modification of a Major Project Permit

Stage 2 subject to the original four (4) conditions of approval; adopting the three (3) findings of fact and approving the Tentative Subdivision Map subject to seventy-six (76) revised conditions of approval; and adopting the two (2) findings of fact and approving the Tree Permit subject to the original twenty-one (21) conditions of approval;

- C. Adopt a resolution approving text amendments to the General Plan;
- D. Adopt a resolution approving amendments to certain land use designations in the General Plan;
- E. Adopt a resolution approving text amendments to the North Roseville Specific Plan;
- F. Adopt the two (2) findings of fact and introduce for first reading an ordinance approving the Rezone;
- G. Adopt a resolution authorizing the City Manager to execute a Fee Mitigation Agreement with BBC Diamond Creek, LLC, authorizing the City Clerk to insert the proper legal description as Exhibit A once the final map is prepared, and directing the City Clerk to record the agreement concurrently with the recordation of the final map for the project.

FISCAL IMPACT

The project includes a conversion of non-residential land to residential uses, and as such was reviewed against the City's Non-Residential Conversion policy. Consistent with policy, a Fiscal Impact Analysis was prepared, and is included as an attachment to the Planning Commission staff report. The study concluded that although expected revenues from the project would decline, the project would continue to provide a net annual surplus to the General Fund.

In addition, City policy requires a project to provide a "specific public benefit, which may be in the form of a fee." In exploring the required public benefit and the conversion of non-residential land, staff sought to achieve the following:

- Consistency with prior decisions regarding public benefit fees
- Ensuring the project would not have a negative impact to the City's General Fund, on an ongoing basis

Staff researched the prior project approvals in the immediate area (Parcels DC-30, -31, and -33) to evaluate the precedent for this area. In 2002, the parcels in question were designated Community Commercial (CC) with an anticipated 351,298 square feet of commercial building area. In 2007, land use amendments were approved to change DC-31 from CC to Medium Density Residential (MDR) and High Density Residential (HDR), with 131 and 352 units, respectively. The Development Agreement for the area was amended to require a public benefit fee in the amount of \$1,530 per single-family unit (Low Density Residential and MDR) and \$1,010 per multi-family unit (HDR).

In 2014, a further amendment reduced the number of approved units by 271 units—from 352 attached HDR units to 81 detached HDR units. The current project would convert a 4.4-acre commercial area to 57 HDR units. Therefore, the total number of HDR units (138) is still well below the 352 HDR units approved for these parcels within Diamond Creek in 2007. In recent

projects, where a land use change has resulted in the introduction of new (unanticipated) units to a Specific Plan, the negotiated public benefit fee has been \$5,000 per unit. Since the current project is not introducing new units to the Specific Plan area staff feels it is appropriate to continue using the public benefit fee associated with the 2007 project of \$1,010 per HDR unit. The applicant has agreed to this public benefit fee. The Fee Mitigation Agreement is included as Exhibit L. All costs associated with the improvement and development of this site will be borne by the applicant.

ECONOMIC DEVELOPMENT / JOBS CREATED

The project will generate construction jobs.

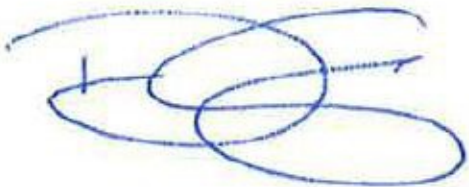
ENVIRONMENTAL REVIEW

An Addendum to the Environmental Impact Report (EIR) adopted for the North Roseville Specific Plan (certified August 6, 1997) and the Diamond Creek Commercial Mitigated Negative Declaration (adopted July 11, 2002) has been prepared for the project pursuant to City of Roseville CEQA Implementing Procedures and California Environmental Quality Act (CEQA) Guidelines Section 15164 (see Exhibit N). The Addendum finds that actions under the proposed project will not result in any new significant environmental effects or result in the substantial increase of any previously identified significant impacts in the previous environmental documents, and substantial changes to the previous environmental documents are not required.

Respectfully Submitted,

Lauren Hocker, Associate Planner

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Attachment 1 Non-Residential Conversion Policy

Attachment 2 Fiscal Study

Attachment 3 Parking Analysis

Attachment 4 Water Demand Memo

Attachment 5 Table of Applicable Mitigation
Attachment 6 PC Staff Report and Memorandum
Attachment 7 Appeal
Attachment 8 Appeal Response
Attachment 9 Public Comments
Attachment 10 Alternative A
Attachment 11 Alternative A Conditions of Approval
Resolution No. 18-461
Exhibit A General Plan Change Pages
Resolution No. 18-462
Ordinance No. 6021
Exhibit B Land Use Amendments
Exhibit C NRSP Change Pages
Resolution No. 18-463
Exhibit D Subdivision Map
Exhibit E Site Development Plan
Exhibit F Grading Plan
Exhibit G Utility Plan
Exhibit H Landscape Plan
Exhibit I Elevations
Exhibit J Development Standards
Exhibit K Arborist Report
Resolution No. 18-464
Exhibit L Fee Mitigation Agreement
Exhibit M Conditions of Approval
Exhibit N Addendum
Resolution No. 18-465
Resolution No. 18-466

Guidelines for Conversion of Non-Residential Land Uses

August 4, 2004

Intent:

In response to pressures to convert portions of the City's non-residential land use inventory the City has developed the following guidelines for the consideration of land use changes. The intent of the guidelines is to articulate the City's expectations relating to land use change proposals. These guidelines are to be applied as performance measures in the preparation and review of any such proposals. The guidelines are not intended to be inclusive of all City development requirements, but rather supplement those requirements by identifying or emphasizing concepts particularly important or unique to potential land use changes. It is expected that the City's emphasis on certain concepts or requirements will change overtime. Therefore, the guidelines are to be a fluid document to be revisited every two years and updated to reflect the City's present need.

In consideration of the unique attributes and constraints of various areas of the City, the guidelines have been divided in two areas those guidelines that are applicable to the infill area and those that are applicable to the balance of the City. A map depicting these areas is attached.

Infill

The overarching goal to be applied to land use changes within the infill portion of the City is to encourage and emphasize reinvestment and revitalization without creating undue burdens and barriers to development while preserving neighborhood compatibility.

1. Infill properties are identified as those properties located within the City's infill planning area as designated on the City's Zoning Map.
2. Parks obligation to include payment of citywide and neighborhood park fees. Neighborhood Park fees are to be applied to infill neighborhood park improvements as identified on an infill park CIP projects list. Where the Parks Department demonstrates a park need a Parkland dedication or in-lieu park fee for land dedication may be negotiated and evaluated on a project by project basis, based on the nature of the project and the benefit to the City.
3. Encourage the use of private passive open space in-lieu of land dedication for infill projects.
4. Off site utilities (e.g. water, sewer, electric) that serve more than the specific project are not the sole responsibility of the project. Over-sizing of improvements or upgrading to City standards may be available for City reimbursement. The City may develop a CIP for off site improvements for which a project may pay an impact fee in lieu of constructing the improvement. Each project shall be reviewed on a case-by-case basis and shall be conditioned accordingly.
5. School impacts shall be mitigated through new impact agreements executed to reflect the payment of the City's existing infill school impact fees.
6. New housing development shall meet the City's 10% goal (4% affordable to very low, 4% affordable to low, and 2% affordable to middle income) except redevelopment areas shall provide 15%. (Of those 40% affordable to very low income and the balance affordable to low/middle income).
7. A land use change on the Placer County Fair Grounds shall require a master plan.

8. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed-use projects.

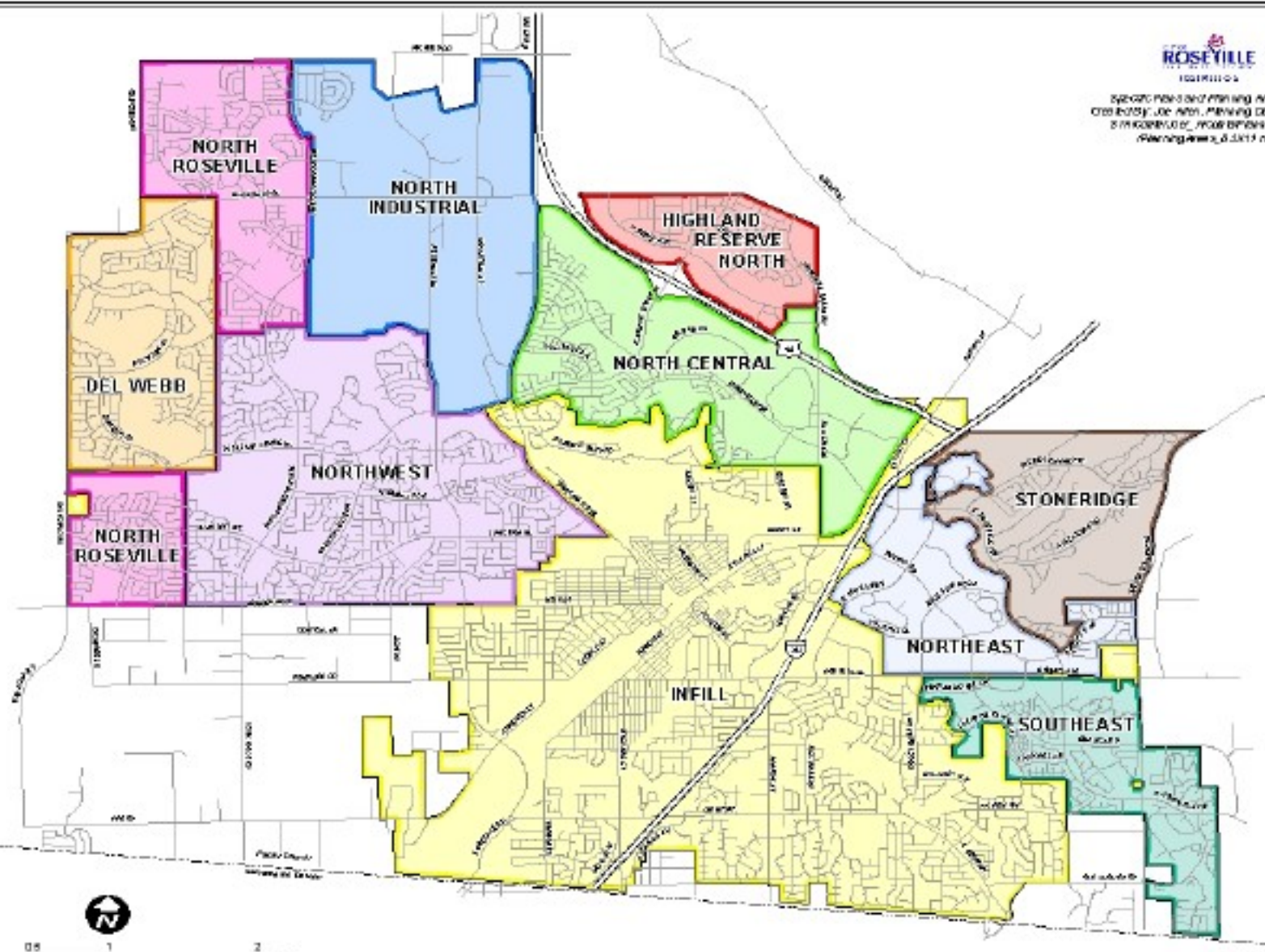
Balance of the City

The overarching goal to be applied to land use changes for the balance of the City is to maintain the City's fiscal balance and prevent the loss of jobs and existing job centers while maintaining a balanced community.

1. Balance of the City includes properties within all specific plans and the North Industrial Plan area.
2. A region wide employment and land inventory study shall be required of each project that is equal to or greater than 50 acres.
3. Land use changes will not have a negative fiscal impact to the City. Each project shall be modeled individually for citywide impacts utilizing the City's fiscal model.
4. Projects that are 50 acres or greater in size shall maintain employment options and a favorable jobs housing balance.
5. New housing development shall meet the City's 10% goal consistent with the Housing Element (4% affordable to very low, 4% affordable to low, and 2% affordable to middle income).
6. Projects shall provide a specific public benefit that may be in the form of a community benefit fee.
7. Increases in general fund service demands shall be mitigated by establishment of or annexation into a Community Facilities Mello Roos Assessment District to offset the costs of the project. The assessment may be utilized to offset the cost of the following: public safety; parks and open space maintenance; storm water management; and other costs identified by the City.
8. Parks obligation to include payment of citywide and neighborhood park fees. Active park needs shall be provided by the project. An in-lieu parkland dedication fee may be negotiated in lieu of land based on the project. For each acre of parkland dedication mitigated by an in-lieu fee a corresponding in-lieu fee shall be paid for park improvements. The in-lieu fees shall provide improvements of local benefit.
9. Place emphasis on the dedication of parklands within specific plan areas rather than acceptance of and in-lieu fee for land dedication.
10. Utilities (e.g. water, sewer, electric) shall not be impacted as to conveyance or capacity.
11. School impacts shall be mitigated through new impact agreements executed with the school districts to ensure that the projects student generation is accommodated.
12. Residential units not utilized within a specific plan area shall be reallocated within that plan area and school district. Otherwise, requests for units shall be considered as additive to the City's existing unit allocation.
13. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed-use projects.



Specific Plans and Planning Areas
Created by Joe Allen, Planning Dept. Manager
5/1/2010, Roseville Planning Area
Planning Area 5, 2011 map



SPECIFIC PLANS & PLANNING AREAS

MEMORANDUM

To: Stephen L. Des Jardins, Diamond Creek Partners, LLC

From: Jamie Gomes and Sean Fisher

Subject: Diamond Creek Residential Rezone Fiscal Impact Analysis;
EPS #162109

Date: July 17, 2018

Introduction

Diamond Creek Partners (Applicant) retained Economic & Planning Systems, Inc. (EPS) to prepare the Fiscal Impact Analysis (Analysis) for the proposed Diamond Creek Residential Rezone Project (Project)—an approximately 4.38-acre portion at the center of the Diamond Creek Specific Plan (Project), a development located in the City of Roseville (City).

This Analysis examines the Project's estimated fiscal impact on the City's annual General Fund budget, based on the City's estimated Fiscal Year (FY) 2017-2018 budget. Specifically, the Analysis estimates whether projected revenues from the Project will adequately cover the costs of delivering citywide services (e.g., police protection, fire protection, and parks and recreation) to the Project's residents and employees. As required by City policy, the Applicant has to provide a fiscal impact analysis with any nonresidential rezone application.

To comply with City policy requirements, EPS has analyzed the estimated fiscal impacts to the City for the following two land use scenarios:

- **Scenario 1**—Existing Land Uses (Commercial and Office)
- **Scenario 2**—Proposed Land Uses (High-Density Residential)

The results of each Scenario estimate the annual fiscal impact assuming buildout of the Project area.

The Economics of Land Use



Economic & Planning Systems, Inc.
400 Capitol Mall, 28th Floor
Sacramento, CA 95814
916 649 8010 tel
916 649 2070 fax

Oakland
Sacramento
Denver
Los Angeles

www.epsys.com

Project Overview

The Project is located in the heart of the Diamond Creek Specific Plan adjacent to an existing restaurant, La Provence, and two office buildings. The site is located on Parkside Drive, just east and south of the existing nonresidential uses. When the Specific Plan was originally completed more than 15 years ago, the subject site (a portion of Parcel DC-30 and Parcel DC-33) was zoned for nonresidential uses like those that now house the existing nonresidential uses. While development had occurred on the other commercial- and office-zoned parcels (e.g., restaurant/offices), the subject site has remained vacant for the past approximately 15 years. Within the last 3 years, the City has zoned several new parcels in the HP Campus Oaks Master Plan for a mix of commercial, office, and technology uses. These new parcels are along the same Blue Oaks Boulevard corridor and are within 1 mile of the Project. **Map 1** shows the land use zoning and parcel acreage under the existing zoning and under the proposed zoning.

Scenario 1, the Existing Land Uses, is based on the assumption the subject site would accommodate up to approximately 85,200 square feet of nonresidential uses on portions of Parcel DC-30 and Parcel DC-33 with a mix of commercial, office, and a health club. The uses and estimated building square footages are derived from the prior Diamond Creek General Plan Amendment, Specific Plan Amendment, Rezone, Major Project Permit Modification, Development Agreement, Tentative Parcel Map and Tentative Subdivision Map dated November 9, 2006.

Scenario 2 reflects the Applicant's rezone request, which proposes 57 single-family detached units at a density of approximately 13 units per acre (High-Density Residential zoning).

Summary of Results

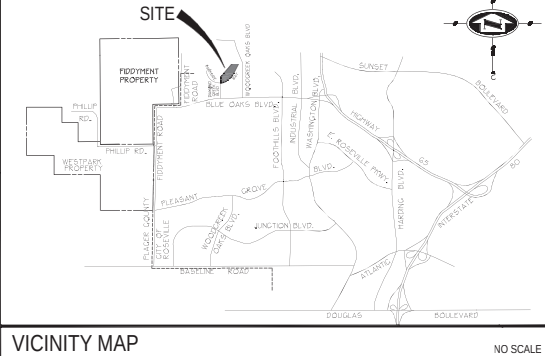
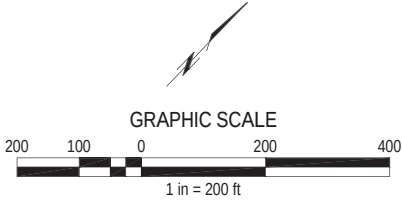
The Analysis comparing the fiscal impacts to the City of the existing versus proposed zoning yielded the following results:

- **For both Scenarios, annual revenues are anticipated to exceed annual expenditures for the Project after accounting for estimated annual taxes from Community Facilities District (CFD) No. 3 (Municipal Services).** If it were market feasible to construct, the Project in **Scenario 1** is estimated to generate a net annual General Fund surplus of approximately \$35,900 excluding CFD No. 3 revenues (which are not applicable to the existing uses). **Scenario 2** is estimated to generate a net annual surplus of approximately \$1,900 (effectively break-even) after including an estimated \$24,000 in CFD No. 3 revenues (assuming the residential would be conditioned to pay CFD No. 3 taxes). Please see **Table 1** for a comparison of results between the 2 scenarios. Even though **Scenario 2** reduces potential net revenues to the City's General Fund, the rezone application does not create a situation where the rezoned land uses are anticipated to create a drain on the City's General Fund.

MAP 1

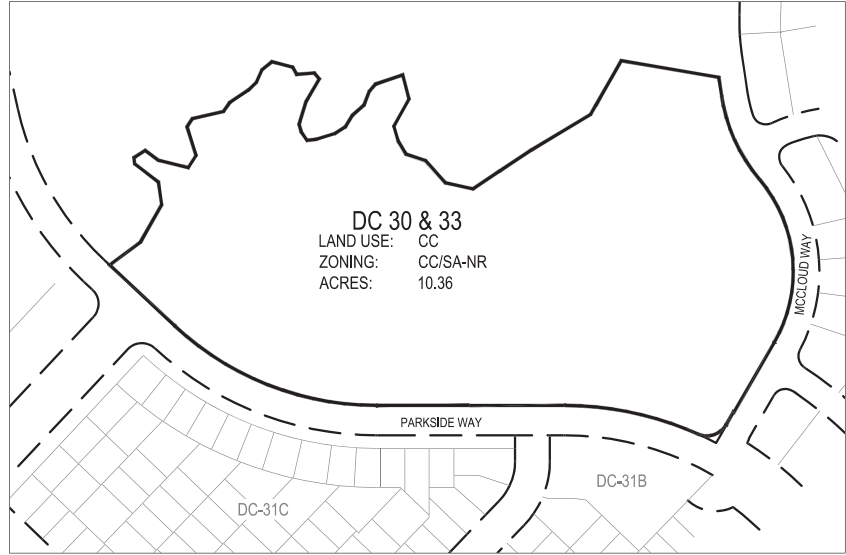
GENERAL PLAN AMENDMENT & REZONING EXHIBIT

DIAMOND CREEK DC30 & 33
CITY OF ROSEVILLE, CALIFORNIA
MAY 29, 2018
SHEET 1 OF 1

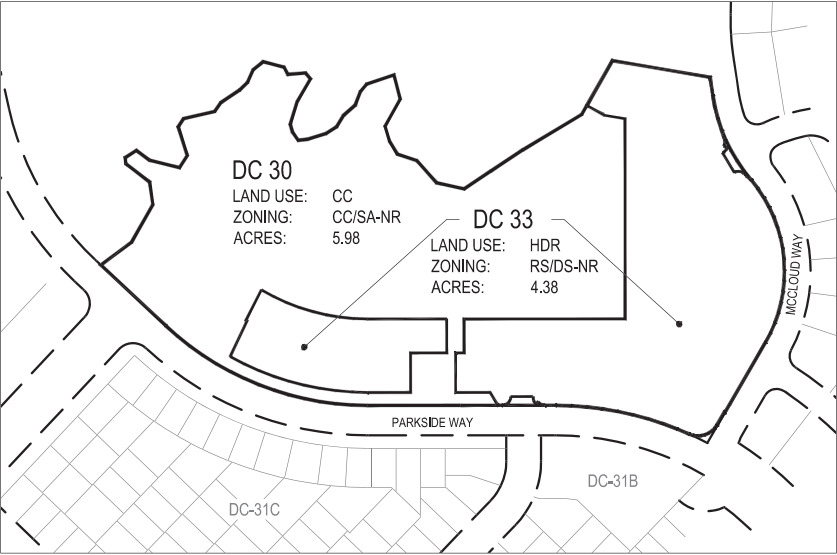


GENERAL PLAN SUMMARY TABLE			
DESIGNATION	EXISTING GENERAL PLAN	PROPOSED GENERAL PLAN	DIFFERENCE
COMMERCIAL	10.36	5.98	-4.38
HIGH DENSITY RESIDENTIAL	0	4.38	4.38
	10.36	10.36	

EXISTING



PROPOSED



City of Roseville Approval

Table 1
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Estimated Revenue and Expenditure Summary Comparison

Item	Scenario 1	Scenario 2	Difference	
	Existing Land Uses	Proposed Land Uses	Amount	Percent
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c = b - a</i>	<i>c / a</i>
GENERAL FUND				
Annual Revenues [1]				
Taxes:				
Property Taxes	\$26,200	\$32,700	\$6,500	24.8%
Property Tax In Lieu of VLF	\$8,900	\$11,200	\$2,300	25.8%
Real Property Transfer Tax	\$700	\$1,900	\$1,200	171.4%
Sales Tax	\$33,000	\$11,700	(\$21,300)	(64.5%)
Prop. 172 Sales Tax	\$700	\$200	(\$500)	(71.4%)
Hotel/Motel Tax	\$1,500	\$2,600	\$1,100	73.3%
Business License Tax	\$400	\$700	\$300	75.0%
Franchise Fees	\$1,100	\$2,000	\$900	81.8%
Electric Franchise Fees	\$3,000	\$5,400	\$2,400	80.0%
Total Annual General Fund Revenues	\$75,500	\$68,400	(\$7,100)	(9.4%)
Annual Expenditures [2]				
City Council	\$100	\$200	\$100	100.0%
City Manager	\$200	\$400	\$200	100.0%
Development & Operations	\$200	\$300	\$100	50.0%
Public Affairs & Communications	\$200	\$300	\$100	50.0%
City Attorney	\$500	\$1,000	\$500	100.0%
Human Resources	\$400	\$700	\$300	75.0%
Information Technology	\$0	\$0	\$0	0.0%
City Clerk	\$200	\$300	\$100	50.0%
Central Services	\$400	\$700	\$300	75.0%
Finance	\$200	\$400	\$200	100.0%
Economic Development & Housing	\$200	\$400	\$200	100.0%
Development Services	\$2,100	\$3,700	\$1,600	76.2%
Public Works	\$3,300	\$5,900	\$2,600	78.8%
Police	\$18,300	\$32,500	\$14,200	77.6%
Fire	\$13,300	\$23,700	\$10,400	78.2%
Parks, Recreation & Libraries	\$0	\$20,100	\$20,100	0.0%
Total Annual General Fund Expenditures	\$39,600	\$90,600	\$51,000	128.8%
Annual General Fund Surplus/(Deficit)	\$35,900	(\$22,200)	(\$58,100)	(161.8%)
CFD No. 3 [3]	\$0	\$24,100	\$24,100	0.0%
Subtotal Net Annual Surplus/(Deficit) Including CFD No. 3	\$35,900	\$1,900	(\$34,000)	(94.7%)

summary

Source: City of Roseville FY 2017-18 Draft Proposed Budget; EPS.

Note: Values are rounded to the nearest \$100.

[1] See Table B-1 for details on revenue estimating procedures.

[2] See Table C-1 for details on expenditure estimating procedures.

[3] See Table B-6.

- **Estimated annual surplus in Scenario 2 is approximately \$34,000 lower as compared to Scenario 1.** With significantly more commercial square footage possible under the existing zoning, estimated annual sales tax revenues that may accrue to the City under **Scenario 1** are much greater than compared to **Scenario 2**. The difference in estimated sales tax revenues is the primary driver in the total difference in estimated revenues between the 2 scenarios. Of course, sales tax revenues estimated in **Scenario 1** may not ever be achieved if other sites are more viable for the same type of commercial development.

Memorandum Organization

Data, assumptions, and detailed calculations underlying the Analysis are provided in **Appendices A** through **D**.

Methodology and Assumptions

This section details the underlying methodology and assumptions used to estimate the fiscal impact of the Project (each Scenario) on the City. It describes assumptions concerning municipal service delivery, land development, and General Fund budgeting. In addition, it details the methodology used to forecast the Project's General Fund revenues and expenditures at buildout.

Municipal Service Provision

Citywide Services

This Analysis examines the Project's ability to generate adequate revenues to cover the City's costs of providing public services to the Project. The services analyzed in this Analysis comprise General Fund services (e.g., police, fire, and general government).

The Analysis excludes any services that may be funded privately. This Analysis also does not address activities budgeted in other Governmental Funds or Proprietary Funds, nor does it include an evaluation of capital facilities or funding of capital facilities needed to serve new development.

General Assumptions

The Analysis is based on the City's FY 2017-2018 budget, tax regulations, statutes, and other general assumptions discussed herein. Each revenue item is estimated based on current State of California (State) legislation and current City practices. Future changes by either State legislation or City practices can affect the revenues and expenditures estimated in this Analysis. All costs and revenues are shown in constant 2017 dollars. General fiscal and demographic assumptions are detailed in **Table A-1** in **Appendix A**.

This Analysis also uses information from the City, the Applicant, and historical and projected demographic data from the California Department of Finance (DOF), U.S. Census Bureau, and the U.S. Bureau of Labor Statistics.

Other critical assumptions that may affect the results of this Analysis are actual home prices versus estimated home prices or other changes in residential assumptions (e.g., residential densities, product types, and persons-per-household factors). As requested by the Applicant,

the land use information in this Analysis was taken from the Project General Plan Amendment and Specific Plan Amendment Application, dated July 2018. The results of this Analysis will vary if development plans or other assumptions change from those on which this Analysis is based.

General Fund Revenue- and Expenditure-Estimating Assumptions

This Analysis considers only discretionary General Fund revenues that will be generated by the Project. Offsetting revenues, which are General Fund revenues that are dedicated to offset the costs of specific General Fund department functions, are excluded from this Analysis. Departmental costs funded by offsetting revenues or not affected by development are also excluded from this Analysis. Calculations used to exclude offsetting revenues from the Analysis are consistent with assumptions used in prior City fiscal impact analyses and are shown in **Table B-1** in **Appendix B**. Calculations used to exclude costs are shown in **Table C-1** in **Appendix C**.

Development Assumptions

Listed below are brief summaries of the land use and other development-related assumptions:

- **Land Use:** The Project General Plan Amendment and Specific Plan Amendment Exhibit were used for this Analysis, which examines the fiscal impacts of the Project at buildout.
- **Residential and Employee Estimates:** Population projections are calculated using an average persons-per-household factor of 2.61 for single-family residential and 1.83 persons-per-household for multifamily residential, which was provided by the City's Planning Department. Employee estimates are based on factors of average square feet per employee for Project nonresidential land uses (in **Scenario 1**).
- **Residential Assessed Value (Scenario 2):** The estimated assessed valuation of single-family residential development is based on prices of comparable residential projects in the Diamond Creek Specific Plan, as reflected in the Gregory Group as of June/July 2018. Estimated buildout assessed values for the total Project are calculated in **Table D-2** in **Appendix D**.
- **Nonresidential Assessed Value (Scenario 1):** EPS used a sales comparison approach to estimate finished nonresidential values for the Analysis. Sales comparison data came from Costar, as well as other current real estate market indicators and historic trends.
- **Property Turnover Rates:** The Analysis is based on the assumption that a for-sale residential unit would turn over once every 7 years, and multifamily residential rental properties and nonresidential properties would turn over once every 15 years.
- **Persons-Served Methodology:** In estimating service demands of the Project and those of the existing City, EPS used a factor to approximate the service demands of an employee in Project nonresidential land uses as compared to a Project resident. EPS used a factor of 0.5 to estimate an employee's impact on services as compared to a resident's impact, which is consistent with the persons-served methodology the City has used in the past.
- **Income of Households:** The average household income of each residential land use category (e.g., medium density) in the Project was estimated to forecast household retail expenditures. This calculation was derived using the following assumptions and data inputs:

- Estimated home values for product types proposed under each residential land use category, as described in **Table D-3** in **Appendix D**.
- Assumed a 5.5-percent, 30-year, fixed-rate mortgage with a 20-percent down payment and 2 percent annual taxes and insurance. Taxes and insurance include ad valorem taxes, as well as existing and proposed special taxes and assessments for infrastructure and services.
- For owner-occupied homes, assumed 30 percent of income dedicated to mortgage payments, taxes, and insurance.
- For renter-occupied homes, assumed 30 percent of income dedicated to monthly rent.

Estimated household incomes by land use type are calculated in **Table D-3** in **Appendix D**.

Revenue-Estimating Methodology

EPS used either a marginal-revenue case-study approach or an average-revenue approach to estimate Project-related General Fund revenues.

The marginal-revenue case-study approach simulates actual revenue generation resulting from new development. The case-study approach for estimating sales and use tax revenues, for instance, forecasts market demand and taxable spending from the Project's new residents, as well as taxable sales generated by the Project's on-site retail. Case studies used in this Analysis are discussed in greater detail later in this section.

The average-revenue approach uses the City's FY 2017-2018 budgeted revenue amounts on a citywide per capita or per-persons-served basis to forecast revenues derived from estimated residents of the Project.¹

Revenue sources *not* expected to increase as a result of development are excluded from this Analysis. These sources of revenue are not affected by development because either they are one-time revenue sources not guaranteed to be available in the future or there is no direct relation between increased employment growth and increased revenue.

A listing of all City General Fund revenue sources and the corresponding estimating procedure used to forecast future Project revenues is shown in **Table B-1** in **Appendix B**.

Reader's Note: The discussion of revenues in this memorandum generally reflects the order of the revenues presented in the tables. In some cases, however, this order may vary for purposes of organizing the background discussion and in describing similarly estimated revenue items.

¹ A *per capita* basis of estimating revenues is based on the assumption that only residents have a fiscal impact on City revenues. A *per-persons-served* basis of estimating revenues is used to take into account that businesses (and their employees) have a fiscal impact on many City revenues but at a lower level than residential development's impact.

Property Tax

Estimated annual property tax revenue resulting from development in the Project is presented in **Table B-3** in **Appendix B**. To be consistent with the City's budget data, the estimated assessed values for Project land uses are assumed to remain static in 2017-dollar values—real growth in assessed value is not estimated.

The Project site is located in Tax Rate Area (TRA) 005-001. The share of property taxes the City is assumed to receive from the Project is derived from the total assessed value of the Project and the City's property tax allocation share of the 1-percent ad valorem property tax, as shown in **Table D-1** in **Appendix D**.

Property Tax in Lieu of Vehicle License Fees

A formula provided by the State Controller's Office was used to forecast Property Tax in Lieu of Vehicle License Fees (PTIL VLF). PTIL VLF is calculated by taking the percentage increase of the City's assessed value resulting from the Project and applying that percentage share to the City's current State allocation of PTIL VLF. This calculation is shown in **Table B-3** in **Appendix B**.

Real Property Transfer Tax

Real property transfer tax is based on the assessed value of the Project's land uses and the anticipated turnover of residential properties over time. As stated earlier, the Analysis is based on the assumption the Project's for-sale residential property will turn over 14.3 percent per year (or once every 7 years), and multifamily rental and nonresidential property will turn over 6.7 percent per year (or once every 15 years). Real property transfer tax revenue projections are identified in **Table B-4** in **Appendix B**.

Sales Tax

Sales tax revenues are based on taxable sales generated in the City. The sales tax components examined in this Analysis include the Bradley-Burns 1-percent local sales tax rate. Estimated sales tax revenues to the City are summarized in **Table B-5** in **Appendix B**.

The Analysis uses two methodologies to estimate taxable sales generated by the Project:

1. The **Market Support Method** measures taxable sales generated from new Project residents and employees.
2. The **Retail Space Method** measures taxable sales from the Project's retail land uses.

In addition to the above methodologies, the Analysis includes estimates of taxable sales revenues derived from anticipated business-to-business spending from Project commercial land uses.

Market Support Method

New Households

This Analysis estimates retail expenditures of future residents in the Project by type of retail category and the share of expenditures that will be captured in the City (e.g., generate sales in the City's retail establishments). The amounts and types of expenditures made by residents generally depend on their household income. Data for this Analysis are based on estimated Project resident incomes, household spending patterns, and retail demand and supply market conditions in the City.

Specifically, this Analysis estimates retail expenditures of future residents by:

- Estimating the total income of new households based on the projected home sales prices and monthly rent expenses. EPS assumes household income estimates are based on owner-occupied tenure, with home purchase financed by a 30-year fixed-rate mortgage.² EPS estimates residents in renter-occupied units spend approximately 30 percent of their total income on monthly rent.
- Evaluating Consumer Expenditure Survey (CES) data from the U.S. Bureau of Labor Statistics, which reports the proportion of income spent on various household goods and services by income group.
- Translating the U.S. Bureau of Labor Statistics data on household expenditures into retail store categories by North American Industry Classification System (NAICS) code.³

Sales prices for the Project's owner-occupied homes are estimated to be \$420,000 per unit. Based on these home assumptions, EPS estimated future household incomes to be \$104,000 for owner-occupied homes, as shown in **Table D-3** in **Appendix D**. Typical household expenditure patterns from the U.S. Bureau of Labor Statistics' CES suggests, at these income levels, Project residents for owner-occupied homes are estimated to spend 24 percent of their household income on taxable retail expenditures.

This equates to projectwide resident spending of approximately \$1.4 million annually on taxable retail purchases in and beyond the City in **Scenario 2**. This Analysis is based on the assumption the City's retail businesses would capture roughly 85 percent of the Project's household retail demand, resulting in approximately \$1.2 million in total retail sales, as shown in **Table B-5A** in **Appendix B**.⁴

New Employees

The sales tax analysis for the existing zoning accounts for taxable retail expenditures made by the new employees generated by development of nonresidential land uses in the Project. The number of employees is estimated by using the total occupied building square footage for each nonresidential land use and applying an average square foot per employee factor for each corresponding land use (see **Table A-3** in **Appendix A**).⁵ EPS estimates employees spend

² Income estimate is based on the assumption that annual payment for the mortgage (30-year, 5.5-percent fixed interest, 20-percent down payment), property taxes, and insurance equal 30 percent of income. Property taxes and insurance are assumed at 2 percent of home value.

³ The NAICS classifies retail stores into 12 categories. Although not classified under retail trade, Food Services and Drinking Places typically are considered part of retail in retail market analyses.

⁴ EPS developed the capture rate based on a qualitative appraisal of existing shopping opportunities near the Project.

⁵ Nonresidential vacancy rates are based on assumptions used in the Amoruso Ranch Specific Plan Fiscal Analysis, which originates from assumptions used by DPGF for fiscal analyses in the City.

approximately \$10 per business day on taxable goods.⁶ The amount of taxable sales from new employees is discounted to avoid double-counting employees who are also residents.

Scenario 1 total taxable sales generated for the City by the Project's new employees are approximately \$382,000. Because **Scenario 1** does not include residential uses, the total estimated taxable sales revenues generated for the City by the Project's new employees are estimated at \$191,000, as shown in **Table B5-A** in **Appendix B**.

Scenario 2 taxable sales generated for the City by the Project's new residents are approximately \$1.2 million. Total sales tax revenues generated for the City by the Project's new residents for **Scenario 2** are approximately \$11,700, as shown in **Table B-5** in **Appendix B**.

Retail Space Method

Annual taxable sales generated by retail uses in the Project were calculated by taking an "annual sales per square foot" factor, published in the Urban Land Institute's *Dollars and Cents of Shopping Centers: 2008*, and escalating it to 2017 dollars using the Consumer Price Index.

Table B-5B in **Appendix B** compares total potential taxable sales from the retail space method with the estimated total demand anticipated to be captured in the Project (described above). As shown, supply exceeds demand by approximately \$3.1 million for **Scenario 1**. Taxable sales that could fill the gap would come from the following sources:

- Outside capture (residents of Rocklin, Lincoln, unincorporated Placer County (County), and other communities north of Roseville on State Route 65).
- Capture of existing and future City residents' spending (new residents outside the Project).

Because the Project is adjacent to existing residential areas, the Analysis is based on the conservative assumption that a portion of retail sales realized by the Project will occur as a result of shifting sales away from existing retail centers. The estimated shift in spending is low given the smaller acreage and likely neighborhood-serving nature of new retail development that might be accommodated on the site. EPS has characterized this in **Table B-5B** in **Appendix B** by estimating a 5-percent shift from existing retail stores to the Project.

Proposition 172

Revenues from the City's share of the County's half-cent sales tax for public safety are included in the Analysis and calculated in **Table B-5** in **Appendix B**. The City's public safety sales tax share is based on estimated citywide taxable sales from the FY 2017-2018 budget.

CFD No. 3 (Municipal Services)

Development under the existing nonresidential zoning (**Scenario 1**) is not subject to CFD No. 3. This Analysis is based on the assumption the new residential dwelling units (**Scenario 2**) would be subject to CFD No. 3. Project revenues from CFD No. 3 for police, fire, and library services are estimated to be \$0 and \$24,000 for **Scenario 1** and **Scenario 2**, respectively (see **Tables B-6** in **Appendix B**).

⁶ This Analysis is based on the assumption there are 240 business days per year.

Expenditure-Estimating Methodology

Expenditure estimates are based on the City's FY 2017-2018 budget and supplemental information from City staff. All City General Fund expenditure items are listed on **Table C-1** in **Appendix C**. As described herein, the Project fiscal impact analyses rely on an average-cost methodology to estimate all General Fund expenditure impacts of new development on the City. An average-cost methodology is a common fiscal impact analysis methodology that divides the City's net cost of service, for a given service function, by the service population to which that service is provided. In this manner, the average-cost method is based on the assumption the marginal cost of agency services to new Project residents and employees would equal the City's existing average-cost structure.

This Analysis applies adjustment factors to several General Fund department average-cost multipliers to reflect the fact that new residents and employees may not increase certain General Fund department expenditures on a 1:1 ratio. Some departments have fixed costs not anticipated to increase with new development (see **Table C-1** in **Appendix C**). These adjustment factors are based on EPS's experience with similar fiscal impact analyses and account for the size and land use of the Project as compared to that of the existing City.

Expenditures affected by residents and employees are projected using a *per-person-served* average expenditure multiplier and include the department functions listed below:

General Government

- City Council
- City Manager
- City Attorney
- Finance
- Human Resources
- Information Technology
- City Clerk
- Central Services

Other

- Development Services/Planning
- Public Works
- Police
- Fire

Community Grants and Parks, Recreation & Libraries costs are estimated using a *per capita* average-cost multiplier because these departments' functions generally serve residential development primarily.

Technical Appendices

The technical calculations used in this Analysis are shown in **Appendices A** through **D** (**Tables A-1** through **D-3**) of this memorandum:

- **Appendix A** indicates the proposed land uses and general assumptions used in this Analysis.
- **Appendix B** identifies the projected revenues that will be generated by the Project for the City's General Fund.

- **Appendix C** details the estimated expenditures for the City to provide General Fund services to the Project. It also shows the offsetting revenue analysis, which allocates dedicated General Fund revenues to General Fund department functions.
- **Appendix D** shows the projected assessed value of the Project, which serves as the basis for calculating property tax revenues. In addition, this appendix provides detail on the portion of the Assembly Bill 8 allocation of property tax revenues provided to the City and includes the calculation of estimated average household income.



APPENDICES:

- Appendix A: General Assumptions
- Appendix B: Revenue-Estimating Tables
- Appendix C: Expenditure-Estimating Tables
- Appendix D: Supporting Tables for Revenue Estimates



APPENDIX A: General Assumptions

Table A-1	General Assumptions	A-1
Table A-2	Land Use Development Plan at Buildout.....	A-2
Table A-3	Project Assumptions at Buildout	A-3

Table A-1
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
General Assumptions

Item	Assumption
General Assumptions	
Base Fiscal Year [1]	FY 2017-18
General Demographic Characteristics	
City of Roseville	
Population [2]	135,868
Employees [3]	84,618
City of Roseville Persons Served [4]	178,177

gen assumps

Source: California Department of Finance (DOF); California Employment Development Department (EDD); US Census Bureau; EPS.

- [1] Reflects the City of Roseville Fiscal Year 2017-18 Draft Proposed Budget. Revenues and expenditures are in 2017 dollars. This analysis does not reflect changes in value resulting from inflation or appreciation.
- [2] DOF Table 2: E-5 City of Roseville population estimate as of 1/1/2017.
- [3] Roseville FY 2016-17 Approved Budget states CA EDD estimates Roseville to have 76,925 jobs. EPS adjusted by an additional 10% to account for self-employed workers.
- [4] Defined as total population plus half of total employees.

Table A-2
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Land Use Development Plan at Buildout

Land Use	Scenario 1				Scenario 2			
	Existing Land Uses				Proposed Land Uses			
	Gross Acreage	Average Density	Units	Sq. Ft. (Rounded)	Gross Acreage	Average Density	Units	Sq. Ft. (Rounded)
Residential								
Owner-Occupied								
High-Density Residential (HDR) [2]	n/a	<u>DU/Ac.</u> n/a	0	0	4.38	<u>DU/Ac.</u> 13.01	57	0
Nonresidential								
Community Commercial (CC) [Retail B]	see total	<u>FAR</u> [1]	n/a	14,000	0.00	<u>FAR</u> n/a	0	0
General Office [Office B]	see total	[1]	n/a	15,000	0.00	n/a	0	0
General Office [Office C]	see total	[1]	n/a	15,200	0.00	n/a	0	0
Office [Health Club]	see total	[1]	n/a	41,000	0.00	n/a	0	0
Nonresidential Subtotal	4.38		n/a	85,200	0.00	n/a	0	0
Total	4.38		n/a	85,200	4.38		57	0

Source: Westpark; EPS.

[1] Square footages for existing uses taken from the prior General Plan Amendment and Specific Plan Amendment in November 2006.

[2] HDR zoning based on density. Planned residential product is detached single-family residential units for sale.

Table A-3
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Project Assumptions at Buildout

Land Use	Assumptions				Scenario 1 Existing Land Uses				Scenario 2 Proposed Land Uses			
	Est. Average Assessed Value	Vacancy Rate [1]	Persons per HH/Sq. Ft. per Employee [2]	Persons Served Factor	Units/Bldg. Sq. Ft.	Occupied Units/Bldg. Sq. Ft.	Population/ Employees	Persons Served	Units/Bldg. Sq. Ft.	Occupied Units/Bldg. Sq. Ft.	Population/ Employees	Persons Served
	Formula	A	B	C	D	E = D * (1 - A)	F	G = C * F	H	I = H * (1 - A)	J	K = C * J
Residential												
Owner-Occupied	<u>per unit</u>											
High-Density Residential (HDR)	\$420,000	4.0%	2.61	1.0	0	0	0	0	57	55	144	144
Residential Subtotal					0	0	0	0	57	55	144	144
Nonresidential	<u>per sq. ft.</u>											
Community Commercial (CC) [Retail B]	\$225	10.0%	450	0.5	14,000	12,600	28	14	0	0	0	0
General Office [Office B]	\$225	10.0%	333	0.5	15,000	13,500	41	21	0	0	0	0
General Office [Office C]	\$225	10.0%	333	0.5	15,200	13,700	41	21	0	0	0	0
Office [Health Club]	\$225	10.0%	750	0.5	41,000	36,900	49	25	0	0	0	0
Nonresidential Subtotal					85,200	76,700	159	81	0	0	0	0
Total							159	81			144	144

dev assumps

Source: Westpark; EPS.

- [1] Vacancy rate based on California Department of Finance historical estimates (2012 through 2017) for Roseville, California.
 Nonresidential vacancy rates based on assumptions used in the Amoruso Ranch Specific Plan Fiscal Analysis, which originates from assumptions used by DPFG for fiscal analyses in the City of Roseville.
- [2] Persons per household provided by City of Roseville Planning Department.
 Square feet per employee based on the Illustrated Book of Development Definitions.



APPENDIX B:

Revenue-Estimating Tables

Table B-1	Revenue-Estimating Procedures Based on City of Roseville FY 2017-2018 Budget	B-1
Table B-2	Estimated Project Revenues at Buildout.....	B-2
Table B-3	Estimated Property Tax Revenues.....	B-3
Table B-4	Real Property Transfer Tax at Buildout	B-4
Table B-5	Estimated Taxable Sales and Use Tax Revenue	B-5
Table B-5A	Estimated Annual Taxable Sales, Hybrid Market Support Method	B-6
Table B-5B	Estimated Annual Taxable Sales Generated from On-Site Nonresidential	B-7
Table B-6	Summary of Estimated Special Tax/Assessment District Revenues	B-8

Table B-1
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Revenue-Estimating Procedures Based on City of Roseville FY 2017-18 Budget (2017\$)

General Fund Revenues	Estimating Procedure	Case Study Reference	FY 2017-18 Budgeted Revenues	Service Population	Revenue Multiplier
Taxes:					
Property Taxes	Case Study	Table B-3	\$32,526,300	N/A	-
Property Tax In Lieu of VLF	Case Study	Table B-3	\$9,190,500	N/A	-
Real Property Transfer Tax	Case Study	Table B-4	\$875,000	N/A	-
Property Tax In Lieu of Sales Tax	Case Study	Table B-5	\$0	N/A	-
Sales Tax	Case Study	Table B-5	\$52,400,000	N/A	-
Prop. 172 Sales Tax	Case Study	Table B-5	\$1,071,200	N/A	-
Motor Vehicle In-Lieu	[1]		\$52,000	N/A	-
Secured Tax ABX1 26-AB1484	[1]		\$550,000	N/A	-
Hotel/Motel Tax	Persons Served		\$3,250,000	178,177	\$18.24
Business License Tax	Persons Served		\$834,500	178,177	\$4.68
Miscellaneous Taxes	[2]		\$25	N/A	-
Franchise Fees	Persons Served		\$2,525,300	178,177	\$14.17
Licenses	[2]		\$60,000	N/A	-
Permits	[2]		\$2,450,200	N/A	-
Use of Money and Property	[1,2]		\$1,352,212	N/A	-
Fees for Current Services	[2]		\$10,878,678	N/A	-
Other Revenues	[2]		\$1,952,832	N/A	-
Revenues & Grants from Other Agencies	[1,2]		\$373,935	N/A	-
Electric Franchise Fees	Persons Served		\$6,647,583	178,177	\$37.31
Transfers In	[1]		\$3,946,855	N/A	-
Indirect Cost	[1]		\$7,212,333	N/A	-
Subtotal General Fund Revenues			\$138,149,453		
Less Indirect Costs	[3]		\$7,212,333	N/A	-
Less Offsetting Revenues	[4]		\$13,217,698	N/A	-
Net General Fund Operating Revenues			\$117,719,422		

rev pro

Source: City of Roseville FY 2017-18 Draft Proposed Budget; EPS.

- [1] Not expected to be affected by the Project and therefore no revenue multipliers are estimated in this analysis.
- [2] This analysis assumes that all or part of these revenues are fully dedicated to specific General Fund departmental costs (Offsetting Revenues). Because these revenues are budget-neutral and are not discretionary, they are not included in estimating discretionary Project revenues.
- [3] Represents internal revenues for services to special enterprise funds; as such they are not estimated in this analysis. Associated expenditures also are netted out of appropriate general fund depts. in Table C-1.
- [4] Sum of offsetting revenues (footnote 1) dedicated to specific General Fund department functions. These revenues are budget neutral and are netted out of both total revenues and total costs. See Table C-1. Amounts exclude one-time grant revenues.

Table B-2
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Estimated Project Revenues at Buildout (2017\$)

General Fund Revenues	Source	Scenario 1	Scenario 2	Difference	
		Existing Land Uses	Proposed Land Uses	Amount	Percentage
<i>Formula</i>		<i>a</i>	<i>b</i>	<i>c = b - a</i>	<i>c / a</i>
Taxes:					
Property Taxes	Table B-3	\$26,200	\$32,700	\$6,500	25%
Property Tax In Lieu of VLF	Table B-3	\$8,900	\$11,200	\$2,300	26%
Real Property Transfer Tax	Table B-4	\$700	\$1,900	\$1,200	171%
Sales Tax	Table B-5	\$33,000	\$11,700	(\$21,300)	(65%)
Prop. 172 Sales Tax	Table B-5	\$700	\$200	(\$500)	(71%)
Hotel/Motel Tax	Persons Served	\$1,500	\$2,600	\$1,100	73%
Business License Tax	Persons Served	\$400	\$700	\$300	75%
Franchise Fees	Persons Served	\$1,100	\$2,000	\$900	82%
Electric Franchise Fees	Persons Served	\$3,000	\$5,400	\$2,400	80%
Subtotal General Fund Revenues		\$75,500	\$68,400	(\$7,100)	(9%)

revenues

Source: City of Roseville FY 2017-18 Draft Proposed Budget; EPS.

Note: Values are rounded to the nearest \$100.

Table B-3
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Estimated Property Tax Revenues (2017\$)

Item	Assumptions	Formula	Scenario 1	Scenario 2
			Existing Land Uses	Proposed Land Uses
1% Property Tax				
Total Assessed Value of Project [1]		a	\$19,170,000	\$23,940,000
Property Tax Revenue (1% of Assessed Value)	1.00%	$b = a * 1.00\%$	\$191,700	\$239,400
Estimated Property Tax Allocation [2]				
City of Roseville	13.67%	$c = b * 13.67\%$	\$26,199	\$32,717
Other Agencies	86.33%	$d = b * 86.33\%$	\$165,501	\$206,683
Property Tax In Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)				
Total Citywide Assessed Value [3]		e	\$19,699,862,441	\$19,699,862,441
Total Assessed Value of Project		$f = a$	\$19,170,000	\$23,940,000
Total Assessed Value		$g = e + f$	\$19,719,032,441	\$19,723,802,441
Percentage Change in AV		$h = f / e$	0.10%	0.12%
Property Tax In Lieu of VLF [4]	\$9,190,500	$i = h * \$9,190,500$	\$8,943	\$11,169

prop tax

Source: City of Roseville FY 2017-18 Draft Proposed Budget; Placer County Auditor-Controller; EPS.

[1] For assumptions and calculation of assessed value, refer to Table D-2.

[2] For assumptions and calculation of the estimated property tax allocation, refer to Table D-1.

[3] Year 2016-2017 Placer County Assessment Roll Values for City of Roseville. Includes citywide secured, unsecured, and homeowner exemption.

[4] Property tax in lieu of VLF amount derived from the City of Roseville FY 2017-18 Draft Proposed Budget. See Table B-1.

Table B-4
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Real Property Transfer Tax at Buildout (2017\$)

Description	Source/ Assumption	Scenario 1	Scenario 2
		Existing Land Uses	Proposed Land Uses
Assumptions			
Rate per \$1,000 of AV [1]	\$0.55		
Turnover Rate			
Owner-Occupied Homes	14.3%	0	57
Nonresidential Sq. Ft.	6.7%	85,200	0
Assessed Value [2]			
Owner-Occupied Homes		\$0	\$23,940,000
Nonresidential		\$19,170,000	\$0
Total Assessed Value		\$19,170,000	\$23,940,000
Annual Transfer Tax Revenue			
Owner-Occupied Homes		\$0	\$1,883
Nonresidential		\$706	\$0
Total Annual Transfer Tax Revenue		\$706	\$1,883

transfer tax

Source: City of Roseville; EPS.

- [1] Based on California Revenue and Taxation Code, §§ 11911-11929, which authorizes cities and counties to levy a real estate transfer tax at a rate of \$0.55 per \$1,000 value.
- [2] Assessed Values (AV) derived in Table D-2 Note that assessed values are expressed in 2017\$ and include no real AV growth.

Table B-5
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Estimated Taxable Sales and Use Tax Revenue (2017\$)

Item	Assumptions	Formula	Scenario 1	Scenario 2
			Existing Land Uses	Proposed Land Uses
Estimated Annual Taxable Sales (Rounded)				
Annual Taxable Sales from New Market Support	Table B-5A		\$191,000	\$1,169,000
Net Annual Taxable Sales from Onsite Commercial Use	Table B-5B		\$3,109,000	\$0
Total Annual Taxable Sales		a	\$3,300,000	\$1,169,000
Annual Sales Tax Revenue				
Bradley Burns Local Sales Tax Rate	1.0000%	b = 1.0000% * a	\$33,000	\$11,690
City of Roseville Prop. 172 Public Sales Tax Revenue [1]	0.02056%	c = 0.0206% * a	\$678	\$240

sales tax

Source: California State Board of Equalization; City of Roseville EPS.

[1] State Board of Equalization collects one-half cent sales tax revenue under Proposition 172. Based on estimated citywide taxable sales, the City receives approximately 0.02056% of the annual taxable sales (City 2017-18 Draft Proposed Budget).

Table B-5A
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Estimated Annual Taxable Sales, Hybrid Market Support Method (2017\$)

Item Description	Assumption	Scenario 1	Scenario 2
		Existing Land Uses	Proposed Land Uses
Annual Taxable Sales from New Occupied Households			
Residential Development		Occupied Dwelling Units	
Owner-Occupied			
HDR		0	55
Residential Subtotal		0	55
Taxable Retail Expenditures [1]			
Owner-Occupied			
HDR	\$25,000	\$0	\$1,375,000
Residential Subtotal		\$0	\$1,375,000
Taxable Sales from New Households			
Estimated City Capture from New Residents [2]			
Taxable Sales Captured by the City	85%	\$0	\$1,168,750
Estimated Taxable Sales inside Project Area [3]	5%	\$0	\$58,438
Estimated Taxable Sales outside Project Area [3]	95%	\$0	\$1,110,313
Annual Taxable Sales from New Employees			
New Employees	Table A-3	159	0
Average Daily Taxable Sales per New Employee	\$10.00		
Work Days per Year	240		
Total City Taxable Sales from New Employees		\$381,600	\$0
Adjusted City Taxable Sales from New Employees [4]	50%	\$190,800	\$0
Estimated Taxable Sales inside Project Area [3]	5%	\$9,540	\$0
Estimated Taxable Sales outside Project Area [3]	95%	\$181,260	\$0
Total Annual City Taxable Sales from Market Support			
Taxable City Sales inside Project Area		\$9,540	\$58,438
Taxable City Sales outside Project Area		\$181,260	\$1,110,313

sales tax a

Source: BLS; Consumer Expenditure Survey; and EPS.

[1] See Table D-3. Rounded to the nearest \$500.

[2] Total retail sales in the City exceeds resident's retail spending potential, indicating no sales leakage for Roseville, so this analysis marginal leakage for the Project households' retail spending.

[3] EPS estimate of resident/employee spending split between retail stores in the Project and stores outside the Project

[4] Discounted by 50% to avoid double-counting employees who are also residents and to account for taxable sales from new employees that occur outside the City.

Table B-5B
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Estimated Annual Taxable Sales Generated from On-Site Nonresidential (2017\$)

On-Site Commercial Development	Assumption	Formula	Scenario 1	Scenario 2
			Existing Land Uses	Proposed Land Uses
CC - Community Commercial (Retail B)				
Taxable Sales per Sq. Ft. [1]	\$195	a		
Occupied Building Sq. Ft.		b	12,600	0
Subtotal, Annual Taxable Sales		$c = a * b$	\$2,457,000	\$0
CC/VC - Community Commercial Village Center				
Taxable Sales per Sq. Ft. [1]	\$10	d		
Occupied Building Sq. Ft.		e	27,200	0
Subtotal, Annual Taxable Sales		$f = d * e$	\$272,000	\$0
General Office (Health Club)				
Taxable Sales per Sq. Ft. [1]	\$15	g		
Occupied Building Sq. Ft.		h	36,900	0
Subtotal, Annual Taxable Sales		$i = g * h$	\$553,500	\$0
Annual Taxable Sales from On-Site Commercial Dev. [2]		$j = c + f + i$	\$3,282,500	\$0
<i>Less On-Site Market Support [3]</i>		k	\$9,540	\$0
Subtotal Annual Sales less Market Support		$l = j - k$	\$3,272,960	\$0
<i>Less Shift of Sales from Existing Retail Stores to the Project [4]</i>	5%	$m = j * 0.05$	\$164,125	\$0
Net Annual On-Site Taxable Sales		$n = l - m$	\$3,108,835	\$0

sales tax b

Source: Urban Land Institute & ICSC, *Dollars & Cents of Shopping Centers/The SCORE 2008*; BOE; and EPS.

[1] Derived from ULI's *Dollars & Cents of Shopping Centers: 2008*. Values inflated to 2016 dollars using the CPI for the West Urban Region, All Urban Consumers. Taxable Retail Sales Factor based on taxable sales information from the CA Board of Equalization.

Retail Type	2008 Annual Sales per Sq. Ft.	Inflated 2016\$ Annual Sales per Sq. Ft.	Taxable Retail Sales Factor	Taxable Sales per Sq. Ft.*
Neighborhood Retail (CC)	\$395	\$445	44%	\$195
Neighborhood Retail (CC/VC)	\$395	\$445	44%	\$195

*Rounded to the nearest \$5.

[2] Refers to new sales in the Project from customers other than new Project residents and employees. This total gross amount is subject to sales tax sharing with Placer County per the approved tax sharing agreement.

[3] Derived in Table B-5A.

[4] Represents a discount factor to account for taxable sales transactions that may shift from existing City retail centers to those inside the Project based on a preliminary review of existing retail demand and supply. This assumption was developed in accordance with DPFG for the Amoruso Ranch Specific Plan Fiscal Analysis.

Table B-6
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Summary of Estimated Special Tax/Assessment District Revenues

Land Use	CFD 3 Municipal Services FY 16/17 Rate	Est. CFD 3 Municipal Services FY 17/18 Rate [1]	Scenario 1 Existing Land Uses	Scenario 2 Proposed Land Uses
Escalation Factor [2]		4.0%	[1]	
Residential Land Uses				
Owner-Occupied	<i>per unit</i>	<i>per unit</i>		
Medium-Density Residential (MDR)	\$407	\$423	\$0	\$24,120
Subtotal Residential			\$0	\$24,120
Nonresidential Land Uses	<i>per acre</i>	<i>per acre</i>		
Community Commercial (CC) [Retail B]	\$2,227	\$2,317	\$0	\$0
General Office [Office B]	\$2,227	\$2,317	\$0	\$0
General Office [Office C]	\$2,227	\$2,317	\$0	\$0
Office [Health Club]	\$2,227	\$2,317	\$0	\$0
Subtotal Nonresidential			\$0	\$0
Total Developable Land Uses			\$0	\$24,120

cfd

Source: City of Roseville; and EPS.

[1] Existing land uses not subject to CFD No. 3. Analysis based on the assumption new residential uses will be subject to CFD No. 3.

[2] CFD No. 3 annual tax escalation factor based on the combined percentage increase in the City of Roseville General Fund Operating Budget for police and fire services, not to exceed four percent (4%). This analysis is based on an assumed escalation factor of 4 percent.



APPENDIX C:

Expenditure-Estimating Tables

Table C-1	Expenditure-Estimating Procedures Based on City of Roseville FY 2017-2018 Budget	C-1
Table C-2	Estimated Annual Project Expenditures.....	C-2

Table C-1
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Expenditure-Estimating Procedures Based on City of Roseville FY 2017-18 Budget

Item	Estimating Procedure	FY 2017-18 Budgeted Expenditures	FY 2017-18 Estimated Vacancies Costs	FY 2017-18 Subtotal Expenditures	Less Offsetting Revenue [1]	Indirect Costs [2]	FY 2017-18 Net City Expenditures	Population or Persons Served	FY 2017-18 Average Cost	Adjustment Factor [3]	Population Net Average Cost
General Fund Expenditures [4]											
City Council	Persons Served	\$458,732	\$0	\$458,732	\$0	\$210,283	\$248,449	178,177	\$1.39	75%	\$1.05
City Manager	Persons Served	\$1,077,633	\$39,068	\$1,116,701	\$0	\$521,480	\$595,221	178,177	\$3.34	75%	\$2.51
Development & Operations	Persons Served	\$560,391	\$19,418	\$579,809	\$0	\$109,553	\$470,256	178,177	\$2.64	75%	\$1.98
Public Affairs & Communications	Persons Served	\$779,700	\$30,815	\$810,515	\$0	\$293,820	\$516,695	178,177	\$2.90	75%	\$2.17
City Attorney	Persons Served	\$1,961,931	\$71,140	\$2,033,071	\$400	\$422,465	\$1,610,206	178,177	\$9.04	75%	\$6.78
Human Resources	Persons Served	\$2,283,995	\$60,205	\$2,344,200	\$0	\$1,123,341	\$1,220,859	178,177	\$6.85	75%	\$5.14
Information Technology	Persons Served	\$0	\$0	\$0	\$0	\$0	\$0	178,177	\$0.00	75%	\$0.00
City Clerk	Persons Served	\$1,017,465	\$34,650	\$1,052,115	\$109,400	\$435,025	\$507,690	178,177	\$2.85	75%	\$2.14
Central Services	Persons Served	\$2,435,590	\$58,258	\$2,493,848	\$0	\$1,286,847	\$1,207,001	178,177	\$6.77	75%	\$5.08
Finance	Persons Served	\$4,389,665	\$147,211	\$4,536,876	\$1,866,100	\$2,029,922	\$640,854	178,177	\$3.60	75%	\$2.70
Economic Development & Housing	Persons Served	\$1,142,599	\$76,504	\$1,219,103	\$33,700	\$459,784	\$725,619	178,177	\$4.07	75%	\$3.05
Development Services	Persons Served	\$8,960,729	\$350,203	\$9,310,932	\$4,724,500	\$0	\$4,586,432	178,177	\$25.74	100%	\$25.74
Public Works	Persons Served	\$7,200,082	\$240,238	\$7,440,320	\$108,912	\$86,088	\$7,245,320	178,177	\$40.66	100%	\$40.66
Police	Persons Served	\$39,565,603	\$1,292,828	\$40,858,431	\$584,105	\$0	\$40,274,326	178,177	\$226.04	100%	\$226.04
Fire	Persons Served	\$29,314,651	\$1,027,704	\$30,342,355	\$927,724	\$62,463	\$29,352,168	178,177	\$164.74	100%	\$164.74
Parks, Recreation & Libraries	Per Capita	\$23,411,923	\$596,265	\$24,008,188	\$4,862,857	\$171,262	\$18,974,069	135,868	\$139.65	100%	\$139.65
Annexation Payments	[5]	\$5,450,000	\$0	\$5,450,000	\$0	\$0	\$5,450,000	N/A	N/A	N/A	N/A
City Special Assessments	[5]	\$139,581	\$0	\$139,581	\$0	\$0	\$139,581	N/A	N/A	N/A	N/A
Galleria Lease Payment	[5]	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A	N/A	N/A
Interfund Loan Interest Payment to GF Contributions by Developers Fund	[5]	\$13,500	\$0	\$13,500	\$0	\$0	\$13,500	N/A	N/A	N/A	N/A
Transfer to Vehicle Replacement Fund	[5]	\$0	\$0	\$0	\$0	\$0	\$0	N/A	N/A	N/A	N/A
Transfer to Post-Retirement Insurance/Accrual Fund	[5]	\$4,583,884	\$0	\$4,583,884	\$0	\$0	\$4,583,884	N/A	N/A	N/A	N/A
Transfer to Transit Fund	[5]	\$61,700	\$0	\$61,700	\$0	\$0	\$61,700	N/A	N/A	N/A	N/A
Transfer to Storm Water Management Fund	[5]	\$571,367	\$0	\$571,367	\$0	\$0	\$571,367	N/A	N/A	N/A	N/A
Transfer to General CIP Rehabilitation Fund	[5]	\$450,000	\$0	\$450,000	\$0	\$0	\$450,000	N/A	N/A	N/A	N/A
General Fund Contingency - Materials, Services & Supplies	[5]	\$1,200,000	\$0	\$1,200,000	\$0	\$0	\$1,200,000	N/A	N/A	N/A	N/A
Total Annual General Fund Expenditures [6]		\$137,030,721	\$4,044,507	\$141,075,228	\$13,217,698	\$7,212,333	\$120,645,197		\$640.28		\$629.42

Source: City of Roseville FY 2017-18 Draft Proposed Budget; EPS.

exp pro

[1] Represents departmental revenues identified for specific General Fund department functions in the City's fiscal budget.

[2] General Fund revenues and associated costs for services to special enterprise funds are not estimated in this analysis; as such they are netted out of total City costs.

Note - Because building use costs could not be assigned to any one dept., EPS allocated them to all departments based on each department's share of other indirect costs.

[3] Adjustment factor recognizes some department costs are fixed.

[4] Any department with a negative net cost is estimated to have a zero net cost for fiscal impact analysis purposes.

[5] Not expected to be affected by the Project and is not evaluated in this analysis.

[6] May not tie out with the budget because of rounding.

Table C-2
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Estimated Annual Project Expenditures (2017\$)

Expenditures	Source	Scenario 1		Scenario 2		Difference	
		Existing Land Uses		Proposed Land Uses			
		Amount (Rounded)	Percentage of Total	Amount (Rounded)	Percentage of Total	Amount	Percentage
<i>Formula</i>		<i>a</i>		<i>b</i>		<i>c = b - a</i>	<i>c / a</i>
General Fund							
City Council	Table C-1	\$100	0.3%	\$200	0.2%	\$100	100.0%
City Manager	Table C-1	\$200	0.5%	\$400	0.4%	\$200	100.0%
Development & Operations	Table C-1	\$200	0.5%	\$300	0.3%	\$100	50.0%
Public Affairs & Communications	Table C-1	\$200	0.5%	\$300	0.3%	\$100	50.0%
City Attorney	Table C-1	\$500	1.3%	\$1,000	1.1%	\$500	100.0%
Human Resources	Table C-1	\$400	1.0%	\$700	0.8%	\$300	75.0%
Information Technology	Table C-1	\$0	0.0%	\$0	0.0%	\$0	0.0%
City Clerk	Table C-1	\$200	0.5%	\$300	0.3%	\$100	50.0%
Central Services	Table C-1	\$400	1.0%	\$700	0.8%	\$300	75.0%
Finance	Table C-1	\$200	0.5%	\$400	0.4%	\$200	100.0%
Economic Development & Housing	Table C-1	\$200	0.5%	\$400	0.4%	\$200	100.0%
Development Services	Table C-1	\$2,100	5.3%	\$3,700	4.1%	\$1,600	76.2%
Public Works	Table C-1	\$3,300	8.3%	\$5,900	6.5%	\$2,600	78.8%
Police	Table C-1	\$18,300	46.2%	\$32,500	35.9%	\$14,200	77.6%
Fire	Table C-1	\$13,300	33.6%	\$23,700	26.2%	\$10,400	78.2%
Parks, Recreation & Libraries	Table C-1	\$0	0.0%	\$20,100	22.2%	\$20,100	0.0%
Total General Fund Expenditures		\$39,600	100.0%	\$90,600	100.0%	\$51,000	128.8%

expenditures

Source: City of Roseville FY 2017-18 Draft Proposed Budget; EPS.

Note: Values are rounded to the nearest \$100.



APPENDIX D:

Supporting Tables for Revenue Estimates

Table D-1	Property Tax Allocation	D-1
Table D-2	Estimated Assessed Valuation at Buildout	D-2
Table D-3	Estimated Project Household Incomes	D-3

Table D-1
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Property Tax Allocation

Taxing Distri Fund Title		Pre-ERAF Distribution (TRA 005-001)	Percentage of Factor Shift to ERAF	Post ERAF Distribution Factors
Subject to Property Tax Sharing Agreement				
40900	City of Roseville	17.0454%	19.8232%	13.6665%
Other Taxing Entities				
01500	County General	28.4961%	33.1123%	19.0604%
18100	Roseville Cemetery	0.9070%	10.8749%	0.8084%
24400	Pl Co Resource Conserv	0.0000%	10.6413%	0.0000%
33400	Roseville City Elem M&O	21.8480%	0.0000%	21.8480%
34100	Roseville High M&O	20.4751%	0.0000%	20.4751%
34200	Sierra College M&O	7.3691%	0.0000%	7.3691%
34600	Superintendent of Schools	3.6401%	0.0000%	3.6401%
41400	Plcr Co Water Agy M&O	0.2192%	38.7034%	0.1344%
	Subtotal	82.9546%	93.3319%	73.3354%
	Educational Revenue Augmentation Fund (ERAF)			12.9981%
	Total	100.0000%		86.3335%

alloc

Source: Placer County Auditor-Controller; EPS.

Table D-2
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Estimated Assessed Valuation at Buildout (2017\$) [1]

Item	Assessed Value	Scenario 1	Scenario 2	Difference	
		Existing Land Uses	Proposed Land Uses	Amount	Percentage
<i>Formula</i>		<i>A</i>	<i>B</i>	<i>C = B - A</i>	<i>C/A</i>
Residential					
Owner-Occupied	<i>per unit</i>				
High-Density Residential (HDR)	\$420,000	\$0	\$23,940,000	\$23,940,000	0.0%
Residential Subtotal		\$0	\$23,940,000	\$23,940,000	0.0%
Nonresidential	<i>per bldg. sq. ft.</i>				
Community Commercial (CC) [Retail B]	\$225	\$3,150,000	\$0	(\$3,150,000)	(100.0%)
General Office [Office B]	\$225	\$3,375,000	\$0	(\$3,375,000)	
General Office [Office C]	\$225	\$3,420,000	\$0	(\$3,420,000)	
Office [Health Club]	\$225	\$9,225,000	\$0	(\$9,225,000)	(100.0%)
Nonresidential Subtotal		\$19,170,000	\$0	(\$19,170,000)	(100.0%)
Total Assessed Value		\$19,170,000	\$23,940,000	\$4,770,000	24.9%

av base

Source: Diamond Creek LLC; EPS.

[1] Note that assessed values (AV)s are expressed in 2017\$ and include no real AV growth.

Table D-3
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Estimated Project Household Incomes (2017\$)

Residential Land Use Type	Occupied Number of Households [1]		Estimated Unit Value [2]	Estimated Annual Housing Costs [3]	Estimated Household Income (Rounded) [4]	Taxable Expenditures as a % of Income [5]	Average Annual Household Taxable Retail Exp. (Rounded) [6]	
	Scenario 1	Scenario 2					Scenario 1	Scenario 2
	Existing Land Uses	Proposed Land Uses					Existing Land Uses	Proposed Land Uses
Owner Occupied				<u>Annual Mortgage</u>				
High-Density Residential (HDR)	0	55	\$420,000	\$31,293	\$104,000	24.0%	\$25,000	\$25,000
Total	0	55					\$0	\$1,375,000

hh income

Source: Bureau of Labor Statistics (BLS), Consumer Expenditure Survey; EPS.

[1] See Table A-3 for calculation of the number of occupied households.

[2] Residential unit value assumptions informed by new homes sales in Roseville, as reported by The Gregory Group Q1 2018. Data retrieved July 2018.

[3] Housing costs of owner-occupied units are based on a 5.5%, 30-year fixed-rate mortgage with a 20% down payment and 2% annual taxes and insurance.

[4] Assumes 30% of income is dedicated to housing costs (mortgage, taxes and insurance) or rent payments. Incomes rounded to the nearest \$1,000.

[5] Taxable expenditures as a percentage of income derived from the BLS Consumer Expenditure Survey.

[6] Average retail expenditures per household used to estimate annual sales tax revenues, as shown in Table B-5A.

Diamond Creek DC-30 & 33
Commercial Parking Analysis

Existing Entitlements Uses	Existing Entitlements Area SF ¹	Parking Requirement Existing Entitlements ²	Built SF	Parking Requirement Built Uses ²	Existing Parking	Required Parking at Proposed Build-Out ³	Proposed Parking ³
La Provence/ Restaurant	5,886	51	6968	61	61	61	61
Retail	5,000	14	5000	14	14	14	14
Warehouse	2,000	2	2000	2	2	2	2
Office A	5,500	17				17	17
Office B (DRP Offices)	6,914	21	7,018	21	21	21	21
Retail B	14,000	39				0	0
Lakemont Homes	13,688	42	13,688	42	42	42	42
Office C	15,000	45				0	0
Office B	15,200	46				0	0
Health Club	41,000	127				0	0
Surplus Parking					91	0	91
TOTAL	124,188	404	34,674	140	231	157	248
REQUIRED PARKING							157
EXISTING PARKING							231
PROPOSED PARKING							247
SURPLUS PARKING AFTER PROPOSED BUILD OUT							90

1. Approved February 21, 2007
2. Based on February 21, 2007 15% approved shared use/ratio
3. Zero parking is allocated to buildings proposed for elimination from the plans



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Memorandum

Date: July 20, 2018
To: City of Roseville, Planning Department
Cc: Stephen L. Des Jardins
From: Greg Bardini, P.E.
RE: Diamond Creek DC -30 & 33 – General Plan Amendment Water Demands

Project Description

The project proposes a Major Project Permit Modification (MPPMOD) to decrease the amount of Community Commercial (CC) development from the currently approved 124,188 SF to 40,174 SF and to allow for the development of 57 small lot single-family residential units; a General Plan Amendment to change the site from 10.36 acres of CC to 5.98 acres of CC and 4.38 acres of High Density Residential (HDR); a Rezoning to change the site from 10.36 acres of CC/SA-NR to 5.98 acres of CC/SA-NR and 4.38 acres of High Density Residential (R-3/DS-NR); a Tentative Map to create one parcel at the northern portion of the site which would maintain the current commercial and office uses and to create 57 small lot residential parcels along the eastern and southern portions of the site; and a Specific Plan Amendment to change the North Roseville Specific Plan to amend Parcels DC 30 & 33 to allow for a decrease in Community Commercial uses and to allow 57 HDR units on the property.

This residential community would include 57 small lot single-family homes (average of 13 DU/AC). The average lot size will be 2613 SF. The overall site plan has been designed to mirror the small lot single-family homes just south of the site (NRSP Area DC-31C), to create a strong street presence along Parkside Way, and to also create an attractive interface and proper buffers between the new development and existing commercial uses to the north through use of landscape buffers, roads and open space.

Each home will have two parking spaces available and the development will also include small pockets of additional off-street parking within the development and along Parkside Way.



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The proposed changes result in a decrease of 4.38 acres of Commercial uses and an increase of 57 high density detached Single Family homes.

Water Demand

According to the City of Roseville 2016 Design Standards Section 8-6, an Average Day Unit Water Demand Factor (ADUWDF) of 2,598 gallons per day per acre (gpd/ac) is used for both Commercial and Business Professional land uses and an ADUWDF for High Density Residential at 288 gallons per day per dwelling unit. The demand factors, however, do not take into account the reduction in demand from the use of recycled water for irrigation. It is understood that the City has observed, and allows for up to a 30% reduction in potable water usage on projects that use recycled water for irrigation.

We have reviewed the water demands for the proposed project against that of the existing land use designations. Table 2 lists the City of Roseville water demand rates for various land use categories. We applied these demand rates to the existing land uses (Table 3) that are part of the amendment area versus the proposed revised land uses (Table 4).

Based on the calculations in Table 3 & 4, the proposed project is showing an increase in water demand from 60.30 ac-ft. per year to 71.57 ac-ft. per year. There is currently no recycled water being used within overall project limits. Providing recycled water infrastructure for the project provides the opportunity to recalculate potable water demand for the project. This project is assuming a reduction in water demand of 20% through the use of recycled water on the project. Table 5 identifies the overall water demand for the project area with the use of recycled water. The results show an overall decrease in water demand from 60.30 ac-ft. per year to 57.26 ac-ft. per year.



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TABLE 2

Land Use Category		Average Day Unit Water Demand Factors
Residential	LDR (<3.5 DU's/Ac)	728 gpd/DU
	LDR (3.5 to 5.0 DU's/Ac)	600 gpd/DU
	LMDR (>5.0 to 6.0 DU's/Ac)	521 gpd/DU
	LMDR (>6.0 to 8.0 DU's/Ac)	430 gpd/DU
	MDR (>8.0 to 12.0 DU's/Ac)	323 gpd/DU
	HDR (>12.0 to 16.0 DU's/Ac)	288 gpd/DU
	HDR (>16.0 DU's/Ac)	177 gpd/DU
Commercial/Other	Commercial/Retail	2,598 gpd/ac
	Business Professional	2,598 gpd/ac
	Light Industrial	2,598 gpd/ac
	Industrial	2,562 gpd/ac
	Railroad Yard	109 gpd/ac
	Elementary Schools	3,454 gpd/ac
	High Schools	4,068 gpd/ac
	Public (Fire Station, etc)	1,780 gpd/ac
	Park/Recreation	2,988 gpd/ac
	Open Space/Major ROW	-
	Vacant/Unassigned	-

City of Roseville Design Standards 2016 -Domestic Water Supply System Design
 gpd/ DU = Gallons per day per dwelling unit
 gpd / AC -Gallons per day per acre

Table 3

Diamond Creek – DC-30 & 33

Water Demand - Existing

Large Lot Parcels	Existing				Water Demand Rates	Avg. Daily Water Demands (gpd)	Max. Daily Water Demands (mgd) 2 x ADF	Annual Demand (AFY)
	Land Use	Acres	Units	Allocated SF				
DC-30& 33	CC	10.36	0	124,188	2598	26,916	0.0538	60.30
						26,916	0.0538	60.30



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Table 4

Diamond Creek – DC-30 & 33

Water Demand Changes - Proposed

Large Lot Parcels	Proposed				Water Demand Rates	Avg. Daily Water Demands (gpd)	Max. Daily Water Demand (mgd) 2 x ADF	Annual Demand (AFY)
	Land Use	Acres	Units	SF				
DC-30	CC	5.98	0	40,174	2598 gpd/ac	15,536	0.031	34.80
DC-33	HDR	4.38	57	0	288 gpd/du	16,416	0.033	36.77
						313,952	0.064	71.57

Table 5

Diamond Creek – DC-30 & 33

Water Demand Reductions with Recycled Water Use

Large Lot Parcels	Proposed				Water Demand (assuming a 20% reduction in demand through the use of recycled water)	Avg. Daily Water Demand (gpd)	Max. Daily Water Demand (mgd) 2 x ADF	Annual Demand (AFY)
	Land Use	Acres	Units	SF				
DC-30	CC	5.98	0	40174	2,079 gpd	12,433	0.025	27.84
DC-33	HDR	4.38	57	0	230.4 gpd	13,133	0.026	29.42
						24,290	0.051	57.26

The required water demand for the affected parcels under the proposed development would reduce the domestic water demand by 3.04 AFY.

TABLE OF APPLICABLE MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
MM-1: Dust and Particulate Control 1a. Prior to approval of Grading or Improvement Plans (whichever occurs first), the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. If APCD does not respond within twenty (20) days the plan shall be considered approved. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit. 1b. Include the following standard note on the Grading Plan or Improvement Plans: The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman. 1c. Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction as required by CARB. Acceptable options for reducing emissions may include use of late model engines, low emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the Placer County APCD as described above: http://www.airquality.org/ceqa/ (click on the current "Roadway Construction Emissions Model").	The applicants shall submit construction emission/dust control plan as part of the Grading Permit or Improvement Plan application. Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	<i>Pre-Construction:</i> Prior to issuance of Grading Permits or Improvement Plans. Add as note on Improvement Plans.	Engineering	Dust Control Plan and proof of submittal to PCAPCD	
MM-2: Construction Power Sources Include the following standard note on the Improvement/Grading Plan: During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.	Project plans will be reviewed for compliance.	<i>Pre-Construction:</i> Prior to issuance of Grading Permits or Improvement Plans. Add as note on Improvement Plans.	Engineering	None	
MM-3: Pre-Construction Nesting Surveys To ensure that fully protected bird and raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures: a) When feasible, all tree removal shall occur between August 30th and February 15th to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area. b) For Swainson's hawk, if avoidance of tree removal outside the breeding season is not feasible, and a nest is present, the applicants would be required to obtain a 2081 permit from CDFG to mitigate for potential "take" under CESA. If no nesting is occurring, a take permit would not be required. c) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15th and August 30th, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30-days prior to disturbance. If active raptor nests or burrows are found, and the	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans. The applicants shall prepare annual reports on the status and success of mitigation and shall submit these reports to USFWS and CDFG. The applicants shall coordinate with USFWS and CDFG to modify as necessary any mitigation plans in an effort to attain mitigation success.	<i>Pre-Construction and Construction:</i> Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.	Engineering	Nesting bird surveys	

site is within 350 feet of potential construction activity, a highly visible temporary fence shall be erected around the tree or burrow(s) at a distance of up to 350 feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. d) Preconstruction and non-breeding season exclusion measures shall be developed, and shall preclude burrowing owl occupation of the portions of the project site subject to disturbance such as grading. Burrowing owls may be passively excluded from burrows in construction areas by placing one-way doors in the burrows according to CDFG protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls regardless of whether they exhibit signs of occupation must be cleared with the one way doors. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow. e) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones) unless directly related to the management or protection of the legally protected species. If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist.					
MM-4: Implement Measures to Protect Previously Unidentified Cultural or Tribal Resources Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered during any subsurface development activities, work shall be suspended within 100-feet of the find. The City of Roseville Planning and Public Works Staff shall be immediately notified. At that time, as deemed necessary by the City, the developer shall retain a qualified archaeologist to assess the resource and provide proper management recommendations should potential impacts to the resources be found to be significant. All work by the archeologist shall be completed in consultation with and subject to the approval of City Planning. The archeologist shall also coordinate with and consult potentially-affected tribal representatives. Possible management recommendations for important resources could include resource avoidance or preservation in place. The contractor shall implement any measures deemed feasible and necessary by City staff, in consultation with the archaeologists, to avoid or minimize significant effects to the cultural resources. In addition, pursuant to Section 5097.98 or the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.	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	

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



CC Attachment 6

PC Staff Report and Memorandum

Planning Division Staff Report

Planning Commission Meeting September 13, 2018

Prepared by: Lauren Hocker, Associate Planner

ITEM 6.2: GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, MODIFICATION OF A MAJOR PROJECT PERMIT, TENTATIVE SUBDIVISION MAP, AND TREE PERMIT – 1550 PARKSIDE WAY – NRSP PCL DC-30 AND DC-33–DIAMOND CREEK RESIDENTIAL – PL18-0106

REQUEST

The proposed project includes a General Plan Amendment, North Roseville Specific Plan (NRSP) Amendment, and Rezone of 4.4 acres from Community Commercial to High Density Residential (13 units/acre). This land use change also requires amending the text of the NRSP, to remove mention of Parcel DC-33 from sections dealing with commercial development, and make other text and table changes related to the change in residential and commercial acreage. A Modification of a Major Project Permit Stage 1 and 2 is requested to change the approved commercial site plan, reduce the approved commercial buildings from 124,188 square feet to 62,000 square feet, and review the design for a proposed 57-unit single-family subdivision. The applicant also proposes a tentative subdivision map to create one parcel to maintain the existing commercial and office uses and to create the 57 single-family lots. Finally, a Tree Permit is required to authorize the removal of up to 12 native oak trees.

Applicant/Owner – Stephen Des Jardins, BBC Diamond Creek, LLC

SUMMARY RECOMMENDATION

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

- A. Consider the Addendum to the North Roseville Specific Plan and Diamond Creek Commercial Mitigated Negative Declaration;
- B. Recommend the City Council approve the General Plan Amendment;
- C. Recommend the City Council approve the Specific Plan Amendment;
- D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
- E. Adopt the two (2) findings of fact and approve the Modification of a Major Project Permit Stage 1 and adopt the two (2) findings of fact and approve the Modification of a Major Project Permit Stage 2 subject to four (4) conditions of approval;
- F. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to seventy-four (74) conditions of approval; and
- G. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty-one (21) 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 project site is located at 1550 Parkside Way, and includes all of the undeveloped property surrounding the existing Diamond Creek Place commercial and office center (see Figure 1). The property has a zoning designation of Community Commercial/Special Area-North Roseville Specific Plan (CC/SA-NR) and a land use designation of Community Commercial. A site plan and building designs for the commercial development of the project site (Parcel DC-30) and the adjacent commercial center (Parcel DC-33) were approved in 1999 through a Design Review Permit and Tree Permit (DRP 99-41 and TP

99-38). The site plan was changed as part of DRP Modification 00-65 (approved in 2001) and also in 2005 as part of a Major Project Permit (MPP) Stage 1 and Stage 2 (2005PL-161).

The approved MPP included four commercial buildings on DC-33 and four commercial buildings on the project site. Three of the buildings on Parcel DC-33—the La Provence restaurant and two office buildings—are complete, while the location for the fourth building was graded into a prepared pad but is undeveloped at this time. The remaining portion of the property was approved for a retail building, two office buildings, and a health club/spa, but the only development is a small equipment yard which includes a geothermal pumping facility serving the commercial buildings. The applicant indicates there has been very little interest in completing the commercial development of the project site. The City is also currently processing a large commercial development nearby, at the corner of Woodcreek Oaks and Blue Oaks Boulevard, which includes a proposed health club. For these reasons, the applicant has requested to convert the undeveloped portion of the site from commercial to residential uses (see Figure 2).

Figure 1: Project Location



Figure 2: Residential Project Site



SITE INFORMATION

Location: 1550 Parkside Way

Total Size: 10 acres

Topography and Setting: A portion of the site is developed with an existing commercial and office complex, including buildings, parking, lighting, and landscaping. The undeveloped portion of the site supports low-growing non-native grasses and annual plants, and some native oak trees. The undeveloped area is mostly level, due to past grading activities, but there are slopes alongside the northern and western boundaries which drain to a small tributary of Pleasant Grove Creek within William “Bill” Hughes Park. The southern side of the site is bordered by Parkside Drive, a two-lane roadway with angled parking on either side. The eastern side of the site is bordered by McCloud Way, a residential street. The property across Parkside Way is developing with compact, small-lot, single-family residential subdivision (typical lot size of 2,600 square feet), while the property across McCloud Way is developed with larger single-family residential (typical lot size of 7,500 square feet) homes.

EVALUATION: GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND REZONE

Proposed amendments to the General Plan and Specific Plan are analyzed for consistency with the goals and policies of the respective plans. For the proposed rezone, Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment's consistency with:

- 1. The public interest, health, safety, or welfare of the City, and**
- 2. The General Plan and any applicable Specific Plan.**

The existing General Plan, Specific Plan, and zoning designation of the property is Community Commercial (CC). The applicant proposes to retain the CC land use and zoning for the portion of the property already developed with commercial and office uses, but proposes to redesignate the undeveloped portion of the site to High Density Residential (HDR-13.0) to support single-family homes at a density of 13 units per acre. Exhibit A is the proposed amended General Plan Land Use figure and change pages and Exhibit B is the land use amendment and rezone plan, which shows that the commercial land would wrap around the residential site, so the angled parking and the equipment yard along Parkside Way would remain part of the commercial property. Exhibit C is the change pages for the NRSP. The change pages for both the General Plan and Specific Plan are minor, consisting of table and text changes to reflect the changes in total acreage of commercial and residential uses, and to remove reference to the project area as a commercial site.

The proposed residential development is consistent with surrounding uses; it has the same zoning density and overall design as the homes on the other side of Parkside Way. The subdivision design is discussed in more detail as part of the Major Project Permit analysis section, which concludes that the project is consistent with City standards. Therefore, the main policy requiring discussion for the land use amendments is the City's Non-Residential Conversion Guidelines.

In 2004, in response to increased requests to rezone industrial properties to residential uses, the City Council adopted guidelines for the conversion of land from non-residential to residential uses. A copy of the guidelines is provided as Attachment 1. As stated in the guidelines, the purpose is to make clear the City's expectations related to the loss of job-generating land uses. The overarching goal to be applied to land use changes outside of the infill portion of the City is to maintain the City's fiscal balance and prevent the loss of jobs and existing job centers while maintaining a balanced community. The guidelines include

evaluating fiscal impacts, noise, park dedication, public services, affordable housing, schools, utilities, and traffic when contemplating residential land use allocations.

Below is summary of the provisions of the Non-Residential Rezone Guidelines, for areas within a Specific Plan:

1. A region-wide employment and land inventory study shall be required of each project that is equal to or greater than 50 acres.
2. Land use changes will not have a negative fiscal impact to the City. Each project shall be modeled individually for citywide impacts utilizing the City's fiscal model.
3. Projects that are 50 acres or greater in size shall maintain employment options and a favorable jobs-housing balance.
4. New housing development shall meet the City's 10% goal consistent with the Housing Element (4% affordable to very low, 4% affordable to low, and 2% affordable to middle income).
5. Projects shall provide a specific public benefit that may be in the form of a community benefit fee.
6. Increases in general fund service demands shall be mitigated by establishment of or annexation into a Community Facilities Mello Roos Assessment District to offset the costs of the project. The assessment may be utilized to offset the cost of the following: public safety; parks and open space maintenance; storm water management; and other costs identified by the City.
7. Parks obligation to include payment of citywide and neighborhood park fees. Active park needs shall be provided by the project. An in-lieu parkland dedication fee may be negotiated in lieu of land based on the project. For each acre of parkland dedication mitigated by an in-lieu fee a corresponding in-lieu fee shall be paid for park improvements. The in-lieu fees shall provide improvements of local benefit.
8. Place emphasis on the dedication of parklands within specific plan areas rather than acceptance of an in-lieu fee for land dedication.
9. Utilities (e.g. water, sewer, electric) shall not be impacted as to conveyance or capacity.
10. School impacts shall be mitigated through new impact agreements executed with the school districts to ensure that the project's student generation is accommodated.
11. Residential units not utilized within a specific plan area shall be reallocated within that plan area and school district. Otherwise, requests for units shall be considered as additive to the City's existing unit allocation.
12. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed use projects.

A fiscal impact analysis was prepared for the project to examine the proposed change in land uses (see Attachment 2). This study determined that although expected revenues from the project would decline, the project would continue to provide a net annual surplus to the General Fund. The applicant and staff are currently discussing a mechanism to comply with the public benefit requirement. Although this could be in the form of a simple fee, staff and the applicant are exploring an alternative option, and will provide a final public benefit determination at the hearing.

A condition of approval has been added requiring an affordable housing agreement for the project, to ensure six affordable units (a 10% obligation) are provided. Conditions have also been included to ensure the project annexes into the appropriate Community Facilities District, and other City fees will be collected at building permit issuance. School fees will also be collected as part of the building permits. The

applicant prepared a Water Demand Memorandum and a utility plan which has been reviewed by the City's Environmental Utilities Division, and it has been determined that the project will not negatively impact conveyance or capacity of water or sewer systems. Roseville Electric has also reviewed the application, and has noted that some onsite electrical facilities will require modification by the applicant, but there are no negative impacts to electric systems. The conversion policy also encourages higher density mixed-use projects, which this project provides. The site has been designed to integrate the residential lots with the commercial area, and provide pedestrian connections between them. Furthermore, a masonry wall will not be constructed between the residential and commercial uses, as the design instead relies on a grade change and landscaping to provide a buffer. In conclusion, staff has reviewed the project and found it to be consistent with the intent of the Non-Residential Rezone Guidelines.

EVALUATION: MODIFICATION TO A MAJOR PROJECT PERMIT

Section 19.82.040 of the City of Roseville Zoning Ordinance describes the procedures for amendments to a Major Project Permit. The procedures define minor and administrative modifications, and direct that all other types of Major Project Permit (MPP) modifications must be reviewed in the same manner as required for the initial approval. The project modifications do not meet the criteria for either a minor or administrative modification, and therefore are subject to the same process and findings as the original Stage 1 and Stage 2 MPP.

The findings for a Major Project Permit Stage 1 are as follows:

- 1. The Preliminary Development Plan is consistent with the General Plan, applicable Specific Plan, and adopted City design guidelines; and***
- 2. The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

The findings for a Major Project Permit Stage 2 are as follows:

- 1. The Architecture and Landscaping is consistent with the General Plan, applicable Specific Plan, and adopted City design guidelines; and Phase 1 approval; and***
- 2. The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

These findings are essentially the same, with the MPP 1 findings referring to the preliminary development plan, and the MPP 2 findings referring to the architecture and landscaping, as well as consistency with the Stage 1 project. Therefore, for the purposes of this evaluation, the modifications to both stages are examined together.

The adopted MPP included 124,188 square feet of approved commercial building space, along with 404 parking spaces and the associated lighting and landscaping. The proposed project would reduce the amount of commercial building space to 62,000 square feet, which includes the three constructed buildings plus the unbuilt Office A, which is planned for 5,500 square feet (see Figure 3). The project would also slightly reconfigure the existing parking lot, and add a new parking area adjacent to Diamond Creek Place. The remainder of the site would be developed with a 57-unit single-family housing development, landscaping, and roadways. The subdivision map, site development plan, grading plan, utility plan, and landscape plan are included as Exhibit D–H respectively.

Access and Circulation

NRSP PCL DC-30 and DC-33–Diamond Creek Residential, 1550 Parkside Way; PL18-0106
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the project will provide 247 parking spaces for the commercial and office uses (see Attachment 3, Commercial Parking Analysis). Therefore, the project will provide a net surplus of parking.

Utilities and Infrastructure

There are existing water, sewer, and electrical facilities within the commercial development and the surrounding streets, which will need to be extended into the proposed subdivision. Some of the existing utility improvements on the site were designed to facilitate continued commercial development of the property, and therefore must be modified or abandoned—such as sewer line stubs and electrical junction boxes. None of these alterations are significant, and the proposed plans have been reviewed by Roseville Electric and Environmental Utilities, and have been found to conform to the City's design standards. In addition, a water demand memorandum (see Attachment 4) was prepared to verify that the proposed project water use would be equal or less than the approved project water use. The applicant has included the use of recycled water for landscaping irrigation, which results in an approximate 3-acre-foot reduction in annual water demand when compared to the approved commercial project.

The equipment yard is proposed to remain, though new fencing and landscaping will be added. Most of this yard is used for passive storage, but there is a small geothermal pumping station on the eastern boundary of the yard. This makes a small amount of noise, similar in nature and volume to a washing machine. Two homes are proposed on either side of the facility (Lot 55 and 56). The home on Lot 55 will have a 5-foot setback from the fence (typical residential side yard width) and a 37-foot setback from the geothermal pump. The home on Lot 56 will have a 37-foot setback from the fence and a 40-foot setback from the geothermal pump. Both homes have been designed so that the most passive side of the home faces the equipment yard (see Figure 4). On the first floor, the wall closest to the yard includes the entryway, stairs to the second floor, and garage. On the second floor it includes the stairs, but also includes the master bedroom. There are two general design concerns for the homes adjacent to the equipment yard: noise and views.

Figure 4: Plan 3 Floorplan



This issue of noise is discussed within the Addendum, and concludes that noise from small geothermal pumping stations is generally in the range of 40 to 60 dB, and the exterior-to-interior noise reduction of standard home construction is approximately 25 dB. Therefore, noise will be less than 40 dB inside the home, even at maximum, which is well within the City's noise standards. However, this is based on existing conditions, and the equipment yard will remain in the portion of the site with a community commercial land use designation. Therefore, a condition of approval has been included which requires a Major Project Permit Modification for any expansion of use or addition of mechanical or electrical equipment within the yard, so that compatibility with the surrounding neighborhood can be examined.

Lighting and Landscaping

The existing landscaping and lighting in the commercial project area will be retained, though lighting standards and landscaping will be moved or replaced on the western side of the project, where the parking lot will be reconfigured. The landscape plan is included as Exhibit H. The new parking area will use a plant palette which matches the existing center. The landscaping for each lot will consist of layered plantings, with low fescue closest to the walkways to create consistency, followed by a mix of flowering plants/shrubs and bunch grasses, to provide texture and color. Each lot will also include a tree both in the front and the rear of the home. The project also includes a landscape lot (Lot C) which will include a small water quality treatment area as well as a mix of flowering plants and two trees.

The project also includes a landscape buffer along the interface between the residential and commercial areas. The boundary of the commercial area will include a 20-foot landscape buffer and a 3- to 5-foot grade change, with the residential elevated above the parking area. The landscaping includes star jasmine at the foot of the slope, for stability, and large shrubs for screening. Shrubs include species such as toyon and 'winter red' conebush, which can grow 4 to 8 feet high and nearly as wide. The species are evergreen, but also provide seasonal interest in the form of bright red berries and red foliage. A combination of the grade difference and the screening plants will prevent car headlights and other nuisance effects from impacting the proposed homes.

Landscape buffering is also provided for the existing enclosure around the equipment yard. The existing fencing around this facility is wood in degraded condition, so it will be replaced with a new 6-foot wooden fence with overlapping boards and a trim cap. The fence will be surrounded by laurel on the northern, southern, and eastern sides; laurel is a columnar evergreen tree which provides good screening. The western side is closer to a home, and so avoids tall trees which might block air and light. Instead, the plan relies on evergreen shrubs and roses.

Architecture and Residential Design

The homes along Parkside Way and McCloud Way will face the roadways, and will have paved walkways extending from the front door to the sidewalk along the street. Most of the remaining homes have been designed to face one another across paseos. The proposed elevations for these 57 lots are the same design as the existing homes across Parkside Way from the site. The only exception is that one of the two-story plans used in the existing subdivision (Plan 2) will not be used in the proposed subdivision. The plans have three styles (cottage, manor, and French eclectic) and nine color schemes. The elevations are included as Exhibit I, and the development standards are included as Exhibit J. The proposed elevations conform to the Community Design Guidelines, as they provide a mix of colors and materials, include wall plane and roofline variation, and generally provide for an engaging and activated streetscape. An image of the existing subdivision across the street is included below, to illustrate.

Figure 5: Streetscape



CONCLUSION

The project has been designed in a manner consistent with the General Plan, Specific Plan, and Community Design Guidelines, providing both appropriate vehicle access and circulation, and good pedestrian connectivity; a varied, interesting, and high-quality landscaping proposal; building designs which use a variety of materials, colors, and building forms; lighting that is energy efficient and is shielded to avoid light trespass; and infrastructure adequate to serve the proposed use. The site is appropriately designed, and will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.

EVALUATION: SUBDIVISION MAP

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

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

Most of the analysis for the subdivision is already provided within the context of the Major Project Permit evaluation, which examines the access, circulation, infrastructure, and overall design of the subdivision. The subdivision map is included as Exhibit D. The proposed lot sizes, depths, and widths conform to the

proposed development standards for the project, and the design of the proposed improvements have been reviewed by all City divisions and departments and have been found to conform to City standards. The applicant has included a lotting plan and home design which shows the lots can be used and built upon. Approval of the project will not result in significant increases in demands on sewage services; there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

EVALUATION: TREE PERMIT

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for more than 20% encroachment into the dripline of a native oak tree. The proposed project will result in the removal of one protected oak tree. The required findings to approve a Tree Permit are listed below.

- 1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.***
- 2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.***

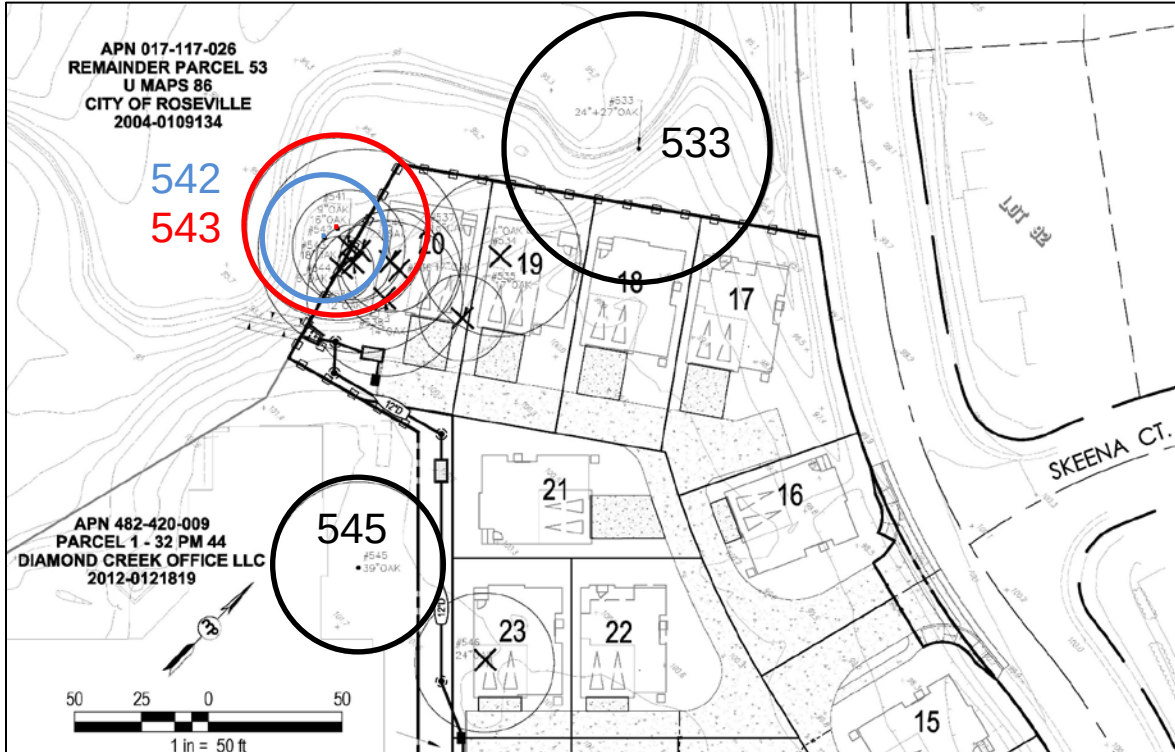
An arborist report was prepared by Tree Care Incorporated, dated November 16, 2017. The arborist report documented the presence of fourteen native oak trees on the project site, all of which are located in the northeastern portion of the project area (see Figure 6). Most of these trees will require removal in order to develop the project site because they conflict with proposed improvements. The majority of the trees are clustered together near Lot 20, where the site is steeply sloped. In order to create a level building area, fill will need to be added to this area, and retaining walls will be constructed. This makes preservation of the oak trees on the lot infeasible. In total, the project will require the removal of ten trees totaling 166 inches in order to develop the project. There are also several off-site trees proposed for retention, but which will experience dripline encroachment. The dripline encroachment for two of these trees (#533 and #545) will be relatively minor, involving an estimated 25% and 10%, respectively. Standard tree protection measures included in the Tree Permit will ensure these trees are retained through construction. However, there are two trees which could be significantly impacted by construction.

Trees #542, and #543 are located just off-site, on City property, but overhang the construction area (see Figure 6). The trunks of these trees are within 5–10 feet of the proposed retaining wall, which will involve both deep excavation for the wall footings, and then four feet of fill for the building pad. Trees #542 and #543 will experience 20% and 35% encroachment, respectively. These trees are more likely to survive due to the lower levels of dripline encroachment, but the construction will be close to the trunks and very intense. The arborist prepared a letter report assessing the survival likelihood of these trees, and steps which could be taken to better preserve them (see Exhibit K). The arborist concluded that Tree #543 was not in good health, and was unlikely to survive impacts. For this reason, the Tree Permit assumes removal of this tree, which increases the total impacts to eleven trees and a total of 184 inches. Tree #542 is in fair condition, and is therefore more likely to survive if proper protective steps are taken. This tree is listed for “conditional removal” in the tree permit, because while the applicant will attempt to preserve the tree, preservation may not be possible. Therefore, the permit will allow the tree to be removed if the arborist monitoring construction determines removal is necessary. If this tree is removed, the total will be 12 trees removed and a total of 200 total inches requiring mitigation through a combination of onsite planting and the payment of in-lieu fees.

Trees #541, #542, and #543 are on City property, within William “Bill” Hughes Park, so the City Parks, Recreation, and Libraries Department was contacted. Staff confirmed the loss of these trees would not conflict with park use or programming, and could be authorized. The Tree Permit contains all of the

standard conditions of approval, which includes a requirement to follow all of the recommendations of the Arborist Report and subsequent letter report. The removal of these trees will not be detrimental to the public health, safety, or welfare, and measures have been incorporated to mitigate impacts.

Figure 6: Tree Exhibit



PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. The project was brought before the Blue Oaks Neighborhood Association on August 28, 2018, with an estimated 50 people in attendance. Attendees had questions about the project, but no opposition was expressed, and some individuals expressed support. A public notice of the Planning Commission hearing was published on August 31, 2018, and was distributed to all property owners within 300 feet of the project site. In response to the notice, staff received a phone call from a resident on McCloud Way who is opposed to the project. The commenter stated that the approved commercial project provided an open space buffer that the proposed project lacks, indicated he was concerned about traffic being added to McCloud Way, and was concerned about the density and number of proposed homes.

ENVIRONMENTAL DETERMINATION

An Addendum to the Environmental Impact Report (EIR) adopted for the North Roseville Specific Plan (certified August 6, 1997) and the Diamond Creek Commercial Mitigated Negative Declaration (adopted July 11, 2002) has been prepared for the project pursuant to City of Roseville CEQA Implementing Procedures and California Environmental Quality Act (CEQA) Guidelines Section 15164 (see Exhibit L). The Addendum finds that actions under the proposed project will not result in any new significant environmental effects or result in the substantial increase of any previously identified significant impacts

in the previous environmental documents, and substantial changes to the previous environmental documents are not required.

RECOMMENDATION

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

- A. Consider the Addendum to the North Roseville Specific Plan and Diamond Creek Commercial Mitigated Negative Declaration;
- B. Recommend the City Council approve the **GENERAL PLAN AMENDMENT – 1550 PARKSIDE WAY – NRSP PCL DC-30 AND DC-33–DIAMOND CREEK RESIDENTIAL – PL18-0106**.
- C. Recommend the City Council approve the **SPECIFIC PLAN AMENDMENT – 1550 PARKSIDE WAY – NRSP PCL DC-30 AND DC-33–DIAMOND CREEK RESIDENTIAL – PL18-0106**.
- D. Recommend the City Council approve the **REZONE – 1550 PARKSIDE WAY – NRSP PCL DC-30 AND DC-33–DIAMOND CREEK RESIDENTIAL – PL18-0106**.
- E. Adopt the findings of fact as stated in the staff report and approve the **MODIFICATION OF A MAJOR PROJECT PERMIT STAGE 1 AND 2 – 1550 PARKSIDE WAY – NRSP PCL DC-30 AND DC-33–DIAMOND CREEK RESIDENTIAL – PL18-0106** subject to four (4) conditions of approval.
- F. Adopt the findings of fact as stated in the staff report and approve the **TENTATIVE SUBDIVISION MAP – 1550 PARKSIDE WAY – NRSP PCL DC-30 AND DC-33–DIAMOND CREEK RESIDENTIAL – PL18-0106** subject to seventy-four (74) conditions of approval.
- G. Adopt the findings of fact as stated in the staff report and approve the **TREE PERMIT – 1550 PARKSIDE WAY – NRSP PCL DC-30 AND DC-33–DIAMOND CREEK RESIDENTIAL – PL18-0106** subject to twenty-one (21) conditions of approval.

CONDITIONS OF APPROVAL FOR THE MAJOR PROJECT PERMIT

1. This permit shall expire on the same date as the Tentative Map for Diamond Creek Residential (DC-33). Effectuation of this permit shall occur with the first residential Building Permit. Except as modified below, the conditions of approval for 2005PL-161 remain applicable to the project. (Planning)
2. Modifications to the Major Project Permit are approved as shown in Exhibits D–J, and as conditioned or modified below. (Planning)
3. Homes shall use a smooth texture stucco finish and provide enhanced side and rear elevations, consistent with the approval and construction of PCL DC-31C (File 2013PL-017). (Planning)
4. A modification to the Major Project Permit shall be required for any proposed expansion of the use of the equipment yard (Lot B). For the purposes of this condition, expansion of use is defined as expanding/intensifying the existing geothermal pumps or installing any new mechanical or electrical equipment. The purpose of this condition is to ensure the use within the yard remains compatible with the surrounding residential use. (Planning)

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP

1. The Tentative Subdivision Map shall not be deemed approved until the actions on the Rezoning, Specific Plan Amendment, and General Plan Amendment are approved and become effective. (Planning)

2. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
3. 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)
4. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Development Services – Engineering Division. (Engineering)
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, Finance)
6. The project shall comply with all required environmental mitigation identified in the North Roseville Specific Plan Environmental Impact Report (NRSP EIR), the Diamond Creek Commercial Mitigated Negative Declaration, and the Addendums thereto, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
7. Prior to the approval of each final small residential lot subdivision map containing lots for affordable purchase, the developer shall enter into City's current Affordable Purchase Housing Agreement (or other applicable City-approved form) for such residential purchase units affordable to middle-income households. (Housing)
8. The rezone of the property and addition of units to this specific plan triggers the requirement for six (6) affordable homes reserved for middle income buyers. (Housing)
9. This project shall be addressed 1550 Parkside Way. 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)
10. Prior to the approval of each final small residential lot subdivision map containing lots for affordable purchase, the developer shall enter into City's current Affordable Purchase Housing Agreement (or other applicable City-approved form) for such residential purchase units affordable to middle-income households. (Housing)

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

11. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. Landscape corridors shall also successfully complete the required establishment period. The landscape plan for areas to be maintained by the City shall comply with the Parks Construction Standards, latest edition, Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
12. The applicant shall submit a street name application with proposed street names. The application can be found [HERE](#). After city review, the applicant will receive the application identifying approved or rejected street names. If enough street names are approved, the applicant shall submit a map with the

approved street names to receive a stamp and to be used as the approved street name exhibit. This shall be included in the submittal for improvement plans. (Business Services)

13. Grading around the native oak trees shall be as shown on the tentative map or as approved in these conditions. (Planning)
14. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b) Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d) Access to the floodplain as required by Engineering and the Streets Department.
 - e) Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
15. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Engineering Division prior to approval of any plans. (Engineering)
16. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
17. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
18. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
19. 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)*
20. 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)
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." (Engineering)*
22. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage course. (Engineering)
23. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
24. The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. All drainage facilities on site shall be privately owned and maintained (by the Home Owners Association). The City has no responsibility in the maintenance of the drainage facilities and will not assume any responsibilities for maintenance in the future. (Engineering)
25. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
26. 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)
27. The site shall be accessed through standard 30-foot wide A-7 driveways located on Parkside Way across Lavande Drive and on McCloud Way across from Skeena Court. The existing driveway on Parkside Way shall be removed and replaced with standard curb, gutter, and sidewalk. (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. Improvement plans shall show the park boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the park, the oak trees and other sensitive habitats present and minimization of disturbance to the park. During grading and construction the park area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the park from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the park, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, 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 park. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, 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 park. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services, Planning)
32. **Prior to the approval of the Improvement Plans**, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
33. 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)
34. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - c) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.
 - d) All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)

35. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
36. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
- a) There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b) For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
 - c) The control valves and the water meter shall be physically unobstructed.
 - d) The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)
37. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)
38. There shall be designated pick up areas for trash bins on the main private street; no pick up will occur within dead-end street stubs. The developer shall include signage to restrict parking in the designated pick up areas. (Environmental Utilities)
39. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500 feet on center. Fire hydrants shall not be located at the end of any residential court. The preferred location shall be street corners and entry points to a subdivision. (Fire)
40. Minimum fire flow is 1,500 gallons per minute with 20 pounds of residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
41. All alley loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (Fire)
42. Testing of all fire systems shall be performed prior to any model home complex or sales office opening for business. (Fire)
43. Framing construction and framing of combustible construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
44. If this project will be phased, a phasing plan shall be approved which meets the Fire Department requirements for access and circulation for each phase. Access roads shall comply with the California Fire Code, 2016 with the City of Roseville's Amendments. A separate phasing plan shall be reviewed and approved by the Fire Department. (Fire)
45. There shall be no vertical obstructions for the designated fire lanes between Lots 48 and 49. (Fire)

46. The pavement surface between Lots 48 and 49 shall have a live load weight capacity of 68,000 pounds. (Fire)
47. 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)
48. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the “City of Roseville Specifications for Residential Trenching”. (Electric)
49. 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)
50. All landscaping in areas containing electrical service equipment shall conform to the “Electric Department Landscape Design Requirements” as outlined in Section 7.00 of the Electric Department’s “Specifications for Residential Trenching.” (Electric)
51. 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)
52. 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/PARCEL MAP

53. Water and sewer easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions. (Environmental Utilities, Engineering)
54. Easement widths shall comply with the City’s Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
55. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
56. 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)
57. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items: (Attorney, Planning)
 - a) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
 - b) A clause excluding any property owned by the City from the terms of the CC&Rs.
 - c) Residents in courts or other dead-end areas shall be required to bring their trash bins to a designated trash pickup area on the main street, because refuse trucks are not able to turn around in dead end streets. Designated pick-up areas shall be established to Environmental Utilities satisfaction, and shall be memorialized in the CC&Rs. (Environmental Utilities)

- d) A clause noting that the two required vehicle parking spaces within the garage must be kept clear and maintained for parking at all times. Storage of items which causes an inability to park within the required spaces is prohibited.
- e) There shall be clear language regarding maintenance and common easements agreement for servicing all fire protection systems and gates used by the first responders. A service company shall be obtained to maintain all on-site fire protection systems including all common interior adjoining fire sprinkler-piping penetrations and private fire hydrants. An agreement between owners and tenants shall be made to allow permission to enter the premises to inspect all apparatuses associated with fire protection. Draft documents shall be provided to the Fire Department for review. (Fire)

58. 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)

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

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

61. The subject property shall be annexed into CFD 4 (Public Services) and CFD 3 (Municipal Services) prior to approval of the Final/Parcel Map. This property is being added into this district in order to cover the added costs to the city for maintenance and services. It is the applicant's responsibility to prepare the appropriate documentation for the annexation of this property into the CFDs. In order to allow the CFDs to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)

62. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)

63. 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)

64. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys." Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)

65. 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)

66. 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)

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

OTHER CONDITIONS OF APPROVAL

68. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)
69. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
70. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
71. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
72. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
73. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
74. All plant material shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)

CONDITIONS OF APPROVAL FOR THE TREE PERMIT

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE		
1. The approval of this Tree Permit shall expire on the same date as the Tentative Map for Diamond Creek Residential (DC-33).		
2. All recommendations contained in the Arborist Report(s) and Letter Report (Exhibit K) are incorporated by reference into these conditions, except as modified herein. (Planning)		

3. Trees #534–541, #543, #544, and #546 (as listed in Exhibit K) are approved for removal with this tree permit, and tree #542 is approved for conditional removal. The tree for conditional removal can be removed if in the opinion of the arborist, as documented in a letter report to Planning, the tree cannot be retained or is unlikely to survive due to the improvements needed for the nearby retaining wall and footings. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)		
4. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 184 inches and conditionally up to 200 inches. Mitigation must be provided prior to tree removal unless otherwise approved in a tree replacement plan or in these conditions. (Planning)		
5. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. Encroachment into the protected zone of Tree(s) #533, #542, and #545 as shown in Exhibit K and described in the staff report is permitted. (Planning)		
6. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)		
7. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)		
8. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)		
9. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak trees. Where encroachment is permitted pursuant to Condition 5, above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)		
10. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)		

11. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)		
12. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)		
13. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)		
DURING CONSTRUCTION		
14. The following information must be located on-site during construction activities: Arborist Report, approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)		
15. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)		
16. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)		
17. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)		
18. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)		
19. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)		
PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT		
20. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)		
21. A copy of this completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning Division. (Planning)		

NOTE: The attachments and exhibits are not included as part of CC Exhibit 6, the Planning Commission staff report, because they are already included as attachments and exhibits to the City Council Communication.

Attachments

1. Non-Residential Conversion Policy
2. Fiscal Study
3. Parking Supply Analysis
4. Water Demand Memorandum
5. Table of Applicable Mitigation

Exhibits

- A. General Plan Amendment Land Use Figure and Change Pages
- B. Land Use and Rezone Amendments
- C. NRSP Change Pages
- D. Subdivision Map
- E. Site Development Plan
- F. Grading Plan
- G. Utility Plan
- H. Landscape Plan
- I. Elevations
- J. Development Standards
- K. Arborist Report and Letter Report
- L. Addendum

<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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MEMORANDUM

To: Planning Commission

From: Lauren Hocker, Associate Planner

Date: September 13, 2018

Re: Diamond Creek Residential (PL18-0106)

The purpose of this memorandum is to update the Planning Commission on the above-referenced project, which is Item 6.2 of today's September 13, 2018 Planning Commission hearing. This memorandum addresses the City's Non-Residential Conversion Policy, correspondence received since publication of the staff report, and changes and conditions staff are recommending in response to neighborhood concerns.

Non-Residential Conversion

The City's Non-Residential Conversion policy is discussed beginning on page three of the staff report. In order to convert non-residential property, City policy requires a project to provide a "specific public benefit, which may be in the form of a fee." The staff report states that the applicant and staff were in the process of determining the appropriate public benefit, and that a final proposal would be provided by the time of the hearing. In exploring the required public benefit and the conversion of non-residential land, staff sought to achieve the following:

- Consistency with prior decisions regarding public benefit fees
- Ensuring the project would not have a negative impact to the City's General Fund, on an ongoing basis

Staff researched the prior project approvals in the immediate area (Parcels DC-30, -31, and -33) to evaluate the precedent for this area. In 2002, the parcels in question were designated Community Commercial (CC) with an anticipated 351,298 square feet of commercial building area. In 2007, land use amendments were approved to change DC-31 from CC to Medium Density Residential (MDR) and High Density Residential (HDR), with 131 and 352 units, respectively. The Development Agreement for the area was amended to require a public benefit fee in the amount of \$1,530 per single-family unit (Low Density Residential and MDR) and \$1,010 per multi-family unit (HDR).

In 2014, a further amendment reduced the number of approved units by 271 units— from 352 attached HDR units to 81 detached HDR units. The current project before the Commission would convert a 4.4-acre commercial area to 57 HDR units. Therefore, the total number of HDR units (138) is still well below the 352 HDR units approved for these parcels within Diamond Creek in 2007. In recent projects, where a land use change has resulted in the introduction of new (unanticipated) units to a Specific Plan, the negotiated public benefit fee has been \$5,000 per unit. Since the current project is not introducing new units to the Specific Plan area staff feels it is appropriate to continue using the public benefit fee associated with the 2007 project of \$1,010 per HDR unit. The applicant has agreed to this public benefit fee.

Neighborhood Concerns

Attached to this memorandum are all comments received as of memorandum publication. Neighborhood concerns have covered multiple topics, but the most common concerns include: project noticing, density, traffic, and parking. As indicated in the staff report, the project was brought to the Blue Oaks Neighborhood Association, but most of the commenters indicate they either did not know about or were unable to attend the neighborhood meeting, so have either heard about the project from the hearing notice or by word-of-mouth. Over the last week, staff has been discussing the project with neighbors via e-mail and on the phone, to get a clear understanding of the nature of the concerns, and whether there are any modifications which could be made to address them. The applicant has also spoken with neighbors, and has met some individuals on the

site to walk the property and discuss concerns. In response, staff and the applicant have developed a proposed plan modification. The modification includes the following:

- Widening McCloud Way by four feet to accommodate parallel parking on the western side of the street (protected by landscape pop-outs), so that that parking does not impact the existing paved travel lanes of the street.
- Designating the area from the Parkside Way roundabout to Lot 9 as a no parking zone, on both sides of the street.

Staff has developed a condition of approval to ensure these design changes are implemented (see next section).

Conditions of Approval

Staff is recommending the following changes to the Conditions of Approval:

- Conditions 7 and Condition 10 are duplicates. Staff recommends striking Condition 10.
- Add a new Condition 10 reading as follows: McCloud Way, adjacent to lots 10 through 15, shall be widened by 4 ft. to the City's standard detail design for a primary residential roadway. Landscape "pop-outs" may be designed within the widened area to accommodate additional landscaping, as approved by engineering. In addition, McCloud Way from Parkside Way to Lot 9 shall not allow parking on either side of the street. (Engineering)
- It has been suggested that in addition to the Major Project Permit (MPP) Condition 4 prohibiting expansion of use within the equipment yard unless a Modification of the MPP is approved, there should be a condition requiring a deed notice for the adjacent lots. Therefore, staff recommends new Condition 11 reading as follows: To ensure purchasers of Lot 55 and 56 are made aware of their proximity to the equipment yard, and the potential for nuisance noise and the nature of activities in the yard, purchasers shall be provided with a deed disclosure or similar notice approved by the City Attorney, prior to completion of the purchase agreement.

Striking Condition 10 and adding two new conditions will change the total number of conditions. Therefore, if action is taken to approve the project, it would be as follows:

Adopt the findings of fact as stated in the staff report and approve the **Tentative Subdivision Map – 1550 Parkside Way – NRSP PCL DC-30 and DC-33 - Diamond Creek Residential – PL18-0106** subject to seventy-five (75) conditions of approval.

Please contact me at lhocker@roseville.ca.us or at 916-774-5272 if you have any concerns.

Hocker, Lauren

From: Jennifer Ackerson <jackerson1@hotmail.com>
Sent: Wednesday, September 12, 2018 3:49 PM
To: Hocker, Lauren
Subject: High Density Housing Proposal - Meeting on Sept. 13th

Hello Ms. Hocker,

I was told there was a Planning Commission meeting tomorrow evening regarding rezoning land near Parkside Way and McCloud Way. I believe this to be the vacant area that is near La Provence restaurant. Unfortunately I won't be able to attend the meeting but wanted to share with you some thoughts I had regarding the rezoning of the area.

My understanding is that the area was originally to have mixed use/office space built there. It is now being considered for another high density housing project. I love the high density housing projects that have already been built adjacent to that space. There are three of them - two Lennar developments and Molly's Walk, a BlackPine community. In fact, I loved them so much, I actually purchased one. I am currently a home owner in Molly's Walk. However, while I adore my little community and my neighbors in the Lennar developments, I am not blind to some of the problems we are already experiencing due to the high number of homes that have been built in a relatively small amount of land.

In order to keep this relatively short, I will get right to my two major concerns: parking and traffic. Already the streets in the current high density neighborhoods are lined with vehicles. There simply is not enough parking for all who currently live in the area. While the homes do have garages - and I know first hand that many residences in Molly's Walk use them to park vehicles - many residents either do not fully utilize their garages to park their vehicles or they have more than two cars and therefore still need street parking. It is somewhat unsightly to see the streets always lined with cars. Additionally, there is no parking left if guests happen to visit. There is just no more room.

Traffic wise, there is already a ton of vehicles utilizing Diamond Creek Blvd and Parkside Way in order to access the communities as these are the only two roads in or out of the area. The roundabouts do help slow people down and assist with the flow of traffic, however many of the current residences access their community using Diamond Creek Blvd. Diamond Creek is right across from Cooley Middle School and many parents who drive their children to the school park along side of Diamond Creek Blvd before/after school to pick up their children. This creates a lot of traffic congestion and also a large amount of children who have to cross Blue Oaks to walk down Diamond Creek to get to their parents vehicles. We also have the Eskaton Village entrance right in the middle of Diamond Creek Blvd so this adds to the problem of drivers coming and going, including frequent visits by Fire/Ambulances responding to the community. Diamond Creek Blvd is a very short road so please try to imagine the chaos during these times.

My concern is that adding another 57 homes is going to greatly impact these problems. Each house is likely to have 2 or more vehicles per household. If there are already parking issues and traffic congestion in this area, I fear what the additional 100+ vehicles are going to bring to the neighborhood. I hope these issues can be addressed at the meeting and consideration be given before the Planning Committee decides to rezone this area for new high density housing.

Thank you,
Jennifer Ackerson
(916) 390-9427

Hocker, Lauren

From: Laura Brun <lwbrun@gmail.com>
Sent: Thursday, September 6, 2018 5:22 PM
To: Hocker, Lauren
Subject: Parkside way proposed housing

Hello- I live at 217 Skeena ct and have lived here since the homes were built in 2002. I, along with many others, are very concerned with the location of the entry point for the homes for this new development. Rumors have been that it will be on McCloud, if so, I hope you all will consider the following information.

Everyone who I know calls McCloud a 1-way street. It is so narrow that with the cars parked on either side, as they always are, drivers must treat it like a 1-way bridge. Someone pulls over while the other car goes through. It's something that several of us were going to go to the city about with photos and videos...and then we found out about the potential for another 120 plus cars (57 units with 2 cars/ house) driving this already congested neighborhood street! Parking on the street from more homes will only make that road more congested and hard to navigate, as the existing high density homes did not provide enough parking and our tract often serves as overflow.

Is it possible to consider an entry point near the businesses? Or halfway between the two roundabouts? We love living here and bought this into this particular subdivision with the understanding that someday the land would be developed, but we thought Des Jardins would have all of our mutual interests in sight, as he works and lives nearby. I am a bit stressed and anxious that our once peaceful neighborhood just became a major thoroughfare.

I invite you all to come drive on McCloud in the morning or night, especially adjacent to the open field. Please come see what is so obvious to all of us.
Pictures and videos to follow.

Thank you for your consideration,
Laura Brun
916-677-9601

Sent from my iPhone

Hocker, Lauren

From: Laura Brun <lwbrun@gmail.com>
Sent: Friday, September 7, 2018 6:14 PM
To: Hocker, Lauren
Subject: Re: Parkside way proposed housing
Attachments: Video.MOV

Thanks for the plan. I just got a notice in the mail this week regarding the meeting and I will be there for sure. I certainly would have brought this up sooner had I known.

I am trying to understand the lines on the plan especially as they pertain to the homes on McCloud. It appears they have fronts that open to McCloud? Is that a sidewalk or fence? Will they be parking on McCloud? I am very concerned about the safety of driving this road as there is so little clearance on this awkwardly narrow road if cars are parked on either side.

We have recently seen a small sample of this when some new neighbors moved in to the houses on McCloud and the constant negotiating that occurs when driving this road. Please see attached video and image which demonstrates this.



Sent from my iPhone

Hocker, Lauren

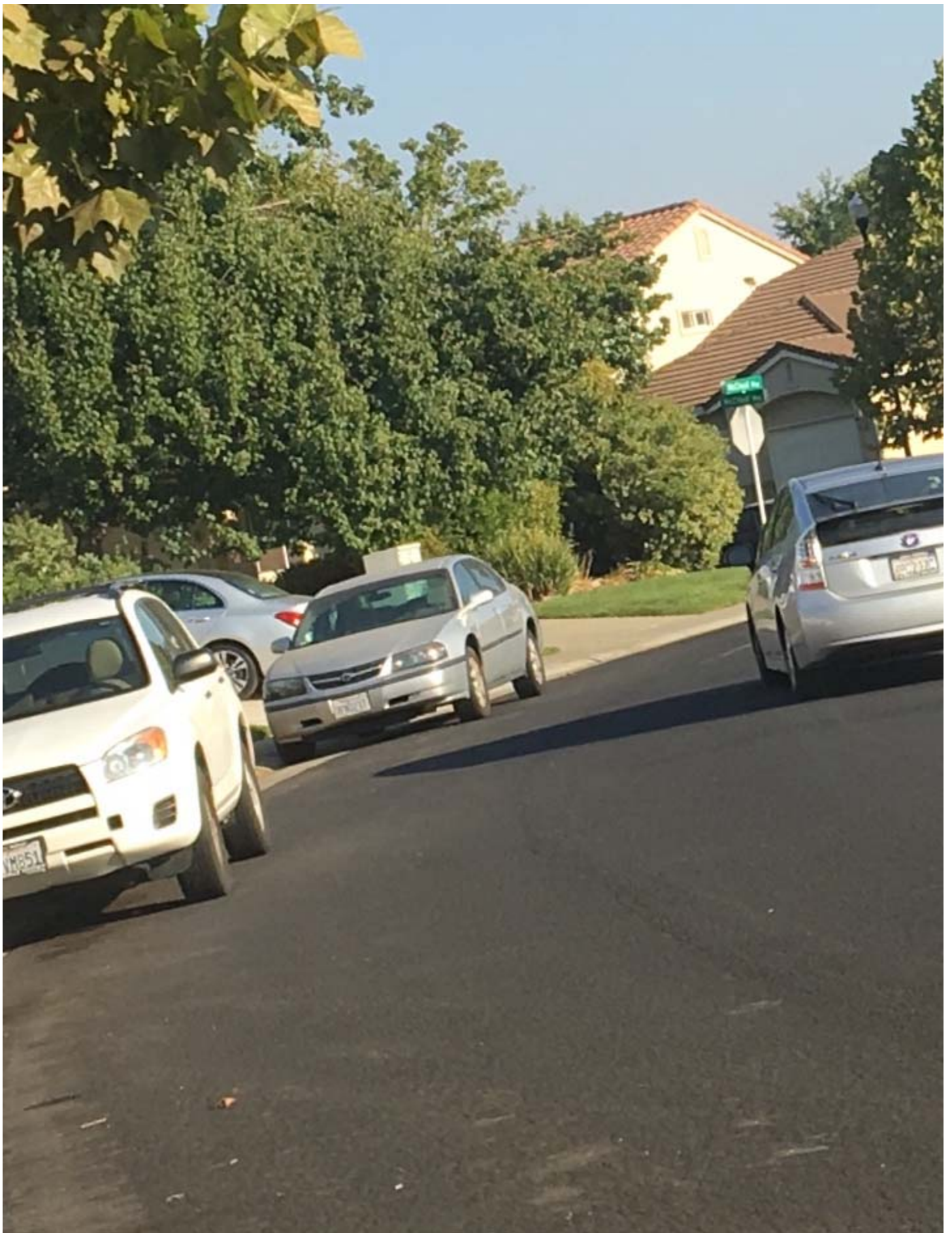
From: Laura Brun <lwbrun@gmail.com>
Sent: Monday, September 10, 2018 7:59 PM
To: Hocker, Lauren
Subject: Re: Questions

Hello Lauren- thank you again for getting back to me quickly and answering all my questions. Please share these images with the commission and make them available should I get the opportunity to speak on Thurs. I would very much appreciate you expressing to the planning commission the following:

My claim: I am concerned about the safety of driving on this curved portion of McCloud between the round-about and Skeena Ct. The existing homeowners and new home owners will park in front of their homes, as they have a total right to do, creating a very narrow passage. The curved nature of the street adds an additional navigational challenge.

Evidence 1: The width of McCloud is approx **32.5 feet wide.** We attempted measure the width of McCloud (while dodging all the cars coming in for soccer down at the park) from gutter to gutter. With a car parked on either side of the road passage is difficult.

Exhibit A, B, and C: Please include these 3 images which show how people drive right in the middle of the parked cars (A and B)... only 1 can fit at a time unless you go very slowly and plan your attack, as seen in







Evidence 2:

By comparison, the high density homes adjacent to the proposed site has Lavande street which measures about **37 feet in width**. This street has a similar function as a feeder street for the homes, but **is nearly 5 feet wider than McCloud !** It should be noted that McCloud has additional traffic because it is used to access Bill Hughes Park North for soccer practices and games. And Lavande is still a tight passage despite the extra 5 feet.

Please include these images that show Lavande. Exhibit D and



E



Stephen DesJardins will tell us that with a 2 car garage people won't park on the street much, as it's not in the nature of that demographic. I again would like to counter with the image above that shows all the folks on Lavande who utilize street parking despite having 2 car garages. They have every right to park on the street, but my contention is that McCloud, without adequate space on a roughly 32.5 wide street, is not safe for any of us to safely enjoy our beautiful homes in Diamond Creek.

I want to be on the record for bringing this up and I want it documented that I think this should be examined from a safety perspective. The commercial option without McCloud access will have my vote.

A concerned,
Laura Brun

Sent from my iPhone

Hocker, Lauren

From: Laura Brun <lwbrun@gmail.com>
Sent: Tuesday, September 11, 2018 7:39 AM
To: Hocker, Lauren
Subject: And...

And yet another reason why the homes with access on McCloud should not be built is that people parking on that side of the street will use our court as a turn around point. We already have started to see this with the cars that park facing the roundabout. We had an individual hit a car in our court while flipping around this summer and several other close calls. Sorry, I will not include a photo of this but I can track it down if you'd like.

We bought into the vision of commercial 16 years ago and the zoning that is currently approved. 57 high density homes greatly changes the nature and feel of our neighborhood negatively. I refuse to drink the cool aid.
Laura Brun

Sent from my iPhone

Hocker, Lauren

From: Laura Brun <lwbrun@gmail.com>
Sent: Wednesday, September 12, 2018 3:43 PM
To: Hocker, Lauren
Subject: More comments that I would like added to the report:

In order to modify the major project permits, the following finding must be made:

- a. "the design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare."

The added number of people populating a small area will be materially detrimental to the public welfare and create a burden causing us to compete for limited resources in our area. A walk-able commercial property with access only along Parkside is far more beneficial to our neighborhoods in the Diamond Creek area than 57 more homes. There is value added rather than value removed.

The current commercial specific plan did not have vehicle access from McCloud Way which is a big change in the circulation

- In the addendum to the EIR, the City Engineer determined that there was not a need for additional traffic analysis. However, because the proposed layout has changed and there is now a driveway on McCloud Way, a minor residential street, the traffic and circulation has changed and a new traffic analysis is warranted.

The proposed layout is materially detrimental to the public welfare because it creates a burden on existing residents and is a safety issue with a narrow McCloud Way and additional cars parked along the narrow road.

Additionally, the road curves and creates a line of sight issue with pedestrians crossing and no visibility.

For the circulation and parking, the City is saying that there will be a net surplus of parking, which is the case overall, but I would point out:

- the parking is located on the western side of the proposed residential development and the angled parking is located to the south along Parkside Way.
- There are no additional parking facilities proposed along McCloud Way which will create a burden to the existing neighborhood.
- 2 parking spaces per dwelling, while it meets the minimum requirement, is not sufficient for today's needs. Most people do not use their garages for parking vehicles, instead as storage. Some but not all of the proposed homes have driveways - and because the proposed roads are actually private alleys, there is no additional parking provided within the subdivision.

-

Hocker, Lauren

From: Annette Cerreta <annetteitaly@gmail.com>
Sent: Wednesday, September 12, 2018 6:59 PM
To: Hocker, Lauren
Subject: Strongly oppose addition of 57 homes at Parkside Way and McCloud

I have no idea how you could squeeze 57 homes into that space without taking out or ruining the park space. They also have a tiny road with no parking already!! That's crazy.!!

From: Angela DiGrande [mailto:acapidi1@hotmail.com]

Sent: Thursday, September 13, 2018 7:38 AM

To: Planning External <PlanningDivision@roseville.ca.us>; MCC8753@SBCGLOBAL.NET; Elias and Judy Gonzalez <ourdaffodil@yahoo.com>

Subject: Proposed High Density Housing near La Provence

To Whom It May Concern:

We just have learned of the proposed plans to put high density housing in the area adjacent to La Provence. This area and its round-about is already saturated with traffic and a higher-density housing development by Lennar Homes.

We moved to this area for its open spaces and quality of life. This proposed project, along with the current building across from Safeway on Woodcreek Oaks Blvd. changes this beautiful area forever, adding nothing to the quality of life for its residents.

We hereby oppose, in the strongest possible way, this building proposal.

Respectfully Submitted

Angela & Frank DiGrande
Residents of Bent Tree
417 Berkwood Ct.
Roseville, CA 95747

Hocker, Lauren

From: Suz Eckes <suz@doseckes.com>
Sent: Wednesday, September 12, 2018 4:01 PM
To: Hocker, Lauren
Subject: High Density

Thank you for taking my call this afternoon. Regarding the proposed rezoning of the Diamond Creek Partner's property, bordered by Parkside and McCloud:

While we need to provide housing options in Roseville, our little neighborhood has already absorbed rezoning proposals that have allowed 3 high-density projects directly adjacent to us - far different then the mixed use and office space originally proposed for the parcel.

The additional impact 57 homes will have on traffic, safety and shared resources will be tremendous when compared to the original zoning. Most specifically, it appears that no additional traffic analysis was done, although the commercial specific plan did not include vehicle access from McCloud - a narrow and curved residential street. McCloud is already experiencing an increase in traffic and parked cars; the result of Diamond Creek Partners being allowed to rezone the property along Parkside, despite the protest of hundreds of residents. Further, this plan is being pushed through very quickly. Only people living within 300 feet of the proposed project were notified, and given 10 days notice of a meeting that was held on August 28th. Now the proposal is coming before the Planning Commission. While this may be protocol, it is not enough time for our community to respond. Changes happen, but this project gives very little thought to our quality of life, and is not harmonious, efficient or safe. It creates a burden on existing residents in a variety of ways, and is detrimental to public welfare and safety. It also does not provide a responsible solution for those who require walkable communities or seek flexible housing options for multi-generational families.

We understand it is not common for such infill projects as this to be approved. While Diamond Creek Partners has been a good steward to our community, it seems this may no longer be the case. This project appears to put profit above all else, and caters to the desires of a prominent local developer who has reneged on much he has previously promised.

We hope the Planning Commission will not allow yet another rezoning request by Diamond Creek Partners, and will not allow yet another high-density development in our little corner of Roseville.

Suzanne Eckes-Wahl
Partner | [DosEckes Productions](#)
suz@doseckes.com
916.769.5141

Hocker, Lauren

From: Nole Gemmell <ngemmell@cresleigh.com>
Sent: Wednesday, September 12, 2018 4:14 PM
To: Hocker, Lauren
Cc: 'Nole'
Subject: Proposed Zoning change McCloud and Skeena

Good Afternoon Lauren,

I jotted down a few points as to why I am against the proposed zoning change at McCloud Way and Skeena Court.

- 1) We all knew that this land was eventually going to get developed and that is not the issue here.
- 2) Parking: we already have problems with the overflow parking from Monet (impressionist loop) and the Lennar communities. These should not have been approved without more common parking places from what I understand the HOA rents parking places on a monthly basis and some occupants would rather not spend the money so they park in our neighborhood.
- 3) The street is too narrow for 2 way traffic and parking on both sides. This creates a bottleneck, hazards to residence crossing street as well as emergency vehicles
- 4) Access the commercial project that is approved is accessible from Parkside way and existing parking lot (shared with existing commercial flows nicely) there is not an access in our neighborhood and the commercial that might overflow in to our neighborhood would be off hours (reverse commute) so we would not be competing for the same places at the same time.
- 5) If the zoning is going to be changed then Low density could fit in nicely a similar product to existing homes (3 car garages and 20' driveways with at least 1 parking place in front of house) a traditional home with the garage driveway and the front door on the same side.
- 6) Changing Zoning after 16 years...I would have never purchased near high density that is why I live here.
- 7) There are so many issues with traffic over the past decade and it is only getting worse there are currently multiple apartments projects under way that directly impact blue oaks with more on the way the situation is only going to get worse. Keeping this zoned commercial would allow more of a reverse commute rather than bogging down the roadways anymore.
- 8) I also believe that these homes would have a negative effect on the appraised value as one of our neighbors was compared to a Lennar product as a comp (no comparison) and they closed the house for 40,000.00 less than actual value.

Thankyou,

Nole Gemmell

Cresleigh Homes
Rocklin Trails
ngemmell@cresleigh.com
(916) 532-3964

Hocker, Lauren

From: Gemmell, Traci <Traci_Gemmell@comcastspectacor.com>
Sent: Wednesday, September 12, 2018 6:03 PM
To: Hocker, Lauren
Subject: Re-zone of 57 homes on McCloud/Parkside

Hi Lauren,

I live in the neighborhood across from the area that is up for a re-zoning approval.

This re-zoning to high density housing for 57 units could be detrimental to our neighborhood. McCloud Way is very narrow already with cars parking on both sides of the street, and at times blocking the sight line for oncoming traffic and pedestrians that sometimes cross the street. This street can NOT handle another access point for additional cars. This new development is going to encourage more cars to park on McCloud, which is already a big problem.

Additionally Skeena Court has become a "turn around" point for many cars that pull into the neighborhood that realize they are in the wrong area or need to be going in the opposite direction. The opening from this new development will drop the cars right on McCloud at Skeena court where we also have traffic challenges.

Many of us will be at the meeting tomorrow night to try and stop this re-zoning project or at the very least to warn the city planners about the dangers that could arise if the parking & traffic flow are not re-searched more thoroughly to ensure the neighborhood remains safe for all of our children and pedestrians.

I know this decision is not made by you alone, but we definitely want to be heard and address our concerns, so the City can help us keep a safe neighborhood!

Thanks.....and we look forward to seeing you tomorrow night.

TRACI GEMMELL

Regional Office manager
Spectra Food Services & Hospitality
O: 916.920.1212 X12
traci_gemmell@comcastspectacor.com
www.SpectraExperiences.com

Ovations Food Services is now Spectra Food Services & Hospitality

Hocker, Lauren

From: Cathy Kerby <ckerry@jmchomes.com>
Sent: Monday, September 10, 2018 2:22 PM
To: Hocker, Lauren
Subject: PL18-0106

Lauren and Planning Commission,

I have been a resident on Skeena Ct for 16 years, I love my neighborhood. The impact of traffic and parking on McCloud Way with this proposed plan would be a mess. Changing the General Plan from commercial to HIGH DENSITY RESIDENTIAL should not have to IMPACT our neighborhood and SAFETY.

There would not be a traffic and parking issue if the Plan was reconfigured and a solid fence was installed along McCloud Way, and definitely not an issue if it stayed commercial.

Please realize that this proposed plan has made our neighborhood very distressed. I appreciate your time on this,

**Cathy Kerby
124 Skeena Ct
916-500-2412**

Hocker, Lauren

From: Cathy Kerby <ckerberby@jmchomes.com>
Sent: Wednesday, September 12, 2018 2:13 PM
To: Hocker, Lauren
Subject: PL18-0106

Hi Lauren and Planning Commission,

After a conversation with Lauren, I came to realize that the General Plan will probably be changed, unfortunately. I would of brought this up sooner but I didn't find out until the post card was mailed out, also there is no signage posted on either parcel sites indicating upcoming project. Is there any way that the Planning commission could think about the following which could make the parking and safety impact better on McCloud Way.

- [1] Lower Density
- [2] Bulb Out Parking along McCloud Way
- [3] Widening McCloud Way
- [4] Emergency access at Skeena Ct (knox gate)

Appreciate your time and thought on this,
Cathy Kerby
224 Skeena Ct

Hocker, Lauren

From: Kristin Morford <kristin_1213@hotmail.com>
Sent: Friday, September 7, 2018 7:13 PM
To: Hocker, Lauren
Cc: City Council Mail; City Manager- Mail; Rohan, Susan; Gore, Bonnie; Herman, Tim; Allard, John; Alvord, Scott; Tommy Morford; susanrohan@gmail.com
Subject: Project NRSP PCL DC-30 and DC-33 Diamond Creek Residential, File #PL 18-0106
Attachments: Letter to Planning Commission.pdf

Good evening Lauren,

Please accept and review the attached letter in regards to the above mentioned project.

To our knowledge, this developer previously sought out a General Plan Amendment, North Roseville Specific Plan a few years ago for the recently completed La Maison community. The Diamond Creek neighborhood has already experienced negatives outcomes from that development and we are concerned about the addition of a high density subdivision right outside our court.

Sincerely,
Kristin Morford

Lauren Hocker
Associate Planner
Planning Division
311 Vernon Street
Roseville, CA 95678
lhocker@roseville.ca.us
(916) 774-5272

Dear Ms. Hocker,

Please accept the following comments on the General Plan Amendment, North Roseville Specific Plan (NRSP) Amendment and Rezone of 4.40 acres from Community Commercial to High Density Residential project 1550 Parkside Way. (Project Title and File #0 NRSP PCL DC-30 and DC-33-Diamond Creek Residential, File #PL 18-0106).

We are writing to object to the above zoning amendment. This project fails to adequately address concerns important to us as residents of the Diamond Creek neighborhood (208 Skeena Court). Our concerns include, but are not limited to:

- Depreciation of home value
- Strain on enrollment at surrounding schools
- Traffic/safety of children walking to school
- Congestion
- Car traffic and insufficient parking
- Increased amount of rentals
- Strain on infrastructure and services
- Destroyed ambiance of area
- Too many high density areas nearby
- Aesthetics of the mixed-used buildings
- Lack of quality shopping and jobs

By allowing BBC Diamond Creek, LLC to build a 57-unit high-density subdivision on this currently zoned Community Commercial property, the amount of congestion, car traffic, overcrowded street parking, and home value depreciation will be intolerable for area residents.

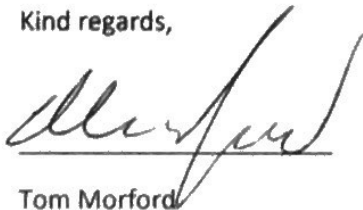
In addition, the proposed construction of this subdivision would increase strain on surrounding schools for enrollment as similarly faced in the Orchard Ranch Elementary school neighborhood. Diamond Creek Elementary in this neighborhood already has an enrollment of 600+ students. KCRA News reported on this story on August 9, 2018. The story was titled, "Explosive growth has Roseville schools bursting at seams, cows disappearing." Enrollment nearly doubled in just one year and the school began with an enrollment of 750 students. That led to 3 portable classrooms being brought in to deal with this explosion in enrollment. Principal Josh Joseph stated "The whole landscape is changing. Last year we could see cows across the playground. This year the cows have been replaced by homes." An anticipated additional 4 portables are reported to be necessary. Despite a new elementary school, Riego Creek, planned in the west Roseville area, the anticipated completion date isn't until 2023.

The proposed Addendum to the Environmental Impact Report (EIR) adopted for the NRSP (certified August 6, 1997) and the Diamond Creek Commercial Mitigated Negative Declaration (adopted July 11, 2002) would result in the removal of up to 12 native oak trees. Despite a proposed mitigation for the planting of new trees, some of these native oak trees may meet the qualifications to be classified as 'heritage oaks' or 'landmark oaks'; which are defined as a living native oak tree, in good health, that are several hundred years old and cannot be replaced. Per the Sacramento Tree Foundation, "Many California cities, towns, streets, schools, parks and buildings use the word "oak" in their name. This suggests the significant role oaks have played in shaping California's character. Many communities "register" old oaks. This helps provide an inventory of significant trees, assists decision makers with evaluating and protecting them and creates public interest in oak issues."

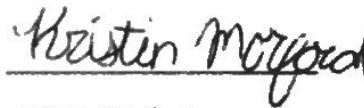
Furthermore, the impact on wildlife, including the current resident jack rabbits, squirrels, egrets, doves, and turkey's, will be significantly more than the restrictions of buildings as permitted for community commercial, rather than high density residential.

We are hopeful for a positive resolution that will be reached soon and look forward to attending the public hearing.

Kind regards,



Tom Morford



Kristin Morford

Residents at 208 Skeena Court Roseville 95747

Hocker, Lauren

From: Katie Nuss <taxlady@surewest.net>
Sent: Wednesday, September 12, 2018 4:28 PM
To: Hocker, Lauren
Subject: proposed plan on McCloud Way

Hi Lauren,

We are residents on the corner of Skeena Court and McCloud Way and would like to voice a concern regarding opening access to a new residential development across our street opening. We already have a huge issue with the street parking and continual U-turns made in the mouth of Skeena Court. In mid-June this year, my daughter was even hit as she was half way out of our driveway by a high speed u-turner. Who actually gets hit in their own driveway? We did, and our car was less than a week old as well. Anyway, if we create an access point without widening or straightening McCloud Way there will be heavier congestion than we already experience in the evenings and soccer Saturday's as we service the only way to Hughes Park North. Furthermore, we feel the likelihood for accidents due the blind corners is increased. We have lived here since these homes have been built and all walk and enjoy these neighborhoods. We have also dealt with the influx of street parking from the two high density neighborhoods that have been since built and already border our neighborhood. The original plan for this lot did NOT involve an access point on McCloud and regardless if the zoning stays commercial or goes to residential, McCloud is not ready for that kind of traffic flow. We feel a new traffic and safety study would be warranted prior to moving forward. I appreciate you taking the time to read and accept comments and concerns, we will be attending the hearing tomorrow night as well.

Sincerely,

Katie & Joel Nuss

Hocker, Lauren

From: GusnJenny <gusnjen@comcast.net>
Sent: Wednesday, September 12, 2018 9:51 PM
To: Hocker, Lauren
Subject: High Density Homes Parkside

Lauren,

I am writing to oppose the high density homes plan on Parkside and McCloud. Our neighborhood has already been impacted by the 4 other high density homes in the same area and to add more has a huge impact on our existing neighborhood.

We are impacted by a lowering of our home values, traffic and overflow parking into our neighborhood. And the esthetics of more high density homes is ruining the neighborhood.

Please consider that this is our homes that this will have a very large negative effect on us financially and in many other ways. Please consider the homeowners and families and not just wants of the developer. We homeowners have more at stake then the developer.

Thank you,
Gus and Jenny Perez
2669 Rogue Way

From: John Schwartz [mailto:isadore@rcsis.com]

Sent: Thursday, September 13, 2018 7:16 AM

To: Planning External <PlanningDivision@roseville.ca.us>

Subject: I am against rezoning the area next to La Provence to high 0 lot line housing.

To whom it may concern;

Please regard this email as a plea for a vote of no on the planned rezoning NRSP PCL DC-30 AND DC-33 – DIAMOND CREEK RESIDENTIAL – 1550 PARKSIDE WAY – FILE # PL-18-0106

To erect another 57 homes in the area will not only degrade the quality of life for the residents in the affected area, it will also seriously degrade the value of the existing single family homes on McCloud way. These homes are already hard to get good value for as finding appropriate comparable housing (comps) are lowered by only having 0 lot line housing near by to compare with. When moving into this neighborhood the zoning at the time created the feeling that our homes would continue to enjoy the open space, and high quality residential feel of the area.

I have lived on McCloud way for 8 years now, and have seen several homes that did not receive their true value as they change hands due to limited or remote homes being the only ones to compare against. The areas quality has already degraded severely with the building of the “crappy condo” feel of the recently built area across Parkside Drive. To place another similar project adjacent to McCloud will only further degrade our area.

I have also seen the traffic on Blue Oaks explode as the recently built zero lot line homes have been built. Even now (before the new HP complex area is built) Blue Oaks Blvd, is inadequate for it’s traffic level (even after adding the new lanes). Woodcreek Oaks has also experience a similar impact as traffic uses it as an alternative to get to Pleasant Grove Blvd.

If Roseville needs more high density housing plan it out the other side of Fiddymment, where prospective residents can see the plans while making their decision to move here, and there is room to provide the consumer infrastructure (grocery stores, gas stations, restaurants, etc.) to support it.

When I ran for City Council in 2012, I did so to continue the high quality of life that Roseville’s excellent Planning has fostered. Maybe I need to run again, as this kind of “cram as much in as you can” planning does not meet the same standards I saw then.

Regards;

John Schwartz
Consumer Plus Realty
(916) 847-9944

Hocker, Lauren

From: Jim and Jeni Walker <jim.sells.houses@gmail.com>
Sent: Thursday, September 6, 2018 1:20 PM
To: Hocker, Lauren
Subject: NSRP - PCL DC-30 and DC -33

Dear Ms. Hocker,

I am the owner of 482-150-055-000 aka 2837 McCloud Way directly across from the proposed development.

This land use change will affect the my property, I wish to continue to be notified of all phases of this application and project going forward.

Please enter this email into comments to be available for public viewing, and considered by the approving authority.

I am concerned that high density with 57 units is too dense. (13 units per acre)

There are five high density projects already in the immediate neighborhood, Woodcreek Oaks, Eskaton, Monet, Lennar and Molly's Walk. These existing high density settlements are incrementally closer to Blue Oaks Boulevard and the Woodcreek Oaks shopping center. The proposed development is just a bit further away, but even a few extra feet will make it just a little less walkable to shopping and bus routes than the existing high density homes. Residents of the proposed homes will likely use vehicles more than their high density neighbors. This will cause significant traffic impacts.

I support the change overall, I just think the density should be medium (8 units to the acre) This would supply a middle option between the two current extremes of low density homes separated by a vacant field from high density homes. The in-between area should be, well, in-between. A

medium density (8 units to the acre) will allow for safer and more pleasant navigation inside and outside of the new development. 13 units to the acre would result in congestion for vehicles, bicyclists and even pedestrians, not allow enough walkable space inside the development, not enough guest and service vehicle parking spots inside the development. 13 units per acre is suitable for a city center location. This is a suburban village area.

Currently there are only high density and low density housing options in this neighborhood. A medium density subdivision does not exist here. From a market point of view, a demographic point of view, and aesthetic point of view, a medium density development is what is needed here.

I am a real estate agent for 30 years. I support the owners right to develop his property. I suspect that he is asking for a higher density than makes sense because he knows NIMBYs and BANANAs would oppose a highest and best use medium density plan if he were to open his request that way. That is a good political tactic for him. I support a compromise.

Regarding access from the proposed subdivision: McCloud Way is a circular street through a residential neighborhood with no businesses. Its access to Woodcreek Oaks Boulevard is, well, circuitous. There is no need for vehicle traffic to enter the new subdivision from McCloud Way. Parkside alone is sufficient for that. Access from McCloud Way should be limited to bicycle, pedestrian and emergency vehicles. This will avoid much of the impact to the existing homes on McCloud from additional traffic.

Some of the trees along the parcels northern boundary are already dead. I have no objection to the removal of dead, dying and damaged trees. During the tree permit process, I request the arborist identify any trees that should be spared. I request the developer offer to mitigate the removal of the twelve trees by funding the planting an offset in another part of northwest Roseville.

In summary, I am in favor of the developer being allowed to amend and rezone to medium density residential instead of high density.

Jim Walker, Realtor

BRE# 00881401

1st American Realty

916.772.1212 call or text

916-797-6794 call or text

5740 Windmill Way Suite 1

Carmichael, CA 95608

jim.sells.houses@gmail.com

jeni.sells.houses@gmail.com

<http://jimwalker.metrolistpro.com>



RECEIVED

PLANNING DIVISION

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

2018 SEP 24 PM 2:52

CITY CLERK DEPARTMENT
APPEAL FORM

Name: Lori Hokerson Date: 9/23/2018

Address: 217 Skeena Ct. City: Roseville Zip Code: 95747

Phone Numbers: (work/day) 916-677-9601 (home/evening) 916-772-2884

(cell) 916-677-9601 (email) LHokapelli@surrewest.net

Please describe below the action for which this appeal is being filed. (You may attach a separate letter if enough space is not provided.)

PLEASE SEE ATTACHED LETTER

↓

DOCUMENTATION

including Community Signatures

Signed: [Signature]

Date: 9/23/18

FOR OFFICE USE ONLY.

(Date Stamp Below)

Received by: _____

Project Being Appealed: _____

File Number: _____

Approving Body: _____ Approval Date: _____

The residents in the McCloud Way neighborhood are requesting that the Roseville City Council act to reject the City Planning Commission's recommendations from their September 13, 2018 meeting in regards to PL 18-0106, as follows:

- A. Reject the Addendum to the North Roseville Specific Plan and Diamond Creek Commercial Mitigated Negative Declaration;
- B. Reject the General Plan Amendment;
- C. Reject the Specific Plan Amendment;
- D. Reject the two (2) findings of fact and the Rezone;
- E. Reject the two (2) findings of fact and the Modification of a Major Project Permit Stage 1 and reject the two (2) findings of fact and approve the Modification of a Major Project Permit Stage 2 subject to four (4) conditions of approval;
- F. Reject the three (3) findings of fact and the Tentative Subdivision Map subject to seventy four (74) conditions of approval; and
- G. Reject the two (2) findings of fact and the Tree Permit subject to twenty-one (21) conditions of approval.

We reject the recommendations of the Planning Commission based on the following assertions that:

- 1. The public notice process was inadequate; subsequent discussion at the public hearing and in the City Planners' staff report regarding the public notice process has been inaccurate and misleading, creating confusion and misinformation about the project and its community opposition.
- 2. The proposed rezoning modification and tentative development map as submitted by the Applicant, as well as the supplemental City Planner's Staff Report, do not take into consideration the detrimental impact of these requests on the existing low density residents in the McCloud Way neighborhood.
- 3. The proposed tentative subdivision plan is inconsistent with the City of Roseville's General Plan, Section X - Housing (adopted on June 15, 2016) and the City's approved Community Design Guidelines (amended on March 19, 2008).
- 4. Of the 12 protected trees slated for removal, 2 are on public property and would continue to remain in good health without land modification, and therefore should be preserved in lieu of building Home #20 on that site. None of these protected trees were approved for removal in the original approved zoning and site plans.

We will provide the City Council with justification and evidence of each of these assertions as well as provide alternatives to be considered by the City Council in making their decision. We ask that you reject all of the City Planning Commission's recommendations for PL 18 - 1016. Thank you for your careful time and consideration of this appeal.

Signed



Dated

9/23/18

Assertion 1: The public notice process was inadequate; subsequent discussion at the public hearing and in the City Planners' staff report regarding the public notice process has been inaccurate and misleading, creating confusion and misinformation about the project and its community opposition.

Evidence A: BONA Meeting Advertisement on Facebook

The BONA meeting on August 28 has been brought up numerous times by Stephen Des Jardins, Lauren Hocker, also Bruce Houdesheldt (City Planning Commision) as one of the main ways neighbors were informed of this high density project in our neighborhood.

(Copied below from BONA Facebook page)

Neighborhood Meeting
Presented By



Development Updates:

Location:

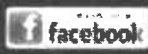
Guest Speaker:
Stephen Des Jardins







For any questions please contact please contact us via Facebook <https://www.facebook.com/rosevillebona>

 **Tuesday, August 28, 2018 at 6:00pm** 

AUG
28

**Neighborhood Meeting - Campus Oaks
Update**
Public · Hosted by BONA - Blue Oaks Neighborhood
Association

Details

Please join us on Tuesday August 28, 2018 at 6:00pm at La Provence Restaurant. This meeting will be to update the community on the Campus Oaks Project at Woodcreek Oaks Blvd and Blue Oaks Blvd. Our Guest Speaker Stephen Des Jardins. The meeting will be posted live on our Facebook page. For any further questions please contact us via our Facebook page: <https://www.facebook.com/rosevillebona>

The notification on Facebook clearly indicates this meeting pertains to the Campus Oaks development and there is no mention of the high density development slated for Parkside/McCloud. These two projects seem to have been merged into one project in the City and developers mindset.

At the public hearing this meeting was referenced as an embodiment of community awareness and approval of the proposed Diamond Creek rezoning project; in reality only one resident of the McCloud neighborhood attended the meeting in order to learn about the Campus Commons project, with no prior awareness n of the proposed rezone of Parcel 33.

As further proof, below is a screenshot of the minutes for this meeting, which also indicate that the rezone was to approve low-density housing:

Home » News » Campus Oaks Project Update

Campus Oaks Project Update

 Posted on September 4, 2018

by

April Marskell

Here is a visual update of things to come with the Campus Oaks Project. A special thank you to Sue Hallahan – Cook, RCONA Executive Secretary/Treasurer for providing the minutes of the meeting.

Campus Oaks—Presentation of Development Updates
Date: 8/28/2018 Presentation at La Provence

Stephen DesJardins, the developer of the Campus Oaks Project, gave updates on the progress of the development and upcoming amendments to the original Diamond Creek Plan to an audience of over 60 attendees. The presentation was also live-streamed through the Blue Oaks Facebook connection.

Development has been moving right along—rough grading is almost complete; all entitlements and wildlife completed. You should see ‘vertical’ signs of facilities going up late spring or early summer—Nugget will start building. A section of the apartment complex is already open. Eventually, there will be Fire Station #8 directly across the street from the Safeway complex (off Painted Desert)

The rezone of the Diamond Creek plan was mentioned—condos were changed to low-density housing (Maison/Chateau, etc.); all with the most current building features. The 1997 plan included a pool and health club; the health club will now be in the Campus Oaks area.

This meeting was repeatedly cited as evidence of public support for the Diamond Creek proposal, which is an inaccurate representation, as well as, a source of misinformation about the Diamond Creek Residential Re-zone PL 18-0106 itself.

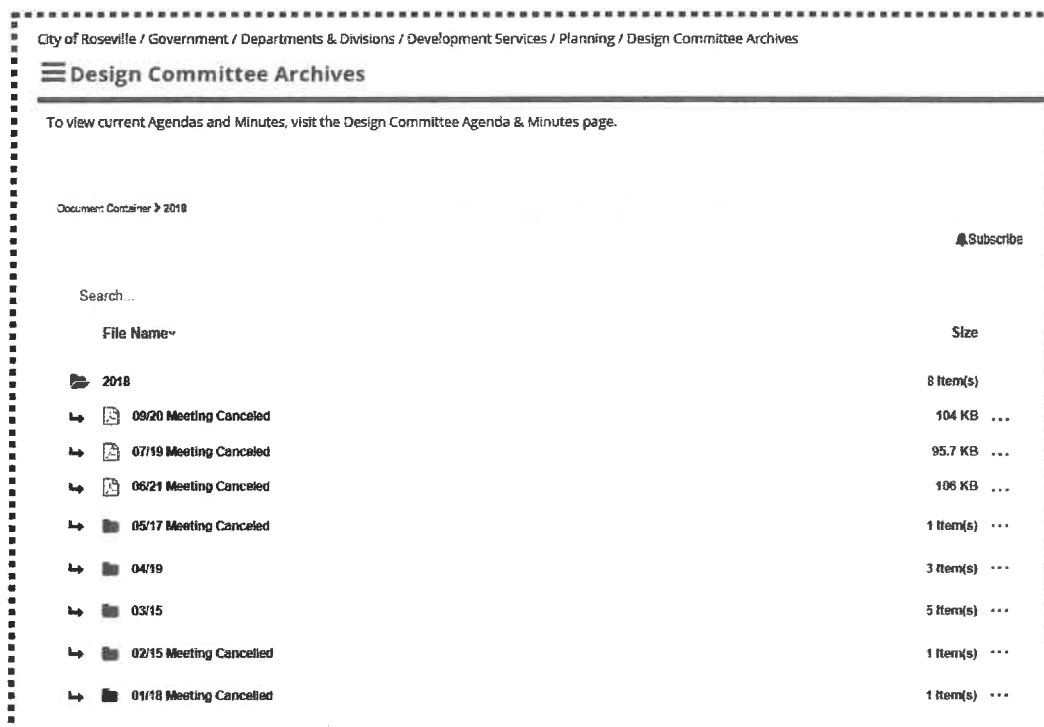
3 | Page

Evidence B: City of Roseville General Plan, Section X: Adopted Housing Element

Per Page 96 - *"A request for a design review permit requires one public hearing before the Design Committee with an estimated processing time of 12 weeks. The applicant or the applicant's representative must be present at the public hearing to answer questions. New multi-family construction, as well as medium density residential (single-family), is subject to design review permits. Single-family development lots (with the exception of medium-density residential) that comply with Zoning Ordinance standards do not require a design review permit."*

This proposal will rezone the parcels from commercial to high density single family residences, zoned as RS - Small Lot Residential District. Per the General Plan we assert that this proposal should have been reviewed by the Design Committee and subject to public hearing for comment to fulfill the stated 12 week processing duration. The held public hearing did not allow adequate time for inclusion of reciprocal public dialogue on the proposed design plans.

(Copied from City website)



City of Roseville / Government / Departments & Divisions / Development Services / Planning / Design Committee Archives

Design Committee Archives

To view current Agendas and Minutes, visit the Design Committee Agenda & Minutes page.

Document Container > 2018

Search...

File Name

Size

File Name	Size
2018	8 Item(s)
09/20 Meeting Canceled	104 KB ...
07/19 Meeting Canceled	95.7 KB ...
06/21 Meeting Canceled	106 KB ...
05/17 Meeting Canceled	1 Item(s) ...
04/19	3 Item(s) ...
03/15	5 Item(s) ...
02/15 Meeting Canceled	1 Item(s) ...
01/18 Meeting Canceled	1 Item(s) ...

Recommendation(s):

1. Recommence the process for community involvement and discourse, starting with convening of the Design Review Committee to evaluate the proposal based on the assertions and recommendations of this appeal.

Assertion 2: The proposed rezoning modification and tentative development map as submitted by the Applicant, and supplemental City Planner's Staff Report, do not take into consideration the detrimental impact of these requests on the existing low density residents in the McCloud Way neighborhood.

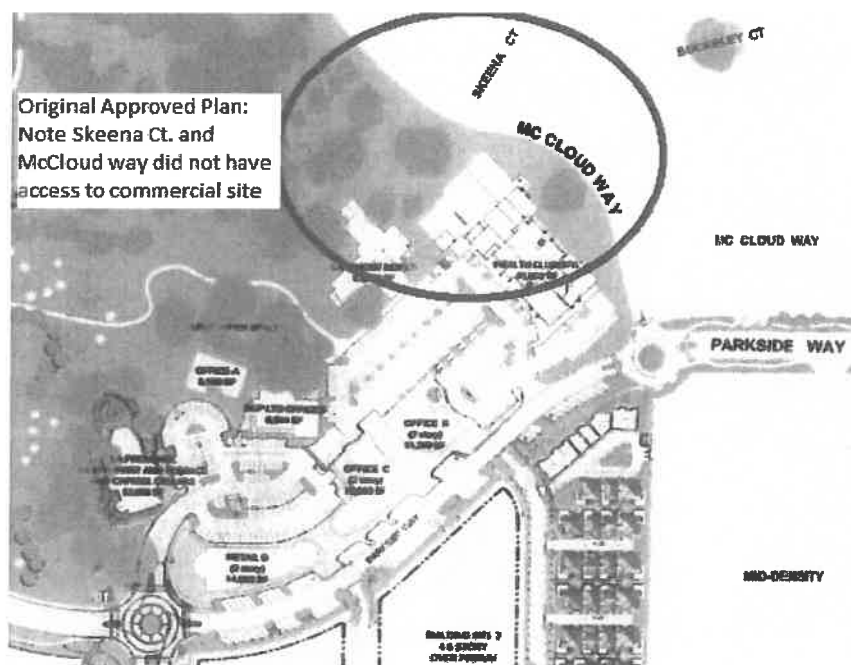
Evidence A: City of Roseville Municipal Code – Title 19, Zoning

Section 19.78.060 – Required Findings for Approval or Conditional Approval of Permits and Variances

Page 220, Section A.1. states, "The proposed use or development is consistent with the City of Roseville General Plan and any applicable Specific Plan."

Page 220, Section A.3. states, "The location, size, design, and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements."

The concerns from the low density homeowners on McCloud Way comprise of that these additional 57 homes will bring increased traffic and congestion to this street, since 1 of the 2 primary entrance points to the development will be located on McCloud Way, directly across from Skeena Ct. No traffic study was conducted because the aforementioned streets meet all code requirements and existing traffic loads, however the originally approved plan for the parcels never included an access point off of McCloud Way (see image below)



It has been suggested by the Applicant and City Planners that high density homes in fact yield lower traffic on associated streets than low density homes, citing factors such as lower car ownership (e.g. 1 car per household), greater accessibility to nearby retail, hence decreasing reliance on cars. These impacts are cited from a variety of research, including this report from the Urban Land Institute:

https://uli.org/wp-content/uploads/ULI-Documents/HigherDensity_MythFact.ashx_.pdf.

However this report, as well as all others located, specifically study multi-family residence high density projects (e.g. condos, townhomes, apartments) in urban communities, with walkable retail and commercial spaces. The proposed rezoning project is for high density detached single-family homes in a suburban neighborhood that share a street with low density homes. There are no known studies that show the impact of traffic from the proposed type of resident units within a suburban community, such as the McCloud Way neighborhood.

Due to the income level necessary to purchase the homes in the planned development, and in conjunction with the following links:<https://www.eia.gov/consumption/residential/pdf/046405.pdf> and <https://www.eia.gov/todayinenergy/detail.php?id=36414> it can be assumed that these homes will likely have 2.5 cars per household. This indicates that these homes will have higher than average miles per day, thus during peak commute hours (6-10 am and 3-7 pm Monday through Friday), this project will likely add a minimum of 2 cars during peak travel times, rather than only 1 as described by the Applicant and Planning Commission.

Recommendation(s):

1. We recommend that a traffic study be conducted on the existing high density, single family detached homes that are along Lavande Drive, Provence Village Drive, and Diamond Creek Boulevard. In conjunction with a traffic study for current McCloud Way traffic during peak hours and high use hours (i.e. evenings and weekends) as the only study that was cited was conducted on Parkside Drive prior to the completion of the high density homes. Furthermore, because no intersection at Skeena Court was included in the original site plan, or subsequent rezoning requests, any additional traffic on McCloud Way is an increase from what existed previously.
2. In addition to the adverse impacts on traffic and per Municipal code, proposed development shall not be *"detrimental or injurious to public or private property or improvements."* Skeena Court includes five "settler" families who paid lot premiums for their homes. As the subdivision map will show, this premium was not paid because of lot size, but because these homes were located within a court, with a view of open space. While parcel 33 was zoned for Community Commercial, the approved site plan showed that the footprint of for the Community Commercial project did not extend into the direct sight line of residents on Skeena Court; it remained as open space, yielding higher home values. This original site plan has not changed over the course of 2 rezonings.

Assertion 3: The proposed tentative subdivision plan is inconsistent with the City of Roseville's General Plan, Section X - Housing (adopted on June 15, 2016) and the City's approved Community Design Guidelines (amended on March 19, 2008).

Evidence A:

City of Roseville General Plan Section X: Housing Element

Community Design Guidelines

City of Roseville, Zoning Ordinance 19.10.040 - Supplemental Design Standards in Residential Small Lots

Per the Zoning codes and Community Design Guidelines, *"Separation Between Second Story Elements: A minimum of twenty (20) feet shall be provided between second story elements of adjacent two story dwellings"* however the Applicant has requested a minimum of 7 feet be granted between homes. This is inconsistent with the existing low density residential on the other side of the McCloud Way, contrary to Evaluation 1 of the Staff Report.

City Planner Staff Report for PL 18 - 1016 states on p.3, *"The proposed residential development is consistent with surrounding uses; it has the same zoning density and overall design as the homes on the other side of Parkside Way."*

Throughout the Staff Report the only references to McCloud Way are descriptive, to help orient to the parcels being reviewed. At no time is the neighborhood of McCloud Way referenced in this document or the supporting documents provided with this report to the Planning Commission; hence the impact of the proposed development has not been considered on this adjacent neighborhood, which will share McCloud Way as a main entry point.

Here are other ways in which the proposed development will significantly differ from the existing low density homes in the McCloud Way community:

- Variable roof heights (low density) vs. all 2 story homes (proposed Lennar)
- Greater distance between homes (low density) vs. 7 feet minimums (proposed Lennar)
- Setbacks variable (low density) vs. less than 15 feet (proposed Lennar)
- Driveway parking (low density) vs. limited driveway parking (proposed Lennar)

On the next page is a visual comparison of the homes fronting McCloud Way and the proposed Lennar homes that currently front Parkside Dr.

Low-density, McCloud Way homes



Lennar homes on Parkside Dr.



Evidence B:

City of Roseville Community Design Guidelines –Compact Residential Design Guidelines

Page 72, CR – 1 says, “Where appropriate, units/lots should be clustered to define public open spaces and activity areas.

Page 72, CR – 2 says, “Open space and recreational areas should be designed as an integral part of the project, not as an afterthought. Open space areas should be planned as a community amenity. Greater visual, pedestrian and bicycle connectivity.”

Page 92, CR-37 says, “Active use of outdoor spaces should be encouraged.”

Page 94, CR-43 says, “Required site amenities, parks, plazas, and play areas should be provided in centrally and conveniently located places for neighbors/residents.”

Page 94, CR – 44 says, “Common outdoor gathering areas should incorporate a mix of active and passive amenities.

Page 94, CR – 45 says, “Recreational amenities such as playground equipment, shaded areas, picnic tables, barbecue grills, exercise equipment, and sports facilities should be provided in required common outdoor space to encourage neighborhood activity and use.”

The City of Roseville established these guidelines and amended them in 2008. They are in concordance with SACOG recommendations which were implemented to help communities embrace high-density residential projects. Zoning amendments being used to evaluate this project encourage developers to create shared, open common space within high-density communities being developed. This should be an integral aspect to create a sense of community as well as provide outdoor livable space in high density communities that don't have the typical yard space of a low density community. In addition, the cited report Creating Great Neighborhoods: Density in Your Community has provided 5 fundamental principles to successfully designing and integrating high density communities into existing neighborhoods. Many of the principles they encourage are similar to those the City of Roseville has recommended in their guidelines- such as creating shared common spaces as well as integrated pedestrian and bicycle pathways. There is value in providing such outdoor spaces to the new and existing communities, as stated from the Local Government Commission report:

“Open spaces, parks and plazas also enhance the community’s experience. They provide gathering spaces and focal points for the community. Such common spaces can come in all shapes and sizes – some large enough to serve those functions for an entire city, others small enough to give shape to individual neighborhoods. Even small “tot lots” can provide a community with space to gather and socialize. Framing these parks and

plazas with residences and other community uses helps create a thriving community center.” (page 35-36)

As proposed the current rezoning project does not include these outdoor livable spaces to “create gathering spaces or urban relief” (page 72, Community Design Guidelines). As proposed the new development brings no enhancements to the existing community.

Recommendation(s):

1. Eliminate proposed development of Lots #8-16, and #20. Use this land instead to provide open space for “gathering space and urban relief” as a “community amenity” bridging the existing low density community with the proposed high density community.
2. Revisit the internal layout of the proposed Subdivision Plan to potentially incorporate:
(a) more internal parking for units, as well as, eliminate the need for an access point off of McCloud Way per Fire Department’s concern about a dead-end or extended alley way, as well as, eliminate the need for widening McCloud way by 4 feet to alleviate strain of street parking (b) creation of an internal cul-de-sac or loop for units to aid in the maneuverability of service vehicles, including, garbage/waste management and fire department vehicles. (c) design an enhanced greenbelt and/or common outdoor gathering areas that would better align with surrounding ambiance of the neighborhood.
3. Ensure that the project would maintain the City’s Fiscal Balance, in accordance with the Staff Report’s stated goals on page 3, change the public benefit. These parcels were originally slated for commercial therefore these should be considered “new units” hence could reasonably be subject to the \$5,000 per unit fee, or at minimum the \$1,530 per single-family unit since these are detached single family homes, not multi-family residences.

Assertion 4: Of the 12 protected trees slated for removal, 2 are on public property and in good health without land modification, therefore should be preserved in lieu of building Home #20 on that site. None of these protected trees were approved for removal in the original approved zoning and site plans, and removal of these trees

Evidence A:

City of Roseville General Plan

Blueprint Project Objectives

Community Design Guidelines

Urban Forest Master Plan

Allowing the removal of 12 native oak trees in order to develop homes is contradictory to the City of Roseville’s active vision to maintain and preserve native oak trees as stated in the City’s General Plan, the project objectives, and Community Design Guidelines. Additionally, all site plans previously proposed have ensured the continued protection of these trees, and the open space on which these trees exist. They hold intrinsic and material value, and are an asset to the neighborhood, including unhampered visibility from Skeena Court and McCloud way.



The above left image is the terminus view of the 12 protected oaks from Skeena Ct. The right image depicts trees #542 & #543 located on public land. All of these have been recommended for removal.

Recommendation(s):

- 1) In order to preserve the 12 native oak trees slated for removal, including located on public land, we suggest amending the proposed subdivision plan by removing lot #20 and any other development that interferes with preservation of these natural resources. We refute the conclusions of the Amended EIR that there is no need for a subsequent EIR due to no substantial changes to the parcel. The removal of 12 oak trees, the construction of a cement retention wall, the encroachment on the wetlands and drainage are substantial changes from the previously approved plan. This creek and these wetlands support local birdlife including protected species, including new species not native to the area but observed in the past years as a result of changing climate.
- 2) We request that a new EIR also be completed for the North Roseville Specific Plan, West Roseville Specific Plan, and General Plan. This is necessary to assess the cumulative effect and impact of development throughout these areas over the last 15 years. See above.



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

To: Mayor Rohan and the Roseville City Council

Re: Appeal of Diamond Creek high density home development between Parkside and McCloud

We the undersigned, appeal Mayor Rohan and the City Council regarding the proposed development of 57 high density homes on Parkside and McCloud. In the proposed form, the development will bring more detriment than value to our neighborhood. We oppose it on several grounds which are clearly spelled out in the accompanying appeal.

Name	Address	Date	Signature (paper petition) Email address (electronic petition)
Lets Nun	200 Skeena Ct	9/23/18	Lets Nun
Traci Gemmell	201 Skeena Ct	9/23/18	Traci Gemmell
Herb Adams	216 Skeena Ct.	9/23/18	Herb Adams
Emma Kachmar	2853 McCloudway	9/23/18	Emma Kachmar
TAM CAO	2800 McCloudway	9/23/18	TAM CAO
Lisa Oye	2516 McCloud Way	9/23/18	Lisa Oye
RANDY DYE	2516 McCloud Way	9/23/18	Randy Dye
Karen Huff	2548 McCloud Way	9/23/18	Karen Huff
Patricia Allgayer	2556 McCloud way	9/23/18	Patricia Allgayer
RAFAEL GRANATO	2556 McCloud Way	9/23/18	Rafael Granato
GORDON GR	2626 McCloud	9/23	Gordon Gr
Greg Stark	2668 McCloud Wy	9/23	Greg Stark
Edward Nastro	2684 McCloud Way	9/23	Edward Nastro
Ronilda Wood	2709 McCloud.	9/23	Ronilda Wood
Wittkowski	217 Skeena Ct.	9/23	Wittkowski
CRISTINA SANANA	2644 Rogue Way	9/23	Cristina Sanana
JER CALLESTAS	2644 Rogue Way	9/23	Jer Callestas
Anthony DeCarlo	2685 Rogue Wy	9/23	Anthony DeCarlo
Julie DeCarlo	2685 Rogue Wy	9/23	Julie DeCarlo
LAURA BROWN	217 Skeena Ct	9/23	Laura Brown
Kristin Morford	208 Skeena Ct	9/23/18	Kristin Morford



PLANNING DIVISION

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

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Name	Address	Date	Signature (paper petition) Email address (electronic petition)
Mark Henry	2757 McCloud	9/23/18	fishon0223@gmail.
Stacy Hary	2757 McCloud way	9/23/18	StacyharyRDH@gmail.
Jeff Youngblood	2741 McCloud way	9/23/18	jeff.a.youngblood@gmail.com
Stephanie Youngblood	2741 McCloud way	9/23/18	stephaniesyoungblood@gmail.co
Jackie Rampinelli	1056 Impressionist Way	9/23/18	
Cassie Sullivan	209 Skene's Court	9/23/18	
JOSH CULLIVAN	209 Skene's Court	9/23/18	
JUDITH MAAS	2805 McCloud Way	9/23/18	Judith E Maas
Joanne Koch	2645 Rogue way	9/23/18	Joanne Koch
Russell Koch	2645 Rogue way	9/23/18	russancljoanne@comcast.net
Christy Sheppard	2660 Rogue way	9/23/18	Christy Sheppard
Heath Sheppard	2660 Rogue way	9/23/18	Heath Sheppard
Jonathan Becka	2661 Rogue Way	9/23/18	Jonathan Becka
Sadie Becka	2661 Rogue Way	9/23/18	Sadie Becka
TIM ANCIRA	2613 Rogue Way	9-23	
Renee Ancira	2613 Rogue Way	9-23-18	Renee D. Ancira
Justin Young	2677 Rogue way	9/23/18	Justin Young
Lauren Young	2677 Rogue way	9/23/18	Youngscher,lauren@gmail.com
Michaela Gaiteri	2773 McCloud way	9/23/18	kabgaiteri@gmail.com
Guido Gaiteri	2773 McCloud way	9/23/18	GUIDO@GATIERI.LAW.COM
Mark Baker	2572 Rogue way	9/23/18	
Vanessa Grippio	2797 McCloud way	9/23/18	Vanessa Grippio



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

To: Mayor Rohan and the Roseville City Council

Re: Appeal of Diamond Creek high density home development between Parkside and McCloud

We the undersigned, appeal Mayor Rohan and the City Council regarding the proposed development of 57 high density homes on Parkside and McCloud. In the proposed form, the development will bring more detriment than value to our neighborhood. We oppose it on several grounds which are clearly spelled out in the accompanying appeal.

Name (PRINT)	Address	Date	Signature (paper petition) Email address (electronic petition)
Don Lawrence	108 Buckley Ct	9/23/18	Don Lawrence
Michelle Krug-Jaurena	108 Buckley Ct	9/23/18	Michelle Krug-Jaurena
Michael Ball	2636 Rogue Way	9/23/18	Michael Ball
Jim Pryor	2636 Rogue Way	9-23-18	Jim Pryor
Jenny Perez	2669 Rogue Way	9-23-18	Jenny Perez
Michelle Vidovich	2564 Rogue Way	9-23-18	Michelle Vidovich
BOB GALLEGOS	116 Buckley Ct	9-23-18	Bob Gallegos
Rama Gumma	2516 Rogue Way	9-23-18	Rama Gumma
Slandam Nariboye	2516 Rogue Way	9-23-18	Slandam Nariboye
Tim Watson	2540 Rogue Way	9-23-18	Tim Watson
Barb Brewster	2597 Rogue Way	9/23/18	Barb Brewster
Todd Brewster	2597 Rogue Way	9/23/18	Brew@surewest.net
Jani B. Appleton	2588 Rogue Way	9/23/18	JBAppl@me.com
William Appleton	2588 Rogue Way	9/23/18	sjc@illoyd.com
Suzanne Eckes	2580 Rogue Way	9/23/18	Suzanne Eckes
JL ECKES	2580 ROGUE WAY	9/23/18	JL ECKES
Nancy Eckes	2596 Rogue Way	9/23/18	Nancy Eckes
Paul Eckes	2596 Rogue Way	9/23/18	Paul Eckes
Dorenda Williams	2629 Rogue Way	9/23/18	Dorenda Williams
Tobias Williams	" "	9/23	Tobias Williams
JEFF TORGERSON	2620 Rogue Way	9/23	Jeff Torgerson
BROOKE TORGERSON	2620 Rogue Way	9/23	Bthaler@aol.com



PLANNING DIVISION

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To: Mayor Rohan and the Roseville City Council

Re: Appeal of Diamond Creek high density home development between Parkside and McCloud

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Name	Address	Date	Signature (paper petition) Email address (electronic petition)
Dina Flores	2652 Rogue Way	9/23/18	Dina Flores
JOE FLORES	2652 Rogue Way	9/23/18	
IRYNA KLINE	2509 McCloud Way	9/23/18	Iryna Kline
Michael Kline	2509 McCloud Way	9/23/18	Michael Kline
Cathy Kerby	224 Skeena Ct	9/23/18	Kerby@surewest.net
Amy BEAZIZO	225 Skeena Ct	9/23/18	abeazizo@hotmail.com
Nole Gemmell	201 Skeena Ct	9/23/18	Nole@NRG-Const.com
Summer Longinotti	2845 McCloud Way	9/23/18	
Trang Nguyen	2500 McCloud Way	9/23/18	
ROSA TICHAUER	2564 McCloud Way	9/23/18	Rosa Tichauer
Garratt Tichauer	2564 McCloud Way	9/23/18	
Vince Lin Mc	2665 McCloud Way	9/23/18	
KEVIN WARNER	2636 McCloud Way	9/23/18	
JACK & TONA BEEBE	2661 McCloud Way	9/23/18	
Derek & Julie Hildinger	2733 McCloud Way	9/23/18	
Thomas Morford	208 Skeena Ct	9/23/18	
Andrea Davis	2676 McCloud Way	9/23/18	
Brian Davis	2676 McCloud Way	9/23/18	
Gustavo Perez-Zapata	2669 Rogue Way	9/23/18	
Ruth Cardoza	2765 McCloud Way	9/23/18	rncardoza@gmail.com
CHRIS CARDOZA	2765 McCloud Way	9/23/18	RCCARDOZA@hotmail.com
Annette Cervera	2572 Rogue Way	9/23/18	annette.c@gnail.co



We the undersigned, appeal Mayor Rohan and the City Council regarding the proposed development of 57 high density homes on Parkside and McCloud. In the proposed form, the development will bring more detriment than value to our neighborhood. We oppose it on several grounds which are clearly spelled out in the accompanying appeal.

[illegible]

Responses to the September 24, 2018 Appeal

The authors and signatories to the appeal are referred to collectively as “the appellant” in these responses. The responses are organized by providing a summary of the relevant text from the appeal, followed by a staff response. The full text of the appeal is included as Attachment 7 of the City Council Communication. The appeal text summary is in *italicized* text, and the staff response is included normal text. This response does not address all of the appeal’s “recommendations,” because they are suggestions from the community for City Council to consider, not concerns which need response.

The public notice process was inadequate; subsequent discussion at the public hearing and in the City Planners' staff report regarding the public notice process has been inaccurate and misleading, creating confusion and misinformation about the project and its community opposition. The BONA meeting on August 28 has been brought up numerous times by Stephen Des Jardins, Lauren Hocker, also Bruce Houdesheldt (City Planning Commission) as one of the main ways neighbors were informed of this high density project in our neighborhood. Notification provided by BONA only pertained to the Campus Oaks Commercial development. This meeting was cited as evidence for community support of the project, which is inaccurate.

The complete public noticing requirements can be found in the Roseville Municipal Code (RMC) Section 19.78. To comply with these requirements, 10 days prior to the public hearing, the City mails public hearing notices (in the form of oversized postcards) to all property owners within 300 feet of the project site and publishes a public hearing notice in the Roseville Press Tribune. The notices for this project were mailed on August 30th and published in the Tribune on August 31st. While not required by the RMC, the City sends a public hearing notice to the Roseville Coalition of Neighborhood Associations to be posted on their webpage.

Though not part of a written procedure, the Planning Division generally asks the applicant to take their project to the local Neighborhood Association meeting prior to scheduling the project for hearing or publishing the hearing notice. If the neighborhood meeting generates significant negative feedback, the public hearing can be delayed in order to resolve any concerns. This project was taken to a Blue Oaks Neighborhood Association (BONA) meeting on August 28th, which was held in La Provence and livestreamed by BONA using Facebook Live. Notification was completed by BONA and by the Fiddymment Farm neighborhood association, and was done via e-mailing to the BONA list-serve, posting multiple times on Next Door for the Blue Oaks and Fiddymment neighborhoods, and posting on the BONA site. Two projects were presented at BONA on the same night: the Campus Oaks Commercial project and this project, so some notices included one project or the other, or both. A mix-up with the notices caused some to indicate a start time of 6 pm and others of 6:30 pm. Because of this situation, two meetings were held, one at 6 pm, and a second starting over at 6:30 pm.

The high attendance and lack of negative feedback at the BONA meeting led staff to believe the project was supported. The staff report reflected that conclusion, because it was prepared after the BONA meeting but prior to the receipt of the community comments. Once it became clear that this conclusion was incorrect, the record was augmented in a memorandum to the Planning Commission, which revised that conclusion to note there was neighborhood opposition, included a summary of issues that had arisen, and attached all of the comments of opposition which had been received.

A request for a design review permit requires one public hearing before the Design Committee with an estimated processing time of 12 weeks, per the City's Housing Element. The Planning Commission hearing didn't allow adequate time for dialogue on the design plans. The project should have been subject to a Design Review Permit and hearing by the Design Committee.

The approved commercial plan for the project site was authorized by a Major Project Permit, and thus any change to that approved plan requires a Modification of a Major Project Permit, not a Design Review Permit. Regardless, the project would have required a hearing before the Planning Commission. Zoning Ordinance Section 19.74.010(c)(2) establishes the Planning Commission as the Approving Authority for

both Major Project Permits and for Design Review Permits if they include a Tentative Subdivision Map. The estimated processing time this comment cites is from the time of application submittal to the first hearing on a project. The estimated processing time for a Major Project Permit is longer—estimated as 14 to 18 weeks. This project was submitted in March and was brought to a hearing in September, for a total processing time of 24 weeks.

The findings required for approval of the project are found in Zoning Ordinance Section 19.78.060 – Required Findings for Approval or Conditional Approval of Permits and Variances. These homes will result in increased traffic and congestion on McCloud Way, especially because of the new access point at Skeena Court, which had not been previously contemplated. The applicant and City staff have suggested that these high density homes will yield lower traffic than low density homes. However, reports supporting this conclusion study multi-family projects in urban settings, not single-family homes in suburban settings. Furthermore, evidence suggests that these homes will probably have 2.5 cars per household, and a minimum of two cars during peak travel times (6–10 am and 3–7pm), rather than only one. A traffic study should be completed.

Note that the findings cited in this comment are for an Administrative Permit or Conditional Use Permit, which is not correct. The correct findings can be found in the staff report to the Planning Commission.

City staff have assessed the potential traffic impacts of this project using the same standard applied to low density housing; a standard for high density housing has not been used. That trip generation data comes from the Institute of Transportation Engineers (ITE), whose published trip rates are used in City traffic studies. Using the trip rates from the ITE, a single-family housing project of 57 units will generate 57 trips during the pm peak hour. This is far fewer trips than the approved commercial project on the site, which would generate 157 peak hour trips.

The City's Design Standards indicate that a traffic study is required when a project is inconsistent with the approved land use and will generate 50 or more new, or unanticipated, peak hour trips. This project is inconsistent with the existing land use, but will generate fewer peak trips than had been anticipated. Note that this standard purposefully does not take into account driveway locations or trip distribution; it is based on total trip numbers generated by a given land use. Even so, as stated by the City Engineer at the Planning Commission meeting, staff examined the traffic counts for the surrounding roadways and found that existing traffic is well within the volumes the roads were designed to handle and far below the traffic volumes which were anticipated if the area had developed with commercial uses. This is also true of McCloud Way, which currently serves far fewer homes than a typical residential roadway is designed to accommodate. The project driveway on McCloud would route some peak trips onto McCloud Way which would not have occurred based on the approved commercial site design. However, the amount of trips would be minimal, is well within the design traffic volume of a residential roadway, and does not trigger the requirement for a traffic study.

In addition, there seems to be some confusion regarding the definition of the peak hour. The pm peak hour is a single hour, not a 3–7 pm time range. There would be more than one trip per dwelling unit during the 3–7 pm range, but the peak hour is used for traffic impact assessments because it is the period of highest overall roadway congestion.

While the whole of Parcel 33 is zoned for Community Commercial, the approved commercial site plan does not include buildings within the line of sight of Skeena Court residents. Five families on Skeena Court purchased their homes and paid a lot premium because these homes were located in a court with a view of open space.

It is correct that the approved commercial site plan did not include buildings on the far northern portion of the site. However, as the appellants indicate, this land has always retained a Community Commercial land use designation, and therefore had development potential at the time the lots on Skeena Court were purchased. In addition, at any time the property owner could have requested a change to the approved site plan. As the Council is aware, commercial projects change quite regularly, and City staff and the

appropriate hearing body review these types of modifications against the City's adopted policies and standards.

The proposed residential design is inconsistent with the low density residential on McCloud Way, which maintains 20-foot setbacks between second-story elements, variable roof heights (some single-story and some two-story), larger setbacks between homes, variable setbacks from the street, and driveway parking. Yet the inconsistency between the McCloud Way homes and the project is never addressed or discussed.

The Planning Commission staff report includes a description of the project setting, and notes that homes along Parkside Way are on small lots (2,600 square-foot lots) while homes across McCloud Way are on larger lots (averaging 7,500 square feet). The evaluation concludes that because the project will continue the existing development pattern across Parkside Way, meets the findings for the Major Project Permit, and is consistent with the City's Community Design Guidelines, it is consistent and compatible with surrounding development. Consistent with typical small-lot development patterns, the project includes smaller setbacks and alley-loaded product with shorter driveways. However, these are still single-family detached homes, and there are many examples in the City of these small-lot developments located adjacent to or across the street from typical low density residential lots. Low density residential and small-lot single-family development are considered compatible development types by the City's General Plan.

The City's Community Design Guidelines include guidelines regarding provision of open space and recreational amenities within compact residential developments, in order to provide a sense of community and provide livable outdoor space in communities which do not have private yard space. This project does not include any outdoor living spaces. To address this, units should be eliminated and the subdivision should be reconfigured.

As stated in the City's Community Design Guidelines, the guidelines are intended to provide guidance on design intent, while promoting flexibility in achieving a desired end result. Staff examines the whole of a project to determine whether it meets the intent of the Community Design Guidelines, and this includes examining the project setting. The open space and recreational amenity needs of a project will vary depending on proximity to existing amenities, the overall size of the project, and the proposed layout of the project. In this case, the proposed project site is small and is already directly adjacent to William "Bill" Hughes Park. The existing community park includes active use recreation areas, open space, and trail connections, and will easily fulfill the open space and recreational needs of the project.

Allowing the removal of 12 native oak trees, two of which are on City property, is contradictory to the City's General Plan vision to maintain and preserve native oak trees.

The City enacts the intent of the General Plan goals to preserve and maintain oak trees, creeks, and other resources by placing large habitat assemblages into open spaces as part of the Specific Plan process. This intent is not to avoid removing any oak trees, because tree removal is sometimes a necessary part of private or public property development. This is why the City adopted the Tree Preservation Ordinance, which defines the process by which tree impacts are assessed and establishes mitigation for tree removal. The City's California Environmental Quality Act (CEQA) Implementing Procedures establishes that mitigation through the Tree Permit process will result in less than significant impacts.

The removal of 12 oak trees, the construction of retaining walls, and the encroachment into wetlands and the drainage are substantial changes from the previously approved plan, and requires a subsequent EIR. We request a new EIR for the North Roseville Specific Plan, West Roseville Specific Plan, and General Plan, which are necessary to assess the cumulative impact of development over the last 15 years.

In determining whether a Subsequent or Supplemental EIR is required, CEQA is clear, the question is not whether the project or the impacts have changed, the question whether there are any new significant

impacts which cannot be mitigated. The project has changed from a commercial to a residential project and the impacts have changed, but there are no new significant impacts which cannot be mitigated. As documented in the Addendum, most impacts remain the same and many are reduced by the project. The only increased impact is the loss of several more oak trees than had been anticipated based on the prior commercial design, but this impact is mitigated to less than significant levels by providing oak tree mitigation in the form of on-site plantings and payment into the City's native oak tree fund, in accordance with the conditions of the Tree Permit.

The EIRs referenced in this comment already included an evaluation of cumulative impacts. Impacts were assessed based on build-out of the plans themselves, plus buildout of all reasonably foreseeable development within the City and within areas near the City which could impact City resources. Furthermore, these EIRs are updated via the appropriate CEQA mechanism as Specific Plan projects which require new analysis come forward. The General Plan citywide analysis was most recently updated via an Environmental Impact Report certified in 2016, which examined citywide buildout in the year 2035.

Hocker, Lauren

From: Emmy Aricioglu <emmyari@yahoo.com>
Sent: Thursday, September 13, 2018 4:11 PM
To: Hocker, Lauren
Subject: New Diamond Creek Development at Parkside and McCloud

Hi, Lauren,

I live in the Monet development that borders on Parkside, McCloud and Woodcreek Oaks. When I bought my house in 2007 it was with the understanding that the area to the west would be fully developed.

As a result, I have no problem with the proposed residential development.

I understand that there are people opposed, but if you're counting heads, put me in the Approved column.

Regards,
Emmy Aricioglu
1488 Impressionist Loop
916-772-0709

Hocker, Lauren

From: Erin Stone <erin.uptogood@gmail.com>
Sent: Thursday, September 13, 2018 11:24 AM
To: Hocker, Lauren
Subject: Support of 57 home along Parkside and McCloud

I am writing in support of the proposed project. We need additional housing in Roseville, especially that is not super expensive.

THANKS!



erin.uptogood@gmail.com

916.899.9429 (cell)

916.576.3300 x310 (office)

Hocker, Lauren

From: Paul Rogers <paulrogersrealestate@gmail.com>
Sent: Thursday, September 13, 2018 10:35 AM
To: Hocker, Lauren; msilva@dcpltd.com; breinert@dcpltd.com
Subject: paul rogers

Lauren

I live near La Provence and I am in Favor of the development going thru.

Paul

Paul Rogers
Rogers Real Estate
916-751-9309
BRE # 01816588

"The Art and Science of Real Estate"

Hocker, Lauren

From: Michaela Gaiteri <michaela.m.gaiteri@gmail.com>
Sent: Thursday, September 13, 2018 11:52 AM
To: Hocker, Lauren
Cc: Guido Gaiteri
Subject: OPPOSED: Proposed 57 Homes on McCloud/Parkside

Good Afternoon Lauren,

I am writing to you as a home owner at 2773 McCloud Way.

Yesterday, September 12, 2018, I received an email from a neighbor notifying me about the proposed housing development on the street where my family and I reside, and that the meeting to discuss this matter, which DIRECTLY affects our family, was being held tonight. It seems we were not the only family kept in the dark about this proposal.

There has been a tremendous amount of development in our small neighborhood as it is, and it is still under development. Parking has already become an issue, with cars from the new "squished" housing developments off Parkside, spilling onto McCloud. The increase in traffic has already been negatively noticed and as a parent of 2 young children, this is a sincere concern.

The fact that this proposal has been kept "secret" is nothing but disturbing and sneaky. Clearly, you and your development companies are aware of the opposition such a development would face or there would not have been the need for such secrecy and deceit.

Please take note that the Gaiteri Family, located at 2773 McCloud Way, Roseville, CA 95747, vehemently OPPOSE the proposed housing development.

We also ask, that for future matters affecting our neighborhood, that we receive direct and ample notice of meetings, discussion forums, and votes.

Kind Regards,

Michaela Gaiteri
916-792-2011

Hocker, Lauren

From: Omar Chaudhry <footprintsinconcrete@gmail.com>
Sent: Thursday, September 13, 2018 11:32 AM
To: Hocker, Lauren
Subject: 57 homes along Parkside and McCloud

Lauren,

I won't be able to attend tonight's meeting. I would like to write to you instead and give you my thoughts and opinion as a resident of that neighborhood. I am writing on behalf of my wife (Ayesha) and myself.

I am not in favor of more houses to be built on that parcel of land. Instead a commercial use of that area with access ONLY through Diamond Creek Pl or Parkside Way if necessary is what this land parcel be used for.

This not only will bring value to the neighborhood but will also reduce parking congestion that will be added due to the new homes and will increase the safety due to reduced street parking that will occur on those narrow streets.

Please acknowledge receipt of this email.

Thanks,

Omar & Ayesha Chaudhry

Hocker, Lauren

From: Cindy Perez <aclmpperez@gmail.com>
Sent: Thursday, September 13, 2018 10:12 AM
To: Hocker, Lauren
Subject: 57 planned homes by La Provence

There is no room for 57 houses there you would be packing us in like sardines. The traffic mixed with kids walking too and from school is already impacted. There is very little parking in this area as is please think twice before doing this to the residents and children in the area it's too much. Roseville doesn't need to build homes on every square inch of open land. I'm all for growing but it's getting out of hand on this side of town. The traffic in our city is ridiculous. Please listen to your citizens who live in this community they will be directly affected.

Thank you for listening.

Cindy Perez

Hocker, Lauren

From: Joyce Hejlik <joycehej@yahoo.com>
Sent: Thursday, September 13, 2018 12:41 PM
To: Hocker, Lauren
Subject: Fw: Proposed Plan Parkside and McCloud

----- Forwarded Message -----

From: Joyce Hejlik <joycehej@yahoo.com>
To: "Lhocker@rosevilleca.us" <Lhocker@rosevilleca.us>
Sent: Thursday, September 13, 2018 12:35 PM
Subject: Proposed Plan Parkside and McCloud

Dear Lauren,

I would like to make my opposition to this plan known.

Roseville is growing too fast. All these new high density housing developments are strangling our roadways and neighborhoods. Enough is enough. Let's think about the quality of life before every inch of land is built upon.

These projects are putting a strain on our natural resources and infrastructure.

Thank you,
Joyce Hejlik

Hocker, Lauren

From: Kelly Benjamson <kelly.benjamson@gmail.com>
Sent: Thursday, September 13, 2018 12:23 PM
To: Hocker, Lauren
Subject: No to 57 new home proposal on parkside

As a concerned neighbor in this area, I would hate to see 57 new homes SQUISHED in this area. I would much prefer homes without zero lot lines, nature trail, manicured grass, etc. We don't need more homes with zero lot lines when you have quite a few of them on the other side of the street.

Thank you for helping out in hearing the communities voice.

Kelly Benjamson

--

Kelly Benjamson

[Origami Owl Independent Designer, 25969](#)

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Shop: kellyloves.origamiowl.com

Hocker, Lauren

From: kingsfan_inrsvl@yahoo.com
Sent: Thursday, September 13, 2018 2:59 PM
To: Hocker, Lauren
Subject: NO! 57 homes on McCloud

Lauren,

I'm emailing in response to finding out about the proposed build of 57 homes on the corner of McCloud and Parkside. Which the city was poor at communicating about as usual. I'm not sure what the city thinks it's going to gain by sandwiching 57 homes there. It's going to create a bigger hassle with all that will need to be done, like widening the streets, than is necessary. I would rather see the city put those efforts, resources and money else where. Like the budget.

I live off Parkside in one of the Long Meadow villages. That stretch of Parkside is already a raceway to residents on the McCloud side and neighboring neighborhoods behind McCloud. They use that street to avoid the heavy traffic at the Woodcreek/Blue Oaks stop light. This will just increase that traffic. Making it even more unsafe for me to walk across the street on Parkside to the park with my kids or to safely go for a run.

The poor communication around this proposal solidifies my thoughts the city doesn't care about it residents. It's just become a money hungry city with very disappointed residents.

Erin Eason

Hocker, Lauren

From: Gretchen Bradley <gb4homes@gmail.com>
Sent: Thursday, September 13, 2018 10:58 AM
To: Hocker, Lauren
Cc: 'Gretchen Bradley'
Subject: Parkside and McCloud Homes

Dear Lauren,

I don't think this will have any impact since the City Council does not care about the voice of the people they represent, but I will put my 2 cents in anyway.

The city is trying to jam too many homes into small areas. Do they have any clue on the impact it will have on the area? Elk Grove is a shining example of what these zero lot lines do to housing in an area not to mention crime. I have seen it first hand, not only as a realtor but also having family that lives there. Especially when the city is required to have 20% low income for any new development. You already don't have enough police or emergency services for this area, not to mention the bulging schools. Now let's cram more in....right by a high activity school none-the-less. I hope each and every council member is personally sued when a child gets hurt or killed trying to go to school in this area. Your poor management and lack of regard for safety will be to blame. I witness close calls daily and have seen multiple posts on nextdoor of children hit by people in this jam packed area. At least commercial business would not increase traffic during peak school times; and that was the original zoning. I also hope the residents that lose home values sue you as well. You don't think these zero lot line townhomes bring in value? You are naïve and stupid if you think that because it does. I have seen buyers pass on neighborhoods because they were near or adjacent to such housing. I know there is a strong movement in our area to get rid of the entire city council in the next election due to their very poor management of funds, horrible allocation of priorities, and lack of listening to their constituents. Don't think it will happen? Keep making these bad decisions and keep ignoring your constituents and you will see your seat taken over by someone else, and all the department heads as well that are appointed by this horrible council.

Best Wishes...

Gretchen Bradley

Giving Back 4 Homes Program

Email GB4Homes@Gmail.com

Web www.GivingBack4Homes.com

Ph 916-769-0184

Fax 916-258-0210

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Hocker, Lauren

From: Judy Kelton <judykelton89@gmail.com>
Sent: Thursday, September 13, 2018 12:14 PM
To: Hocker, Lauren
Subject: Planning Commission Meeting Thursday, September 15

Lauren,

I am sending this email to express my concerns regarding the proposed plan to build 57 homes on land bordered by Parkside and McCloud. My concerns are as follows:

- Lack of notification to surrounding neighborhoods which will be impacted by increased traffic.
- Limited resources, especially water. When drought conditions return how will there be enough water for all of the residents of Roseville? There have already been many housing developments added in the past few years which is concerning given limited water supply.
- Added burden to police and fire services.
- The development bordered by Woodcreek Oaks and Blue Oaks will have a tremendous impact on traffic on these streets as well as the freeway, which is unable to support current traffic without heavy backups throughout most of the day. Adding additional traffic to these overburdened streets increases the risk of unsafe driving conditions and serious accidents.

We enjoy living in Roseville. We appreciate all that Roseville offers its citizens and hope that future growth is carefully considered to preserve what previous generations of city planners have built.

Thank you for your consideration.

Judith Kelton
916-258-3054

Hocker, Lauren

From: Joel Fleischmann <jdfleisch@gmail.com>
Sent: Thursday, September 13, 2018 11:07 AM
To: Hocker, Lauren
Subject: Proposed Crocker Ranch Housing Development

Hi,

I am a Crocker Ranch resident and wanted to express concern regarding the proposed housing development off of Parkside and McCloud. Our neighborhood does not need additional high density developments like this, particularly with one that just went in across the street (whose impact has not been fully assessed). In addition to being an eyesore, there will not be enough road space to support residents and visitors, which will affect the surrounding neighborhood. I also feel that the city of Roseville should not be approving new housing developments near Blue Oaks until a plan to expand highway 65 has been supported. I will not be able to attend the meeting tonight but wanted to let you know what my thoughts were. I cannot imagine this being popular with residents and do not feel there is justification for rezoning, particularly with the number of other housing developments being constructed.

Sincerely,
Joel Fleischmann

Sent from my iPhone

Hocker, Lauren

From: Charlie Jones <charlijo@comcast.net>
Sent: Thursday, September 13, 2018 1:46 PM
To: Hocker, Lauren
Subject: Response to Diamond Creek Residential (PL18-0106)

Lauren Hocker:

My name is Charlie Jones and I live on Barnwood Lane, Roseville, 95747. Following this introduction is a response I wrote today in my Neighborhood document: Nextdoor Blue Oaks. It's a response to Diamond Creek Residential (PL 18-0106). Because I know full well how the wheels of a bureaucracy run, and I also know that money is the driving force of nearly all decisions in a bureaucracy, I am under no illusions that any outcry will change decisions about issues already planned in Roseville. I do know this: THE NUMBER OF HOUSES, PEOPLE, CARS, AND BICYCLES IS ALREADY OUT OF CONTROL, AND THE INFRASTRUCTURE AND TRAFFIC ISSUES CAN NOT SUSTAIN THE EXISTING NUMBERS. WITH MORE HOUSES, PEOPLE, CARS, AND BICYCLES, THINGS WILL BE EVEN WORSE AND I DON'T KNOW WHAT THAT LEVEL OF CAOS IS EVEN CALLED!

This is absolutely CRAZY! The city of Roseville does many things right, but for those of us who have been here for 15 years and who have seen the good things that Roseville has done, and in many cases still does, we are now witnessing a COMPLETE FAILURE of planning for appropriate infrastructure, traffic patterns, and freeways to accommodate the thousands of new residents, cars, and bicycles. THIS COLOSSAL PLANNING FAILURE WILL ENORMOUSLY AND NEGATIVELY AFFECT ALL HOMEOWNERS FROM FIDDYMENT ON THE WEST TO WASHINGTON BLVD ON THE EAST AND FROM PLEASANT GROVE ON THE SOUTH TO ALL NEIGHBORHOODS ON THE NORTH SIDE OF BLUE OAKS BLVD!

Roseville has apparently been thinking of and planning for the ENORMOUS BANKROLL it will be receiving from the taxes on all of the new homes being built. But money in Roseville's coffers in NO WAY makes up for the DAILY MISERY that is being placed upon the residents who live within the boundaries identified above. THERE ARE JUST TOO MANY HOUSES, PEOPLE, CARS, AND BICYCLES TO BE ADEQUATELY SERVICED BY THE EXISTING, AND EVEN ANY NEWLY PLANNED INFRASTRUCTURES, TRAFFIC PATTERNS, PARKING, AND FREEWAYS WITHIN THESE BOUNDARIES.

IN SIMPLE TERMS: Two and two adds up to four, but if a space only accommodates two, or at the VERY MOST three when really squeezed, then GOOD PLANNING says STOP AT TWO. GREEDY PLANNING says GO TO THREE...NAH, GO TO FOUR!

Roseville, that's what you have done: GREEDY PLANNING. And by so doing, you have communities of frantic, frustrated, and unhappy people who must navigate the IRRATIONALLY AND INADEQUATELY PLANNED MAZES OF TRAFFIC AND PARKING MAYHEM YOU HAVE CREATED! Even a short trip to the store now takes the skill of a well-educated navigator, and it's no longer just a short trip! Going someplace where one must use Highway 65 takes not only the skills of a well-educated navigator, and the true patience of Job because the highway is such a COMPLETE AND TOTAL PLANNING DISASTER, but one must also be a really good planner because using that freeway means adding MULTIPLE MINUTES OR HALVES OF AN HOUR to reach your destination!!

I believe halting any more housing is a lost cause because unfortunately the ears at City Hall are not listening to its people. Those ears only listen to the sound of money being stuffed into its coffers. However, I also believe that we should still state our positions and causes because that's what one is supposed to do in a democracy, right? Done!

Hocker, Lauren

From: Mary Catherine Rosenberg <kaer@icloud.com>
Sent: Thursday, September 13, 2018 10:15 AM
To: Hocker, Lauren
Subject: 57 Homes along Parkside and McCloud

I am opposed to the building of 57 homes along Parkside and McCloud.

I am also opposed to any more homes being turned into Nursing type home facilities. This Is a Residential area.

Mary Kae Rosenberg
1509 Northpark Dr
Roseville, Ca 95747

From: [Jonathan Becka](#)
To: [Hocker, Lauren](#)
Subject: Comments by Jonathan Becka for NRSP PCL DC-30 and DC-33---Diamond Creek
Date: Monday, September 17, 2018 4:43:25 PM

Ms. Hocker,

I wanted to reach out to you in regards to the proposed rezoning project NRSP PCL DC-30 and DC-33---Diamond Creek. I am currently a resident of 2661 Rogue Way Roseville, CA, which is of course in very close proximity to the proposed rezoning. When purchasing my home in June of 2015 I specifically researched what the proposed land was for and was relieved when I found out that it was for more commercial. Upon further research I learned it was originally planned for a health club, which was even more exciting.

I am disappointed to find out about the proposed rezoning since I would have not purchased my home if I knew more high density housing was being planned for this land. The proposed high density housing does not align with my neighborhood and there is already a substantial amount of high density housing nearby and by adding more it will shift the overall aesthetic of the Diamond Creek area. Originally the Diamond Creek area contained larger lot homes that defined the neighborhood and recently zero lot high density homes have been added that drastically change the surrounding area. Those changes include increased traffic, increased population in a small geographic area and home prices that do provide valid comps based on the fact that it is high density housing.

Lastly, I also take great objection to the removal of up to 12 native oak trees. I do not understand how this proposal can be made without providing an exact number of trees that will be removed. Those oak trees are not only a huge part of what defines this neighborhood but also what defines Roseville. The nearby free space and oak trees is a habitat for animals that you will be displacing. Wild turkeys, deer, rabbits and other animals will be driven out. I realize this could possibly be the case for the Commercial plan as well but I do not know that for fact. Based on the blueprints I have seen for the rezoning proposal I do know this will be the case so I can only go off of what I know.

I would ask that we please stop this and put our neighborhood and city before the developer.

I would also ask that you please include me on all future communications so that I can attend the next meeting to defend our neighborhood. Thank you very much and I appreciate the opportunity to express concern for my neighborhood.

Kind regards,

Jonathan Becka
2661 Rogue Way
Roseville CA, 95747
jbecka@hushmail.com

Hocker, Lauren

From: Ruth Cardoza <rmcardoza3@gmail.com>
Sent: Tuesday, September 18, 2018 5:06 PM
To: Hocker, Lauren
Subject: Parkside McCloud proposal

Dear Ms. Hocker,

I would like to be on the email list to be notified of any planning commission meetings. I live on McCloud adjacent from Hughes park. I absolutely oppose this "housing plan". I also attended the meeting last Thurs. and learned more about the project that is being proposed.

Ruth Cardoza

Sent from my iPhone

Hocker, Lauren

From: Brian Davis <briandavis005@gmail.com>
Sent: Thursday, October 11, 2018 9:47 PM
To: Hocker, Lauren
Subject: NRSP PCL DC-30 & DC-33 – Diamond Creek Residential, PL18-0106

Ms Hocker and the Roseville City Council,

Today I am writing to you in opposition of the Diamond Creek Residential changes proposed by the developer and approved by the planning commission. The appeal addresses many of the concerns I have, and I won't rehash them here.

One of the major concerns that I have that the appeal does not address is the removal of the walkable shopping plaza the developer and Morrison Homes sold us when we bought into this neighborhood. My wife and I bought this property in part because we liked the relaxed community shopping area within easy safe walking distance of our home. To this day, we have raised five children here and waited for the neighborhood community area we were sold.

If the developer cannot continue with the plans we were all sold, rather than houses, why not build something else more suited to the community area we all bought into. I can think of several ideas that would provide the community interaction without bringing new homes. A skate park would be one option that would align better with the original intent of the land. Nothing in the proposed changes includes positive impacts to the existing community. As original buyers, we are now looking at more traffic, lower home values, and more congestion in our neighborhood, with no benefits to the existing homeowners. Why would any of us support these changes?

As I mentioned above, we have raised five children in this neighborhood. This includes sending them to the local school. Every year since it was built, Diamond Creek Elementary has been over the intended capacity. This year again, the school is over intended capacity with students in portable facilities and over-crowded classes. Has the impact on our children been considered as the developer wants to add 57 homes and 57 families with children attending the local school? Has the Roseville City School District done an impact study on the additional students that would be attending Diamond Creek Elementary?

Overall, I support high density housing mixed in with low and medium density housing. However, it must be planned and all parties should be aware of what they are buying into. Changing the zoning so the developer can make a little extra money at the expense of the existing residents does not seem like a well planned idea, nor an idea that benefits the constituency you represent.

I urge you to deny the proposed changes and ask the developer to submit ideas which benefit both the community and himself.

Thank you for your consideration.

Brian Davis

Hocker, Lauren

From: Suz Eckes <suz@doseckes.com>
Sent: Monday, October 15, 2018 4:11 AM
To: Hocker, Lauren
Cc: City Council Mail; City Manager- Mail
Subject: Diamond Creek Rezone

October 14, 2018

Dear Mayor and City Council Members,

The request to rezone Diamond Creek Parcel 33 into high-density residential is something we find problematic for a number of reasons, many of which were outlined in the appeal that a majority of McCloud neighbors signed.

While higher-density housing is an economic and environmental necessity, our community has already been rezoned and redesigned to accommodate 2 such developments. These projects – and others like them in West Park and Fiddymment Farms - are having impacts that were perhaps not anticipated in the endeavor to fulfill high-density mandates. We believe that the cumulative effect of these projects has not been sufficiently examined, affecting the excellence of our schools, the safety of our streets, the quality of our environment, and the sense of community that has long been a part of Roseville's fabric.

Additionally, while we support Roseville's effort's to uphold SACOG commitments and recommendations, we believe that the current proposal, and the way in which the planning process has taken place, violates the General Plan, Modifications to the General Plan, and Design Guidelines. Knowing that City Council members are much more familiar with these regulations than we are, we've only cited few specifics, however all of the points below are made in reference to these various policies. We remain hopeful that members of the City Council will meet with us on the proposed site, and reach out to us if our arguments are unclear. **Some of our concerns:**

1. Student enrollment has occurred at over 150% of projections, with impacted schools in West Park and Fiddymment Farms now sending students to Diamond Oaks Elementary – bringing enrollment above capacity and necessitating the use of portable buildings. Yet the next elementary school in the area is not projected to open until 2023. While developer and homeowner fees may cover the construction of future schools, our children are being affected now. At the current rate of development and student enrollment, this will clearly not meet future needs.
2. Guidelines expressly encourage the necessity of early community input for projects that are likely to be of high interest. There were no attempts at early engagement, and notification requirements were insufficient to allow community input. (While Stephen Des Jardins has been willing to make some concessions, most in the neighborhood feel extremely disappointed with the process, and are highly suspicious of his intentions).

3. According to RMC Section 19.78: “Notice of the hearing shall be mailed or delivered at least 10 days prior to the public hearing to property owners... within 300 feet of the property involved in the application...and shall be published in a newspaper of “general circulation within the City.”

- „ Notification was published in the Roseville Press Tribune, however while few of us actually have time to scan the classified section of any newspaper, the Sacramento Bee has much higher circulation numbers than the Roseville Press Tribune, which is only published on Fridays, is difficult to locate, and has little available home delivery. Therefore, the Bee is actually the publication with the most “general circulation within the City.”
- The mailing map (provided by the city) shows that the area for notification mailing was measured from the center of the project. Therefore only those within 150 feet of the border of the project were notified, not those “within 300 feet of the property involved in the application.” While this may be the customary way the City makes this calculation, for this particular project roughly 50% of the 300 foot area is either City parkland – or the property of Diamond Creek Partners/Stephen Des Jardins.

4. The proposal is for very large homes, on very small lots. This is not compatible with our established neighborhood, another recommendation in both the 2035 plan and the Community Design guidelines. Oddly, the still-under-construction Lennar homes were used as the comparative standard, while our neighborhood of 15 years was not mentioned. It seems unlikely that City planners were not aware of the existence of our neighborhood, although perhaps this information was provided by the developer?

5. A few single story units or fewer homes along McCloud would bring this project more inline with the existing neighborhood, and perhaps allow this project to fill a truly unique need for single-story senior housing, multi-generational housing, or “starter homes.” These would all be wonderful additions to our neighborhood and city!

6. In terms of design guidelines, the project does not have exceptional design features, and others elements go against guidelines - for instance rooflines are much closer than recommended. Additionally, there are several questionable components, for instance the pathways allowing for the “ability to access adjacent commercial property.” The only adjacent commercial property is La Provence Restaurant and the offices of Diamond Creek Properties, owned by the developer!

7. Every planning document reviewed vigorously discusses the importance of protecting our heritage oak trees, recognizing that mitigation policies do not replace century old trees. Yet this project allows for the removal of 12 trees - two on city property – primarily to accommodate construction on lot 20. The developer has indicated that he wishes to move his elderly father into this location, with the 3 adjacent lots yielding substantial lot premiums. This seems unfair to homeowners on Skeena Court - who previously paid substantial lot premiums in order to have an unobstructed view of those very oaks – as was indicated on the original zoning map.

8. We have seen a change in wildlife patterns – for instance herons are suddenly appearing in our neighborhood. We are concerned that the cumulative affect of development in North and West Roseville is not being considered as closely as it might be.

Thank you for your time. We are happy to provide any documentation for what we have outlined here, and hope members of the City Council will consider our concerns.

Jim Eckes and Suzanne Eckes-Wahl

2580 Rogue Way

Suzanne Eckes-Wahl

Partner| DosEckes Productions

suz@doseckes.com

916.769.5141

Hocker, Lauren

From: Nole Gemmell <ngemmell@cresleigh.com>
Sent: Friday, October 12, 2018 4:31 PM
To: Hocker, Lauren
Cc: 'Nole'
Subject: 1550 Parkside Way, Diamond Creek Proposed re-zone

Good Afternoon Laura,

I am sending you another letter stressing the issues at hand regarding the proposed re-zone of 1550 Parkside Way from Commercial to High Density Residential. The information that I received stated that this matter is going to City Council on November the 7th for both the land use entitlements and the appeal. Your e-mail is listed for comments on this manner and that you will forward information to The City Council.

First of all I believe as I stated in my first letter that all the residents that live directly across the street and in the affected neighborhood have always known that the land is going to be developed and that is not the issue at hand. We would like to see the current approved commercial zoning kept in place. Steven claims that there is not any interest in commercial and I know that he was approached in the past to put in Assisted Care Facility which would fall under the current zoning.

If Steven is granted the re-zoning to residential it is **Imperative** that the City council takes the following into consideration:

- 1) General plan, under the city's General plan of putting like developments with like developments then this should be **low-density housing** as it directly borders low-density housing Parkside way is the burrier between low density to the north and high density to the south. If a rezone is going to occur to make this land residential than it needs to be cohesive with the existing neighborhood
- 2) If the City grants Stevens request for High Density then consider containing it from our neighborhood similar to Monet with fencing around entire neighborhood with greenbelt just make sure that the parking is adequate as Monet does not have enough parking and the overflow comes into our neighborhood.
- 3) There was never going to be an access on McCloud Way the current approval has buildings that are accessible via Parkside Way and through the commercial parking lot behind La Provence restaurant and Diamond Creek partners.
- 4) Skeena Court was never supposed to be a 4 way intersection this is part of the reason we paid lot premiums. The proposed neighborhood needs to be fenced off completely separating it from the existing neighborhood without pedestrian access (to discourage parking in our neighborhood and walking in) emergency vehicles access only.
- 5) At the planning commission meeting on September 23rd it was brought up numerous times about the planed condominiums (number of units) and the entire parcel of land that is already developed the entire city block between Blue Oaks and William Hughes Park as one parcel of land. We are only talking about the undeveloped parcel of land along McCloud and Parkside what was already approved (Lennar and Mollies Walk) and has been developed and the number of units that they gave up for that development is irrelevant for this proposed change in zoning.
- 6) If you want to go low density and make it inclusive with our neighborhood then there needs to be some changes made to the proposed housing plan so that it blends in with our existing neighborhood. **All of the houses on McCloud should have 20' driveways and front doors on the same side (no alley load) this will create gaps in parking as you cannot block someone's driveway. McCloud houses need to have a minimum of five foot set back on the side yard from property line to structure that means**

there is 10 foot in between both houses which also Blends in with the existing neighborhood in allows some spaces for parking on the street between the driveways as well as areas for cars to duck in to pass other cars that would be a much better way to commingle with the existing neighborhood **Solid parking on McCloud is one of the largest problems with the proposed development.**

- 7) Single story homes. 25% (1 out of every 4) should be a single story (a real single story no stairs or some sort of hybrid) to be cohesive with existing neighborhood.
- 8) If we knew that we were going to be moving in to an area where there was high-density housing we would not have moved in here or purchased 16 years ago. We paid lot premiums to be on a cul-de-sac of a corner lot not to be in a four-way intersection with a high-density development.
- 9) Appraised value, my neighbor sold his house with a contingency based on appraisal (not a good idea) and the appraiser used a Lennar home as a comparable costing then 40,000.00

Thanks for your consideration and feel free to contact me at 916-677-7161

Nole Gemmell

Hocker, Lauren

From: Bob Hutchison <bob.hutchison@sbcglobal.net>
Sent: Thursday, September 13, 2018 8:25 PM
To: Hocker, Lauren
Subject: New Homes

Really. 57 zero lot line homes in a tight area already heavily congested? Please think with common sense and not with your wallet.

Robert Hutchison
Area resident

Sent from my iPhone

Hocker, Lauren

From: Tammie Johnston <tammieaj@gmail.com>
Sent: Thursday, September 13, 2018 6:43 PM
To: Hocker, Lauren
Cc: Dale Johnston
Subject: Low Income housing and safety concerns near Blue Oaks Blvd Roseville

Hello,

I have lived in Roseville for over 14 years and have enjoyed our quiet neighborhoods, nature trails and safe living environment. Over the past few years, and more recently, this has significantly changed. I am becoming concerned with increasing crime incidents in addition to Multi-family housing developments. Especially concerning is the recent development near Blue Oaks and Wood Creek Oaks. I understand there is, yet another proposal, for an additional 57 homes to be added near in this area.

Blue Oaks is currently overloaded with traffic. My 7 mile commute which once took me 12 minutes has turned into a solid 30 minutes. Additionally, there is an increasing number of speeding drivers along Blue Oaks Blvd. This makes crossing the street (Blue Oaks) extremely dangerous. The new proposed development on McCloud, Blue Oaks and Wood Creek Oaks will only add to the problem, resulting in more congestion.

I am strongly opposed to the Planning Commission's decision to add an additional 57 homes along Parkside/McCloud-Blue Oaks area. I am typically not one to complain, but I am urging you to consider alternative locations for this and future housing developments along Blue Oaks Blvd and McCloud Way.

Please feel free to contact me directly for a more personal conversation,

Sincerely,

Tammie Johnston
916-508-7947

Hocker, Lauren

From: Koch, Joanne Geremia <jkoch@nossaman.com>
Sent: Wednesday, September 26, 2018 4:49 PM
To: Hocker, Lauren
Subject: McCloud & Parkside / Proposed 57 Homes

I have lived in this development since its inception; I am an original buyer. I am OPPOSED to the proposition of 57 more homes being built in the proposed area.

ENOUGH IS ENOUGH!

Joanne E. Koch
Legal Secretary
NOSSAMAN LLP
621 Capitol Mall, Suite 2500
Sacramento, CA 95814
jkoch@nossaman.com
T 916.442.8888 F 916.442.0382



NOSSAMAN LLP

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Hocker, Lauren

From: Sue Shutt <lshuttzey@gmail.com>
Sent: Sunday, October 14, 2018 10:22 PM
To: Hocker, Lauren
Subject: RE: Diamond Creek Residential - HD

Dear Lauren -

My husband and I recently moved into the development along McCloud Way (July 2018).

Our reasoning for deciding on purchasing this particular home was that it was in an established community - thus no surprises on additional and impactful construction and that it faced a park - hence the elimination of neighbors across from our home.

In addition, we liked the low number of properties within the development - the separation between each property and that it bordered on a "Wildlife Preserve". Again guaranteeing that there would be no additional construction that would negatively impact the area and environment.

This sense of security was shattered in the middle of September when we received notification from our neighbors that a 57 HD residential development was going to be erected along Parkside and McCloud Way. Builder was to be Lennar and similar in style to the already existing project on the Northside of Parkside.

I was puzzled by this decision since it is visually obvious that it would negatively impact the neighborhood. Not only from a traffic/parking perspective but also environmentally, which I thought Roseville was particularly sensitive to, and maintaining throughout their building growth.

My husband and I have both worked in various aspects of the real estate industry so we were not naïve in thinking the empty lot at the corner of McCloud and Parkside would remain undeveloped. But were hopeful that the construction and style would be in keeping with the exiting tasteful restaurant and commercial building i.e. commercial or perhaps mixed use structures. Also keeping the natural surroundings and environment in the design scope. Rather than cramming in as many structures as possible with no consideration of the impact of the influx of people - vehicles - noise - pollution will contribute to a strain on all aspects of this community.

Returning to the original zoning of using the space for commercial or mixed-use appears to be the best resolution for ALL the property owners in the area, (not just those living in the McCloud Way area) as well as the animal inhabitants.

I appreciate you taking the time to consider our concerns.

All the best,

Leslie (Sue) Shutt and Calvin Gon
2781 McCloud Way

Hocker, Lauren

From: Denise Szyszlo <dszyszlo@hotmail.com>
Sent: Saturday, October 6, 2018 2:57 AM
To: Hocker, Lauren
Subject: 09/13/18 NRSP PCL DC-30 AND DC-33 – DIAMOND CREEK RESIDENTIAL – 1550 PARKSIDE WAY – FILE # PL-18-0106
http://roseville.ca.us/government/boards_commissions/pla
Attachments: PL18-0106; 1550 Parkside; Diamond Ck Rezone; 00 legal (1).pdf

To: CityCouncil@roseville.ca.us; CityManager@roseville.ca.us

Subject: Fw: 09/13/18 NRSP PCL DC-30 AND DC-33 – DIAMOND CREEK RESIDENTIAL – 1550 PARKSIDE WAY – FILE # PL-18-0106 http://roseville.ca.us/government/boards_commissions/pla

Planning Department on the project on 1550 Parkside Way over flowing into Mccloud Way, Roseville CA. I do not know who to send this to since I have not been notified. So please if you could forward to the appropriate person or departments. I did view the meeting on line and the said Lauren should have emails sent to her. I just found the attached document on line. Again I was not informed as many of my surrounding neighbors.

As you see from my previous emails of last year and the last before the traffic from Soccer. Now the new project that as I have been informed by a neighbor, not the city. I have not been notified on any meetings or proposals. The seller did not disclose any projects. We were told perhaps shops or a gym from a neighbor. We live on 2749 Mccloud Way, Roseville CA, with the soccer already an issue.

With the new homes on Parkside we have NOW added traffic, seen parking from the other projects parking on Mccloud Way day and nights. A Commercial project the traffic will be deleted after hours. This is outrageous. For what ever reason my residence has been deleted from being notified. We just moved here from San Jose, CA 4 years ago, purchased specifically because of the park, trails, Oak Tree ,deer, turkeys. ALL.. that will be impacted by this TAKING of Mccloud Intersection, Cars, not 57; most have 3-4 cars with needed added parking issues. We have notice a lot MORE traffic from just the added homes on Parkside. As on Parkside large trucks can not park in their garages, were there is not any other...provided parking. They have Winnebago's, utility vehicles, trucks. Again with no added parking other than on Mccloud Way. That is a TAKING from the now residences and it is happening NOW. I appreciate the drive-bys but some over flow park from the high density homes onto Mccloud Way 9pm-12pm. There is several rentals with many vehicles. This end of Mccloud is very congested and will be more so. Were will these now residents park. Just last night a Hugh camper taking up a full parking area across for the new Parkside homes. More of this will come. The TALK to your neighbors will not help. This is a new community separate for Mccloud Way. They will not care. As other community's come in for soccer they do not care. Their agenda will be where to park. Perhaps the solution is to down size the new homes only to incorporate Parkside Way.

With more added homes parking will be provided up and down Mccloud Way of now homes. As stated by a residences this will produce stress and fighting over parking. Children use there skate boards, basket ball walking trails with their dogs, all safety issues. All on a curved road and yes with the added parking the street will be over loaded. This is not what this community is ready for if ever. Or was noted when purchasing our homes. As with the Soccer the crazy.. driving just to find parking on Mccloud Way now. I have provided videos, pictures of this. Why do you feel this will be any different if not worse. It will be 24/7. A Red zone parking will just move cars further into the Mccloud Ways' neighborhood. The comment by the Mayor of SFR in neighborhood's with party's and add family's entertaining in our larger yards, with a need for more parking space for more cars. EXACTLY where are we to put those now.

We almost purchased near the top golf before built thank god we did not. With that said they are close to the freeway and provided.. access and parking. But now we are presented with this add high density homes changing zoning. As a realtor and a husband as a residential appraiser this will TAKE from our homes and values. Parkside homes will use

Parkside if kept on Parkside. Do not to add unlike homes on Mccloud Way at all.. Just a note the restaurant does have weddings with loud music do you think these homes will be disclosed this. I fear not. Open for what closing the restaurant or suing the builder. We were not told but than we are further down Mccloud Way. The Now homes on Mccloud Way and Cul-De-Sacs and added roads around will be over load this is a TAKING away from our homes. These homes are not like homes, along with added parking issues. This will take... away from these homes and our residences. I have my picket sign all ready to go. Reduce the number of homes away from Mccloud Way, Put a park there for the added homes along Mccloud Way.

I would like to add no access onto Mccloud Way. Furthermore, as an a HOA stated residential parking only. I would purpose the same for all Mccloud Way residents and/or a Mccloud Way community gated community cost to the builder. To stop all traffic from this high density building parking and traffic issues. I have seen community's destroyed by this like structures, next to SFR. One's gain destroys another. Taking away from one home to takeaway the dollar. This builders gain has no.. value to us other than to take away. Who's dollars. I would like to be informed of the appeal date and time.

Please consider a change to this plan as stated above.

Thank you~

Denise Szyszlo Real Estate Broker
CalBRE 01441160
1911 Douglas Blvd., 85-423
Roseville, CA 95747
Cell:408-768-7097
Office: 916-740-6200
E-mail: DSZYSZLO@Hotmail.com
Web Page: <http://www.DazzleHomes.com>
Office City: Roseville



From: Denise Szyszlo <dszyszlo@hotmail.com>

Sent: Monday, August 28, 2017 8:03 PM

To: Barsotti, Kathy; Morse, Mark; parksandrec@roseville.ca.us; Gore, Bonnie; Herman, Tim; Rohan, Susan; jallard@roseville.ca.us; salvord@roseville.ca.us

Subject: Re: William Hugh Park North Traffic from Soccer Parents till 6pm

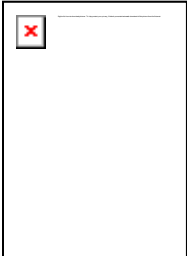
Hi Kathy

With the downloads of your teamsideline site, stating it is a half hour between games. I thought you said you changed this to 1 hour. <http://www.teamsideline.com/sites/rosevilleysc/downloads>

Also with the over 100 degree weather there were no practice games today. Seems the major problem, you have several groups at different ages here and several team on the field at the same time. Also a lot of parks have residential parking restrictions, this park is a free for all. I will continue to hope this will be resolved. I will call the police if there is a continued abuse to my lawn and sidewalk. We may just park in front of our own home. But as the year before I parked in front of my car one day and had food thrown on it. I do not want to go down an avenue of calling the police because you are not enforcing your rules. Also on Saturday's your schedules states games should stop at 4:30 the practice games continued till 6:00pm. So what is your monitoring accomplishing.

The response of monitoring is just not enough. As I have sent you several pictures of parents driving on my lawn and sidewalk. Games going on past 4:30 on Saturday, driving dangerously, to much traffic. This is not acceptable behavior of driving on Residential lawns or the bad behavior of some parents also this traffic between games. The wear and tear on sidewalk driving eventually will take its tow. We as a home owner will have to pay for its wear or replacement. We already have a cost to repair out sprinkler heads, and dead lawn patch's from the traffic. Monitoring is not enough, the parents need to be told to stay off sidewalks and lawn, stop making u-turns, stop driving in a dangerous manor. There are crossing streets with stop signs they can utilize. This is dangerous behavior.

Thank you~



Denise A. Szyszlo
Real Estate Broker Cal BRE #01441160
HomeSmart ICARE Realty / Corp. Cal BRE #01937943
3300 Douglas Blvd Suite 280, Roseville, CA 95661
Mobile: (408) 768-7097
Office: (916) 740-6200
Email: dszyszlo@hotmail.com
Website: <http://www.DazzleHomes.com>

From: Barsotti, Kathy <kbarsotti@roseville.ca.us>
Sent: Monday, August 28, 2017 6:00 PM
To: Denise Szyszlo; Alvord, Scott; Allard, John; Rohan, Susan; Gore, Bonnie; Morse, Mark; Herman, Tim
Subject: RE: William Hugh Park North Traffic from Soccer Parents till 6pm

Good afternoon. I have received all of your emails from the past few days and we will continue to monitor.

Kathy M. Barsotti
Recreation Manager
Parks, Recreation & Libraries
(916) 774-5955

316 Vernon Street, Suite 400 | Roseville, CA | 95678



From: Denise Szyszlo [mailto:dszyszlo@hotmail.com]

Sent: Saturday, August 26, 2017 7:26 PM

To: Alvord, Scott <SAlvord@roseville.ca.us>; Allard, John <JAllard@roseville.ca.us>; Barsotti, Kathy <kbarsotti@roseville.ca.us>; Rohan, Susan <SRohan@roseville.ca.us>; Gore, Bonnie <BGore@roseville.ca.us>; Morse, Mark <MMorse@roseville.ca.us>; Herman, Tim <THerman@roseville.ca.us>

Subject: Fw: William Hugh Park North Traffic from Soccer Parents till 6pm

Hello Kathy Barsotti~

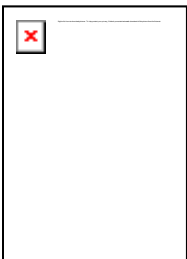
First and foremost I like to apologize for all this along with the multiple emails, some did go out without sending. Technology... But as you see by these pictures, nothing is being done about this abuse to my property and neighborhood. I have repeatedly asked for help with this abuse. This is taking away my right to enjoy my home. Taking my time, my days and evenings also not being able to entertain. The only way to fight a taking and bully behaviors is to ask for help. I am asking please.

Attached are just a few pictures of the crazy traffic and parking issues of soccer parents going back and forth many many times. We have much much more. The one truck loading is one of your coaches parked across the street from our home, away from the soccer and not in the parking lot. Problem starting with the coach. One of the vehicles parked in front of our home several times through the day, than making a U-turn when there is a street two doors down, seemingly one of the coaches. Another making U-turn blocking many vehicles not caring of any traffic. Just to be annoying. Vehicle's going back and forth looking for parking spaces using our driveway, lawn, sidewalk for u-turns and parking. So it is not just a parking issue. It is like a freeway through here with the main u-turn park lot on our property.

With these few pictures from our new security camera we are finally gathering the full story of what is going on.. Since we have moved here, 3 years ago our neighbor next door has been harassing us. Actually telling us they don't want us to live here. We found out they did this to the previous owners. At the end of the day we seen several family's packing up stopping at their home. I guess the bathroom break and babysitting home. Also Loading equipment. As some of the neighbors on Mccloud call them Bully's. Also they are the ones that took the signs down that your office put up in the park the year before, as I witness them, Stacy Hary and their next door friend. Who was on one of the teams last year and most likely this year. Again calling you and I am guessing requesting this park.

I am at a loss why these neighbors have started this and more of a loss why they are using your allocation team to further their behavior. Regardless it is a fact they are. I just want some control of this behavior. Now we understand why only our home is being targeted. As the first year I was told by a parent that my name was given out as a complaining party by your office. So with the U-turns, using the sidewalk for a runway onto our lawn, we are being targeted. The phone calls to you stating they like the soccer here is clear who the families are now. With that said it is still not acceptable behavior of some parents using our property as a target for any reason. Regardless, there are to many teams utilizing this park. This is our home not a parking lot or are we in front of a freeway. We have provided logs and pictures to you of this erratic behavior. We have now 4 sprinkler heads broken and the lawn damage my take a few days. I was told by law enforcement this is grounds for tickets to be issued. It is called damage to our property by an event you have allowed in this neighborhood. Regardless of illegal or the law you have a responsibility of enforcing YOUR RULES... This street and neighborhood was not intended for this type of traffic or activity. Also while other parks in the area are not even being used at all. My home was not designed to be a parking lot or runway.

Thank you~



Denise A. Szyszlo
Real Estate Broker Cal BRE #01441160
Mobile: (408) 768-7097
Office: (916) 740-6200
Email: dszyszlo@hotmail.com
Website: <http://www.DazzleHomes.com>

Hocker, Lauren

From: Christine Tanner <christine.tanner1@gmail.com>
Sent: Wednesday, September 26, 2018 4:47 PM
To: Hocker, Lauren
Subject: November 7, 2018 city Council meeting

As per our telephone conversation today, please put my name on any notices of meetings, boating, discussion or panel groups, regarding development of the property off Mccloud in Roseville California. I am a resident and owner for over 10 years and I am very interested about how this property will or will not be used. This is my retirement home. I want to be informed of every step of this process. Thank you for the information that you gave to me on the phone but I wish I had been informed as a local resident that this meeting was going to take place. I would have been there had I known.

Thank you,

Christine Tanner

2604 Rogue Way, Roseville, CA 95747 christine.tanner1@gmail.com

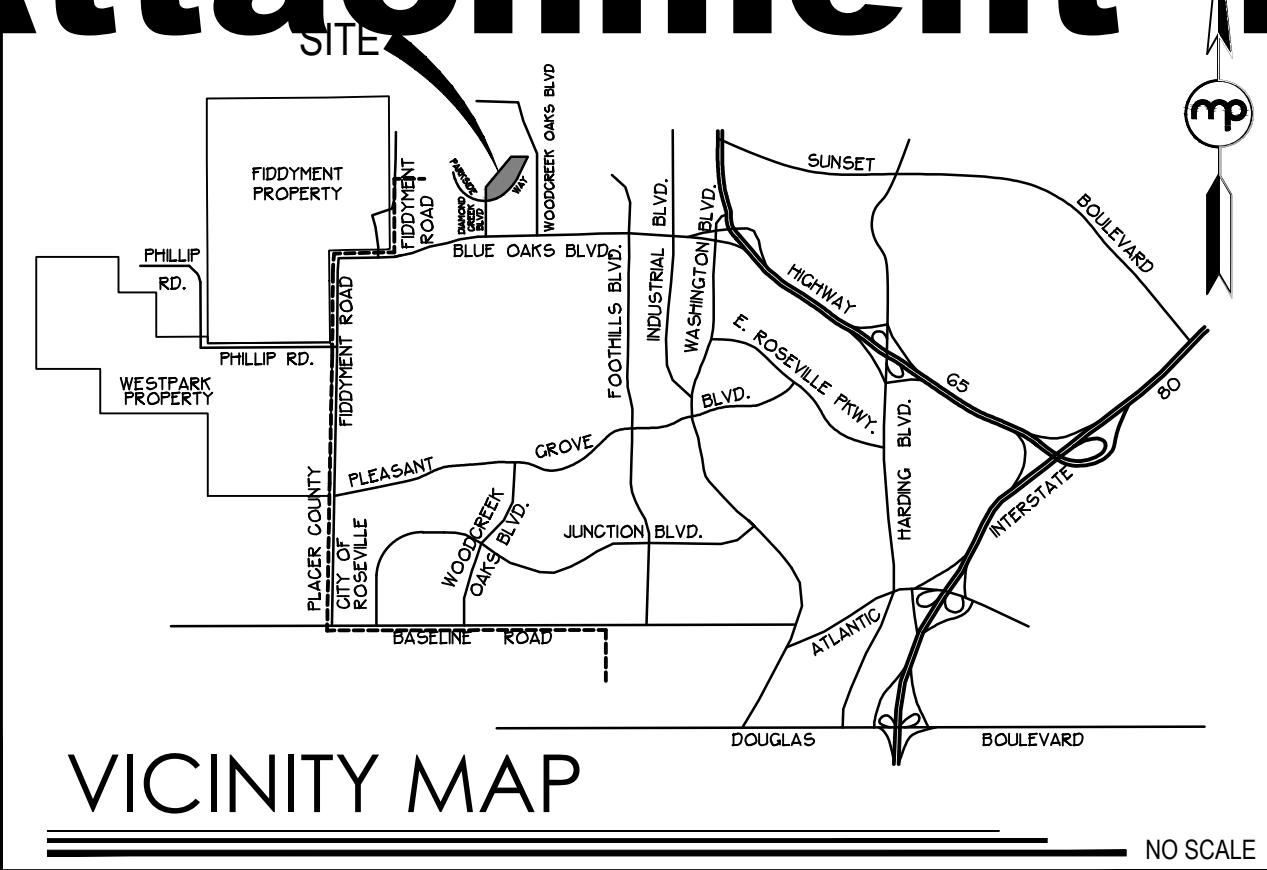
916-200-6175

Sent from my iPhone

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
12500 Point Circle, Suite 120 • Redwood City, CA 94063
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survey email: staking@mpengr.com • web: www.mpengr.com

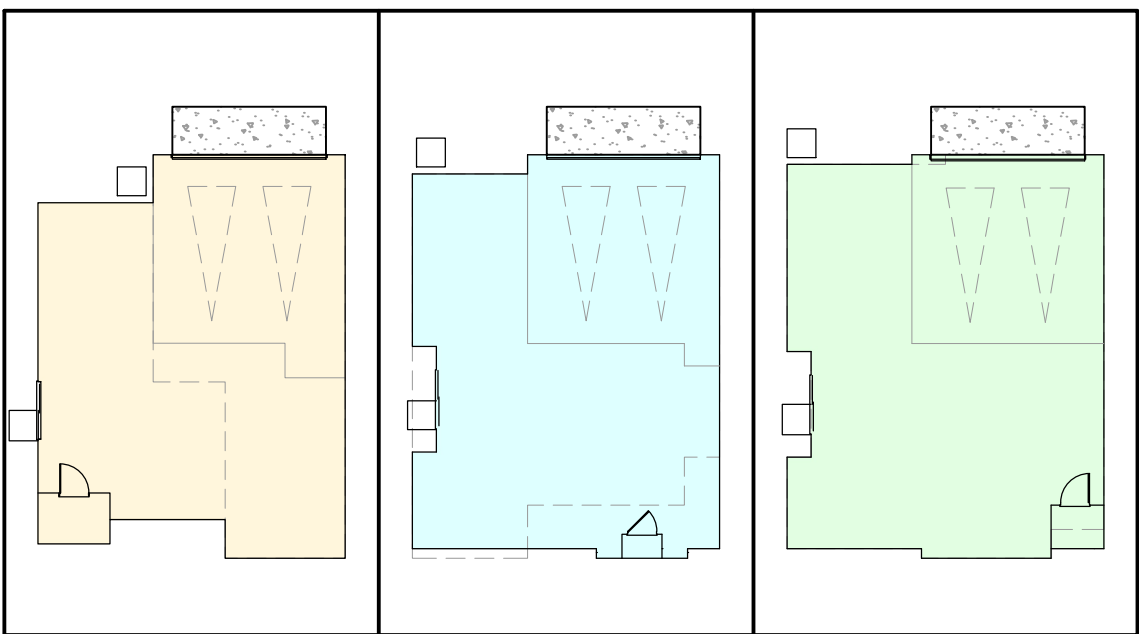
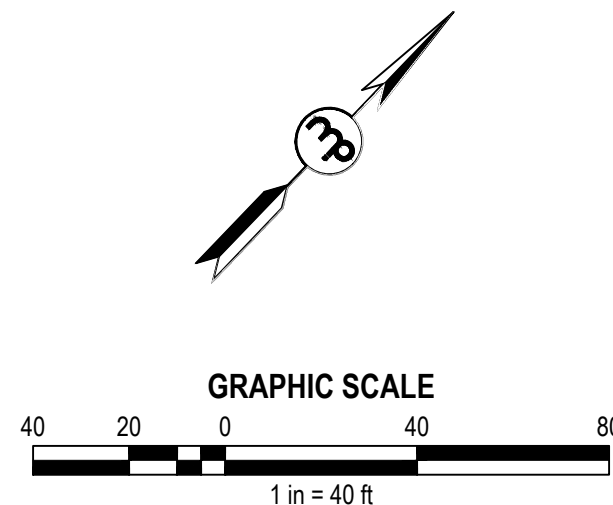
CONSULTANT

APPROVALS



VICINITY MAP

PRELIMINARY
SITE DEVELOPMENT PLAN
DIAMOND CREEK - DC 30 & 33
SHEET 2 OF 4

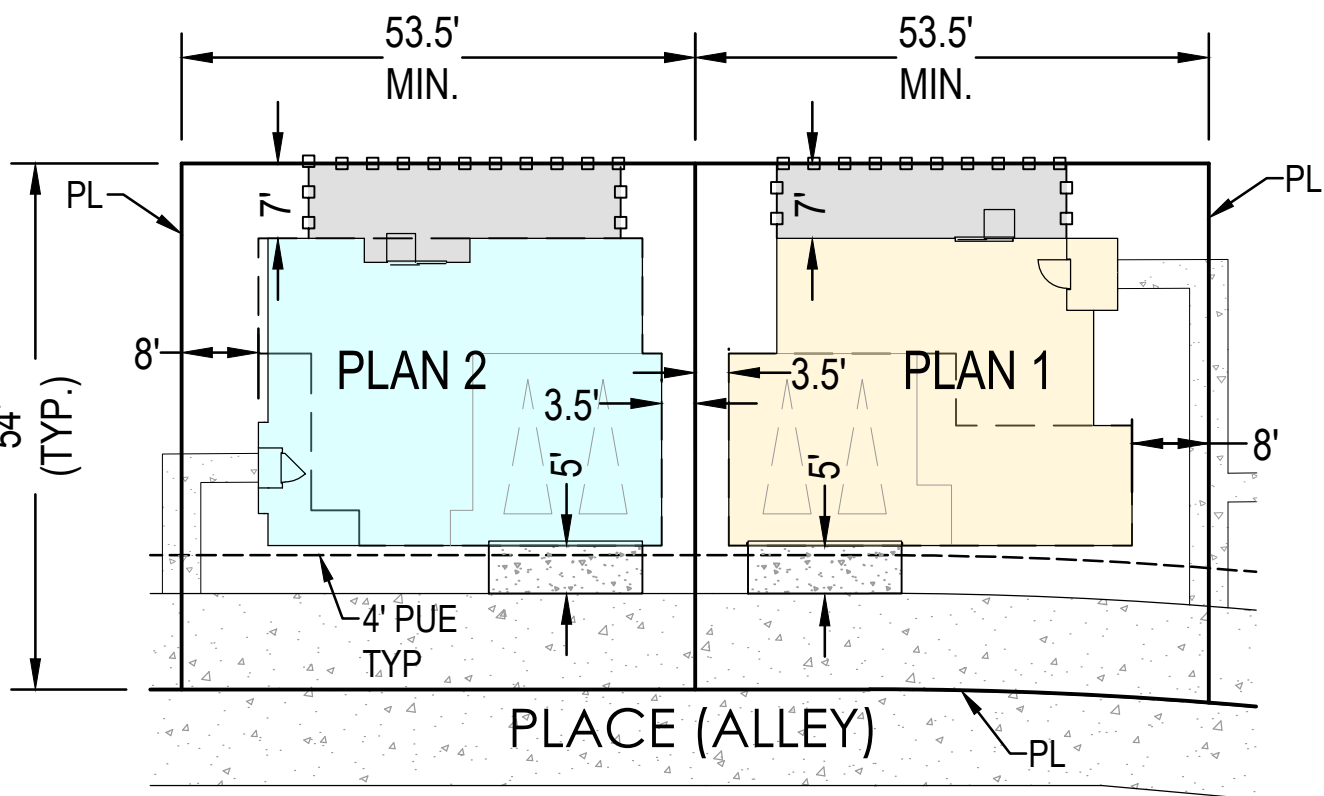


PLAN 1
(1438)
17 LOTS

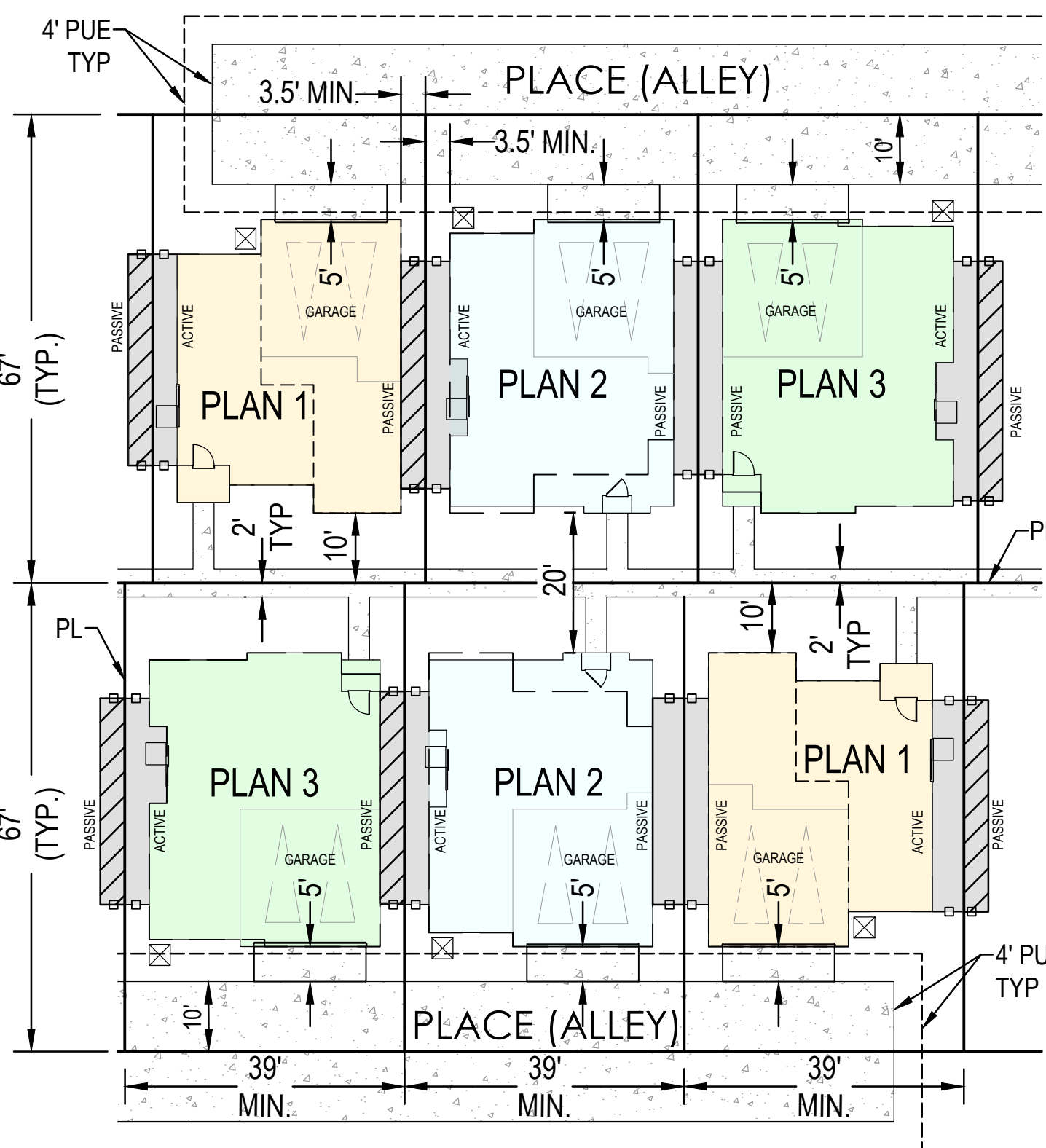
PLAN 2
(2013)
20 LOTS

PLAN 3
(2185)
20 LOTS

LOT MIX



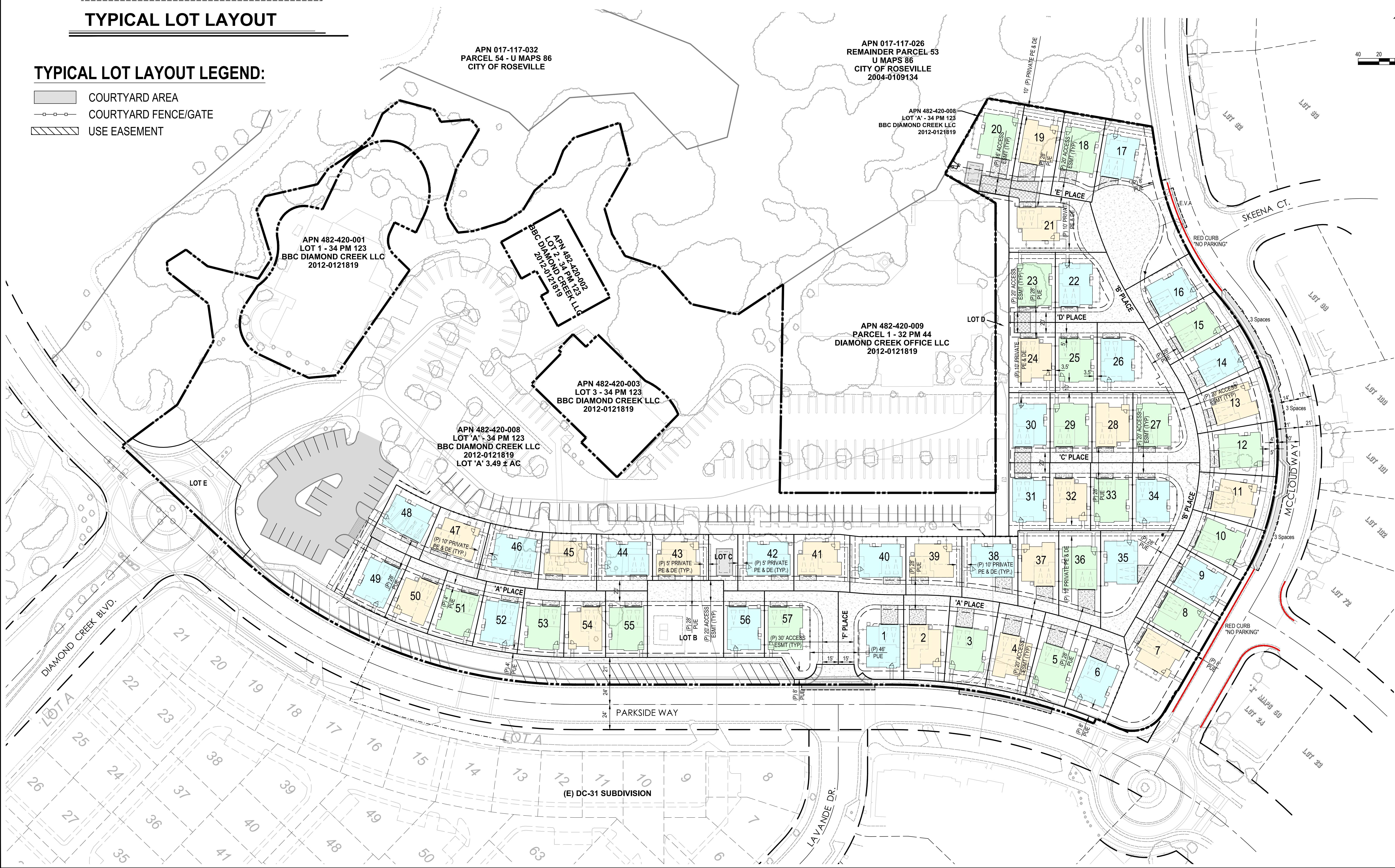
TYPICAL LOT LAYOUT (SIDE LOAD)



TYPICAL LOT LAYOUT

TYPICAL LOT LAYOUT LEGEND:

- COURTYARD AREA
- COURTYARD FENCE/GATE
- USE EASEMENT



NO	DATE	DESCRIPTION

REVISIONS	
BENCH MARK	XXXXX / XXX.XX

COMPUTED BY	MC
DESIGNED BY	KT
DRAWN BY	SPTA
PROJECT ENGINEER	GJB

PROJECT

DIAMOND CREEK
DC 30 & 33

ROSEVILLE, CA

PRELIMINARY
SITE DEVELOPMENT PLAN
ALTERNATIVE 'A'

DATE	OCTOBER 15, 2018	SHEET	2
SCALE	1" = 40'	OF	4
JOB NUMBER	14-0071-01		

NOT FOR CONSTRUCTION

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

SERVICE PROVIDERS

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

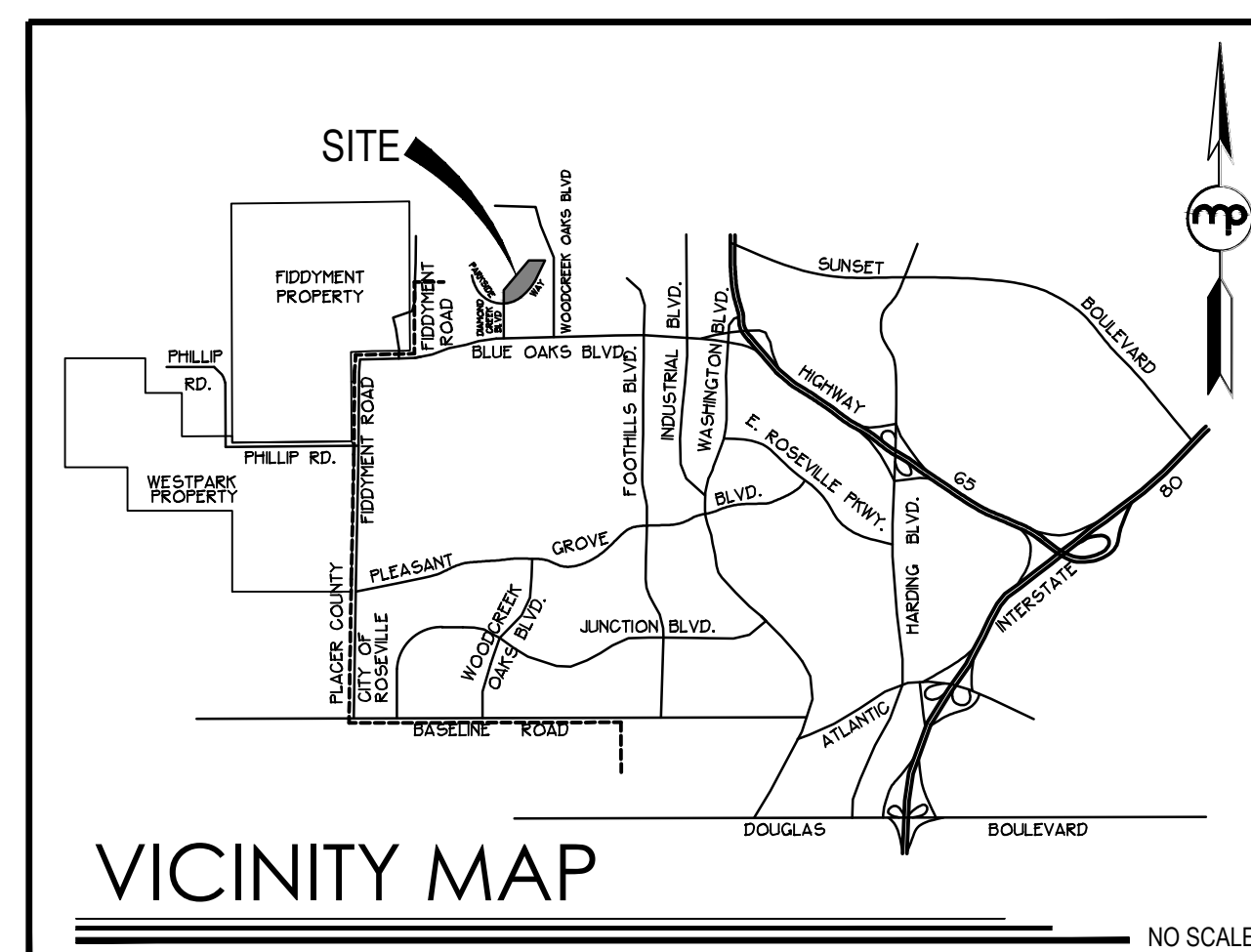
ASSESSOR PARCEL NUMBERS 482-420-004, 005, 006, 007 & 008

USE:	VACANT		
EXISTING ZONING:	CC/CA-NR		
PROPOSED ZONING:	RSDS-NR		
EXISTING GENERAL PLAN:	CDC	DENSITY: 13.0	
PROPOSED GENERAL PLAN:	HDR	OFF-SITE (STREET) PARKING:	36 (LOT A)
		ON-SITE (STREET) PARKING:	2
EXISTING	# ACRES	ON-SITE PARKING: 2 PER DWELLING	114
EXISTING PARCELS	5 8.27 ± AC	TOTAL PARKING PROVIDED:	152
PROPOSED	# ACRES		
PROPOSED RESIDENTIAL LOTS	57 4.39 ± AC		

MORTON PITALO, INC.
2870 GATEWAY OAKS DR., SUITE #120
SACRAMENTO, CA 95833
CONTACT: SCOTT PEDERSEN / KEN TOPPER
PHONE: (916) 984-7621
EMAIL: SPEDERSEN@MPENGR.COM
KTOPPER@MPENGR.COM

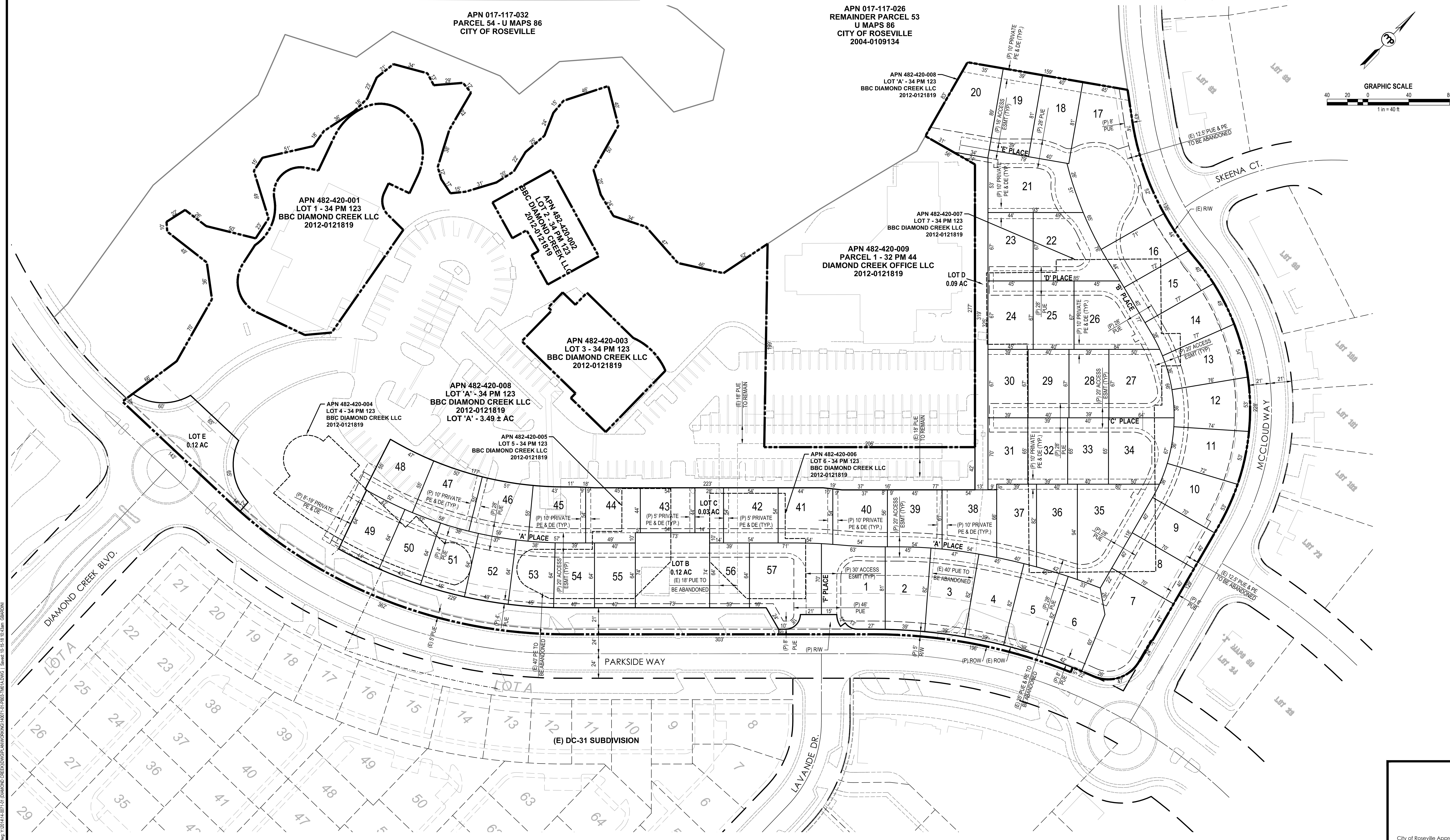
1. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
2. MINOR MODIFICATION MAY BE MADE TO LOT LINES AT FINAL MAP.
3. FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.
4. PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
5. ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
6. GRADING SHOWN ON THIS TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
7. LOTS A & B ARE TO BE RETAINED BY BBC DIAMOND CREEK, LLC.
8. LOT C IS TO BE OWNED BY HOA & INCLUDE PRIVATE DE & PE, AS WELL AS PUE.
9. LOT D IS TO BE RETAINED BY BBC DIAMOND CREEK, LLC. AND INCLUDE PRIVATE DE & PE
10. LOT E IS TO BE DEDICATED TO CITY OF ROSEVILLE AS RIGHT-OF-WAY.
11. PURSUANT TO SECTION 66445 (J) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED:
 - 11.1. 35' PUE ADJACENT TO PARKSIDE WAY
 - 11.2. 40' PUE AT LOT 3
 - 11.3. 12.5' PUE & PE ADJACENT TO MCLOUD WAY
 - 11.4. 18' PUE AT LOTS 4 & 56
 - 11.5. 40' PE ADJACENT TO PARKSIDE WAY
10. PUBLIC UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS THE LAND DESIGNATED ON THESE PLANS AS "PUE" FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL UTILITY SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO WIRES, POLES, AND CONDUITS FOR TELEPHONE, TELEVISION, GAS, SANITARY, AND WATER SERVICES, AND ALL APPURTENANCES THERETO TOGETHER WITH THE RIGHT TO CONSTRUCT, PLACE TRAFFIC CONTROL, AND TRIM AND REMOVE TREES AND VEGETATION.
11. ALL PRIVATE ALLEYS IDENTIFIED AS "PLACE" SHALL INCLUDE PE, DE, PUE, AE & SHALL BE MAINTAINED BY THE HOA

LOTS	AREA	LAND USE
A	3.49 ± AC (152,024 ± SF)	RESIDENTIAL COMMERCIAL (BBC DIAMOND CREEK LLC.)
B	0.12 ± AC (5,346 ± SF)	COMMERCIAL-GEOTHERMAL FACILITY (BBC DIAMOND CREEK LLC.)
C	0.03 ± AC (1,308 ± SF)	RESIDENTIAL-DRAINAGE / WATER QUALITY (HOA)
D	0.09 ± AC (4,025 ± SF)	COMMERCIAL-DRAINAGE / WATER QUALITY (BBC DIAMOND CREEK LLC)
E	0.12 ± AC (5,357 ± SF)	FUTURE RIGHT-OF-WAY (CITY OF ROSEVILLE)
LOTS (57)	4.37 ± AC	RESIDENTIAL
STREET R/W	0.05 ± AC	PUBLIC R/W (CITY)



**TENTATIVE SUBDIVISION MAP
DIAMOND CREEK - DC 30 & 33
SHEET 1 OF 4**

**A MERGER AND RE-SUBDIVISION
OF LOTS 4, 5, 6, 7 AND LOT 'A'
OF 34 PM 123**



CONDITIONS OF APPROVAL FOR ALTERNATIVE A

CONDITIONS OF APPROVAL FOR THE MAJOR PROJECT PERMIT

1. This permit shall expire on the same date as the Tentative Map for Diamond Creek Residential (DC-33). Effectuation of this permit shall occur with the first residential Building Permit. Except as modified below, the conditions of approval for 2005PL-161 remain applicable to the project. (Planning)
2. Modifications to the Major Project Permit are approved as shown in Exhibits D–J, and as conditioned or modified below. (Planning)
3. Homes shall use a smooth texture stucco finish and provide enhanced side and rear elevations, consistent with the approval and construction of PCL DC-31C (File 2013PL-017). (Planning)
4. A modification to the Major Project Permit shall be required for any proposed expansion of the use of the equipment yard (Lot B). For the purposes of this condition, expansion of use is defined as expanding/intensifying the existing geothermal pumps or installing any new mechanical or electrical equipment. The purpose of this condition is to ensure the use within the yard remains compatible with the surrounding residential use. (Planning)

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP

1. The Tentative Subdivision Map shall not be deemed approved until the actions on the Rezoning, Specific Plan Amendment, and General Plan Amendment are approved and become effective. (Planning)
2. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
3. 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)
4. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Development Services – Engineering Division. (Engineering)
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, Finance)
6. The project shall comply with all required environmental mitigation identified in the North Roseville Specific Plan Environmental Impact Report (NRSP EIR), the Diamond Creek Commercial Mitigated Negative Declaration, and the Addendums thereto, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
7. Prior to the approval of each final small residential lot subdivision map containing lots for affordable purchase, the developer shall enter into City's current Affordable Purchase Housing Agreement (or other applicable City-approved form) for such residential purchase units affordable to middle-income households. (Housing)
8. The rezone of the property and addition of units to this specific plan triggers the requirement for six (6) affordable homes reserved for middle income buyers. (Housing)

9. This project shall be addressed 1550 Parkside Way. 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)
10. McCloud Way, adjacent to lots 10 through 15, shall be widened by 4 ft. to the City's standard detail design for a primary residential roadway. Landscape "pop-outs" may be designed within the widened area to accommodate additional landscaping, as approved by engineering. In addition, McCloud Way from Parkside Way to Lot 9 shall not allow parking on either side of the street. (Engineering)
11. To ensure purchasers of Lot 55 and 56 are made aware of their proximity to the equipment yard, and the potential for nuisance noise and the nature of activities in the yard, purchasers shall be provided with a deed disclosure or similar notice approved by the City Attorney, prior to completion of the purchase agreement.

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

12. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. Landscape corridors shall also successfully complete the required establishment period. The landscape plan for areas to be maintained by the City shall comply with the Parks Construction Standards, latest edition, Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
13. The applicant shall submit a street name application with proposed street names. The application can be found [HERE](#). After city review, the applicant will receive the application identifying approved or rejected street names. If enough street names are approved, the applicant shall submit a map with the approved street names to receive a stamp and to be used as the approved street name exhibit. This shall be included in the submittal for improvement plans. (Business Services)
14. Grading around the native oak trees shall be as shown on the tentative map or as approved in these conditions. (Planning)
15. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b) Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d) Access to the floodplain as required by Engineering and the Streets Department.
 - e) Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)

16. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Engineering Division prior to approval of any plans. (Engineering)
17. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
18. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
19. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)

20. 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)*
21. 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)
22. A note shall be added to the grading plans that states:
- "Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)*
23. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)
24. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)

25. The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. All drainage facilities on site shall be privately owned and maintained (by the Home Owners Association). The City has no responsibility in the maintenance of the drainage facilities and will not assume any responsibilities for maintenance in the future. (Engineering)
26. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
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. The site shall be accessed through a standard 30-foot wide A-7 driveway located on Parkside Way across Lavande Drive. The existing driveway on Parkside Way shall be removed and replaced with standard curb, gutter, and sidewalk. (Engineering)
29. A 20-foot-wide Emergency Vehicle Access (EVA) shall be constructed between McCloud Way and 'B' Place. The EVA shall be designed with a hardscaped surface, rolled curb on McCloud Way and 'B' Place, and features to restrict normal vehicle access, subject to review and approval by the City Engineer. A 20-foot-wide EVA easement shall be required to be dedicated on the final map. (Engineering)
30. 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)
31. Improvement plans shall show the park boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the park, the oak trees and other sensitive habitats present and minimization of disturbance to the park. During grading and construction the park area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the park from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the park, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, Planning)
32. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the park. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)
33. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the park. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services, Planning)
34. **Prior to the approval of the Improvement Plans**, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
35. 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)

36. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:

- a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
- b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
- c) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.
- d) All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)

37. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)

38. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:

- a) There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
- b) For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
- c) The control valves and the water meter shall be physically unobstructed.
- d) The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)

39. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)

40. There shall be designated pick up areas for trash bins on the main private street; no pick up will occur within dead-end street stubs. The developer shall include signage to restrict parking in the designated pick up areas. (Environmental Utilities)

41. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500 feet on center. Fire hydrants shall not be located at the end of any residential court. The preferred location shall be street corners and entry points to a subdivision. (Fire)

42. Minimum fire flow is 1,500 gallons per minute with 20 pounds of residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
43. All alley loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (Fire)
44. Testing of all fire systems shall be performed prior to any model home complex or sales office opening for business. (Fire)
45. Framing construction and framing of combustible construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
46. If this project will be phased, a phasing plan shall be approved which meets the Fire Department requirements for access and circulation for each phase. Access roads shall comply with the California Fire Code, 2016 with the City of Roseville's Amendments. A separate phasing plan shall be reviewed and approved by the Fire Department. (Fire)
47. There shall be no vertical obstructions for the designated fire lanes between Lots 48 and 49. (Fire)
48. The pavement surface between Lots 48 and 49 shall have a live load weight capacity of 68,000 pounds. (Fire)
49. 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)
50. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
51. 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)
52. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching." (Electric)
53. 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)
54. 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/PARCEL MAP

55. Water and sewer easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions. (Environmental Utilities, Engineering)
56. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
57. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

58. 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)

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

- a) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
- b) A clause excluding any property owned by the City from the terms of the CC&Rs.
- c) Residents in courts or other dead-end areas shall be required to bring their trash bins to a designated trash pickup area on the main street, because refuse trucks are not able to turn around in dead end streets. Designated pick-up areas shall be established to Environmental Utilities satisfaction, and shall be memorialized in the CC&Rs. (Environmental Utilities)
- d) A clause noting that the two required vehicle parking spaces within the garage must be kept clear and maintained for parking at all times. Storage of items which causes an inability to park within the required spaces is prohibited.
- e) There shall be clear language regarding maintenance and common easements agreement for servicing all fire protection systems and gates used by the first responders. A service company shall be obtained to maintain all on-site fire protection systems including all common interior adjoining fire sprinkler-piping penetrations and private fire hydrants. An agreement between owners and tenants shall be made to allow permission to enter the premises to inspect all apparatuses associated with fire protection. Draft documents shall be provided to the Fire Department for review. (Fire)

60. 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)

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

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

63. The subject property shall be annexed into CFD 4 (Public Services) and CFD 3 (Municipal Services) prior to approval of the Final/Parcel Map. This property is being added into this district in order to cover the added costs to the city for maintenance and services. It is the applicant's responsibility to prepare the appropriate documentation for the annexation of this property into the CFDs. In order to allow the CFDs to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)

64. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
65. 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)
66. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys." Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)
67. 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)
68. 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)
69. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

70. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)
71. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
72. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
73. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
74. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
75. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor 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)
76. All plant material shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)

CONDITIONS OF APPROVAL FOR THE TREE PERMIT

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE		
1. The approval of this Tree Permit shall expire on the same date as the Tentative Map for Diamond Creek Residential (DC-33).		
2. All recommendations contained in the Arborist Report(s) and Letter Report (Exhibit K) are incorporated by reference into these conditions, except as modified herein. (Planning)		
3. Trees #534–541, #543, #544, and #546 (as listed in Exhibit K) are approved for removal with this tree permit, and tree #542 is approved for conditional removal. The tree for conditional removal can be removed if in the opinion of the arborist, as documented in a letter report to Planning, the tree cannot be retained or is unlikely to survive due to the improvements needed for the nearby retaining wall and footings. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)		
4. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 184 inches and conditionally up to 200 inches. Mitigation must be provided prior to tree removal unless otherwise approved in a tree replacement plan or in these conditions. (Planning)		
5. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. Encroachment into the protected zone of Tree(s) #533, #542, and #545 as shown in Exhibit K and described in the staff report is permitted. (Planning)		
6. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)		
7. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)		
8. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)		

9. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak trees. Where encroachment is permitted pursuant to Condition 5, above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)		
10. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)		
11. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)		.
12. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)		
13. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)		
DURING CONSTRUCTION		
14. The following information must be located on-site during construction activities: Arborist Report, approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)		
15. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)		
16. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)		
17. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)		
18. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)		
19. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)		

PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT		
20. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)		
21. A copy of this completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning Division. (Planning)		

Attachments

1. Non-Residential Conversion Policy
2. Fiscal Study
3. Parking Supply Analysis
4. Water Demand Memorandum
5. Table of Applicable Mitigation

Exhibits

- A. General Plan Amendment Land Use Figure and Change Pages
- B. Land Use and Rezone Amendments
- C. NRSP Change Pages
- D. Subdivision Map
- E. Site Development Plan
- F. Grading Plan
- G. Utility Plan
- H. Landscape Plan
- I. Elevations
- J. Development Standards
- K. Arborist Report and Letter Report
- L. Addendum

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

RESOLUTION NO. 18-461

AMENDING THE GENERAL PLAN TO CHANGE THE TEXT WITHIN THE
LAND USE ELEMENT

WHEREAS, a proposal has been submitted to amend the General Plan of the City of Roseville by changing the text within the Land Use Element; and

WHEREAS, the Planning Commission held a public hearing on the proposed General Plan amendment on September 13, 2018; and

WHEREAS, on November 7, 2018, the City Council held a public hearing at which time the proposed amendments were considered; and

WHEREAS, the Council desires to approve said amendments to the Roseville General Plan as conducive to public interest, health, safety and welfare, and consistent with the land use practices of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the General Plan Amendment changing the text within the Land Use Element (attached as Exhibit A) is hereby adopted.

BE IT FURTHER RESOLVED, that the Development Services Director is hereby directed to retain said General Plan Amendment on permanent public display in the Development Services Department of the City of Roseville.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

City Clerk

II. LAND USE ELEMENT



2035

North Industrial Area

The North Industrial area, while not subject to a specific plan, is a recognized planning subarea of the City. The area consists of 2,031 gross acres west of Washington Boulevard and north of the Northwest Roseville Specific Plan. Devoted primarily to industrial uses, the area is intended to provide a major employment/ industrial center for the South Placer region. Integrated within the North Industrial Area is a mix of housing, commercial services and community amenities to support the industrial uses. The Hewlett-Packard Roseville Campus Master Plan and the Hewlett-Packard Campus Oaks Master Plan are located within this area. The North Industrial area will accommodate approximately 5,196 residents and provide 28,000 jobs at buildout.

Del Webb Specific Plan

The Del Webb Specific Plan was adopted in December 1993 and includes 1,203 gross acres north of Pleasant Grove Boulevard and east of Fiddymont Road. The Plan is an age restricted “active adult” community. It consists primarily of single-family homes focused around recreational facilities. Included are 27 holes of golf, private recreation centers, public parks and park preserves, two community commercial centers, a religious facility, and a fire station. The Plan accommodates approximately 5,859 residents and provides for 403 jobs.

Highland Reserve North Specific Plan

The Highland Reserve Specific Plan was adopted in May 1997 and includes 677 acres previously identified as urban reserve in the North Central Roseville Specific Plan. The Specific Plan includes 1,669 single and multi-family units, including approximately 162 acres of commercial use, and a 39-acre church/private school site. At buildout, the plan area is expected to accommodate approximately 4,356 residents and provide 4,900 jobs.

North Roseville Specific Plan

The North Roseville Specific Plan (Phase I) was adopted in August 1997 and includes approximately 749 acres previously identified as urban reserve and light industrial.

The North Roseville Specific Plan (Phase II) was adopted in May 1999 and includes approximately 659 acres previously identified in the urban reserve. The North Roseville Specific Plan (Phase III) was adopted in July 2000 and includes approximately 161 acres previously located within Placer County with a land use designation of Agriculture. Combined, the three phases of the NRSP include ~~5,801~~ **5,858** single and multi-family dwelling units, including approximately ~~82~~ **77** acres of commercial, 118 acres of parks, 183 acres of open space, and 68 acres of public/quasi-public. At buildout, the plan anticipates approximately ~~15,141~~ **15,289** residents and ~~1,215~~ **1,141** jobs.

Stoneridge Specific Plan

The Stoneridge Specific Plan was adopted in March 1998 and includes 1,117 acres, a majority of which (699 acres) was previously designated as urban reserve in the Northeast Roseville Specific Plan, with the remainder (390 acres) annexed into the City from unincorporated Placer County. The Specific Plan includes 2,861 single and multi-family units, including approximately 35 acres of Commercial, 5 acres of Business Professional, 78 acres of Park, 270 acres of Open Space, a 15-acre school site and a fire station. At buildout, the Plan area is expected to accommodate approximately 7,467 residents and provide 1,563 jobs.

West Roseville Specific Plan

The West Roseville Specific Plan was adopted in February 2004 and includes 3,194 acres west of Fiddymont Road, generally north of Pleasant Grove Boulevard. The Plan area was annexed into the City of Roseville from unincorporated Placer County. The Specific Plan includes 10,495 single and multi-family units, including approximately 704 age-restricted units, 55 acres of Commercial, 88 acres of Industrial, 251 acres of Park, 705 acres of Open Space, and 110 acres of Schools. At buildout the Plan area is expected to accommodate approximately 26,822 residents and provide 4,735 jobs.

Riverside Gateway Specific Plan

The Riverside Gateway Specific Plan was adopted in March 2006. The Riverside Gateway Specific Plan was the City's first attempt at using the Specific Plan process in conjunction with a

**TABLE II-2
TOTAL LAND USE ALLOCATION**

USE CATEGORY	GROSS ¹ ACRES	% OF TOTAL ACRES
Residential (RES)	12,854 12,858	45%
Commercial (COM)	2,276 2,271	8%
Business Professional (BP)	792	3%
Industrial (IND)	2,369	8%
Open Space (OS)	3,151	11%
Park & Recreation (PR)	2,136	8%
Public/Quasi Public (P/QP)	2,719	10%
Right of Way (ROW)	1,978	7%
TOTAL	28,274	100%

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

**TABLE II-3
LAND USE ALLOCATION BY INCORPORATED SUBAREA (in acres)**

SUBAREA	RES	COM ²	BP	IND ³	OS ⁴	PR ⁵	P/QP ⁶	ROW	TOTAL ACRES
INFILL	3,349	571	201	914	479	465	2,109	426	8,514
SERSP	559	83	99	0	74	111	20	78	1,024
NERSP	132	300	308	0	94	13	10	97	954
NWRSP	1,759	119	11	0	155	353	107	159	2,663
NCRSP	656	339	162	78	183	100	75	232	1,825
NIPA	307	68	6	1,287	173	53	9	129	2,031
DWSP	659	13	0	0	98	378	4	51	1,203
HRNSP	294	162	0	0	37	37	48	99	677
NRSP	998 1,002	81 77	0	0	184	117	68	121	1,569
SRSP	616	35	5	0	270	78	23	90	1,117
WRSP	1,758	55	0	88	705	251	147	190	3,194
RGSP	21	29	0	0	0	0	0	0	50
DTSP	27	110	0	2	0	37	0	0	176
SVSP	1,133	241	0	0	357	105	72	173	2,081
CSP	248	19	0	0	177	16	10	32	502
ARSP	338	51	0	0	165	22	17	101	694
TOTAL ACRES	12,854 12,858	2,276 2,272	792	2,369	3,151	2,136	2,719	1,978	28,274

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

¹ Gross acreage includes road and highway rights-of-way, easements, etc.

² Commercial includes neighborhood commercial, community commercial, regional commercial and central business district.

³ Industrial includes general industrial, light industrial, and transfer station.

⁴ Open Space includes open space, floodway open space, paseos, wildlife/vernal pool preserves, and 80 acres of Urban Reserve.

⁵ Parks and Recreation includes developed park and recreation areas and golf courses.

⁶ Public/Quasi Public includes: schools, churches, fire stations, electrical substations, corporation yards, well sites, tank and pump station sites, solid waste recycled drop off and park & ride lots.

**TABLE II-4
RESIDENTIAL UNITS AND POPULATION BY INCORPORATED
SUBAREA**

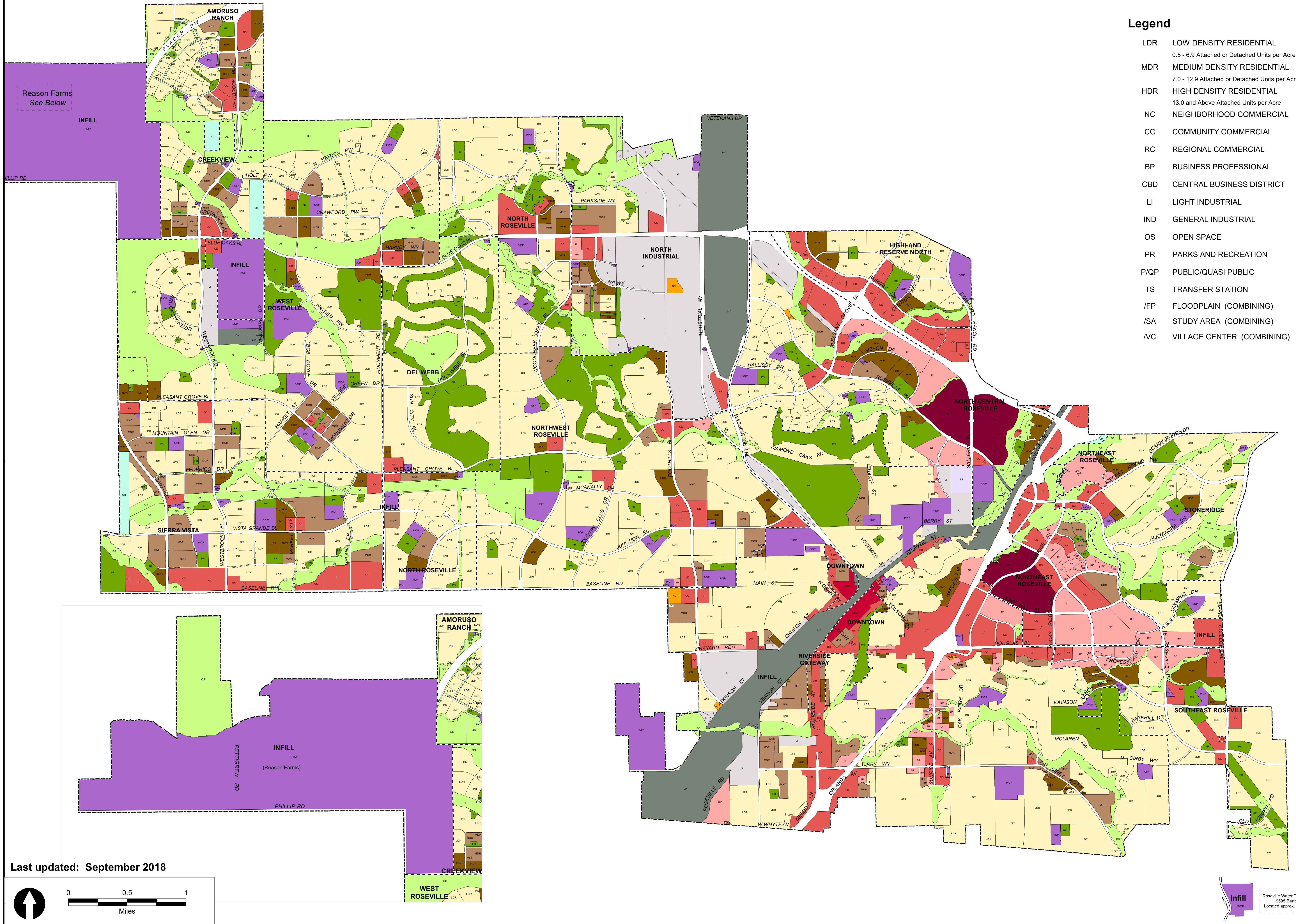
SUBAREA	DWELLING UNITS			POPULATION ¹		
	(2016)	(2035)	Buildout	(2016)	(2035)	Buildout
Infill	15,647	16,359	16,359	40,839	43,167	43,167
Southeast Roseville	3,054	3,163	3,163	7,971	8,255	8,255
Northeast Roseville	1,098	1,350	1,350	2,866	3,524	3,524
Northwest Roseville	8,930	9,068	9,068	23,307	23,667	23,667
North Central Roseville	4,261	4,711	4,711	11,121	12,296	12,296
North Industrial	1,043	1,991	1,991	2,722	5,196	5,196
Del Webb	3,210	3,210	3,210	5,859	5,859	5,859
Highland Reserve North	1,669	1,669	1,669	4,356	4,356	4,356
North Roseville	5,434	5,801 5,858	5,801 5,858	14,183	15,141 15,289	15,141 15,289
Stoneridge	2,446	2,861	2,861	6,384	7,467	7,467
West Roseville	4,606	10,495	10,495	11,461	26,822	26,822
Riverside Gateway	206	456	456	538	1,190	1,190
Downtown	255	2,272	2,272	665	5,930	5,930
Sierra Vista	23	8,658	8,658	60	22,198	22,198
Creekview	0	2,011	2,011	0	5,249	5,249
ARSP	0	2,827	2,827	0	7,378	7,378
TOTAL	51,882	76,902	76,902	132,332	197,695	197,695

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

¹ Assumes 2.61 persons per household except for 3,110 units in Del Webb, 493 units in Sierra Vista and 704 units in West Roseville which utilize a 1.8 persons per household multiplier (2010 Census).

Legend

LDR	LOW DENSITY RESIDENTIAL 0.5 - 6.9 Attached or Detached Units per Acre
MDR	MEDIUM DENSITY RESIDENTIAL 7.0 - 12.9 Attached or Detached Units per Acre
HDR	HIGH DENSITY RESIDENTIAL 13.0 and Above Attached Units per Acre
NC	NEIGHBORHOOD COMMERCIAL
CC	COMMUNITY COMMERCIAL
RC	REGIONAL COMMERCIAL
BP	BUSINESS PROFESSIONAL
CBD	CENTRAL BUSINESS DISTRICT
LI	LIGHT INDUSTRIAL
IND	GENERAL INDUSTRIAL
OS	OPEN SPACE
PR	PARKS AND RECREATION
P/QP	PUBLIC/QUASI PUBLIC
TS	TRANSFER STATION
/FP	FLOODPLAIN (COMBINING)
/SA	STUDY AREA (COMBINING)
/VC	VILLAGE CENTER (COMBINING)



RESOLUTION NO. 18-462

AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATIONS ON
CERTAIN PROPERTY IN THE CITY OF ROSEVILLE

WHEREAS, a proposal has been submitted to amend the General Plan of the City of Roseville by changing the land use designations on certain property located in the Diamond Creek Residential Area in the North Roseville Specific Plan; and

WHEREAS, the Planning Commission held a public hearing on the proposed General Plan amendments on September 13, 2018; and

WHEREAS, on November 7, 2018, the City Council held a public hearing at which time the proposed amendments were considered; and

WHEREAS, on November 7, 2018, the City Council considered an addendum to the Environmental Impact Report (EIR) for the North Roseville Specific Plan (certified August 6, 1997) and the Diamond Creek Commercial Mitigated Negative Declaration (adopted July 11, 2002); and

WHEREAS, the City Council has independently considered the significant environmental effects of the Diamond Creek Residential Project ("Project") as shown in the addendum; and

WHEREAS, the Council desires to approve said amendments to the Roseville General Plan as conducive to public interest, health, safety and welfare, and consistent with the land use practices of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the General Plan Amendments changing the land use designations on certain property located in the Diamond Creek Residential Area in the North Roseville Specific Plan (attached as Exhibit B) are hereby adopted.

BE IT FURTHER RESOLVED, that the Development Services Director is hereby directed to retain said General Plan Amendments on permanent public display in the Development Services Department of the City of Roseville.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

City Clerk

ORDINANCE NO. 6021

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
REZONING CERTAIN REAL PROPERTY LOCATED WITHIN THE
NORTH ROSEVILLE SPECIFIC PLAN

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. That certain real property within the City of Roseville as shown and so designated in Exhibit "B," attached and incorporated herein by reference, is hereby rezoned as follows:

In accordance with the zoning standards designated in the North Roseville Specific Plan.

SECTION 2. The proposed rezone is consistent with the General Plan; and with the public interest, health, safety, and welfare of the City, and

SECTION 3. The proposed rezone is consistent with the North Roseville Specific Plan;

SECTION 4. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 5. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

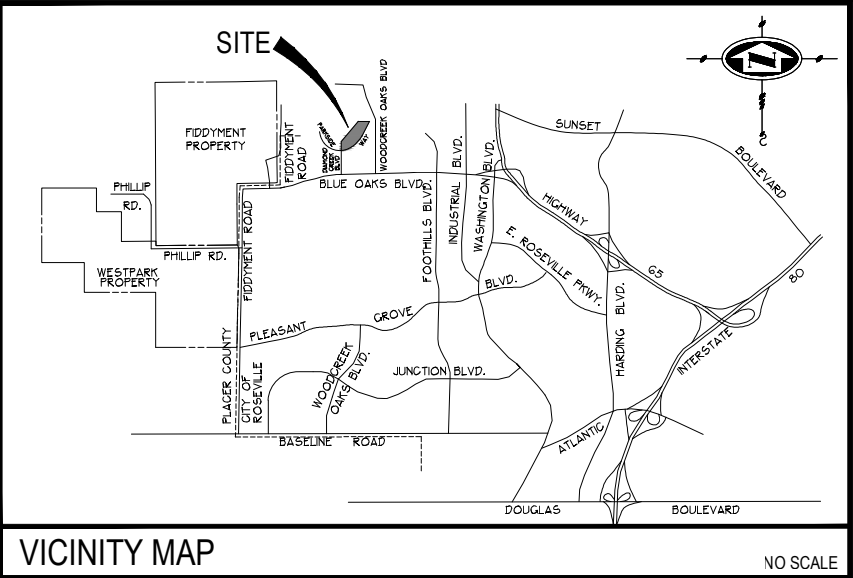
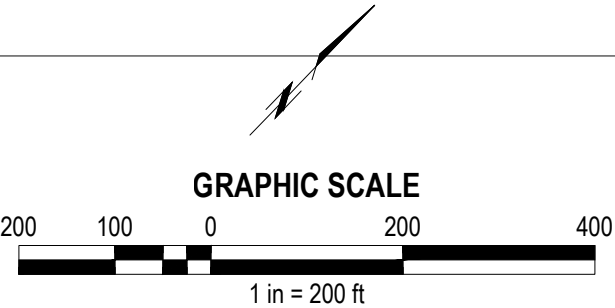
ATTEST:

City Clerk

GENERAL PLAN & SPECIFIC PLAN AMENDMENT & REZONING EXHIBIT

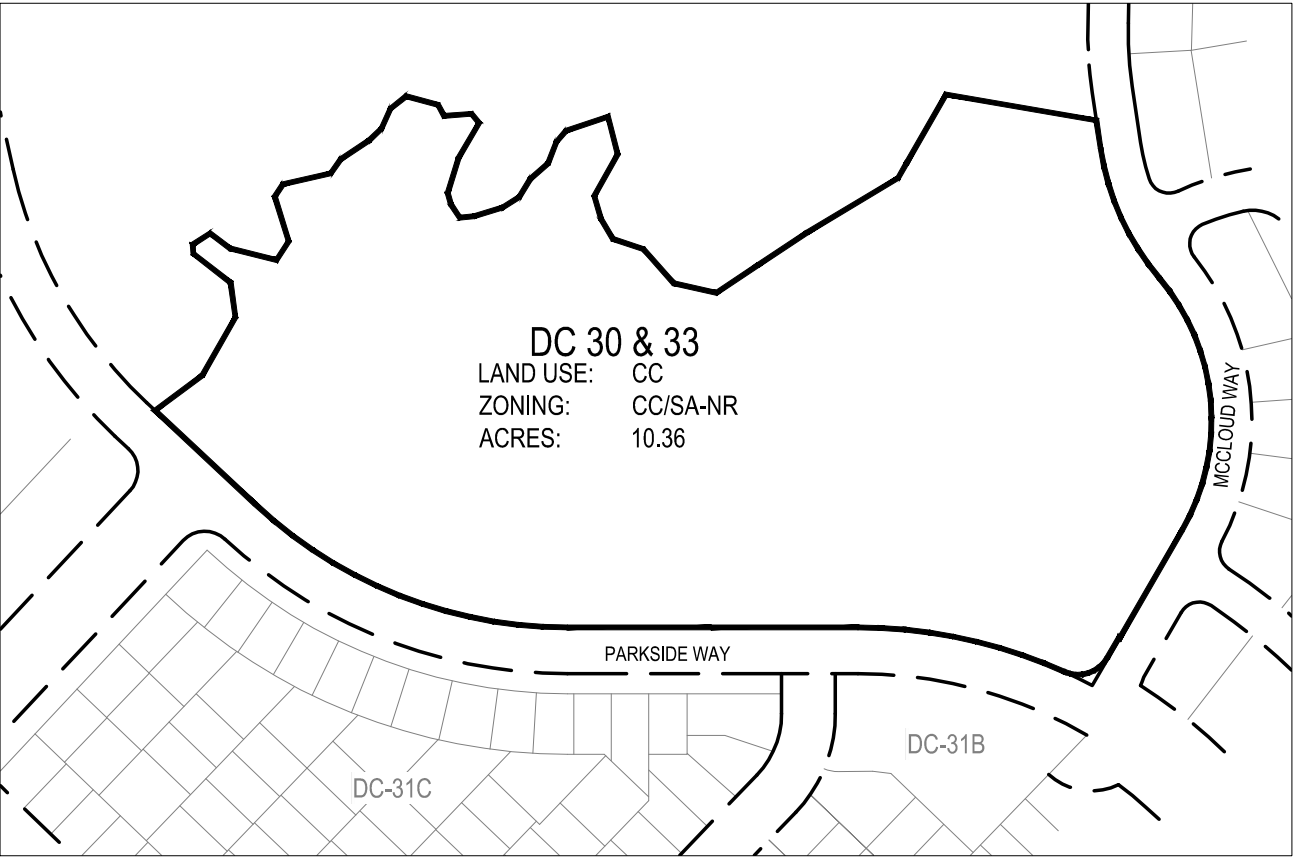
DIAMOND CREEK DC30 & 33
CITY OF ROSEVILLE, CALIFORNIA

AUGUST 24, 2018
SHEET 1 OF 1

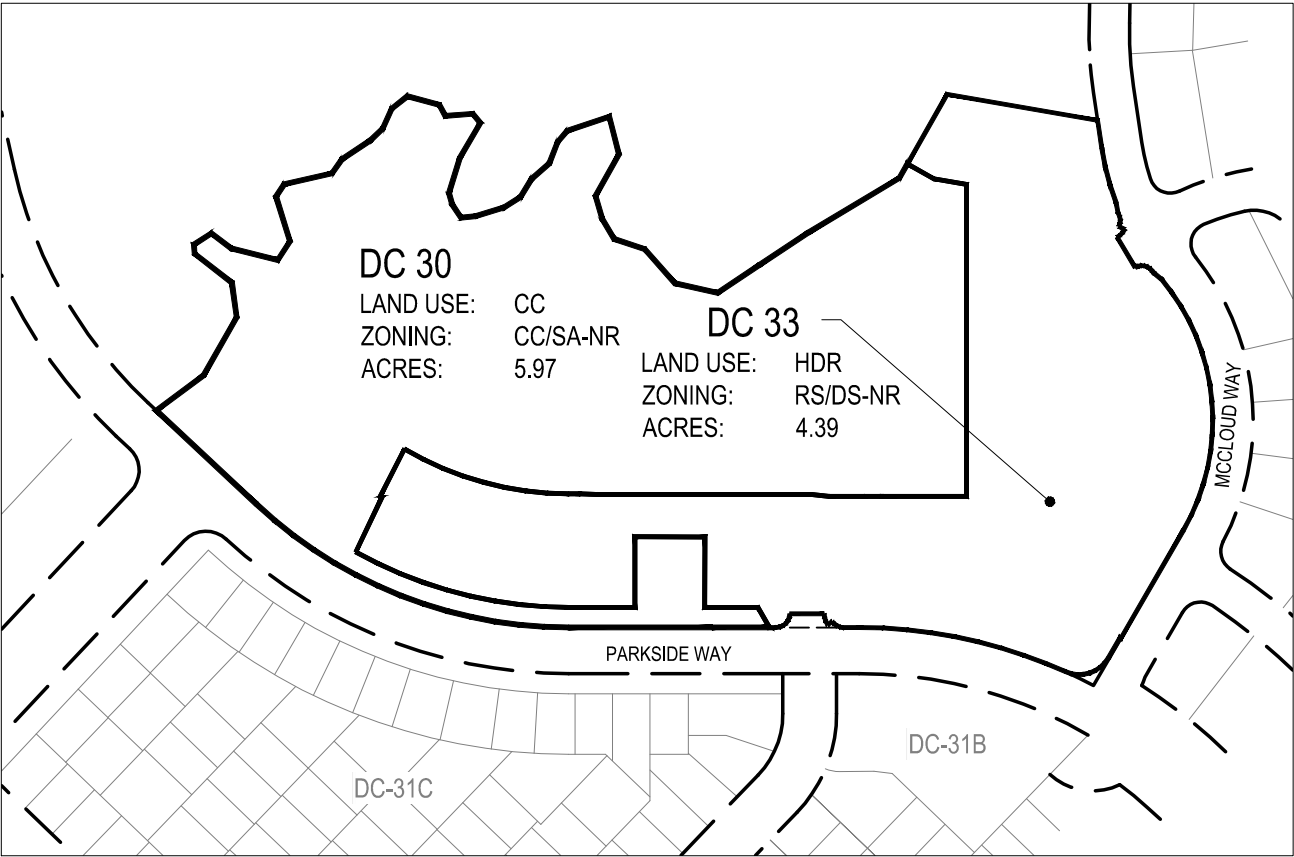


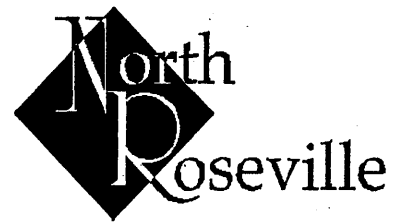
GENERAL PLAN SUMMARY TABLE			
DESIGNATION	EXISTING GENERAL PLAN	PROPOSED GENERAL PLAN	DIFFERENCE
COMMERCIAL	10.36	5.97	-4.39
HIGH DENSITY RESIDENTIAL	0	4.39	4.39
	10.36	10.36	

EXISTING



PROPOSED





NORTH ROSEVILLE SPECIFIC PLAN

Prepared for the City of Roseville



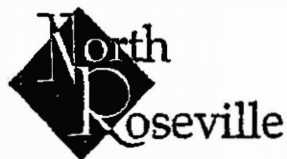
*Adopted August 6, 1997
Resolution No. 97-213*

North Roseville Specific Plan

**Adopted August 6, 1997
Resolution #97-213**

Amended:

June 30, 1998; Resolution #98-240
May 19, 1999; Resolution #99-187
July 21, 1999; Resolution #99-293
March 01, 2000 Resolution #00-87
September 13, 2000; Resolution #00-432
March 21, 2001; Resolution #01-95
September 5, 2001; Resolution #01-441
January 2, 2002; Resolution #02-15
January 16, 2002; Resolution #02-39
February 6, 2002; Resolution #02-62
April 17, 2002; Resolution #02-130
May 15, 2002; Resolution #02-184
June 19, 2002; Resolution #02-247
August 7, 2002; Resolution #02-340
April 16, 2003; Resolution #03-170
February 23, 2004; Resolution #04-63
June 1, 2005; Resolution #05-273
February 1, 2006; Resolution #06-57
February 1, 2006; Resolution #06-59
October 4, 2006; Resolution #06-539
February 21, 2007; Resolution #07-104
March 28, 2007; Resolution #07-143
January 2, 2008; Resolution #08-24
March 19, 2008; Resolution #08-149



2. LAND USE

2.1 LAND-USE SUMMARY AND CONCEPT

2.1.1 Land-Use Summary

The North Roseville Specific Plan proposes a mix of residential neighborhoods, schools, parks, and supporting commercial land uses adjacent to a major regional employment center. The proposed land uses are predominantly residential, recreation and open space. The plan also includes sites for retail and professional services. Among these are unique opportunities for specialty retail, restaurants and office uses overlooking the natural creeks adjacent to the proposed Diamond Creek Park and Pleasant Grove Park.

The North Roseville Specific Plan Area (Phase 1, Phase 2 and Phase 3) proposes a total of 5,645 dwelling units on 1,552 acres at full build-out. Phase

1 proposes ~~2,509~~ ²⁵⁶⁶ dwelling units (including 400 attached-housing units in the Eskaton Village) on 738.4 acres. Phase 2 includes 2,466 dwelling units on 653.6 acres. Phase 3 proposes 669 dwelling units on 143.2 acres. Table 2-1 contains a summary of land uses for Phase 1, Phase 2 and Phase 3.

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TABLE 2-1
SUMMARY OF LAND USE

PHASE 1

Eskaton Village, Diamond Creek Woodcreek North and Mourier 140		
Land Use	Net Acreage	Units
Low-Density Residential (LDR)	376.6	1,706 1663
Medium-Density Residential (MDR)	9.3	72 115
High-Density Residential (HDR)	20.8 16.4	331 388
Community Commercial (CC)	88.9 93.3	
Eskaton Village (52.1 ac)		400
Business Professional (BP)	4.9	
Park (PR)	79.7	
Public/Quasi-Public (P/QP)	39.5	
Open Space (OS)	80.2	
Major Road ROW	38.5	
Subtotal Phase 1	738.4	2,509

PHASE 2

Woodcreek West and Mourier 160		
Land Use	Net Acreage	Units
Low-Density Residential (LDR)	392.0	1770
Medium-Density Residential (MDR)	20.0	140
High-Density Residential (HDR)	31.6	556
Community Commercial (CC)	15.6	
Park (PR)	29.1	
Public/Quasi-Public (P/QP)	29.6	
Open Space (OS)	103.7	
Major Road (ROW)	32.0	
Subtotal Phase 2	653.6	2,466

PHASE 3

Doctors Ranch		
Land Use	Net Acreage	Units
Low-Density Residential (LDR)	143.2	669
Park (PR)	9.0	
Major Road (ROW)	7.8	
Subtotal Phase 3	160.0	669
Total Phase 1, Phase 2 & Phase 3	1,552.0	5,644

North Roseville Land Use Summary

GENERAL PLAN LAND USE (Specific Plan Land Use)	ACRES	% OF TOTAL ACRES	UNITS	% OF TOTAL UNITS
RESIDENTIAL				
LDR (Residential)	892.22	56.93%	4,034	69.54%
MDR (Residential)	62.74	4.00%	600	9.88%
HDR (Residential)	36.40 40.79	2.32% 2.60%	700 757	10.34% 12.92%
HDR (Condo/Commercial)	6.34	0.40%	81	1.40%
Subtotal	997.70	1,002.09	5,415	5,472
SERVICE AND EMPLOYMENT				
CC (Commercial)	29.35 24.96	1.87% 1.59%	0	0.00%
CC (Eskaton Village)	52.06	3.32%	386	6.65%
Subtotal	81.41	77.01	386	6.65%
OPEN SPACE AND PUBLIC				
OS (Open Space)	120.85	7.71%	0	0.00%
OS (OS/Landscape)	1.62	0.10%	0	0.00%
OS (OS/Vegetation Buffer)	7.46	0.48%	0	0.00%
OS (Wetland Compensation)	54.54	3.48%	0	0.00%
PR (Detention Basin)	3.43	0.22%	0	0.00%
PR (Diamond Creek Park)	30.07	1.92%	0	0.00%
PR (Park / Detention)	11.97	0.76%	0	0.00%
PR (North School Park)	4.13	0.26%	0	0.00%
PR (Park)	67.89	4.33%	0	0.00%
PQP (Public / Quasi Public)	0.25	0.02%	0	0.00%
PQP (Substation)	1.02	0.07%	0	0.00%
PQP (Church / School)	14.74	0.94%	0	0.00%
PQP (Elementary School)	25.21	1.61%	0	0.00%
PQP (Middle School)	21.80	1.39%	0	0.00%
PQP (School Administration)	2.98	0.19%	0	0.00%
PQP (Fire Station)	1.56	0.10%	0	0.00%
PQP (Well)	0.16	0.01%	0	0.00%
ROW (Right of Way)	120.61	7.56%	0	0.00%
Subtotal	488.15	31.15%	0	0.00%
Total	1,569.41	100.0%	5,801	5,858

Last Updated: September 22, 2016

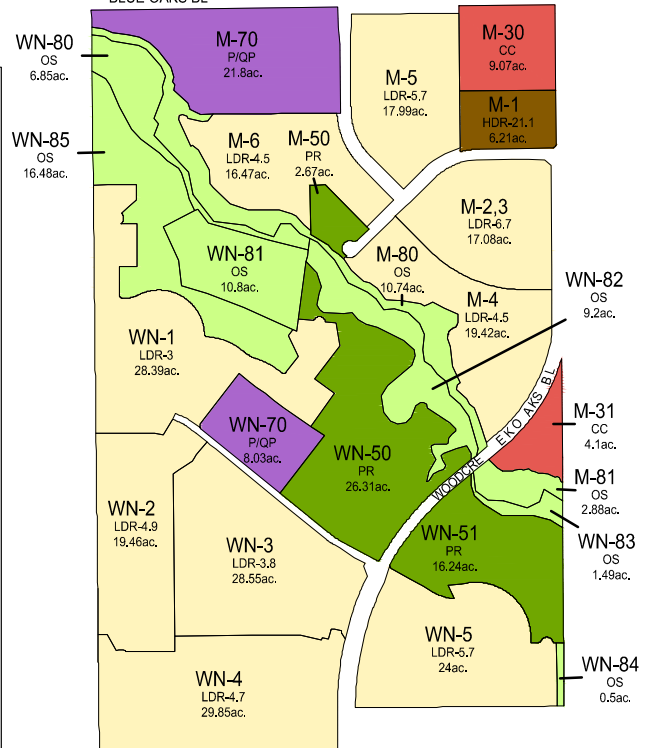
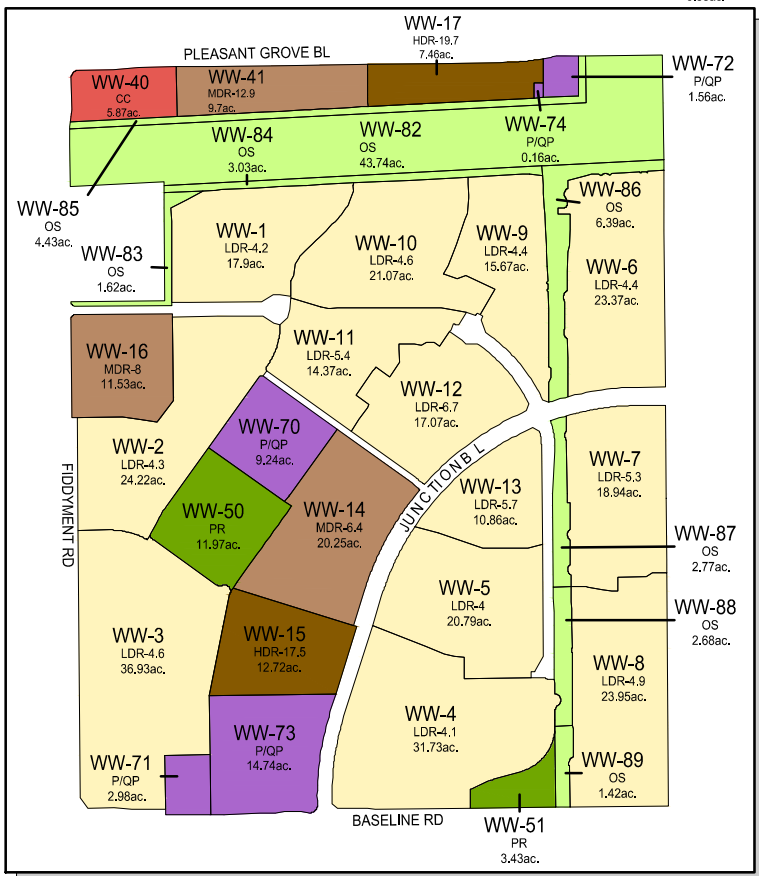
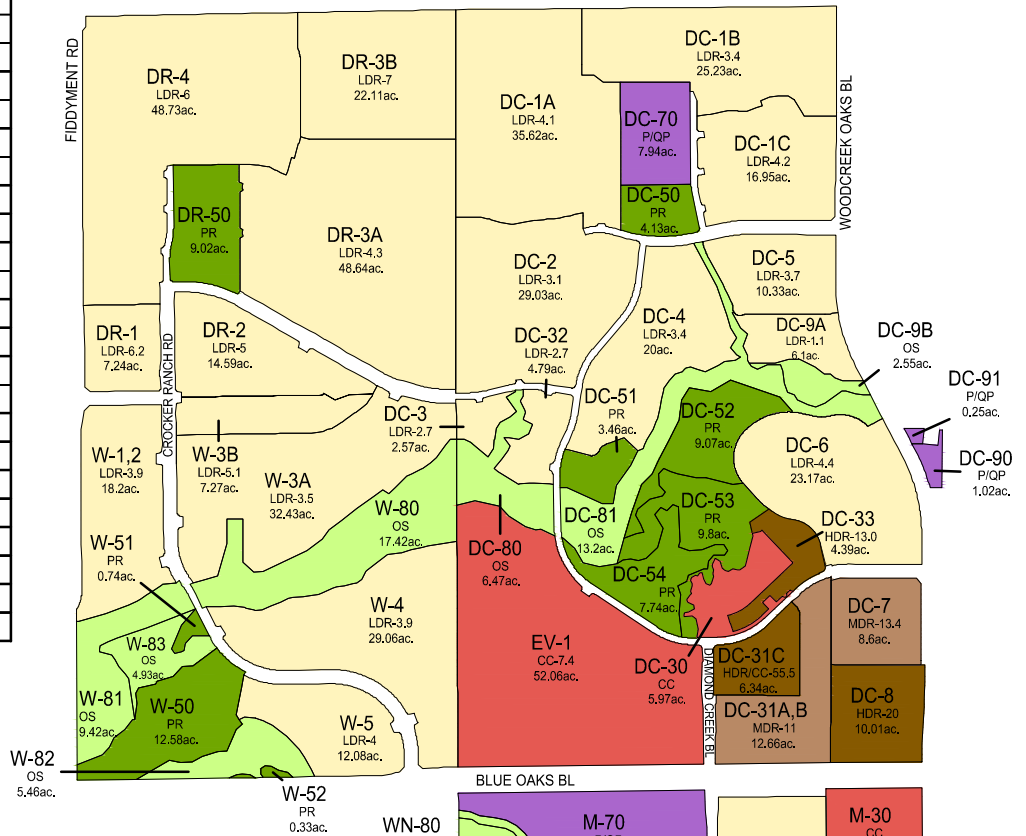
NORTH ROSEVILLE LAND USE PLAN

Figure 2-1

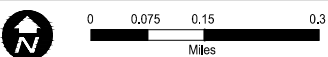
	Land Use Designation	Acres
LDR	Residential	892.22
MDR	Residential	62.74
HDR	Condo/Commercial	6.34
	Residential	40.79
CC	Commercial	24.96
	Eskaton Village	52.06
OS	Open Space	120.85
	OS/Landscape	1.62
	OS/Vegetation Buffer	7.46
	Wetland Compensation	54.54
PR	Diamond Creek Park	30.07
	North School Park	4.13
	Park	67.89
	Park / Detention	15.40
P/Q/P	Church / School	14.74
	Elementary School	25.21
	Fire Station	1.56
	Middle School	21.81
	Public / Quasi Public	0.25
	School Administration	2.98
	Substation	1.02
Well	0.16	
ROW	Right of Way	120.61

*See Land Use By Parcel table for Unit totals

Totals: 1,569.41



Last Updated: October 23, 2018



North Roseville Land Use by Parcel Number

Parcel	General Plan Land Use (Specific Plan Land Use)	Zoning	Acres	Allocated Units	Density
DC-1A	LDR (Residential)	R1	35.62	146	4.1
DC-1B	LDR (Residential)	R1	25.23	85	3.4
DC-1C	LDR (Residential)	R1	16.95	72	4.2
DC-2	LDR (Residential)	R1	29.03	90	3.1
DC-3	LDR (Residential)	R1	2.57	7	2.7
DC-4	LDR (Residential)	R1	20.00	69	3.5
DC-5	LDR (Residential)	R1	10.33	38	3.7
DC-6	LDR (Residential)	RS	23.17	102	4.4
DC-7	MDR (Residential)	RS/DS-NR	8.60	115	13.4
DC-8	HDR (Residential)	R3	10.01	200	20.0
DC-9A	LDR (Residential)	R1/SA-NR	6.10	7	1.1
DC-9B	OS (Open Space)	OS	2.55		
DC-30	CC (Commercial)	CC/SA-NR	4.84 5.97		
DC-31A,B	MDR (Residential)	RS/DS,R3	12.66	139	11.0
DC-31C	HDR (Condo/Commercial)	CMU/SA	6.34	81	12.8
DC-32	LDR (Residential)	R1	4.79	13	2.7
DC-33	CC (Commercial) HDR (Residential)	CC/SA-NR RS/DS-NR	5.47 4.39	57	13.0
DC-50	PR (North School Park)	PR	4.13		
DC-51	PR (Diamond Creek Park)	PR	3.46		
DC-52	PR (Diamond Creek Park)	PR	9.07		
DC-53	PR (Diamond Creek Park)	PR	9.80		
DC-54	PR (Diamond Creek Park)	PR	7.74		
DC-70	PQP (Elementary School)	P/QP	7.94		
DC-80	OS (Open Space)	OS	6.47		
DC-81	OS (Open Space)	OS	13.20		
DC-90	PQP (Substation)	P/QP	1.02		
DC-91	PQP (Public / Quasi Public)	P/QP	0.25		
DC-ROW	ROW (Right of Way)	ROW	27.10		
Diamond Creek (Neighborhood A) Total			314.44 314.49	1,164 1,221	
EV-1	CC (Eskaton Village)	CC/SA-NR	52.06	386	7.4
Eskaton Village (Neighborhood A) Total			52.06	386	
M-1	HDR (Residential)	R3	6.21	131	21.1
M-2,3	LDR (Residential)	RS/DS-NR	17.08	115	6.7
M-4	LDR (Residential)	R1/DS-NR	19.42	88	4.5
M-5	LDR (Residential)	R1/DS-NR	17.99	103	5.7
M-6	LDR (Residential)	R1/DS-NR	16.47	74	4.5
M-30	CC (Commercial)	CC	9.07		
M-31	CC (Commercial)	CC	4.10		
M-50	PR (Park)	PR	2.67		
M-70	PQP (Middle School)	P/QP	21.80		
M-80	OS (Open Space)	OS	10.74		
M-81	OS (Open Space)	OS	2.88		
M-ROW	ROW (Right of Way)	ROW	19.39		
Mourier 140 (Neighborhood B) Total			147.82	511	
WN-1	LDR (Residential)	R1	28.39	85	3.0
WN-2	LDR (Residential)	R1	19.46	95	4.9
WN-3	LDR (Residential)	R1/DS-NR	28.55	109	3.8
WN-4	LDR (Residential)	R1/DS-NR	29.85	141	4.7
WN-5	LDR (Residential)	RS/DS-NR	24.00	136	5.7
WN-50	PR (Park)	PR	26.31		
WN-51	PR (Park)	PR	16.24		
WN-70	PQP (Elementary School)	P/QP	8.03		
WN-80	OS (Open Space)	OS	6.85		
WN-81	OS (Wetland Compensation)	OS	10.80		
WN-82	OS (Open Space)	OS	9.20		
WN-83	OS (Open Space)	OS	1.49		
WN-84	OS (Open Space)	OS	0.50		
WN-85	OS (Open Space)	OS	16.48		
WN-ROW	ROW (Right of Way)	ROW	7.03		
Woodcreek North (Neighborhood B) Total			233.18	566	
Phase 1 Total			747.50	2,627 2,684	

Parcel	General Plan Land Use (Specific Plan Land Use)	Zoning	Acres	Allocated Units	Density
W-1,2	LDR (Residential)	R1/DS-NR	18.20	71	3.9
W-3A	LDR (Residential)	R1/DS-NR	32.43	112	3.5
W-3B	LDR (Residential)	R1/DS-NR	7.27	37	5.1
W-4	LDR (Residential)	R1/DS-NR	29.06	112	3.9
W-5	LDR (Residential)	R1/DS-NR	12.08	48	4.0
W-50	PR (Park)	PR	12.58		
W-51	PR (Park)	PR	0.74		
W-52	PR (Park)	PR	0.33		
W-80	OS (Open Space)	OS	17.42		
W-81	OS (Open Space)	OS	9.42		
W-82	OS (Open Space)	OS	5.46		
W-83	OS (Open Space)	OS	4.93		
W-ROW	ROW (Right of Way)	ROW	10.48		
Mourier 160 (Neighborhood C) Total			160.40	380	
WW-1	LDR (Residential)	R1	17.90	76	4.2
WW-2	LDR (Residential)	R1/DS	24.22	105	4.3
WW-3	LDR (Residential)	R1	36.93	170	4.6
WW-4	LDR (Residential)	R1	31.73	131	4.1
WW-5	LDR (Residential)	R1/DS	20.79	84	4.0
WW-6	LDR (Residential)	R1	23.37	103	4.4
WW-7	LDR (Residential)	RS	18.94	100	5.3
WW-8	LDR (Residential)	RS	23.95	117	4.9
WW-9	LDR (Residential)	R1	15.67	69	4.4
WW-10	LDR (Residential)	R1	21.07	96	4.6
WW-11	LDR (Residential)	RS	14.37	77	5.4
WW-12	LDR (Residential)	RS	17.07	114	6.7
WW-13	LDR (Residential)	RS	10.86	62	5.7
WW-14	MDR (Residential)	RS	20.25	129	6.4
WW-15	HDR (Residential)	R3	12.72	222	17.5
WW-16	MDR (Residential)	RS/DS	11.53	92	8.0
WW-17	HDR (Residential)	R3/SA-NR	7.46	147	19.7
WW-40	CC (Commercial)	CC	5.87		
WW-41	MDR (Residential)	R3/DS-NR	9.70	125	12.9
WW-50	PR (Park / Detention)	PR	11.97		
WW-51	PR (Detention Basin)	PR	3.43		
WW-70	PQP (Elementary School)	P/QP	9.24		
WW-71	PQP (School Administration)	P/QP	2.98		
WW-72	PQP (Fire Station)	P/QP	1.56		
WW-73	PQP (Church / School)	P/QP	14.74		
WW-74	PQP (Well)	P/QP	0.16		
WW-82	OS (Wetland Compensation)	OS	43.74		
WW-83	OS (OS/Landscape)	OS	1.62		
WW-84	OS (OS/Vegetation Buffer)	OS	3.03		
WW-85	OS (OS/Vegetation Buffer)	OS	4.43		
WW-86	OS (Open Space)	OS	6.39		
WW-87	OS (Open Space)	OS	2.77		
WW-88	OS (Open Space)	OS	2.68		
WW-89	OS (Open Space)	OS	1.42		
WW-ROW	ROW (Right of Way)	ROW	43.65		
Woodcreek West (Neighborhood D) Total			498.21	2,019	
Phase 2 Total			658.61	2,399	
DR-1	LDR (Residential)	RS/DS-NR	7.24	45	6.2
DR-2	LDR (Residential)	R1/DS-NR	14.59	73	5.0
DR-3A	LDR (Residential)	R1/DS-NR	48.64	209	4.3
DR-3B	LDR (Residential)	RS/DS-NR	22.11	155	7.0
DR-4	LDR (Residential)	RS/DS-NR	48.73	293	6.0
DR-50	PR (Park)	PR	9.02		
DR-ROW	ROW (Right of Way)	ROW	10.82		
Doctors Ranch (Neighborhood E) Total			161.15	775	
Phase 3 Total			161.15	775	
Total			1,569.41	5,801	

Notes:

-A verification study conducted in December of 2006 resulted in minor adjustments to the acreage and number of dwelling units.

Last Updated: September 22, 2016

2.1.2 Land-Use Concept

The land use is intended to reinforce neighborhood identity and sense of community, through special characteristics and distinct attributes:

Neighborhood Organization

The organization of the plan is established in each neighborhood through the mix of residential and neighborhood-support uses. The neighborhoods include single-family and multi-family dwellings, senior housing, schools, open space, commercial, business-professional, parks and service uses. Schools, parks and neighborhood commercial centers serve as focal points and activity centers. Neighborhoods are defined by creeks and major streets that provide clear organization and order.

Pedestrian and Public Transit Access

The neighborhoods are small (less than one mile in their longest dimension) providing residents the opportunity to walk to open space, schools, parks and neighborhood commercial centers without crossing major arterial streets. An extensive pedestrian network is intended to encourage pedestrian and bicycle use throughout the neighborhoods. The potential for public transit to effectively serve the plan area is enhanced by locating the highest housing density, senior housing and the neighborhood commercial areas near collector and arterial roadways.

Preservation/Enhancement of Open Space

The oak woodlands and creek corridors will be the signature elements of the plan. These creeks provide visual and recreational amenities, natural resource preservation and enhancement, natural drainage, and a key component of the pedestrian and bike pathway system. Access or views to open space is a key consideration of the plan and is encouraged through single-loaded street design and cul-de-sac openings adjacent to open-space areas. Pedestrian access corridors, pedestrian promenades, and enhanced

landscaped corridors are also provided to facilitate pedestrian access to open space.

Eskaton Village

Eskaton Village, Roseville, will be a campus-like setting encompassing several levels of residential and institutional services for seniors in a manner that supports wellness, encourages independence and enhances the continuum of care. Proposed accommodations, include single- and multi-story configurations, connected by interior roads and walking paths within clustered or attached residences single-family attached and detached residents apartments, assisted-living apartments, a nursing facility and an adult day-care center. A community center, forming the hub of the campus, will house major common areas and administrative offices. Landscaped grounds will encourage both active (e.g. walking, croquet, gardening) and passive (observational) recreation.

residences

The land use map and table for each neighborhood are provided in Figures and Tables 2-2, 2-3, 2-4, 2-5 and 2-6.

2.2 PERMITTED USES AND DEVELOPMENT STANDARDS

Permitted, conditionally permitted and administratively permitted uses for each NRSP Parcel shall be as provided by the zoning assigned to each parcel, pursuant to the Roseville Zoning Ordinance.

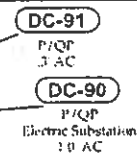
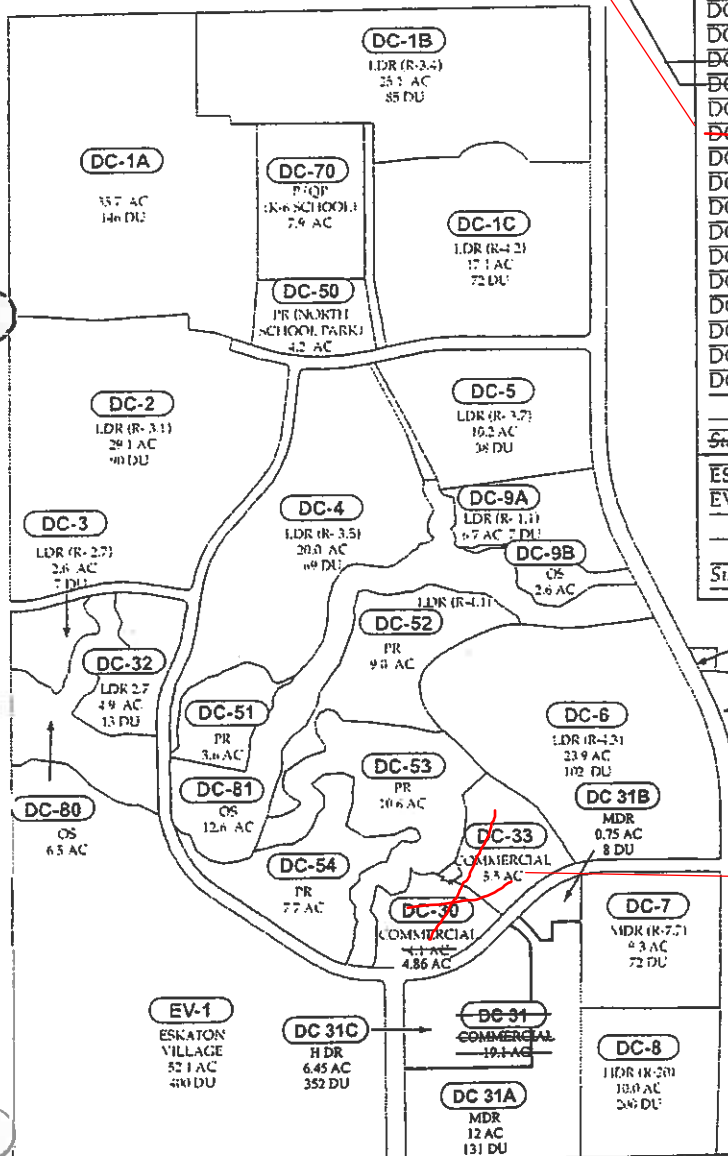
Exceptions to Permitted Uses

Permitted uses on the Eskaton Village (Parcel EV-1), Parcels DC-30, ~~DC-33~~, DC-9A, WW-17 and WW-41 are exceptions, and have been modified from the Zoning Ordinance general district by the provision of the Special Area Overlay District (SA). This overlay district allows for the modification of the general district regulations (including both permitted-use types and development standards) by reference to regulations adopted in the ordinance rezoning the

TABLE 2-2
PHASE 1: NEIGHBORHOOD A
LAND USE BY PARCEL

ESKATON VILLAGE ROSEVILLE, DIAMOND CREEK					
Land Use by Parcel Table					
Parcel	Zoning	Land Use	Density	Net Acreage	Units
DIAMOND CREEK					
DC-1A	R1	LDR	4.1	35.7	146
DC-1B	R1	LDR	3.4	25.1	85
DC-1C	R2	LDR	4.2	17.1	72
DC-2	R1	LDR	3.1	29.1	90
DC-3	R1	LDR	2.7	2.6	7
DC-4	R1	LDR	3.5	20.0	69
DC-5	R1	LDR	3.7	10.2	38
DC-6	RS	LDR	4.3	23.9	102
DC-7	RS/DS	MDR	7.7	9.3	72
DC-8	R3	HDR	20.0	10.0	200
DC-9A	R1/SA	LDR	1.1	6.7	7
DC-9B	OS	Open Space		2.6	
DC-30	CC/SA	Community Commercial		4.1	
DC-31	CC	Community Commercial		19.1	
DC-32	R-1	LDR (rezoned)	2.7	4.9	13
DC-33	CC/SA	Community Commercial		5.3	
DC-50	PR	North School Park		4.2	
DC-51	PR	Diamond Creek Park		3.6	
DC-52	PR	Diamond Creek Park		9.0	
DC-53	PR	Diamond Creek Park		10.6	
DC-54	PR	Diamond Creek Park		7.7	
DC-70	P/QP	Elementary School		7.9	
DC-80	OS	Open Space		6.5	
DC-81	OS	Open Space		12.6	
DC-90	P/QP	Electric Substation		1.0	
DC-91	P/QP			0.3	
		ROW- Diamond Creek		23.8	
Subtotal Diamond Creek				313.1	901
ESKATON					
EV-1		Eskaton Village			
	CC/SA	Community Commercial		52.1	363
		ROW - Eskaton		0.0	
Subtotal Attached Housing Units				52.1	363

FIGURE 2-2
PHASE 1 NEIGHBORHOOD A LAND-USE MAP



Subtotal Diamond Creek 314.0 1,392

HDR
4.39 AC
57 DU

Commercial
5.97

BLUE OAKS BOULEVARD

adequate fire safety setback along the parcels adjacent to open space corridors. Fencing

adjacent to the open space shall be non-combustible wrought iron type as required in the Design Guidelines Section 9.3.2. Table 2-8 lists those standards which deviate from the general development standards for the R1 zone for open space lots.

(d) Amended Development RS/DS Standards

RS/DS: Affected Parcels: WN-5, DC-7, W-2, DR-1 and DR-4 **DC-33**

Parcels in the Low Density Residential RS zone are intended to provide housing that may include small-lot, single-family detached, cluster, or attached housing. Because of the housing product variability possible within this density range, it is more difficult to define the Development Standards (DS) overlay zone at the specific-plan stage, although deviation to the RS development standards are anticipated. Development standards for these properties will be established through the processing of a Design Review Permit for Residential Subdivisions (DRRS) concurrent with the tentative map for each parcel, and may include deviations to lot area and usable rear yard.

(e) Special Area District and Amended Development RS/SA Standards

RS/SA: Affected Parcels: DR-1

~~As a condition of the SA zoning, no development of the affected parcels shall be allowed prior to an effective development agreement being entered into with the City and recorded against such parcels.~~

2.2.1.2 Low-Density Residential/Equestrian

Land Use: Low-Density Residential (0.5-6.9 du/acre)

Zoning: R1/SA, OS

Purpose/Intent

Parcel DC-9A (5.8 acres) is zoned R1/SA for single-family residential and equestrian uses. Parcel DC-9B (1.9 acres), within the flood plain of Pleasant Grove Creek, is zoned OS for open-space uses, which may include an unenclosed, lighted equestrian arena and/or pasture area, and other passive recreational uses associated with an equestrian facility. All uses within designated open space shall be consistent with the City's flood protection regulations.

Permitted Uses

Parcel 9A has a zone district of Single-Family Residential/Special Area (R-1/SA) intended to reflect the specialized nature and uses of a private equestrian facility. The zone district includes all uses as specified in the R1 District (Section 19.10.021) and the following uses consistent with Title 7 of the RMC:

- Barn with air-conditioned and heated areas
- Stable
- Paddocks
- Indoor and outdoor lighted arena
- Other facilities (outbuildings, etc.) associated with the operation of an equestrian facility
- Irrigated pastures

The special area overlay allows Commercial Recreation, Residential Recreation Facilities as a permitted use. The Residential Recreation Facility is intended to be for a private equestrian facility, which includes:

- Riding of horses by persons other than the occupants of the premises or their non-paying guests
- Boarding
- Riding arenas
- Riding schools & academies

- Horse exhibition facilities such as clinics and seminars, but not competitive events such as horse racing or rodeos
- Other uses requiring a business license, including ranch office

The uses associated with the Commercial Recreation use type, as defined above, shall occur on a parcel not less than 3 acres in size, exclusive of privately owned open space.

The equestrian facility shall be limited to a maximum attendance, at any one time, of 25 people. Up to 75 people at any one time, a maximum of four times a year, may also be permitted. Attendance exceeding either 75 people or 4 times per year may be permitted subject to approval of a conditional use permit.

Development Standards

As specified by the Residential Zone General Development Standards, for R1 Section 19.10.030 and OS, and Title 7 of the RMC. An Administrative Permit is required for all accessory buildings or structures in excess of 700 square feet, consistent with Chapter 19.22 of the Zoning Ordinance.

2.2.1.3 Medium-Density Residential Land Use

Land Use: Medium-Density Residential (7.0-12.9 du/acre)

Zoning: RS/DS

Purpose/Intent

115 The Medium-Density Residential (MDR) category includes dwelling units in configurations of 7.0 to 12.9 dwelling units per gross acre. The plan proposes ~~72~~ MDR dwelling units on 9.3 acres within Phase 1, and 140 MDR dwelling units on 16.9 acres in Phase 2. Dwelling units in this density range typically include detached unit types; however, attached units on small lots are also possible. Some examples of detached dwellings on small lots would include cottage housing.

Permitted Uses

As specified by the Small Lot Residential (RS) District, Section 19.10.020 of the Roseville Zoning Ordinance.

Development Standards

RS Affected Parcels: DC-7, WW-14, DC-33

It is anticipated that a project may be proposed that varies from the RS Development Standards as specified in the Roseville Zoning Ordinance Section 19.10.030 or the Supplemental RS Design Standards as specified in the Roseville Zoning Ordinance, Section 19.10.040. Because of the product variability possible within this density range, it is difficult to predict deviations to the RS zone at the Specific Plan stage, although deviations are anticipated. Development standards and/or the Supplemental Design Standards for these properties will be established through the processing of a DRRS concurrent with the tentative map for each parcel and may include deviations to lot area and usable rear yard.

2.2.1.4 High-Density Residential Land Use

Land Use: High-Density Residential (13.0 du/acre and above)

Zoning: R3

Purpose/Intent

The High-Density Residential (HDR) category includes dwelling units in configurations of 13.0 dwelling units per gross acre and above, typically apartments. The plan proposes ~~331~~ 388 HDR dwelling units on ~~16.4~~ 20.8 acres within Phase 1, and 556 dwelling units on 31.6 acres in Phase 2.

Permitted Uses

As specified by the Attached Housing R3 District, Section 19.10.020 of the Roseville Zoning Ordinance.

within Eskaton Village.

Processing Administrative Design-Review Permits will be performed in accordance with the procedures outlined in Article V of the Zoning Ordinance and as described herein.

The decision to issue an administrative design-review permit will be based on a determination of a development proposal consistency with the Master Plan. This determination shall be made by the approving authority (Planning Director), and will be based on the following factors:

- Land Use and Zoning
- Master Plan Components
- Intensity Thresholds and Infrastructure Sequencing
- Design Guidelines and Development Standards
- EIR Mitigation Measures
- Development Agreement Provisions

If, after reviewing the proposed project for consistency with the provisions of the Master Plan, the Planning Director determines that the proposal is inconsistent with or gives rise to issues that were not addressed by the Master Plan, the proposed project may be referred to the Planning Commission as the appropriate approving authority.

2.2.2.2 Community Commercial Land Use

Land Use: Community Commercial

Zoning: CC, CC/SA, CMU/SA

Zoning: CC, CC/SA

Purpose/Intent

A total of ~~41.3~~ ^{28.6} ~~24.21~~ ⁴ acres on ~~5~~ sites in Phase 1 (Parcels DC-30, ~~DC-31~~, ~~DC-33~~, M-30, M-31), and two sites totalling 15.6 acres in Phase 2 (Parcels WW-40 and WW-41) are planned for community commercial land use. This land use is intended to provide a mix of shops and services to meet the daily shopping needs of the residents and employees in the plan area. It is assumed that ~~Parcel DC-31 and DC-33~~ will develop Parcels DC-30, DC-31C

residential, in a mix of commercial and business-professional uses. Sites that abut parks or open-space areas provide opportunities to utilize design that integrates the commercial/business- professional use with the adjacent environment, including pedestrian linkages with adjacent neighborhoods.

Parcels WW-40 and WW-41 are relatively shallow parcels that abut the vegetative buffer and wetland compensation areas in Neighborhood D, (Woodcreek West). Neither parcel is a suitable configuration for large scale retail use and the intended uses will include smaller retail shops and services targeted to the surrounding neighborhoods. The sites will also be suitable for professional and service office uses, such as travel, insurance and real estate services.

Permitted Uses

As specified by the Community Commercial (CC) District, Section 19.12.020 of the Roseville Zoning Ordinance.

Development Standards

As specified in Commercial Zone General Development Standards, Section 19.12.030.

Amended Development CC/SA Standards:

DC-31C,
CC/SA: Affected Parcels: DC-30, ~~DC-33~~,
WW-41

Permitted uses for CC/SA include all those specified by CC District, Section 19.12.020 of the Roseville Zoning Ordinance, except for the following use types, which are prohibited: gasoline sales, auto repair, auto sales, car wash and detailing, building-material stores, fast food with drive-through, personal storage facility and transportation and communication.

2.2.3 Business-Professional Land Use

Land Use: Business-Professional

Zoning: BP

Ordinance. In addition, attached single-family residential dwellings for purchase (i.e., condominiums, town homes) are principally permitted in DC31. The following use types are prohibited: multi-family rental dwellings (i.e., apartments),

2.16 07.04
824

TABLE 3-1
PHASE 1 AFFORDABLE-HOUSING ALLOCATION

Property Ownership	Parcel Number	Land Use	Zone	Total Units in Parcel	Total Affordable-Unit Reservation	Low-Income Rental Units	Low-Income Purchase Units	Middle-Income Purchase Units
Bekaton	EV-1	HDR	R3/SA	400	40	30		10
Mourier 140	M-1	HDR	R3	131	118	118		
Mourier 140	M-3	LDR	RS/DS	115	5			5
Diamond Creek	DC-7	MDR	RS/DS	72	65		40	25
Diamond Creek	DC-8	HDR	R3	200	26	26		
Diamond Creek	DC-33	HDR	RS/DS-NR	57	6			6
Woodcreek North	WN-4	LDR	R1/DS	142	22		22	
Woodcreek North	WN-5	LDR	RS/DS	136	34		21	13
TOTAL UNITS IN PHASE 1: 2509 x 10% =				251	310	174	83	53
AFFORDABLE UNITS = 10% OF ALL UNITS IN PHASE 1								

TABLE 3-2
PHASE 2 AFFORDABLE-HOUSING ALLOCATION

Property Ownership	Parcel Number	Land Use	Zone	Total Units in Parcel	Total Affordable-Unit Reservation	Low-Income Rental Units	Low-Income Purchase Units	Middle-Income Purchase Units
Walshire 160	W-2	LDR	RS/DS	52	11			11
Woodcreek West	WW-14	MDR	RS	140	46			46
Woodcreek West	WW-16	MDR	RS/DS	94	45		45	25
Woodcreek West	WW-17	HDR	R3/SA	110 147	110 147	110 147		
TOTAL UNITS IN PHASE 2: 2,466 x 10% = 247					201 112	110	45	46 57

* Credit
DR-4

TABLE 3-3
PHASE 3 AFFORDABLE-HOUSING ALLOCATION

Property Ownership	Parcel Number	Land Use	Zone	Total Units in Parcel	Total Affordable-Unit Reservation	Low-Income Rental Units	Low-Income Purchase Units	Middle-Income Purchase Units
Doctors Ranch	DR-1	LDR	R1/DS	60	17			17
Doctors Ranch	DR-4	LDR	RS/DS	294	0-28	*		- 28 0
TOTAL UNITS IN PHASE 3: 669 x 10% = 67					28 17			28 17

NOTE: The City and landowners have negotiated Affordable Housing credits to achieve the required number of affordable housing units based on the following: an increased percentage of affordable housing units for low income purchase units; an increase from 15 years to 30 years the term that affordability is required to be maintained on certain affordable units; and no City subsidy is required to achieve the low income rental units.

RECEIVED

TABLE 6-2

**SUMMARY OF PARK AREA REQUIRED AND PROVIDED FOR THE ENTIRE PLAN AREA
(PHASE 1, 2 AND 3)**

	Phase 1	Phase 2	Phase 3	TOTAL
Total Park Area Required	50.1	552.6	16.4	119.1
Credited Park Area Provided	88.44	35.43	9.0	132.9

TABLE 6-3

SUMMARY OF PARK AREA CALCULATION

	PHASE 1				PHASE 2		PHASE 3
	Woodcreek North	Diamond Creek	Eskaton Village	Mourier 140	Woodcreek West	Mourier 160	Drs. Ranch
		313.2					
Rezone Area Total Acreage	232.9	308.8	52.1	140.5	492.6	161.0	160.0
Total Units	566 958	--901--	363 386	511	1,919	380	716
All Residential Units (less Eskaton)	566 958	--901--		511	1,919	380	716
Population	1,438 243 3	2,289	579	1,298	4,874	965	1,819
Required Total Park Acreage (.009 ac/ resident)	12.9	21.9 20.6	4.9 5.2	11.7	43.9	8.7	16.4
Open Space	45.4	19.6	0.0	13.4	57.3	35.6	0.0
Proposed Net Active Park Acreage	42.8	35.1	0.0	2.7	12.7	13.4	9.0
Proposed Total Park and Open-Space Acreage	88.2	54.7	0.0	16.1	70.0	49.0	9.0
Park Acreage Credit (See Table 6-4)	47.34	37.1	0.0	4.0	18.43	17.0	9.0

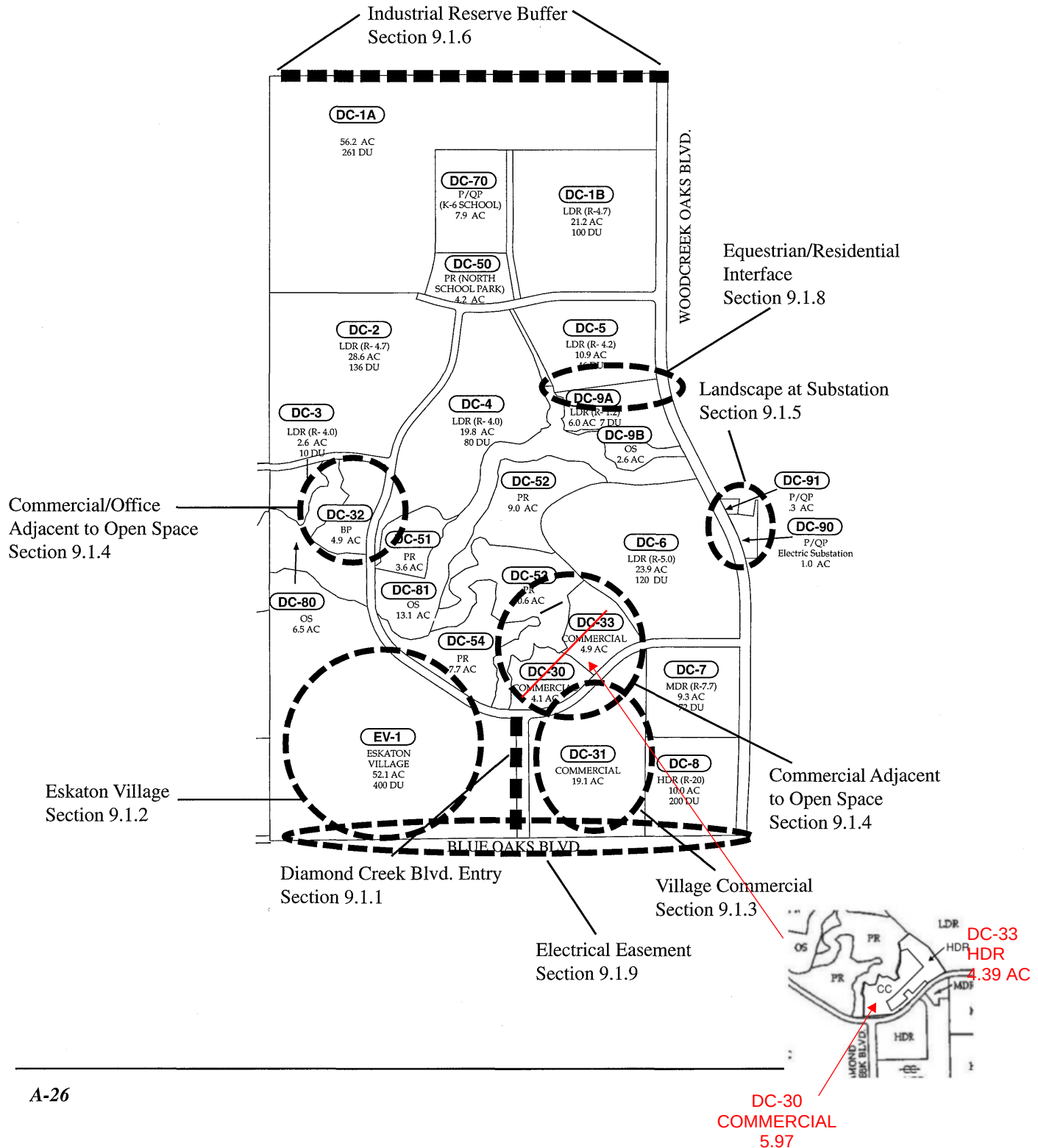
9.0 SPECIFIC DESIGN CONDITIONS

Within each neighborhood, unique conditions require special design guidelines and standards.

9.1 Neighborhood A

The specific conditions unique to Neighborhood A are identified in Figure A-27. The illustration notes the section in this document that provides the relevant description and policies.

FIGURE A-27
NEIGHBORHOOD A DESIGN ISSUES



- Enhanced paving should be used selectively to emphasize special areas and to guide pedestrians.

9.1.4 Commercial and Office Use Adjacent to Open Space

Affected Parcels: DC-30, DC-32, ~~DC-33~~

Two of the commercial sites (Parcels DC-31 and DC-33) and the business professional (Parcel DC-32) site are uniquely located adjacent to attractive open space and parks. These sites offer opportunities to overlook the parks (or open space) and provide terraces, balconies, decks and plazas connecting to the open space.

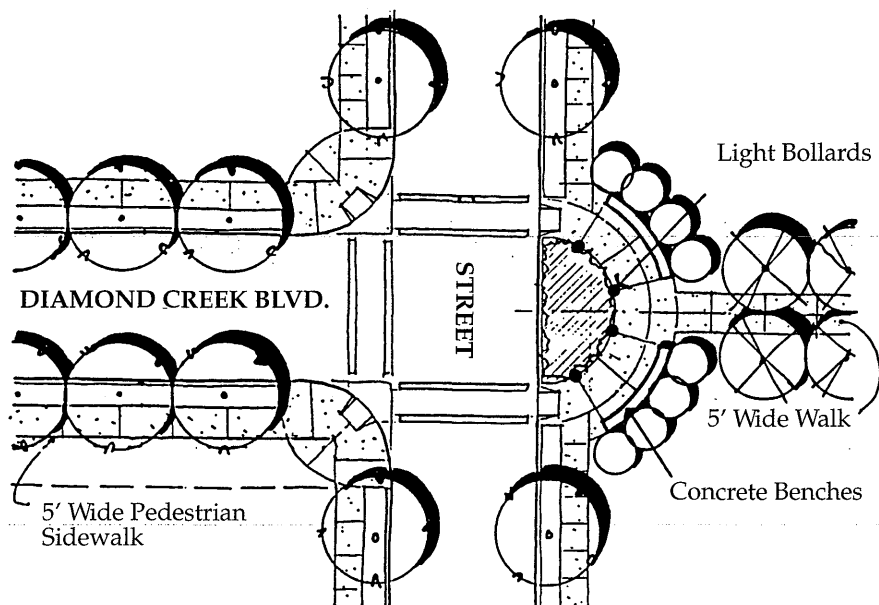
- Buildings should be located adjacent, and oriented, to the open space so as to take advantage of views and provide pedestrian access opportunities.
- Flat roofs and expansive use of blank walls adjacent to the open space shall not be used.
- Buildings may include elements such as terraces or balconies oriented to the open space.

- Building elevations shall incorporate similar architectural elements on all sides of the building, where they can be publicly viewed.
- Loading and unloading areas shall be located so that there is minimal conflict with open space.
- Large parking lots adjacent to open space are discouraged. Where parking is adjacent, it shall be set back by a minimum 15-foot landscape area.
- Pedestrian spaces, including plazas, walkways and seating areas adjacent to the open space, shall be included in the design.
- A pedestrian link between the open space and commercial use shall be included in the design.
- A terminus to Diamond Creek Boulevard shall be incorporated into Parcel DC-30 (See Figure A-29).

9.1.5 Landscape Adjacent to the Electric Substation

Location: Along Woodcreek Oaks Blvd.
south of Pleasant Grove Creek
Affected Parcels: DC-90

FIGURE A-30
TERMINUS OF DIAMOND CREEK BLVD.



RESOLUTION NO. 18-463

AMENDING THE TEXT OF THE NORTH ROSEVILLE SPECIFIC PLAN FOR THE
DIAMOND CREEK RESIDENTIAL PROJECT

WHEREAS, a proposal for amendment to the text of the North Roseville Specific Plan of the City of Roseville was submitted to the Planning Commission of the City; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendment on September 13, 2018; and

WHEREAS, on November 7, 2018, the City Council held a public hearing at which time the proposed amendment was considered; and

WHEREAS, the amendment as proposed is consistent with the adopted City of Roseville General Plan; and

WHEREAS, it is the desire of this City Council to approve said amendment to the text of the North Roseville Specific Plan as consistent with the objectives, policies, programs and land use designations specified in the City of Roseville General Plan and North Roseville Specific Plan;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the text of the North Roseville Specific Plan is hereby amended as shown in Exhibit "C," attached hereto (Amendment).

BE IT FURTHER RESOLVED that the Amendment is consistent with the objectives, policies, programs and land use designations specified in the City of Roseville General Plan and North Roseville Specific Plan.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

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

MORTON PITALO, INC.
2870 GATEWAY OAKS DR., SUITE #120
SACRAMENTO, CA 95833
CONTACT: SCOTT PEDERSEN / KEN TOPPER
PHONE: (916) 984-7621
EMAIL: SPEDERSEN@MPENGR.COM
KTOPPER@MPENGR.COM

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

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

ASSESSOR PARCEL NUMBERS 482-420-004, 005, 006, 007 & 008

USE: EXISTING ZONING: PROPOSED ZONING: EXISTING GENERAL PLAN: PROPOSED GENERAL PLAN:	VACANT CC/CA-NR RS/SD-NR C CDR	PROPOSED PARCELS	
EXISTING EXISTING PARCELS	# ACRES 5 8.27 ± AC	DENSITY: 13.0 OFF-SITE (STREET) PARKING: ON-SITE (STREET) PARKING: ON-SITE PARKING: 2 PER DWELLING TOTAL PARKING PROVIDED:	36 (LOT A) 2 114 152
PROPOSED PROPOSED RESIDENTIAL LOTS	# ACRES 57 4.39 ± AC		

1. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
2. MINOR MODIFICATION MAY BE MADE TO LOT LINES AT FINAL MAP.
3. FOR PRELIMINARY PLANNING PURPOSES ONLY, BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.
4. PURSUANT TO GOVERNMENT CODE SECTION 66465.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
5. ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
6. GRADING SHOWN ON THIS TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
7. LOTS A & B ARE TO BE RETAINED BY BBC DIAMOND CREEK, LLC.
8. LOT C IS TO BE OWNED BY HOA & INCLUDE PRIVATE DE & PE, AS WELL AS PUE.
9. LOT D IS TO BE RETAINED BY BBC DIAMOND CREEK, LLC. AND INCLUDE PRIVATE DE & PE
10. LOT E IS TO BE DEDICATED TO CITY OF ROSEVILLE AS RIGHT-OF-WAY.
11. PURSUANT TO SECTION 66445 (J) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED:
 - 11.1. 35' PUE ADJACENT TO PARKSIDE WAY
 - 11.2. 40' PUE AT LOT 3
 - 11.3. 12.5' PUE & PE ADJACENT TO MCCLOUD WAY
 - 11.4. 18' PUE AT LOTS 42 & 56
 - 11.5. 40' PE ADJACENT TO MCCLOUD WAY
10. PUBLIC UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS THE LAND DESIGNATED ON THESE PLANS AS "PUE" FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL UTILITY SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES, AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, SANITARY, AND WATER SERVICES, AND ALL APPURTENANCES THEREO TOGETHER WITH THE RIGHT TO CONSTRUCT, PLACE TRAFFIC CONTROL, AND TRIM AND REMOVE TREES AND VEGETATION.
11. ALL PRIVATE ALLEYS IDENTIFIED AS "PLACE" SHALL INCLUDE PE, DE, PUE, AE & SHALL BE MAINTAINED BY THE HOA

<u>LOTS</u>	<u>AREA</u>	<u>LAND USE</u>
A	3.49 ± AC (152.024 ± SF)	RESULTANT COMMERCIAL (BBC DIAMOND CREEK LLC.)
B	0.12 ± AC (5.345 ± SF)	COMMERCIAL-GEOTHERMAL FACILITY (BBC DIAMOND CREEK LLC.)
C	0.03 ± AC (1.368 ± SF)	RESIDENTIAL-DRAINAGE / WATER QUALITY (HOA)
D	0.09 ± AC (4.025 ± SF)	COMMERCIAL-DRAINAGE / WATER QUALITY (BBC DIAMOND CREEK LLC.)
E	0.12 ± AC (5.357 ± SF)	FUTURE RIGHT-OF-WAY (CITY OF ROSEVILLE)
LOTS (57)	4.96 ± AC	RESIDENTIAL
STREET R/W	0.06 ± AC	PUBLIC R/W (CITY)
TOTAL AREA:	8.27 ± AC	

PUE	PUBLIC UTILITY EASEMENT
PE	PEDESTRIAN EASEMENT
DE	DRAINAGE EASEMENT

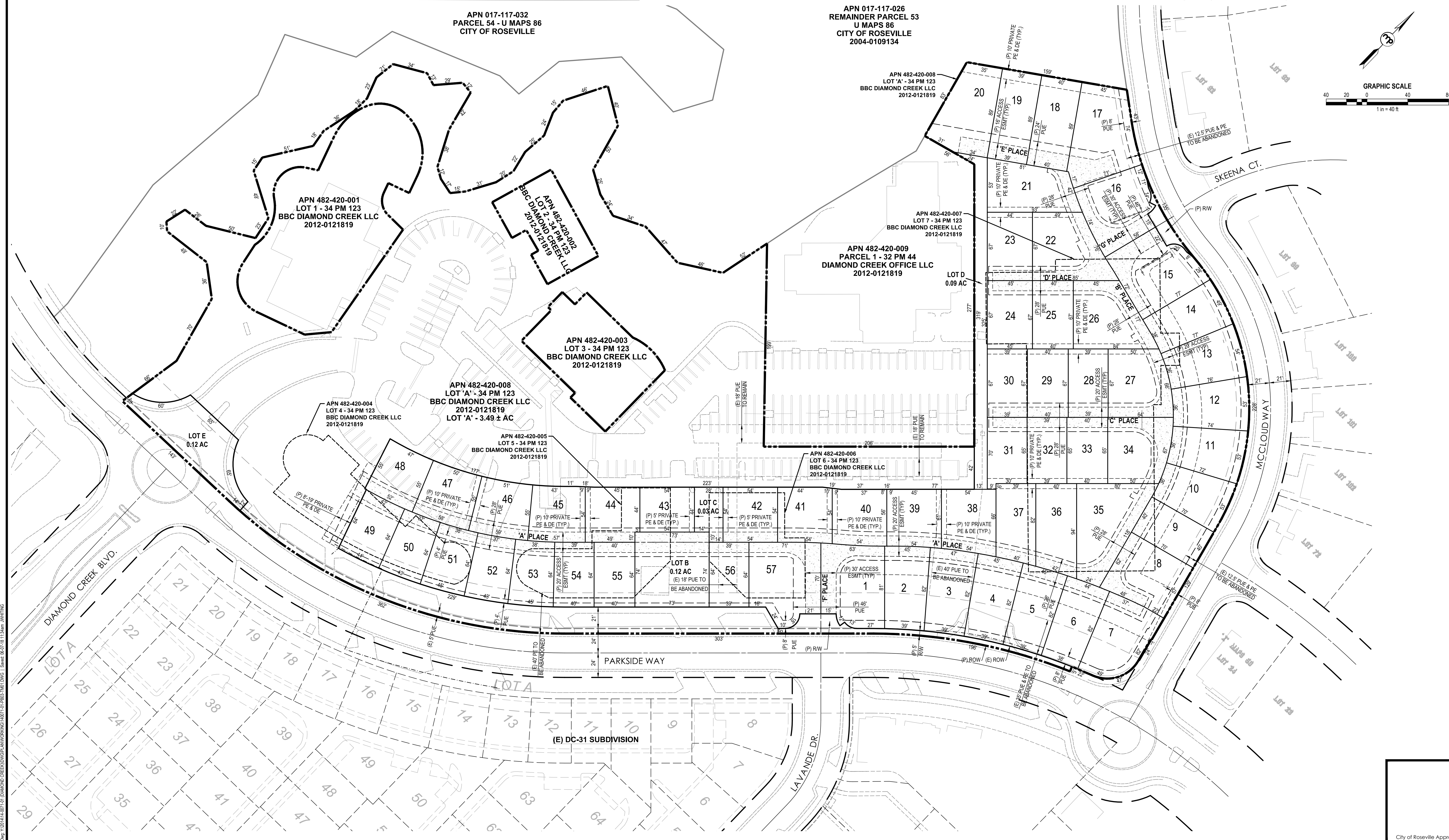
ABBREVIATIONS

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
7510 North Point Circle, Suite 1200, Folsom, CA 95630
phone: 916.984.7621 • fax: 916.984.9617 • survey fax: 916.563.6770
survey email: staking@mpeng.com • web: www.mpeng.com

CONSULTANT

APPROVALS

A MERGER AND RE-SUBDIVISION OF LOTS 4, 5, 6, 7 AND LOT 'A' OF 34 PM 123

[illegible]

COMPUTED BY	MC
DESIGNED BY	KT
DRAWN BY	SP/TA
PROJECT ENGINEER	GJB
PROJECT	

**DIAMOND CREEK
DC 30 & 33**

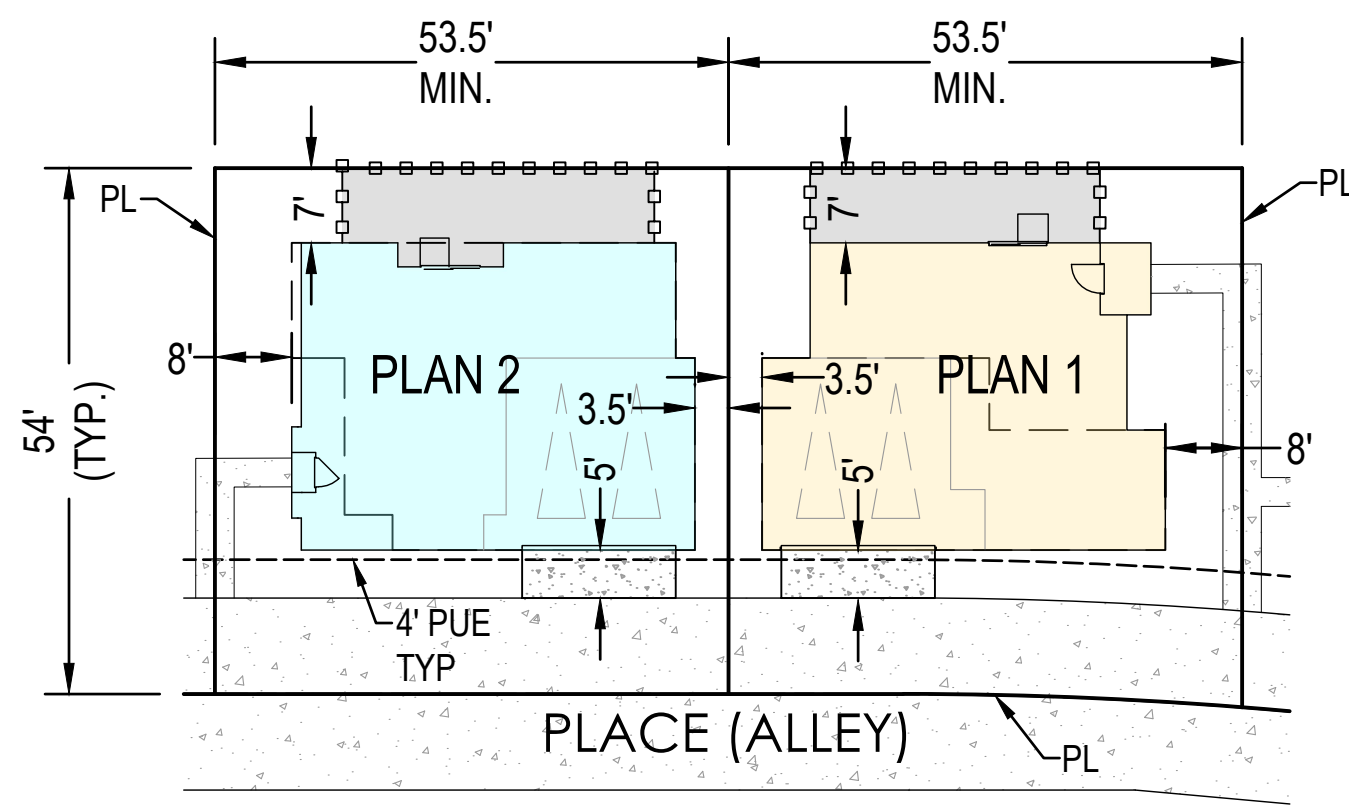
ROSEVILLE, CA

DRAWING

**TENTATIVE
SUBDIVISION MAP**

DATE	AUGUST 31, 2018	SHEET	1
SCALE	1" = 40'	OF	4
JOB NUMBER	14-0071-01		

NOT FOR CONSTRUCTION



CC Exhibit E

TYPICAL LOT LAYOUT

TYPICAL LOT LAYOUT LEGEND:

- COURTYARD AREA
- COURTYARD FENCE/GATE
- USE EASEMENT

APN 017-117-032
PARCEL 54 - U MAPS 86
CITY OF ROSEVILLE

APN 017-117-026
REMAINDER PARCEL 53
U MAPS 86
CITY OF ROSEVILLE
2004-0109134

APN 482-420-001
LOT 1 - 34 PM 123
BBC DIAMOND CREEK LLC
2012-0121819

APN 482-420-002
LOT 2 - 34 PM 123
BBC DIAMOND CREEK LLC
2012-0121819

APN 482-420-003
LOT 3 - 34 PM 123
BBC DIAMOND CREEK LLC
2012-0121819

APN 482-420-008
LOT 'A' - 34 PM 123
BBC DIAMOND CREEK LLC
2012-0121819

APN 482-420-009
PARCEL 1 - 32 PM 44
DIAMOND CREEK OFFICE LLC
2012-0121819

LOT A

LOT B

LOT C

LOT D

LOT E

LOT F

LOT G

LOT H

LOT I

LOT J

LOT K

LOT L

LOT M

LOT N

LOT O

LOT P

LOT Q

LOT R

LOT S

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LOT U

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LOT EE

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LOT JC

LOT JD

LOT JE

LOT JF

LOT JG

LOT JH

LOT JI

LOT JJ

LOT JK

LOT JL

LOT JM

LOT JN

LOT JO

LOT JP

LOT JQ

LOT JR

LOT JS

LOT JT

LOT JU

LOT JV

LOT JW

LOT JX

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LOT LZ

LOT MA

LOT MB

LOT MC

LOT MD

LOT ME

LOT MF

LOT MG

LOT MH

LOT MI

LOT MJ

LOT MK

LOT ML

LOT MM

LOT MN

LOT MO

LOT MP

LOT MQ

LOT MR

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LOT MU

LOT MV

LOT MW

LOT MX

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LOT MZ

LOT NA

LOT NB

LOT NC

LOT ND

LOT NE

LOT NF

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LOT NH

LOT NI

LOT NJ

LOT NK

LOT NL

LOT NM

LOT NN

LOT NO

LOT NP

LOT NQ

LOT NR

LOT NS

LOT NT

LOT NU

LOT NV

LOT NW

LOT NX

LOT NY

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LOT PC

LOT PD

LOT PE

LOT PF

LOT PG

LOT PH

LOT PI

LOT PJ

LOT PK

LOT PL

LOT PM

[illegible]

COMPUTED BY	MC
DESIGNED BY	KT
DRAWN BY	SP/TA
PROJECT ENGINEER	GJB
PROJECT	

**DIAMOND CREEK
DC 30 & 33**

ROSEVILLE, CA

PRELIMINARY SITE DEVELOPMENT PLAN

DATE	AUGUST 31, 2018	SHEET	2
SCALE	1" = 40'	OF	4
JOB NUMBER	14-0071-01		

NOT FOR CONSTRUCTION

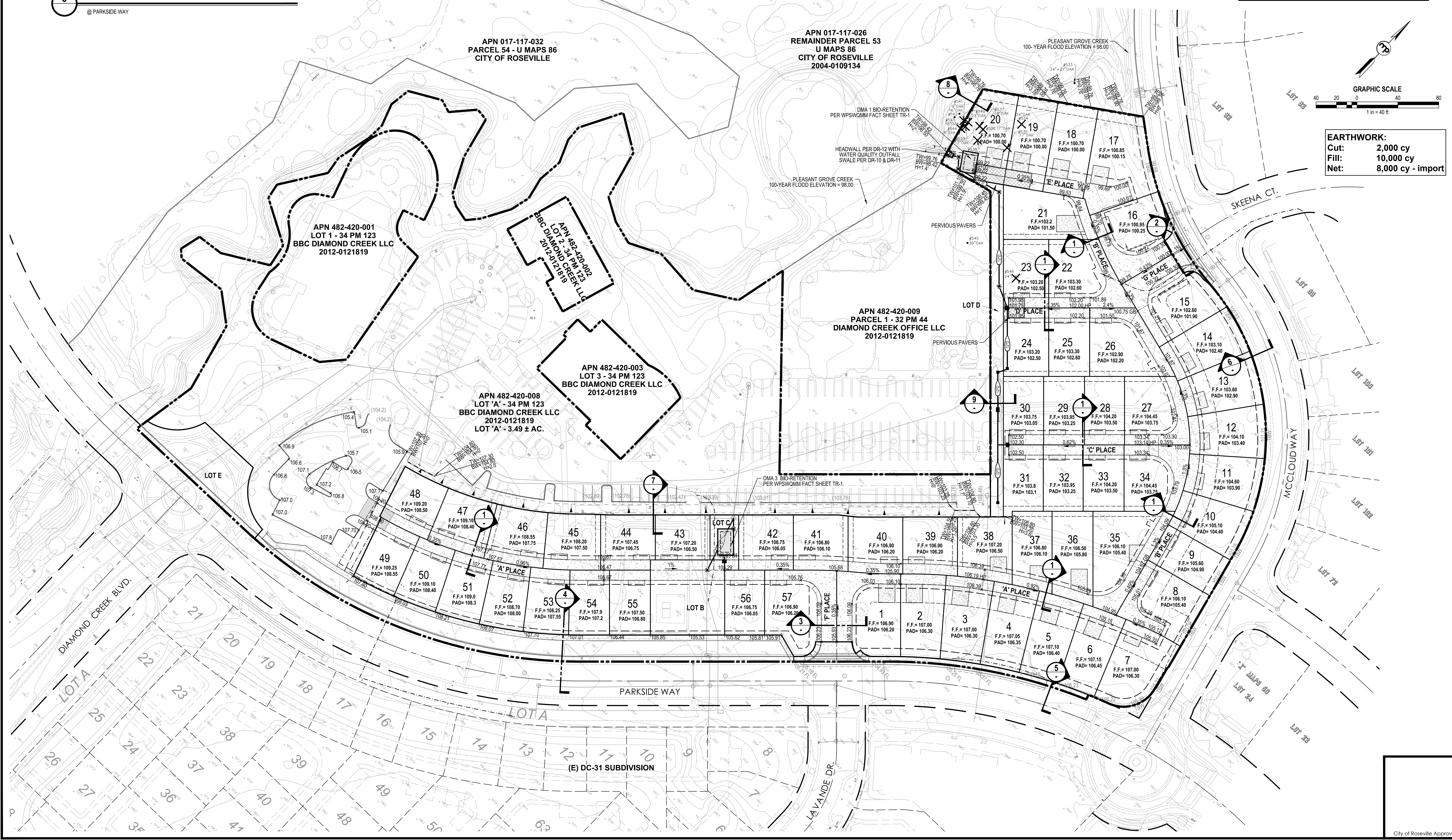
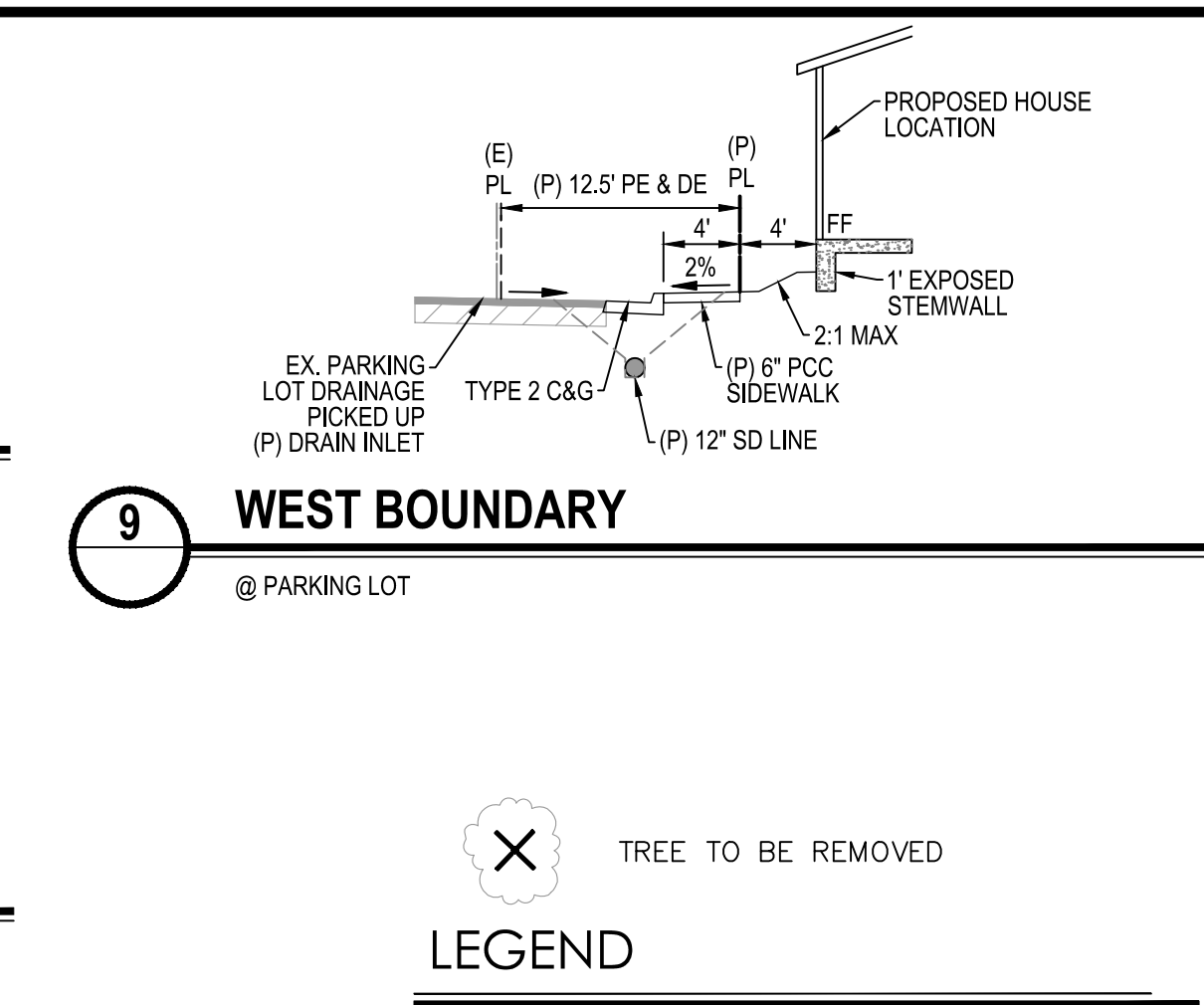
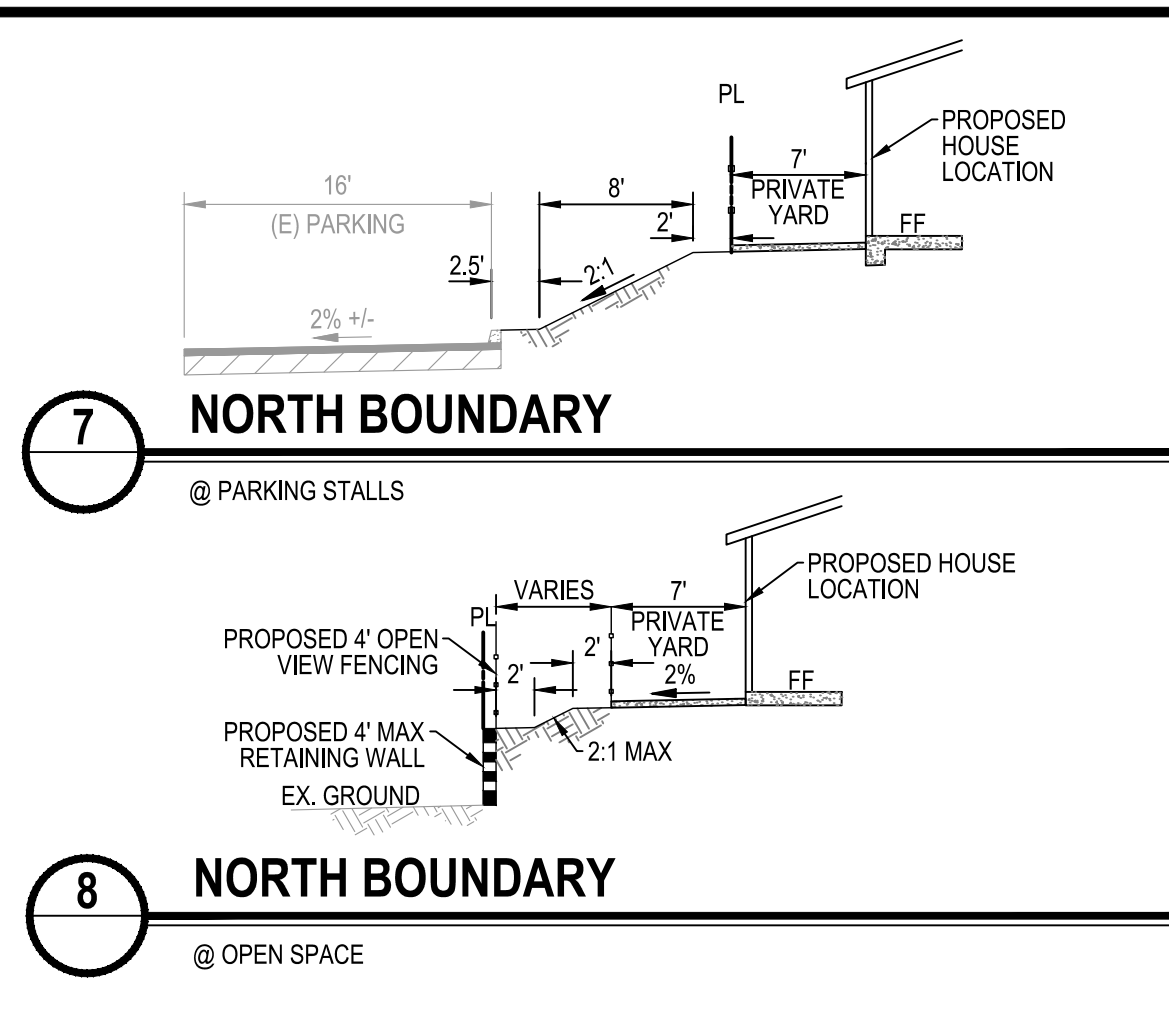
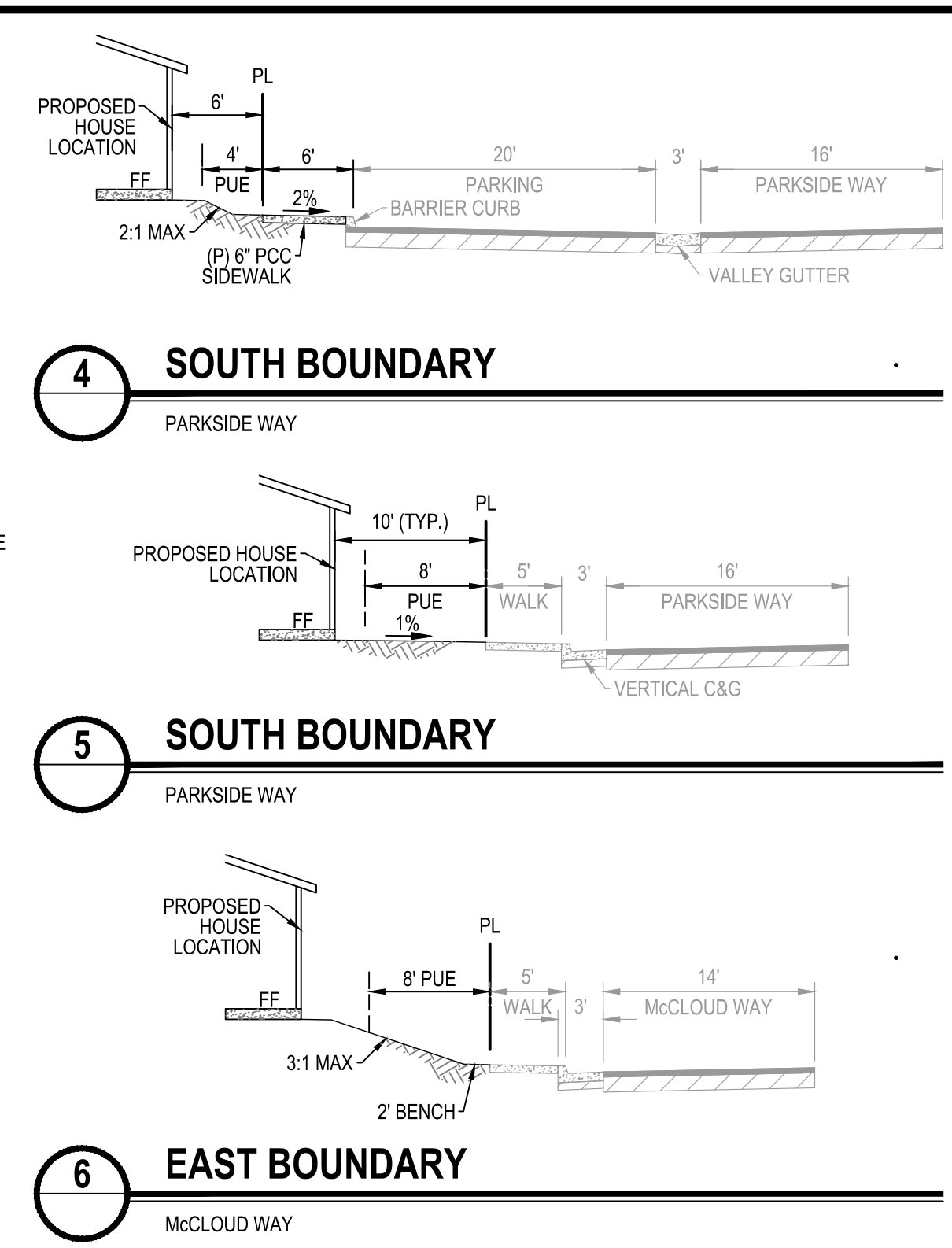
mp

CONSULTANT

APPROVALS

[illegible]

EARTHWORK:	
Cut:	2,000 cy
Fill:	10,000 cy
Net:	8,000 cy - import



NO	DATE	DESCRIPTION
REVISIONS		
BENCH MARK		

COMPUTED BY	MC
DESIGNED BY	KT
DRAWN BY	SP/TA
PROJECT ENGINEER	GJB
PROJECT	

**DIAMOND CREEK
DC 30 & 33**

ROSEVILLE, CA

DRAWING

**PRELIMINARY
GRADING PLAN**

DATE	AUGUST 31, 2018	SHEET	3
SCALE	1" = 40'		
JOB NUMBER	14-0071-01	OF	4

NOT FOR CONSTRUCTION

PRELIMINARY UTILITY PLAN



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
72500 Piedmont Circle, Suite 120 • Folsom, CA 95630
phone: 916.984.7621 • fax: 916.984.9617 • survey fax: 916.563.6770
survey email: staking@mpengr.com • web: www.mpengr.com

CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS
BENCH MARK
XXXXX / XXX.XX

COMPUTED BY
DESIGNED BY
DRAWN BY
PROJECT ENGINEER
PROJECT

MC
KT
SPTA
GJB

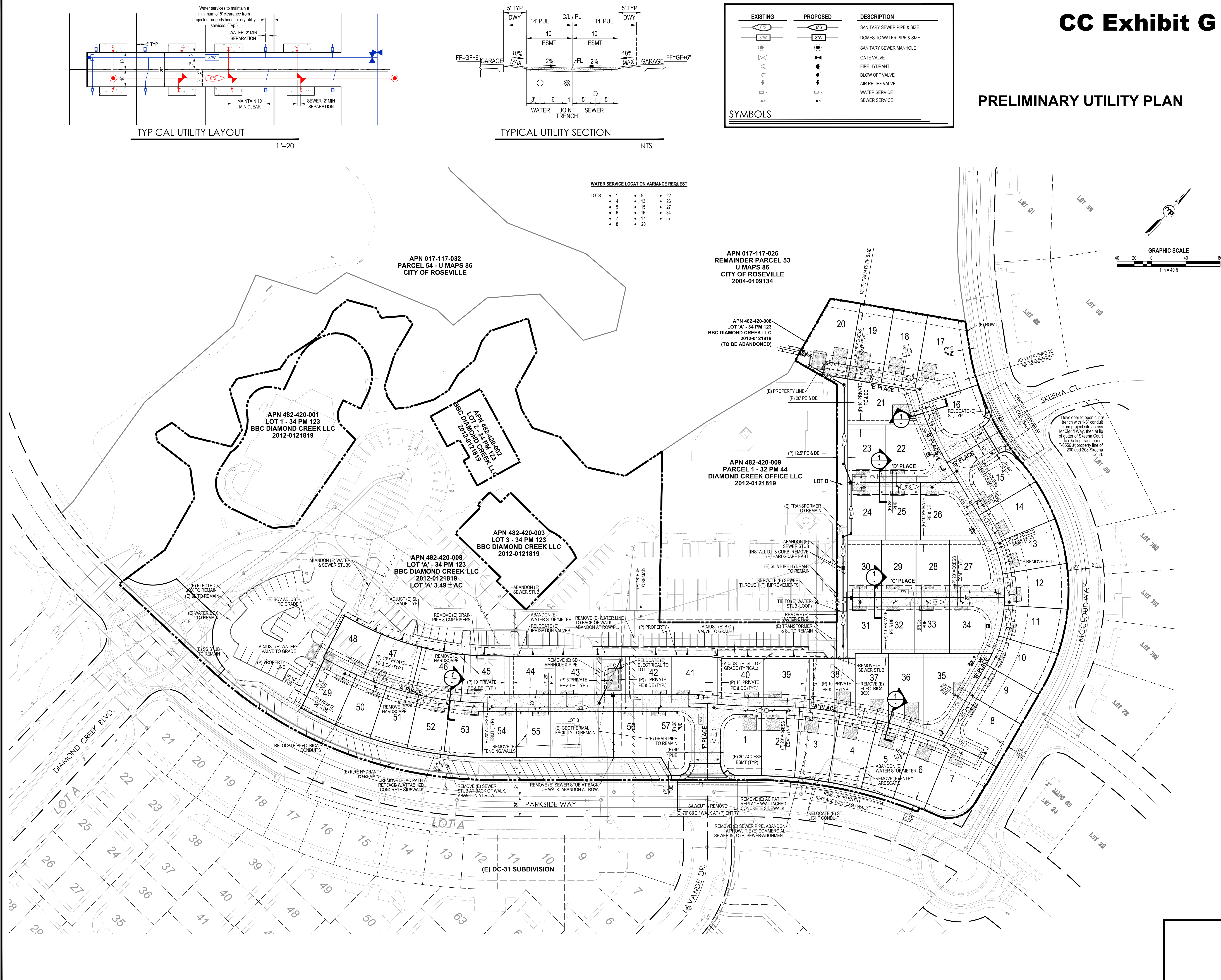
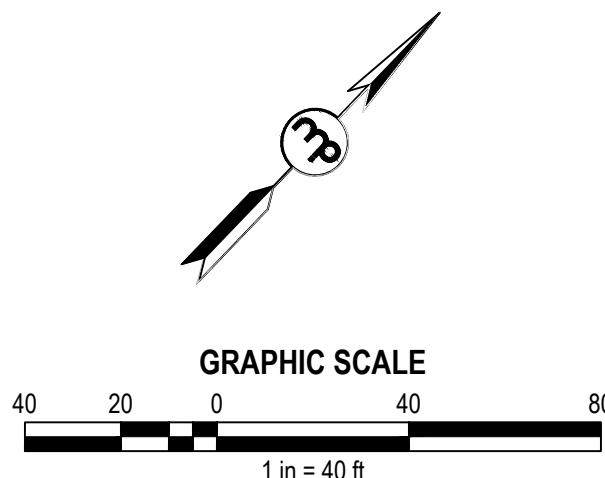
DIAMOND CREEK
DC 30 & 33

ROSEVILLE, CA

PRELIMINARY
UTILITY PLAN

DATE
AUGUST 31, 2018
SCALE
1" = 40'
JOB NUMBER
14-0071-01

SHEET
4
OF
4



TYPICAL UTILITY LAYOUT

1"=20'

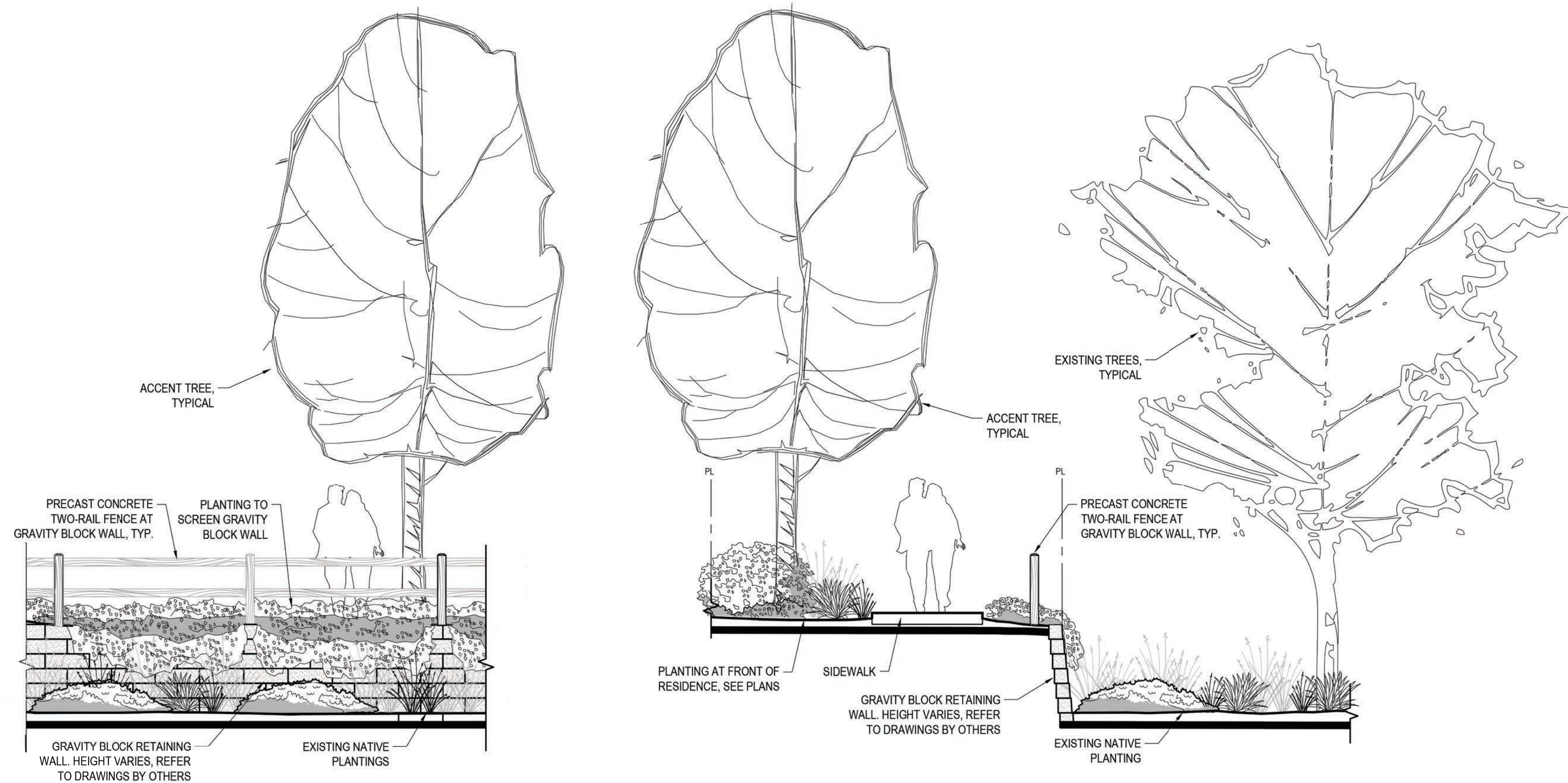
TYPICAL UTILITY SECTION

NTS

WATER SERVICE LOCATION VARIANCE REQUEST

- | | | | |
|-------|---|----|----|
| LOTS: | 1 | 9 | 22 |
| | 4 | 13 | 26 |
| | 5 | 15 | 27 |
| | 6 | 16 | 34 |
| | 7 | 17 | 57 |
| | 8 | 20 | |

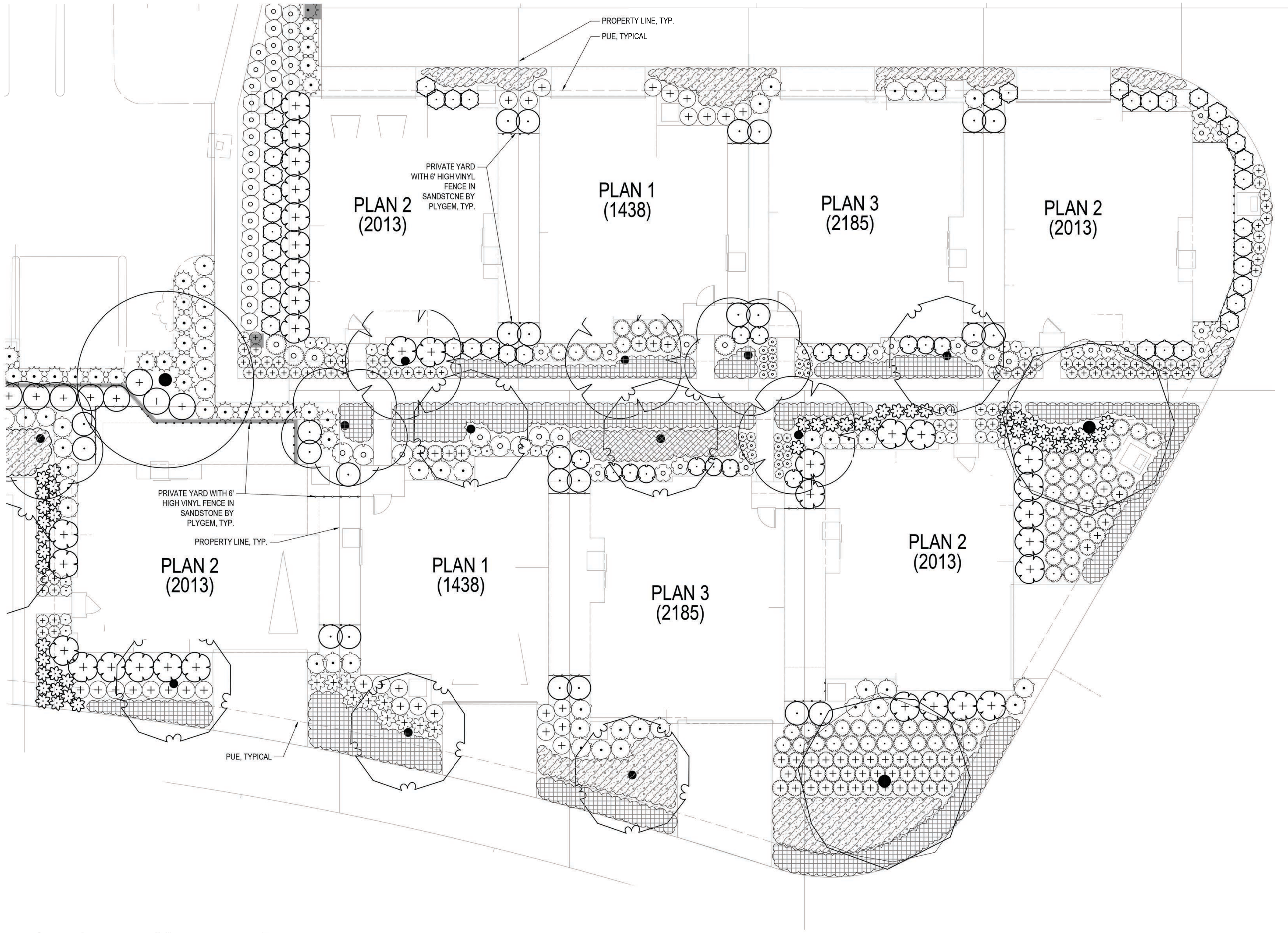
	ACCENT TREES	
	SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES OR IN TIGHTER PLANTING	
	BECOMES AN ARCHITECTURAL ACCENT.	
	CERIS CANADENSIS / OKLAHOMA / OKLAHOMA REDBUD	15 GAL
	WUODS (L), 20'-30' HW	
	CHIONANTHUS RETICUS / CHINESE FRINGE TREE	15 GAL
	WUODS (M), 15'-20' H X 20'-25' W	
	LAGERSTROEMIA INDICA / MUSKOGEE / MUSKOGEE CRAPE MYRTLE	15 GAL
	WUODS (L) 15'-20' H X 15' W	
	OLEA EUROPAEA / MONHER TM / FRUITLESS OLIVE TREE	15 GAL
	WUODS (L), 25'-30' H X 25' W	
	VITEA AGNUS-CASTUS / CHASTE TREE	15 GAL
	WUODS (L), 15'-25' HW	
	STREET TREES	
	30' DIAMETER DECIDUOUS STREET TREES	
	PLATANUS X ACERIFOLIA / COLUMBIA / LONDON PLANE TREE	24" BOX
	WUODS (M), 40'-60' H X 30'-40' W	
	COLUMNAR SHADE TREES	
	COLUMNAR SHADE TREES IN TIGHTER LOCATIONS.	
	ACER GINNALA / AMUR MAPLE	15 GAL
	WUODS (M), 15'-20' HW	
	NYSSA SYLVATICA / SOUR GUM	15 GAL
	WUODS (M), 30'-50' H X 15'-25' W	
	QUERCUS ROBUR / FASTIGIATA / PYRAMIDAL ENGLISH OAK	15 GAL
	WUODS (M), 50' H X 15' W	
	QUERCUS ROBUR / REGAL PRINCE / REGAL PRINCE ENGLISH OAK	15 GAL
	WUODS (M), 50' H X 20'-25' W	
	PARKING LOT / SHADE TREES	
	PLATANUS X ACERIFOLIA / COLUMBIA / LONDON PLANE TREE	24" BOX
	WUODS (M), 40'-60' H X 30'-40' W	
	ULMUS-PARVIFOLIA / DRAKE / DRAKE ELM	24" BOX
	WUODS (M), 70' H X 40' W	
	SCREENING VINES	
	EVERGREEN AND DECIDUOUS VINES TO PROVIDE SCREENING AND SEASONAL	
	INTEREST ACROSS EXPANSES OF FENCE.	
	FIGUS PUMILA / CREEPING FIG	5 GAL
	WUODS (M)	
	MACFADYENIA UNGUIS-CATI / YELLOW TRUMPET VINE	5 GAL
	WUODS (L)	
	PARTHENOCESSUS TRICUSPIDATA / VEITCHII / BOSTON IVY	5 GAL
	WUODS (M)	
	ENTRY AND FOUNDATION PLANTING	
	ENHANCED PLANTING ADJACENT TO ARCHITECTURE. TIGHTER PLANT SPACING AND	
	CONTRASTING FORM AND TEXTURE TO HIGHLIGHT ARCHITECTURAL FEATURES.	
	ANGIOZANTHOS X BIG RED / BIG RED KANGAROO PAW	1 GAL
	WUODS (L), 3'-4' HW	
	ANGIOZANTHOS X BUSH BABY / BUSH BABY KANGAROO PAW	1 GAL
	WUODS (L), 10'-24" HW	
	CHONOROPETALUM TECTORUM / CAPE RUSH	1 GAL
	WUODS (L), 2'-3' HW	
	DIANELLA REVOLUTA / LITTLE REV / LITTLE REV FLAX LILY	1 GAL
	WUODS (L), 18'-24" HW	
	DODONAEA VISCOSA / PURPUREA / PURPLE LEAFED HOPSEED BUSH	1 GAL
	WUODS (L), 12' H X 6'-8' W	
	FESTUCA MAIREI / GREENLEES FORM / GREENLEES ATLAS FESCUE	100% 1 GAL 30' oo
	WUODS (L), 24'-30" HW	
	ILEX GRENATA / SKY PENCIL / SKY PENCIL JAPANESE HOLLY	5 GAL
	WUODS (L), 6'-8' H X 2'-3' W	
	LEUCADENDRON X SILVIAN RED / CONEBUSH	1 GAL
	WUODS (UN), 4'-6' H X 4'-4' W	
	LOMANDRA LONGIFOLIA / BREEZE / DWARF MAT RUSH	1 GAL
	WUODS (UN), 3' HW	
	LOREPETALUM C. RUB. / FIRE DANCE / PURPLE LEAF FRINGE FLOWER	5 GAL
	WUODS (M), 5'-6' HW	
	OLEA EUROPAEA / LITTLE OLLIE TM / LITTLE OLLIE OLIVE	5 GAL
	WUODS (L), 4'-6' HW	
	PHORIUM TENAX / MAORI MAIDENSUNRISE / NEW ZEALAND FLAX	5 GAL
	WUODS (L), 2'-3' HW	
	PITTSOPORIUM TOBIRA / VARIEGATA / VARIEGATED MOCK ORANGE	5 GAL
	WUODS (L), 8'-15' HW	
	PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW	1 GAL
	WUODS (L), 8'-10' H X 3'-4' W	
	PRUNUS LAUROCRASUS / OTTO LUYKEN / LUYKENS LAUREL	5 GAL
	WUODS (M), 3'-4' H X 5'-6' W	
	RHAPHIOLEPIS UMBELLATA / PINKIE / PINK INDIAN HAWHORNE	1 GAL
	WUODS (L), 2'-3' H X 3'-4' W	
	ROSA X FLOWER CARPET WHITE / ROSE	2 GAL
	WUODS (M), 2'-2.5' H X 3' W	
	SEMPERPARVUS OFFICINALIS / HUNTINGTON CARPET / HUNTINGTON CARPET ROSEMARY	100% 1 GAL 30' oo
	WUODS (L), 1'-2' H X 6' W	
	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	100% 1 GAL 36' oo
	WUODS (M)	
	WESTRINGIA FRUTICOSA / MORNING LIGHT / MORNING LIGHT COAST ROSEMARY	1 GAL
	WUODS (L), 3'-4' H X 4'-5' W	
	PARKSIDE WAY PARKWAY ISLANDS	
	GROUNDCOVERS AND SHRUBS FOR STREETSCAPE PLANTING PROVIDING SEASONAL	
	INTEREST.	
	DIANELLA TASMANICA / VARIEGATA / FLAX LILY	1 GAL
	WUODS (M), 15'-18' H X 12" W	
	DIETES X NOLA ALBA / KATRINA AFRICAN IRIS	1 GAL
	WUODS (L), 2'-3' H X 3'-4' W	
	FESTUCA MAIREI / GREENLEE S FORM / GREENLEE ATLAS FESCUE	100% 1 GAL 30' oo
	WUODS (L), 24'-30" HW	
	MULHBERGIA CAPILLARIS / PINK MUHLY	1 GAL
	WUODS (L), 3' HW	
	MULHBERGIA DUBIA / PINE MUHLY	1 GAL
	WUODS (L), 3' HW	
	RHAPHIOLEPIS UMBELLATA / YEDDA HAWTHORN	5 GAL
	WUODS (L), 5'-6' H X 6'-8' W	
	RHAPHIOLEPIS UMBELLATA / PINKIE / PINK INDIAN HAWHORNE	1 GAL
	WUODS (L), 2'-3' H X 3'-4' W	
	ROSA X FLOWER CARPET WHITE / ROSE	100% 1 GAL 36' oo
	WUODS (M), 2'-2.5' H X 3' W	
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	100% 1 GAL 36' oo
	WUODS (M), 10'-15" H X 20' W	
	WESTRINGIA F. / MORNING LIGHT / MORNING LIGHT COAST ROSEMARY	5 GAL
	WUODS (L), 3'-4' H X 4'-5' W	


$$1/4^{\circ} = 1'-0"$$

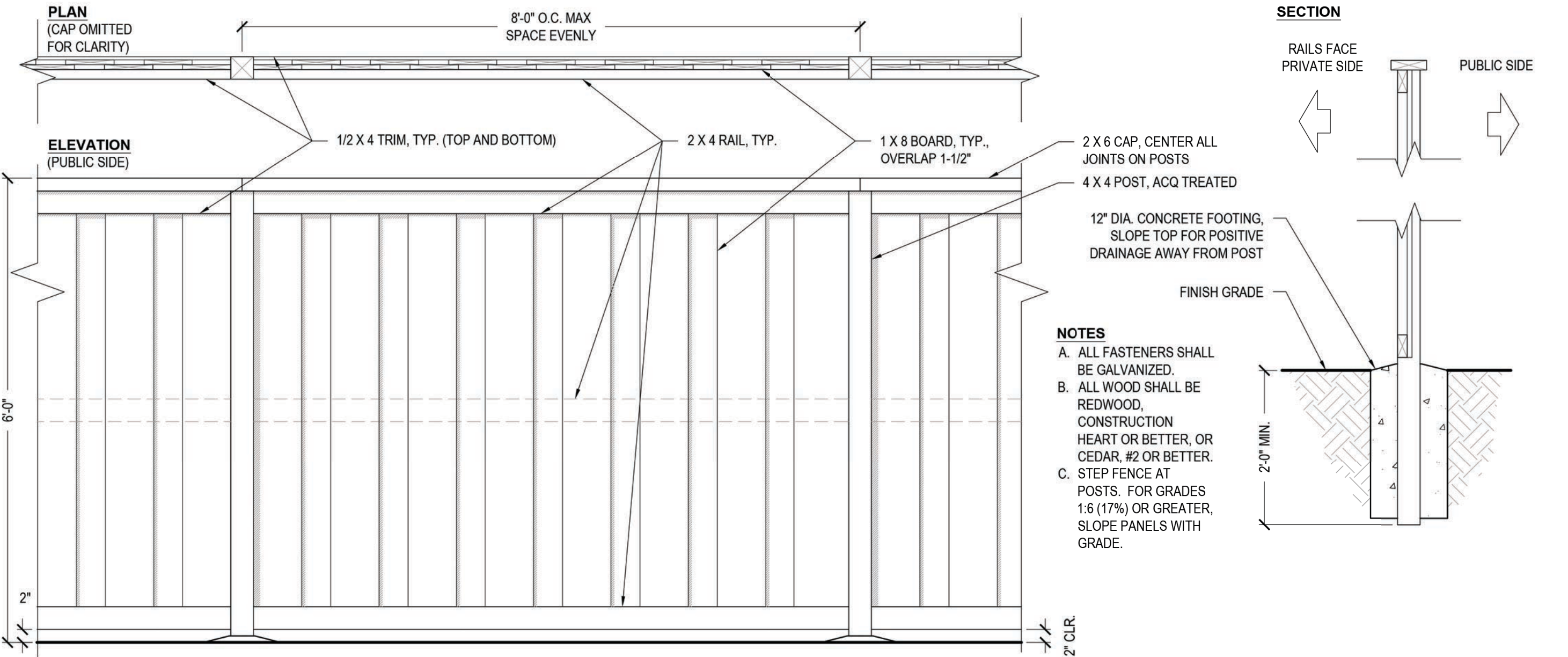

IRRIGATION SYSTEM WILL CONFORM TO THE CITY'S WATER USE ORDINANCE. FOR EACH PRIVATE RESIDENTIAL LOT, IRRIGATION SYSTEM INCLUDES A SEPARATE IRRIGATION CONNECTION AND CONTROLLER. CONTROLLER WILL BE "SMART" WITH SELF-ADJUSTING PROGRAMS BASED ON LOCAL WEATHER CONDITIONS. HYDROZONES WILL BE BASED ON EXPOSURE, PLANT WATER REQUIREMENTS AND EMISSION TYPE. IRRIGATION EMISSION SYSTEM WILL GENERALLY CONSIST OF:

- HARD PIPED DRIP OR BUBBLERS TO LARGE SHRUBS IN LINEAR ARRANGEMENTS,
- DRIP IRRIGATION FOR SHRUB AND GROUND COVER

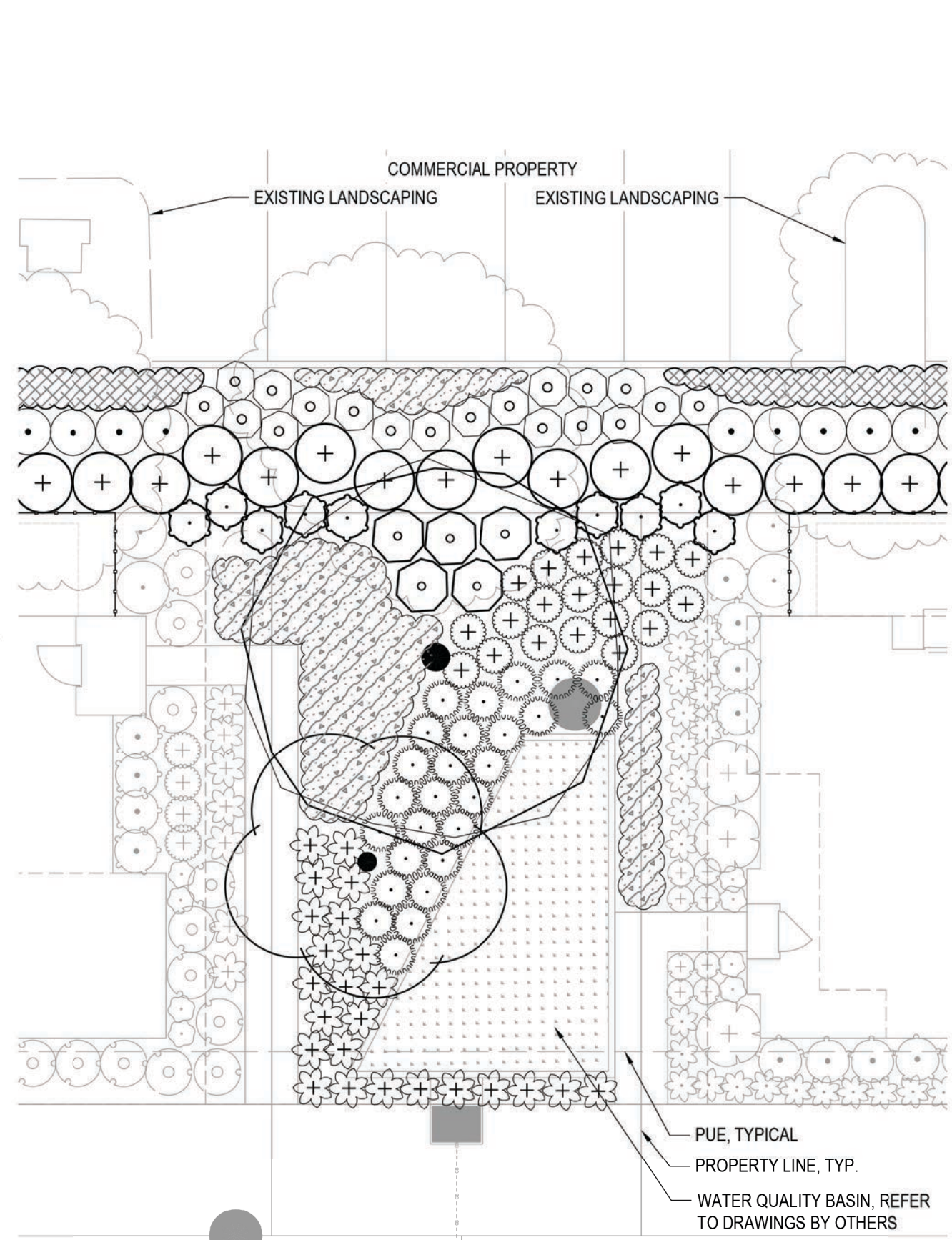
Parking Lot Shade Calculations			Project: 18020A	
Diamond Creek- DC 30 & 33			Date: 7/12/2018	
Qty. 35' Diameter Trees			25%	50%
sub total of shade at 962 sf for 100% canopy			75%	100%
Qty. 30' Diameter Trees			Total	Total
sub total of shade at 706 sf for 100% canopy			0	0
Qty. 25' Diameter Trees			0	0
sub total of shade at 491sf for 100% canopy			6	7
Qty. 20' Diameter Trees			1062	2478
sub total of shade at 314sf for 100% canopy			0	1412
Total Shade Provided			4,952	4,952
Total Parking Area			6,553	6,553
Percent Shaded			88%	88%



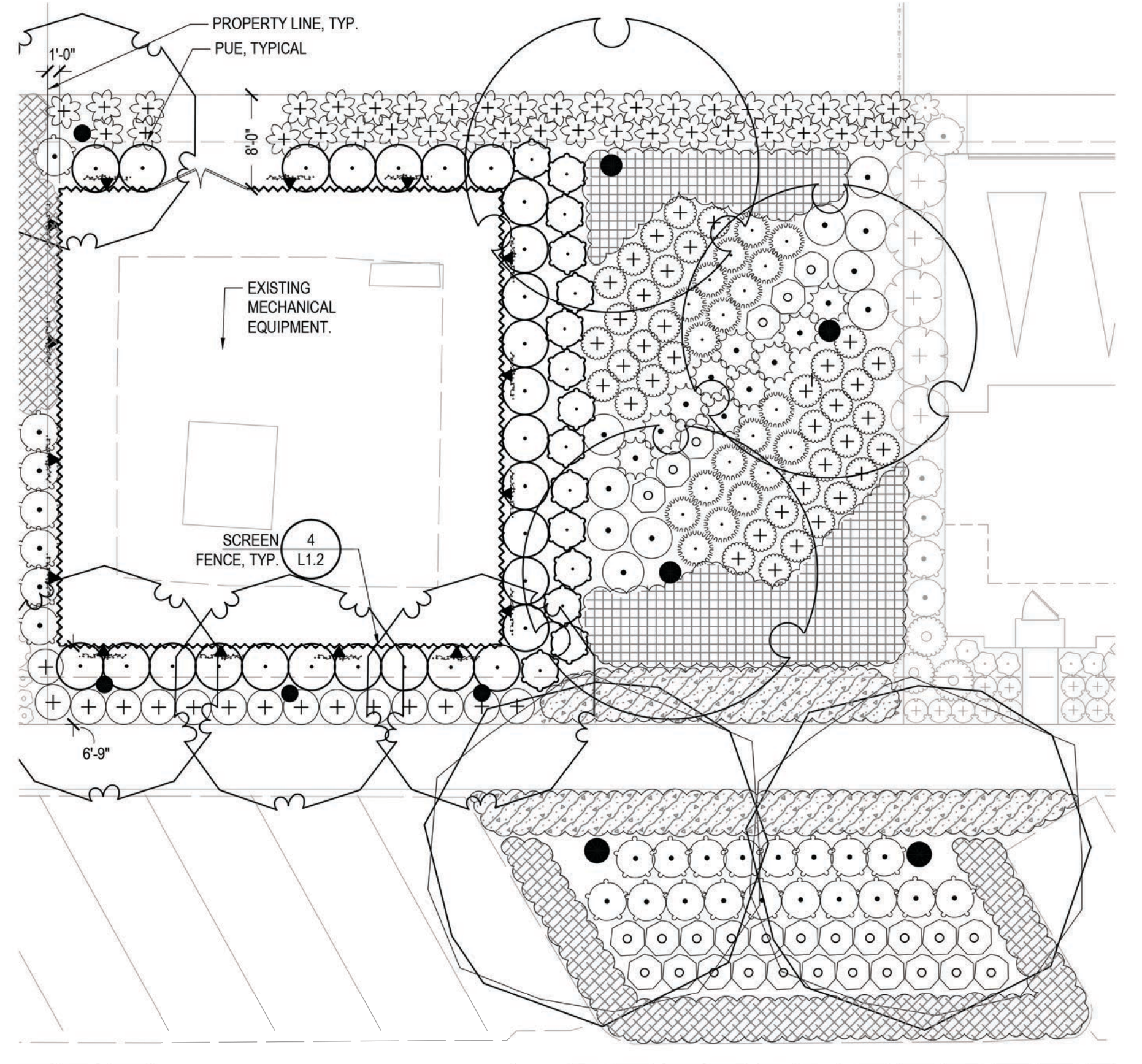
1 | TYPICAL LANDSCAPE ENLARGEMENT



4 | SCREEN FENCE AT LOT B



2 | LOT C AND TYPICAL COMMERCIAL BUFFER LANDSCAPE ENLARGEMENT



3 | LOT B AND PARKSIDE WAY LANDSCAPE ENLARGEMENT

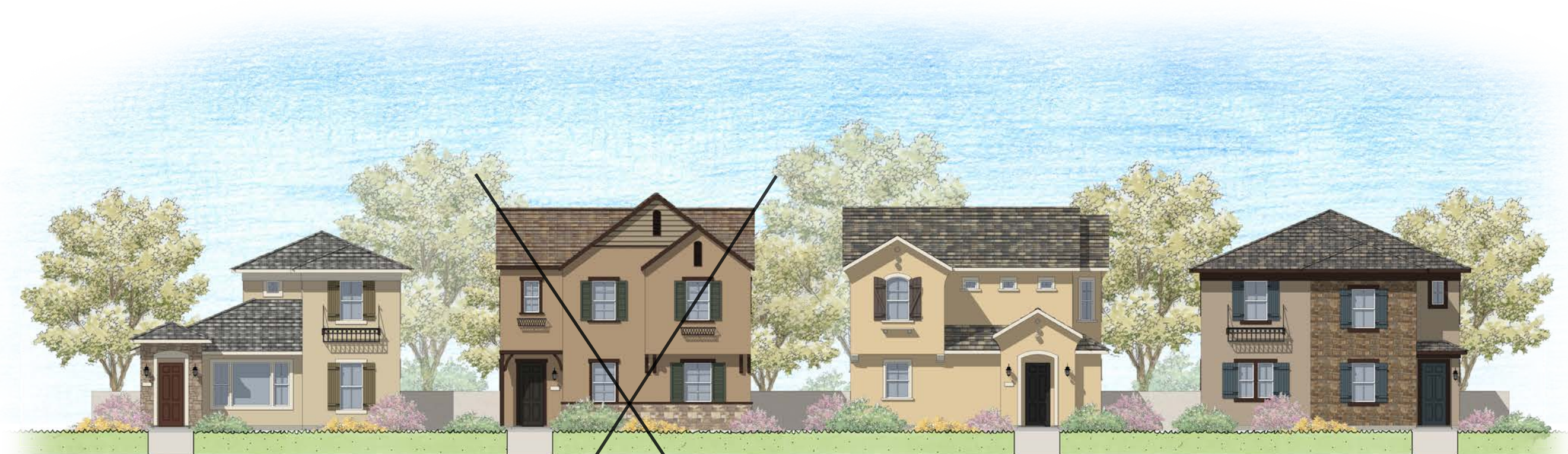
PRELIMINARY PLANT LEGEND

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT
	ACE AMG	ACER GINNALA / AMUR MAPLE WUCOLS (M), 15'-20' HW	15 GAL.
	CHI RET	CHIONANTHUS RETUSUS / CHINESE FRINGE TREE WUCOLS (M), 15'-20' H X 20'-25' W	15 GAL.
	OLE BEA	OLEA EUROPAEA 'MONHER' TM / FRUITLESS OLIVE TREE WUCOLS (VL), 25'-30' H X 25' W	15 GAL.
	PIS KEY	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE WUCOLS (L)	15 GAL.
	PLA COL	PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE WUCOLS (L)	24" BOX
	QUE REG	QUERCUS ROBUR 'REGAL PRINCE' / REGAL PRINCE ENGLISH OAK WUCOLS (M), 50' H X 20'-25' W	15 GAL.
	ULM DRA	ULMUS PARVIFOLIA 'DRAKE' / DRAKE ELM WUCOLS (M)	24" BOX
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT
	ANI HYB	ANIGOZANTHOS X 'BIG RED' / BIG RED KANGAROO PAW WUCOLS (L)	5 GAL.
	ANI BUS	ANIGOZANTHOS X 'BUSH BABY' / BUSH BABY KANGAROO PAW WUCOLS (L)	1 GAL.
	CHO TET	CHONDROPETALUM TECTORUM / CAPE RUSH WUCOLS (L)	1 GAL.
	DIA LIL	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY WUCOLS (L), SAW EXPOSURE	1 GAL.
	DIE NOA	DIETES X 'NOLA ALBA' / KATRINA AFRICAN IRIS WUCOLS (L)	1 GAL.
	DOD PUP	DODONAEA VISCOSA 'PURPUREA' / PURPLE LEAFED HOPSEED BUSH WUCOLS (L)	5 GAL.
	FIC PUM	FIGUS PUMILA / CREEPING FIG WUCOLS (M)	5 GAL.
	HET ARF	HETEROMELES ARBUTIFOLIA / TOYON WUCOLS (L)	5 GAL.
	ILE CRE	ILEX CRENATA 'STOKES' / JAPANESE HOLLY WUCOLS (L)	5 GAL.
	LEU SAL	LEUCADENDRON SALIGNUM 'WINTER RED' WUCOLS (UN)	5 GAL.
	LOM BRZ	LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH WUCOLS (UN)	1 GAL.
	LOR BUF	LOROPETALUM CHINENSE 'SUZANNE' / SUZANNE FRINGE FLOWER WUCOLS (M)	1 GAL.
	MIS MO2	MISCANTHUS SINENSIS 'MORNING LIGHT' / EULALIA GRASS WUCOLS (M)	1 GAL.
	MUH CAS	MUHLENBERGIA CAPILLARIS / PINK MUHLY WUCOLS (L)	1 GAL.
	MUH DUS	MUHLENBERGIA DUBIA / PINE MUHLY WUCOLS (L)	1 GAL.
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT
	FES MAI	FESTUCA MAIREI 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE WUCOLS (L)	1 GAL.
	ROS FOW	ROSA X 'FLOWER CARPET WHITE' / ROSE WUCOLS (M)	1 GAL.
	TRA JAS	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE WUCOLS (M)	1 GAL.

CITY OF ROSEVILLE APPROVAL

STREETSCAPE

CC Exhibit I



PLAN 1
1,438 SF

PLAN 2
1,937 SF

PLAN 3
2,013 SF

PLAN 4
2,185 SF

STYLE NARRATIVE

THE COMMUNITY VISION

A cohesive village displaying a sense of individuality was the inspiration for this community. Similar to the previously approved project, Chateau at Diamond Creek Phase II, the Architecture embraces this concept with massing and details of a French-inspired village. The Cottage, Manor, and French Eclectic styles all demonstrate the use of similar materials, yet display a variety of unique details to allow distinction between the styles and still maintain a sense of familiarity.

REVISION TO MMP

Diamond Creek is a new housing community proposed for the City of Roseville which utilizes three floor plans comparable to the previously approved Plans 2, 3, and 4 in the Chateau at Diamond Creek Phase II Community. In addition to these three plans, this community will also showcase a new 1430 SF plan with 3 bedrooms and an “L-shaped” living/kitchen/dining configuration similar to Plan 1 in Chateau at Dimond Creek Phase II. Plan 2 displays a similar layout of the main floor with a large family room and adjacent kitchen with separate dining space. Similar to Plan 2 at Chateau at Diamond Creek Phase II, the upper floor contains 3 bedrooms, 2 baths, and a loft/second living area. Both Plan 3 layouts have a large family room and identical kitchen/dining relationship with a bedroom and bathroom on the main floor. Upstairs, these plans both have 3 bedrooms and 2 bathrooms. Plan 4 shows a side entry into a living space, the kitchen towards the front, and an interior stair similar to the previously approved plan. Both plans have 4 bedrooms total with the large Master Bedroom located on the upper floor at the rear of the house. The minor differences in square footages are shown below:

~~Plan 2: Previously approved = 2,003 SF, Proposed = 1,937 SF~~

Plan 3: Previously approved = 2,195 SF, Proposed = 2,013 SF

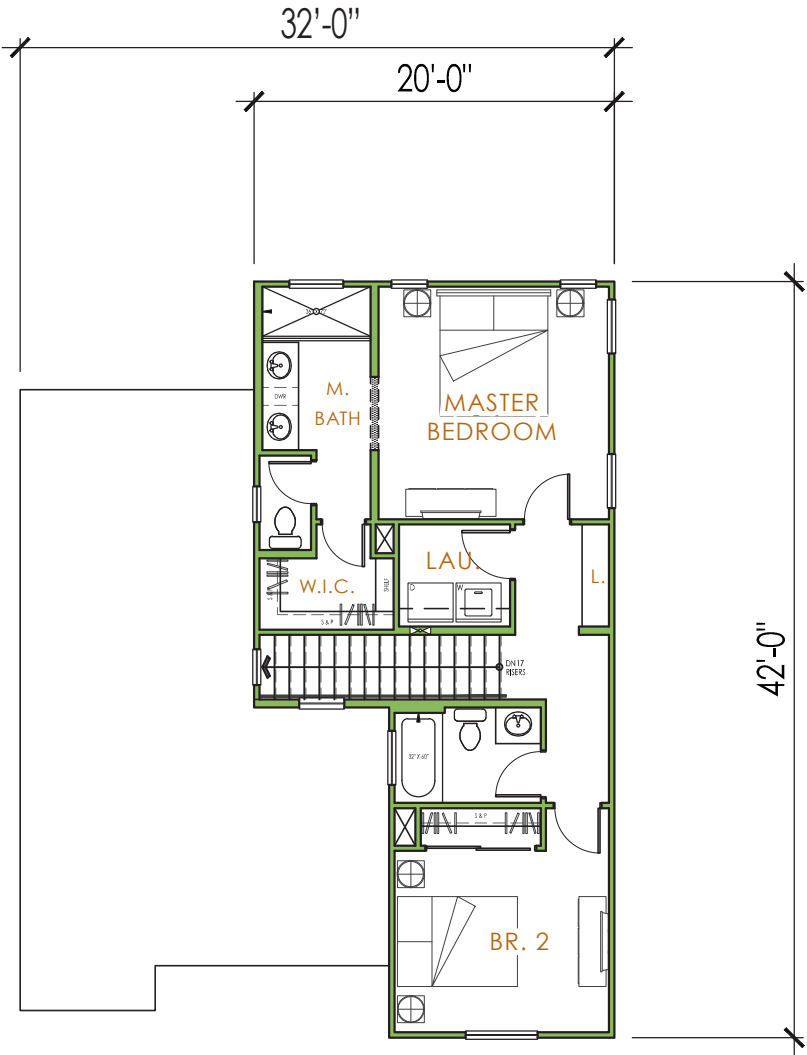
Plan 4: Previously approved = 2,282 SF, Proposed = 2,185 SF

In regards to the elevations, the architectural massing, roof pitches, and materials closely resemble what had been previously approved. A significant amount of thought and care has been given to elevate the level of detail in this community as well. It was important that all sides visible from the street have enough articulation and detail to create variety and visual interest throughout the community.

THE NEW 1438 SF PLAN

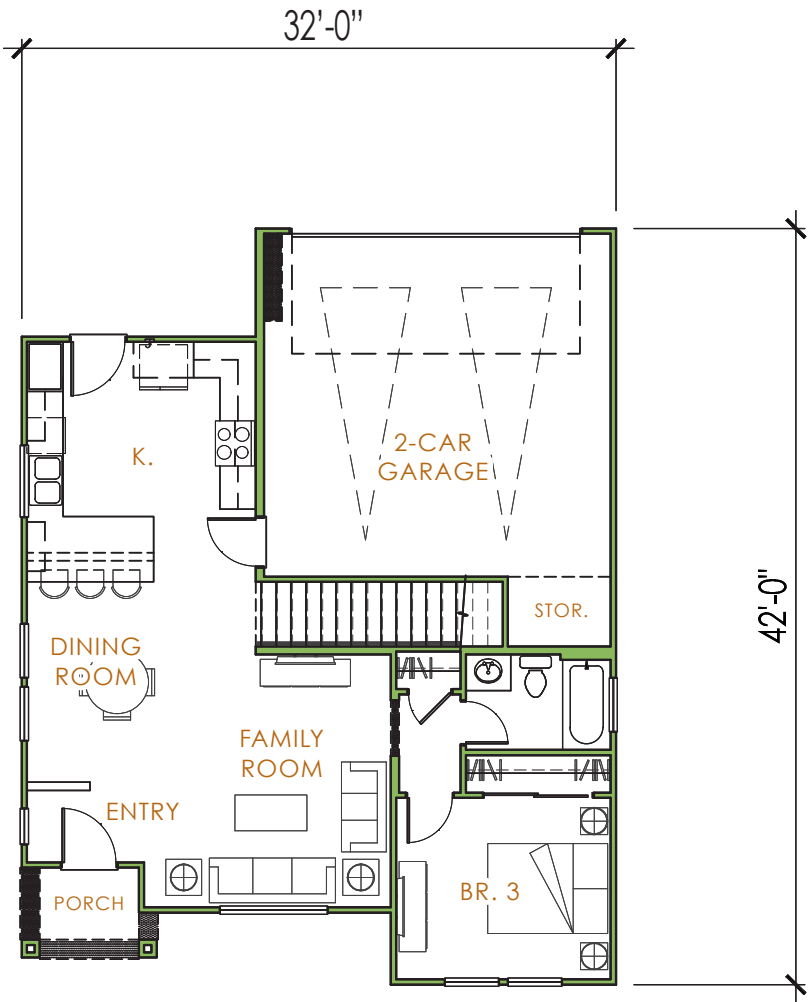
Plan 1 for this community showcases a new floor plan which offers a single-story living option with a kitchen, living/dining room, and bedroom/bathroom located downstairs. Two additional bedrooms and bathrooms are located upstairs. Additionally, the offset of the upper floor and the angled entry make this plan a great candidate for placement on corner lots.

PLAN 1 - FLOOR PLAN 1,438 SF



UPPER FLOOR

ELEVATION "A" SHOWN



MAIN FLOOR

ELEVATION "A" SHOWN

PLAN 1 - ELEVATION 'A' COTTAGE



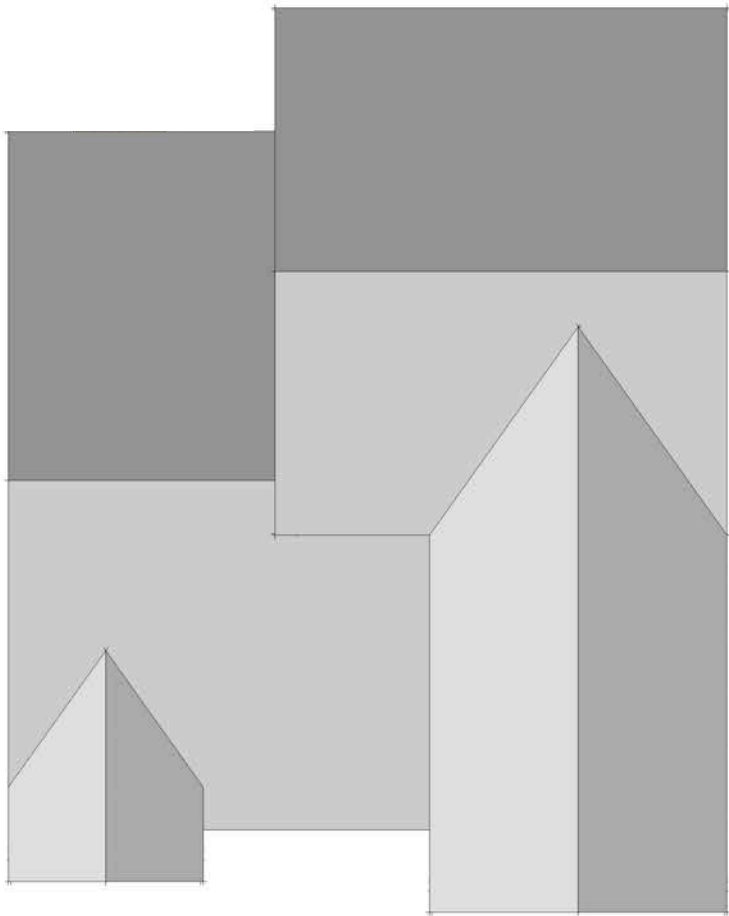
Cottage - Color Scheme 3

PLAN 1 - ELEVATION 'A' SIDES & REAR

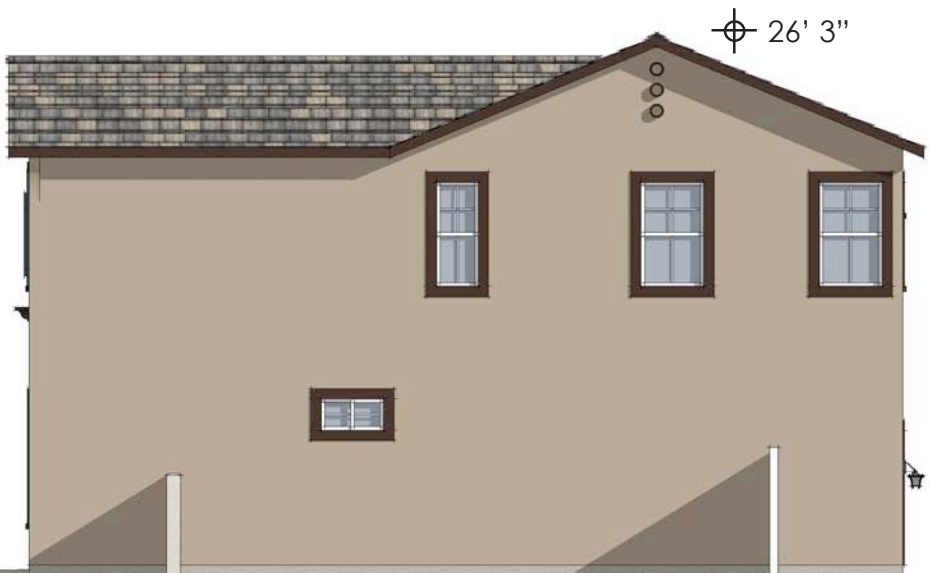


LEFT ELEVATION "A"

SCALE = 3/32"



ROOF PLAN "A"
SCALE = 3/32"



RIGHT ELEVATION "A"

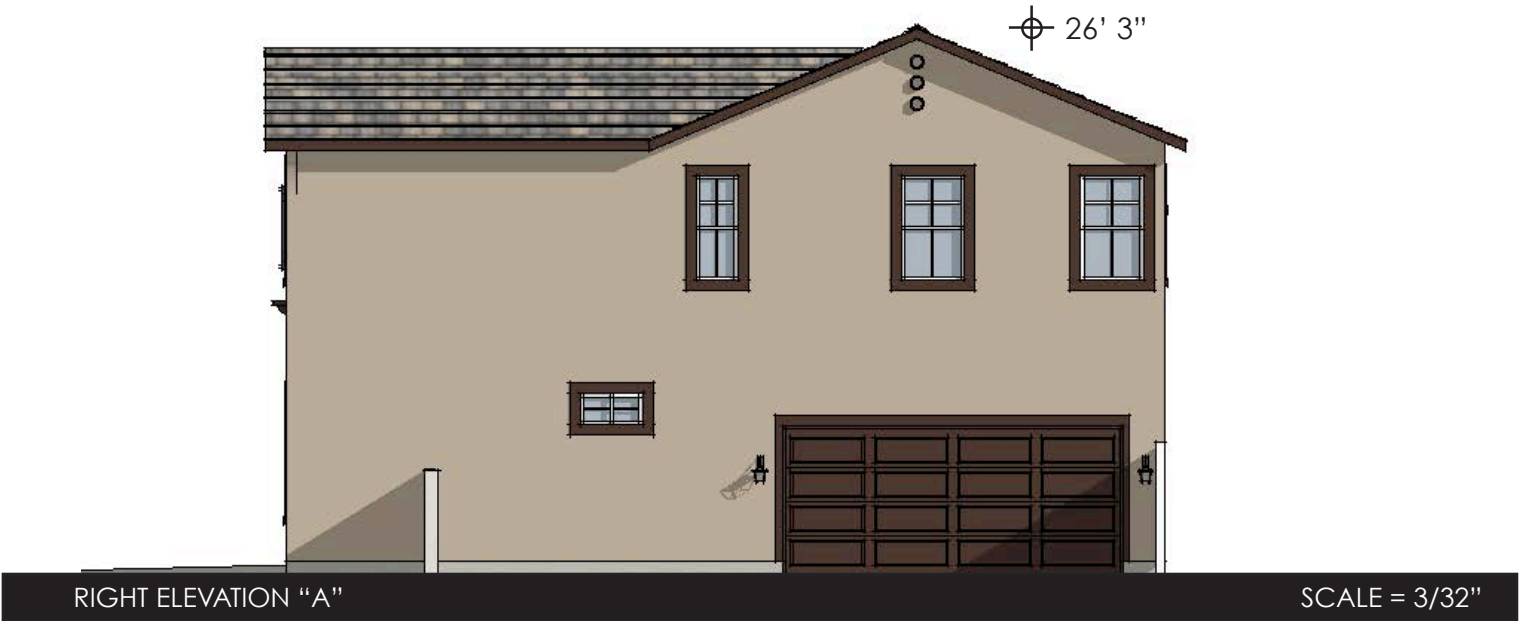
SCALE = 3/32"



REAR ELEVATION "A"

SCALE = 3/32"

PLAN 1 - ELEVATION 'A' SIDE LOAD GARAGE OPTION



PLAN 1 - ELEVATION 'B' MANOR



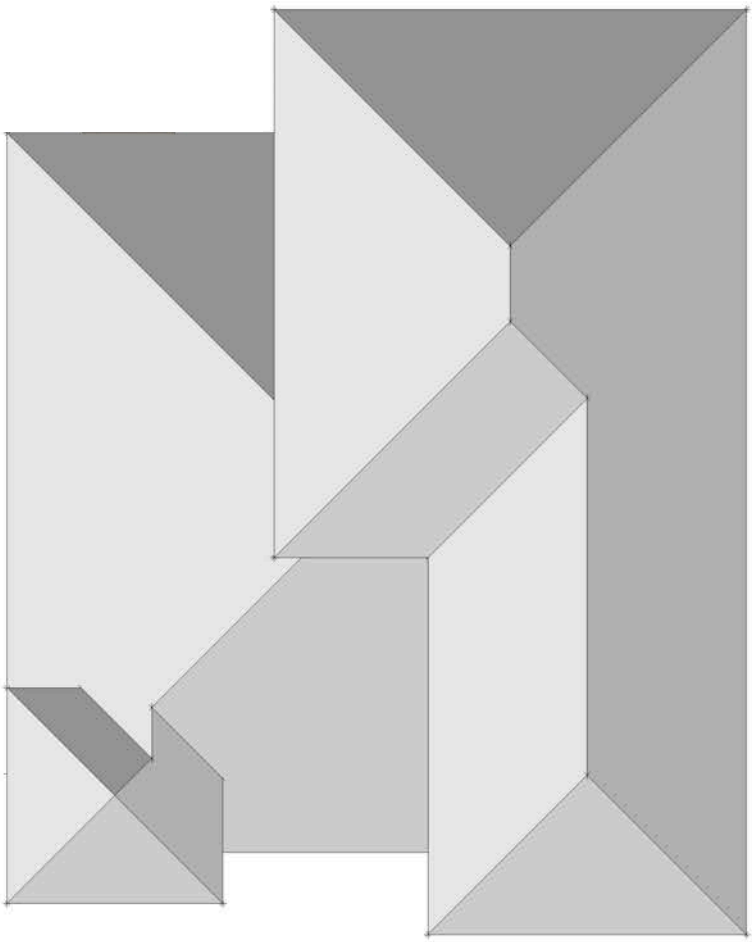
Manor - Color Scheme 1

PLAN 1 - ELEVATION 'B' SIDES & REAR



LEFT ELEVATION "B"

SCALE = 3/32"



ROOF PLAN "B"
SCALE = 3/32"



RIGHT ELEVATION "B"

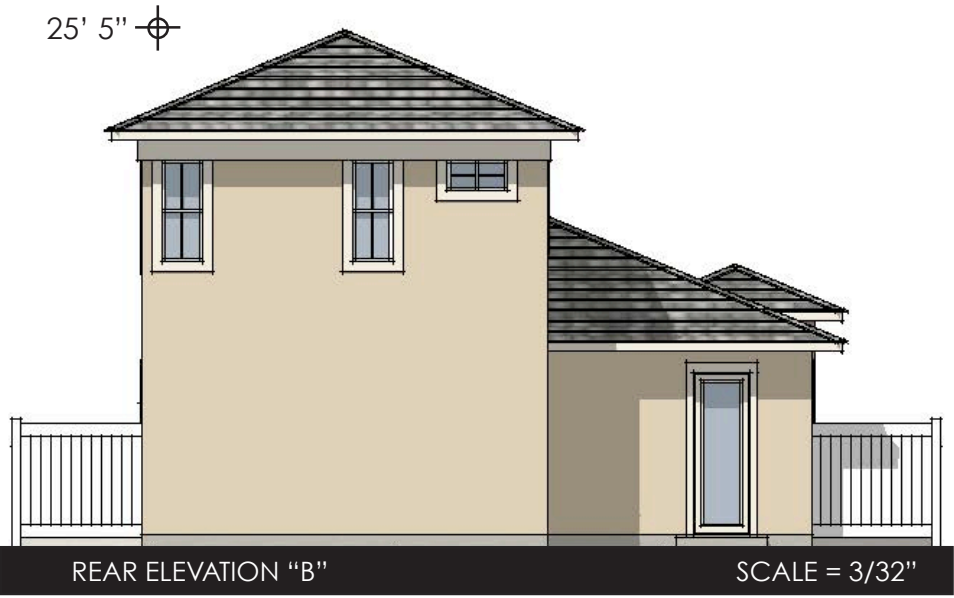
SCALE = 3/32"



REAR ELEVATION "B"

SCALE = 3/32"

PLAN 1 - ELEVATION 'A' SIDE LOAD GARAGE OPTION



PLAN 1 - ELEVATION 'C' FRENCH ECLECTIC



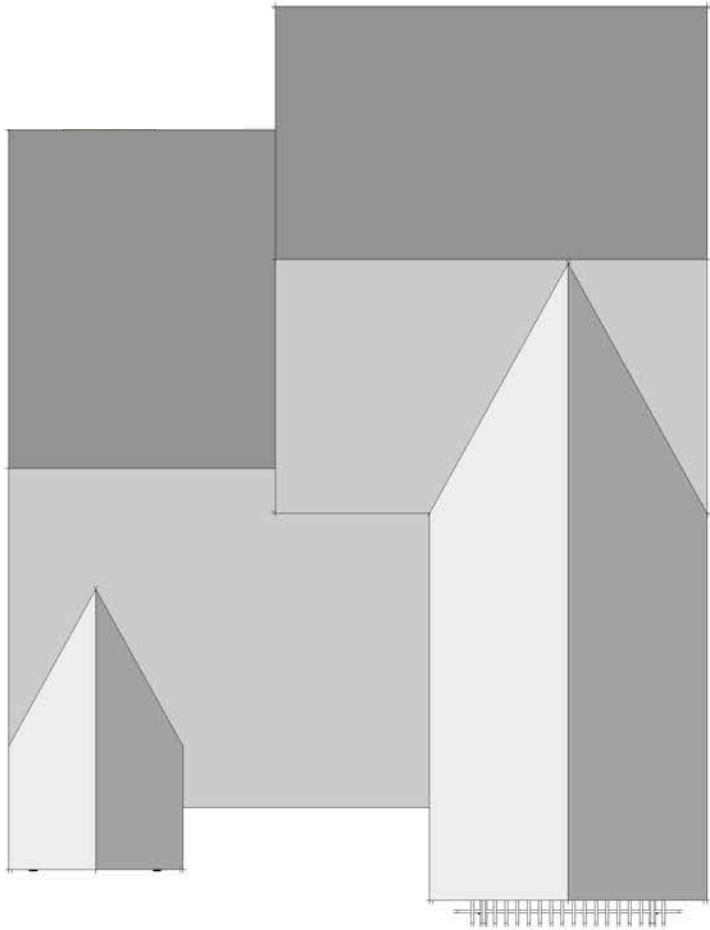
French Eclectic - Color Scheme 2

PLAN 1 - ELEVATION 'C' SIDES & REAR



LEFT ELEVATION "C"

SCALE = 3/32"



ROOF PLAN "C"
SCALE = 3/32"



RIGHT ELEVATION "C"

SCALE = 3/32"



REAR ELEVATION "C"

SCALE = 3/32"

PLAN 1 - ELEVATION 'C' SIDE LOAD GARAGE OPTION



RIGHT ELEVATION "C"

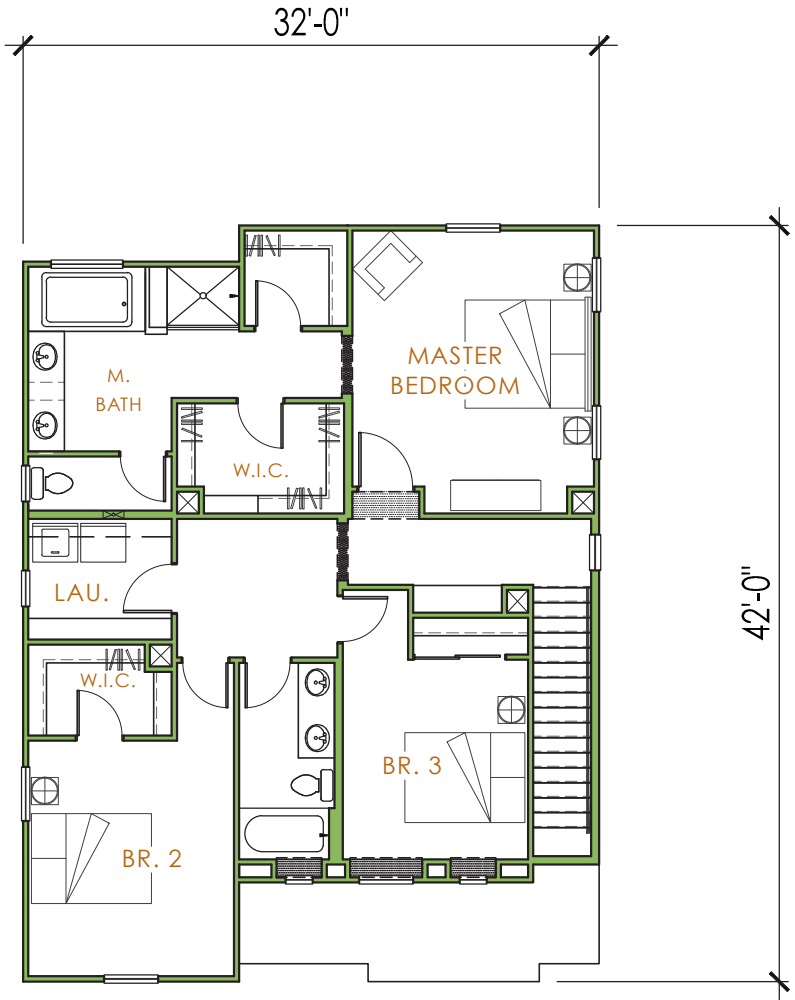
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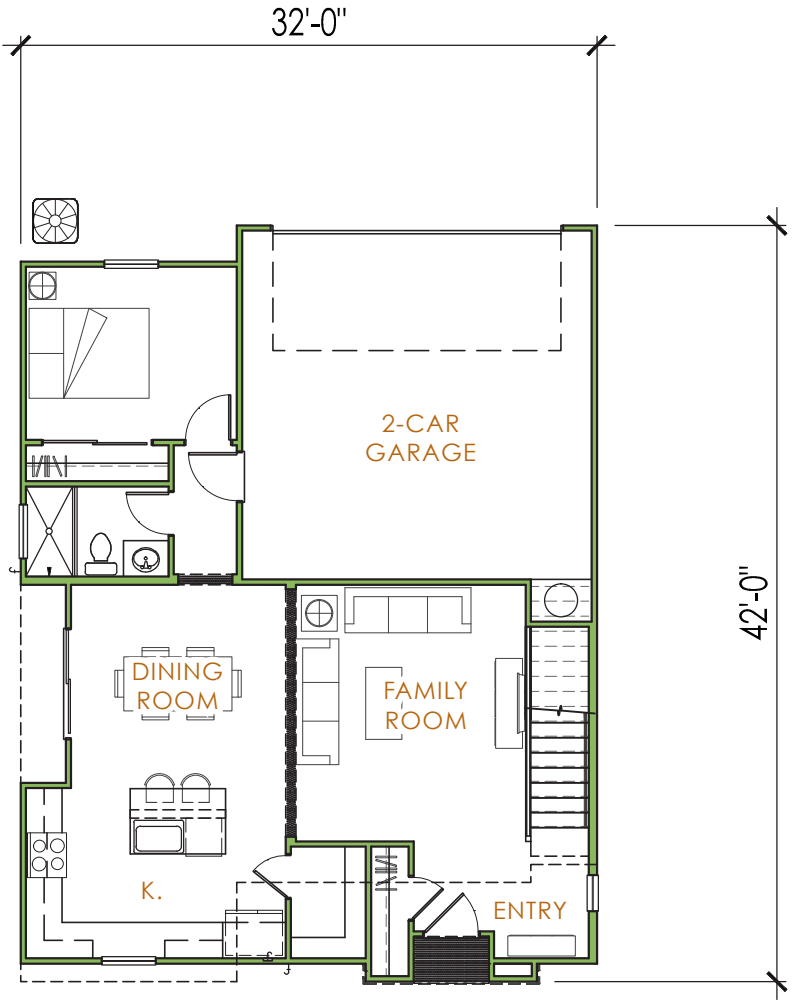
REAR ELEVATION "C"

SCALE = 3/32"

PLAN 3 - FLOOR PLAN 2,013 SF



UPPER FLOOR
ELEVATION "A" SHOWN



MAIN FLOOR
ELEVATION "A" SHOWN

PLAN 3 - ELEVATION 'A' COTTAGE



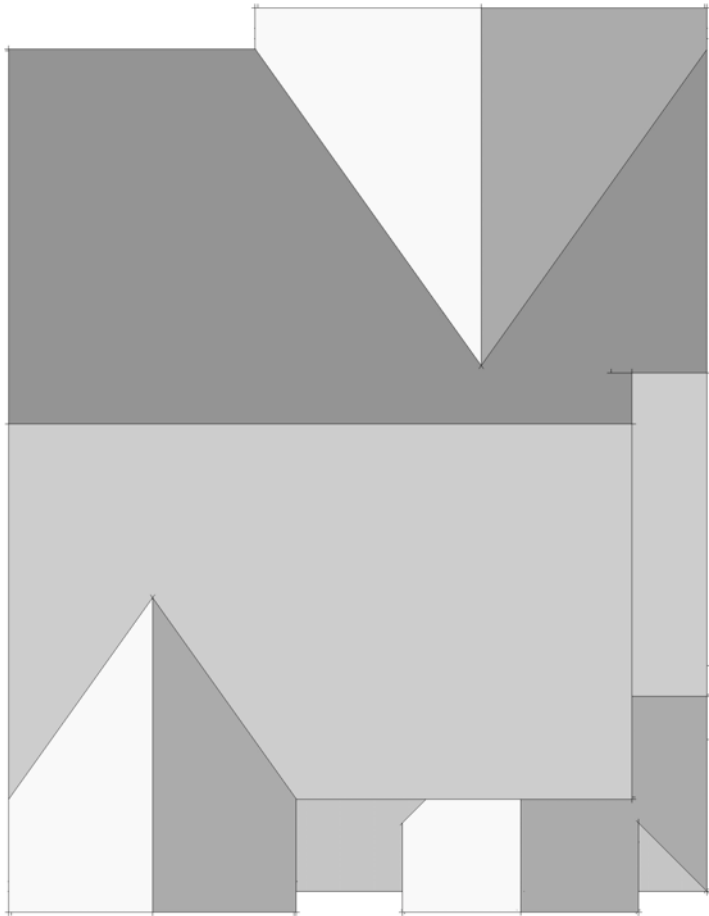
Cottage - Color Scheme 5

PLAN 3 - ELEVATION 'A' SIDES & REAR

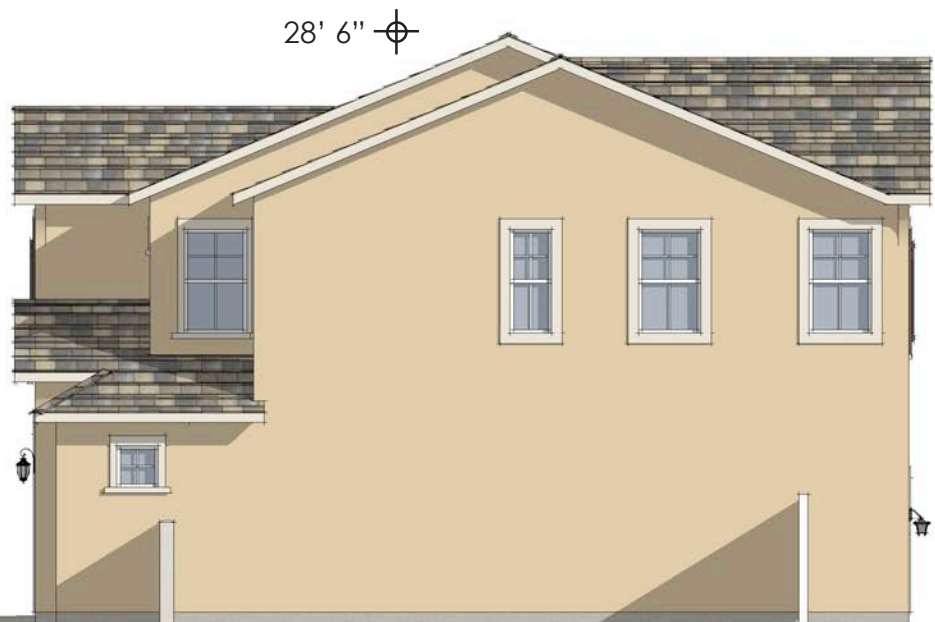


LEFT ELEVATION "A"

SCALE = 3/32"



ROOF PLAN "A"
SCALE = 3/32"



RIGHT ELEVATION "A"

SCALE = 3/32"



REAR ELEVATION "A"

SCALE = 3/32"

PLAN 3 - ELEVATION 'A' SIDE LOAD GARAGE OPTION



RIGHT ELEVATION "A"

SCALE = 3/32"



REAR ELEVATION "A"

SCALE = 3/32"

PLAN 3 - ELEVATION 'B' MANOR



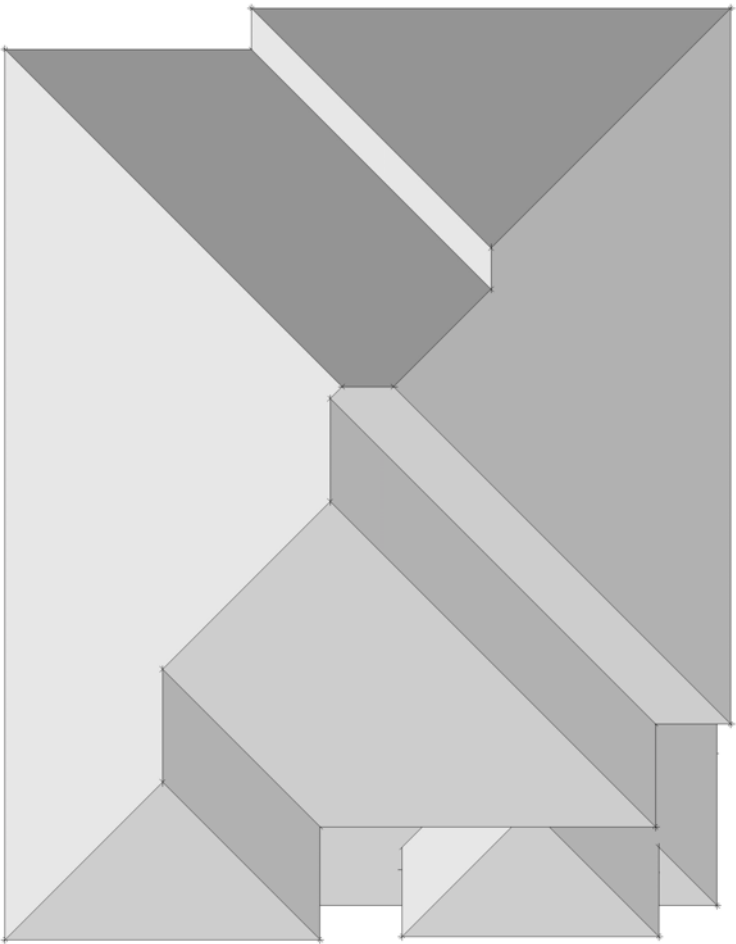
Manor - Color Scheme 6

PLAN 3 - ELEVATION 'B' SIDES & REAR

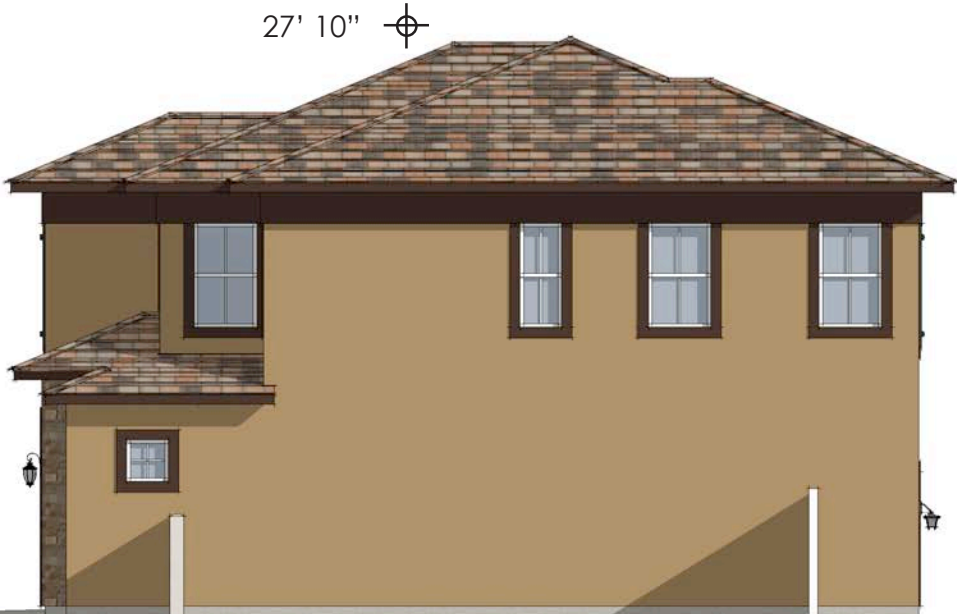


LEFT ELEVATION "B"

SCALE = 3/32"



ROOF PLAN "B"
SCALE = 3/32"



RIGHT ELEVATION "B"

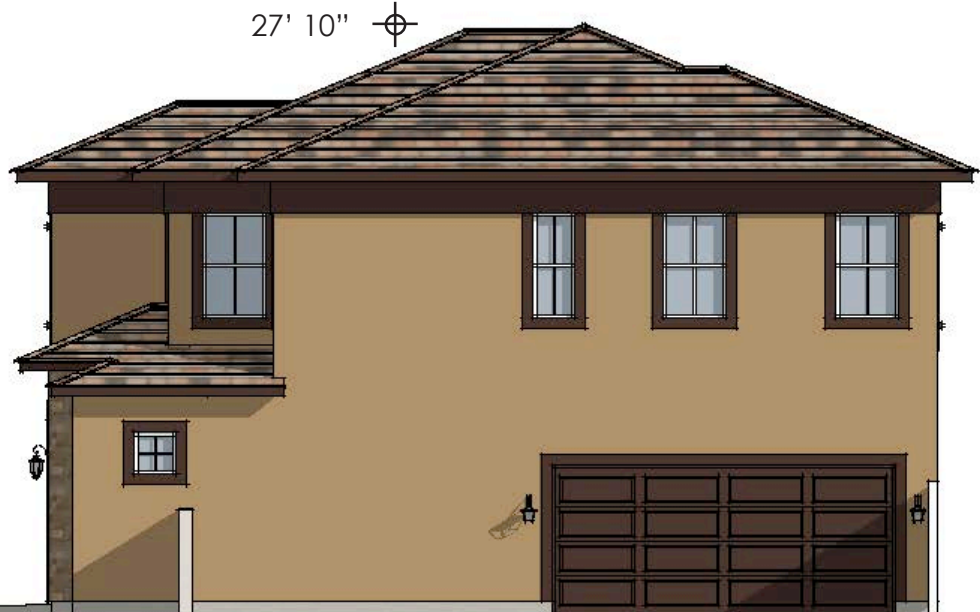
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REAR ELEVATION "B"

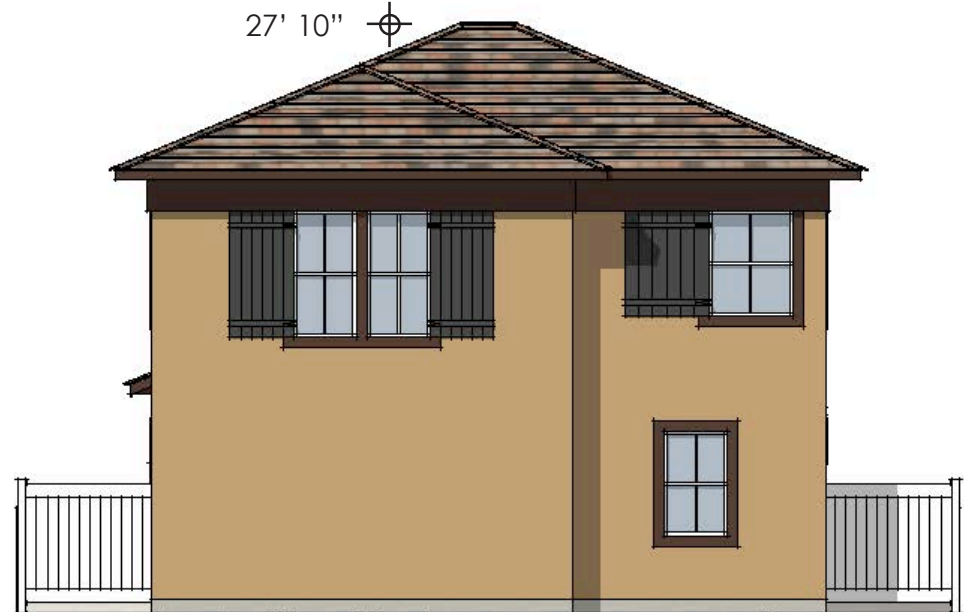
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PLAN 3 - ELEVATION 'B' SIDE LOAD GARAGE OPTION



RIGHT ELEVATION "B"

SCALE = 3/32"



REAR ELEVATION "B"

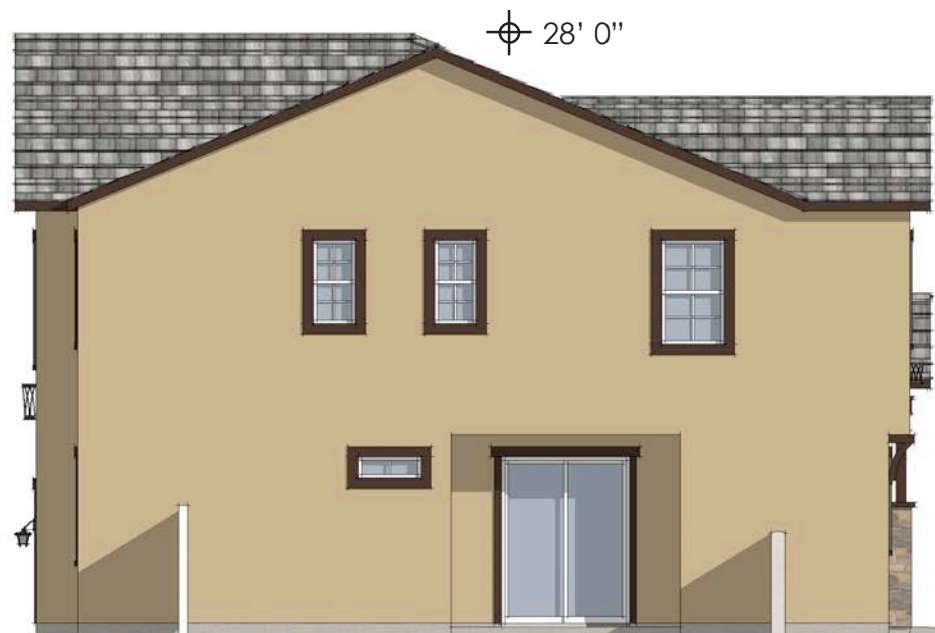
SCALE = 3/32"

PLAN 3 - ELEVATION 'C' FRENCH ECLECTIC



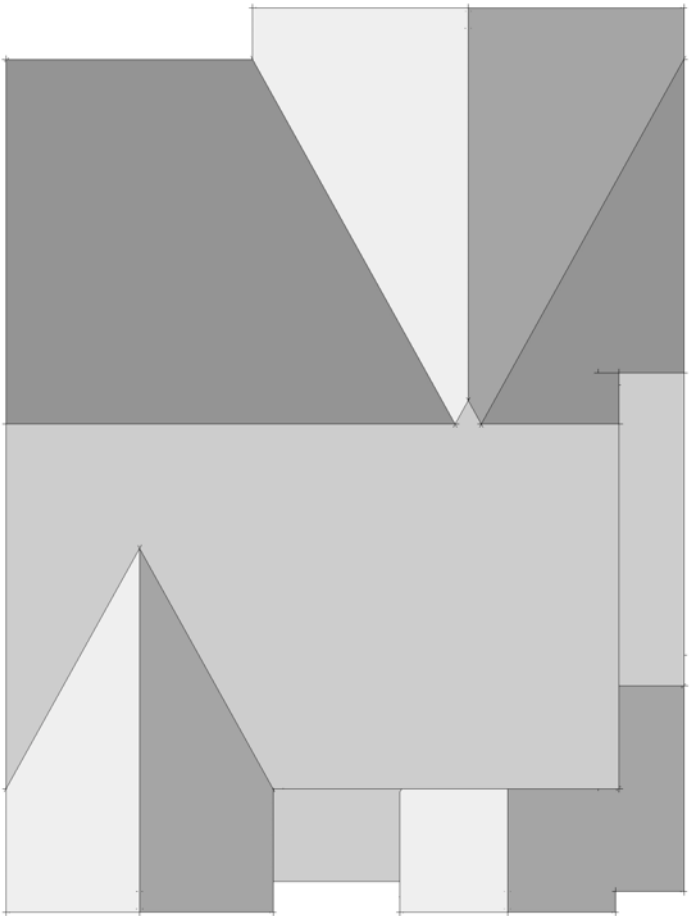
French Eclectic - Color Scheme 7

PLAN 3 - ELEVATION 'C' SIDES & REAR

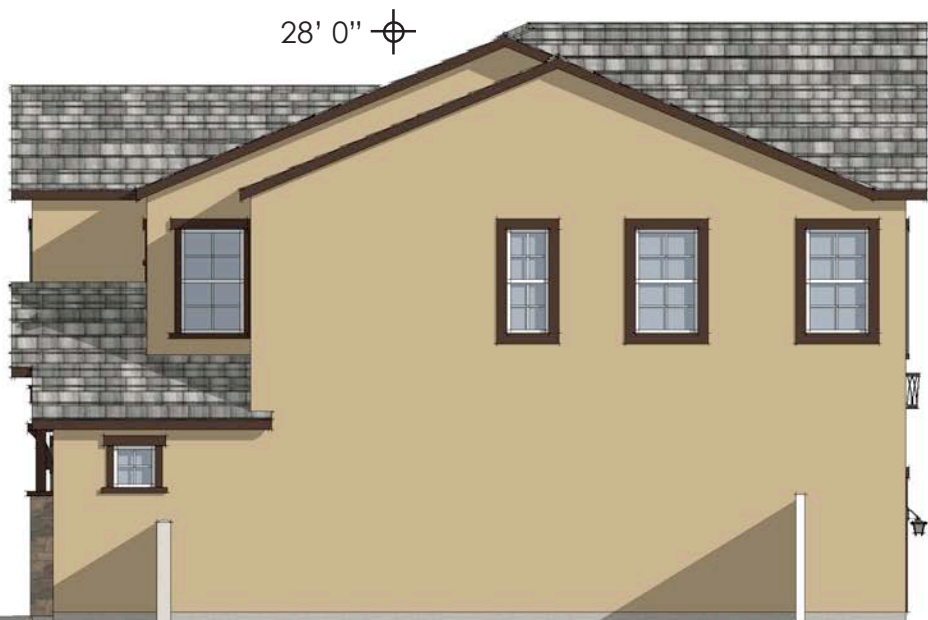


LEFT ELEVATION "C"

SCALE = 3/32"



ROOF PLAN "C"
SCALE = 3/32"



RIGHT ELEVATION "C"

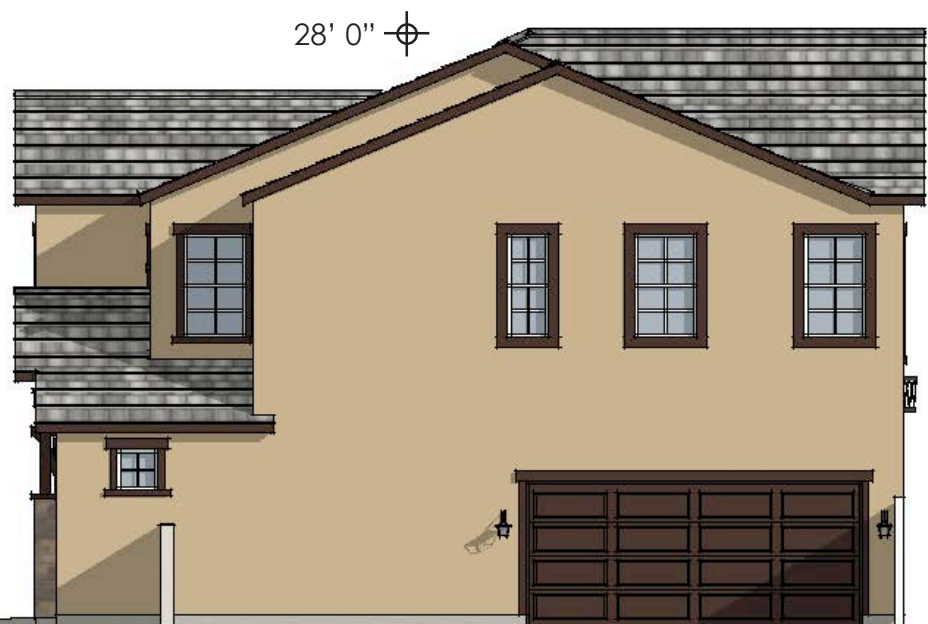
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REAR ELEVATION "C"

SCALE = 3/32"

PLAN 3 - ELEVATION 'C' SIDE LOAD GARAGE OPTION



RIGHT ELEVATION "C"

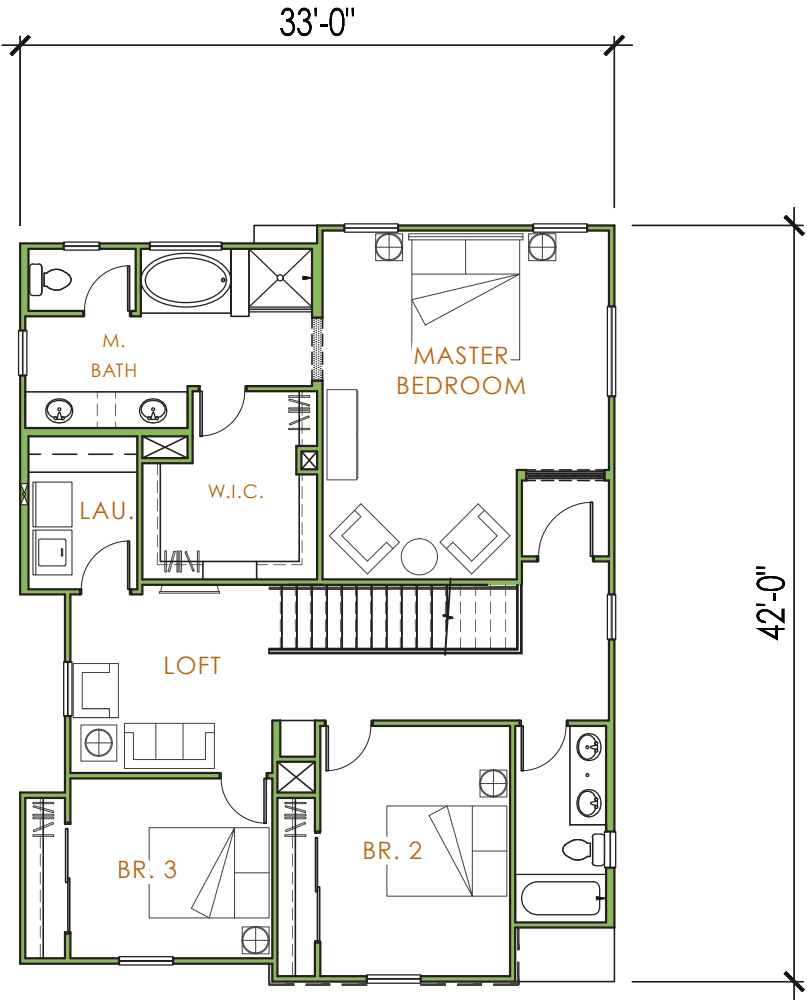
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REAR ELEVATION "C"

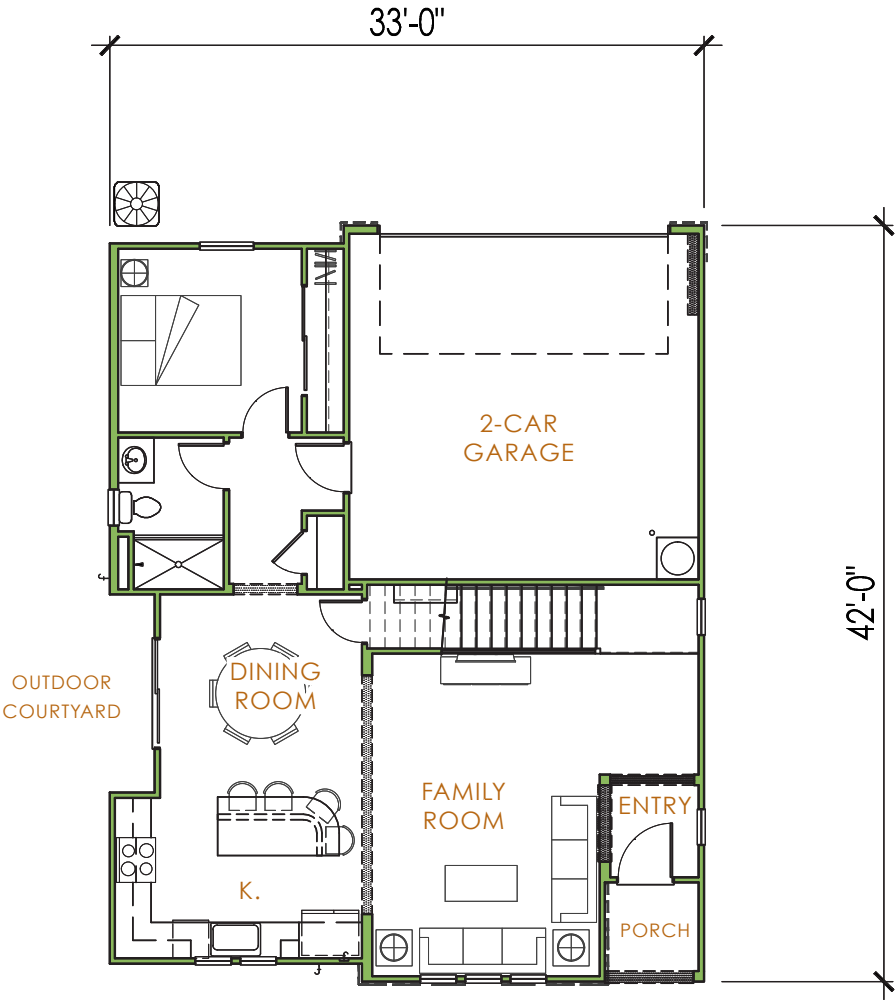
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PLAN 4 - FLOOR PLAN 2,185 SF



UPPER FLOOR

ELEVATION "A" SHOWN



MAIN FLOOR

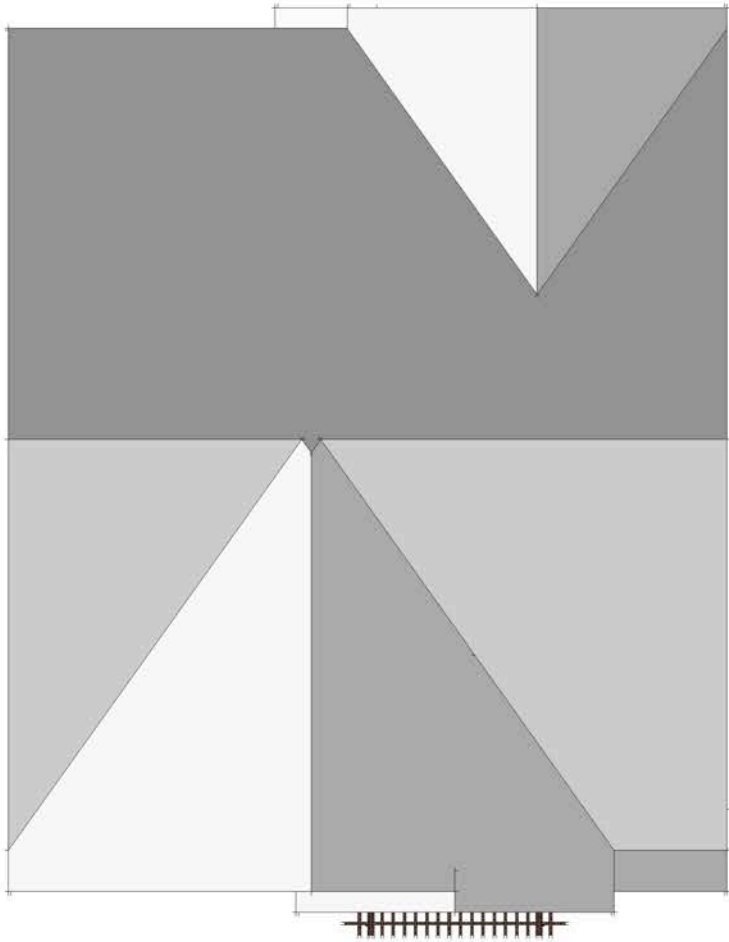
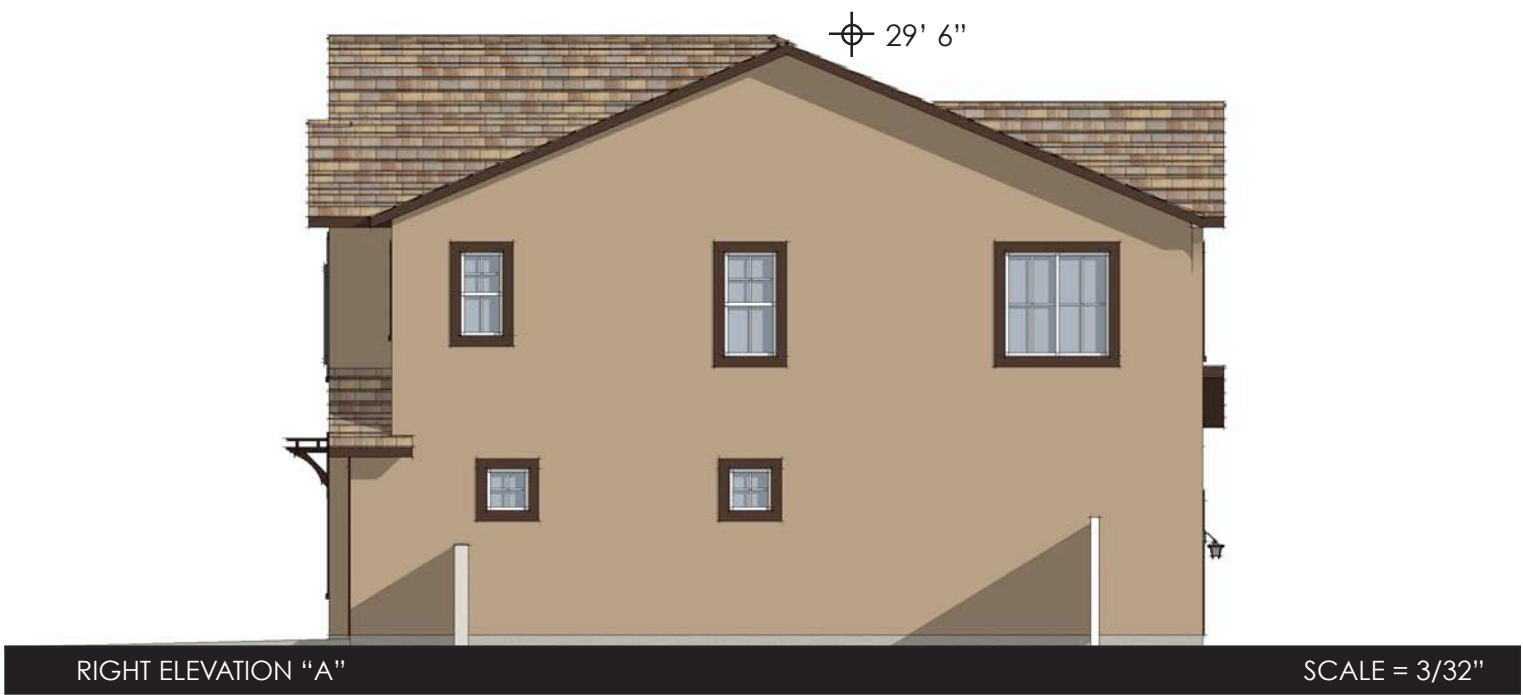
ELEVATION "A" SHOWN

PLAN 4 - ELEVATION 'A' COTTAGE



Cottage - Color Scheme 4

PLAN 4 - ELEVATION 'A' SIDES & REAR



ROOF PLAN "A"
SCALE = 3/32"



PLAN 4 - ELEVATION 'B' MANOR

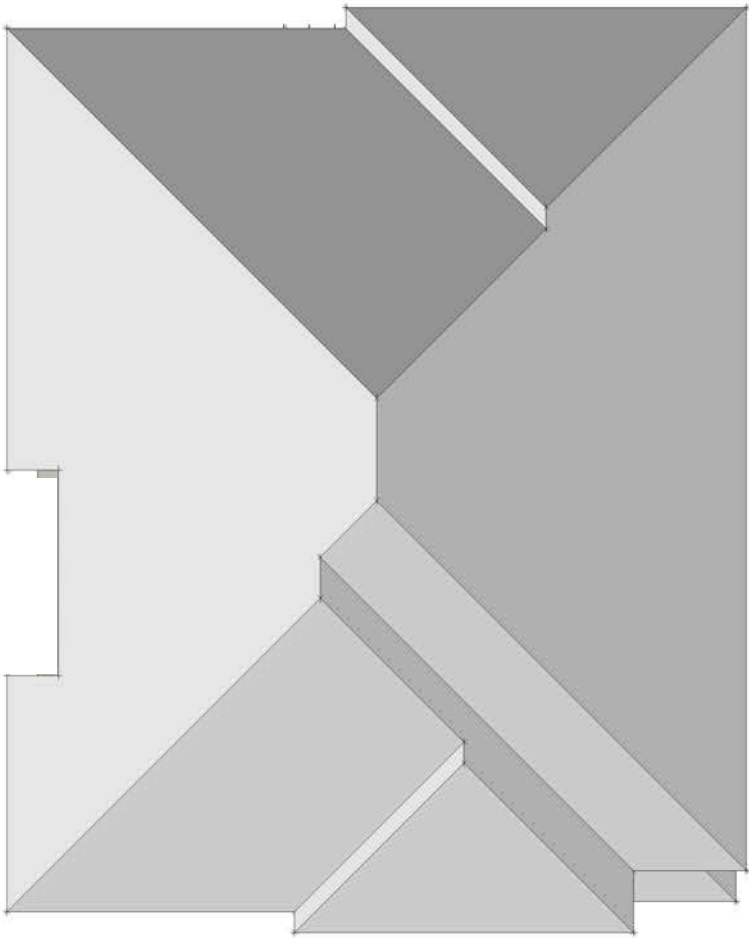


PLAN 4 - ELEVATION 'B' SIDES & REAR

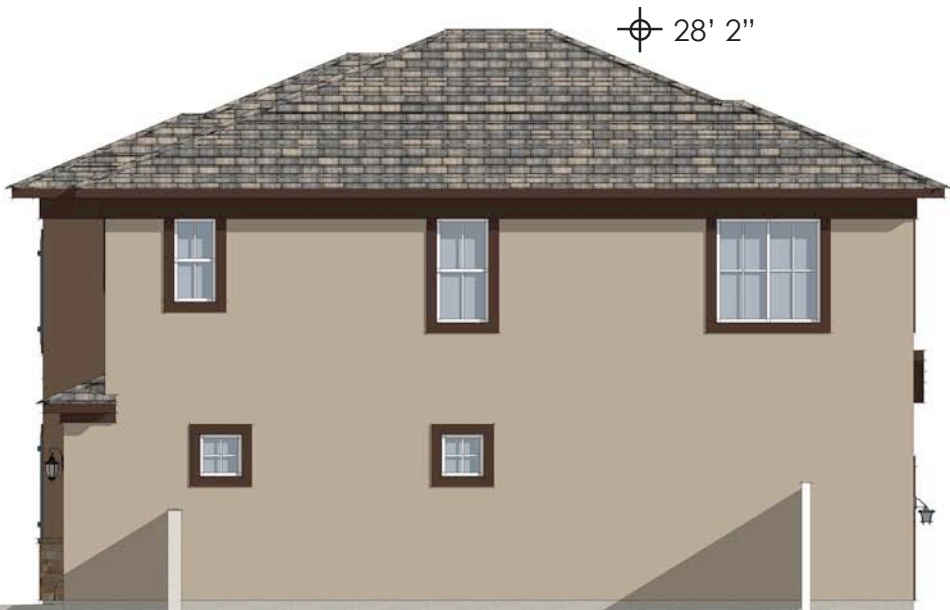


LEFT ELEVATION "B"

SCALE = 3/32"

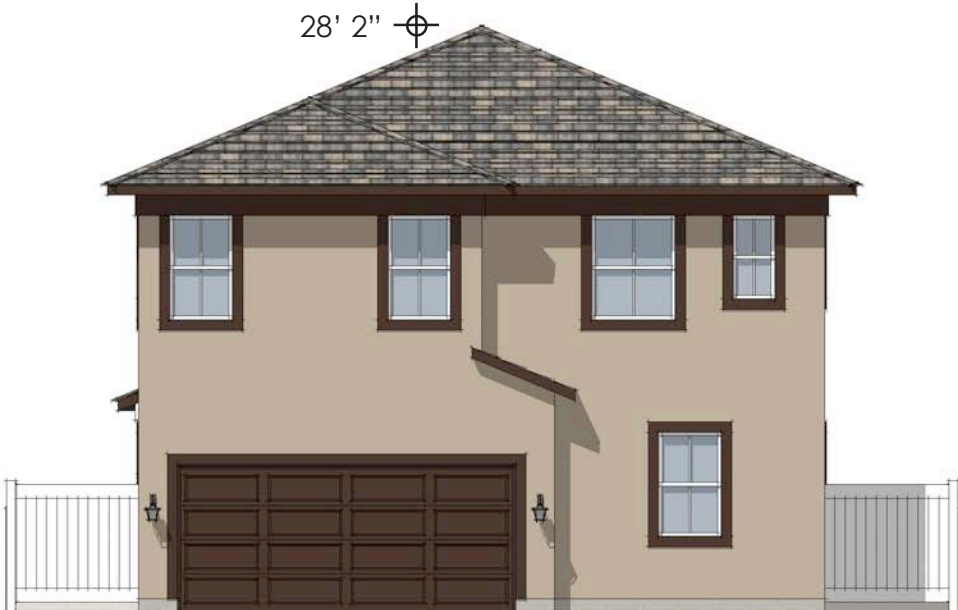


ROOF PLAN "B"
SCALE = 3/32"



RIGHT ELEVATION "B"

SCALE = 3/32"



REAR ELEVATION "B"

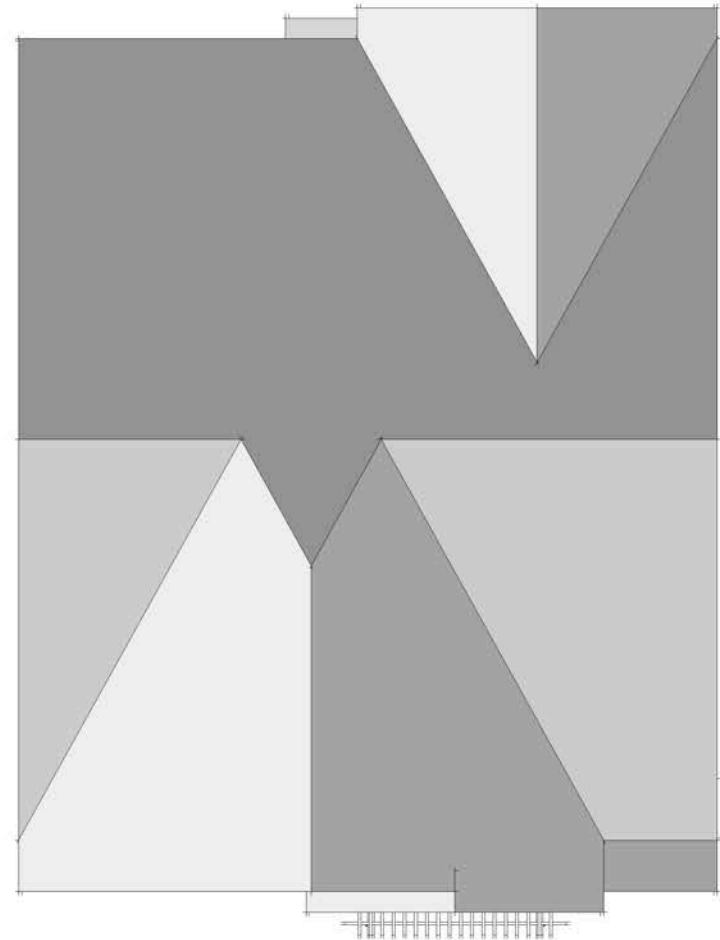
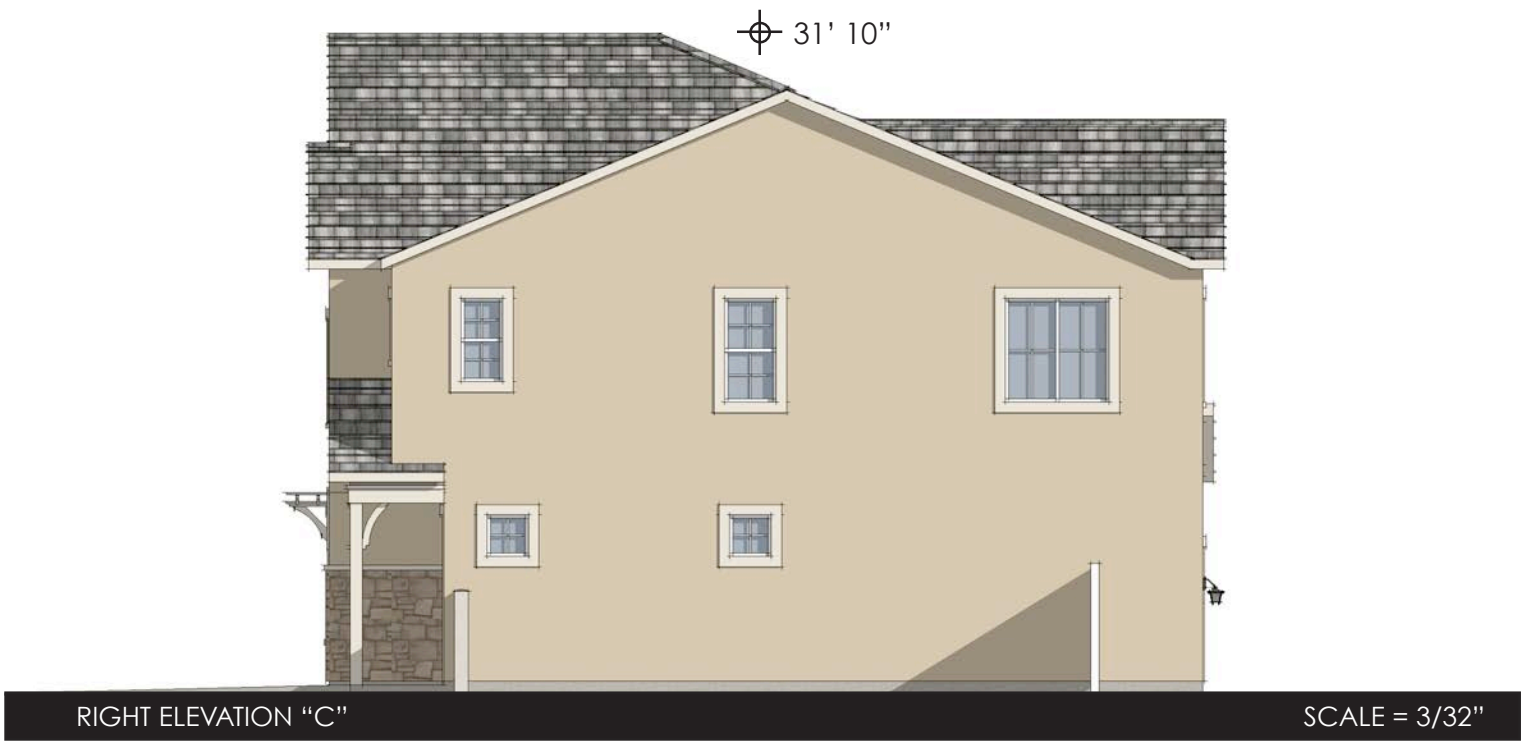
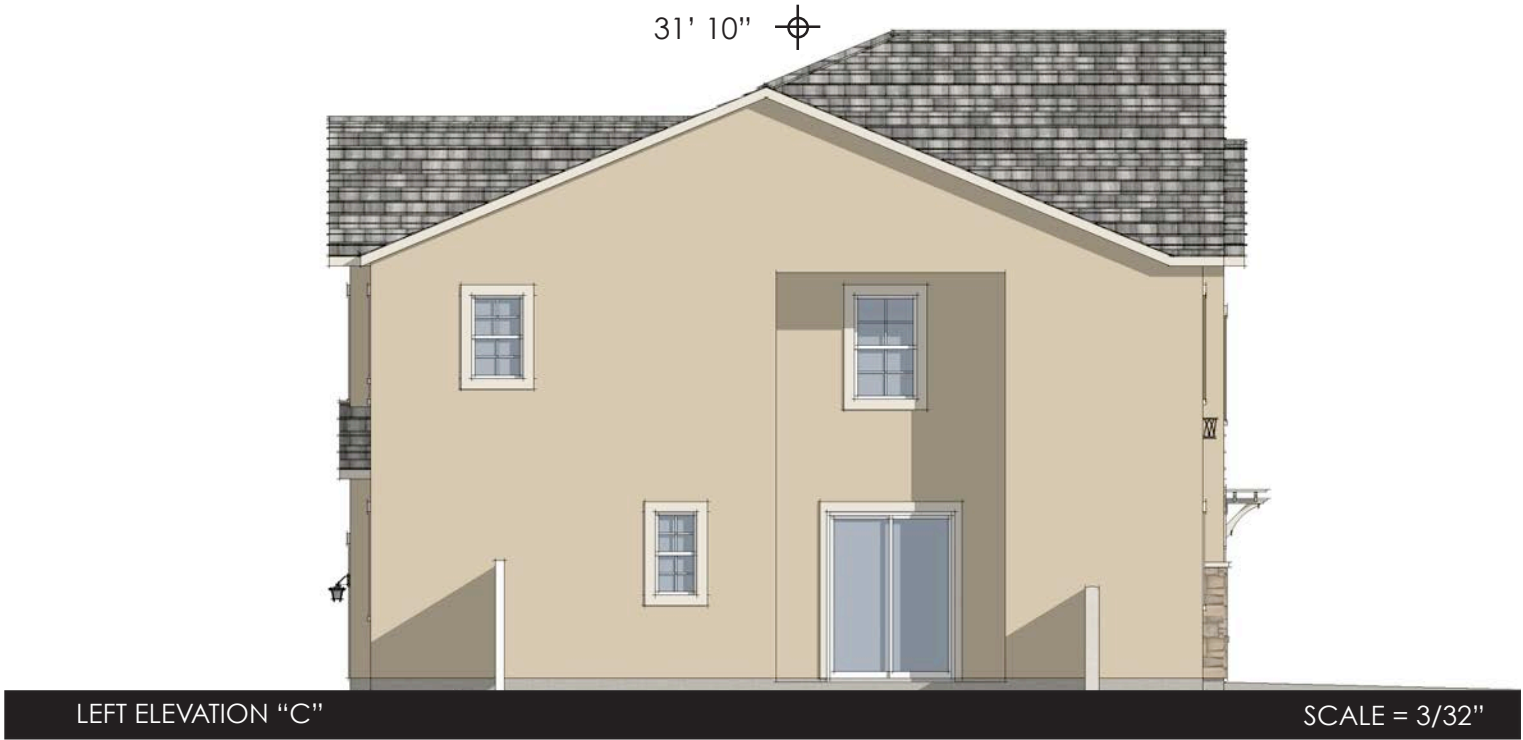
SCALE = 3/32"

PLAN 4 - ELEVATION 'C' FRENCH ECLECTIC



French Eclectic - Color Scheme 1

PLAN 4 - ELEVATION 'C' SIDES & REAR



ROOF PLAN "C"
SCALE = 3/32"



COLOR PALETTES

COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

Scheme 1

Trim

Main Body

Roofing

Stone

Siding

Accent 1

LEGEND			
Roofing	Moire Black	Landmark Pro	
Main Body	Soffer Tan	SW 6141	Stucco Body
Siding	Garret Gray	SW 6075	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Renwick Olive	SW 2815	Shutters, Front Door
Masonry	Chianti	Ancient Villa LedgeStone	Stone (when present)

Scheme 2

Trim

Main Body

Roofing

Stone

Siding

Accent 1

LEGEND			
Roofing	Heather Blend	Landmark Pro	
Main Body	Perfect Greige	SW 6073	Stucco Body
Siding	Otter	SW 6041	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Wheat Penny	SW 7705	Shutters, Front Door
Masonry	Toscana	Ancient Villa LedgeStone	Stone (when present)

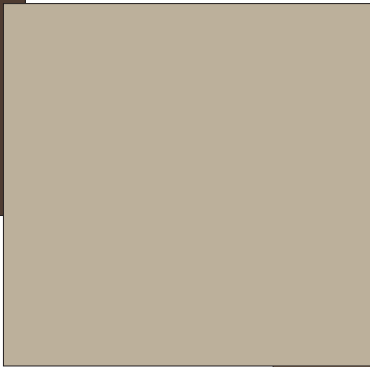
COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

Scheme 3



Trim



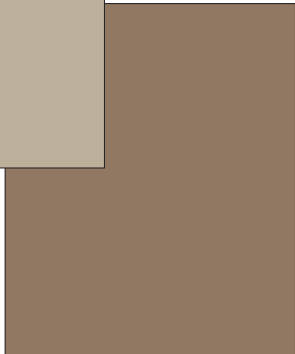
Main Body



Roofing



Stone



Siding



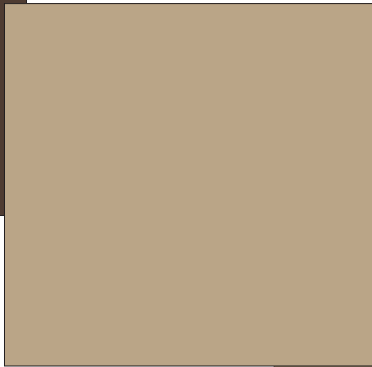
Accent 1

LEGEND			
Roofing	Weathered Wood	Landmark Pro	
Main Body	Avenue Tan	SW 7543	Stucco Body
Siding	Nuthatch	SW 6088	Siding (when present)
Trim	Turkish Coffee	SW 6076	Fascia, window & door trim
Accent 1	Outerspace	SW 6251	Shutters, Front Door
Masonry	Sevilla	Ancient Villa LedgeStone	Stone (when present)

Scheme 4



Trim



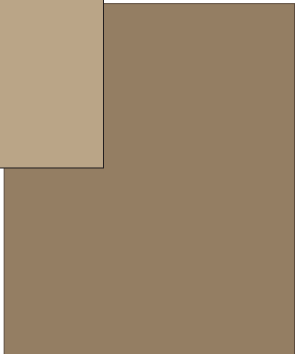
Main Body



Roofing



Stone



Siding



Accent 1

LEGEND			
Roofing	Heather Blend	Landmark Pro	
Main Body	Latte	SW 6108	Stucco Body
Siding	Portabello	SW 6102	Siding (when present)
Trim	Turkish Coffee	SW 6076	Fascia, window & door trim
Accent 1	Rosemary	SW 6187	Shutters, Front Door
Masonry	Sienna	Ancient Villa LedgeStone	Stone (when present)

COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

Scheme 5

Trim

Main Body

Siding

Accent 1

Stone

Roofing

LEGEND			
Roofing	Heather Blend	Landmark Pro	
Main Body	Ivoire	SW 6127	Stucco Body
Siding	Sawdust	SW 6158	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Less Brown	SW 6040	Shutters, Front Door
Masonry	Sienna	Ancient Villa LedgeStone	Stone (when present)

Scheme 6

Trim

Main Body

Siding

Accent 1

Stone

Roofing

LEGEND			
Roofing	Heather Blend	Landmark Pro	
Main Body	Baguette	SW 6123	Stucco Body
Siding	Brevity Brown	SW 6068	Siding (when present)
Trim	Turkish Coffee	SW 6076	Fascia, window & door trim
Accent 1	Iron Ore	SW 7069	Shutters, Front Door
Masonry	Sevilla	Ancient Villa LedgeStone	Stone (when present)

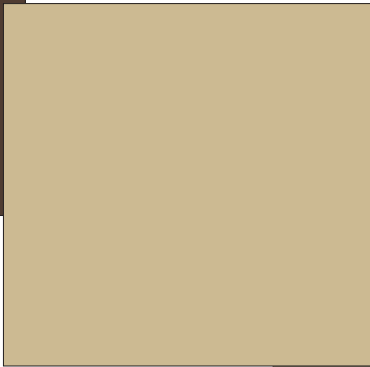
COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

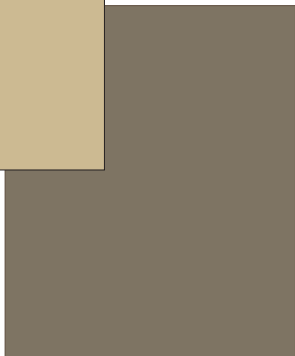
Scheme 7



Trim



Main Body



Siding



Accent 1



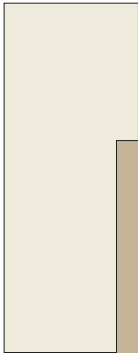
Stone



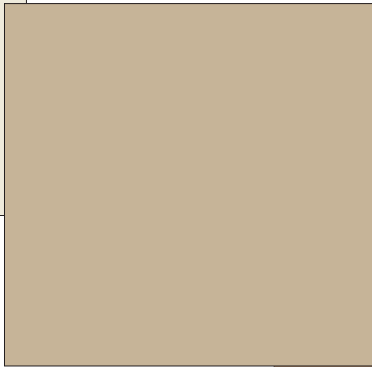
Roofing

LEGEND			
Roofing	Moire Black	Landmark Pro	
Main Body	Whole Wheat	SW 6121	Stucco Body
Siding	Library Pewter	SW 0038	Siding (when present)
Trim	Turkish Coffee	SW 6076	Fascia, window & door trim
Accent 1	Homburg Gray	SW 7622	Shutters, Front Door
Masonry	Toscana	Ancient Villa Ledgestone	Stone (when present)

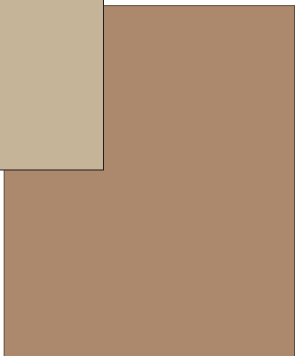
Scheme 8



Trim



Main Body



Siding



Accent 1



Stone



Roofing

LEGEND			
Roofing	Weathered Wood	Landmark Pro	
Main Body	Nomadic Desert	SW 6107	Stucco Body
Siding	Yearling	SW 7725	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Sealskin	SW 7675	Shutters, Front Door
Masonry	Sienna	Ancient Villa Ledgestone	Stone (when present)

COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

Scheme 9

Trim

Main Body

Siding

Accent 1

Stone

Roofing

LEGEND			
Roofing	Moire Black	Landmark Pro	
Main Body	Sticks & Stones	SW 7503	Stucco Body
Siding	Manor House	SW 7505	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Rookwood Dark Red	SW 2801	Shutters, Front Door
Masonry	Toscana	Ancient Villa LedgeStone	Stone (when present)

DIAMOND CREEK 30 + 33

City of Roseville, California

July 18, 2018

DESIGN REVIEW SUBMITTAL

Prepared by Jeffrey DeMure + Associates Architects Planners, Inc.

LENNAR®



Exhibit "A "	
RS/DS Development Standards for Diamond Creek Residential DC 30/33	
Single Family	
Lot Size (minimum)	
Area	2475 sq. ft.
Width	35ft.
Permitted Density (maximum per lot)	
Residential Density	1 dwelling
Setbacks (minimum)	
Front	6ft. from PL
Side:	3.5 ft. min. from property line
Rear	15 ft. min. to garage from PL 5 ft. min. driveway depth
Coverage (maximum)	
Site Coverage	None ¹
Height (maximum)	
Height	32'
Parking (Minimum)	2 per Dwelling
Supplemental Design Standards	
1. Front Yard Stagger	None required, but optional per unit design
3. Two-story unit mix	No limit
4. Separation Between Second Story Elements	A minimum of 7 feet shall be provided between second story elements of adjacent two-story dwellings ²
5. Building Exterior	Architectural treatment shall be applied to all elevations of a building. At a minimum, all doors, windows and other wall openings shall be trimmed consistent with the architectural style.

Notes:

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

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

(3) Steps may encroach into setback

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

BBC Diamond Creek, LLC

Diamond Creek Lot 33

UPDATED ARBORIST REPORT

Submitted by:

William O'Neil
ISA Certified Arborist WE-6163A
TREE CARE INCORPORATED

November 16, 2017

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COPYRIGHT STATEMENT

This consultant's report, dated November 16, 2017 is for the exclusive and confidential use of **BBC Diamond Creek, LLC**, concerning **Diamond Creek Lot 33** exclusively, and may not be reproduced in whole or in part on other occasions without written permission of the Consultants **TREE CARE INCORPORATED.**



Austin B. Carroll & Son
Tree Care Incorporated
A Complete Tree Care Company Since 1962



November 16, 2017

BBC Diamond Creek, LLC
130 Diamond Creek Blvd, Ste 1
Roseville, Ca 95747

(916) 786-8158 Phone

Attn: Stephen DesJardins

RE: Diamond Creek Lot 33

All trees included within the inventory have been previously identified in the field using 1" x 1" aluminum tag attached to the tree trunk approximately 4-5 feet above ground and have been rough plotted on the map you provided. The numbers contained in this report correspond with the tag numbers in the field

If you should have any questions or need further assistance with this matter please feel free to contact me.

Cordially,

William O'Neil
ISA Certified Arborist WE-6163A

BPO/tc

TREE # 533 - Blue Oak (*Quercus douglasii*), dual stem

Diameter	: 24, 27 inches
Dripline Radius	: 50 feet
Trunk flare	: Poor – fill on high side, undermined by creek on other side
Trunk	: Poor – 27” trunk broke off
Primary Limbs	: Poor to Fair – excessive end weight
Foliage	: Fair – sparse
Dripline Environment	: Natural grasses
Recommendations	: Remove tree

TREE # 534 - Blue Oak (*Quercus douglasii*)

Diameter	: 24 inches
Dripline Radius	: 30 feet
Trunk flare	: Good
Trunk	: Fair – large limb removed at 3 feet
Primary Limbs	: Fair – average deadwood
Foliage	: Fair – sparse, insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 535 - Blue Oak (*Quercus douglasii*)

Diameter	: 17 inches
Dripline Radius	: 16 feet
Trunk flare	: Fair
Trunk	: Poor to Fair – included bark at attachment
Primary Limbs	: Fair to poor – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 536 - Blue Oak (*Quercus douglasii*)

Diameter	: 17 inches
Dripline Radius	: 23 feet
Trunk flare	: Fair
Trunk	: Fair to Poor – growing toward the north
Primary Limbs	: Fair – average amount of deadwood
Foliage	: Fair to Poor – slightly sparse, insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 537 - Blue Oak (*Quercus douglasii*)

Diameter	: 18 inches
Dripline Radius	: 19 feet
Trunk flare	: Fair
Trunk	: Fair to Poor – growing toward the northwest
Primary Limbs	: Fair – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 538 - Blue Oak (*Quercus douglasii*)

Diameter	: 14 inches
Dripline Radius	: 29 feet
Trunk flare	: Fair
Trunk	: Fair to Poor – growing toward the northeast
Primary Limbs	: Fair to Poor – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 539 - Blue Oak (*Quercus douglasii*)

Diameter	: 12 inches
Dripline Radius	: 14 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair to Poor – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 540 - Blue Oak (*Quercus douglasii*)

Diameter	: 23 inches
Dripline Radius	: 38 feet
Trunk flare	: Fair
Trunk	: Fair – growing horizontally and down to ground
Primary Limbs	: Poor to Fair – 18” diameter limb failure on northern side, deadwood and excessive weight
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 541 - Blue Oak (*Quercus douglasii*)

Diameter	: 9 inches
Dripline Radius	: 21 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair – average amount of deadwood
Foliage	: Fair
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 542 - Blue Oak (*Quercus douglasii*)

Diameter	: 16 inches
Dripline Radius	: 34 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair to Poor – severe amount of deadwood
Foliage	: Poor
Dripline Environment	: Natural grasses
Recommendations	: Remove tree because it is dying

TREE # 543 - Blue Oak (*Quercus douglasii*)

Diameter	: 18 inches
Dripline Radius	: 23 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair to Poor – severe amount of deadwood
Foliage	: Poor
Dripline Environment	: Natural grasses
Recommendations	: Remove tree because it is dying

TREE # 544 – Blue Oak (*Quercus douglasii*)

Diameter	: 8 inches
Dripline Radius	: 12 feet
Trunk flare	: Fair
Trunk	: Fair to Poor – growing toward the southeast
Primary Limbs	: Fair – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 545 – Blue Oak (*Quercus douglasii*)

Diameter	: 39 inches
Dripline Radius	: 32 feet
Trunk flare	: Fair
Trunk	: Poor to Fair – previous failure, severe decay
Primary Limbs	: Poor to Fair – average amount of deadwood, 6 primary limbs have been cut to stubs
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Prune to reduce weight, remove deadwood and large stubs, and subsurface fertilize, or remove tree due to extreme drought stress

TREE # 546 – Blue Oak (*Quercus douglasii*)

Diameter	: 24 inches
Dripline Radius	: 26 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

Specific Inventory Data/Maintenance Recommendations

Within this specific inventory data you will find the following information:

Tree Number:	Corresponds to aluminum tag attached to the tree.
Species Identification:	Scientific and common species name
Diameter:	This is the trunk diameter as measured at breast height. (Industry standard 4.5 feet above ground level)
Dripline radius:	Measurement of the tree's dripline from the trunk to the farthest most branch tip.
Trunk flare:	Assessment of the trunk flare area located at the base of the trunk of the tree at soil level.
Trunk:	Assessment of the tree's main trunk from ground level generally to the point of the primary crotch structure.
Limbs:	Assessment of both smaller and larger branching, generally from primary crotch structure to branch tips.
Foliage:	Tree's leaves
Dripline Environment:	Describes area directly beneath the tree (growing environment).
Recommendation:	Specific maintenance requirements.

CROWN CLEAN OUT: This shall consist of the removal of all dead, dying, diseased, interfering, objectionable, obstructing and weak branches, as well as selective thinning to lessen wind resistance.

SUBSURFACE FERTILIZATION: A method employed to induce vigor and stimulate new root growth. This is used as a means of feeding a large tree, as well as deep watering at the same time. Water soluble fertilizers are mixed in water and hydraulically pumped with a probe into the ground delivering water and nutrients directly to the root zone allowing for uptake from the tree. In this way vigor can be improved and new root growth stimulated.

DEFINITIONS OF TERMS USED IN THIS REPORT

GOOD - A tree in this category has no trunk or trunk flare cavities or injuries; there is no indication of hollowness; no foreign objects are embedded in it's structure; the trunk flare is above grade; there is no decay present except for small stubs; the structure is strong; the trunk is tapers; the bark thickness is normal; there is no fluxing; no fungus is evident; there is a below average amount of dead limbs and twigs present which is normal for the size and age of the species; there is no co-dominant branching present; there are no large callused areas and any small callusing present is vigorous and intact; there are no abnormally heavy insect infestations; the growth rate is and has been average or above; limb weight is not excessive; buds are normal size and viable; the leaf size, color, and density is normal or better; and barring any unforeseen negative effects, the life expectancy should exceed thirty years.

FAIR - There is no decay or indications of large hollow areas in the large limbs, trunk flare, or trunk; a few small callused-over foreign objects, e.g. nails, may be present, the structure is strong; no fungus is evident other than small saprophytes on exposed wood; some small, callusing injuries may be present, some small limbs may be dead and decaying but callus is forming at their base; some excessive limb weight may exist; there may be some minor fluxing; the amount of dead limbs and twigs present is within the normal range; some large callused areas may be present; some small cavities and areas of decay may be present; the growth rate is average or slightly below average; and some leaf size, color, and density may vary.

POOR - Significant cavities, dead areas, and decay may be present; the tree is structurally defective; fungus fruiting bodies may be present; the amount of dead limbs and twigs is far above normal; major co-dominant branching with embedded bark may be present; buds are small and some may not be viable; leaves may be below average size and may be abnormal in color; significant pest damage may be present; and the predicted structural life and/or viability is less than ten years.

The ratings "good to fair" and "fair to poor" are used to describe trees that fall between the described major categories and have elements of both.



Austin B. Carroll & Son
Tree Care Incorporated
A Complete Tree Care Company Since 1962



August 29, 2018

BBC Roseville Oaks, LLC
130 Diamond Creek Blvd, Ste 1
Roseville, Ca 95747

786-8158 Phone
sld@dcpltd.com Email

RE: Parcel DC-33

Attn: Stephen Des Jardins

As requested I visited the above referenced site to inspect nine trees located on the West side of the proposed future development. The tree numbers are 536-544 and are included in the arborist report dated 11/16/2017.

After reviewing and discussing the proposed construction and grade change plans it is my understanding that the grade will be increased by approximately 4 feet and a concrete wall installed in the dripline of the trees, this will impact a minimum of 50% of the drip lines of tree numbers 536-541. Construction within these root zones combined with stress from recent drought years will most likely cause rapid decline, failure or death of these trees in the near future, even if the plans were changed to construct the wall around these trees.

Tree numbers 542 and 543 are the only trees that would be a possibility of preserving. Tree number 543 is not in good health and will likely die after construction due to the impacts within the root zone. I recommend this tree be removed prior to construction. Tree number 542 is in fair health considering the recent years of drought and can likely be retained if steps are taken to minimize construction impacts within the root zone i.e. install protective fencing around the dripline and avoid any unnecessary disturbance of this area during construction (see enclosed literature).

If I can be of any further assistance to you in this matter please feel free to contact me or my office.

Cordially,

William O'Neil
ISA Certified Arborist WE-6163A

Enclosure: Protecting native Oaks during construction

BPO/tc

RESOLUTION NO. 18-464

APPROVING A FEE MITIGATION AGREEMENT BY AND BETWEEN THE CITY OF
ROSEVILLE AND BBC DIAMOND CREEK, LLC AND AUTHORIZING THE CITY
MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Fee Mitigation Agreement regarding Diamond Creek Resultant Parcel DC-33, by and between the City of Roseville and BBC Diamond Creek, LLC, has been reviewed by the City Council; and

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

BE IT FURTHER RESOLVED that the City Clerk is authorized to insert the proper legal description as Exhibit A once the final map is prepared; and

BE IT FURTHER RESOLVED that the City Clerk is directed to record the agreement concurrently with the recordation of the final map for the Diamond Creek Residential project.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:

City Clerk
City of Roseville
311 Vernon Street
Roseville, CA 95678
Attn: Sonia Orozco

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

Exempt from Recording Fee per GC 27383 (City Recordation)

**FEE MITIGATION AGREEMENT
(Diamond Creek Resultant Parcel DC-33)**

THIS FEE MITIGATION AGREEMENT (the "**Mitigation Agreement**") is entered into this _____ day of _____, 2018 by and between the CITY OF ROSEVILLE, a municipal corporation ("**City**"), and BBC DIAMOND CREEK, LLC, a California limited liability company (hereinafter "**Landowner**"), with respect to the following:

RECITALS:

A. Landowner owns the property in the North Roseville Specific Plan of the City of Roseville commonly referred to as Parcels DC-30 and DC-33. Landowner desires to reconfigure and develop a portion of this property for residential use, which portion is commonly referred to as Resultant Parcel DC-33 and more particularly described in Exhibit A attached hereto (the "**Property**").

B. As part of its planned development, Landowner has submitted an application to the City to rezone the Property from community commercial use to high density residential use. The entitlements related to this rezoning are more particularly set forth in Landowner's application to the City identified as PL18-0106 (collectively, the "**Project**").

C. Rezoning of non-residential property for residential use within the City are subject to compliance with the City's adopted Guidelines for Conversion of Non-Residential Land Uses, dated August 4, 2004 (the "**Guidelines**"). The application of the Guidelines is divided between those areas within the City designated as "Infill" and the remainder of the City designated as "Balance of the City". The Property falls within the "Balance of the City" category of the Guidelines.

D. Condition 6 of the Guidelines for properties within the Balance of the City requires this rezoning Project to "provide a specific public benefit that may be in the form of a community benefit fee." Landowner is willing to satisfy this Condition 6 of the Guidelines by agreeing to pay a community benefit fee in the amount and at the time provided herein, and City is willing to accept this covenant to pay the community benefit fee as provided herein in satisfaction of said Condition 6 of the Guidelines for the proposed rezoning of the Property to residential use.

NOW THEREFORE, in consideration of the foregoing and the terms and conditions hereof, Landowner and the City hereby agree as follows:

1. Community Benefit Fee. To mitigate the impacts of the Project and satisfy Condition 6 of the Guidelines applicable to the residential rezoning of the Property, Landowner shall pay to the City a Community Benefit Fee at the time of obtaining each residential building permit within the Project. The Community Benefit Fee for each residential unit shall be one thousand and ten dollars (\$1,010).

2. Satisfaction of Rezoning Condition. The City hereby finds and determines that Landowner's agreement hereunder to pay the above Community Benefit Fee for each residential unit within the Project satisfies Condition 6 of the Guidelines for properties being rezoned within the Balance of the City (as described by the Guidelines).

3. Covenants Run with the Land. Upon satisfaction of the conditions to this Agreement becoming effective and recordation of this Agreement pursuant to Section 7 below, the provisions of this Agreement shall constitute covenants which shall run with the Property and the benefits and burdens hereof shall bind and inure to all successors in interest to and assigns of the parties hereto. Accordingly, all references herein to "Landowner" shall mean and refer to the person or entity described in the preamble above and the signature page to this Agreement below and each and every subsequent purchaser or transferee of the Property or any portion thereof from Landowner.

4. Automatic Termination Upon Completion of Residential Unit/Request for Termination Upon Payment of Fee. This Mitigation Agreement shall automatically be terminated, without any further action by either party or need to record any additional document, with respect to any single-family residential lot within the Property, upon completion of construction and issuance by the City of a final inspection for a dwelling unit upon such residential lot. In connection with its issuance of a final inspection for such improved lot, City shall confirm that the Community Benefit Fee was duly paid at the time of issuance of the building permit for such completed residential unit. Furthermore, after payment of the Community Benefit Fee at building permit for any parcel within the Property, upon request of Landowner, City shall cooperate with and sign a termination of this Mitigation Agreement, at no cost to the City and in form acceptable to the City, to evidence the termination of this Mitigation Agreement as to the parcel(s) for which the Community Benefit Fee has been duly paid to the City.

5. Assignment. From and after recordation of this Mitigation Agreement against the Property, Landowner shall have the full right to assign this Mitigation Agreement as to the Property, or any portion thereof, in connection with any sale, transfer or conveyance thereof. Upon the express written assignment by Landowner and assumption by any assignee of such assignment (in the form typically required by the City for assignments of development agreements) and the conveyance of Landowner's interest in the Property related thereto, Landowner shall be released from any further liability or obligation hereunder related to the portion of the Property so conveyed and the assignee shall be deemed to be the "Landowner", with all rights and obligations related thereto, with respect to such conveyed property.

6. Entire Agreement/Counterparts. This Mitigation Agreement, inclusive of its Recitals and Exhibits, constitutes the entire understanding and agreement of the parties related to the subject matter hereof. This Agreement may be signed in identical counterparts.

7. Effective Date/Recordation. This Mitigation Agreement shall be deemed effective upon (i) full execution by the City and Landowner; (ii) City approval of the Project, including the rezoning of the Property from commercial to residential use; and (iii) the rezoning ordinance as part of the Project approvals becoming effective (the “**Effective Date**”). The City shall record this Mitigation Agreement within ten (10) calendar days of, but not prior to, the Effective Date.

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

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

10. Integration. This Mitigation Agreement is an integrated agreement. It supersedes all prior negotiations, representations, or agreements, either written or oral.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Mitigation Agreement in duplicate by its City Manager and the attestation to this Mitigation Agreement by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the _____ day of _____, 2018, and Landowner has caused this Mitigation Agreement to be executed.

[Signatures Next Page]

CITY:

**CITY OF ROSEVILLE,
a municipal corporation**

BY: _____
Dominick Casey
City Manager

ATTEST:

BY: _____
Sonia Orozco
City Clerk

APPROVED AS TO FORM:

BY: _____
Robert R. Schmitt
City Attorney

APPROVED AS TO SUBSTANCE:

BY:  _____
Mike Isom
Development Services Director

LANDOWNER:

**BBC DIAMOND CREEK, LLC,
a California limited liability company**

By:  _____
Name: Stephen L. Des Jardins
Title: Manager

[SIGNATURES MUST BE NOTARIZED]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

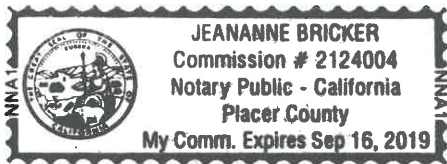
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer)
On October 24, 2018 before me, Jeananne Bricker, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Stephen L. Des Jardins
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Jeananne Bricker
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Fee Mitigation Agreement Document Date: 10-24-18
Number of Pages: 5 Signer(s) Other Than Named Above: 4 City Staff

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

EXHIBIT “A”

**Legal Description of Property
(Resultant NRSP Parcel DC-33)**

That certain real property situated in the City of Roseville, County of Placer, State of California,
described as follows:

[TO BE INSERTED]

APN: TO BE COMPLETED

CONDITIONS OF APPROVAL FOR THE MAJOR PROJECT PERMIT

1. This permit shall expire on the same date as the Tentative Map for Diamond Creek Residential (DC-33). Effectuation of this permit shall occur with the first residential Building Permit. Except as modified below, the conditions of approval for 2005PL-161 remain applicable to the project. (Planning)
2. Modifications to the Major Project Permit are approved as shown in Exhibits D–J, and as conditioned or modified below. (Planning)
3. Homes shall use a smooth texture stucco finish and provide enhanced side and rear elevations, consistent with the approval and construction of PCL DC-31C (File 2013PL-017). (Planning)
4. A modification to the Major Project Permit shall be required for any proposed expansion of the use of the equipment yard (Lot B). For the purposes of this condition, expansion of use is defined as expanding/intensifying the existing geothermal pumps or installing any new mechanical or electrical equipment. The purpose of this condition is to ensure the use within the yard remains compatible with the surrounding residential use. (Planning)

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP

1. The Tentative Subdivision Map shall not be deemed approved until the actions on the Rezoning, Specific Plan Amendment, and General Plan Amendment are approved and become effective. (Planning)
2. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
3. 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)
4. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Development Services – Engineering Division. (Engineering)
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, Finance)
6. The project shall comply with all required environmental mitigation identified in the North Roseville Specific Plan Environmental Impact Report (NRSP EIR), the Diamond Creek Commercial Mitigated Negative Declaration, and the Addendums thereto, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
7. Prior to the approval of each final small residential lot subdivision map containing lots for affordable purchase, the developer shall enter into City's current Affordable Purchase Housing Agreement (or other applicable City-approved form) for such residential purchase units affordable to middle-income households. (Housing)
8. The rezone of the property and addition of units to this specific plan triggers the requirement for six (6) affordable homes reserved for middle income buyers. (Housing)

9. This project shall be addressed 1550 Parkside Way. 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)
10. McCloud Way, adjacent to lots 10 through 15, shall be widened by 4 ft. to the City's standard detail design for a primary residential roadway. Landscape "pop-outs" may be designed within the widened area to accommodate additional landscaping, as approved by engineering. In addition, McCloud Way from Parkside Way to Lot 9 shall not allow parking on either side of the street. (Engineering)
11. To ensure purchasers of Lot 55 and 56 are made aware of their proximity to the equipment yard, and the potential for nuisance noise and the nature of activities in the yard, purchasers shall be provided with a deed disclosure or similar notice approved by the City Attorney, prior to completion of the purchase agreement.

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

12. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. Landscape corridors shall also successfully complete the required establishment period. The landscape plan for areas to be maintained by the City shall comply with the Parks Construction Standards, latest edition, Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
13. The applicant shall submit a street name application with proposed street names. The application can be found [HERE](#). After city review, the applicant will receive the application identifying approved or rejected street names. If enough street names are approved, the applicant shall submit a map with the approved street names to receive a stamp and to be used as the approved street name exhibit. This shall be included in the submittal for improvement plans. (Business Services)
14. Grading around the native oak trees shall be as shown on the tentative map or as approved in these conditions. (Planning)
15. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b) Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d) Access to the floodplain as required by Engineering and the Streets Department.
 - e) Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)

16. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Engineering Division prior to approval of any plans. (Engineering)
17. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
18. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
19. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
20. 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)*
21. 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)
 22. A note shall be added to the grading plans that states:

*"Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)*
 23. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)
 24. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall

be treated with appropriate storm water pollution treatment device(s). The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)

25. The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. All drainage facilities on site shall be privately owned and maintained (by the Home Owners Association). The City has no responsibility in the maintenance of the drainage facilities and will not assume any responsibilities for maintenance in the future. (Engineering)
26. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
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. The site shall be accessed through standard 30-foot wide A-7 driveways located on Parkside Way across Lavande Drive and on McCloud Way across from Skeena Court. The existing driveway on Parkside Way shall be removed and replaced with standard curb, gutter, and sidewalk. (Engineering)
29. 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)
30. Improvement plans shall show the park boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the park, the oak trees and other sensitive habitats present and minimization of disturbance to the park. During grading and construction the park area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the park from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the park, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, Planning)
31. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the park. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)
32. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the park. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services, Planning)
33. **Prior to the approval of the Improvement Plans**, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
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. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:

- a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
- b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
- c) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.
- d) All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)

36. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)

37. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:

- a) There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
- b) For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
- c) The control valves and the water meter shall be physically unobstructed.
- d) The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)

38. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)

39. There shall be designated pick up areas for trash bins on the main private street; no pick up will occur within dead-end street stubs. The developer shall include signage to restrict parking in the designated pick up areas. (Environmental Utilities)

40. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500 feet on center. Fire hydrants shall not be located at the end of any residential court. The preferred location shall be street corners and entry points to a subdivision. (Fire)
41. Minimum fire flow is 1,500 gallons per minute with 20 pounds of residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
42. All alley loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (Fire)
43. Testing of all fire systems shall be performed prior to any model home complex or sales office opening for business. (Fire)
44. Framing construction and framing of combustible construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
45. If this project will be phased, a phasing plan shall be approved which meets the Fire Department requirements for access and circulation for each phase. Access roads shall comply with the California Fire Code, 2016 with the City of Roseville's Amendments. A separate phasing plan shall be reviewed and approved by the Fire Department. (Fire)
46. There shall be no vertical obstructions for the designated fire lanes between Lots 48 and 49. (Fire)
47. The pavement surface between Lots 48 and 49 shall have a live load weight capacity of 68,000 pounds. (Fire)
48. 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)
49. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
50. 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)
51. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching." (Electric)
52. 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)
53. 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/PARCEL MAP

54. Water and sewer easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions. (Environmental Utilities, Engineering)

55. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
56. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
57. 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)
58. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items: (Attorney, Planning)
- a) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
 - b) A clause excluding any property owned by the City from the terms of the CC&Rs.
 - c) Residents in courts or other dead-end areas shall be required to bring their trash bins to a designated trash pickup area on the main street, because refuse trucks are not able to turn around in dead end streets. Designated pick-up areas shall be established to Environmental Utilities satisfaction, and shall be memorialized in the CC&Rs. (Environmental Utilities)
 - d) A clause noting that the two required vehicle parking spaces within the garage must be kept clear and maintained for parking at all times. Storage of items which causes an inability to park within the required spaces is prohibited.
 - e) There shall be clear language regarding maintenance and common easements agreement for servicing all fire protection systems and gates used by the first responders. A service company shall be obtained to maintain all on-site fire protection systems including all common interior adjoining fire sprinkler-piping penetrations and private fire hydrants. An agreement between owners and tenants shall be made to allow permission to enter the premises to inspect all apparatuses associated with fire protection. Draft documents shall be provided to the Fire Department for review. (Fire)
59. 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)
60. Any structures crossing Lot/Parcel lines created by the Final map shall be removed. (Engineering)
61. Street names shall be approved by the City of Roseville. (Engineering)

62. The subject property shall be annexed into CFD 4 (Public Services) and CFD 3 (Municipal Services) prior to approval of the Final/Parcel Map. This property is being added into this district in order to cover the added costs to the city for maintenance and services. It is the applicant's responsibility to prepare the appropriate documentation for the annexation of this property into the CFDs. In order to allow the CFDs to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)
63. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot/Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
64. 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)
65. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys." Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)
66. 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)
67. 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)
68. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

69. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)
70. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
71. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
72. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
73. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
74. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to

whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

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

CONDITIONS OF APPROVAL FOR THE TREE PERMIT

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE		
1. The approval of this Tree Permit shall expire on the same date as the Tentative Map for Diamond Creek Residential (DC-33).		
2. All recommendations contained in the Arborist Report(s) and Letter Report (Exhibit K) are incorporated by reference into these conditions, except as modified herein. (Planning)		
3. Trees #534–541, #543, #544, and #546 (as listed in Exhibit K) are approved for removal with this tree permit, and tree #542 is approved for conditional removal. The tree for conditional removal can be removed if in the opinion of the arborist, as documented in a letter report to Planning, the tree cannot be retained or is unlikely to survive due to the improvements needed for the nearby retaining wall and footings. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)		
4. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 184 inches and conditionally up to 200 inches. Mitigation must be provided prior to tree removal unless otherwise approved in a tree replacement plan or in these conditions. (Planning)		
5. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. Encroachment into the protected zone of Tree(s) #533, #542, and #545 as shown in Exhibit K and described in the staff report is permitted. (Planning)		
6. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)		
7. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)		

8. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)		
9. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak trees. Where encroachment is permitted pursuant to Condition 5, above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)		
10. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)		
11. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)		
12. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)		
13. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)		
DURING CONSTRUCTION		
14. The following information must be located on-site during construction activities: Arborist Report, approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)		
15. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)		
16. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)		
17. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)		

18. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)		
19. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)		
PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT		
20. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)		
21. A copy of this completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning Division. (Planning)		

Attachments

1. Non-Residential Conversion Policy
2. Fiscal Study
3. Parking Supply Analysis
4. Water Demand Memorandum
5. Table of Applicable Mitigation

Exhibits

- A. General Plan Amendment Land Use Figure and Change Pages
- B. Land Use and Rezone Amendments
- C. NRSP Change Pages
- D. Subdivision Map
- E. Site Development Plan
- F. Grading Plan
- G. Utility Plan
- H. Landscape Plan
- I. Elevations
- J. Development Standards
- K. Arborist Report and Letter Report
- L. Addendum

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



ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE NORTH ROSEVILLE SPECIFIC PLAN AND THE DIAMOND CREEK COMMERCIAL MITIGATED NEGATIVE DECLARATION (SCH #96112014, ADOPTED ON AUGUST 6, 1997 AND JULY 11, 2002)

Project Title/File Number:	NRSP PCL DC-30 and DC-33–Diamond Creek Residential
Project Location:	1550 Parkside Way
Project Description:	The proposed project includes a General Plan Amendment, North Roseville Specific Plan (NRSP) Amendment, and Rezone of 4.4 acres from Community Commercial to High Density Residential (13 units/acre). This land use change also requires amending the text of the NRSP, to remove mention of Parcel DC-33 from sections dealing with commercial development, and make other text and table changes related to the change in residential and commercial acreage. A Modification to a Major Project Permit Stage 1 and 2 is requested to change the approved commercial site plan, reduce the approved commercial buildings from 124,188 square feet to 62,000 square feet, and review the design for a proposed 57-unit single-family subdivision. The applicant also proposes a tentative subdivision map to create one parcel to maintain the existing commercial and office uses and to create the 57 single-family lots. Finally, a Tree Permit is required to authorize the removal of up to 12 native oak trees.
Project Applicant/Owner:	Stephen Des Jardins, BBC Diamond Creek, LLC
Lead Agency Contact:	Lauren Hocker, Associate Planner, (916) 774-5272

An Addendum to a previously certified and adopted negative declaration or environmental impact report may be prepared for a project if only minor technical changes or additions are necessary or none of the conditions calling for the preparation of a subsequent EIR or negative declaration have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with CEQA Guidelines Section 15164, the below analysis has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred and that only minor technical changes or additions are necessary in order to deem the adopted negative declaration adequate to describe the impacts of the proposed project. CEQA Guidelines Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the adopted negative declaration for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts which require additional discussion.

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PROJECT DESCRIPTION

Project Location

The project site is located at 1550 Parkside Way, and includes all of the undeveloped property surrounding the existing Diamond Creek Place commercial and office center (see Figure 1).

Figure 1: Project Location



Background

The project site has a zoning designation of Community Commercial/Special Area-North Roseville Specific Plan (CC/SA-NR) and a land use designation of Community Commercial. A site plan and building designs for the commercial development of the project site (Parcel DC-30) and the adjacent commercial center (Parcel DC-33) were approved in 1999 through a Design Review Permit and Tree Permit (DRP 99-41 and TP 99-38). The site plan was changed as part of DRP Modification 00-65 (approved in 2001) and also in 2005 as part of a Major Project Permit (MPP) Stage 1 and Stage 2 (2005PL-161).

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	CC/SA-NR	Community Commercial	Restaurant, offices, and undeveloped land
North	PR & RS	Parks and Recreation & Low Density Residential	City park and single-family homes
South	CMU/SA	High Density Residential/Community Commercial	Single-family homes
East	RS	Low Density Residential	Single-family homes
West	PR	Parks and Recreation	City park

The approved MPP included four commercial buildings on DC-33 and four commercial buildings on the project site. Three of the buildings on Parcel DC-33—the La Provence restaurant and two office buildings—are

complete, while the location for the fourth building was graded into a prepared pad but is undeveloped at this time. The remaining portion of the property was approved for a retail building, two office buildings, and a health club/spa, but the only development is a small equipment yard which includes a geothermal pumping facility serving the commercial buildings. The applicant indicates there has been very little interest in completing the commercial development of the project site. The City is also currently processing a large commercial development nearby, at the corner of Woodcreek Oaks and Blue Oaks Boulevard, which includes a proposed health club. For these reasons, the applicant has requested to convert the undeveloped portion of the site from commercial to residential uses (see Figure 2).

Figure 2: Residential Project Site



Environmental Setting

A portion of the site is developed with an existing commercial and office complex, including buildings, parking, lighting, and landscaping. The undeveloped portion of the site supports low-growing non-native grasses and annual plants, and some native oak trees. The undeveloped area is mostly level, due to past grading activities, but there are slopes alongside the northern and western boundaries which drop down to a small off-site creek within William “Bill” Hughes Park. The southern side of the site is bordered by Parkside Drive, a two-lane roadway with angled parking on either side. The eastern side of the site is bordered by McCloud Way, a residential street. The property across Parkside Way is developing with small-lot, single-family residential (typical lot size of 2,600 square feet), while the property across McCloud Way is developed with larger lot single-family residential (typical lot size of 7,500 square feet).

Proposed Project

The proposed project includes a General Plan Amendment, North Roseville Specific Plan (NRSP) Amendment, and Rezone of 4.4 acres from Community Commercial to High Density Residential (13 units/acre). The remaining 5.9 acres would retain the existing Community Commercial designation. This land use change also requires amending the text of the NRSP, to remove mention of Parcel DC-33 from sections dealing with commercial development, and make other text and table changes related to the change in residential and commercial acreage. The commercial development of the site was approved via a Major Project Permit, so a Modification to a Major Project Permit Stage 1 and 2 is requested to change the approved commercial site plan, reduce the approved commercial buildings from 124,188 square feet to 62,000 square feet, and review the design for a proposed 57-unit single-family subdivision. The applicant also proposes a tentative subdivision map

to create one parcel to maintain the existing commercial and office uses and to create the 57 single-family lots. Finally, a Tree Permit is required to authorize the removal of up to 12 native oak trees.

PURPOSE AND SCOPE OF ADDENDUM

Impacts of developing this site were first assessed via the Phase I North Roseville Specific Plan EIR (NRSP EIR). The NRSP included a total of 5,356 dwelling units at full build-out, and the entire project site was identified for commercial uses. In conjunction with the NRSP, the City adopted a Mitigation Monitoring Program and Findings of Fact and Statement of Overriding Considerations.

The NRSP EIR identified the following impacts as significant and unavoidable:

- Loss of protected oak trees
- Loss of up to 5.77 acres of wetlands, and impacts to the associated special status plant and invertebrate species.
- Aesthetic impacts related to conversion of land to urban uses
- Air quality impacts associated with operational emissions, construction emissions, and conformance to the Attainment Plan.
- Temporary increases in noise levels from construction.
- Cumulative impacts related to flooding, water quality, biological resources, loss of open space, transportation/traffic, air quality, noise, water supply/treatment/distribution, and electrical supply.

Overall Citywide impacts were reassessed as part of the West Roseville Specific Plan project, which updated the City's General Plan (the 2020 General Plan was adopted on February 4, 2004 by Resolution #04-39). The West Roseville Specific Plan EIR's Citywide analysis identified most of the same significant and unavoidable impacts as the NRSP EIR. In this Addendum, the Citywide EIR analysis is referred to as the GP EIR.

There have been several approved modifications of the land uses on the project site since the original NRSP approval. The Diamond Creek Commercial Center, approved on July 22, 2002, included the development of 360,500 square feet of retail and office land uses on this site, and the land between this site and Blue Oaks Boulevard. An Initial Study was prepared to examine the site-specific impacts of development, which lead to the adoption of a Mitigated Negative Declaration (herein referred to as the MND). Mitigation focused on provision of parking, reduction of commercial noise impacts to adjacent residential uses, and restrictions on lighting to avoid impacts to adjacent residential uses. Subsequently, this project was modified as part of the NRSP Parcels DC-30 & 33 Diamond Creek Commercial project, approved on March 7, 2007. An Addendum to the NRSP EIR and Diamond Creek Commercial Center Mitigated Negative Declaration was prepared to assess this modification (herein referred to as the prior Addendum). The project changed the land to the south of this site to a mix of single-family residential, condo, and retail development, but also included the current approved design for the commercial development of the project site.

The analyses which follow rely on the above environmental documents, with minor supplements or technical updates where appropriate. These documents are incorporated by reference, and the relevant analysis sections from each document are cited and described in the Addendum below. The documents are available for review at the City's Permit Center, at 311 Vernon Street, in Roseville during normal business hours. The scope of the Addendum is to describe the existing analysis and discuss any areas where the proposed project would require modification of the prior analyses. In general, very little modification is required. The scope of the prior analyses includes grading and site modification, so impacts related to construction aesthetics, air quality, biological resources, cultural resources, and other impacts related to site development are essentially unchanged. The Addendum focuses on impacts which could result from the change in use type, such as water and sewer demand, traffic generation, and noise.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

The purpose of this checklist is to evaluate the categories in terms of any “changed condition” (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A “no” answer does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed

This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue listed under each topic. The table will reference the General Plan EIR (GP EIR), NRSP EIR, Diamond Creek Commercial Center Mitigated Negative Declaration (MND), and/or Diamond Creek Commercial Center Addendum (Add.), based on which is applicable.

Do Proposed Changes Involve New Significant Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered and mitigated by the prior environmental review documents and related approvals, or will result in a substantial increase in the severity of a previously identified impact.

Any new Circumstances Involving New Impacts?

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the certification or adoption of prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

Any new Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified or adopted is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either “yes” or “no” will be answered to indicate whether there is new information showing that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If “no,” then no additional environmental documentation (supplemental or subsequent EIR) is required.

Mitigation Measures Implemented or Addressing Impacts

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A “yes” response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time. If “none” is

indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

DISCUSSION AND MITIGATION SECTIONS

Discussion

A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue and the status of any mitigation that may be required or has already been implemented.

Mitigation Measures

Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category.

Conclusions

A discussion of the conclusion relating to the analysis contained in each section.

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CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	NRSP EIR pg 4.7-1 MND pg 20 Add. pg 12	No	No	No	none
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	same	No	No	No	none
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	same	No	No	No	none
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	same	No	No	No	MND Measures 4 & 5
Discussion: The NRSP EIR concluded that the visual impacts of developing the rural landscape of the plan area would be significant and unavoidable. That impact has already occurred in the project area, as the surrounding land has been fully developed. The site-specific visual impacts of project construction will remain similar to the impacts described as part of the Diamond Creek Commercial Center project MND and Addendum. In the case of both projects, building design is subject to the provisions of the City's Community Design Guidelines (CDG), which includes guidelines and standards for building design, site design and landscape design, to ensure that projects enhance the City's urban visual environment. The MND separately identified light and glare impacts as a significant impact which could be reduced by means of mitigation. At the time, the CDG included policies requiring commercial lighting not spill past site boundaries, but it was not a regulation. For this reason, Mitigation Measures 4 and 5 were included, requiring light standards to be no taller than 15 feet when near residential and that cut-off lenses or shields be used on fixtures near residential. At this time, such mitigation is no longer needed. The requirement to avoid light trespass is part of the Municipal Code and is enforced through the review of Building Permits for compliance with City standards. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate. Mitigation Measures: None applicable.					

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
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?	no impact	No	No	No	none
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	same	No	No	No	none
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))?	same	No	No	No	none
d) Result in the loss of forest land or conversion of forest land to non-forest use?	same	No	No	No	none
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?	same	No	No	No	none
Discussion: There were no agriculture or forestry resources identified in the plan area. A review of current Department of Conservation data indicates the site is not listed as farmland and there are no Williamson Act contracts in place. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate. Mitigation Measures: None.					

III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	NRSP EIR pg 4.10-1 MND pg 14 Add. pg 14	No	No	No	None available
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	same	No	No	No	NRSP EIR 4.10 (a) and (b)
c) 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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	same	No	No	No	None available
d) Expose sensitive receptors to substantial pollutant concentrations?	same	No	No	No	none
e) Create objectionable odors affecting a substantial number of people?	same	No	No	No	none

Discussion: In both the GP EIR and NRSP EIR, it was concluded that the above air quality impacts would be significant. Mitigation was included to require the use of dust control during construction, proper maintenance of construction equipment, and installation of various features (such as gas fireplaces in lieu of open hearth) to reduce operational emissions. However, due to the large amount of land to be developed, it was found that emissions would exceed standards despite mitigation, and that impacts were significant and unavoidable. Findings of Fact and a Statement of Overriding Considerations were adopted. The site-specific air quality impacts of the prior Diamond Creek Commercial project were examined in the prior Addendum, which included a technical report prepared by Jones and Stokes Associates. It was found that emissions would be reduced compared to what was described in prior analyses. The conclusion for the proposed project is similar.

The project involves construction of 57 homes in lieu of the approximately 62,000 square feet of commercial and office uses which were previously analyzed. Trip generation for a single-family home is much lower than it is for commercial or office uses—based on Institute of Transportation Engineers rates, the peak trip generation for the project is 57 trips, while the peak trip generation for the approved commercial uses is 176 trips.

A reduction in trip rates corresponds to a reduction in operational emissions. The NRSP EIR operational mitigation measure identifies the following: exceeding Title 24, home heating and cooling units with PremAir catalyst systems, measures for loading docks, gas outlets for outdoor fire pits, natural gas fireplaces, and photovoltaic roofing tiles where feasible. Most of these no longer apply, because the regulatory environment has shifted and they are already required. Existing Title 24 requirements are far more stringent than they were at NRSP adoption, and solar is already included for the proposed homes. The PremAir catalyst system still exists, but only in automobile applications, not home heating and cooling systems. The project does not include loading docks, fireplaces, or fire pits (and natural gas would be required for a fire pit). Existing regulations will ensure that operational emissions from the homes will be far lower than was previously analyzed.

Construction emissions will remain unchanged from the prior analyses, as full development of the site involves approximately the same level of impacts, regardless of whether the construction is for two-story offices or two-story homes. Mitigation included for construction in the prior analyses remain applicable to this project, and are included below. However, the language has been updated to reflect the current standard language recommended by the Placer Air Quality Control District.

Mitigation Measures:

MM-1: Dust and Particulate Control

1a. Prior to approval of Grading or Improvement Plans (whichever occurs first), the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. If APCD does not respond within twenty (20) days the plan shall be considered approved. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit.

1b. Include the following standard note on the Grading Plan or Improvement Plans: The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

1c. Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction as required by CARB. Acceptable options for reducing emissions may include use of late model engines, low emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the Placer County APCD as described above: <http://www.airquality.org/ceqa/> (click on the current "Roadway Construction Emissions Model").

MM-2: Construction Power Sources

Include the following standard note on the Improvement/Grading Plan: During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
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?	NRSP EIR pg 4.5-1 MND pg 19 Add. pg 19	No	No	No	NRSP EIR 4.5-2 through -4
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?	same	No	No	No	NRSP EIR 4.5-1 through -2
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	same	No	No	No	NRSP EIR 4.5-1 through -2
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?	same	No	No	No	NRSP EIR 4.5-4

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	NRSP pg 4.5-17 MND pg 19 Add. pg 19	No	No	No	NRSP EIR 4.5-2
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?	Checklist indicates no impact	No	No	No	None

Discussion: The NRSP EIR identified significant and unavoidable impacts to biological resources, due to the conversion of hundreds of acres of undeveloped land to urban uses. The MND in the site-specific analysis determined that the only biological resources affected by the project would be native oak trees. Compliance with the City's Tree Preservation Ordinance and the Tree Permit process was found to reduce impacts to less than significant levels, with no further mitigation required. The conclusion for the proposed project remains the same. An Arborist Report and a Letter Report (see Attachment 1) was prepared for the proposed project to document the on-site and off-site trees which could be affected by construction. Up to 12 native oak trees totaling 200 inches may require removal as part of the proposed project. The project includes an application for a Tree Permit, which requires mitigation for all trees removed. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.

The project site does not contain any other protected biological resources, due to past grading activities and annual maintenance. However, the oak trees and other areas on and near the site could support nesting birds, so Mitigation Measure 4.5-4 remains applicable. However, the language has been updated in this Addendum to reflect current standard language.

Mitigation Measures:

MM-3: Pre-Construction Nesting Surveys

To ensure that fully protected bird and raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures:

- When feasible, all tree removal shall occur between August 30th and February 15th to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area.
- For Swainson's hawk, if avoidance of tree removal outside the breeding season is not feasible, and a nest is present, the applicants would be required to obtain a 2081 permit from CDFG to mitigate for potential "take" under CESA. If no nesting is occurring, a take permit would not be required.
- Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15th and August 30th, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30-days prior to disturbance. If active raptor nests or burrows are found, and the

site is within 350 feet of potential construction activity, a highly visible temporary fence shall be erected around the tree or burrow(s) at a distance of up to 350 feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area.

- d) Preconstruction and non-breeding season exclusion measures shall be developed, and shall preclude burrowing owl occupation of the portions of the project site subject to disturbance such as grading. Burrowing owls may be passively excluded from burrows in construction areas by placing one-way doors in the burrows according to CDFG protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls regardless of whether they exhibit signs of occupation must be cleared with the one way doors. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow.
- e) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones) unless directly related to the management or protection of the legally protected species.
- f) If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist.

V. Cultural, Archeological, or Paleontological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?	NRSP EIR pg 4.6-9 MND pg 21 Add. pg 20	No	No	No	NRSP EIR 4.6-1
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	same	No	No	No	same
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	same	No	No	No	same
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	same	No	No	No	same

Discussion: No cultural resources are known to exist on the site. However, each of the environmental documents has acknowledged the potential for undiscovered subsurface resources to be present. NRSP EIR mitigation dealing with the treatment of any unanticipated discoveries during construction remains applicable to the project, but has been updated to reflect current standard language. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.

Mitigation Measures:**MM-4: Implement Measures to Protect Previously Unidentified Cultural or Tribal Resources**

Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered during any subsurface development activities, work shall be suspended within 100-feet of the find. The City of Roseville Planning and Public Works Staff shall be immediately notified. At that time, as deemed necessary by the City, the developer shall retain a qualified archaeologist to assess the resource and provide proper management recommendations should potential impacts to the resources be found to be significant. All work by the archeologist shall be completed in consultation with and subject to the approval of City Planning. The archeologist shall also coordinate with and consult potentially-affected tribal representatives. Possible management recommendations for important resources could include resource avoidance or preservation in place. The contractor shall implement any measures deemed feasible and necessary by City staff, in consultation with the archaeologists, to avoid or minimize significant effects to the cultural resources. In addition, pursuant to Section

5097.98 or the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

VI. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	NRSP EIR pg. 4.3-14 MND pg. 13 Add. pg. 21	No	No	No	NRSP EIR 4.3-1
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.)	same	No	No	No	none
ii) Strong seismic ground shaking?	same	No	No	No	none
iii) Seismic-related ground failure, including liquefaction?	same	No	No	No	none
iv) Landslides?	same	No	No	No	none
b) Result in substantial soil erosion or the loss of topsoil?	same	No	No	No	NRSP EIR 4.3-1
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?	same	No	No	No	same

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	same	No	No	No	same
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?	same	No	No	No	same
Discussion: The NRSP EIR indicated that development of the plan area would change topography, which could result in unstable soil and erosion. It included Mitigation Measure 4.3-1 requiring compliance with a plan-area geotechnical evaluation. However, at this time existing City development regulations already provide for this process, using the most updated information on the site. City development regulations require the applicant to submit grading plans to the Engineering Division for review, which includes a geotechnical evaluation. The plans are reviewed by City Engineers for conformance with all regulations, and then construction is monitored for compliance. No mitigation is needed. There are no active seismic faults in Placer County, and the Alquist-Priolo Act, which addresses earthquake safety in building permits, will apply to the Building Permit review of the project. The project does not include septic systems. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate. Mitigation Measures: None required.					

VII. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	NRSP EIR pg. 4.8-14 MND pg. 19 Add. pg. 22	No	No	No	NRSP EIR 4.8-1 and -2

b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	same	No	No	No	same
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?	same	No	No	No	same
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?	Add. pg. 23	No	No	No	none
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 for people residing or working in the project area?	same	No	No	No	none
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?	same	No	No	No	none
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	same	No	No	No	none
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	same	No	No	No	none

Discussion: 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). 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 NRSP EIR focused on broad hazards which could be present throughout the plan area, and included mitigation on this basis. The mitigation required remediation of any hazardous materials discovered on the site, clearing construction sites of fire fuels, and use of spark arrestors on all equipment. None of these measures are required at this time, due to the existence of state and local regulations dealing with hazardous materials. The site was already graded in the past and no hazardous materials were found. In the unlikely event that some deep-buried resource were found during construction, existing regulatory mechanisms would require a stop of work and remediation. The City's Fire Department also reviews building plans to ensure that proper fire safety techniques are employed, so the mitigation about fire fuels and spark arrestors are outdated.

The project is not on a state-listed hazardous site, is not within the boundaries of an airport land use plan or in the vicinity of a private airstrip. The site is located in an area planned for development, and does not conflict with adopted emergency plans for the City. 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. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.

Mitigation Measures: None required.

VIII. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements?	NRSP EIR pg. 4.4-17 MND pg. 14 Add. pg. 24	No	No	No	none

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	same	No	No	No	none
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?	same	No	No	No	none
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	same	No	No	No	none
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?	same	No	No	No	NRSP EIR 4.4-2
f) Otherwise substantially degrade water quality?	same	No	No	No	none
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	same	No	No	No	none
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	same	No	No	No	none

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	same	No	No	No	none
j) Inundation by seiche, tsunami, or mudflow?	same	No	No	No	none

Discussion: The NRSP EIR examined plan-wide hydrologic impacts, and Mitigation Measure 4.4-2 was adopted to require a technical study demonstrating that stormwater would not exceed the capacity of the existing system. A technical study was prepared and approved by the City, so the measure was satisfied. In addition, current stormwater treatment and control requirements will apply to the proposed project, and are much more stringent than the regulations which were in effect at the time the EIR, MND, and prior Addendum were written. The project has been reviewed by City Engineering and has been found to comply with current stormwater standards, which require no net increase in stormwater flows. The project will result in decreased stormwater runoff and better treatment of stormwater when compared to previous analyses.

The project site is not within the 100-year floodplain, is not in an area subject to flooding due to a levee or dam failure, and is not in an area where seiche, tsunami, or mudflows are possible. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.

Mitigation Measures: None required.

IX. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	no impact	No	No	No	none
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	NRSP EIR pg. 4.2-9 MND pg. 13 Add. pg. 26	No	No	No	none
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	no impact	No	No	No	none
Discussion: The NRSP EIR did not identify any impacts related to dividing a community, since it was a new plan area on the edge of the City, with no community that could be divided. At this time, the project would connect the existing community, by providing additional pedestrian and vehicle pathways in an area which is currently undeveloped but surrounded by urban uses. There are no Habitat Conservation Plans or similar plans applicable to the project area. The project is consistent with all applicable land use policies which have been adopted for the purpose of avoiding or mitigating and environmental effect, such as the Tree Preservation Ordinance. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate. Mitigation Measures: None.					

X. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
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?	NRSP EIR pg. 4.3-17 MND pg. 19 Add. pg. 28	No	No	No	none
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?	same	No	No	No	none
Discussion: No mineral resource zones were identified in the NRSP area. This conclusion remains appropriate for the project. Mitigation Measures: None.					

XI. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exposer of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	NRSP EIR pg. 4.11-13 MND pg. 19 Add. pg. 28	No	No	No	NRSP EIR 4.11-1 and -2 MND 2 & 3
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?	same	No	No	No	none
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	same	No	No	No	none
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	same	No	No	No	none
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 expose people residing or working in the project area to excessive noise levels?	same	No	No	No	none
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	no impact	No	No	No	none

Discussion: The NRSP EIR, MND, and Addendum examined noise impacts to residential uses due to traffic. Traffic noise was examined because the plan area and subsequent project areas included land next to existing or planned high-volume roadways such as Blue Oaks Boulevard. However, the current project site is located along low-volume roadways, which do not generate noise levels which would exceed General Plan standards. The prior discussions and mitigation related to a sound wall on Blue Oaks Boulevard (which is already constructed at this time) do not apply. This Addendum focuses on the change in land use from commercial to residential, and the potential noise impacts which could result from having commercial uses in close proximity to residential uses. Standards for non-transportation noise affecting existing or proposed land uses are established within the City of Roseville General Plan Noise Element Table IX-3. The maximum allowable daytime noise level is 70 dB, and at night is 65 dB, while the average hourly noise level is 50 dB during the day and 45 dB at night.

The proposed project design includes two-story homes all along the boundary of the existing commercial parking lot. These homes will be exposed to noise from the parking area, such as closing car doors, idling engines, and people talking. These noise sources are generally not excessive or loud, and occur on residential streets as well. Typical residential construction reduces exterior-to-interior noise volumes by 25 dB, so exterior noise would need to be 91 dB to exceed the maximum nighttime noise standard and 70 dB to exceed the average hourly nighttime noise standard. According to a comparison chart prepared by Bollard and Brennan Acoustical Consultants (February 8, 2005; available for review at the Permit Center, 311 Vernon Street, Roseville), 91 decibels is equivalent to a pneumatic jackhammer, a noise level which will not be generated by typical parking lot activities. Normal conversation is 60 dB at close range. Based on this data, the parking lot of the commercial center is not expected to generate noise which will exceed General Plan standards.

The other potential noise source is the equipment yard on the site. The equipment yard is located in the area where homes will be built, in between proposed lots 55 and 56. Most of this yard is used for passive storage, but there is a small geothermal pumping station on the eastern boundary of the yard. This makes a small amount of noise, similar in nature and volume to a washing machine or a pool pump, which according to technical specifications for geothermal pump systems typically ranges between 30 and 55 dB (depending on the phase of pump activity). Two homes are proposed on either side of the facility (Lot 55 and 56). The home on Lot 55 will have a 5-foot setback from the fence (typical residential side yard width) and a 37-foot setback from the geothermal pump. The home on Lot 56 will have a 37-foot setback from the fence and a 40-foot setback from the geothermal pump. Given an exterior-to-interior noise reduction of 25 dB, the geothermal pump will not generate sufficient noise to exceed General Plan standards. The equipment yard will maintain its Community Commercial land use designation, so it is possible new equipment could be installed which would exceed standards. However, any change to the equipment yard will require further discretionary review by the City, in the form of a Modification to a Major Project Permit, at which time noise compatibility would be examined. Therefore, mitigation is not required.

Mitigation Measures: None required.

XII. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial 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)?	NRSP EIR pg. 4.2-10 Add. pg. 31	No	No	No	none
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	no impact	No	No	No	none
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	no impact	No	No	No	none
Discussion: The NRSP EIR assumed full build-out would result in 5,356 dwelling units. The proposed project would add 57 units to the total. The addition of 57 new homes is not a substantial increase, and the impacts of this change in use are examined throughout this Addendum and in all cases is found to result in equivalent or less severe impacts. The existing site is undeveloped, and therefore will not result in displacement of existing houses or people. Mitigation Measures: None.					

XIII. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
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 governmental 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 the public services:					
a) Fire protection?	NRSP EIR pg. 4.12-46 Add. pg. 32	No	No	No	NRSP EIR 4.12-3
b) Police protection?	NRSP EIR pg. 4.12-44 Add. pg. 32	No	No	No	NRSP EIR 4.12-2
c) Schools?	NRSP EIR pg. 4.12-49 Add. pg. 32	No	No	No	none
d) Parks?	NRSP EIR pg. 4.12-52 Add. pg. 32	No	No	No	none
e) Other public facilities?	NRSP EIR pg. 4.12-52 Add. pg. 32	No	No	No	NRSP EIR 4.12-4
Discussion: The NRSP EIR concluded that increased population associated with plan build-out would generate the need for additional public services, including fire and police protection, schools, and parks. The City assesses development impact fees on all building permits which are intended to provide funding to support services impacted by development. In addition, school district fees will also apply to the new construction of the homes on the site. Based on a standard of nine acres for every 1,000 residents, the NRSP EIR concluded that build-out of the plan area would require 54 acres of parkland dedication. The plan provides nearly 80 acres of parkland, which is far in excess of the required minimum even with the addition of the project's 57 homes. Although sufficient parkland exists, the project will nonetheless be required to pay in lieu fees					

for parkland. Payment of impact fees for the addition of the proposed 57 homes will offset any incremental increases in public facility demands; no new facilities will require construction, and the project does not result in substantial increases in impacts compared to the prior analyses.

Mitigation Measures: None required; impact fees satisfy the mitigation.

XIV. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
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?	NRSP EIR pg. 4.12-52 Add. pg. 32	No	No	No	none
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?	same	No	No	No	none
Discussion: The NRSP EIR concluded that increased population associated with the project would generate the need for active recreation facilities, which was included in the plan area's nearly 80 acres of parkland. The proposed addition of 57 homes would result in marginal increases in recreation demand, but parkland dedication in-lieu fees combined with the fact that the plan area has more parkland than the standard require results in the conclusion that the project will not result in increased needs for recreational facilities, or result in overuse/deterioration of existing facilities. The project does not result in substantial increases in impacts compared to the prior analyses. Mitigation Measures: None.					

XV. Transportation/Traffic

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	NRSP EIR pg. 4.9-33 MND pg. 15 Add. pg. 35	No	No	No	none
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	same	No	No	No	none
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	same	No	No	No	none
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	no impact	No	No	No	none
e) Result in inadequate emergency access?	not evaluated	No	No	No	none

f) Conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	NRSP EIR pg. 4.9-33 MND pg. 15 Add. pg. 35	No	No	No	NRSP EIR 4.9-1
Discussion: The NRSP EIR and 2002 Capital Improvement Program EIR evaluated traffic volumes on City roadways for Phase I of the plan area (which includes the project site), and determined that all traffic impacts would be mitigated by projects contained within the Capital Improvement Program. Current City policy requires a long-term traffic analysis when a project will generate more than 50 new peak trips per day, though a study may also be required if the City Engineer determines it is necessary. As discussed in the Air Quality section, the project will reduce peak trips per day by 70% compared to the prior analyses, and the City Engineer did not determine there was a need for additional analysis. The project will slightly change trip distribution in the area, as there will be a connection onto McCloud Way which was not included in the commercial site plan. However, McCloud Way is a minor residential street which is designed to accommodate local residential trips, such as would result from the proposed 57 homes. The project will reduce traffic and circulation impacts compared to the prior analyses. The project does not conflict with any air traffic patterns. All of the proposed street connections and street designs conform to City standards, including sight distance/line of sight, and will not substantially increase hazards. The project has also been reviewed by the City Police Department and Fire Department to ensure the project would result in adequate emergency access. The project completes the sidewalks in the area, and provides pedestrian connections from the site into the adjacent commercial area, supporting alternative means of transportation. Mitigation Measure 4.69-1 was to update the Long-Range Transit Master Plan, which was already done. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate. Mitigation Measures: None required.					

XVI. Tribal Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
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:					
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)?	NRSP EIR pg 4.6-9 MND pg 21 Add. pg 20	No	No	No	NRSP EIR 4.6-1
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.	same	No	No	No	same

Discussion: In addition to archeological resources, tribal cultural resources are now also given particular treatment. 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 or 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. This section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached, but cultural resources were addressed in that document. The only item not completed was the required notice to tribes which have requested such notice pursuant to the Public Resources Code. As part of this Addendum, notice of the proposed project was mailed to tribes which had requested such notice, and no requests for consultation were received.

Mitigation Measures: See MM-4

XVII. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	NRSP EIR pg. 4.12-29 MND pg. 20 Add. pg. 37	No	No	No	none
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	same	No	No	No	NRSP EIR 4.12-1
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	same	No	No	No	none

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	same	No	No	No	NRSP EIR 4.12-1
e) 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?	same	No	No	No	same
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	same	No	No	No	none
g) Comply with federal, state, and local statutes and regulations related to solid waste?	same	No	No	No	none
Discussion: The GP EIR anticipated the need for services to this site as part of its analysis of citywide buildout, which included an examination of water, sewer, electrical, and solid waste services. Notice of the proposed project was sent to all utility service providers who could be impacted by the project, and no concerns were received. Roseville Electric has reviewed the project and determined that minor alterations to existing on-site electrical facilities and the extension of services into the site would be needed, and has found the proposed design conforms to City standards. The project was also reviewed by the City's Environmental Utilities Division, and it was determined that sewer and water design also conforms to standards. A Water Demand Memorandum was prepared for the project (see Attachment 2), which concluded that the project would reduce overall water demand compared to the prior approval. The City's landfill can accommodate the project. The project will not require any substantial alternations in utility services, will not result in increased impacts to utility services, and in some cases will reduce impacts to utility services. The mitigation measure in the NRSP EIR called for development restrictions until the water treatment capacity for the City was increased, which has already occurred. Mitigation Measures: None required.					

XVIII. Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	See prior sections	No	No	No	See prior sections
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.)	See prior sections	No	No	No	See prior sections
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	See prior sections	No	No	No	See prior sections
Discussion: Based on the environmental analysis of this Addendum, the proposed project will not have the potential to result in any of the mandatory findings of significance, and will in general result in reduced impacts compared to previous analyses.					

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 the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the North Roseville Specific Plan EIR (SCH #96112014, adopted August 6, 1997) and the Diamond Creek Commercial project (adopted July 11, 2002), the Lead Agency makes the following findings:

[X] No substantial changes are proposed in the project which would require major revisions of the previous EIR or Mitigated Negative Declaration.

[X] No substantial changes have occurred with respect to the circumstances under which the project is undertaken.

[X] There is no new information of substantial importance which was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete or the Mitigated Negative Declaration was adopted.

[X] Only minor technical changes or additions are necessary in order to deem the adopted environmental document adequate.

Addendum Prepared by:



Lauren Hocker, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. Arborist Report
2. Water Demand Memorandum

Addendum Attachment 1

BBC Diamond Creek, LLC

Diamond Creek Lot 33

UPDATED ARBORIST REPORT

Submitted by:

William O'Neil
ISA Certified Arborist WE-6163A
TREE CARE INCORPORATED

November 16, 2017

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COPYRIGHT STATEMENT

This consultant's report, dated November 16, 2017 is for the exclusive and confidential use of **BBC Diamond Creek, LLC**, concerning **Diamond Creek Lot 33** exclusively, and may not be reproduced in whole or in part on other occasions without written permission of the Consultants **TREE CARE INCORPORATED.**



Austin B. Carroll & Son
Tree Care Incorporated
A Complete Tree Care Company Since 1962



November 16, 2017

BBC Diamond Creek, LLC
130 Diamond Creek Blvd, Ste 1
Roseville, Ca 95747

(916) 786-8158 Phone

Attn: Stephen DesJardins

RE: Diamond Creek Lot 33

All trees included within the inventory have been previously identified in the field using 1" x 1" aluminum tag attached to the tree trunk approximately 4-5 feet above ground and have been rough plotted on the map you provided. The numbers contained in this report correspond with the tag numbers in the field

If you should have any questions or need further assistance with this matter please feel free to contact me.

Cordially,

William O'Neil
ISA Certified Arborist WE-6163A

BPO/tc

TREE # 533 - Blue Oak (*Quercus douglasii*), dual stem

Diameter	: 24, 27 inches
Dripline Radius	: 50 feet
Trunk flare	: Poor – fill on high side, undermined by creek on other side
Trunk	: Poor – 27” trunk broke off
Primary Limbs	: Poor to Fair – excessive end weight
Foliage	: Fair – sparse
Dripline Environment	: Natural grasses
Recommendations	: Remove tree

TREE # 534 - Blue Oak (*Quercus douglasii*)

Diameter	: 24 inches
Dripline Radius	: 30 feet
Trunk flare	: Good
Trunk	: Fair – large limb removed at 3 feet
Primary Limbs	: Fair – average deadwood
Foliage	: Fair – sparse, insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 535 - Blue Oak (*Quercus douglasii*)

Diameter	: 17 inches
Dripline Radius	: 16 feet
Trunk flare	: Fair
Trunk	: Poor to Fair – included bark at attachment
Primary Limbs	: Fair to poor – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 536 - Blue Oak (*Quercus douglasii*)

Diameter	: 17 inches
Dripline Radius	: 23 feet
Trunk flare	: Fair
Trunk	: Fair to Poor – growing toward the north
Primary Limbs	: Fair – average amount of deadwood
Foliage	: Fair to Poor – slightly sparse, insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 537 - Blue Oak (*Quercus douglasii*)

Diameter	: 18 inches
Dripline Radius	: 19 feet
Trunk flare	: Fair
Trunk	: Fair to Poor – growing toward the northwest
Primary Limbs	: Fair – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 538 - Blue Oak (*Quercus douglasii*)

Diameter	: 14 inches
Dripline Radius	: 29 feet
Trunk flare	: Fair
Trunk	: Fair to Poor – growing toward the northeast
Primary Limbs	: Fair to Poor – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 539 - Blue Oak (*Quercus douglasii*)

Diameter	: 12 inches
Dripline Radius	: 14 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair to Poor – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 540 - Blue Oak (*Quercus douglasii*)

Diameter	: 23 inches
Dripline Radius	: 38 feet
Trunk flare	: Fair
Trunk	: Fair – growing horizontally and down to ground
Primary Limbs	: Poor to Fair – 18” diameter limb failure on northern side, deadwood and excessive weight
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 541 - Blue Oak (*Quercus douglasii*)

Diameter	: 9 inches
Dripline Radius	: 21 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair – average amount of deadwood
Foliage	: Fair
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 542 - Blue Oak (*Quercus douglasii*)

Diameter	: 16 inches
Dripline Radius	: 34 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair to Poor – severe amount of deadwood
Foliage	: Poor
Dripline Environment	: Natural grasses
Recommendations	: Remove tree because it is dying

TREE # 543 - Blue Oak (*Quercus douglasii*)

Diameter	: 18 inches
Dripline Radius	: 23 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair to Poor – severe amount of deadwood
Foliage	: Poor
Dripline Environment	: Natural grasses
Recommendations	: Remove tree because it is dying

TREE # 544 – Blue Oak (*Quercus douglasii*)

Diameter	: 8 inches
Dripline Radius	: 12 feet
Trunk flare	: Fair
Trunk	: Fair to Poor – growing toward the southeast
Primary Limbs	: Fair – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 545 – Blue Oak (*Quercus douglasii*)

Diameter	: 39 inches
Dripline Radius	: 32 feet
Trunk flare	: Fair
Trunk	: Poor to Fair – previous failure, severe decay
Primary Limbs	: Poor to Fair – average amount of deadwood, 6 primary limbs have been cut to stubs
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Prune to reduce weight, remove deadwood and large stubs, and subsurface fertilize, or remove tree due to extreme drought stress

TREE # 546 – Blue Oak (*Quercus douglasii*)

Diameter	: 24 inches
Dripline Radius	: 26 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

Specific Inventory Data/Maintenance Recommendations

Within this specific inventory data you will find the following information:

Tree Number:	Corresponds to aluminum tag attached to the tree.
Species Identification:	Scientific and common species name
Diameter:	This is the trunk diameter as measured at breast height. (Industry standard 4.5 feet above ground level)
Dripline radius:	Measurement of the tree's dripline from the trunk to the farthest most branch tip.
Trunk flare:	Assessment of the trunk flare area located at the base of the trunk of the tree at soil level.
Trunk:	Assessment of the tree's main trunk from ground level generally to the point of the primary crotch structure.
Limbs:	Assessment of both smaller and larger branching, generally from primary crotch structure to branch tips.
Foliage:	Tree's leaves
Dripline Environment:	Describes area directly beneath the tree (growing environment).
Recommendation:	Specific maintenance requirements.

CROWN CLEAN OUT: This shall consist of the removal of all dead, dying, diseased, interfering, objectionable, obstructing and weak branches, as well as selective thinning to lessen wind resistance.

SUBSURFACE FERTILIZATION: A method employed to induce vigor and stimulate new root growth. This is used as a means of feeding a large tree, as well as deep watering at the same time. Water soluble fertilizers are mixed in water and hydraulically pumped with a probe into the ground delivering water and nutrients directly to the root zone allowing for uptake from the tree. In this way vigor can be improved and new root growth stimulated.

DEFINITIONS OF TERMS USED IN THIS REPORT

GOOD - A tree in this category has no trunk or trunk flare cavities or injuries; there is no indication of hollowness; no foreign objects are embedded in it's structure; the trunk flare is above grade; there is no decay present except for small stubs; the structure is strong; the trunk is tapers; the bark thickness is normal; there is no fluxing; no fungus is evident; there is a below average amount of dead limbs and twigs present which is normal for the size and age of the species; there is no co-dominant branching present; there are no large callused areas and any small callusing present is vigorous and intact; there are no abnormally heavy insect infestations; the growth rate is and has been average or above; limb weight is not excessive; buds are normal size and viable; the leaf size, color, and density is normal or better; and barring any unforeseen negative effects, the life expectancy should exceed thirty years.

FAIR - There is no decay or indications of large hollow areas in the large limbs, trunk flare, or trunk; a few small callused-over foreign objects, e.g. nails, may be present, the structure is strong; no fungus is evident other than small saprophytes on exposed wood; some small, callusing injuries may be present, some small limbs may be dead and decaying but callus is forming at their base; some excessive limb weight may exist; there may be some minor fluxing; the amount of dead limbs and twigs present is within the normal range; some large callused areas may be present; some small cavities and areas of decay may be present; the growth rate is average or slightly below average; and some leaf size, color, and density may vary.

POOR - Significant cavities, dead areas, and decay may be present; the tree is structurally defective; fungus fruiting bodies may be present; the amount of dead limbs and twigs is far above normal; major co-dominant branching with embedded bark may be present; buds are small and some may not be viable; leaves may be below average size and may be abnormal in color; significant pest damage may be present; and the predicted structural life and/or viability is less than ten years.

The ratings "good to fair" and "fair to poor" are used to describe trees that fall between the described major categories and have elements of both.



Austin B. Carroll & Son
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August 29, 2018

BBC Roseville Oaks, LLC
130 Diamond Creek Blvd, Ste 1
Roseville, Ca 95747

786-8158 Phone
sld@dcpltd.com Email

RE: Parcel DC-33

Attn: Stephen Des Jardins

As requested I visited the above referenced site to inspect nine trees located on the West side of the proposed future development. The tree numbers are 536-544 and are included in the arborist report dated 11/16/2017.

After reviewing and discussing the proposed construction and grade change plans it is my understanding that the grade will be increased by approximately 4 feet and a concrete wall installed in the dripline of the trees, this will impact a minimum of 50% of the drip lines of tree numbers 536-541. Construction within these root zones combined with stress from recent drought years will most likely cause rapid decline, failure or death of these trees in the near future, even if the plans were changed to construct the wall around these trees.

Tree numbers 542 and 543 are the only trees that would be a possibility of preserving. Tree number 543 is not in good health and will likely die after construction due to the impacts within the root zone. I recommend this tree be removed prior to construction. Tree number 542 is in fair health considering the recent years of drought and can likely be retained if steps are taken to minimize construction impacts within the root zone i.e. install protective fencing around the dripline and avoid any unnecessary disturbance of this area during construction (see enclosed literature).

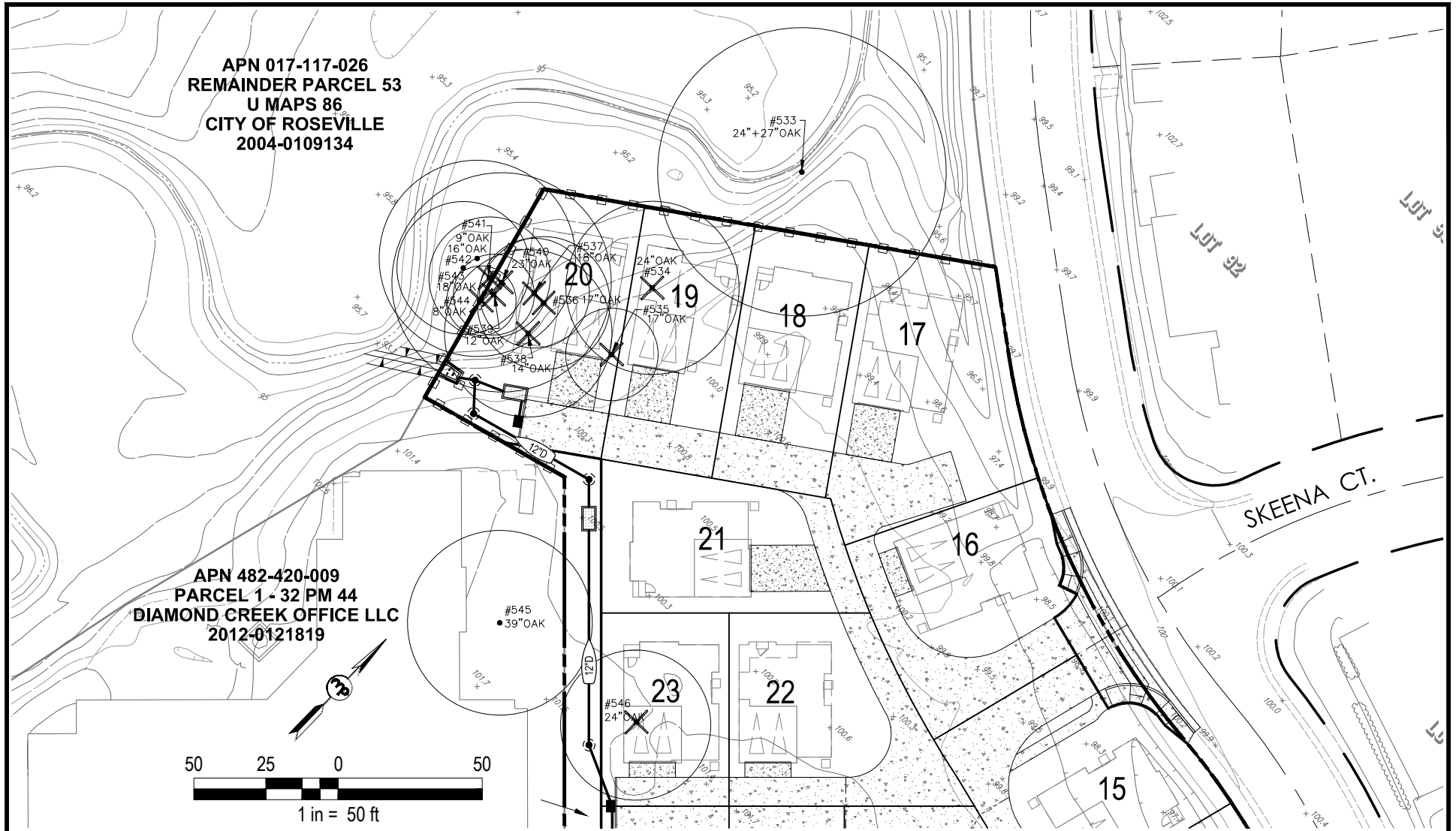
If I can be of any further assistance to you in this matter please feel free to contact me or my office.

Cordially,

William O'Neil
ISA Certified Arborist WE-6163A

Enclosure: Protecting native Oaks during construction

BPO/tc



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING

1788 Tribute Road, Suite 200 • Sacramento, CA 95815
phone: 916.927.2400 • fax: 916.567.0120 • survey fax: 916.563.6770
survey email: staking@mpengr.com • web: www.mpengr.com

DRAWN:	RM	JOB NO:	14-0071-01
CHECKED:	KT	DATE:	JULY 24, 2018
SCALE:	1" = 50'	SHEET:	1 of 1

TREE DRIP LINE EXHIBIT FOR:

**DIAMOND CREEK DC 30 & 33
ROSEVILLE, CA**



2870 Gateway Oaks Dr., Suite 120, Sacramento, CA 95833
(916) 927-2400 ♦ (916) 357-7888/Fax ♦ www.mpengr.com

Memorandum

Date: July 20, 2018
To: City of Roseville, Planning Department
Cc: Stephen L. Des Jardins
From: Greg Bardini, P.E.
RE: Diamond Creek DC -30 & 33 – General Plan Amendment Water Demands

Project Description

The project proposes a Major Project Permit Modification (MPPMOD) to decrease the amount of Community Commercial (CC) development from the currently approved 124,188 SF to 40,174 SF and to allow for the development of 57 small lot single-family residential units; a General Plan Amendment to change the site from 10.36 acres of CC to 5.98 acres of CC and 4.38 acres of High Density Residential (HDR); a Rezoning to change the site from 10.36 acres of CC/SA-NR to 5.98 acres of CC/SA-NR and 4.38 acres of High Density Residential (R-3/DS-NR); a Tentative Map to create one parcel at the northern portion of the site which would maintain the current commercial and office uses and to create 57 small lot residential parcels along the eastern and southern portions of the site; and a Specific Plan Amendment to change the North Roseville Specific Plan to amend Parcels DC 30 & 33 to allow for a decrease in Community Commercial uses and to allow 57 HDR units on the property.

This residential community would include 57 small lot single-family homes (average of 13 DU/AC). The average lot size will be 2613 SF. The overall site plan has been designed to mirror the small lot single-family homes just south of the site (NRSP Area DC-31C), to create a strong street presence along Parkside Way, and to also create an attractive interface and proper buffers between the new development and existing commercial uses to the north through use of landscape buffers, roads and open space.

Each home will have two parking spaces available and the development will also include small pockets of additional off-street parking within the development and along Parkside Way.



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The proposed changes result in a decrease of 4.38 acres of Commercial uses and an increase of 57 high density detached Single Family homes.

Water Demand

According to the City of Roseville 2016 Design Standards Section 8-6, an Average Day Unit Water Demand Factor (ADUWDF) of 2,598 gallons per day per acre (gpd/ac) is used for both Commercial and Business Professional land uses and an ADUWDF for High Density Residential at 288 gallons per day per dwelling unit. The demand factors, however, do not take into account the reduction in demand from the use of recycled water for irrigation. It is understood that the City has observed, and allows for up to a 30% reduction in potable water usage on projects that use recycled water for irrigation.

We have reviewed the water demands for the proposed project against that of the existing land use designations. Table 2 lists the City of Roseville water demand rates for various land use categories. We applied these demand rates to the existing land uses (Table 3) that are part of the amendment area versus the proposed revised land uses (Table 4).

Based on the calculations in Table 3 & 4, the proposed project is showing an increase in water demand from 60.30 ac-ft. per year to 71.57 ac-ft. per year. There is currently no recycled water being used within overall project limits. Providing recycled water infrastructure for the project provides the opportunity to recalculate potable water demand for the project. This project is assuming a reduction in water demand of 20% through the use of recycled water on the project. Table 5 identifies the overall water demand for the project area with the use of recycled water. The results show an overall decrease in water demand from 60.30 ac-ft. per year to 57.26 ac-ft. per year.



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TABLE 2

Land Use Category		Average Day Unit Water Demand Factors
Residential	LDR (<3.5 DU's/Ac)	728 gpd/DU
	LDR (3.5 to 5.0 DU's/Ac)	600 gpd/DU
	LMDR (>5.0 to 6.0 DU's/Ac)	521 gpd/DU
	LMDR (>6.0 to 8.0 DU's/Ac)	430 gpd/DU
	MDR (>8.0 to 12.0 DU's/Ac)	323 gpd/DU
	HDR (>12.0 to 16.0 DU's/Ac)	288 gpd/DU
	HDR (>16.0 DU's/Ac)	177 gpd/DU
Commercial/Other	Commercial/Retail	2,598 gpd/ac
	Business Professional	2,598 gpd/ac
	Light Industrial	2,598 gpd/ac
	Industrial	2,562 gpd/ac
	Railroad Yard	109 gpd/ac
	Elementary Schools	3,454 gpd/ac
	High Schools	4,068 gpd/ac
	Public (Fire Station, etc)	1,780 gpd/ac
	Park/Recreation	2,988 gpd/ac
	Open Space/Major ROW	-
	Vacant/Unassigned	-

City of Roseville Design Standards 2016 -Domestic Water Supply System Design
 gpd/ DU = Gallons per day per dwelling unit
 gpd / AC -Gallons per day per acre

Table 3

Diamond Creek – DC-30 & 33

Water Demand - Existing

Large Lot Parcels	Existing				Water Demand Rates	Avg. Daily Water Demands (gpd)	Max. Daily Water Demands (mgd) 2 x ADF	Annual Demand (AFY)
	Land Use	Acres	Units	Allocated SF				
DC-30& 33	CC	10.36	0	124,188	2598	26,916	0.0538	60.30
						26,916	0.0538	60.30



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Table 4

Diamond Creek – DC-30 & 33

Water Demand Changes - Proposed

Large Lot Parcels	Proposed				Water Demand Rates	Avg. Daily Water Demands (gpd)	Max. Daily Water Demand (mgd) 2 x ADF	Annual Demand (AFY)
	Land Use	Acres	Units	SF				
DC-30	CC	5.98	0	40,174	2598 gpd/ac	15,536	0.031	34.80
DC-33	HDR	4.38	57	0	288 gpd/du	16,416	0.033	36.77
						313,952	0.064	71.57

Table 5

Diamond Creek – DC-30 & 33

Water Demand Reductions with Recycled Water Use

Large Lot Parcels	Proposed				Water Demand (assuming a 20% reduction in demand through the use of recycled water)	Avg. Daily Water Demand (gpd)	Max. Daily Water Demand (mgd) 2 x ADF	Annual Demand (AFY)
	Land Use	Acres	Units	SF				
DC-30	CC	5.98	0	40174	2,079 gpd	12,433	0.025	27.84
DC-33	HDR	4.38	57	0	230.4 gpd	13,133	0.026	29.42
						24,290	0.051	57.26

The required water demand for the affected parcels under the proposed development would reduce the domestic water demand by 3.04 AFY.

RESOLUTION NO. 18-465

DENYING THE APPEAL FROM THE SEPTEMBER 13, 2018 APPROVALS BY THE PLANNING COMMISSION; ADOPTING THE TWO (2) FINDINGS OF FACT AND APPROVING THE MODIFICATION OF A MAJOR PROJECT PERMIT STAGE 1 AND ADOPTING THE TWO (2) FINDINGS OF FACT AND APPROVING THE MODIFICATION OF A MAJOR PROJECT PERMIT STAGE 2 SUBJECT TO FOUR (4) CONDITIONS OF APPROVAL; ADOPTING THE THREE (3) FINDINGS OF FACT AND APPROVING THE TENTATIVE SUBDIVISION MAP SUBJECT TO SEVENTY-FIVE (75) CONDITIONS OF APPROVAL; AND ADOPTING THE TWO (2) FINDINGS OF FACT AND APPROVING THE TREE PERMIT SUBJECT TO TWENTY-ONE (21) CONDITIONS OF APPROVAL

WHEREAS, a site plan and building designs for the commercial development of the project site (Parcel DC-30) and the adjacent commercial center (Parcel DC-33) were approved in 1999 through a Design Review Permit and Tree Permit; and

WHEREAS, the site plan was changed in 2001 as part of a Design Review Permit Modification and also in 2005 as part of a Major Project Permit (MPP) Stage 1 and Stage 2; and

WHEREAS, the approved MPP included four commercial buildings on DC-33 and four commercial buildings on the project site; and

WHEREAS, due to little interest in completing the commercial development of the project site, the applicant requested to convert the undeveloped portion of the site from commercial to residential uses; and

WHEREAS, as part of that process, notices were mailed to all property owners within 300 feet of the boundaries of the project site and a couple of neighborhood meetings took place; and

WHEREAS, on September 13, 2018, the Planning Commission held a public hearing on the Diamond Creek Residential Project (Project) located at 1550 Parkside Way, which includes all of the undeveloped property surrounding the existing Diamond Creek Place commercial and office center; and

WHEREAS, on September 13, 2018, the Planning Commission voted 5-1-1 to approve the Modification of a Major Project Permit Stage 1, the Modification of a Major Project Permit Stage 2, the Tentative Subdivision Map, and the Tree Permit after finding that the project was consistent with the findings of fact outlined in the Planning Commission staff report for each of these non-legislative entitlements; and

WHEREAS, the Planning Commission also voted 5-1-1 to recommend City Council approve the legislative entitlements (General Plan Amendment, Specific Plan Amendment, and Rezone); and

WHEREAS, following the Planning Commission's approval, residents from the Diamond Creek neighborhood filed an appeal of the Planning Commission's approval based on concerns

related to inadequate noticing, detrimental neighborhood impacts, inconsistency with City policies, and environmental impacts; and

WHEREAS, a review of the proposed site layout and building designs has determined that the Diamond Creek Residential Project complies with the General Plan, North Roseville Specific Plan, Community Design Guidelines, and Zoning Ordinance; and

WHEREAS, on November 7, 2018, the City Council considered an addendum to the Environmental Impact Report (EIR) adopted for the North Roseville Specific Plan (certified August 6, 1997) and the Diamond Creek Commercial Mitigated Negative Declaration (adopted July 11, 2002); and

WHEREAS, after holding a hearing on November 7, 2018, staff recommends that the City Council deny the appeal of the Planning Commission's approval of the Diamond Creek Residential Project because the necessary findings of fact for each of the non-legislative and legislative entitlements can be made and because the Project provides good circulation and design and conforms to City standards; and

WHEREAS, staff also recommends the City Council adopt the two (2) findings of fact and approve the Modification of a Major Project Permit Stage 1 and adopt the two (2) findings of fact and approve the Modification of a Major Project Permit Stage 2 subject to four (4) conditions of approval; and

WHEREAS, staff also recommends the City Council adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to seventy-five (75) conditions of approval;

WHEREAS, staff also recommends the City Council adopt the two (2) findings of fact and approve the Tree Permit subject to twenty-one (21) conditions of approval.

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Roseville hereby denies the appeal of the Planning Commission's September 13, 2018 approval of the Diamond Creek Residential Project; and

NOW THEREFORE, BE IT FURTHER RESOLVED, that the two (2) findings of fact for the Modification of a Major Project Permit Stage 1 and the two (2) findings of fact for the Modification of a Major Project Permit Stage 2 are hereby adopted and the Modifications of the Major Project Permit Stage 1 and 2 are hereby approved subject to four (4) conditions of approval set forth in Exhibit M to the November 7, 2018 Council Communication staff report; and

NOW THEREFORE, BE IT FURTHER RESOLVED, that the three (3) findings of fact for the Tentative Subdivision Map are hereby adopted and the Tentative Subdivision Map is hereby approved subject to seventy-five (75) conditions of approval set forth in Exhibit M to the November 7, 2018 Council Communication staff report; and

NOW THEREFORE, BE IT FURTHER RESOLVED, that the two (2) findings of fact for the Tree Permit are hereby adopted and the Tree Permit is hereby approved subject to twenty-one

(21) conditions of approval set forth in Exhibit M to the November 7, 2018 Council Communication staff report.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

RESOLUTION NO. 18-466

GRANTING THE APPEAL FROM THE SEPTEMBER 13, 2018 APPROVALS BY THE PLANNING COMMISSION OF THE MAJOR PROJECT PERMIT STAGE 1, MAJOR PROJECT PERMIT STAGE 2, AND THE TENTATIVE SUBDIVISION MAP; DENYING THE APPEAL FROM THE SEPTEMBER 13, 2018 APPROVAL BY THE PLANNING COMMISSION OF THE TREE PERMIT; ADOPTING THE TWO (2) FINDINGS OF FACT AND APPROVING THE MODIFICATION OF A MAJOR PROJECT PERMIT STAGE 1 AND ADOPTING THE TWO (2) FINDINGS OF FACT AND APPROVING THE MODIFICATION OF A MAJOR PROJECT PERMIT STAGE 2 SUBJECT TO THE ORIGINAL FOUR (4) CONDITIONS OF APPROVAL; ADOPTING THE THREE (3) FINDINGS OF FACT AND APPROVING THE TENTATIVE SUBDIVISION MAP SUBJECT TO SEVENTY-SIX (76) REVISED CONDITIONS OF APPROVAL; AND ADOPTING THE TWO (2) FINDINGS OF FACT AND APPROVING THE TREE PERMIT SUBJECT TO THE ORIGINAL TWENTY-ONE (21) CONDITIONS OF APPROVAL

WHEREAS, a site plan and building designs for the commercial development of the project site (Parcel DC-30) and the adjacent commercial center (Parcel DC-33) were approved in 1999 through a Design Review Permit and Tree Permit; and

WHEREAS, the site plan was changed in 2001 as part of a Design Review Permit Modification and also in 2005 as part of a Major Project Permit (MPP) Stage 1 and Stage 2; and

WHEREAS, the approved MPP included four commercial buildings on DC-33 and four commercial buildings on the project site; and

WHEREAS, due to little interest in completing the commercial development of the project site, the applicant requested to convert the undeveloped portion of the site from commercial to residential uses; and

WHEREAS, as part of that process, notices were mailed to all property owners within 300 feet of the boundaries of the project site and a couple of neighborhood meetings took place; and

WHEREAS, on September 13, 2018, the Planning Commission held a public hearing on the Diamond Creek Residential Project (Project) located at 1550 Parkside Way, which includes all of the undeveloped property surrounding the existing Diamond Creek Place commercial and office center; and

WHEREAS, on September 13, 2018, the Planning Commission voted 5-1-1 to approve the Modification of a Major Project Permit Stage 1, the Modification of a Major Project Permit Stage 2, the Tentative Subdivision Map, and the Tree Permit after finding that the project was consistent with the findings of fact outlined in the Planning Commission staff report for each of these non-legislative entitlements; and

WHEREAS, the Planning Commission also voted 5-1-1 to recommend City Council approve the legislative entitlements (General Plan Amendment, Specific Plan Amendment, and Rezone); and

WHEREAS, following the Planning Commission's approval, residents from the Diamond Creek neighborhood filed an appeal of the Planning Commission's approval based on concerns related to inadequate noticing, detrimental neighborhood impacts, inconsistency with City policies, and environmental impacts; and

WHEREAS, a review of the proposed site layout and building designs has determined that the Diamond Creek Residential Project complies with the General Plan, North Roseville Specific Plan, Community Design Guidelines, and Zoning Ordinance; and

WHEREAS, on November 7, 2018, the City Council considered an addendum to the Environmental Impact Report (EIR) adopted for the North Roseville Specific Plan (certified August 6, 1997) and the Diamond Creek Commercial Mitigated Negative Declaration (adopted July 11, 2002); and

WHEREAS, after receiving feedback from the community, the applicant proposed an alternative site plan (Alternative A), which has been reviewed by the City Engineer, the City Fire Chief and other applicable City staff; and

WHEREAS, although the Alternative A design results in an approximately 650-foot long dead-end street, with an Emergency Vehicle Access at the end of the cul-de-sac, it can meet City's Development Standards if approved by both the City Engineer and the City Fire Chief; and

WHEREAS, both the City Engineer and the City Fire Chief have approved Alternative A and it can be approved by the City Council as an alternative to the original site plan approved by the Planning Commission; and

WHEREAS, after holding a hearing on November 7, 2018 if the City Council decides to support Alternative A, staff recommends that the City Council grant the appeal of the Planning Commission's approval of the Major Project Permit Stage 1, Major Project Permit Stage 2, and the Tentative Subdivision Map but deny the appeal of the Planning Commission's approval of the Tree Permit;

WHEREAS, staff also recommends the City Council adopt the two (2) findings of fact and approve the Modification of a Major Project Permit Stage 1 and adopt the two (2) findings of fact and approve the Modification of a Major Project Permit Stage 2 subject to the original four (4) conditions of approval; and

WHEREAS, staff also recommends the City Council adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to seventy-six (76) revised conditions of approval; and

WHEREAS, staff also recommends the City Council adopt the two (2) findings of fact and approve the Tree Permit subject to the original twenty-one (21) conditions of approval.

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Roseville hereby grants the appeal of the Planning Commission's September 13, 2018 approval of the Major Project Permit Stage 1, Major Project Permit Stage 2, and the Tentative Subdivision Map but denies the appeal of the Planning Commission's approval of the Tree Permit; and

NOW THEREFORE, BE IT FURTHER RESOLVED, that the two (2) findings of fact for the Modification of a Major Project Permit Stage 1 and the two (2) findings of fact for the Modification of a Major Project Permit Stage 2 are hereby adopted and the Modifications of the Major Project Permit Stage 1 and 2 are hereby approved subject to four (4) conditions of approval set forth in Attachment 11 to the November 7, 2018 Council Communication staff report; and

NOW THEREFORE, BE IT FURTHER RESOLVED, that the three (3) findings of fact for the Tentative Subdivision Map are hereby adopted and the Tentative Subdivision Map is hereby approved subject to seventy-six (76) conditions of approval set forth in Attachment 11 to the November 7, 2018 Council Communication staff report; and

NOW THEREFORE, BE IT FURTHER RESOLVED, that the two (2) findings of fact for the Tree Permit are hereby adopted and the Tree Permit is hereby approved subject to twenty-one (21) conditions of approval set forth in Attachment 11 to the November 7, 2018 Council Communication staff report.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 9624

File #: 0400-04-04

Title: North Central Roseville Specific Plan Amendment - Parcel 35 (Galleria)

Contact: Lauren Hocker 916-774-5272 lhocker@roseville.ca.us

Meeting Date: 11/7/2018

Item #: 10.2.

RECOMMENDATION TO COUNCIL

At the October 11, 2018 Planning Commission meeting, the Planning Commission recommended the City Council take the following action on the project:

A. Adopt a Resolution approving text amendments to the North Central Roseville Specific Plan.

BACKGROUND

This Council Communication provides a summary evaluation of the project and a summary of the October 11, 2018 Planning Commission hearing. A more detailed background and evaluation is provided in the Planning Commission staff report, included as Attachment 1.

Background

The Westfield Galleria at Roseville, located at 1151 Galleria Boulevard, is within the North Central Roseville Specific Plan (NCRSP). The NCRSP was adopted on July 5, 1990, and included designation of Specific Plan Parcels 35, 36, and 95 as a Regional Commercial land use. The NCRSP Section 3.8, Regional Commercial Core Area, indicated that either Parcel 35 or Parcel 36 could be developed with a regional mall, and included a list of permitted uses and development standards which would apply.

On July 25, 1995 the Planning Commission approved a Major Project Permit Stage 1 (MPP 95-01) for the development of a regional mall on Parcel 35, and subsequently approved a three-year extension of time for the project. On June 25, 1998 the Planning Commission approved a Major Project Permit Stage 2 (MPP 98-02) for the regional mall. At the time of approval, the mall was to include four anchor stores, an entertainment building (with a movie theater, book store, sporting goods, and arcade), approximately 140 in-line tenants, a food court, and seven pad buildings. A later Major Project Permit Modification to increase the size of the mall was approved by the Planning Commission on June 22, 2006 (MPP 04-02). Although the NCRSP was adopted in 1990 and the mall has been in operation since the year 2000, the portion of the NCRSP which discusses the mall uses has never been updated.

The applicant has requested a Specific Plan Amendment to revise the list of permitted uses. In

general, there are three kinds of updates proposed: including terms which are consistent with the Zoning Ordinance, listing uses more explicitly rather than using an umbrella term, and including new uses which had not previously been permitted. The proposed new uses are:

- professional offices
- specialized education and training
- manufacturer direct-to-consumer auto sales/leasing

In addition to the changes proposed by the applicant, the City has taken this opportunity to update the entirety of Section 3.8 to reflect current conditions, and to correct errors.

The proposed definition of manufacturer direct-to-consumer auto sales/leasing was the subject of discussion between the applicant, staff, and the Roseville Auto Mall Association (Association) in the weeks leading up to the Planning Commission hearing. At the time the Planning Commission staff report was finalized, the Association did not support the use as it was then defined, which was as follows:

- manufacturer direct-to-consumer automotive sales/leasing and information, supported by a small inventory and limited reserved parking spaces in a location not visible from public streets, and test-drive opportunities for consumers. A maximum of 10 vehicles for test drives may be parked onsite at any one time. This can be increased to up to 20 spaces with the approval of a Major Project Permit modification.

During the week prior to the hearing, staff worked with the applicant and the Association to provide modified language to which all parties could agree. An agreement was reached, with the final language as follows:

- Manufacturer direct-to-consumer automotive sales/leasing, for no more than one auto manufacturer, with a maximum of 5,000 square feet for a showroom within the Galleria containing no more than five (5) display vehicles, and no more than eight (8) vehicles combined for test drives/ sale or lease purposes. Reserved parking spaces for such vehicles outside the display space within the Galleria shall be in a location not visible from public streets.

This language was provided to the Planning Commission at the hearing, along with a letter from the Law Offices of Marcus Lo Duca and a letter from Best Best & Krieger LLP (representing the Association and applicant, respectively) agreeing to the modified language (see Attachment 2). The project was approved with the modified language by a vote of 4-0-0.

Evaluation

The existing land use and zoning designation of the property is Regional Commercial. The Zoning Ordinance list of permitted uses is more expansive than the more specific list contained in the NCRSP for the regional mall. All of the uses proposed as part of the project are permitted within the Regional Commercial zone, and since zoning is used to determine parking, infrastructure, traffic demands, and other demands, the proposed uses have no effect on anticipated infrastructure or service demands.

At the time the list was established, the intent was to accurately describe typical uses at a mall, while excluding uses such as building material stores which would be permitted by the zone but are not suited to a mall. However, the use list was established nearly thirty years ago, and the mall marketplace has changed substantially since that time period. The applicant is requesting to add

the professional office use in order to provide an opportunity for a mixed use center, which offers professional employment in addition to the existing service-center employment. The specialized education use is requested for similar reasons. Specialized education includes vocational or non-degree schools, such as music, dance, business communications, or other programs.

The applicant is requesting manufacturer direct-to-consumer auto sales and leasing in order to provide opportunity for this specific e-commerce market. Since this business model does not require storing a large inventory of vehicles for sale, the manufacturer direct-to-consumer business only needs to store enough vehicles to show the range of models available and to provide test-drive opportunities. It is also not necessary to have large street-front displays of inventory. The proposed language for the NCRSP limits the number of display and test drive vehicles and requires that these spaces be in a location not visible from the public street.

The site has sufficient parking and other infrastructure to support uses consistent with the Regional Commercial zone. There are no Specific Plan or General Plan policies which conflict with the proposed new uses, and the proposed uses are consistent with the scope of uses permitted by the Zoning Ordinance Regional Commercial zone.

FISCAL IMPACT

The text amendments to the NCRSP will not result in negative impacts to the City's General Fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

The project has the potential to generate additional employment options within the City.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) 15305, Minor Alterations in Land Use Limitations, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. The project is consistent with this exemption class because it has no effect on the land use (Regional Commercial) or density, occurs on a property with slopes less than 20%, and only changes the text of the Specific Plan as it relates to the types of businesses allowed at the regional mall (land use limitations)—changes which remain consistent with the Regional Commercial land use.

Respectfully Submitted,

Lauren Hocker, Associate Planner

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 18-460

Attachment 1 Planning Commission Staff Report

Attachment 2 Galleria and Automall Letters

Exhibit A Redline NCRSP

Exhibit B Clean NCRSP

RESOLUTION NO. 18-460

AMENDING THE TEXT OF THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN FOR
PARCEL 35

WHEREAS, a proposal for a text-only Specific Plan Amendment of the North Central Roseville Specific Plan to revise the list of permitted uses for Parcel 35 has been requested; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendment on October 11, 2018; and

WHEREAS, on November 7, 2018, the City Council held a public hearing at which time the proposed amendment was considered; and

WHEREAS, the amendment as proposed is consistent with the adopted City of Roseville General Plan and consistent with the scope of uses permitted by the Zoning Ordinance Regional Commercial Zone; and

WHEREAS, it is the desire of this City Council to approve said amendment to the text of the North Central Roseville Specific Plan as consistent with the objectives, policies, programs and land use designations specified in the City of Roseville General Plan and the North Central Roseville Specific Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the text of the North Central Roseville Specific Plan is hereby amended as shown in Exhibit "A"; and

BE IT FURTHER RESOLVED that the Amendment is consistent with the objectives, policies, programs and land use designations specified in the City of Roseville General Plan and North Central Roseville Specific Plan.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



Planning Division Staff Report
Planning Commission Meeting

October 11, 2018

Prepared by: Lauren Hocker, Associate Planner

ITEM 6.1: SPECIFIC PLAN AMENDMENT – 1151 GALLERIA BOULEVARD – NCRSP PCL 35 – GALLERIA SPECIFIC PLAN AMENDMENT – PL18-0032

REQUEST

The applicant is requesting a text-only Specific Plan Amendment of the North Central Roseville Specific Plan in order to allow a broader array and mix of uses in the Regional Commercial land use category, as it pertains to the regional mall. The existing use list focuses on typical retail uses, and the definition will be expanded to include some commercial and professional uses, such as offices, entertainment, and manufacturer direct-to-consumer auto sales. The project does not include changes to the land use plan or areas of permitted development. As part of the update to the use list, the overall section will also be updated, as it currently contains outdated information.

Applicant – Marnie Prock, Best Best & Krieger
 Owner – Roseville Shoppingtown LLC

SUMMARY RECOMMENDATION

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

- A. Recommend the City Council approve the Specific Plan Amendment.

SUMMARY OF OUTSTANDING ISSUES

The applicant has reviewed and is in agreement with the Specific Plan Amendment language. The Roseville Auto Mall Association (Association) does not support the inclusion of the manufacturer direct-to-consumer auto sales use as it is currently defined in the Specific Plan Amendment. The Association is in support of all other changes to the text of the Specific Plan. The Association and the applicant have recently met to discuss proposed revisions to the language defining manufacturer direct-to-consumer auto sales. If an agreement can be made between the Association and the applicant regarding the definition of manufacturer direct-to-consumer auto sales, staff will provide the Commission with the revisions prior to the public hearing.

BACKGROUND

The Westfield Galleria at Roseville, located at 1151 Galleria Boulevard, is within the North Central Roseville Specific Plan (NCRSP). The NCRSP was adopted on July 5, 1990, and included designation of Specific Plan Parcels 35, 36, and 95 as a Regional Commercial land use. The NCRSP Section 3.8, Regional Commercial Core Area, indicated that either Parcel 35 or Parcel 36 could be developed with a regional mall, and included a list of permitted uses and development standards which would apply.

On July 25, 1995 the Planning Commission approved a Major Project Permit Stage 1 (MPP 95-01) for the development of a regional mall on Parcel 35, and subsequently approved a three-year extension of time

Figure 1: Project Location



for the project. On June 25, 1998 the Planning Commission approved a Major Project Permit Stage 2 (MPP 98-02) for the regional mall. At the time of approval, the mall was to include four anchor stores, an entertainment building (with a movie theater, book store, sporting goods, and arcade), approximately 140 in-line tenants, a food court, and seven pad buildings. A later Major Project Permit Modification to increase the size of the mall was approved by the Planning Commission on June 22, 2006 (MPP 04-02). Although the NCRSP was adopted in 1990 and the mall has been in operation since the year 2000, the portion of the NCRSP which discusses the mall uses has never been updated.

The applicant has requested a Specific Plan Amendment to revise the list of permitted uses. The table below displays the list of existing permitted uses and the list of proposed permitted uses. In general, there are three kinds of updates proposed: including terms which are consistent with the Zoning Ordinance, listing uses more explicitly rather than using an umbrella term, and including new uses which had not previously been permitted. For example, “other uses typical to a regional mall” includes arcades and beauty services, but the term is being eliminated in favor of the Zoning Ordinance terms which cover those uses: “indoor sports and recreation” and “personal services.” The table is organized to show these changes. Existing uses on the left side of the table are aligned with their proposed replacement text on the right side of the table. Where there is no existing use listed on the left, the proposed use listed on the right is new.

Existing Use List	Proposed Use List
Major department stores	Retail sales and services (including major department stores)
Retail shops and services	
Auto service center	Auto service center
Banks	Banks and financial services
Day care	Child care
Movie theaters	Movie theaters
Branch library	Cultural centers, such as libraries and museums
Other uses typical to a regional mall	Indoor sports and recreation, personal services
	Professional offices
	Specialized education and training
	Manufacturer direct-to-consumer auto sales/leasing

In addition to the changes proposed by the applicant, the City has taken this opportunity to update the entirety of Section 3.8 to reflect current conditions, and to correct errors. The redline edits to the Specific Plan area are included as Exhibit A to this staff report, and includes all proposed changes. In general, the text changes focus on the following:

- Removing all references to the regional mall and commercial center as “potential” or “future,” and altering the text to use the present rather than future tense (e.g. the core area “is” characterized by, rather than “will be” characterized by).
- At the time of adoption, Antelope Creek Drive was unnamed and Galleria Boulevard was called Harding Boulevard, so all text and figure references to those roadways are being updated to reflect the current names.
- Deletion of all text which established the process and standards by which the City would accept an application for the original development of a regional mall. All text related to development

standards remain applicable for any future redevelopment or modification, and has therefore been retained.

- Deletion of text which refers to “alternative” mall locations. At the time, the location of the mall was undecided and was permitted on *either* Parcel 35 or Parcel 36.
- An update of text to reflect the City's current processing standards. The existing text refers to the use of a Use Permit with site review to determine building heights, but the City no longer has such a process. Building height is now determined via the Design Review or Major Project Permit process.

SITE INFORMATION

Location: 1151 Galleria Boulevard

Total Size: 94 acres

Topography and Setting: The project site is developed with the Westfield Galleria at Roseville, a regional mall. The existing mall includes more than 1.5 million square feet of developed building area, which is surrounded by parking lots, two parking structures, pedestrian pathways, a loop road, and lighting and landscaping. In addition to the mall, Parcel 36 also includes multiple pad buildings along the Roseville Parkway and Galleria Boulevard frontages. The surrounding properties include a wide array of commercial uses. The property east of the mall, across Galleria Boulevard, is developed with shopping centers, which include pad buildings and in-line tenant space featuring an array of retail, restaurant, service, and other uses. Property to the south is developed with a shopping center designed as an outdoor promenade, called The Fountains, with some vacant land adjacent where a second phase of The Fountains is planned. Property to the south and west includes a park preserve and apartments. Property to the north and west includes a conference center, hotel, restaurant, offices, and a health club which is currently under construction, but the mall is separated from these uses by a creek and open space corridor. Highway 65 is located north of the site.

EVALUATION

There are no specific findings required for adoption of a Specific Plan Amendment. Proposed amendments to a Specific Plan are analyzed for consistency with the goals and policies of the plan, with the City's General Plan, and with the Zoning Ordinance. Excepting the proposed new uses, the remainder of the project merely corrects, updates, or clarifies the existing text; it has no effect on Specific Plan implementation. Therefore, the project analysis focuses on the proposed new uses.

The existing land use and zoning designation of the property is Regional Commercial. The Zoning Ordinance list of permitted uses is more expansive than the more specific list contained in the NCRSP for the regional mall. All of the uses proposed as part of the project are permitted within the Regional Commercial zone and since zoning is used to determine parking, infrastructure, traffic demand, and other demands, the proposed uses have no effect on anticipated infrastructure or service demands.

At the time the list was established, the intent was to accurately describe typical uses at a mall, while excluding uses such as building material stores which would be permitted by the zone but are not suited to a mall. However, the use list was established nearly thirty years ago, and the mall marketplace has changed substantially since that time period. The International Council of Shopping Centers (ICSC) published a report called The Future of the Shopping Center Industry as part of their Envision 2020 project (available here: <https://www.icsc.org/uploads/default/Envision-2020-Report.pdf>). There are many discussion points within this report, but for the purposes of this proposed project the relevant conclusion is that to remain competitive

in the marketplace, regional malls need to pivot their business model from a traditional brick-and-mortar retail-focused center, to a community hub incorporating a mix of uses and accommodating e-commerce business models. To achieve this mix, the applicant has requested the addition of professional offices, specialized education, and manufacturer direct-to-consumer auto sales, which is an e-commerce business model.

The applicant is requesting to add the professional office use in order to provide an opportunity for a mixed use center, which offers professional employment in addition to the existing service-center employment. The specialized education use is requested for similar reasons. Specialized education includes vocational or non-degree schools, such as music, dance, business communications, or other programs. It should be emphasized that the Zoning Ordinance definition of specialized education does *not* include public or private K–12 education. Office and specialty school uses are compatible with retail and entertainment uses; many of the City's commercial centers include retail, office, and specialty school uses, often adjacent to one another in the same in-line tenant buildings.

The applicant is requesting manufacturer direct-to-consumer auto sales and leasing in order to provide opportunity for this specific e-commerce market. The manufacturer direct-to-consumer business model allows customers to view and test-drive vehicles from a storefront operated by the vehicle manufacturer, rather than by a dealer. The applicant has indicated that in rare instances on-site direct purchases could occur. Generally, a customer places an order with the car manufacturer, and the vehicle is then delivered straight to the customer or to the nearest auto repair/service center operated by the vehicle manufacturer. Since this business model does not require storing a large inventory of vehicles for sale, the manufacturer direct-to-consumer business only needs to store enough vehicles to show the range of models available and to provide test-drive opportunities. It is also not necessary to have large street-front displays of inventory. The proposed language for the NCRSP limits display and test drive vehicles to ten spaces and requires that these spaces be in a location not visible from the public street. The parking analysis for the mall expansion (File # MPP 04-02) found that the parking is about 90% occupied during peak times and there are a total of approximately 6,692 parking spaces. This leaves 669 vacant spaces during peak parking demand, which can easily accommodate ten spaces (and up to twenty with approval of a Major Project Permit Modification) for vehicle display.

There are no Specific Plan or General Plan policies which conflict with the proposed new uses, and the proposed uses are consistent with the scope of uses permitted by the Zoning Ordinance Regional Commercial zone. The site has sufficient parking and other infrastructure to support uses consistent with the Regional Commercial zone.

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 (RCONA). No comments were received from RCONA. A public notice of the Planning Commission hearing was published on August 31, 2018, and was distributed to all property owners within 300 feet of the project site. As discussed in the Summary of Outstanding Issues, the Roseville Auto Mall Association does not support the inclusion of the manufacturer direct-to-consumer auto sales use as it is currently defined in the Specific Plan Amendment.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) 15305, Minor Alterations in Land Use Limitations, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. The project is consistent with this exemption class because it

is has no effect on the land use (Regional Commercial) or density, occurs on a property with slopes less than 20%, and only changes the text of the Specific Plan as it relates to the types of businesses allowed at the regional mall (land use limitations)—changes which remain consistent with the Regional Commercial land use.

RECOMMENDATION

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

- A. Recommend the City Council approve the **SPECIFIC PLAN AMENDMENT – 1151 GALLERIA BOULEVARD – NCRSP PCL 35 – GALLERIA SPECIFIC PLAN AMENDMENT – PL18-0032.**

Exhibits

- A. Specific Plan Amendment–Redlines
- B. Specific Plan Amendment–Clean

<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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Setback and open areas between future buildings or parking and the freeway right-of-way are to be landscaped with a mix of trees, shrubs and ground covers. The landscape planter shall have a width of 40 feet.

The primary tree along the SR 65 frontage shall be the Bloodgood London Plane tree planted in a staggered pattern at 30 feet on center.

- Where permitted by individual site development plans, tree planting pockets abutting the setback area should be developed between adjoining buildings or clusters of buildings or at "dead spaces" occurring within individual site development plans. The tree planting pockets are intended to introduce a rhythm of intermittent tree groves along the freeway edge.

Approximately one third of the trees planted in the setback and pocket areas should be conifer trees for vertical scale and screening.

- All building elevations visible from the freeway should be designed to incorporate architectural detail that is sensitive to such visibility and that avoids the featureless design typically associated with "backside" facades.

Where this commercial parcel lies adjacent to watershed open space parcels, a landscape buffer is to be installed along the abutting edge of the non-open space parcel. The minimum buffer width is 20 feet for parking and 25 feet for buildings.

- Although highway commercial parcels are not required to be master planned, considerations of internal function shall be addressed in the context of a conceptual site plan at the time a development proposal is initiated for any portion of the individual site. Where a mix of uses is anticipated for the site, particular attention shall be given to site circulation, access and parking. A clearly defined pedestrian link running parallel to the freeway is encouraged.

3.8 Regional Commercial Core Area

The commercial core area is comprised of two ~~potential~~ regional commercial sites ~~totalling~~ totaling approximately 188.9 acres, (Parcels 35 and 36), and ancillary parcels adjacent to the two primary parcels (Parcels 33, 37, 38, 39, and 40). The specific policies regulating the development of Parcels 38, 39 and 40 are found under the appropriate use sections of this element. The commercial core parcels ~~will~~ comprise a core retail, services, and leisure activities that ~~will~~ serve the entire South Placer region. Population projections indicate that the region will be able to support one large retail mall and substantial ~~support~~ additional commercial activity at this location.

The intent is to provide a mix of land uses within the core area that will support greater diversity and more pedestrian activity than is likely to occur at a single-~~purpose~~ retail center. A higher level of development intensity is encouraged than would otherwise occur at a suburban shopping center. In order to achieve this mix of uses, one of the two regional commercial sites (~~Parcel~~, ~~(Parcels 35 or 36)~~, ~~will be~~ has been developed identified as a ~~conventional~~ regional mall, featuring shopping, services, ~~and~~ leisure, ~~and other~~ activities in a single complex. The remaining ~~site will be developed~~ area provides in-line and pad tenant spaces for to ~~provide~~ a complementary mix of uses which may include office, services, ~~additional~~ retail commercial, restaurants, leisure, and cultural facilities. This area is envisioned as the "hub" of activity in the region. ~~In combination, the sites will be~~ The core area ~~will be~~ is characterized by tall, landmark buildings, public plazas, a distinctive pedestrian circulation system, and a diverse mix of uses.

The parcel developed as the regional mall may include the following -uses:

- retail sales and services (including major department stores)
- eating and drinking establishments
- professional offices

- auto service center
- manufacturer direct-to-consumer automotive sales/leasing and information, supported by a small inventory and limited reserved parking spaces in a location not visible from public streets, and test-drive opportunities for consumers. A maximum of 10 vehicles for test drives may be parked onsite at any one time. This can be increased to up to 20 spaces with the approval of a Major Project Permit modification.
- banks and financial services
- day carechild care
- indoor sports and recreation
- movie theaters
- branch librarycultural centers, such as libraries and museums
- specialized education and training
- personal services
- ~~retail shops and services such as clothing stores, shoe stores, book and stationery stores, eating establishments, pet stores, jewelry stores and other uses typical to a regional mall~~

An alternative land use plan is proposed for the site not developed as the regional mall (Parcel 36). ~~The alternative~~Parcel 36 site uses may include up to sixty percent (60%) of the total gross building floor area of the site for retail commercial. The balance of the site will be used for non-retail uses such as business-professional office, hotels, restaurants, banks, day care, theaters, and other office and service commercial uses. Multiple family residential use may be considered subject to City approval of a General Plan Amendment and Specific Plan Amendment for additional units. ~~In the event that neither site is developed as a regional mall, the alternative land use provisions will apply to both sites in accordance with Policy 3 of this section. The alternate land use scenario~~Parcel 36 is subject to regional commercial policies as well as the business-professional and commercial policies that are appropriate to the ultimate land use mix, when such policies are applicable and do not conflict with the goals and policies of this section. ~~A master plan addressing the entire parcel will be required prior to development of any portion of Parcels 35 or 36.~~

The eastern edge of Parcel 36 encompasses slope areas ranging from five (5) to twenty-five percent (25%) gradient and oak woodlands overlooking Antelope Creek. Although the site is adjacent to an area designated as a potential regional commercial center, it is not suitable for conventional office or commercial development due to the slope and tree ~~conditions~~. Consequently, a majority of the slope will be included in a non-developable slope easement. Approximately 2.6 acres, designated as Parcel 33, will be accessible from a future connection from Parcel 36 (Street E Antelope Creek Drive) ~~to the properties east of Antelope Creek.~~

This parcel is illustrated on Figure 3-20, Slope Easement Area. The site is suitable for a restaurant, small office building, or specialty retail. The building placed on the parcel will require pedestrian access from a parking area at the top of the bluff. The building is required to be of a low profile design, not more than two stories in height on its downhillside, and must be visually integrated with the natural terrain. The height shall not exceed thirty-five feet (35') above the natural grade. Regulations relating to the development of Parcel 33 are contained in Policy 19 of this section.

Parcel 37 is a small commercial site of approximately five (5) acres separated from the regional commercial sites by ~~the planned extension of~~ Roseville Parkway. This site is suited for small freestanding

commercial or service uses such as auto service, bank, restaurant, or small office or retail uses relating to the commercial core area. Much of the site is encumbered by a powerline easement, which limits building locations and coverage. Due to the proximity to the Roseville Parkway/Harding-Galleria Boulevard intersection, the property will be limited to right in/right out vehicular turning movements.

The basic concept of the commercial core area is to make the two sides of Harding-Galleria Boulevard work together as a single urban complex. The features of such a complex include a highly efficient circulation system that accommodates pedestrians as well as vehicles and public transportation. A major emphasis of the core area is on the design of pedestrian spaces and connections.

The creation of an urban scale commercial core area is facilitated by the regional access that has been provided. The access is illustrated in Figure 3-21, Regional Commercial Core Circulation Diagram. The roadway system offers superior circulation for the core area via the Highway 65/Harding-Galleria Boulevard, Atlantic Street/Eureka Road, and Highway 65/I-80 interchanges. The interchanges are supplemented by the major arterial linkages including Harding-Galleria Boulevard, Stanford Ranch Road, and Roseville Parkway. The location also presents opportunities for potential future connections to regional public transit, including light rail. The site offers freeway visibility, proximity to an established and growing population base, a visually dramatic site, and a comprehensive master planning effort by the City. These factors provide a unique opportunity in the Sacramento/South Placer region to establish a "satellite downtown" complex.

The pedestrian circulation system, illustrated in Figure 3-22, Regional Commercial Core Pedestrian Circulation Diagram, will link the entire commercial core area around Harding-Galleria Boulevard. In addition, the walkways will extend to the adjacent business-professional/commercial, business-professional, and multi-family residential uses immediately surrounding the commercial core. A connection will intersect with the planned bike trail along Antelope Creek which will link south into the developed portion of Roseville and north into Rocklin. The pathway system will have the effect of making the commercial core accessible to a larger pedestrian core area by providing safe and convenient connections.

The pedestrian linkages connecting the various elements of the core area are conceived as "promenades" delineated by distinctive paving materials with landscaped edges. The intent is to clearly define and visually separate the pedestrian walkways from the surrounding vehicular circulation and parking areas. Figure 3-23, Sectional View of a Promenade, illustrates this concept. Canopy trees will shade the promenades from afternoon sun, and pedestrian scale lighting will make the areas a comfortable place to be in the evening. Small recessed "bays" along the promenades will provide spaces for rest area benches, for performing artists, and for small food vendor carts or other mobile sales activity licensed by the private commercial core management. Small shops providing flowers, fresh baked goods, and other conveniences may be spotted at irregular intervals along the promenades. The promenades will be designed to allow ready access from adjacent parking areas.

As they approach arterial connections, the promenades may be flanked by restaurants or retail activities typically found on pad sites near the street. This will provide additional pedestrian access to these uses and will enhance the character of the promenades. A conceptual illustrative plan diagram for a portion of a promenade is shown in Figure 3-24, Pedestrian Promenade Conceptual illustrative Plan Diagram.

A primary goal of the promenades will be to connect the uses on opposite sides of the adjacent arterials. Such uses are normally only conveniently and safely accessible from one shopping area to another by automobile. All signalized intersections adjacent to the regional commercial core area are required to provide enhanced pedestrian access.

The following policies and guidelines will be used to guide development of the regional commercial parcels. Additional guidelines contained in the general guidelines section of this element also apply:

1. Only one regional commercial mall (~~as defined by Policy 2~~) shall be developed in the North Central Roseville Specific Plan Area.
2. ~~The City shall not be required to receive an application for a use permit, which contemplates the development of Parcels 35 or 36 as a regional mall, unless the application for such a use permit is the first such application which meets the following three (3) criteria, to the satisfaction of the City:~~
 - a. ~~Provision shall be made for three (3) anchor tenants or owners, each of which shall construct or occupy a store facility with a size of not less than 100,000 square feet.~~
 - b. ~~Each of such three (3) anchor tenants shall be a national marketing retailer. A national marketing retailer is defined as a retailer (including subsidiaries and affiliates owned and managed by such national marketing retailer) with at least ten (10) retail facilities, with a floor area of not less than 100,000 square feet each, in at least four (4) different states or at least ten (10) different Standard Metropolitan Statistical Areas, each with a population in excess of one million (1,000,000).~~
 - c. ~~One of such three (3) anchor tenants must be a national marketing retailer which offers consumer goods to the public of such a type and quality as to create a reasonable expectation, based on the actual prior experience of such national marketing retailer, that the annual sales of such retailer's facility will average two hundred twenty five dollars (\$225) per square foot. Net square foot shall mean a square foot of area in which merchandise is customarily sold or displayed to the general public and shall exclude (i) public restrooms; (ii) storage, employee facilities and similar areas not open to the public.~~
3. The site developed as the regional mall may include any mix of uses typical to a regional commercial facility as specified in Section 3.8.
4. The ~~alternative~~ land use for Parcels ~~35 and~~ 36 may include up to sixty percent (60%) of the total gross building floor area of the site in retail commercial uses. The balance of the site will be used for business-professional offices, restaurants, banks, savings and loans, day-child care, hotels, movie theaters, and other office and non-retail service commercial uses. Multi-family residential use may be considered subject to a General Plan Amendment and Specific Plan Amendment resulting in an additional residential allocation by the City of Roseville.

~~The landowners of Parcels 35 and 36 may elect to develop under the alternative land use scenario. Such election may be made only upon the occurrence of one of the following:~~

- a. ~~The acceptance by the City of an application for a use permit for regional mall on one of the two parcels;~~
- b. ~~The issuance, by an appropriate permitting authority, of a use permit for a commercial development meeting the criteria set forth in Policy 2 on land within three miles of Parcels 35 and 36; or;~~
- c. ~~The third anniversary of the effective date of the development agreements for Parcels 35 and 36.~~

~~The alternative use scenario will be subject to City approval.~~ Business-professional and commercial uses in the alternative scenario on Parcel 36 shall be subject to the business-professional and community commercial policies in this plan respectively, when such policies are applicable and do not conflict with the goals and policies in this section.

5. Parcels 35 and 36 shall be master planned prior to receiving a use permit for development of any portion. The master plan shall indicate building locations, vehicular circulation and parking systems, pedestrian circulation systems, general grading and drainage plans, and the architectural signage and landscaping guidelines for the entire parcel.
6. Parcels 35 and 36 shall have a single design theme for each parcel that is to be reflected in the primary buildings. Such a theme does not require rigid uniformity in all the buildings but does require compatibility between buildings. The theme elements shall include the use of certain colors, materials, certain architectural elements or style, or consistent landscaping treatment.
7. Building height is to be determined on a case-by-case basis ~~subject to the approval of a use permit~~ through the Design Review or Major Project Permit process.
8. Large, single-user freestanding retail commercial buildings which are not integrated in an overall site design are generally discouraged and shall not be the dominant form of commercial use. Such uses shall be incorporated in an overall site master plan in which design measures are applied to visually reduce the bulk and large frontages typically associated with such uses.
9. Each parcel shall provide pedestrian pathway systems that connect to the adjacent parcels as illustrated in Figure 3-22, the Regional Commercial Core Pedestrian Circulation Diagram; 3-23, Sectional View of a Promenade and 3-24, Pedestrian Promenade Conceptual Illustrative Plan Diagram. The pedestrian pathway systems shall be separated from vehicle travelways and shall be designed in such a manner as to guide the pedestrians to the main building access points. Such access shall be coordinated with transit stops. The pedestrian connections shall be incorporated in the design of buildings.
10. The pedestrian pathways throughout the commercial core area shall utilize common design elements. These elements may consist of common paving colors and textures, design elements, or other methods of indicating that the pedestrian network is part of a continuous pathway that extends beyond the individual project. A common pedestrian scale lighting standard shall be selected for the entire length of the commercial core pedestrian pathway system. Common furniture, drinking fountains, trash receptacles, signage and other elements shall be used.
11. In order to strengthen the streetscape, pad sites should be located at the street frontage. Pads or buildings directly fronting roads shall provide direct pedestrian connections from the landscape corridor pathway along the adjacent street.
12. Bicycle parking racks shall be provided in highly visible locations.
13. The design of the regional commercial uses shall consider the possible future extension of light rail including right-of-way and station needs. Pedestrian connections shall be coordinated with transit stops. On-site transit stops, including those for buses, shall be considered during the design review stage. The site design for Parcels 35, 36 and 37 shall consider the possible future construction of a grade separated intersection at Roseville Parkway and ~~Harding~~ Galleria Boulevard.
14. Public plazas, outdoor dining areas, seating areas accessible to pedestrians, fountains, and other outdoor gathering places are strongly encouraged.
15. Gas stations, providing gasoline sales and limited auto service and repair, may be located in any regional commercial land use designation, subject to a use permit. Consideration should be given to orienting the service islands away from the street. The stations are to be designed as an integral part of the commercial site in terms of architectural treatment, materials, colors, building location and orientation, and parking lot circulation.

16. The interface between regional commercial and open space areas, such as the lower watershed (Parcel 82), wetland mitigation area (Parcels 95 and 96), slope easement (Parcel 97), and open space recreation (Parcel 98), shall be carefully considered during design review. The site design should, to the extent possible, incorporate the visual amenity provided by the adjacent open space. A minimum twenty foot (20') setback shall be provided from the edge of the open space areas. The setback shall be landscaped and may include trees, berms, and swales provided to create a boundary and to control urban runoff. Fencing between the regional commercial use and the open space areas is generally discouraged, except as required by the permit issued by the U.S. Army Corps of Engineers pursuant to Section 404 of the Federal Clean Water Act. Where necessary, such fencing should be open type to allow for a view to the open space area. Building design shall consider views from the adjacent open space areas. In general, architectural treatment and materials for those frontages visible from adjacent open space areas shall be similar in treatment and materials to the building frontages visible from public streets.
17. The on-site landscaping for Parcels 35 and 36 shall provide a minimum twenty foot (20') landscape setback from the edge of the Caltrans right-of-way adjacent to Highway 65. Buildings shall not "back" onto the highway frontage.
18. Provide visually separated service entries for the delivery of merchandise.
19. Parcel 97 is designated as a non-developable slope easement. This area is to be protected and maintained as an oak woodland ecosystem in accordance with the tree policies contained in Section 6.2 of this Specific Plan and all applicable ordinances and policies of the City of Roseville. The slope area shall remain in private ownership and shall be maintained by the owners of Parcel 36 in the debris-free and non-fire hazard condition. The following additional activities may be considered as approved by the City:
 - a. Oak tree regeneration.
 - b. Passive recreation such as picnic areas or nature observation areas.
 - c. Pedestrian pathways including the pathway proposed adjacent to Antelope Creek.
 - d. A single access road between Parcel 36 and the parcels east of Antelope Creek.
20. The development of Parcel 33 will be subject to the additional following conditions:
 - a. The parking area design shall minimize the need for grading.
 - b. Buildings shall be low-profile and limited to two stories in height in any vertical plane measured from the downhill side of the building. The height shall not exceed thirty-five feet (35') above the natural grade on the downhill side of the building.
 - c. Buildings shall be visually integrated with the natural terrain in design, style, materials, and color.
 - d. Designs shall be utilized which minimize grading. Any slope banks shall be designed to blend with existing terrain and revegetated with native materials.
 - e. All oak trees are to be protected pursuant to the policies set forth in Section 6.2 of this Specific Plan and all applicable ordinances and policies of the City of Roseville.

- f. All proposed uses and designs will be subject to review by the Project Review and Planning Commission.
- 21. Due to the powerline easements and access limitations, the development of Parcel 37 is limited to small commercial or service uses such as auto service, restaurants, banks, or small office or retail uses relating to the commercial core area.

PC Exhibit B

- Setback and open areas between future buildings or parking and the freeway right-of-way are to be landscaped with a mix of trees, shrubs and ground covers. The landscape planter shall have a width of 40 feet.
- The primary tree along the SR 65 frontage shall be the Bloodgood London Plane tree planted in a staggered pattern at 30 feet on center.
- Where permitted by individual site development plans, tree planting pockets abutting the setback area should be developed between adjoining buildings or clusters of buildings or at “dead spaces” occurring within individual site development plans. The tree planting pockets are intended to introduce a rhythm of intermittent tree groves along the freeway edge.
- Approximately one third of the trees planted in the setback and pocket areas should be conifer trees for vertical scale and screening.
- All building elevations visible from the freeway should be designed to incorporate architectural detail that is sensitive to such visibility and that avoids the featureless design typically associated with “backside” facades.
- Where this commercial parcel lies adjacent to watershed open space parcels, a landscape buffer is to be installed along the abutting edge of the non-open space parcel. The minimum buffer width is 20 feet for parking and 25 feet for buildings.
- Although highway commercial parcels are not required to be master planned, considerations of internal function shall be addressed in the context of a conceptual site plan at the time a development proposal is initiated for any portion of the individual site. Where a mix of uses is anticipated for the site, particular attention shall be given to site circulation, access and parking. A clearly defined pedestrian link running parallel to the freeway is encouraged.

3.8 Regional Commercial Core Area

The commercial core area is comprised of two regional commercial sites totaling approximately 188.89 acres, (Parcels 35 and 36), and ancillary parcels adjacent to the two primary parcels (Parcels 33, 37, 38, 39, and 40). The specific policies regulating the development of Parcels 38, 39 and 40 are found under the appropriate use sections of this element. The commercial core parcels comprise core retail, service, and leisure activities that serve the entire South Placer region. Population projections indicate that the region will be able to support one large retail mall and substantial additional commercial activity at this location.

The intent is to provide a mix of land uses within the core area that will support greater diversity and more pedestrian activity than is likely to occur at a single-purpose retail center. A higher level of development intensity is encouraged than would otherwise occur at a suburban shopping center. In order to achieve this mix of uses, one of the two regional commercial sites, (Parcels 35), has been identified as a regional mall, featuring shopping, services, leisure, and other activities in a single complex. The remaining area provides in-line and pad tenant spaces for a complementary mix of uses which may include office, service, retail commercial, restaurants, leisure, and cultural facilities. This area is

envisioned as the "hub" of activity in the region. The core area is characterized by tall, landmark buildings, public plazas, a distinctive pedestrian circulation system, and a diverse mix of uses.

The parcel developed as the regional mall may include the following uses:

- retail sales and services (including major department stores)
- eating and drinking establishments
- professional offices
- auto service center
- manufacturer direct-to-consumer automotive sales/leasing and information, supported by a small inventory and limited reserved parking spaces in a location not visible from public streets, and test-drive opportunities for consumers. A maximum of 10 vehicles for test-drives may be parked onsite at any one time. This can be increased to up to 20 spaces, with approval of a Major Project Permit modification.
- banks and financial services
- child care
- movie theaters
- cultural centers, such as libraries and museums
- specialized education and training
- personal services

An alternative land use plan is proposed for the site not developed as the regional mall (Parcel 36). Parcel 36 uses may include up to sixty percent (60%) of the total gross building floor area of the site for retail commercial. The balance of the site will be used for non-retail uses such as business-professional office, hotels, restaurants, banks, day care, theaters, and other office and service commercial uses. Multiple family residential use may be considered subject to City approval of a General Plan Amendment and Specific Plan Amendment for additional units. Parcel 36 is subject to regional commercial policies as well as the business-professional and commercial policies that are appropriate to the ultimate land use mix, when such policies are applicable and do not conflict with the goals and policies of this section.

The eastern edge of Parcel 36 encompasses slope areas ranging from five (5) to twenty-five percent (25%) gradient and oak woodlands overlooking Antelope Creek. Although the site is adjacent to an area designated as a potential regional commercial center, it is not suitable for conventional office or commercial development due to the slope and tree conditions. Consequently, a majority of the slope will be included in a non-developable slope easement. Approximately 2.6 acres, designated as Parcel 33, will be accessible from a future connection from Antelope Creek Drive.

This parcel is illustrated on Figure 3-20, Slope Easement Area. The site is suitable for a restaurant, small office building, or specialty retail. The building placed on the parcel will require pedestrian access from a parking area at the top of the bluff. The building is required to be of a low profile design, not more than two stories in height on its downhill side, and must be visually integrated with the natural terrain. The height shall not exceed thirty-five feet (35') above the natural grade. Regulations relating to the development of Parcel 33 are contained in Policy 19 of this section.

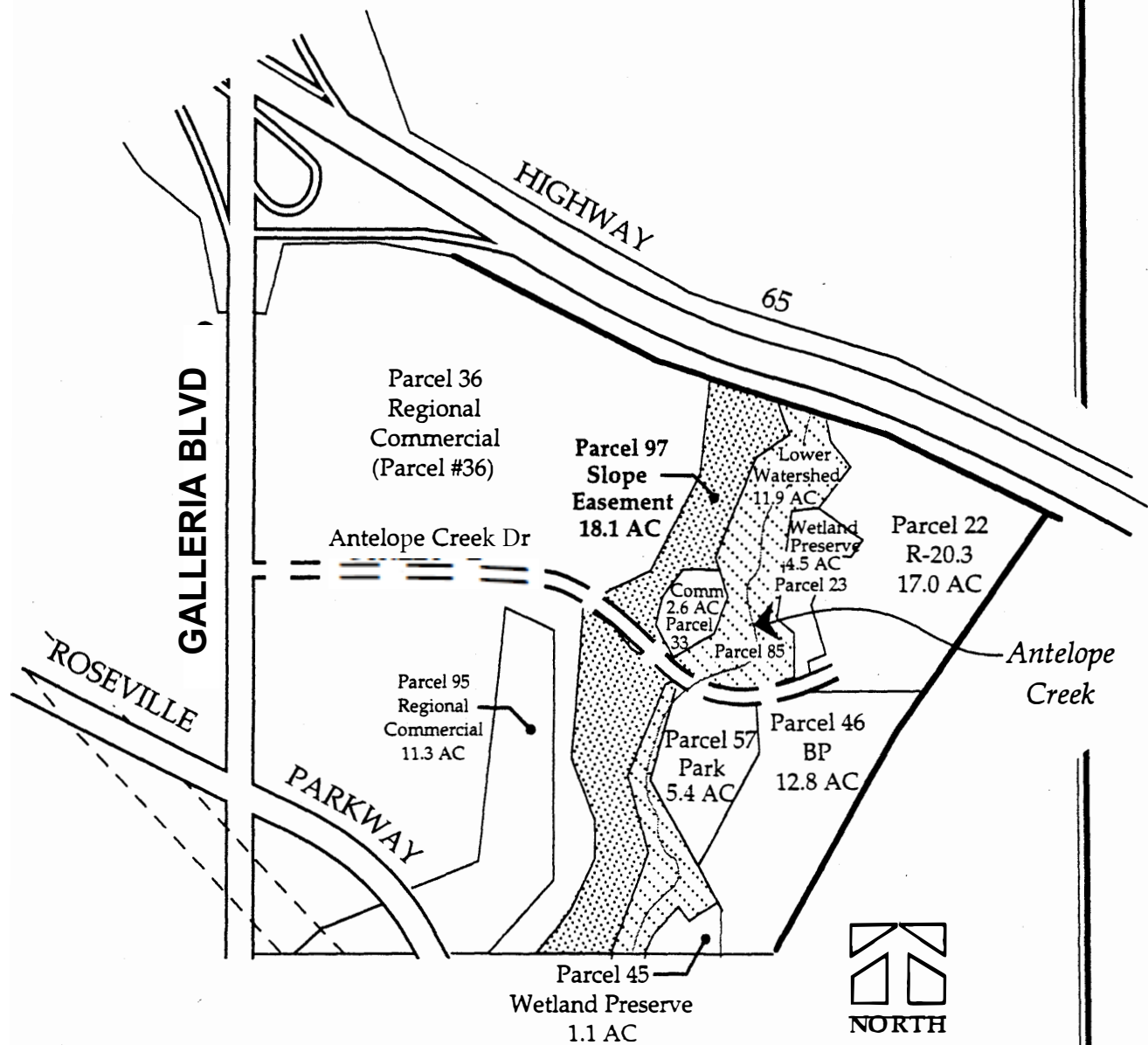


Figure 3-20
Slope Easement Area

Parcel 37 is a small commercial site of approximately five (5) acres separated from the regional commercial sites by Roseville Parkway. This site is suited for small freestanding commercial or service uses such as auto service, bank, restaurant, or small office or retail uses relating to the commercial core area. Much of the site is encumbered by a powerline easement, which limits building locations and coverage. Due to the proximity to the Roseville Parkway /Galleria Boulevard intersection, the property will be limited to right in/ right out vehicular turning movements.

The basic concept of the commercial core area is to make the two sides of Galleria Boulevard work together as a single urban complex. The features of such a complex include a highly efficient circulation system that accommodates pedestrians as well as vehicles and public transportation. A major emphasis of the core area is on the design of pedestrian spaces and connections.

The creation of an urban scale commercial core area is facilitated by the regional access that has been provided. The access is illustrated in Figure 3-21, Regional Commercial Core Circulation Diagram. The roadway system offers superior circulation for the core area via the Highway 65 /Galleria Boulevard, Atlantic Street/Eureka Road and Highway 65 /I-80 interchanges. The interchanges are supplemented by the major arterial linkages including Galleria Boulevard, Stanford Ranch Road and Roseville Parkway. The location also presents opportunities for potential future connections to regional public transit, including light rail. The site offers freeway visibility, proximity to an established and growing population base, a visually dramatic site, and a comprehensive master planning effort by the City. These factors provide a unique opportunity in the Sacramento /South Placer region to establish a "satellite downtown" complex.

The pedestrian circulation system, illustrated in Figure 3-22, Regional Commercial Core Pedestrian Circulation Diagram, will link the entire commercial core area around Galleria Boulevard. In addition, the walkways will extend to the adjacent business-professional/ commercial, business-professional, and multi-family residential uses immediately surrounding the commercial core. A connection will intersect with the planned bike trail along Antelope Creek which will link south into the developed portion of Roseville and north into Rocklin. The pathway system will have the effect of making the commercial core accessible to a larger pedestrian core area by providing safe and convenient connections.

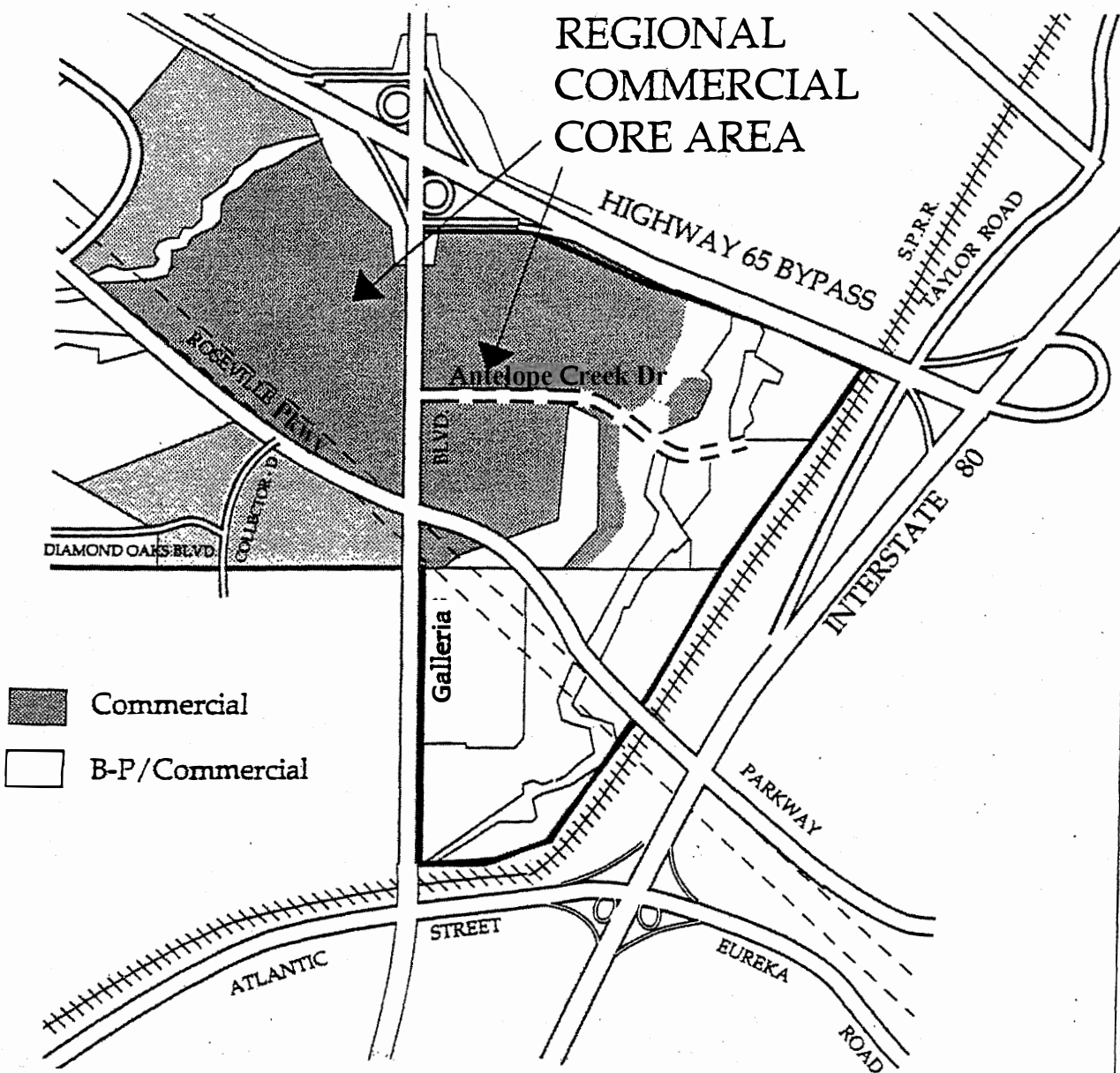


Figure 3-21
Regional Commercial Core Circulation Diagram

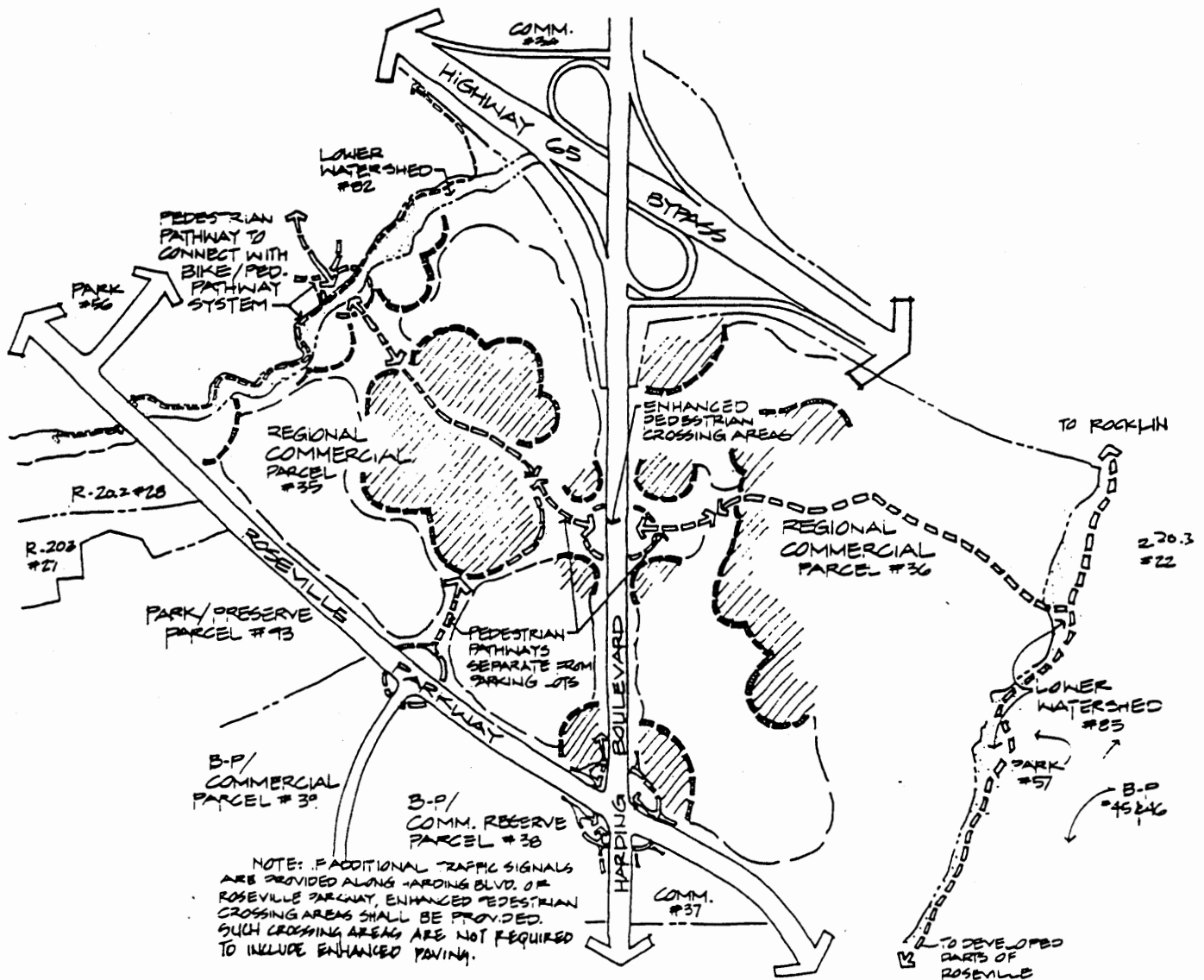


Figure 3-22
Regional Commercial Core Pedestrian Circulation Diagram

The pedestrian linkages connecting the various elements of the core area are conceived as "promenades" delineated by distinctive paving materials with landscaped edges. The intent is to clearly define and visually separate the pedestrian walkways from the surrounding vehicular circulation and parking areas. Figure 3-23, Sectional View of a Promenade, illustrates this concept. Canopy trees will shade the promenades from afternoon sun, and pedestrian scale lighting will make the areas a comfortable place to be in the evening. Small recessed "bays" along the promenades will provide spaces for rest area benches, for performing artists, and for small food vendor carts or other mobile sales activity licensed by the private commercial core management. Small shops providing flowers, fresh baked goods, and other conveniences may be spotted at irregular intervals along the promenades. The promenades will be designed to allow ready access from adjacent parking areas.

As they approach arterial connections, the promenades may be flanked by restaurants or retail activities typically found on pad sites near the street. This will provide additional pedestrian access to these uses and will enhance the character of the promenades. A conceptual illustrative plan diagram for a portion of a promenade is shown in Figure 3-24, Pedestrian Promenade Conceptual Illustrative Plan Diagram.

A primary goal of the promenades will be to connect the uses on opposite sides of the adjacent arterials. Such uses are normally only conveniently and safely accessible from one shopping area to another by automobile. All signalized intersections adjacent to the regional commercial core area are required to provide enhanced pedestrian access.

The following policies and guidelines will be used to guide development of the regional commercial parcels. Additional guidelines contained in the general guidelines section of this element also apply:

1. Only one regional commercial mall shall be developed in the North Central Roseville Specific Plan Area.
2. The site developed as the regional mall may include any mix of uses typical to a regional commercial facility as specified in Section 3.8.
3. The land use for Parcel 36 may include up to sixty percent (60%) of the total gross building floor area of the site in retail commercial uses. The balance of the site will be used for business-professional offices, restaurants, banks, savings and loans, child care, hotels, movie theaters, and other office and non-retail service commercial uses. Multi-family residential use may be considered subject to a General Plan Amendment and Specific Plan Amendment resulting in an additional residential allocation by the City of Roseville.

Business-professional and commercial uses on Parcel 36 shall be subject to the business-professional and community commercial policies in this plan respectively, when such policies are applicable and do not conflict with the goals and policies in this section.

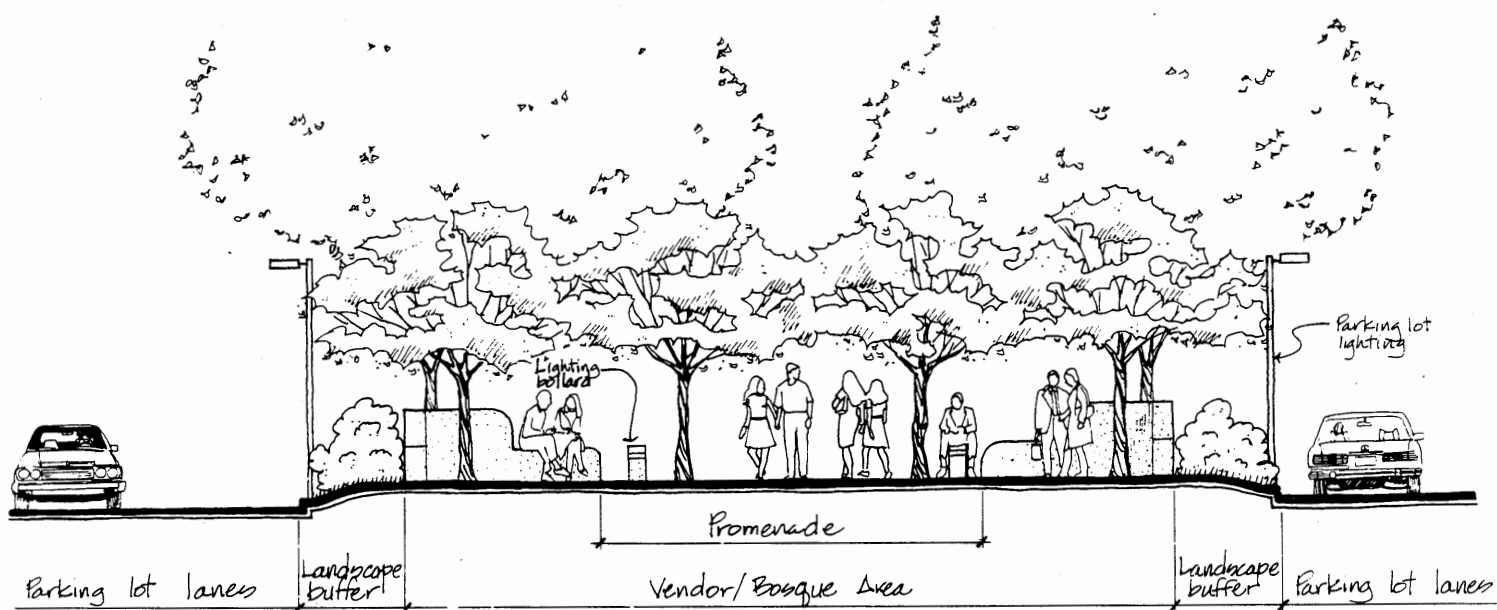


Figure 3-23
Sectional View of Promenade

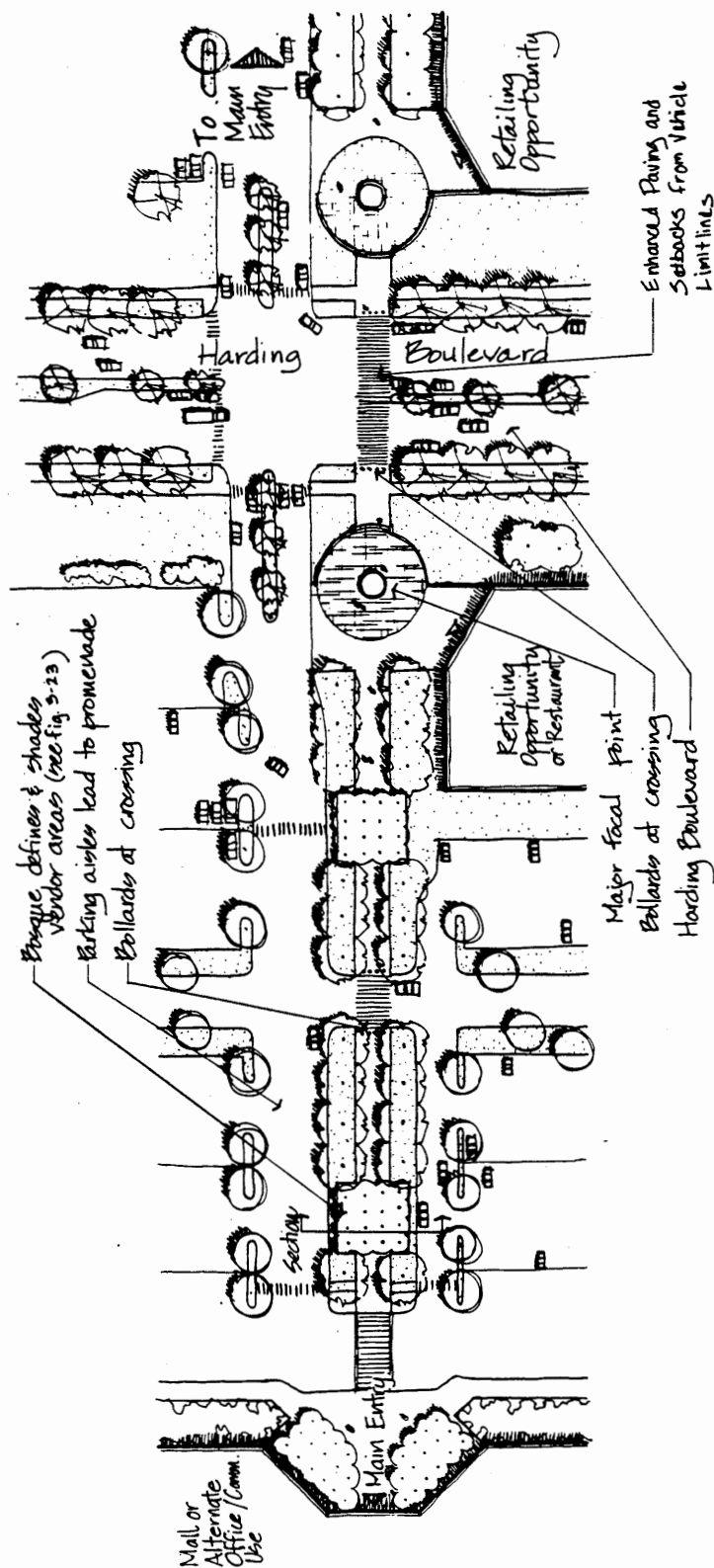


Figure 3-24
Pedestrian Promenade Conceptual Illustrative Plan Diagram

4. Parcels 35 and 36 shall be master planned prior to receiving a use permit for development of any portion. The master plan shall indicate building locations, vehicular circulation and parking systems, pedestrian circulation systems, general grading and drainage plans, and the architectural signage and landscaping guidelines for the entire parcel.

5. Parcels 35 and 36 shall have a single design theme for each parcel that is to be reflected in the primary buildings. Such a theme does not require rigid uniformity in all the buildings but does require compatibility between buildings. The theme elements shall include the use of certain colors, materials, certain architectural elements or style, or consistent landscaping treatment.

6. Building height is to be determined on a case-by-case basis through the Design Review Permit or Major Project Permit process.

7. Large, single-user freestanding retail commercial buildings which are not integrated in an overall site design are generally discouraged and shall not be the dominant form of commercial use. Such uses shall be incorporated in an overall site master plan in which design measures are applied to visually reduce the bulk and large frontages typically associated with such uses.

8. Each parcel shall provide pedestrian pathway systems that connect to the adjacent parcels as illustrated in Figure 3-22, the Regional Commercial Core Pedestrian Circulation Diagram; 3-23, Sectional View of a Promenade and 3-24, Pedestrian Promenade Conceptual Illustrative Plan Diagram. The pedestrian pathway systems shall be separated from vehicle travelways and shall be designed in such a manner as to guide the pedestrians to the main building access points. Such access shall be coordinated with transit stops. The pedestrian connections shall be incorporated in the design of buildings.

9. The pedestrian pathways throughout the commercial core area shall utilize common design elements. These elements may consist of common paving colors and textures, design elements, or other methods of indicating that the pedestrian network is part of a continuous pathway that extends beyond the individual project. A common pedestrian scale lighting standard shall be selected for the entire length of the commercial core pedestrian pathway system. Common furniture, drinking fountains, trash receptacles, signage and other elements shall be used.

10. In order to strengthen the streetscape, pad sites should be located at the street frontage. Pads or buildings directly fronting roads shall provide direct pedestrian connections from the landscape corridor pathway along the adjacent street.

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11. Bicycle parking racks shall be provided in highly visible locations.
12. The design of the regional commercial uses shall consider the possible future extension of light rail including right-of-way and station needs. Pedestrian connections shall be coordinated with transit stops. On-site transit stops, including those for buses, shall be considered during the design review stage. The site design for Parcels 35, 36 and 37 shall consider the possible future construction of a grade separated intersection at Roseville Parkway and Harding Boulevard.
13. Public plazas, outdoor dining areas, seating areas accessible to pedestrians, fountains, and other outdoor gathering places are strongly encouraged.
14. Gas stations, providing gasoline sales and limited auto service and repair, may be located in any regional commercial land use designation, subject to a use permit. Consideration should be given to orienting the service islands away from the street. The stations are to be designed as an integral part of the commercial site in terms of architectural treatment, materials, colors, building location and orientation, and parking lot circulation.
15. The interface between regional commercial and open space areas, such as the lower watershed (Parcel 82), wetland mitigation area (Parcels 95 and 96), slope easement (Parcel 97), and open space recreation (Parcel 98), shall be carefully considered during design review. The site design should, to the extent possible, incorporate the visual amenity provided by the adjacent open space. A minimum twenty foot (20') setback shall be provided from the edge of the open space areas. The setback shall be landscaped and may include trees, berms, and swales provided to create a boundary and to control urban run-off. Fencing between the regional commercial use and the open space areas is generally discouraged, except as required by the permit issued by the U.S. Army Corps of Engineers pursuant to Section 404 of the Federal Clean Water Act. Where necessary, such fencing should be open type to allow for a view to the open space area. Building design shall consider views from the adjacent open space areas. In general, architectural treatment and materials for those frontages visible from adjacent open space areas shall be similar in treatment and materials to the building frontages visible from public streets.

17. The on-site landscaping for Parcels 35 and 36 shall provide a minimum twenty foot (20') landscape setback from the edge of the Caltrans right-of-way adjacent to Highway 65. Buildings shall not "back" onto the highway frontage.

18. Provide visually separated service entries for the delivery of merchandise.

19. Parcel 97 is designated as a non-developable slope easement. This area is to be protected and maintained as an oak woodland ecosystem in accordance with the tree policies contained in Section 6.2 of this Specific Plan and all applicable ordinances and policies of the City of Roseville. The slope area shall remain in private ownership and shall be maintained by the owners of Parcel 36 in the debris-free and non-fire hazard condition. The following additional activities may be considered as approved by the City:

- a. Oak tree regeneration.
- b. Passive recreation such as picnic areas or nature observation areas.
- c. Pedestrian pathways including the pathway proposed adjacent to Antelope Creek.
- d. A single access road between Parcel 36 and the parcels east of Antelope Creek.

20. The development of Parcel 33 will be subject to the additional following conditions:

- a. The parking area design shall minimize the need for grading.
- b. Buildings shall be low-profile and limited to two stories in height in any vertical plane measured from the downhill side of the building. The height shall not exceed thirty-five feet (35') above the natural grade on the downhill side of the building.
- c. Buildings shall be visually integrated with the natural terrain in design, style, materials, and color.
- d. Designs shall be utilized which minimize grading. Any slope banks shall be designed to blend with existing terrain and revegetated with native materials.
- e. All oak trees are to be protected pursuant to the policies set forth in Section 6.2 of this Specific Plan and all applicable ordinances and policies of the City of Roseville.
- f. All proposed uses and designs will be subject to review by the Project Review and Planning Commission.

Resolution 98-310

CREEKSIDE CENTER-REQUEST TO MODIFY NORTH CENTRAL
ROSEVILLE SPECIFIC PLAN SECTION 3.8 POLICY NUMBER 20 (a) AND (b)

On behalf of The Evergreen Company, please accept this as a request to amend the North Central Roseville Specific Plan. Currently Section 3.8 policy 20 prohibits on-site parking and grading of Parcel 33. Potential end users of the parcel have indicated that they must have on-site parking, and parking at the "top of the bluff" would not be feasible to their needs. The Creekside Center conceptual site plan attempts to minimize grading while accommodating an office building with on-site parking. Our request is to modify the language in Section 3.8 policy 20 (a) and (d) to allow on-site parking and an appropriate amount of grading on parcel 33.

North Central Specific Plan Section 3.8 policy 20 (a) and (d) should be amended as follows:

20. The development of Parcel 33 will be subject to the additional following conditions:

~~(a) Parking shall be provided at the top of the bluff on Parcel 36. Parking on Parcel 33 is prohibited with the exception of required handicapped parking and service access. In such instances. The parking area design shall minimize the need for grading. A direct pedestrian connector shall be provided from the bluff parking area to the use.~~

~~(d) Grading of Parcel 33 shall be prohibited with the exception of those areas required for the building pad, access drive, handicapped parking, and service access. In such instances, Designs shall be utilized which minimize grading. Buildings with step down or split level designs are strongly encouraged. Any slopebanks shall be designed to blend with existing terrain and revegetated with native materials.~~

21. Due to the powerline easements and access limitations, the development of Parcel 37 is limited to small commercial or service uses such as auto service, restaurants, banks, or small office or retail uses relating to the commercial core area.

BUSINESS-PROFESSIONAL LAND USES

3.9 Business-Professional Land Uses

The Highway 65 Bypass provides approximately 3 miles of highly visible freeway frontage as it traverses the Plan Area. Variations in topography on Parcels 42 and 43 provide direct freeway visibility and access which is particularly desirable to large, stand-alone users. Parcel 44 could also accommodate a large user. This site provides high visibility frontage along Roseville Parkway within close proximity to the Highway 65 Bypass.

In addition to large stand alone uses, Parcels 42, 42b, 43 and 44 provide an opportunity for an office park environment that would include multi-tenant buildings. Parks of this nature are well suited for research and development facilities and also provide an attractive business environment for unrelated businesses. Typically, projects will not only mix users in a single building, but will also mix business uses on a single site. Common recreation/ open space, landscaping, dining and meeting areas are amenity features which are desirable within all business-professional developments.

Typical uses permitted within the Business-Professional land use include:

- administrative and general office
- corporate or regional headquarters
- research facilities
- medical offices
- professional services such as attorneys, accountants and insurance

Indian Wells
(760) 568-2611

Irvine
(949) 263-2600

Los Angeles
(213) 617-8100

Manhattan Beach
(310) 643-8448



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Edward J. Quinn Jr.
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edward.quinn@bbklaw.com

October 11, 2018

Gregory W. Bitter
Planning Manager
Development Services Dept. – Planning Division
City of Roseville
311 Vernon Street
Roseville, CA 95678

Re: Galleria Specific Plan Amendment; PL-18-0072

Dear Greg:

As you are aware, we serve as Applicant in the above matter, representing Roseville Shoppingtown, LLC, the owner of record.

We have reviewed a memo of October 11, 2018 submitted to you by Marcus LoDuca on behalf of the Roseville Auto Mall Association (copy enclosed). Mr. LoDuca's memo accurately describes the conclusion of discussions between our respective clients. We agree with the Special Plan Amendment language modification he has submitted, and concur with his request that you submit that language to the Planning Commission for action.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'EJ Quinn Jr.', written over a light blue rectangular background.

Edward J. Quinn Jr.
of BEST BEST & KRIEGER LLP

EJQ:cp
Enclosure

cc: Brendan Kotler
Jeff Richardson
Marcus LoDuca

LAW OFFICE OF
MARCUS J. LO DUCA
A Professional Corporation

MARCUS J. LO DUCA

MEMORANDUM

TO: Greg Bitter

FROM: Marcus J. Lo Duca 

DATE: October 11, 2018

RE: Specific Plan Amendment - 1151 Galleria Boulevard (PL 18-0032)

Discussions between Roseville Shoppingtown LLC and the Roseville Auto Mall Association have resulted in the following agreed upon text for the portion of the above-referenced application relating to manufacturer direct-to-consumer auto sales and leasing:

"Manufacturer direct-to-consumer automotive sales/leasing, for no more than one auto manufacturer, with a maximum of 5,000 square feet for a showroom within the Galleria containing no more than five (5) display vehicles, and no more than eight (8) vehicles combined for test drives/sale or lease purposes. Reserved parking spaces for such vehicles outside the display space within the Galleria shall be in a location not visible from public streets."

Please submit the text to the Planning Commission for inclusion in their action on the proposed SPA.

Cc: Damon Eberhart
Edward J. Quinn, Esq.
Allen E. Johnson

Setback and open areas between future buildings or parking and the freeway right-of-way are to be landscaped with a mix of trees, shrubs and ground covers. The landscape planter shall have a width of 40 feet.

The primary tree along the SR 65 frontage shall be the Bloodgood London Plane tree planted in a staggered pattern at 30 feet on center.

- Where permitted by individual site development plans, tree planting pockets abutting the setback area should be developed between adjoining buildings or clusters of buildings or at "dead spaces" occurring within individual site development plans. The tree planting pockets are intended to introduce a rhythm of intermittent tree groves along the freeway edge.

Approximately one third of the trees planted in the setback and pocket areas should be conifer trees for vertical scale and screening.

- All building elevations visible from the freeway should be designed to incorporate architectural detail that is sensitive to such visibility and that avoids the featureless design typically associated with "backside" facades.

Where this commercial parcel lies adjacent to watershed open space parcels, a landscape buffer is to be installed along the abutting edge of the non-open space parcel. The minimum buffer width is 20 feet for parking and 25 feet for buildings.

- Although highway commercial parcels are not required to be master planned, considerations of internal function shall be addressed in the context of a conceptual site plan at the time a development proposal is initiated for any portion of the individual site. Where a mix of uses is anticipated for the site, particular attention shall be given to site circulation, access and parking. A clearly defined pedestrian link running parallel to the freeway is encouraged.

3.8 Regional Commercial Core Area

The commercial core area is comprised of two ~~potential~~ regional commercial sites ~~totalling~~ totaling approximately 188.9 acres, (Parcels 35 and 36), and ancillary parcels adjacent to the two primary parcels (Parcels 33, 37, 38, 39, and 40). The specific policies regulating the development of Parcels 38, 39 and 40 are found under the appropriate use sections of this element. The commercial core parcels ~~will~~ comprise a core retail, services, and leisure activities that ~~will~~ serve the entire South Placer region. Population projections indicate that the region will be able to support one large retail mall and substantial ~~support~~ additional commercial activity at this location.

The intent is to provide a mix of land uses within the core area that will support greater diversity and more pedestrian activity than is likely to occur at a single-~~purpose~~ retail center. A higher level of development intensity is encouraged than would otherwise occur at a suburban shopping center. In order to achieve this mix of uses, one of the two regional commercial sites (Parcel, (Parcels 35 or 36), will be has been developed identified as a ~~conventional~~ regional mall, featuring shopping, services, ~~and~~ leisure, and other activities in a single complex. The remaining ~~site will be developed~~ area provides in-line and pad tenant spaces for to provide a complementary mix of uses which may include office, services, ~~additional~~ retail commercial, restaurants, leisure, and cultural facilities. This area is envisioned as the "hub" of activity in the region. ~~In combination, the sites will be~~ The core area ~~will be is~~ characterized by tall, landmark buildings, public plazas, a distinctive pedestrian circulation system, and a diverse mix of uses.

The parcel developed as the regional mall may include the following -uses:

-retail sales and services (including major department stores)

-eating and drinking establishments

-professional offices

-auto service center

- manufacturer direct-to-consumer automotive sales/leasing, for no more than one auto manufacturer, with a maximum of 5,000 square feet for a showroom within the Galleria containing no more than five (5) display vehicles, and no more than eight (8) vehicles combined for test drives/sale or lease purposes. Reserved parking spaces for such vehicles outside the display space within the Galleria shall be in a location not visible from public streets.
- banks and financial services
- day care child care
- indoor sports and recreation
- movie theaters
- ~~branch library~~ cultural centers, such as libraries and museums
- specialized education and training
- personal services
- ~~retail shops and services such as clothing stores, shoe stores, book and stationery stores, eating establishments, pet stores, jewelry stores and other uses typical to a regional mall~~

An alternative land use plan is proposed for the site not developed as the regional mall (Parcel 36). ~~The alternative~~ Parcel 36 site uses may include up to sixty percent (60%) of the total gross building floor area of the site for retail commercial. The balance of the site will be used for non-retail uses such as business-professional office, hotels, restaurants, banks, day child care, theaters, and other office and service commercial uses. Multiple family residential use may be considered subject to City approval of a General Plan Amendment and Specific Plan Amendment for additional units. ~~In the event that neither site is developed as a regional mall, the alternative land use provisions will apply to both sites in accordance with Policy 3 of this section. The alternate land use scenario~~ Parcel 36 is subject to regional commercial policies as well as the business-professional and commercial policies that are appropriate to the ultimate land use mix, when such policies are applicable and do not conflict with the goals and policies of this section. ~~A master plan addressing the entire parcel will be required prior to development of any portion of Parcels 35 or 36.~~

The eastern edge of Parcel 36 encompasses slope areas ranging from five (5) to twenty-five percent (25%) gradient and oak woodlands overlooking Antelope Creek. Although the site is adjacent to an area designated as a potential regional commercial center, it is not suitable for conventional office or commercial development due to the slope and tree ~~conditions~~. Consequently, a majority of the slope will be included in a non-developable slope easement. Approximately 2.6 acres, designated as Parcel 33, will be accessible from a future connection from ~~Parcel 36 (Street E Antelope Creek Drive) to the properties east of Antelope Creek.~~

This parcel is illustrated on Figure 3-20, Slope Easement Area. The site is suitable for a restaurant, small office building, or specialty retail. The building placed on the parcel will require pedestrian access from a parking area at the top of the bluff. The building is required to be of a low profile design, not more than two stories in height on its downhill side, and must be visually integrated with the natural terrain. The height shall not exceed thirty-five feet (35') above the natural grade. Regulations relating to the development of Parcel 33 are contained in Policy 19 of this section.

Parcel 37 is a small commercial site of approximately five (5) acres separated from the regional commercial sites by ~~the planned extension of~~ Roseville Parkway. This site is suited for small freestanding commercial or service uses such as auto service, bank, restaurant, or small office or retail uses relating to the commercial core area. Much of the site is encumbered by a powerline easement, which limits building locations and coverage. Due to the proximity to the Roseville Parkway/Harding-Galleria Boulevard intersection, the property will be limited to right in/right out vehicular turning movements.

The basic concept of the commercial core area is to make the two sides of Harding-Galleria Boulevard work together as a single urban complex. The features of such a complex include a highly efficient circulation system that accommodates pedestrians as well as vehicles and public transportation. A major emphasis of the

core area is on the design of pedestrian spaces and connections.

The creation of an urban scale commercial core area is facilitated by the regional access that has been provided. The access is illustrated in Figure 3-21, Regional Commercial Core Circulation Diagram. The roadway system offers superior circulation for the core area via the Highway 65/~~Harding-Galleria~~ Boulevard, Atlantic Street/Eureka Road, and Highway 65/I-80 interchanges. The interchanges are supplemented by the major arterial linkages including ~~Harding-Galleria~~ Boulevard, Stanford Ranch Road, and Roseville Parkway. The location also presents opportunities for potential future connections to regional public transit, including light rail. The site offers freeway visibility, proximity to an established and growing population base, a visually dramatic site, and a comprehensive master planning effort by the City. These factors provide a unique opportunity in the Sacramento/South Placer region to establish a "satellite downtown" complex.

The pedestrian circulation system, illustrated in Figure 3-22, Regional Commercial Core Pedestrian Circulation Diagram, will link the entire commercial core area around ~~Harding-Galleria~~ Boulevard. In addition, the walkways will extend to the adjacent business-professional/ commercial, business-professional, and multi-family residential uses immediately surrounding the commercial core. A connection will intersect with the planned bike trail along Antelope Creek which will link south into the developed portion of Roseville and north into Rocklin. The pathway system will have the effect of making the commercial core accessible to a larger pedestrian core area by providing safe and convenient connections.

The pedestrian linkages connecting the various elements of the core area are conceived as "promenades" delineated by distinctive paving materials with landscaped edges. The intent is to clearly define and visually separate the pedestrian walkways from the surrounding vehicular circulation and parking areas. Figure 3-23, Sectional View of a Promenade, illustrates this concept. Canopy trees will shade the promenades from afternoon sun, and pedestrian scale lighting will make the areas a comfortable place to be in the evening. Small recessed "bays" along the promenades will provide spaces for rest area benches, for performing artists, and for small food vendor carts or other mobile sales activity licensed by the private commercial core management. Small shops providing flowers, fresh baked goods, and other conveniences may be spotted at irregular intervals along the promenades. The promenades will be designed to allow ready access from adjacent parking areas.

As they approach arterial connections, the promenades may be flanked by restaurants or retail activities typically found on pad sites near the street. This will provide additional pedestrian access to these uses and will enhance the character of the promenades. A conceptual illustrative plan diagram for a portion of a promenade is shown in Figure 3-24, Pedestrian Promenade Conceptual illustrative Plan Diagram.

A primary goal of the promenades will be to connect the uses on opposite sides of the adjacent arterials. Such uses are normally only conveniently and safely accessible from one shopping area to another by automobile. All signalized intersections adjacent to the regional commercial core area are required to provide enhanced pedestrian access.

The following policies and guidelines will be used to guide development of the regional commercial parcels. Additional guidelines contained in the general guidelines section of this element also apply:

1. Only one regional commercial mall (~~as defined by Policy 2~~) shall be developed in the North Central Roseville Specific Plan Area.
2. ~~The City shall not be required to receive an application for a use permit, which contemplates the development of Parcels 35 or 36 as a regional mall, unless the application for such a use permit is the first such application which meets the following three (3) criteria, to the satisfaction of the City:~~
 - a. ~~Provision shall be made for three (3) anchor tenants or owners, each of which shall construct or occupy a store facility with a size of not less than 100,000 square feet.~~
 - b. ~~Each of such three (3) anchor tenants shall be a national marketing retailer. A national marketing retailer is defined as a retailer (including subsidiaries and affiliates owned and managed by such national marketing retailer) with at least ten (10) retail facilities, with a floor area of not less than 100,000~~

~~square feet each, in at least four (4) different states or at least ten (10) different Standard Metropolitan Statistical Areas, each with a population in excess of one million (1,000,000).~~

- ~~c. One of such three (3) anchor tenants must be a national marketing retailer which offers consumer goods to the public of such a type and quality as to create a reasonable expectation, based on the actual prior experience of such national marketing retailer, that the annual sales of such retailer's facility will average two hundred twenty five dollars (\$225) per square foot. Net square foot shall mean a square foot of area in which merchandise is customarily sold or displayed to the general public and shall exclude (i) public restrooms; (ii) storage, employee facilities and similar areas not open to the public.~~
3. The site developed as the regional mall may include any mix of uses typical to a regional commercial facility as specified in Section 3.8.
4. The ~~alternative~~ land use for ~~Parcels 35 and~~ 36 may include up to sixty percent (60%) of the total gross building floor area of the site in retail commercial uses. The balance of the site will be used for business-professional offices, restaurants, banks, savings and loans, ~~day-child~~ care, hotels, movie theaters, and other office and non-retail service commercial uses. Multi-family residential use may be considered subject to a General Plan Amendment and Specific Plan Amendment resulting in an additional residential allocation by the City of Roseville.

~~The landowners of Parcels 35 and 36 may elect to develop under the alternative land use scenario. Such election may be made only upon the occurrence of one of the following:~~

- ~~a. The acceptance by the City of an application for a use permit for regional mall on one of the two parcels;~~
- ~~b. The issuance, by an appropriate permitting authority, of a use permit for a commercial development meeting the criteria set forth in Policy 2 on land within three miles of Parcels 35 and 36; or,~~
- ~~c. The third anniversary of the effective date of the development agreements for Parcels 35 and 36.~~

~~The alternative use scenario will be subject to City approval.~~ Business-professional and commercial uses in the alternative scenario on Parcel 36 shall be subject to the business-professional and community commercial policies in this plan respectively, when such policies are applicable and do not conflict with the goals and policies in this section.

5. Parcels 35 and 36 shall be master planned prior to receiving a use permit for development of any portion. The master plan shall indicate building locations, vehicular circulation and parking systems, pedestrian circulation systems, general grading and drainage plans, and the architectural signage and landscaping guidelines for the entire parcel.
6. Parcels 35 and 36 shall have a single design theme for each parcel that is to be reflected in the primary buildings. Such a theme does not require rigid uniformity in all the buildings but does require compatibility between buildings. The theme elements shall include the use of certain colors, materials, certain architectural elements or style, or consistent landscaping treatment.
7. Building height is to be determined on a case-by-case basis ~~subject to the approval of a use permit~~ through the Design Review or Major Project Permit process.

8. Large, single-user freestanding retail commercial buildings which are not integrated in an overall site design are generally discouraged and shall not be the dominant form of commercial use. Such uses shall be incorporated in an overall site master plan in which design measures are applied to visually reduce the bulk and large frontages typically associated with such uses.
9. Each parcel shall provide pedestrian pathway systems that connect to the adjacent parcels as illustrated in Figure 3-22, the Regional Commercial Core Pedestrian Circulation Diagram; 3-23, Sectional View of a Promenade and 3-24, Pedestrian Promenade Conceptual Illustrative Plan Diagram. The pedestrian pathway systems shall be separated from vehicle travel-ways and shall be designed in such a manner as to guide the pedestrians to the main building access points. Such access shall be coordinated with transit stops. The pedestrian connections shall be incorporated in the design of buildings.
10. The pedestrian pathways throughout the commercial core area shall utilize common design elements. These elements may consist of common paving colors and textures, design elements, or other methods of indicating that the pedestrian network is part of a continuous pathway that extends beyond the individual project. A common pedestrian scale lighting standard shall be selected for the entire length of the commercial core pedestrian pathway system. Common furniture, drinking fountains, trash receptacles, signage and other elements shall be used.
11. In order to strengthen the streetscape, pad sites should be located at the street frontage. Pads or buildings directly fronting roads shall provide direct pedestrian connections from the landscape corridor pathway along the adjacent street.
12. Bicycle parking racks shall be provided in highly visible locations.
13. The design of the regional commercial uses shall consider the possible future extension of light rail including right-of-way and station needs. Pedestrian connections shall be coordinated with transit stops. On-site transit stops, including those for buses, shall be considered during the design review stage. The site design for Parcels 35, 36 and 37 shall consider the possible future construction of a grade separated intersection at Roseville Parkway and ~~Harding-Galleria~~ Boulevard.
14. Public plazas, outdoor dining areas, seating areas accessible to pedestrians, fountains, and other outdoor gathering places are strongly encouraged.
15. Gas stations, providing gasoline sales and limited auto service and repair, may be located in any regional commercial land use designation, subject to a use permit. Consideration should be given to orienting the service islands away from the street. The stations are to be designed as an integral part of the commercial site in terms of architectural treatment, materials, colors, building location and orientation, and parking lot circulation.
16. The interface between regional commercial and open space areas, such as the lower watershed (Parcel 82), wetland mitigation area (Parcels 95 and 96), slope easement (Parcel 97), and open space recreation (Parcel 98), shall be carefully considered during design review. The site design should, to the extent possible, incorporate the visual amenity provided by the adjacent open space. A minimum twenty foot (20') setback shall be provided from the edge of the open space areas. The setback shall be landscaped and may include trees, berms, and swales provided to create a boundary and to control urban run-off. Fencing between the regional commercial use and the open space areas is generally discouraged, except as required by the permit issued by the U.S. Army Corps of Engineers pursuant to Section 404 of the Federal Clean Water Act. Where necessary, such fencing should be open type to allow for a view to the open space area. Building design shall consider views from the adjacent open space areas. In general, architectural treatment and materials for those frontages

visible from adjacent open space areas shall be similar in treatment and materials to the building frontages visible from public streets.

17. The on-site landscaping for Parcels 35 and 36 shall provide a minimum twenty foot (20') landscape setback from the edge of the Caltrans right-of-way adjacent to Highway 65. Buildings shall not "back" onto the highway frontage.
18. Provide visually separated service entries for the delivery of merchandise.
19. Parcel 97 is designated as a non-developable slope easement. This area is to be protected and maintained as an oak woodland ecosystem in accordance with the tree policies contained in Section 6.2 of this Specific Plan and all applicable ordinances and policies of the City of Roseville. The slope area shall remain in private ownership and shall be maintained by the owners of Parcel 36 in the debris-free and non-fire hazard condition. The following additional activities may be considered as approved by the City:
 - a. Oak tree regeneration.
 - b. Passive recreation such as picnic areas or nature observation areas.
 - c. Pedestrian pathways including the pathway proposed adjacent to Antelope Creek.
 - d. A single access road between Parcel 36 and the parcels east of Antelope Creek.
20. The development of Parcel 33 will be subject to the additional following conditions:
 - a. The parking area design shall minimize the need for grading.
 - b. Buildings shall be low-profile and limited to two stories in height in any vertical plane measured from the downhill side of the building. The height shall not exceed thirty-five feet (35') above the natural grade on the downhill side of the building.
 - c. Buildings shall be visually integrated with the natural terrain in design, style, materials, and color.
 - d. Designs shall be utilized which minimize grading. Any slope banks shall be designed to blend with existing terrain and revegetated with native materials.
 - e. All oak trees are to be protected pursuant to the policies set forth in Section 6.2 of this Specific Plan and all applicable ordinances and policies of the City of Roseville.
 - f. All proposed uses and designs will be subject to review by the Project Review and Planning Commission.
21. Due to the powerline easements and access limitations, the development of Parcel 37 is limited to small commercial or service uses such as auto service, restaurants, banks, or small office or retail uses relating to the commercial core area.

- Setback and open areas between future buildings or parking and the freeway right-of-way are to be landscaped with a mix of trees, shrubs and ground covers. The landscape planter shall have a width of 40 feet.
- The primary tree along the SR 65 frontage shall be the Bloodgood London Plane tree planted in a staggered pattern at 30 feet on center.
- Where permitted by individual site development plans, tree planting pockets abutting the setback area should be developed between adjoining buildings or clusters of buildings or at “dead spaces” occurring within individual site development plans. The tree planting pockets are intended to introduce a rhythm of intermittent tree groves along the freeway edge.
- Approximately one third of the trees planted in the setback and pocket areas should be conifer trees for vertical scale and screening.
- All building elevations visible from the freeway should be designed to incorporate architectural detail that is sensitive to such visibility and that avoids the featureless design typically associated with “backside” facades.
- Where this commercial parcel lies adjacent to watershed open space parcels, a landscape buffer is to be installed along the abutting edge of the non-open space parcel. The minimum buffer width is 20 feet for parking and 25 feet for buildings.
- Although highway commercial parcels are not required to be master planned, considerations of internal function shall be addressed in the context of a conceptual site plan at the time a development proposal is initiated for any portion of the individual site. Where a mix of uses is anticipated for the site, particular attention shall be given to site circulation, access and parking. A clearly defined pedestrian link running parallel to the freeway is encouraged.

3.8 Regional Commercial Core Area

The commercial core area is comprised of two regional commercial sites totaling approximately 188.89 acres, (Parcels 35 and 36), and ancillary parcels adjacent to the two primary parcels (Parcels 33, 37, 38, 39, and 40). The specific policies regulating the development of Parcels 38, 39 and 40 are found under the appropriate use sections of this element. The commercial core parcels comprise core retail, service, and leisure activities that serve the entire South Placer region. Population projections indicate that the region will be able to support one large retail mall and substantial additional commercial activity at this location.

The intent is to provide a mix of land uses within the core area that will support greater diversity and more pedestrian activity than is likely to occur at a single-purpose retail center. A higher level of development intensity is encouraged than would otherwise occur at a suburban shopping center. In order to achieve this mix of uses, one of the two regional commercial sites, (Parcels 35), has been identified as a regional mall, featuring shopping, services, leisure, and other activities in a single complex. The remaining area provides in-line and pad tenant spaces for a complementary mix of uses which may include office, service, retail commercial, restaurants, leisure, and cultural facilities. This area is

envisioned as the "hub" of activity in the region. The core area is characterized by tall, landmark buildings, public plazas, a distinctive pedestrian circulation system, and a diverse mix of uses.

The parcel developed as the regional mall may include the following uses:

- retail sales and services (including major department stores)
- eating and drinking establishments
- professional offices
- auto service center
- manufacturer direct-to-consumer automotive sales/leasing, for no more than one auto manufacturer, with a maximum of 5,000 square feet for a showroom within the Galleria containing no more than five (5) display vehicles, and no more than eight (8) vehicles combined for test drives/sale or lease purposes. Reserved parking spaces for such vehicles outside the display space within the Galleria shall be in a location not visible from public streets.
- banks and financial services
- child care
- movie theaters
- cultural centers, such as libraries and museums
- specialized education and training
- personal services

An alternative land use plan is proposed for the site not developed as the regional mall (Parcel 36). Parcel 36 uses may include up to sixty percent (60%) of the total gross building floor area of the site for retail commercial. The balance of the site will be used for non-retail uses such as business-professional office, hotels, restaurants, banks, child care, theaters, and other office and service commercial uses. Multiple family residential use may be considered subject to City approval of a General Plan Amendment and Specific Plan Amendment for additional units. Parcel 36 is subject to regional commercial policies as well as the business-professional and commercial policies that are appropriate to the ultimate land use mix, when such policies are applicable and do not conflict with the goals and policies of this section.

The eastern edge of Parcel 36 encompasses slope areas ranging from five (5) to twenty-five percent (25%) gradient and oak woodlands overlooking Antelope Creek. Although the site is adjacent to an area designated as a potential regional commercial center, it is not suitable for conventional office or commercial development due to the slope and tree conditions. Consequently, a majority of the slope will be included in a non-developable slope easement. Approximately 2.6 acres, designated as Parcel 33, will be accessible from a future connection from Antelope Creek Drive.

This parcel is illustrated on Figure 3-20, Slope Easement Area. The site is suitable for a restaurant, small office building, or specialty retail. The building placed on the parcel will require pedestrian access from a parking area at the top of the bluff. The building is required to be of a low profile design, not more than two stories in height on its downhill side, and must be visually integrated with the natural terrain. The height shall not exceed thirty-five feet (35') above the natural grade. Regulations relating to the development of Parcel 33 are contained in Policy 19 of this section.

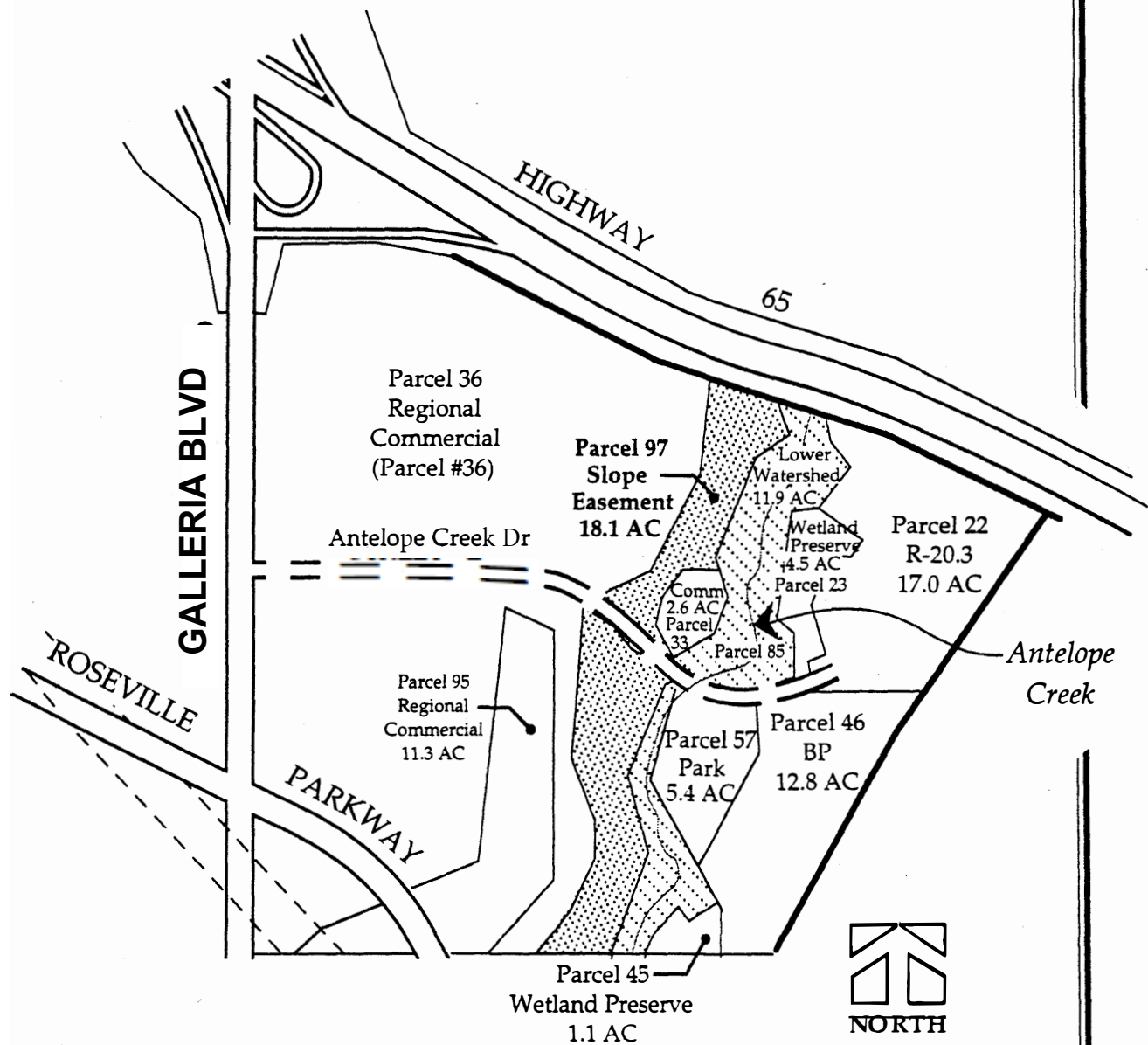


Figure 3-20
Slope Easement Area

Parcel 37 is a small commercial site of approximately five (5) acres separated from the regional commercial sites by Roseville Parkway. This site is suited for small freestanding commercial or service uses such as auto service, bank, restaurant, or small office or retail uses relating to the commercial core area. Much of the site is encumbered by a powerline easement, which limits building locations and coverage. Due to the proximity to the Roseville Parkway /Galleria Boulevard intersection, the property will be limited to right in/ right out vehicular turning movements.

The basic concept of the commercial core area is to make the two sides of Galleria Boulevard work together as a single urban complex. The features of such a complex include a highly efficient circulation system that accommodates pedestrians as well as vehicles and public transportation. A major emphasis of the core area is on the design of pedestrian spaces and connections.

The creation of an urban scale commercial core area is facilitated by the regional access that has been provided. The access is illustrated in Figure 3-21, Regional Commercial Core Circulation Diagram. The roadway system offers superior circulation for the core area via the Highway 65 /Galleria Boulevard, Atlantic Street/Eureka Road and Highway 65 /I-80 interchanges. The interchanges are supplemented by the major arterial linkages including Galleria Boulevard, Stanford Ranch Road and Roseville Parkway. The location also presents opportunities for potential future connections to regional public transit, including light rail. The site offers freeway visibility, proximity to an established and growing population base, a visually dramatic site, and a comprehensive master planning effort by the City. These factors provide a unique opportunity in the Sacramento /South Placer region to establish a "satellite downtown" complex.

The pedestrian circulation system, illustrated in Figure 3-22, Regional Commercial Core Pedestrian Circulation Diagram, will link the entire commercial core area around Galleria Boulevard. In addition, the walkways will extend to the adjacent business-professional/ commercial, business-professional, and multi-family residential uses immediately surrounding the commercial core. A connection will intersect with the planned bike trail along Antelope Creek which will link south into the developed portion of Roseville and north into Rocklin. The pathway system will have the effect of making the commercial core accessible to a larger pedestrian core area by providing safe and convenient connections.

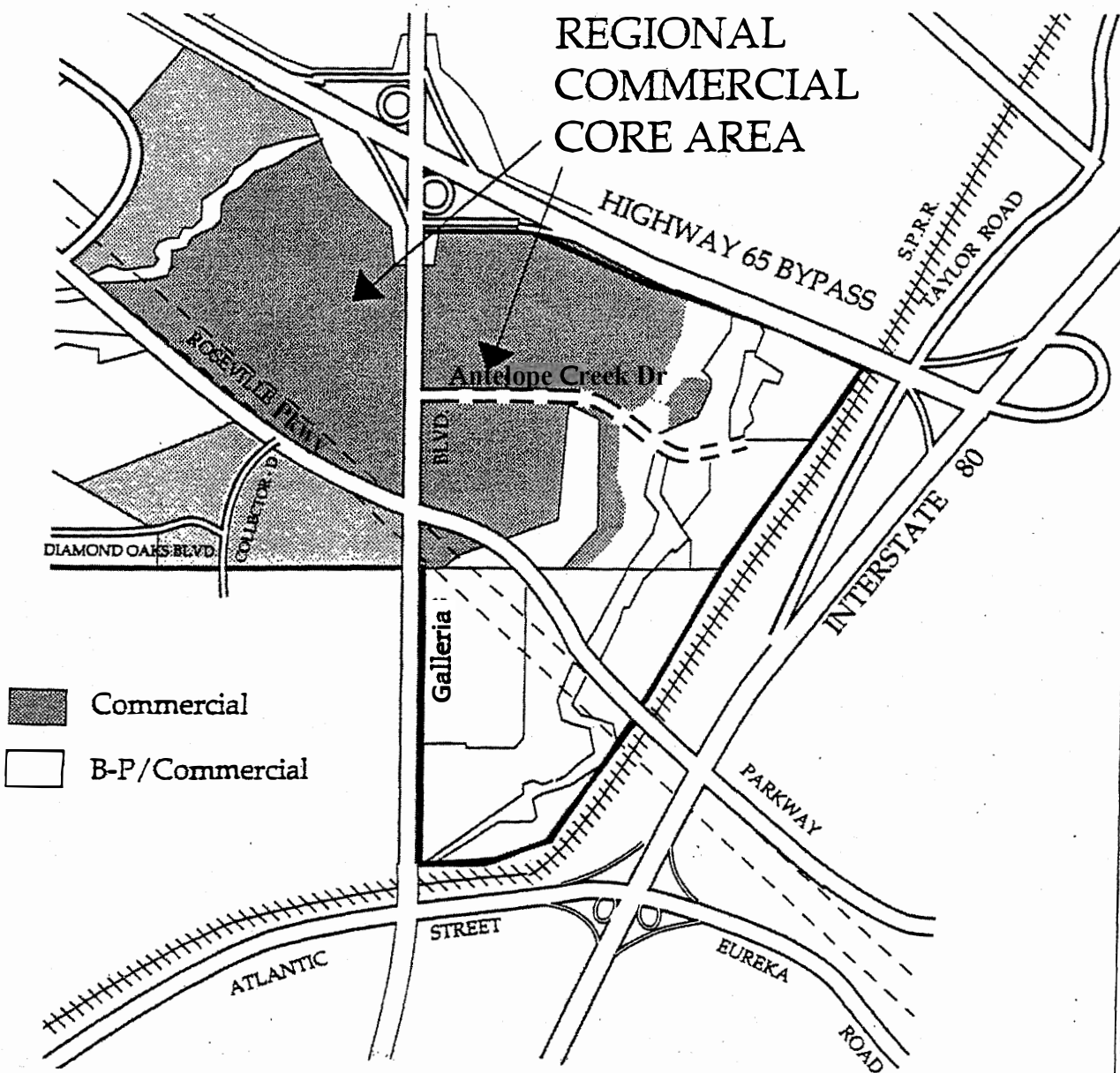


Figure 3-21
Regional Commercial Core Circulation Diagram

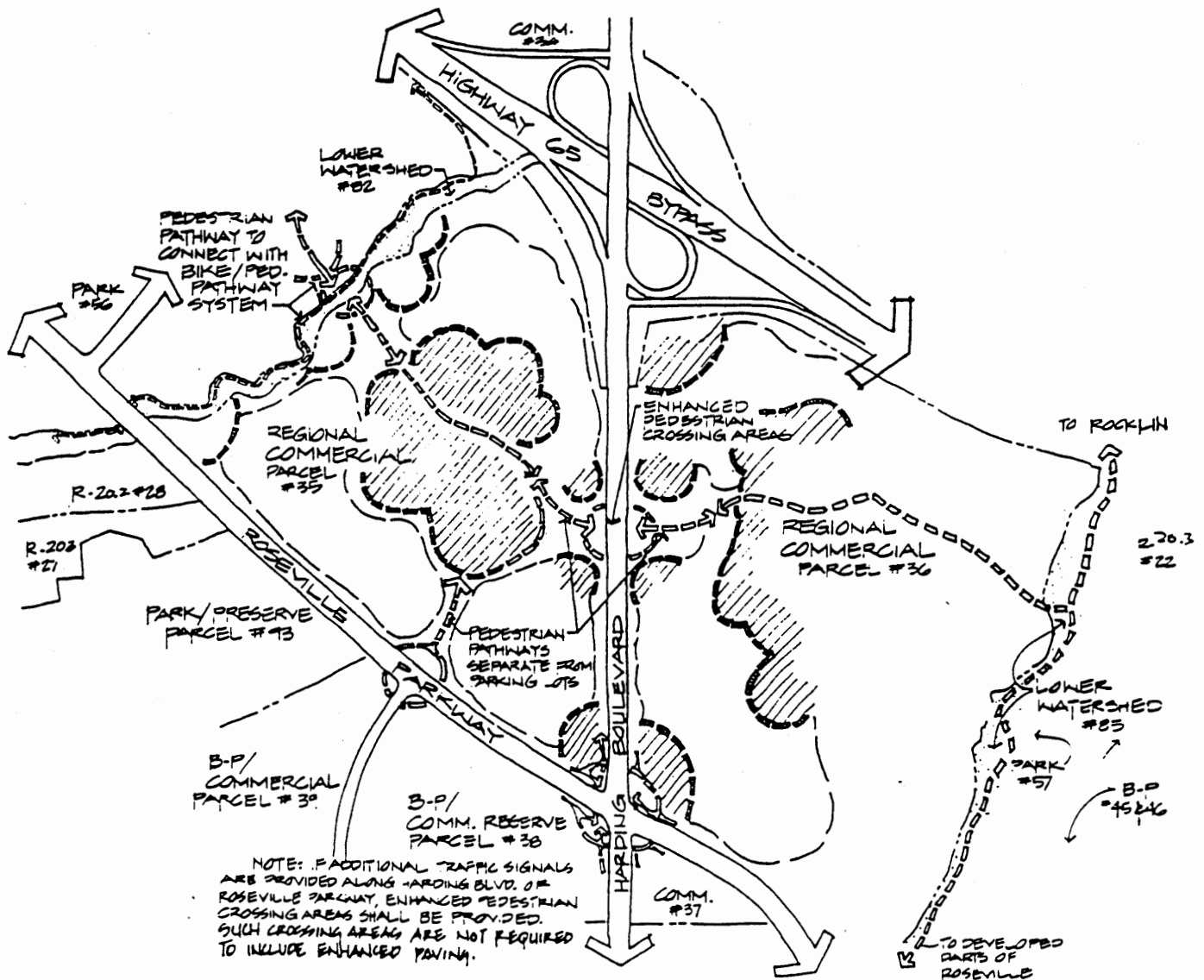


Figure 3-22
Regional Commercial Core Pedestrian Circulation Diagram

The pedestrian linkages connecting the various elements of the core area are conceived as "promenades" delineated by distinctive paving materials with landscaped edges. The intent is to clearly define and visually separate the pedestrian walkways from the surrounding vehicular circulation and parking areas. Figure 3-23, Sectional View of a Promenade, illustrates this concept. Canopy trees will shade the promenades from afternoon sun, and pedestrian scale lighting will make the areas a comfortable place to be in the evening. Small recessed "bays" along the promenades will provide spaces for rest area benches, for performing artists, and for small food vendor carts or other mobile sales activity licensed by the private commercial core management. Small shops providing flowers, fresh baked goods, and other conveniences may be spotted at irregular intervals along the promenades. The promenades will be designed to allow ready access from adjacent parking areas.

As they approach arterial connections, the promenades may be flanked by restaurants or retail activities typically found on pad sites near the street. This will provide additional pedestrian access to these uses and will enhance the character of the promenades. A conceptual illustrative plan diagram for a portion of a promenade is shown in Figure 3-24, Pedestrian Promenade Conceptual Illustrative Plan Diagram.

A primary goal of the promenades will be to connect the uses on opposite sides of the adjacent arterials. Such uses are normally only conveniently and safely accessible from one shopping area to another by automobile. All signalized intersections adjacent to the regional commercial core area are required to provide enhanced pedestrian access.

The following policies and guidelines will be used to guide development of the regional commercial parcels. Additional guidelines contained in the general guidelines section of this element also apply:

1. Only one regional commercial mall shall be developed in the North Central Roseville Specific Plan Area.
2. The site developed as the regional mall may include any mix of uses typical to a regional commercial facility as specified in Section 3.8.
3. The land use for Parcel 36 may include up to sixty percent (60%) of the total gross building floor area of the site in retail commercial uses. The balance of the site will be used for business-professional offices, restaurants, banks, savings and loans, child care, hotels, movie theaters, and other office and non-retail service commercial uses. Multi-family residential use may be considered subject to a General Plan Amendment and Specific Plan Amendment resulting in an additional residential allocation by the City of Roseville.

Business-professional and commercial uses on Parcel 36 shall be subject to the business-professional and community commercial policies in this plan respectively, when such policies are applicable and do not conflict with the goals and policies in this section.

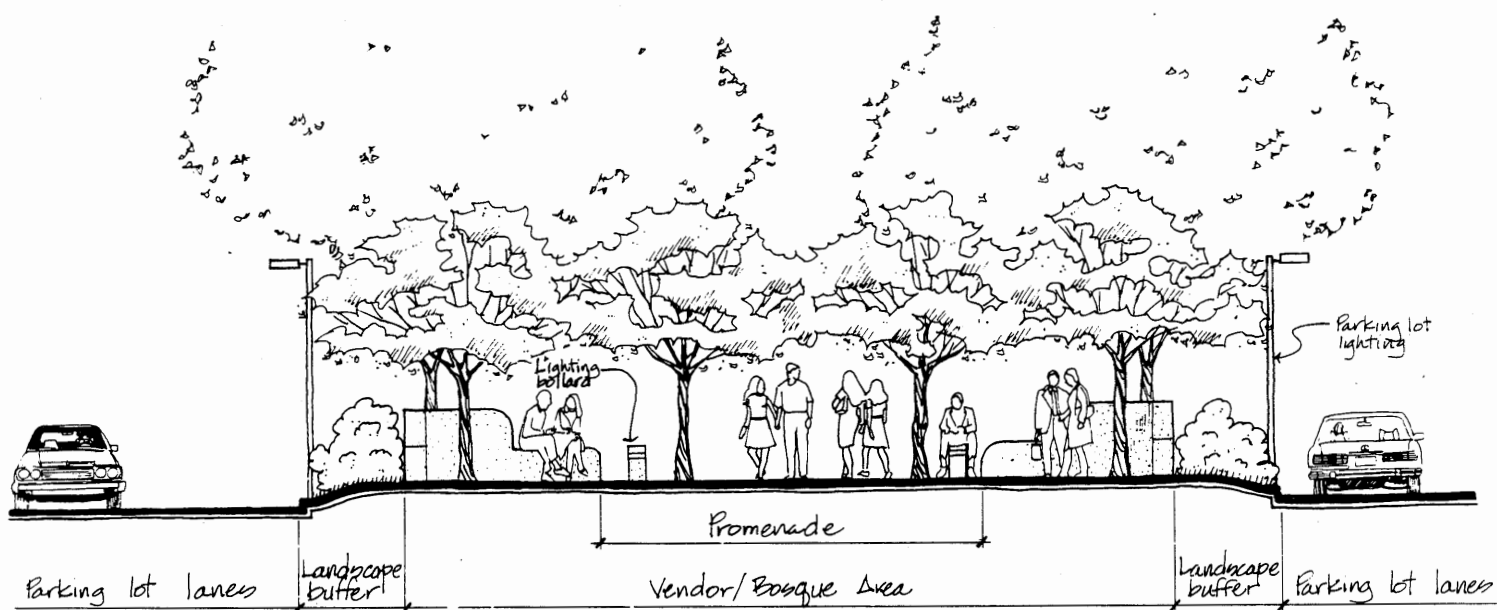


Figure 3-23
Sectional View of Promenade

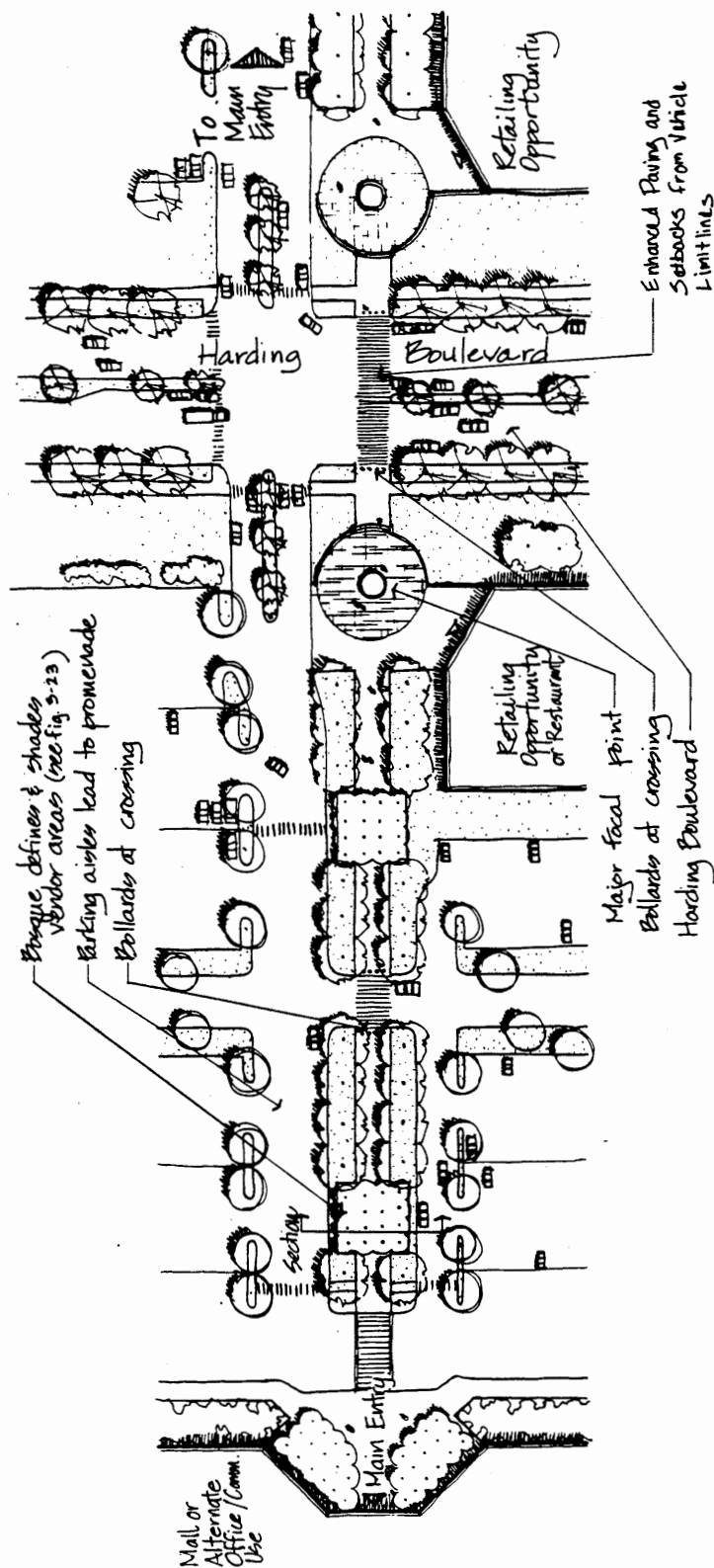


Figure 3-24
Pedestrian Promenade Conceptual Illustrative Plan Diagram

4. Parcels 35 and 36 shall be master planned prior to receiving a use permit for development of any portion. The master plan shall indicate building locations, vehicular circulation and parking systems, pedestrian circulation systems, general grading and drainage plans, and the architectural signage and landscaping guidelines for the entire parcel.

5. Parcels 35 and 36 shall have a single design theme for each parcel that is to be reflected in the primary buildings. Such a theme does not require rigid uniformity in all the buildings but does require compatibility between buildings. The theme elements shall include the use of certain colors, materials, certain architectural elements or style, or consistent landscaping treatment.

6. Building height is to be determined on a case-by-case basis through the Design Review Permit or Major Project Permit process.

7. Large, single-user freestanding retail commercial buildings which are not integrated in an overall site design are generally discouraged and shall not be the dominant form of commercial use. Such uses shall be incorporated in an overall site master plan in which design measures are applied to visually reduce the bulk and large frontages typically associated with such uses.

8. Each parcel shall provide pedestrian pathway systems that connect to the adjacent parcels as illustrated in Figure 3-22, the Regional Commercial Core Pedestrian Circulation Diagram; 3-23, Sectional View of a Promenade and 3-24, Pedestrian Promenade Conceptual Illustrative Plan Diagram. The pedestrian pathway systems shall be separated from vehicle travelways and shall be designed in such a manner as to guide the pedestrians to the main building access points. Such access shall be coordinated with transit stops. The pedestrian connections shall be incorporated in the design of buildings.

9. The pedestrian pathways throughout the commercial core area shall utilize common design elements. These elements may consist of common paving colors and textures, design elements, or other methods of indicating that the pedestrian network is part of a continuous pathway that extends beyond the individual project. A common pedestrian scale lighting standard shall be selected for the entire length of the commercial core pedestrian pathway system. Common furniture, drinking fountains, trash receptacles, signage and other elements shall be used.

10. In order to strengthen the streetscape, pad sites should be located at the street frontage. Pads or buildings directly fronting roads shall provide direct pedestrian connections from the landscape corridor pathway along the adjacent street.

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11. Bicycle parking racks shall be provided in highly visible locations.
12. The design of the regional commercial uses shall consider the possible future extension of light rail including right-of-way and station needs. Pedestrian connections shall be coordinated with transit stops. On-site transit stops, including those for buses, shall be considered during the design review stage. The site design for Parcels 35, 36 and 37 shall consider the possible future construction of a grade separated intersection at Roseville Parkway and Harding Boulevard.
13. Public plazas, outdoor dining areas, seating areas accessible to pedestrians, fountains, and other outdoor gathering places are strongly encouraged.
14. Gas stations, providing gasoline sales and limited auto service and repair, may be located in any regional commercial land use designation, subject to a use permit. Consideration should be given to orienting the service islands away from the street. The stations are to be designed as an integral part of the commercial site in terms of architectural treatment, materials, colors, building location and orientation, and parking lot circulation.
15. The interface between regional commercial and open space areas, such as the lower watershed (Parcel 82), wetland mitigation area (Parcels 95 and 96), slope easement (Parcel 97), and open space recreation (Parcel 98), shall be carefully considered during design review. The site design should, to the extent possible, incorporate the visual amenity provided by the adjacent open space. A minimum twenty foot (20') setback shall be provided from the edge of the open space areas. The setback shall be landscaped and may include trees, berms, and swales provided to create a boundary and to control urban run-off. Fencing between the regional commercial use and the open space areas is generally discouraged, except as required by the permit issued by the U.S. Army Corps of Engineers pursuant to Section 404 of the Federal Clean Water Act. Where necessary, such fencing should be open type to allow for a view to the open space area. Building design shall consider views from the adjacent open space areas. In general, architectural treatment and materials for those frontages visible from adjacent open space areas shall be similar in treatment and materials to the building frontages visible from public streets.
16. The on-site landscaping for Parcels 35 and 36 shall provide a minimum twenty foot (20') landscape setback from the edge of the Caltrans right-of-way adjacent to Highway 65. Buildings shall not "back" onto the highway frontage.

17. Provide visually separated service entries for the delivery of merchandise.

18. Parcel 97 is designated as a non-developable slope easement. This area is to be protected and maintained as an oak woodland ecosystem in accordance with the tree policies contained in Section 6.2 of this Specific Plan and all applicable ordinances and policies of the City of Roseville. The slope area shall remain in private ownership and shall be maintained by the owners of Parcel 36 in the debris-free and non-fire hazard condition. The following additional activities may be considered as approved by the City:

- a. Oak tree regeneration.
- b. Passive recreation such as picnic areas or nature observation areas.
- c. Pedestrian pathways including the pathway proposed adjacent to Antelope Creek.
- d. A single access road between Parcel 36 and the parcels east of Antelope Creek.

19. The development of Parcel 33 will be subject to the additional following conditions:

- a. The parking area design shall minimize the need for grading.
- b. Buildings shall be low-profile and limited to two stories in height in any vertical plane measured from the downhill side of the building. The height shall not exceed thirty-five feet (35') above the natural grade on the downhill side of the building.
- c. Buildings shall be visually integrated with the natural terrain in design, style, materials, and color.
- d. Designs shall be utilized which minimize grading. Any slope banks shall be designed to blend with existing terrain and revegetated with native materials.
- e. All oak trees are to be protected pursuant to the policies set forth in Section 6.2 of this Specific Plan and all applicable ordinances and policies of the City of Roseville.
- f. All proposed uses and designs will be subject to review by the Project Review and Planning Commission.

20. Due to the powerline easements and access limitations, the development of Parcel 37 is limited to small commercial or service uses such as auto service, restaurants, banks, or small office or retail uses relating to the commercial core area.

Resolution 98-310

CREEKSIDE CENTER-REQUEST TO MODIFY NORTH CENTRAL
ROSEVILLE SPECIFIC PLAN SECTION 3.8 POLICY NUMBER 20 (a) AND (b)

On behalf of The Evergreen Company, please accept this as a request to amend the North Central Roseville Specific Plan. Currently Section 3.8 policy 20 prohibits on-site parking and grading of Parcel 33. Potential end users of the parcel have indicated that they must have on-site parking, and parking at the "top of the bluff" would not be feasible to their needs. The Creekside Center conceptual site plan attempts to minimize grading while accommodating an office building with on-site parking. Our request is to modify the language in Section 3.8 policy 20 (a) and (d) to allow on-site parking and an appropriate amount of grading on parcel 33.

North Central Specific Plan Section 3.8 policy 20 (a) and (d) should be amended as follows:

20. The development of Parcel 33 will be subject to the additional following conditions:

~~(a) Parking shall be provided at the top of the bluff on Parcel 36. Parking on Parcel 33 is prohibited with the exception of required handicapped parking and service access. In such instances. The parking area design shall minimize the need for grading. A direct pedestrian connector shall be provided from the bluff parking area to the use.~~

~~(d) Grading of Parcel 33 shall be prohibited with the exception of those areas required for the building pad, access drive, handicapped parking, and service access. In such instances, Designs shall be utilized which minimize grading. Buildings with step down or split level designs are strongly encouraged. Any slopebanks shall be designed to blend with existing terrain and revegetated with native materials.~~

BUSINESS-PROFESSIONAL LAND USES

3.9 Business-Professional Land Uses

The Highway 65 Bypass provides approximately 3 miles of highly visible freeway frontage as it traverses the Plan Area. Variations in topography on Parcels 42 and 43 provide direct freeway visibility and access which is particularly desirable to large, stand-alone users. Parcel 44 could also accommodate a large user. This site provides high visibility frontage along Roseville Parkway within close proximity to the Highway 65 Bypass.

In addition to large stand alone uses, Parcels 42, 42b, 43 and 44 provide an opportunity for an office park environment that would include multi-tenant buildings. Parks of this nature are well suited for research and development facilities and also provide an attractive business environment for unrelated businesses. Typically, projects will not only mix users in a single building, but will also mix business uses on a single site. Common recreation/ open space, landscaping, dining and meeting areas are amenity features which are desirable within all business-professional developments.

Typical uses permitted within the Business-Professional land use include:

- administrative and general office
- corporate or regional headquarters
- research facilities
- medical offices
- professional services such as attorneys, accountants and insurance