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Biological Resources Assessment

Apartment Complex Development Project

Assessor Parcel Number 469-100-013-000

City of Roseville, County of Placer, California

Prepared for
D&S Development
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Executive Summary

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

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

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

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

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

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1. Introduction

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

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

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

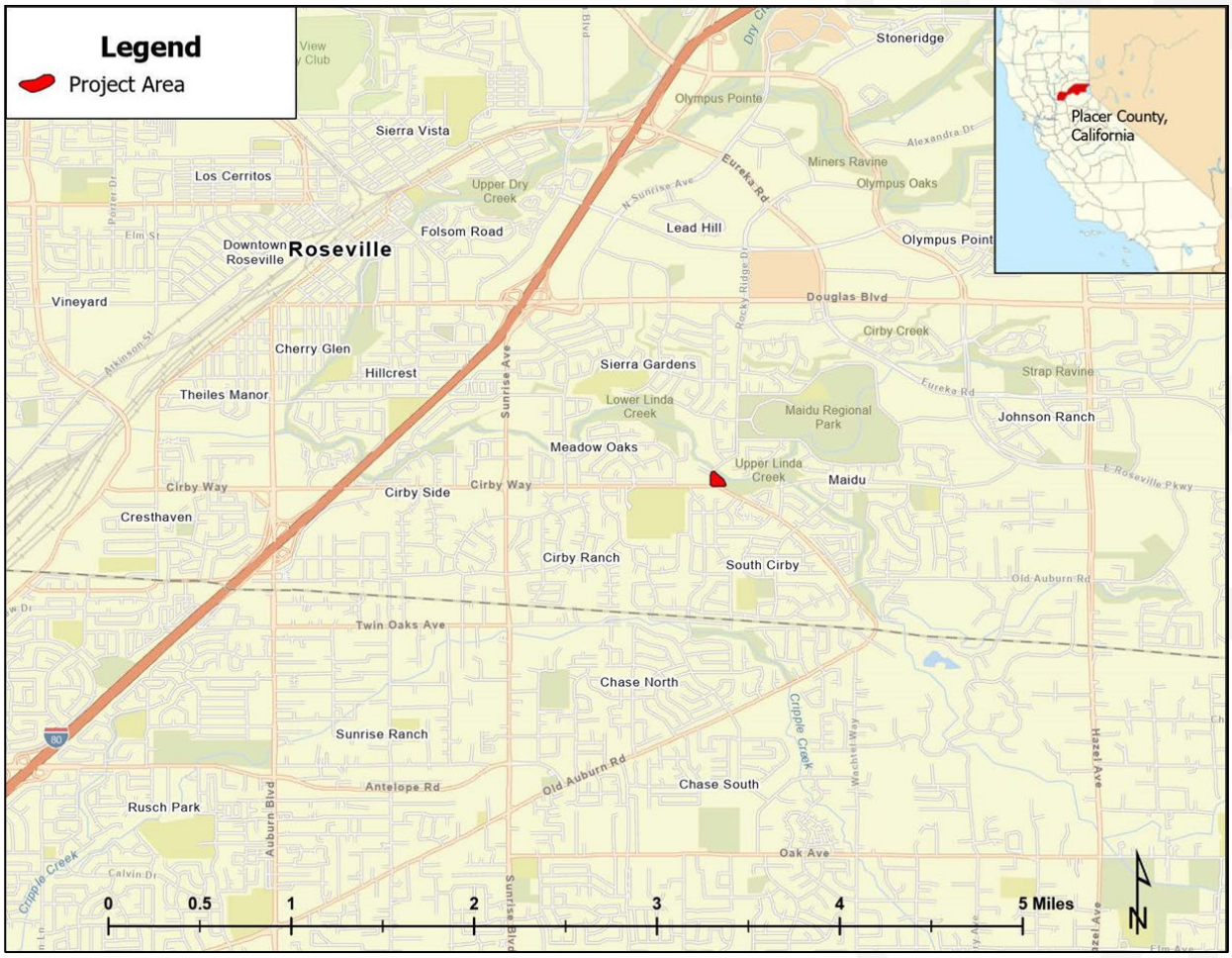
1) Western pond turtle (*Actinemys marmorata*)
2) Western spadefoot (*Spea hammondii*)
3) Nuttall's woodpecker (*Dryobates nutallii*)
4) Oak titmouse (*Baeolophus inornatus*)

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

1.1 Project Location

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

Figure 1. Project Location



1995 Rocky Ridge Dr, Roseville, CA 95661 *Assessor Parcel Number (APN) 208-0071-008*

1.2 Regulatory Setting

Relevant Federal Regulations (NEPA)

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

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

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

California Endangered Species Act

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

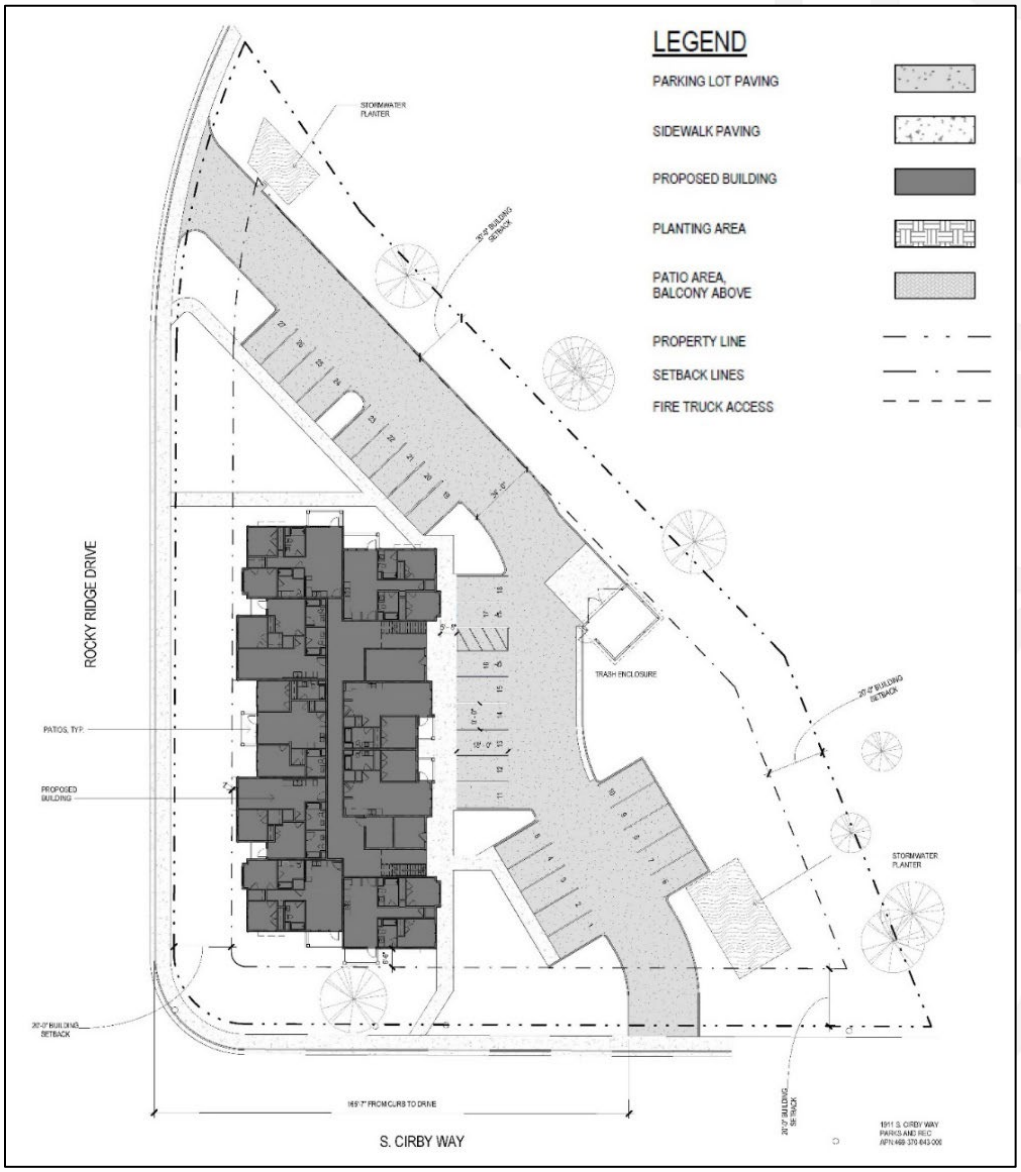
1.4 Project Description

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

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

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

Figure 2. Site Plan



A detailed grading plan is shown in Appendix F

2. Environmental Setting

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

Figure 3. Project Location Map

Project Area: 1.2 acres.

3. Methods

3.1 Literature Review

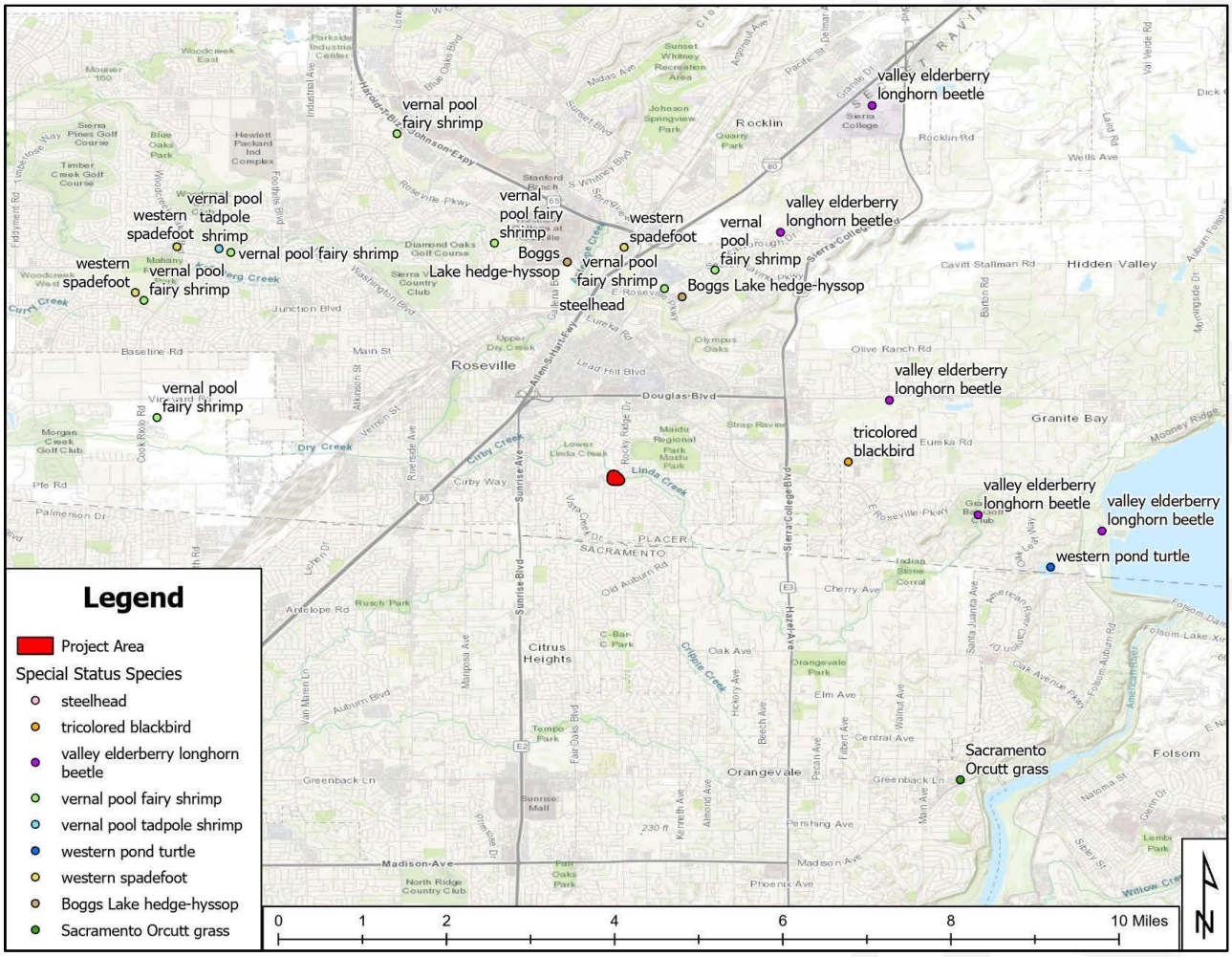
Before performing the Biological Assessment, Soar Environmental searched for threatened or endangered species that could occur near the Project area. The records search included a review of the California Natural Diversity Database (CNDDB), the United States Fish and Wildlife Service (USFWS) Information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

3.2 Field Reconnaissance Methodology

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

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

Figure 4. CNDDB Map



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

4. Special-Status Species

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

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

Listed Species with Low Potential for Occurrence:

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

MBTA Species Observed On Site:

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

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

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

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

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

Table 1. Potentially Occurring Listed Wildlife Species

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

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

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

*Listing Status Notes:

Federal:

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

State:

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

Table 2. Regionally Occurring Special-Status Plant Species

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

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

*Listing Status Notes:

Federal:
- **FE** Federally listed Endangered
- **FT** Federally listed Threatened
- **FC** Federal Candidate Species

State:
- **CE** State Listed Endangered
- **CT** State listed Threatened
- **CC** State Candidate Species
- **CR** State Rare Species

CRPR: California Native Plant Society Rare Plant Rank
- **1A** Considered extirpated in CA
- **1B** Rare, threatened, or endangered in CA and elsewhere
- **2** Rare, threatened, or endangered in CA but common elsewhere
- **4** Limited distribution (Watch-list)

CRPR Extensions
- **0.1** Seriously endangered in California
- **0.2** Fairly endangered in California
- **0.3** Not very endangered in California

4.1 Special-Status Species with Potential to Occur

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

Western Pond Turtle (*Actinemys marmorata*)

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

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

Western Spadefoot (*Spea hammondii*)

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

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

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

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

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

Nuttall's Woodpecker (Picoides nuttallii)

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

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

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

Oak Titmouse (Baeolophus inornatus)

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

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

5. Biological Assessment Results

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

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

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

Table 3. Wildlife Species Observed on the Project Area

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

*not observed but feathers present on site

Table 4. Plant Species Observed on the Project Area

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

6. Findings

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

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

6.1 Critical Habitats

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

6.2 Project Impacts

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

7. Conclusion

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

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

8. Recommendations

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

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

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

Mitigation Measure 1: Nesting Bird Pre-construction Survey

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

Mitigation Measure 2: Erosion and Sediment Control Plan

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

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

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

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

9. Study Limitations

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

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APPENDIX A: Project Site Photographs

Overview of Project Area

Photo 1. Oak Grassland

Photo 2. Oak Grassland

Photo 3. Linda Creek Riparian Area

Photo 4. Non-native Grasses

Photo 5. Walking Path Through Property

Photo 6. Native Valley Oak Trees

Photo 7.Project Area

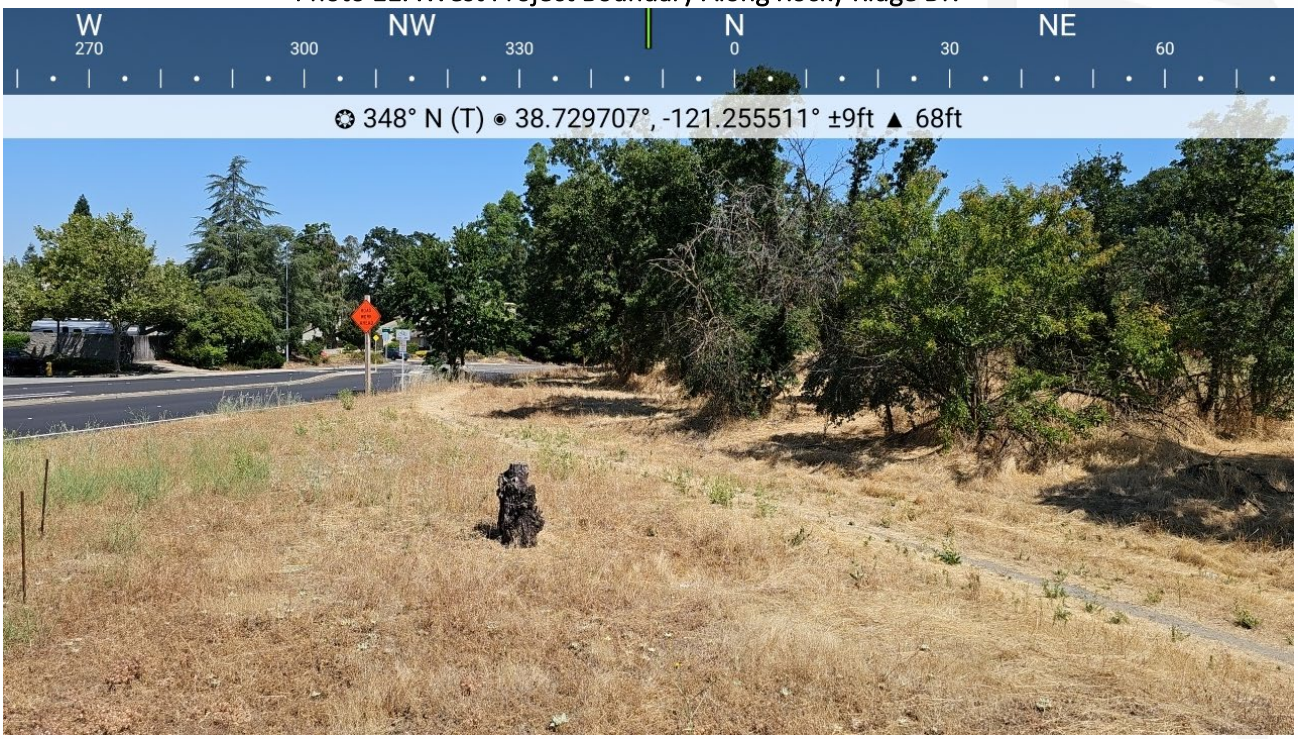
Photo 8. Project Area

Photo 9. .Project Area

Photo 10. .Project Area

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

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



APPENDIX B:

United States Fish and Wildlife Service IPaC Resource List

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

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

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

Location

Placer County, California

Local office

Sacramento Fish And Wildlife Office

(916) 414-6600
(916) 414-6713

Federal Building

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

Endangered species

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

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

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

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

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

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

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

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

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

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

Reptiles

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

Amphibians

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

Insects

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

Crustaceans

NAME	STATUS
Vernal Pool Fairy Shrimp Branchinecta lynchi Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/498	Threatened
Vernal Pool Tadpole Shrimp Lepidurus packardi Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/2246	Endangered

Critical habitats

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

There are no critical habitats at this location.

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

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

Additional information can be found using the following links:

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

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

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

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

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

Probability of Presence Summary

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

Probability of Presence (■)

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

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

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

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

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

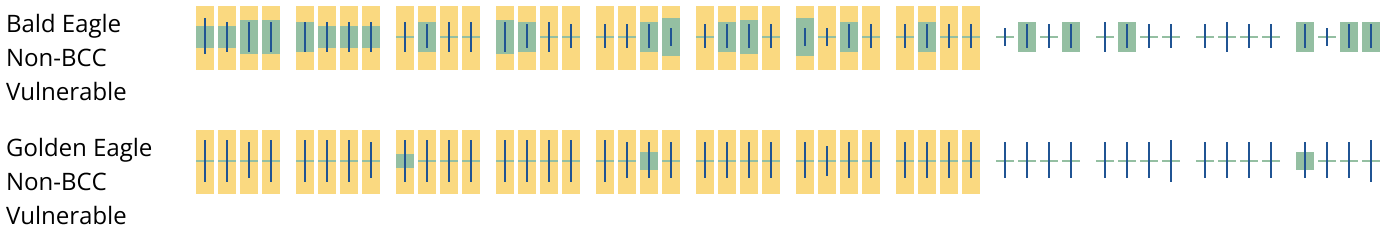
Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

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

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

No Data (–)
A week is marked as having no data if there were no survey events for that week.

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



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

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

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

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

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

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

What if I have eagles on my list?

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

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

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

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

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

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

Belding's Savannah Sparrow Passerculus sandwichensis beldingi — Breeds Apr 1 to Aug 15

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/8

Black Tern Chlidonias niger surinamenisis — Breeds May 15 to Aug 20

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3093

Bullock's Oriole Icterus bullockii — Breeds Mar 21 to Jul 25

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

California Gull Larus californicus — Breeds Mar 1 to Jul 31

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

California Thrasher Toxostoma redivivum — Breeds Jan 1 to Jul 31

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

Cassin's Finch Haemorhous cassinii — Breeds May 15 to Jul 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9462

Clark's Grebe Aechmophorus clarkii — Breeds Jun 1 to Aug 31

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

Common Yellowthroat Geothlypis trichas sinuosa — Breeds May 20 to Jul 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/2084

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

Lawrence's Goldfinch Spinus lawrencei — Breeds Mar 20 to Sep 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9464

Marbled Godwit Limosa fedoa — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9481

Northern Harrier Circus hudsonius — Breeds Apr 1 to Sep 15
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/8350

Nuttall's Woodpecker Dryobates nuttallii — Breeds Apr 1 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Olive-sided Flycatcher Contopus cooperi — Breeds May 20 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3914

Santa Barbara Song Sparrow Melospiza melodia graminea — Breeds Mar 1 to Sep 5
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/5513

Short-billed Dowitcher Limnodromus griseus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9480

Tricolored Blackbird Agelaius tricolor — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3910

Western Grebe aechmophorus occidentalis — Breeds Jun 1 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/6743

Western Gull Larus occidentalis — Breeds Apr 21 to Aug 25
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Western Screech-owl Megascops kennicottii cardonensis — Breeds Mar 1 to Jun 30
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Willet Tringa semipalmata — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Wrentit Chamaea fasciata — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Yellow-billed Magpie Pica nuttalli — Breeds Apr 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9726

Probability of Presence Summary

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

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

Probability of Presence (■)

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

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

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

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

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

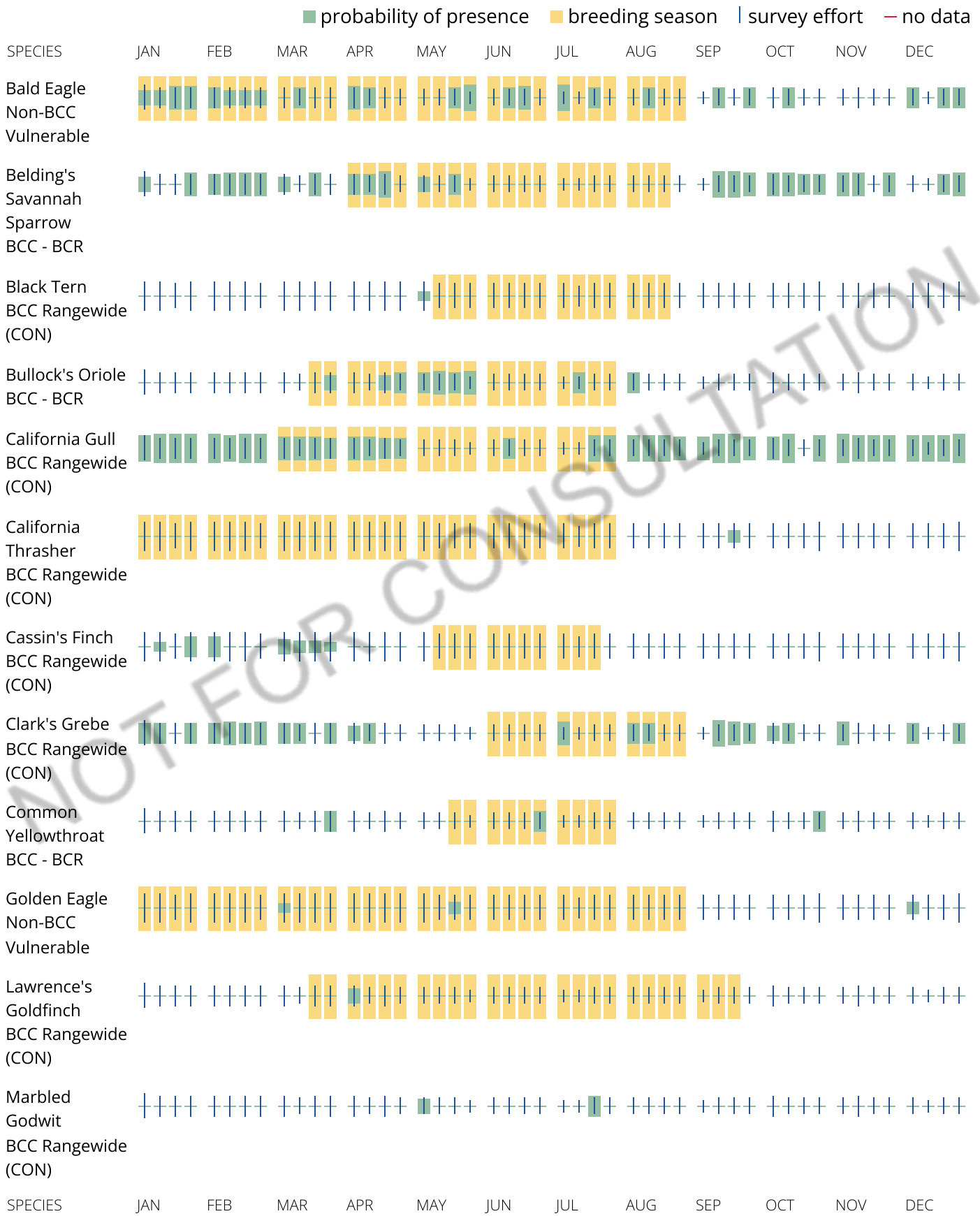
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

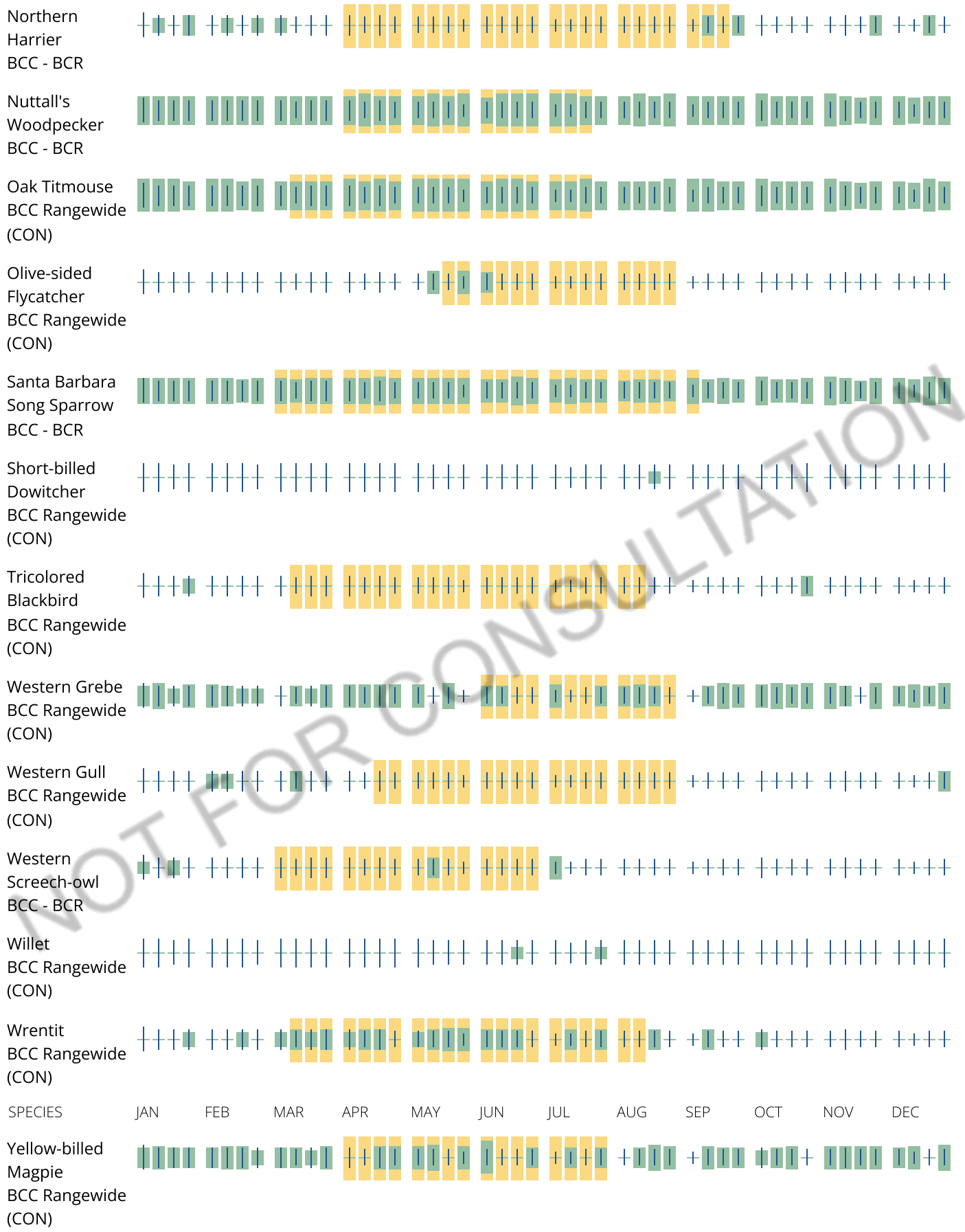
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

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





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

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

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

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

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

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

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

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

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

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

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

What are the levels of concern for migratory birds?

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

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

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

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

Details about birds that are potentially affected by offshore projects

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

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

What if I have eagles on my list?

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

Proper Interpretation and Use of Your Migratory Bird Report

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

Facilities

National Wildlife Refuge lands

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

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

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

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Wetland information is not available at this time

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

Data limitations

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

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

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

Data exclusions

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

Data precautions

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

APPENDIX C:

California Department of Fish and Wildlife RareFind

Selected Elements by Common Name

California Department of Fish and Wildlife

California Natural Diversity Database

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

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

Record Count: 16

APPENDIX D:

California Native Plant Society Rare Plant Inventory

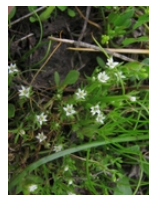
CALIFORNIA NATIVE PLANT SOCIETY

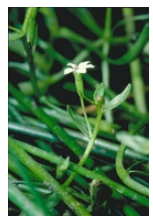
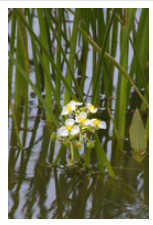
CNPS Rare Plant Inventory

Search Results

13 matches found. Click on scientific name for details

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

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

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

Showing 1 to 13 of 13 entries

Suggested Citation:

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

APPENDIX E:

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

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

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

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

June 20, 2024

Preface

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

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

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

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

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

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

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Contents

How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

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

Soil Map

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

Custom Soil Resource Report
Soil Map

Map Scale: 1:1,070 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Placer County, California, Western Part
Survey Area Data: Version 15, Aug 31, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 23, 2022—Apr 24, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

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

Map Unit Descriptions

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

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

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

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

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

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

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

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

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

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

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

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

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

Placer County, California, Western Part

146—Fiddyment loam, 1 to 8 percent slopes

Map Unit Setting

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

Map Unit Composition

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

Description of Fiddyment

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

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

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

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

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

194—Xerofluvents, frequently flooded

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

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

Description of Xerofluvents, Frequently Flooded

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

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

Properties and qualities
Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 1.98 in/hr)
Depth to water table: About 30 to 57 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Available water supply, 0 to 60 inches: Moderate (about 8.1 inches)

Interpretive groups

Land capability classification (irrigated): 4w
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B
Ecological site: R017XY903CA - Stream Channels and Floodplains
Hydric soil rating: Yes

Minor Components

Unnamed

Percent of map unit: 10 percent
Landform: Drainageways
Hydric soil rating: Yes

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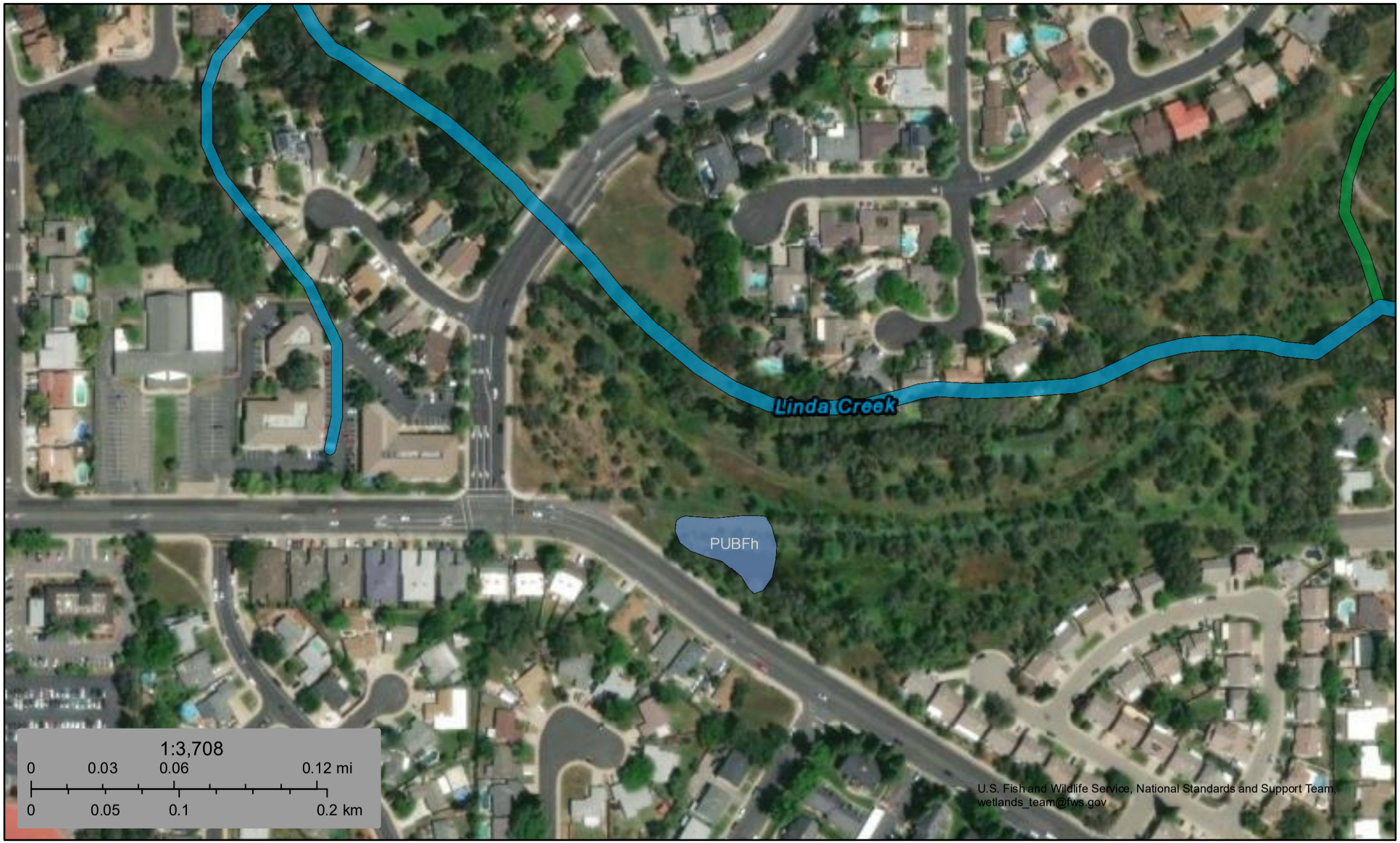
APPENDIX F:

United States Fish and Wildlife Service: National Wetland Inventory Map

U.S. Fish and Wildlife Service

National Wetlands Inventory

D&S Development



June 21, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

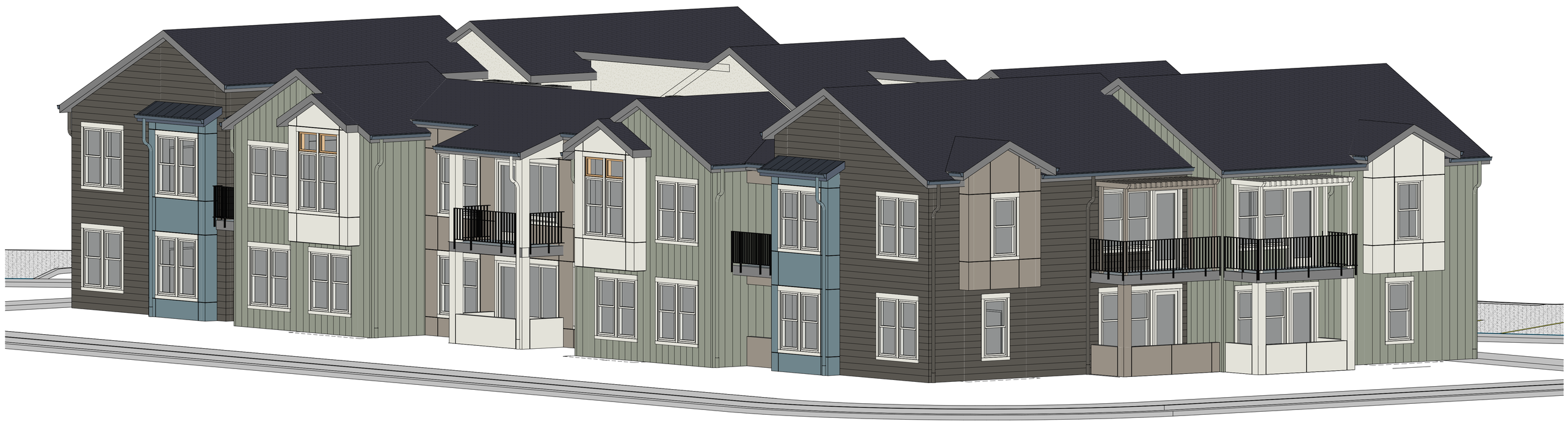
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

APPENDIX G:

Project Site Plan

ROCKY RIDGE APARTMENTS

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA



PROJECT INFORMATION

ZONING:	R3
SETBACKS:	
FRONT:	20 FT.
SIDE:	5 FT.
REAR:	20 FT.
MAX BUILDING HEIGHT:	45 FT.
ACTUAL BUILDING HEIGHT	30 FT.
SITE AREA:	53,638 SF (1.23 ACRES)

PROJECT DENSITY CALCULATION

DENSITY BONUSES AND INCENTIVES BASED ON
CALIFORNIA TITLE 7 DIVISION 1 CHAPTER 4.3.

BASE DENSITY:	1.23 ACRES * 10 = 12.3 12 TOTAL UNITS
AFFORDABLE UNITS:	2 VERY LOW INCOME
DENSITY BONUS %:	2 / 12 = 16.7% 50% BONUS
BONUS UNITS:	12 * 50% = 6 UNITS 6 TOTAL BONUS UNITS
TOTAL UNITS:	18 TOTAL UNITS

BUILDING DATA

UNIT DATA

	SQ. FT.	QUAN.
1 BDR / 1 BA		
UNIT A1	675 SF	2
2 BDR / 2 BA		
UNIT B1	833 SF	2
UNIT B2	856 SF	2
UNIT B3	836 SF	2
UNIT B4	833 SF	1
UNIT B5	842 SF	2
UNIT B6	862 SF	2
UNIT B7	850 SF	2
UNIT B8	833 SF	1
UNIT C1	920 SF	2
TOTAL:		18 UNITS

RENTABLE AREA:	15,014 SF
BUILDING AREA:	
LEVEL 1	8,940 SF
LEVEL 2	8,675 SF
TOTAL:	17,615 SF
(NOT INCLUDING DECKS)	

PARKING REQUIREMENT:

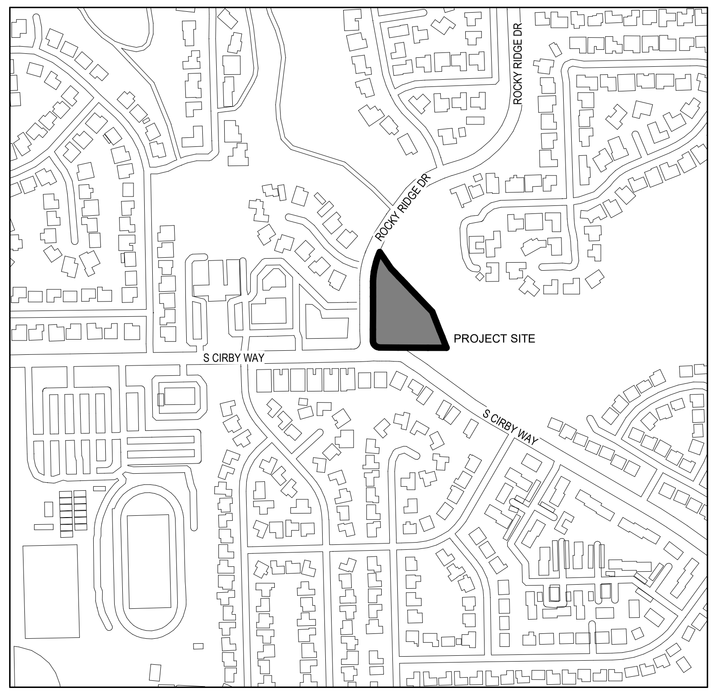
1 BEDROOM:	1 SPACE PER UNIT
2 BEDROOM:	1.5 SPACES PER UNIT

TOTAL PARKING REQUIRED:

1 BEDROOM:	2 X 1 = 2 SPACES
2 BEDROOM:	1.5 X 16 = 24 SPACES
TOTAL:	26 SPACES
	2 ACCESSIBLE SPACES

PARKING PROVIDED:	27 SPACES
	2 ACCESSIBLE SPACES

VICINITY MAP



PROJECT TEAM

OWNER:	D&S DEVELOPMENT 1725 CAPITOL AVE. SACRAMENTO, CA 95811 CONTACT: SARA LEBASTCHI EMAIL: SARA@DANDSDEV.COM PHONE: 916.442.4288 EXT. 102
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CIVIL ENGINEER:	PEABODY ENGINEERING CONTACT: ROSS PEABODY 1700 ALHAMBRA BLVD #102 SACRAMENTO, CA 95816 916.731.8088 RPEABODY@PEABODYENG.COM
LANDSCAPE ARCHITECT:	LANDSCAPE TECHNOLOGIES 970 WOODLAKE DRIVE CARDIFF BY THE SEA, CA 92007 CONTACT: STEVE SHERMAN EMAIL: CLTLANDARCH@ROADRUNNER.COM PHONE: 760.809.3241

SHEET INDEX

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D&S DEVELOPMENT

1995 ROCKY RIDGE DRIVE, ROSEVILLE

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

NO.:	ISSUANCE/REVISION:	DATE:

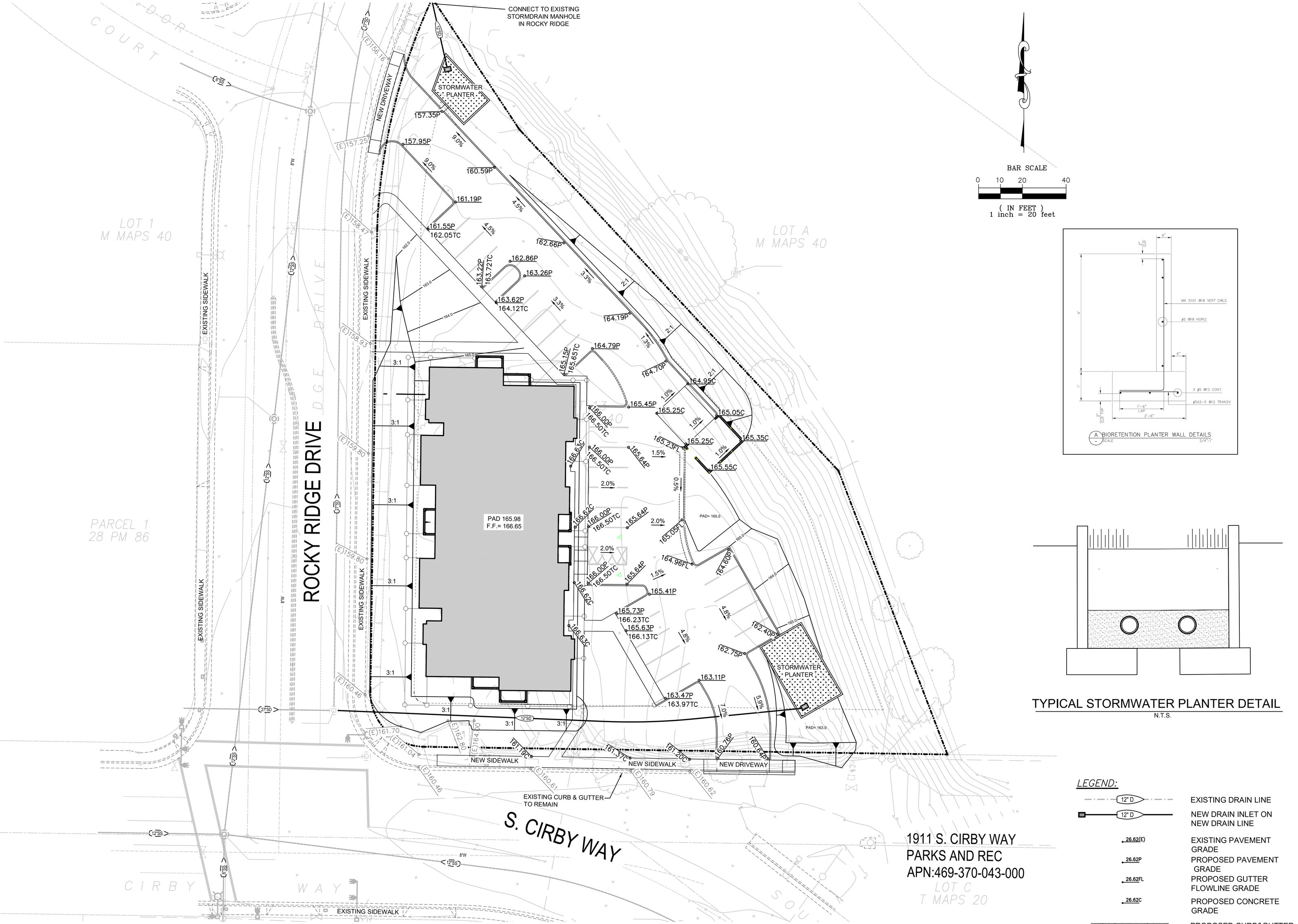
DATE: Nov. 21, 2023

AL PROJECT NUMBER: 2-232203

AHJ PROJECT NUMBER:

COVER SHEET

G001



A BIORETENTION PLANTER WALL DETAILS
SCALE 3/4"=1'

TYPICAL STORMWATER PLANTER DETAIL
N.T.S.

LEGEND:

- EXISTING DRAIN LINE
- NEW DRAIN INLET ON NEW DRAIN LINE
- 26.62(E) EXISTING PAVEMENT GRADE
- 26.62P PROPOSED PAVEMENT GRADE
- 26.62FL PROPOSED GUTTER FLOWLINE GRADE
- 26.62C PROPOSED CONCRETE GRADE
- PROPOSED CURB&GUTTER
- PROPOSED POURED IN PLACE CURB

PRELIMINARY GRADING & DRAINAGE PLAN

SCALE: 1'= 20'

Peabody Engineering
1700 Alhambra Blvd., Suite 102
Sacramento, CA. 95816
(916) 731-8088 office (916) 731-8089 fax

REGISTERED PROFESSIONAL ENGINEER R. C. PEABODY No. C51080 Exp. 9-30-25 CIVIL STATE OF CALIFORNIA

CLIENT

PROJECT TITLE
Rocky Ridge
Apartments

1995 ROCKY RIDGE DR.
ROSEVILLE
CALIFORNIA

SHEET TITLE

PRELIMINARY GRADING & DRAINAGE PLAN

DELTA	REVISION	DATE:

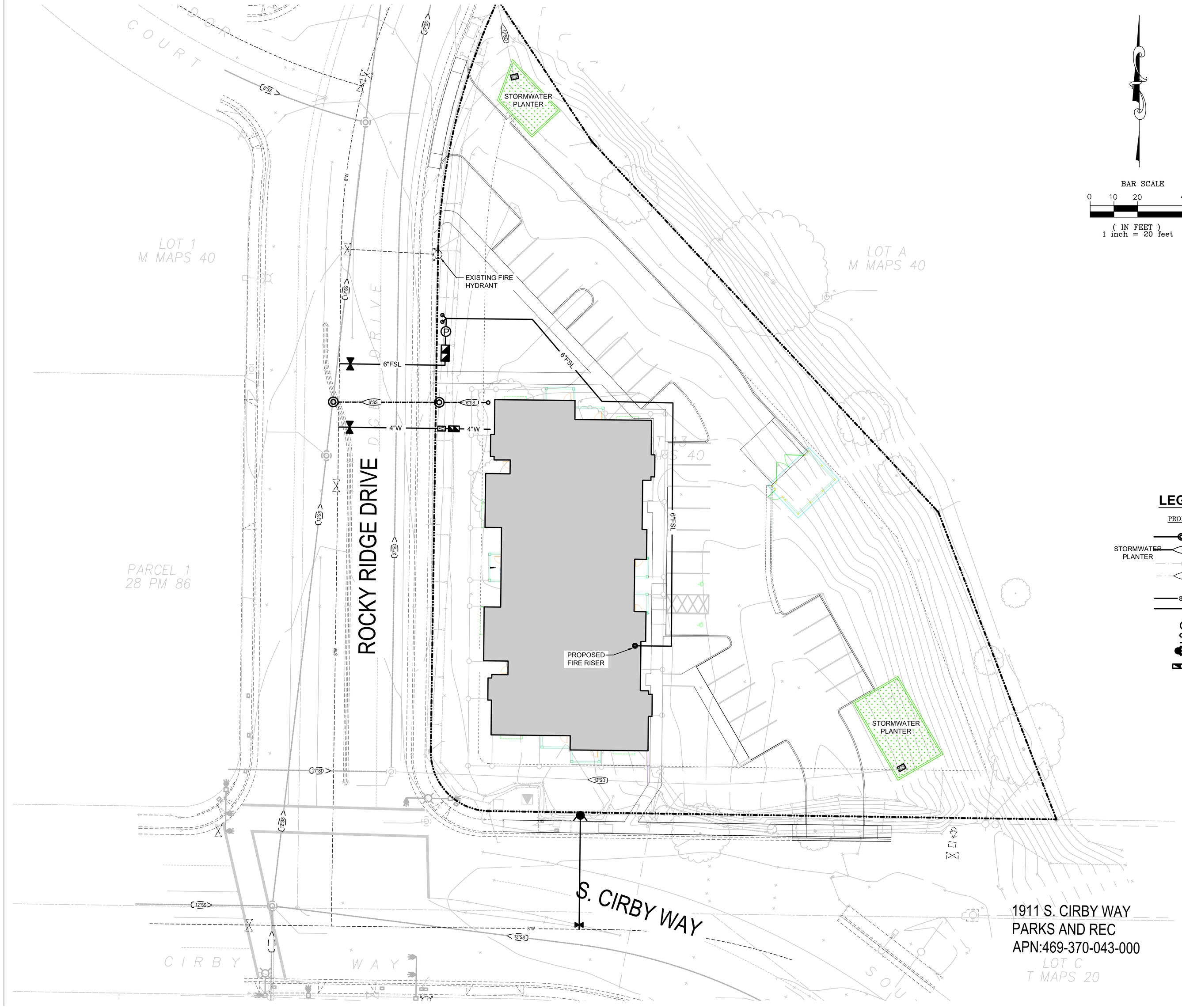
DRAWN/CHK BY: MT / RP

DATE: 9/19/2023

JOB NO.: 0420.006

SHEET NUMBER

G.1



BAR SCALE

0 10 20 40

(IN FEET)
1 inch = 20 feet

LEGEND:

PROPOSED		EXISTING
	SEWER MANHOLE	
STORMWATER PLANTER / 6"SS	SEWER LINE	10"SS
	STORM DRAIN MANHOLE	
12"D	STORM DRAIN	12"D
	DRAIN INLET	
8"W	WATER LINE	8"W
	WATER VALVE	
	POST INDICATOR VALVE	
	FIRE DEPARTMENT CONNECTION	
	FIRE HYDRANT ASSEMBLY	
	R.P. BACKFLOW PREVENTER	

PRELIMINARY UTILITY PLAN

SCALE: 1'= 20'

Peabody Engineering
1700 Alhambra Blvd., Suite 102
Sacramento, CA. 95816
(916) 731-8088 office (916) 731-8089 fax

REGISTERED PROFESSIONAL ENGINEER
No. C51090
Exp. 9-30-25
CIVIL
STATE OF CALIFORNIA

CLIENT

PROJECT TITLE
Rocky Ridge
Apartments

1995 ROCKY RIDGE DR.
ROSEVILLE
CALIFORNIA

SHEET TITLE

PRELIMINARY
UTILITY PLAN

DELTA	REVISION	DATE:

DRAWN/CHK BY: MT / RP

DATE: 9/19/2023

JOB NO.: 0420.006

SHEET NUMBER

U.1

LEGEND

- PARKING LOT PAVING
- SIDEWALK PAVING
- PROPOSED BUILDING
- PLANTING AREA
- PATIO AREA, BALCONY ABOVE
- PROPERTY LINE
- SETBACK LINES
- FIRE TRUCK ACCESS

2 ARCHITECTURAL SITE PLAN
1" = 20'-0"

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ROSEVILLE, CA 95661

NO.:	ISSUANCE/REVISION:	DATE:

DATE: Nov. 21, 2023

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AHJ PROJECT NUMBER:

ARCHITECTURAL SITE PLAN

A101

1 P302

N

2 BUILDING PLAN - LEVEL 2
1/8" = 1'-0"

1 P302

N

1 BUILDING PLAN - LEVEL 1
1/8" = 1'-0"

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NO.:	ISSUANCE/REVISION:	DATE:

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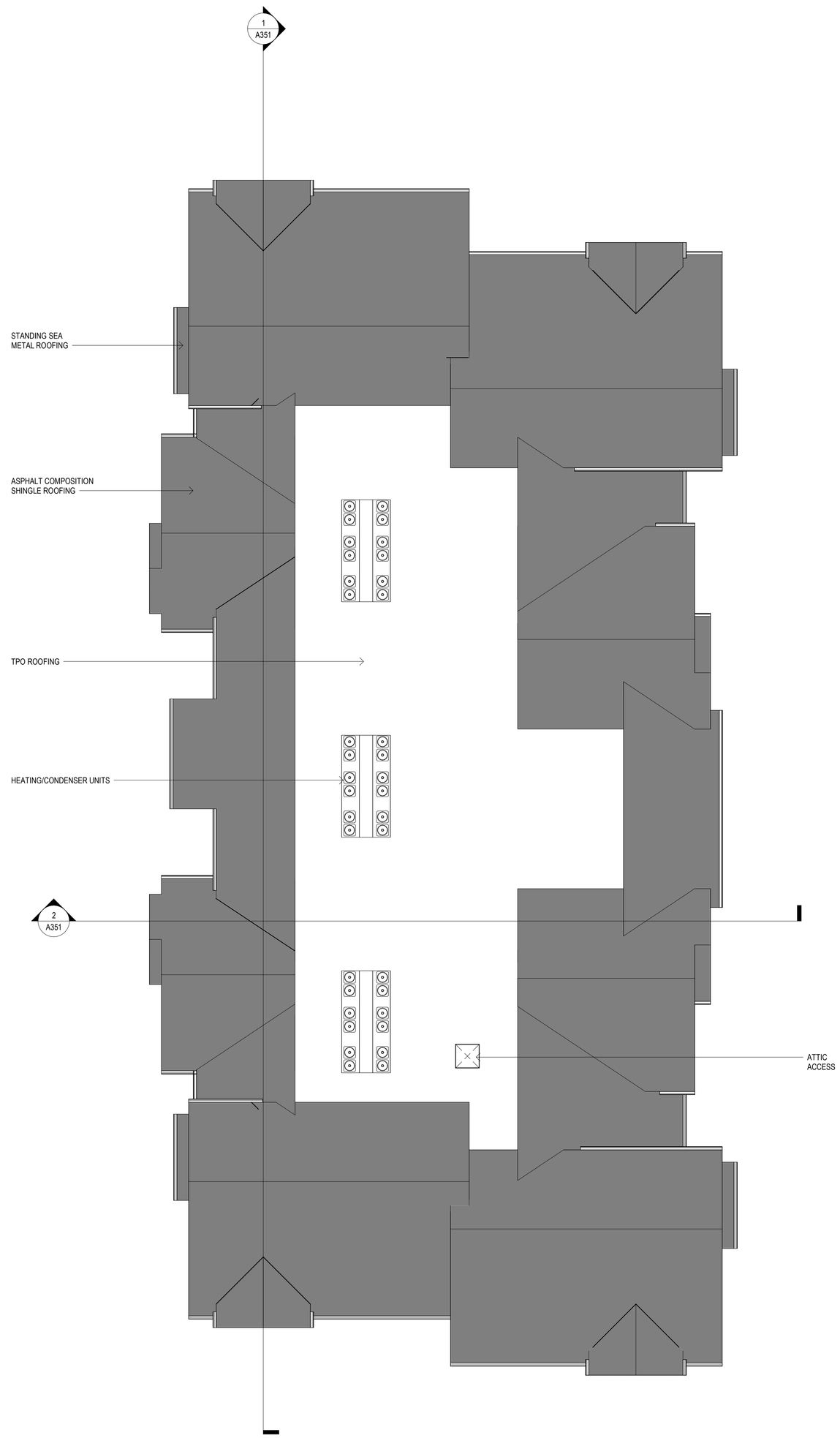
AHJ PROJECT NUMBER:

BUILDING PLANS

A201



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

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D&S DEVELOPMENT

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ROSEVILLE, CA 95661

NO.:	ISSUANCE/REVISION:	DATE:

DATE: Nov. 21, 2023

AL PROJECT NUMBER: 2-232203

AHJ PROJECT NUMBER:

ROOF PLAN

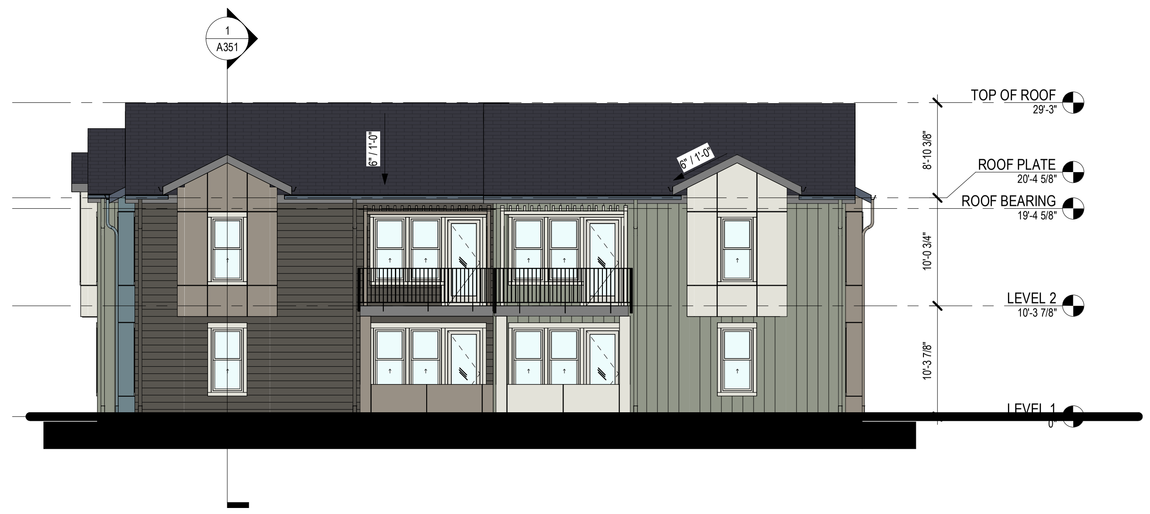
A202

LEGEND - ELEVATIONS

- BOARD & BATTEN - MFR: JAMES HARDIE, COLOR: DRIED EUCALYPTUS, FINISH: SMOOTH
- HORIZONTAL SIDING - MFR: JAMES HARDIE, COLOR: SLATE STEPS, FINISH: SMOOTH
- FIBER CEMENT PANEL - COLOR: ETHEREAL WHITE, FINISH: SMOOTH
- FIBER CEMENT PANEL - COLOR: BLUSTERY SKY, FINISH: SMOOTH
- FIBER CEMENT PANEL - COLOR: ELEPHANT EAR, FINISH: SMOOTH
- STANDING SEAM ROOF - MFR: MCELROY METAL,COLOR: CHARCOAL
- ASPHALT COMP SHINGLE - MFR: TBD, COLOR: CHARCOAL

4 EAST ELEVATION
1/8" = 1'-0"

2 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

1 WEST ELEVATION
1/8" = 1'-0"

DEVELOPERS
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NO.:	ISSUANCE/REVISION:	DATE:

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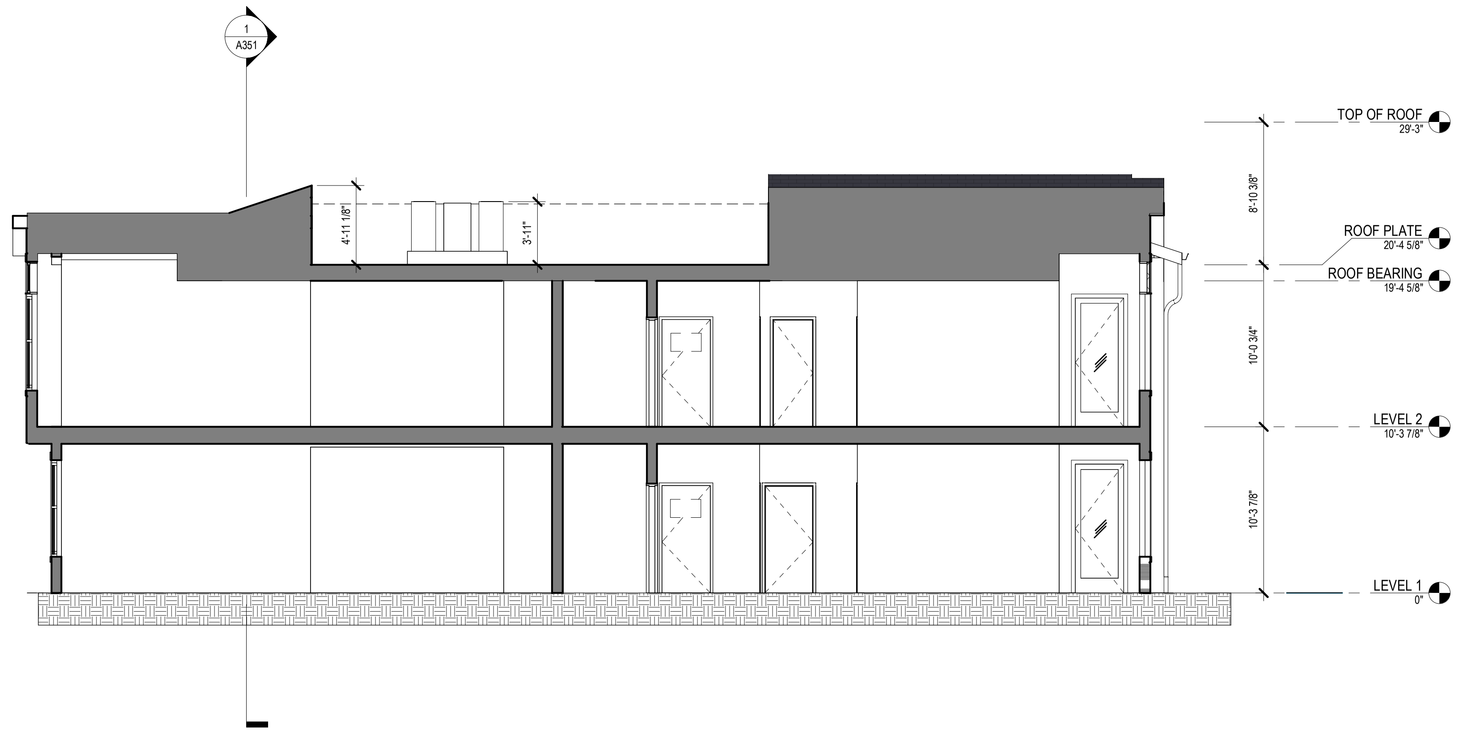
AL PROJECT NUMBER: 2-232203

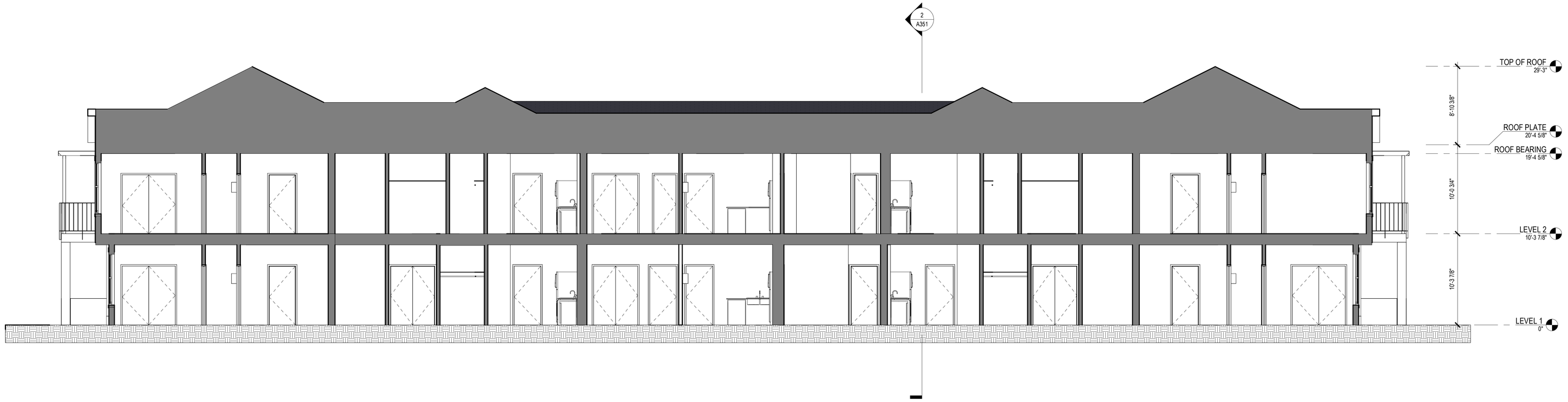
AHJ PROJECT NUMBER:

EXTERIOR ELEVATIONS

A301



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



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

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D&S DEVELOPMENT

1995 ROCKY RIDGE DRIVE, ROSEVILLE

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

NO.:	ISSUANCE/REVISION:	DATE:

DATE: Nov. 21, 2023

AL PROJECT NUMBER: 2-232203

AHJ PROJECT NUMBER:

BUILDING SECTIONS

A351

LUMINAIRE SCHEDULE

TYPE	SYMBOL	VOLTS	WATTAGE	LAMPS	FIXTURE DESCRIPTION	MANUFACTURER	CATALOG #
F1		208V	71	LED 3000K 70CRI	LED AREA WITH PHOTOCELL SLL TWIST LOCK POLE MOUNT MOUNTING HEIGHT 12'	LITHONIA LIGHTING	RSX2 LED P1 30K MVOLT-AASP
F2		208V	23	LED 3000K 80CRI	WALL SCONCE VISUAL COMFORT OPTIC	LITHONIA LIGHTING	WDGE2 LED P3 30K 80CRI VW

SHEET INDEX:

TABLE 150.0-A CLASSIFICATION OF HIGH EFFICACY LIGHT SOURCES

High Efficacy Light Sources Luminaires installed with only the lighting technologies in this table shall be classified as high efficacy	
Light sources in this column other than those installed in ceiling recessed downlight luminaires are classified as high efficacy and are not required to comply with Reference Joint Appendix JA8	Light sources in this column shall be certified to the Commission as High Efficacy Light Sources in accordance with Reference Joint Appendix JA8 and be marked as meeting JA8.
1. Pin-based linear or compact fluorescent light sources using electronic ballasts. 2. Pulse-start metal halide. 3. High pressure sodium. 4. GU-24 sockets containing light sources other than LEDs. a,b 5. Luminaires with hardwired high frequency generator and induction lamp. 6. Inseparable SSL luminaires that are installed outdoors. 7. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting.	8. All light sources in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in Section 150.0(k)1C. 9. GU-24 sockets containing LED light sources. 10. Any light source not otherwise listed in this table and certified to the Commission as complying with Joint Appendix 8.
Notes: a. GU-24 sockets containing light sources such as compact fluorescent lamps and induction lamps. b. California Title 20 Section 1605(k)3 does not allow incandescent sources to have a GU-24 base.	

GENERAL NOTES

1. SEE ARCHITECTURAL PLANS FOR MOUNTING LOCATIONS/ HEIGHTS AND MATERIAL FINISH REQUIREMENTS
2. CONCEAL ALL CONDUIT IN THE WALLS AND PLENUM AS MUCH AS REASONABLY POSSIBLE. EXPOSED CONDUIT SHALL BE FINISHED PER ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MOUNTING ALL CONDUIT AND EQUIPMENT, PROVIDING SUPPORTS AND GROUNDING PER CEC REQUIREMENTS.
4. ALL EXTERIOR EQUIPMENT SHALL BE IN NEMA 3R, WATER PROOF ENCLOSURES.
5 STEEL ELECTRICAL OUTLET BOXES AT FIRE BARRIER WALLS SHALL NOT EXCEED SIXTEEN SQUARE INCHES, SHALL NOT EXCEED 100 SQ IN PER 100 SQ FT OF WALL, AND SHALL BE SEPARATED Y A HORIZONTAL DISTANCE OF 24" WHEN ON OPPOSITE SIDES OF A WALL. SEC. 714.3.2.
6. ALL CURRENT CARRYING CONDUCTORS SHALL BE COPPER. INSULATION SHALL BE TYPE THHN/THWN FOR ALL BRANCH CIRCUITS UP TO AND INCLUDING SIZE #2AWG. INSULATION FOR CONDUCTORS OVER SIZE #2AWG SHALL BE XHHW.
7 ALL GROUND CONDUCTORS SHALL BE INSULATED COPPER.
8. ALL CONDUIT SHALL BE EMT (INSTALLED IN INTERIOR CONCEALED SPACES) OR SCHEDULE-40 PVC (INSTALLED UNDERGROUND) UNLESS OTHERWISE NOTED.
9. ALL AMPACITIES ARE BASED UPON TABLE 310.16 OF THE 2022 C.E.C.
10. FEEDER SCHEDULES INDICATE DATA FOR COPPER CONDUCTORS RATED UP TO 600V AT 75 DEGREES CELSIUS.

GENERAL LIGHTING NOTES

1. LIGHTING POLLUTION REDUCTION: ALL EXTERIOR LIGHT POLLUTION MUST COMPLY WITH CGC SECTION 5.106.8 AND SAN DIEGO MUNICIPAL CODE CHAPTER 14, ARTICLE 2, DIVISION 7.
2. OUTDOOR LIGHTING SHALL NOT EXCEED NOMINAL 4000 KELVIN COLOR CORRELATED TEMPERATURE (CCT). (SAN DIEGO MUNICIPAL CODE-CHAPTER 14, ART.2, DIVISION 7, PAGE 3)
3. ALL OUTDOOR LIGHTING SHALL BE TURNED OFF BETWEEN 11:00 PM AND 6:00 AM
4. LIGHTING CONTROL DEVICES AND SYSTEMS, BALLASTS AND LUMINARIES SHALL COMPLY TO 2022 CENC, SECTION 110.9.
5. RESIDENCES MUST HAVE HIGH-EFFICACY OUTDOOR LIGHTING. LIGHTING PERMANENTLY MOUNTED TO A BUILDING MUST BE CONTROLLED WITH A MANUAL ON/OFF SWITCH PLUS ONE OF THE FOLLOWING:
   - PHOTOCELL AND MOTION SENSOR
   - PHOTOCELL AND TIME SWITCH
   - ASTRONOMICAL TIMECLOCK
   - ENERGY MANAGEMENT CONTROL SYSTEM WITH AN ASTRONOMICAL TIMECLOCK
6. BUILDERS ARE REQUIRED TO PROVIDE NEW HOMEOWNERS WITH A LIST OF INSTALLED LAMPS AND LUMINAIRES.
7. LIGHT SOURCES THAT ARE NOT MARKED "JA8-2022-E" SHALL NOT BE INSTALLED IN ENCLOSED LUMINAIRES. ES 150.0(K)
8. IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS MORE THAN 20 PERCENT OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING IN THAT BUILDING SHALL: COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 110.9, 130.0, 130.1, 140.6 AND 141.0; AND II.

ELECTRICAL SYMBOLS

S	LIGHT SWITCH, 120V/20A, MOUNT 48" A.F.F. (U.N.O.)
S3	3-WAY LIGHT SWITCH, 4-WAY LIGHT SWITCH
	DUPLEX RECEPTACLE, 120V/20A, MOUNT 15" A.F.F. (U.N.O.)
	SWITCHED DUPLEX RECEPTACLE
	250 VOLT, 50 AMP RECEPTACLE W/ 3#6 TO RESIDENTIAL PANEL. R-11,13
S_T S_T2	THERMAL DISCONNECT SWITCH
	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE. MOUNTING HEIGHT AS NOTED.
	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	RECESSED EXHAUST FAN, SEE MECHANICAL DRAWINGS FOR EXACT LOCATION.
DB	DOOR BELL
J	JUNCTION BOX, MOUNT AS SHOWN
C	CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP PER CA SB183
S	SINGLE. STA. SMOKE DETECTOR, UBC APPR'D, BATT. BACKUP, 120V
	TELEVISION/CABLE OUTLET, MOUNT @ 15" A.F.F. (U.N.O.)
	TELEPHONE JACK, MOUNT 15" A.F.F. PROVIDE 3/4" C W/PULLSTRING TO ACCESSIBLE LOCATION. MOUNT @ +6" ABOVE COUNTERS IN KITCHEN LOCATIONS.
	CHIMES, PROVIDE 120V XFMR AS REQUIRED.
	ELECTRICAL PANEL (SEE PANEL SCHEDULE)
$D	DIMMER SWITCH COMPATIBLE WITH FIXTURE(S) CONTROLLED.
	FUSED SAFETY SWITCH, SIZED AS SHOWN
	FLUSH FLOOR MOUNTED CONVENIENCE OUTLET.
$	WALL SWITCH BOX MTD OCCUPANCY SENSOR. MANUAL-ON, AUTO-OFF.
WP	WEATHERPROOF
UNO	UNLESS NOTED OTHERWISE
	FIRE ALARM MANUAL PULLSTATION
SP	CEILING MOUNTED SPEAKER/TONE GENERATOR WITH FLASHING STROBE FOR PUBLIC ADDRESS OR ALARM
SD	CEILING MOUNTED ADDRESSABLE SMOKE DETECTOR – SEE FIRE ALARM REQUIREMENTS AS PART OF THE DEFERRED PERMIT
M	MULTI LEVEL OCCUPANCY/VACANCY SENSOR PER TITLE 24 REQUIREMENTS
HD	ADDRESSABLE HEAT DETECTOR, CEILING MOUNTED
	ADDRESSABLE FIRE ALARM MAGNETIC DOOR HOLD-OPEN
TS	ADDRESSABLE TAMPER SWITCH
FS	ADDRESSABLE FLOW SWITCH
F	ADDRESSABLE STROBE DEVICE
S	ADDRESSABLE SPEAKER DEVICE
M	MAGNETIC DOOR LOCK CONTROLS PER FA PLAN
J	JUNCTION BOX, WALL MOUNTED
M	WALL MOUNTED MULTI LEVEL OCCUPANCY SENSOR PER TITLE 24 REQUIREMENTS
EF	CEILING MOUNTED, CONTROL AND UNIT PER MECHANICAL ENGINEER

FIRE ALARM NOTES

1. THE FIRE ALARM RISER DIAGRAM AND ALL OTHER DETAILS, NOTES AND EQUIPMENT SHOWING ANY FIRE PROTECTION EQUIPMENT SHOWN FOR REFERENCE ONLY AND IS PART OF A DEFERRED SUBMITTAL REQUIREMENT.

2. PER SECTION 907.5.2.3.1 AND 11B-702.1 WHEN EMERGENCY WARNING SYSTEMS OR FIRE ALARMS ARE PROVIDED, THERE SHALL BE APPROVED NOTIFICATION APPLIANCES FOR THE HEARING IMPAIRED, INSTALLED IN ACCORDANCE WITH NATIONAL STANDARDS IN THE FOLLOWING AREAS:
   A) RESTROOMS
   B) CORRIDORS
   C) MULTIPURPOSE ROOMS
   D) LOBBIES

3. AUDIBLE AND VISUAL ALARMS WILL COMPLY WITH THE PROVISIONS OF TITLE 24 SECTION 907

GREEN BUILDING DEPARTMENT NOTES

FOR COMMENTS RELATED TO TESTING AND ADJUSTING:

1. EXTERIOR LED LIGHTING SHALL BE CONTROLLED WITH PHOTOCELLS AND MOTION DETECTORS FOR 50% DIMMING WHEN NOT OCCUPIED, AND TIME CLOCK OVER-RIDE.
2. PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR OR ARCHITECT IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3.

GENERAL NOTES

1. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL BE LISTED BY UNDERWRITER'S LABORATORIES (UL) AND BEAR THEIR LABEL, OR LISTED AND CERTIFIED BY A NATIONALLY RECOGNIZED TESTING AUTHORITY WHERE UL DOES NOT HAVE A LISTING. CUSTOM MADE EQUIPMENT SHALL HAVE COMPLETE TEST DATA SUBMITTED BY THE MANUFACTURER ATTESTING TO ITS SAFETY. IN ADDITION, THE MATERIALS, EQUIPMENT, AND INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING:

AMERICAN SOCIETY OF TESTING MATERIALS (ASTM)
INSULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA)
NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
AMERICAN STANDARD ASSOCIATION (ASSA)
NATIONAL FIRE PROTECTION AGENCY (NFPA)
AMERICAN NATIONAL STANDARD INSTITUTE (ANSI)
CALIFORNIA ELECTRICAL CODE (CEC) – 2022
CALIFORNIA CODE OF REGULATIONS TITLE 24 (CCR)
INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
ALL LOCAL CODES HAVING JURISDICTION WHERE THE CODES HAVE DIFFERENT LEVELS OF REQUIREMENTS, THE MOST STRINGENT RULE SHALL APPLY.

2. THE CONTRACTOR SHALL VISIT THE SITE INCLUDING ALL AREAS INDICATED ON THE DRAWINGS. HE SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND BY SUBMITTING A BID, ACCEPTS THE CONDITIONS UNDER WHICH HE SHALL BE REQUIRED TO PERFORM HIS WORK.

3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COMPLETE SET OF CONSTRUCTION DOCUMENTS. HE/SHE SHALL CHECK THE DRAWINGS OF THE OTHER TRADES AND SHALL CAREFULLY READ THE ENTIRE SPECIFICATIONS AND DETERMINE HIS/HER RESPONSIBILITIES. FAILURE TO DO SO SHALL NOT RELEASE THE CONTRACTOR FROM DOING THE WORK IN COMPLETE ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

4. ALL UTILITY WORK (POWER&TELEPHONE) SHALL BE IN COMPLIANCE WITH THESE DRAWINGS AND THE REQUIREMENTS OF THE SERVING UTILITY COMPANY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE SERVING UTILITY TO RECEIVE COMPLETE INFORMATION ON THEIR REQUIREMENTS PRIOR TO THE SUBMISSION OF THE BID. THE ACT OF SUBMITTING THE BID SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO INSTALL SERVICE IN COMPLIANCE WITH THE SERVING UTILITY AND THE CONTRACT DOCUMENTS. CONTRACTOR SHALL PAY TO THE UTILITY FOR ALL COSTS ASSOCIATED WITH THE ESTABLISHMENT OF SERVICE FOR THIS PROJECT.

5. ALL ITEMS SUCH AS SERVICE CONDUIT, CONDUCTORS, DUCTS, CONCRETE PADS, TRANSFORMERS, RISERS, PULL BOXES, AND PROTECTIVE COVERING FROM SERVICE LOCATION SHALL BE PROVIDED AND INSTALLED, AND SHALL BE VERIFIED WITH THE SERVING UTILITY COMPANY, AND SHALL PAY ALL CHARGES LEVIED BY THE SERVING UTILITY COMPANY FOR HIS SERVICE EXCEPT THE FIRST BILLING DEPOSIT. WHERE THE CONTRACT DOCUMENTS ARE MORE RESTRICTIVE, THE DOCUMENTS SHALL GOVERN.

6. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES CHARGES, AND INCIDENTAL COSTS NECESSARY FOR EXECUTION AND COMPLETION OF ELECTRICAL WORK, INCLUDING ALL CHARGES BY THE LOCAL GOVERNMENT AGENCIES.

7. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES AT THE SITE. ANY COSTS TO INSTALL WORK TO ACCOMPLISH SAID COORDINATION WHICH DIFFERS FROM THE WORK AS SHOWN ON THE DRAWINGS SHALL BE INCURRED BY THE CONTRACTOR. ANY DISCREPANCIES, AMBIGUITIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT DURING BID TIME FOR CLARIFICATION. ANY SUCH CONFLICTS NOT CLARIFIED PRIOR TO BID SHALL BE SUBJECT TO THE INTERPRETATION OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

8. THE CONTRACTOR SHALL PROVIDE AND KEEP UP-TO-DATE A COMPLETE RECORD SET OF DRAWINGS. THESE PRINTS SHALL BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS. THIS SET OF DRAWINGS SHALL BE KEPT ON THE JOB SITE AND SHALL BE USED ONLY AS A RECORD SET. THIS SHALL NOT BE CONSTRUED AS AUTHORIZATION FOR THE CONTRACTOR TO MAKE CHANGES IN THE LAYOUT WITHOUT DEFINITE INSTRUCTIONS IN EACH CASE. UPON COMPLETION OF THE WORK, A SET OF REPRODUCIBLE CONTRACT DRAWINGS SHALL BE OBTAINED FROM THE ARCHITECT, AND ALL CHANGES AS NOTED ON THE RECORD SET OF DRAWINGS SHALL BE INCORPORATED THEREON WITH BLACK INK IN A NEAT, LEGIBLE, UNDERSTANDABLE AND PROFESSIONAL MANNER. FAILURE TO KEEP RECORD DRAWINGS UP-TO-DATE SHALL CONSTITUTE CAUSE FOR WITHHOLDING OF PROGRESS PAYMENTS.

9. IN SOME INSTANCES, IT MAY BE NECESSARY TO DEFER WORK IN CERTAIN AREAS AND LOCATIONS UNTIL SUCH TIME AS EXISTING FACILITIES CAN BE TEMPORARILY OR PERMANENTLY REARRANGED BY THE OWNER. THEREFORE, WHENEVER IT BECOMES NECESSARY FOR THE CONTRACTOR TO PERFORM WORK UNDER THIS CONTRACT IN EXISTING AREAS IN WHICH THE OWNER'S WORK IS BEING PERFORMED, THE CONTRACTOR SHALL ADVISE THE ARCHITECT AND THE OWNER RELATIVE TO THIS REQUIREMENT AND SHALL FOLLOW CLOSELY THE DIRECTIVE ISSUED BY THE ARCHITECT INSOFAR AS TIME AND PROCEDURE ARE CONCERNED. THE CONTRACTOR SHALL INCLUDE IN HIS BID ALL PREMIUM TIME TO WHICH HE MAY BE SUBJECTED FOR PERFORMING WORK IN SUCH PROCEDURE AND AT SUCH TIMES AS MAY BE NECESSARY TO CAUSE THE LEAST INTERFERENCE WITH THE OPERATIONS OF THE OWNER.

10. SHOP DRAWINGS SHALL BE SUBMITTED WITHIN THIRTY DAYS AFTER AWARD OF THE CONTRACT. THE CONTRACTOR SHALL SUBMIT EIGHT COPIES OF A COMPLETE LIST OF MATERIALS AND EQUIPMENT INCLUDING MANUFACTURER AND MODEL NUMBER PROPOSED FOR THE JOB. SHOP DRAWINGS SHALL INCLUDE JOB DESCRIPTION, ARCHITECT AND ENGINEER IDENTIFICATION, AND ALL DATA WITH CAPACITIES, SIZES, DIMENSIONS, CATALOG NUMBERS, AND MANUFACTURER'S BROCHURES. SHOP DRAWINGS SHALL BE SUBMITTED FOR ITEMS LISTED IN SPECIFICATIONS. PARTIAL, INCOMPLETE OR UNBOUND SUBMITTALS WILL BE RETURNED WITHOUT REVIEW. CONTRACTOR SHALL SUBMIT A SCHEDULE OF ALL SHOP DRAWINGS AND SUBMITTALS WHICH ARE TO BE REVIEWED WITHIN FIFTEEN DAYS OF CONTRACT AWARD.

11. THE CONTRACTOR SHALL FURNISH A ONE YEAR WRITTEN GUARANTEE OF MATERIALS AND WORKMANSHIP FROM THE DATE OF SUBSTANTIAL COMPLETION.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAWCUTTING, TRENCHING, BACKFILLING, COMPACTION AND PATCHING OF CONCRETE AND ASPHALT AS REQUIRED TO PERFORM HIS WORK. ATTENTION IS CALLED TO THE FACT THAT THERE ARE EXISTING UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN TRENCHING FOR HIS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND APPROVED REPAIR OF ANY AND ALL DAMAGES CAUSED BY HIM OR HIS WORK.

13. WHENEVER A DISCREPANCY IN QUANTITY OR SIZE OF CONDUIT, WIRE, EQUIPMENT DEVICES, CIRCUIT BREAKERS, GROUND FAULT PROTECTION SYSTEMS, ETC. (ALL MATERIALS), ARISES ON THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIAL AND SERVICES REQUIRED BY THE STRICTEST CONDITIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS TO ENSURE COMPLETE AND OPERABLE SYSTEMS AS REQUIRED BY THE OWNER AND ARCHITECT/ENGINEER.

14. DRAWINGS ARE DIAGRAMMATIC ONLY. ROUTING OF RACEWAYS SHALL BE AT THE OPTION OF THE CONTRACTOR UNLESS OTHERWISE NOTED AND SHALL BE COORDINATED WITH OTHER SECTIONS. DO NOT SCALE THE ELECTRICAL DRAWINGS FOR LOCATIONS OF ANY ELECTRICAL, ARCHITECTURAL, STRUCTURAL, CIVIL, OR MECHANICAL ITEMS OR FEATURES.

15. THE EQUIPMENT GROUNDING CONDUCTOR SHOWN ON CONDUIT RUNS SHALL RUN CONTINUOUS FROM PANEL TO LAST OUTLET. THIS WIRE SHALL BE PIGTAILED IN EACH OUTLET FOR CONNECTION TO BOX AND DEVICE SO THAT IF DEVICE IS REMOVED, GROUND WILL NOT BE INTERRUPTED. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSULATED GREEN CONDUCTORS – ALTERNATE METHODS OF IDENTIFICATION SHALL NOT BE USED. CONTRACTOR SHALL NOTIFY ELECTRICAL ENGINEER TO EXAMINE CONDUCTOR INSTALLATION PRIOR TO INSTALLATION OF DEVICES.

16. MINIMUM SIZE FOR CONDUCTORS SHALL BE #12 AWG, COPPER, TYPE THHN/THWN THERMOPLASTIC, 600 VOLT, 75 DEGREES CELSIUS WET OR 90 DEGREES CELSIUS DRY, AND UL LISTED UNLESS NOTED OTHERWISE. ALL CONDUCTORS SPLICES BELOW GRADE SHALL BE MADE WITH SUBMERSIBLE CONNECTIONS. ALL CONDUCTORS USED FOR SITE AND BUILDING MOUNTED LIGHTING FIXTURES SHALL BE INSTALLED IN 3/4" MINIMUM WITH #10 CONDUCTORS.

17. ALL EXPOSED CONDUIT IN FIRE RISER ROOMS SHALL BE WP SEALTITE TYPE.

18. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A FULL FUNCTIONING ELECTRICAL AND COMMUNICATION SYSTEM, INCLUDING FIRE ALARM SYSTEM, CATV, TELEPHONE, DATA, AND ANY OTHER REQUIRED LOW VOLTAGE SYSTEMS.

19. COORDINATE WITH THE ARCHITECTURE/CLIENT FOR FIXTURE AND OUTLET MOUNTING HEIGHT PRIOR TO INSTALLATION.

20. ELECTRICAL CONTRACTOR SHALL REFER TO MECHANICAL AND ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND CHARACTERISTICS OF ALL EQUIPMENT LISTED IN SCHEDULE. ANY MODIFICATIONS AND/OR ADDITIONAL WORK NECESSARY SHALL BE INCLUDED IN THE BASE BID.

21. ALL TEMPERATURE CONTROL AND INTERLOCK CONDUIT AND WIRING SHALL BE BY ELECTRICAL CONTRACTOR U.N.O. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

22. ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL CONNECTION POINTS WITH THE EQUIPMENT MANUFACTURER AND OR INSTALLER PRIOR TO ROUGH-IN.

23. ALL FUSES FOR FUSIBLE DISCONNECTS TO BE SIZED PER EQUIPMENT NAMEPLATES..

24. ELECTRICAL CONTRACTOR TO PROVIDE MINIMUM 1" EMT CONDUIT, FOR ALL MECHANICAL LOW VOLTAGE WIRING, COORDINATE WITH MECHANICAL DRAWINGS FOR MORE INFORMATION.

25. PROVIDE FIRESTOP CAULKING FOR ANY PIPES, CONDUITS, AND DUCTS PENETRATING EXTERIOR OR INTERIOR FIRE RATED WALLS.

26. USE RIGID GALVANIZED CONDUIT IN ALL EXTERIOR EXPOSED AREAS.

27. ELECTRICAL CONTRACTOR SHALL INCLUDE COST FOR ALL HVAC CONTROL COMPONENTS, CONDUITS, DEVICES, ETC. AS NECESSARY FOR A COMPLETE AND OPERATING HVAC SYSTEM. REFER TO MECHANICAL DRAWINGS.

28. ALL OUTLET AND SWITCH PLATES SHALL BE PROVIDED WITH A LABEL NOTING PANEL AND CIRCUIT. LABEL SHALL BE CLEAR TAPE WITH BLACK LETTERS.

29. ALL ELECTRICAL CONDUITS ARE TO BE CONCEALED WITH IN WALLS AND/OR ABOVE CEILING.

30. DATA JACKS AND CABLE SHALL BE PER LOW VOLTAGE CONTRACTOR. CONTRACTOR SHALL PROVIDE 1/2" CONDUIT FROM EACH DATA JACK BACK TO TELECOMMUNICATIONS BACK BOARD. SPECIFIC LOCATION AND TERMINATIONS ARE TO BE PER LOW VOLTAGE CONTRACTOR.

31. APPLIANCES PROVIDED AND INSTALLED SHALL HAVE AN ENERGY STAR DESIGNATION. ANY DIFFERENCES BETWEEN THE CALCULATED LOADS SHOWN ON THE PLANS, AND THE FINAL MANUFACTURER LOADS AS PROVIDED BY THE CONTRACTOR SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ELECTRICAL ENGINEER PRIOR TO PROCUREMENT AND INSTALLATION.

32. BATHROOM EXHAUST FANS NOT FUNCTIONING AS A COMPONENT OF THE WHOLE BUILDING SHALL BE CONTROLLED BY A READILY ACCESSIBLE HUMIDISTAT.

33. CONCEAL ALL CONDUIT IN THE WALLS AND PLENUM AS MUCH AS REASONABLY POSSIBLE. EXPOSED CONDUIT SHALL BE COORDINATED WITH THE ARCHITECT AND FINISHED PER ARCHITECTURAL PLANS.

34. RECEPTACLE HEIGHTS ARE SHOWN FOR REFERENCE ONLY. REFERENCE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION

35. SMOKE DETECTORS SHALL BE PROVIDED IN EACH SEPARATE SLEEPING AREA AND OUTSIDE EACH SEPARATE SLEEPING AREA. INSTALL A MINIMUM OF 3' FROM FROM DUCT OPENINGS.

36. SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED. PROVIDE BATTERY BACK-UP, PER NFPA 72.

37. WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BY MORE THAN 24" A SMOKE DETECTOR SHALL BE INSTALLED IN THE HALLWAY AND IN ADJACENT ROOM WITHIN 12" OF THE HIGHEST POINT OF THE CEILING.

38. INTERCONNECTED SMOKE DETECTORS SHALL BE INSTALLED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY.

39. ALL WORK SHALL COMPLY WITH NFPA 72, NATIONAL FIRE ALARM CODE.

40. SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL2075, SEC. R315.3.

41. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNING CRC & THE FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE MARSHAL LISTED & APPROVED IN ACCORDANCE WITH CCR, TITLE 19, DIVISION 1, FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED, SEC. R314.1.

42. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL SUITE THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT, SEC. R314.3

43. ALL 120V. SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN SUITE FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHEN, LAUNDRY OR SIMILAR ROOMS OR AREAS SHALL BE PROVIDED WITH A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

44. 125-VOLT, 15 AND 20 AMPERE RECEPTACLES INSTALLED IN EVERY KITCHEN, FAMILY ROOM, LIVING ROOM, DINING ROOM, BATHROOM, GARAGE, BASEMENT, BEDROOM, LAUNDRY OR OTHER SIMILAR ROOMS AND OUTDOOR PATIO AREA SHALL BE UL LISTED TAMPER RESISTANT RECEPTACLES, PER CEC 406.11.

45. GROUND FAULT CONVENIENCE OUTLETS SHALL BE INSTALLED IN ALL LOCATIONS INDICATED ON RELATED INDIVIDUAL UNIT AND BUILDING FLOOR PLANS AS INDICATED. REFERENCE ELECTRICAL SYMBOLS LIST, SHEET E001.

46. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ARCHITECTURAL PLANS FOR LOCATION OF RECEPTACLES, AND INSTALLING RECEPTACLES IN THE FLOOR WHERE NECESSARY IN ORDER TO CONFORM WITH THE RESIDENTIAL SPACING REQUIREMENTS FOR RECEPTACLES AS OUTLINED IN THE 2022 CEC.

47. ALL CURRENT CARRYING CONDUCTORS SHALL BE COPPER. INSULATION SHALL BE TYPE THHN/THWN FOR ALL BRANCH CIRCUITS UP TO AND INCLUDING SIZE #2AWG. INSULATION FOR CONDUCTORS OVER SIZE #2AWG SHALL BE XHHW.

48. ALL GROUND CONDUCTORS SHALL BE INSULATED COPPER.

49. ALL CONDUIT SHALL BE EMT (INSTALLED IN INTERIOR CONCEALED SPACES) OR SCHEDULE-40 PVC (INSTALLED UNDERGROUND) UNLESS OTHERWISE NOTED.

50. ALL AMPACITIES ARE BASED UPON TABLE 310.16 OF THE 2022 C.E.C.

51. FEEDER SCHEDULES INDICATE DATA FOR COPPER CONDUCTORS RATED UP TO 600V AT 75 DEGREES CELSIUS.

52. ALL OUTLET AND SWITCH PLATES SHALL BE PROVIDED WITH A LABEL NOTING PANEL AND CIRCUIT. LABEL SHALL BE CLEAR TAPE WITH BLACK LETTERS.

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D&S DEVELOPMENT

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1995 ROCKY RIDGE DRIVE
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REGISTERED PROFESSIONAL ENGINEER
ANDREW R. BALKWELL
No. E18563
Exp. 12/31/24
ELECTRICAL
STATE OF CALIFORNIA

NO.:	ISSUANCE/REVISION:	DATE:

DATE: Nov. 08, 2023

A1 PROJECT NUMBER: 2-232203

A#1 PROJECT NUMBER:

ELECTRICAL SYMBOLS, LEGENDS AND NOTES

E001

01 LIGHTING PLAN - SITE PLAN
1/16" = 1'-0"

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D&S DEVELOPMENT

1995 ROCKY RIDGE DRIVE, ROSEVILLE

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

REGISTERED PROFESSIONAL ENGINEER
ANDREW R. BALKWELL
No. E18563
Exp. 12/31/24
ELECTRICAL
STATE OF CALIFORNIA

NO.:	ISSUANCE/REVISION:	DATE:

DATE: Nov. 08, 2023
AL PROJECT NUMBER: 2-232203
AHJ PROJECT NUMBER:

LIGHTING PLAN - SITE PLAN

E100

01 GENERAL LIGHTING PHOTOMETRIC PLAN
1/16" = 1'-0"

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	LLF	Total Lamp Lumens
	5	WDGE3 LED P2 70CRI R4 30K	Single	WDGE3 LED P2 70CRI R4 30K	1.000	N.A.
	19	RSX2_LED__P1_30K_R2	Single	RSX2 LED P1 30K R2	1.000	N.A.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	4.54	54.8	0.0	N.A.	N.A.

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GENERAL LIGHTING PROHOMETRIC PLAN

E101

PLANTING PLAN

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

0 10 20 40 Feet

SCALE: 1"=20'

PLANT LEGEND

SYM	COMMON NAME	H2O	BOTANICAL NAME	QTY	SIZE	FORM / FUNCTION	MATURE HEIGHT X WIDTH	NATIVE
TREES								
	CHINESE PISTACHE	L	PISTACIA CHINENSIS	8	24 BOX	UPRIGHT TREE WITH BRIGHT FALL COLOR -	30-35' X 20-30'	NON NATIVE
						DECID.		
	SAW LEAF ZELKOVA	M	ZELKOVA SERRATA	5	24 BOX	VASE SHAPED UPRIGHT TREE - DECID.	50-70' X 50-70'	NON NATIVE
	CALIFORNIA SYCAMORE	M	PLATANUS RACEMOSA	5	24" BOX	LARGE DURABLE TREE	50-80' X 20-50'	CA NATIVE
	ART'S SEEDLESS DESERT WILLOW	L	CHILOPSIS LINEARIS	2	24" BOX	SMALL MULTISTEM TREE WITH PINK FLOWERS -	25-30' X 25-30'	CA NATIVE
						DECID.		
	CORK OAK	L	QUERCUS SUBER	4	24 BOX	EVERGREEN OAK	40-70' X 30-60'	NON NATIVE
	VALLEY OAK	L	QUERCUS LOBATA	4	24 BOX	DECIDUOUS OAK	40-90' X 50-90'	CA NATIVE
	BLUE OAK	VL	QUERCUS DOUGLASII	5	24" BOX	DECIDUOUS OAK WITH BLUE/GREEN FOLIAGE	30-50' X 40-70'	CA NATIVE
	MAJESTIC BEAUTY FRUITLESS OLIVE	VL	OLEA EUROPAEA 'MAJESTIC BEAUTY'	6	24" BOX	EVERGREEN TREE WITH SILVER/GREEN	25-30" X 25'	NON NATIVE
						FOLIAGE		
SHRUBS								
	LITTLE JOHN DWARF BOTTLEBRUSH	L	MELALEUCA VIMINALIS 'LITTLE JOHN'	10	5 GAL	DECIDUOUS RED FLOWERING SHRUB	3' X 5'	NON NATIVE
	SUNSET ROCK ROSE	L	CISTUS X PULVERULENTUS 'SUNSET'	3	5 GAL	DECIDUOUS PINK FLOWERING SHRUB	2-3' X 6-8'	CA NATIVE
	HOWARD MCMINN MANZANITA	L	ARCTOSTAPHYLOS 'HOWARD MCMINN'	2	5 GAL	EVERGREEN WHITE/PINK FLOWERING SHRUB	6-10' X 6-10'	CA NATIVE
	VALLEY VIOLET CALIFORNIA LILAC	L	CEANOTHUS MARITIMUS 'VALLEY VIOLET'	9	5 GAL	DECIDUOUS PURPLE FLOWERING SHRUB	2-3' X 4'	CA NATIVE
	TOYON	L	HETEROMELES ARBUTIFOLIA	4	5 GAL	EVERGREEN SHRUB WITH RED BERRIES	10' X 8'	CA NATIVE
	FIREPOWER HEAVENLY BAMBOO		NANDINA DOMESTICA 'FIREPOWER'	10	5 GAL	EVERGREEN SHRUB WITH RED FALL FOLIAGE	2-3' X 2-3'	NON NATIVE
	MUNDI COAST ROSEMARY	L	WESTRINGIA FRUTICOSA 'MUNDI'	112	5 GAL	EVERGREEN WHITE FLOWERING SHRUB	1-2 X 4-6'	NON NATIVE
						4' SPACING ON CENTER		
	MONTEREY CARPET HOOKER'S	L	ARCTOSTAPHYLOS HOOKERI 'MONTEREY CARPET'	101	5 GAL	EVERGREEN PINK/WHITE FLOWERING SHRUB	1' X 6-8'	CA NATIVE
	MANZANITA					6' SPACING ON CENTER		
	CENTENNIAL CALIFORNIA LILAC	L	CEANOTHUS 'CENTENNIAL'	45	5 GAL	PURPLE FLOWERING SHRUB	2' X 10-12'	CA NATIVE
						10' SPACING ON CENTER		
	PIGEON POINT COYOTE BUSH	L	BACCHARIS PILULARIS	32	5 GAL	MASSING GROUNDCOVER SHRUB	1-2' X 8'	CA NATIVE
						8' SPACING ON CENTER		
	MYOPORIUM GROUNDCOVER PINK	L	MYOPORIUM PARVIFOLIUM PINK	151	1 GAL	PINK FLOWERING GROUNDCOVER	6-8" X 6-10'	NON NATIVE
						6' SPACING ON CENTER		
PERENNIALS								
	MEXICAN BUSH SAGE	L	SALVIA LEUCANTHA	10	1 GAL	EVERGREEN PURPLE FLOWERING PLANT	3-4' X 4-6'	NON NATIVE
	LIPSTICK RED AUTUMN SAGE	L	SALVIA GREGGI 'LIPSTICK RED'	8	1 GAL	RED FLOWERING PERENNIAL	2-3' X 2-3'	SW USA NATIVE
	PLATINUM BEAUTY LOMANDRA	L	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	26	1 GAL	GREEN AND WHITE TEXTURAL FOLIAGE	3' X 3'	NON NATIVE
	BIOKOVO CRANESBILL	L	GERANIUM X CANTABRIGIENSE 'BIOKOVO'	20	1 GAL	LOW PINK FLOWERING PLANT	8" X 1.5'	NON NATIVE
	BRAKELIGHTS RED YUCCA	L	HESPERALOE PARVIFLORA BRAKELIGHTS	9	1 GAL	RED FLOWER WITH TEXTURAL FOLIAGE	2-3' X 2-3'	SW USA NATIVE
	DEER GRASS, YARROW & FOOTHILL	L	MUHLENBERGIA RIGENS, ACHILLEA MILLEFOLIUM, &	735	1 GAL	GRASSY TEXTURE AND FLOWERING MIX	2-3' X 2-3' (DEER GRASS), 1-3' X 1-3'	DEER GRASS - CA NATIVE, ACHILLEA-
	BEARDTONGUE MARGARITA BOP		PENSTEMON MARGARITA BOP	245 EACH TYPE		MIX. 2' SPACING ON CENTER	(ACHILLEA), & 1-3' X 2' (PENST)	CA NATIVE & PENST. - CA NATVE
	SOFT RUSH, YARROW & SCARLET	L/M	JUNCUS EFFUSUS (L), ACHILLEA MILLEFOLIUM (M), &	126	1 GAL	GRASSY TEXTURE AND FLOWERING MIX	2' X 4' (JUNCUS), 2-3' X 2-3'	JUNCUS - NORTH AMER., ACHILLEA -
	MONKEY FLOWER		MIMULUS CARDINALIS (M)	42 EACH TYPE		MIX. 3' SPACING ON CENTER	(ACHILLEA), & 1-3' X 1-3' (MIMULUS)	CA NATIVE & MIMULUS - CA NATIVE

NOTES:

1) ALL SUBSTITUTIONS TO BE COMPARABLE WITH CHARACTERISTICS OF SPECIFIED PLANT SPECIES
2) TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA. TOTAL LANDSCAPE AREA - 29,093 SQ FT, TOTAL TURF AREA - 3,833 SQ FT. 13% OF LANDSCAPE AREA IS TURF.
3) SHADE TREES SHALL COVER 50% OF THE TOTAL PARKING AREA WITH TREE CANOPIES WITHIN 15 YEARS OF SECURING BUILDING PERMIT. 57% IS PROVIDED.


CHINESE PISTACHE


ZELKOVA SERRATA


CALIFORNIA SYCAMORE


DESERT WILLOW


CORK OAK


VALLEY OAK


BLUE OAK


MAJESTI BEAUTY OLIVE


LITTLE JOHN CALLISTEMON


SUNSET ROCKROSE


HOWARD MCMINN MANZANITA


VALLEY VIOLET CEANOTHUS

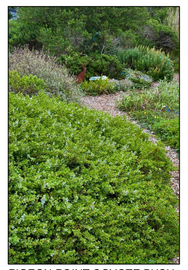

TOYON


FIREPOWER NANDINA


MUNDI COASTAL ROSEMARY


MONTEREY CARPET MANZANITA


CENTENNIAL CEANOTHUS

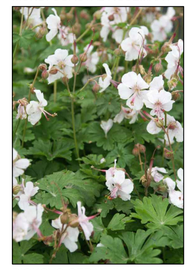

PIGEON POINT COYOTE BUSH


MYOPORIUM PINK


SALVIA LEUCANTHA


SALVIA GREGGI LIPSTICK RED


PLATINUM BEAUTY LOMANDRA


BIOKOVO GERANIUM


BRAKELIGHTS HESPERALOE


DEER GRASS


ACHILLEA MILLEFOLIUM


SALVIA MARGARITA BOP


SOFT RUSH


COMMON YARROW


SCARLET MONKEY FLOWER

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DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2021.

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SITE PLAN & PLANT IMAGES

L-1

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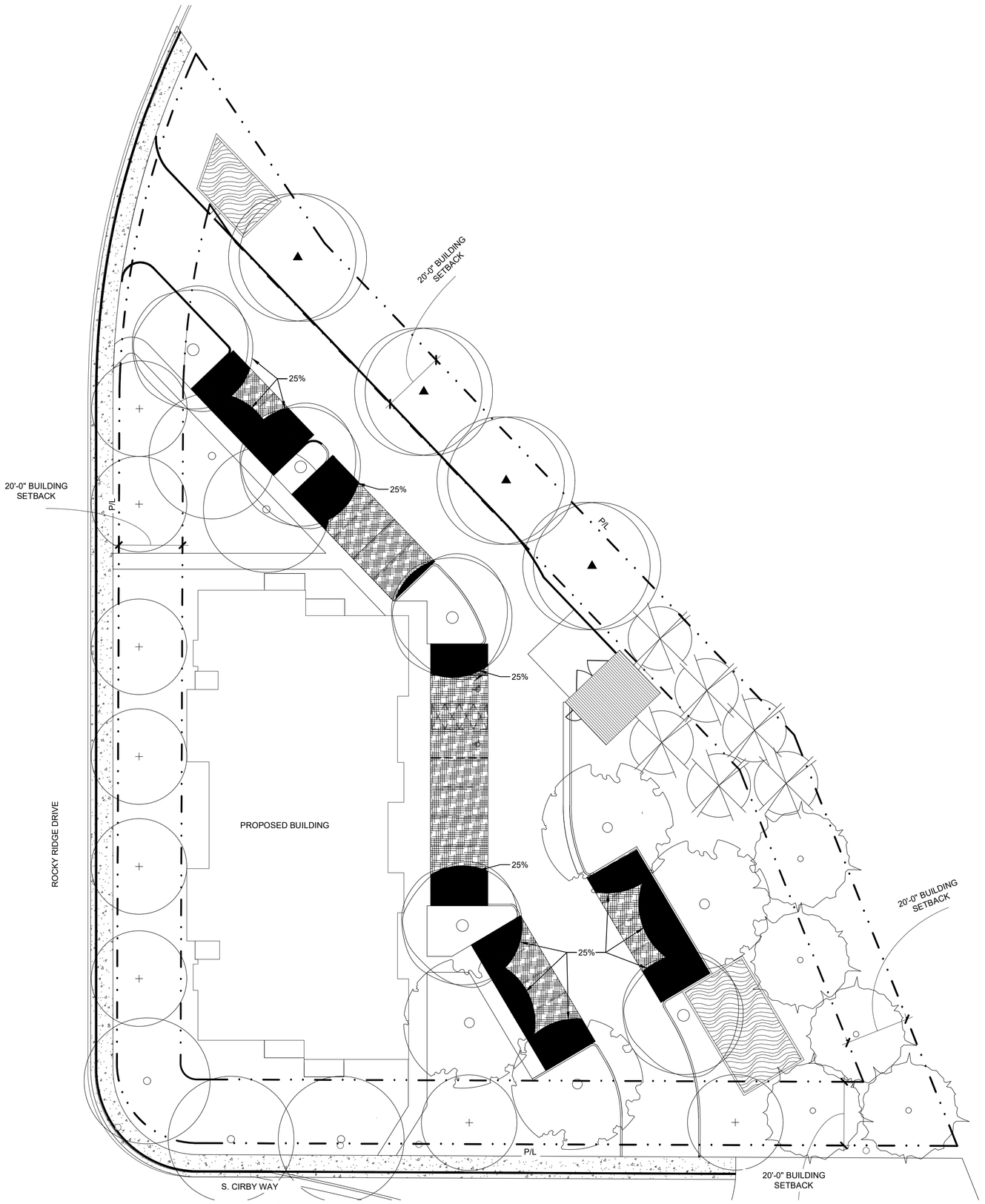

SHADE DIAGRAM

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

0 10 20 40 Feet

SCALE: 1"=20'

PARKING LOT SHADE CALCULATION							
BOTANICAL NAME/ COMMON NAME	SYMBOL	TREE DIAMETER	QUANTITY @ 100% SHADE/ SQ. FT.	QUANTITY @ 75% SHADE/ SQ. FT.	QUANTITY @ 50% SHADE/ SQ. FT.	QUANTITY @ 25% SHADE/ SQ. FT.	TOTAL (SQ. FT.)
QUERCUS DOUGLASII		35'	0 @ 962	0 @ 721	0 @ 481	6 @ 240	1440
ZELKOVA SERRATA		35'	0 @ 962	0 @ 721	0 @ 481	1 @ 240	240
QUERCUS SUBER		35'	0 @ 962	0 @ 721	0 @ 481	4 @ 240	960
						TOTAL TREE SHADE =	2,640
						TOTAL AUXILLARY SHADE =	0
						TOTAL PARKING AREA TO BE SHADED =	2,640
						TOTAL PARKING AREA	4,616
						PERCENT SHADED =	57% PROVIDED
							50% SHADE REQUIRED

PARKING AREA SHADE

LOCATION	
	PARKING AREA EXISTING
	SHADE AREA PROVIDED BY TREES

GENERAL LANDSCAPE NOTES

1) CONTACT LANDSCAPE ARCHITECT IN THE EVENT THAT MODIFICATIONS TO THE DESIGNS ARE REQUIRED TO ACCOMMODATE VARYING FIELD CONDITIONS OR MODIFIED PLANT ARRANGEMENTS.

2) QUALITY AND SIZE OF PLANTS TO MEET AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

3) ANY DISCREPANCIES THAT ARE FOUND IN LANDSCAPE LEGEND THAT DO NOT CORRELATE WITH PLANTINGS INDICATED ON PLAN, THE QUANTITIES INDICATED ON PLAN SHALL GOVERN.

4) MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH A SHREDDED CEDAR BARK, FIBROUS IN NATURE, (1") MINIMUM TO (4") MAXIMUM IN LENGTH. APPLIED 3" DEEP, EXCLUDING SLOPES REQUIRING RE-VEGETATION. ORGANIC RECYCLED OR POST-CONSUMER MULCH SHALL TAKE PRECEDENT OVER INORGANIC OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE.

5) NON-BIODEGRADABLE TREE ROOT BARRIERS (18" DEEP) SHALL BE INSTALLED 3" FROM EDGE CONDITION WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER SHALL EXTEND 10' FROM CENTER OF TREE IN EACH DIRECTION ALONG EDGE AND WILL NOT WRAP AROUND THE ROOT BALL AND BE MANUFACTURED BY "DeepRoot" OR EQUAL.

6) MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE ABUTTING PREMISE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

7) ALL TREES, SHRUBS, AND GROUND COVERS SHOULD BE FREE OF INSECTS, PESTS, OR FUNGUS DISEASE OR THE EFFECTS OF PREVIOUS INFESTATIONS. THEY SHOULD HAVE NORMALLY WELL DEVELOPED BRANCH SYSTEMS AND A VIGOROUS AND FIBROUS ROOT SYSTEM WHICH IS NOT ROOT OR POT BOUND.

8) PLANTS SHALL BE GUARANTEED AS TO HEALTH AND GROWTH FOR 90 DAYS AFTER END OF MAINTENANCE PERIOD.

9) WATERING SHOULD BE SCHEDULED BETWEEN THE HOURS OF 10:00PM AND 8:00AM OR AS REQUIRED BY LOCAL WATER AGENCY. WATERING PRACTICES SHALL BE UTILIZED TO PROMOTE DEEP ROOTING OF TREES AND SHRUBS.

10) TREES AND SHRUBS SHOULD BE TRIMMED OR PRUNED TO PREVENT BLOCKING OR INTERFERENCE WITH THE FOLLOWING:
A. SIGHT DISTANCE VIEWS.
B. PEDESTRIAN OR MOTOR VEHICLE ACCESS.
C. INSTALLATION, MAINTENANCE OR REPAIR OF ANY PUBLIC UTILITY OR FIRE LANE.
D. DAMAGE TO PROPERTY LINE FENCES OR STRUCTURES ON ADJOINING PROPERTIES.

11) ALL LANDSCAPE AREAS SHOULD BE REGULARLY WATERED, FERTILIZED, WEEDED AND OTHERWISE KEPT IN GOOD CONDITION.

12) THIS PROJECT IS SUBJECT TO THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

13) LANDSCAPE SHALL BE INSTALLED PRIOR TO BUILDING OCCUPANCY.

14) ALL PLANTER AREAS IN PARKING AND OTHER LANDSCAPE SPACES SHALL HAVE ALL DELETERIOUS MATERIALS SUCH AS ROCK, DEBRIS, AND TRASH REMOVED PRIOR TO PLACING TOPSOIL OR SUBSOIL BACKFILL.

15) SHRUBS SHALL BE PLACED IN PREPARED PLANTING PITS TWICE THE DIAMETER OF THE PLANT CONTAINER.

16) A PLANT ESTABLISHMENT PERIOD, UNDER THE INSTALLATION CONTRACT, IS REQUIRED FOR ALL INSTALLATIONS FOR A MINIMUM OF SIXTY DAYS (60) AFTER ALL LANDSCAPE IMPROVEMENTS ARE INSTALLED.

17) ALL HARDSCAPE MATERIAL PER DESIGN AND ALL PERTAINING DETAILS/SPECIFICATIONS TO BE COMPLETED BY ARCHITECT.

18) ALL AREAS TO BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SHALL BE PROVIDED BY EFFICIENT ROTATING NOZZLES AND DRIP IRRIGATION. SYSTEM SHALL UTILIZE "SMART CONTROLLER" TECHNOLOGY AND SHALL CONFORM TO STATE AND LOCAL EFFICIENCY STANDARDS. DESIGN MEETS OR EXCEEDS MAWA REQUIREMENTS.

19) ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE REGULATIONS AND THE CITY OF ROSEVILLE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

20) MINIMUM TREE SEPARATION DISTANCE ON LANDSCAPE PLAN:
-TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
-UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
-ABOVE GROUND UTILITY STRUCTURES - 10 FEET
-DRIVEWAY (ENTRIES) - 10 FEET (5' FOR RESIDENTIAL STREETS <25 MPH)
-INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

21) TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES SHALL BE MAINTAINED AT 6 FEET ABOVE THE GRADE OF THE PEDESTRIAN WALKWAYS AND 16 FEET ABOVE THE GRADE OF THE VEHICULAR TRAVEL WAYS. NO TOPPING OF TREES.

22) THE VELOCITY OF WATER FLOWING IN IRRIGATION SYSTEM PIPING OR SUPPLY PIPES SHALL NOT EXCEED 5 FEET PER SECOND DOWNSTREAM OF THE WATER METER.

23) IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, THE OWNER/PERMITTEE SHALL REPAIR AND/OR REPLACE IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR CERTIFICATE OF OCCUPANCY.

24) NO PLANT SPECIES LISTED AS INVASIVE BY THE CALIFORNIA NATIVE PLANT SOCIETY, THE CALIFORNIA EXOTIC PEST PLAN COUNCIL, OR IDENTIFIED FROM TIME TO TIME BY THE STATE OF CALIFORNIA SHALL BE EMPLOYED OR ALLOWED TO NATURALIZE OR PERSIST ON THE SITE. NO PLANT SPECIES LISTED AS 'NOXIOUS WEED' BY THE STATE OF CALIFORNIA OR THE U.S. FEDERAL GOVERNMENT SHALL BE UTILIZED WITHIN THE PROPERTY.

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SHADE DIAGRAM & GENERAL NOTES

L-2

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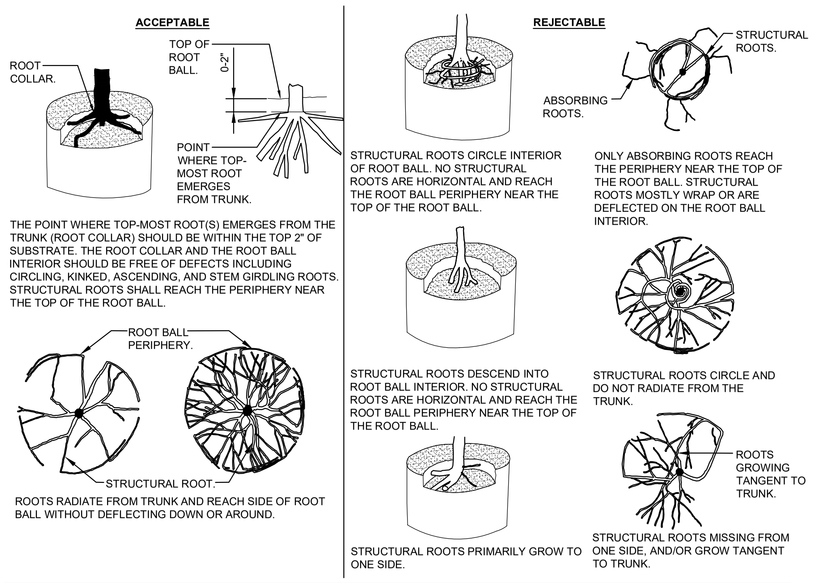
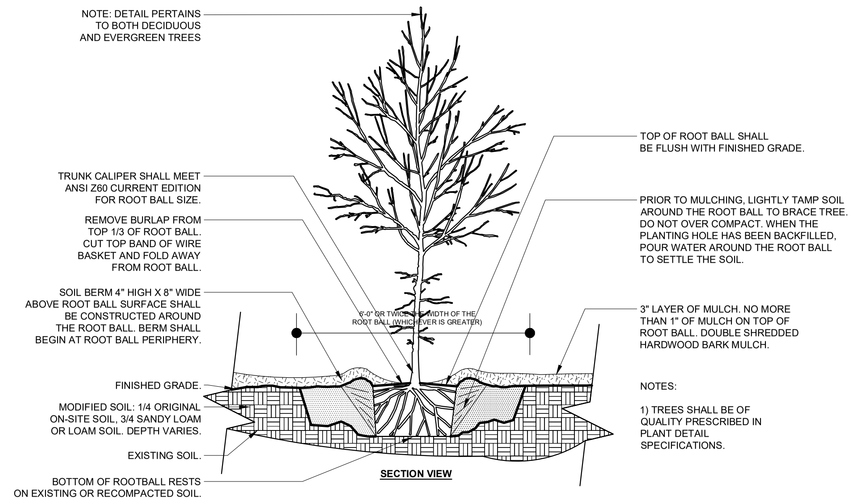
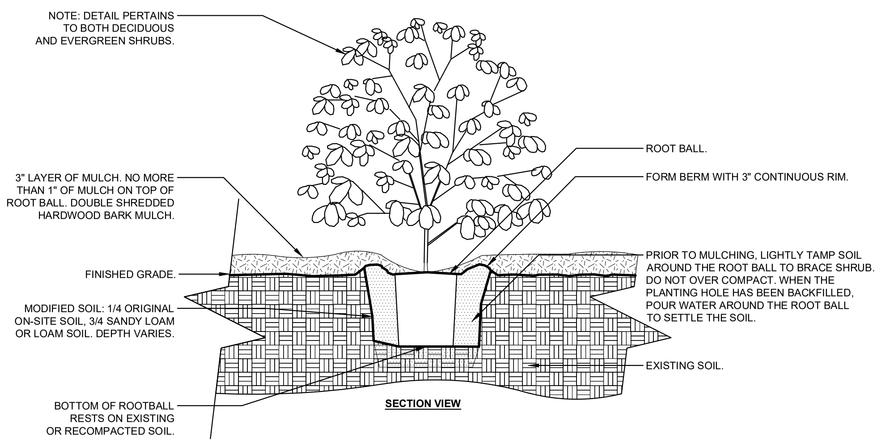


NOTES:
1-OBSERVATION OF ROOTS SHALL OCCUR PRIOR TO ACCEPTANCE. ROOTS AND SUBSTRATE MAY BE REMOVED DURING THE OBSERVATION PROCESS. SUBSTRATE/SOIL SHALL BE REPLACED AFTER OBSERVATION HAS BEEN COMPLETED.
2-SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTIANER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL 6).

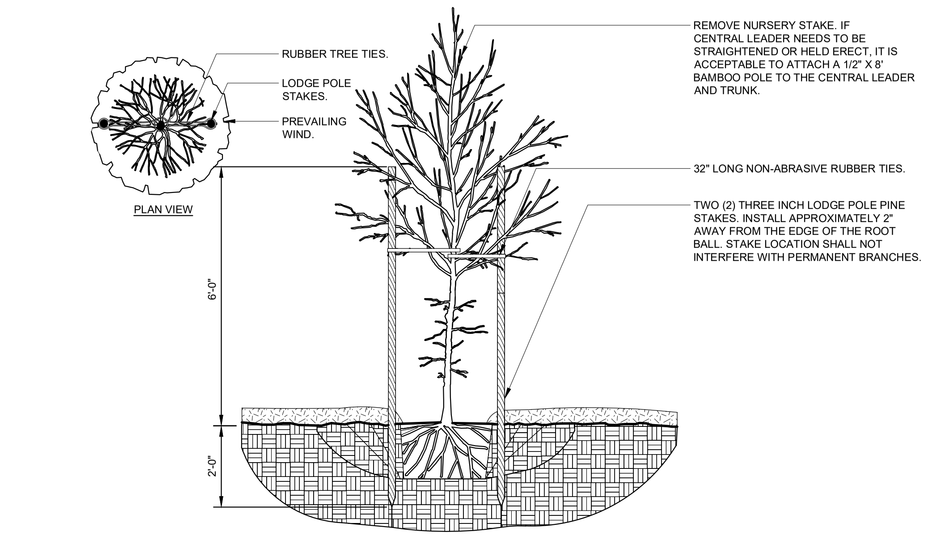
1 ROOT OBSERVATIONS DETAIL
SCALE: NO SCALE



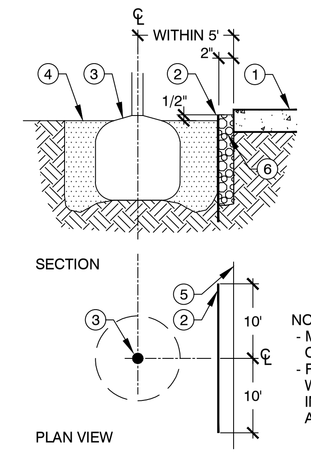
4 TREE PLANTING DETAIL
SCALE: NO SCALE



2 SHRUB/PERENNIAL PLANTING DETAIL
SCALE: NO SCALE



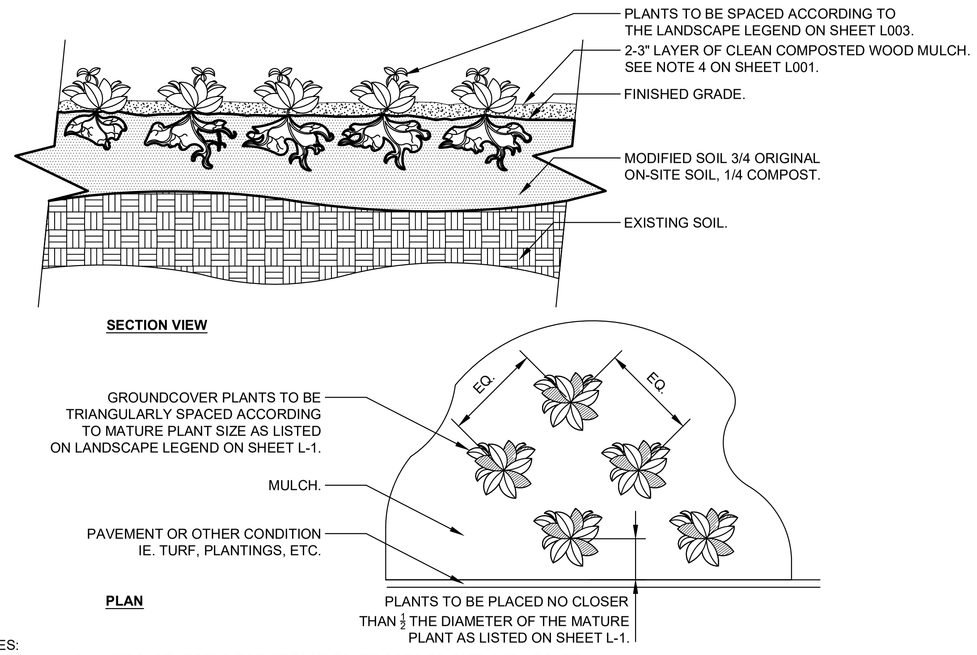
5 TREE STAKING - LODGE POLES (2)
SCALE: NO SCALE



1 FINISH SURFACE.
2 18" HIGH ROOT BARRIER.
3 TREE. SEE 'TREE PLANTING' DETAIL.
4 FINISH GRADE:
TURF 1"
SHRUB BED 2"
BELOW FINISH SURFACE.
5 EDGE OF HARDSCAPE.
(CURB, PAVING, PAD, WALL, SIDEWALK, ETC.)
6 3/4" GRAVEL.

NOTES:
- MANUFACTURED BY SHAWTOWN INDUSTRIES, INC. OR EQUAL.
- ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5 FT. OF ANY HARDSCAPE. SIZE AND INSTALL PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.

3 ROOT BARRIER DETAIL
SCALE: NO SCALE



NOTES:
1- SEE PLAN AND LANDSCAPE LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND LOCATION.
2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE. HOWEVER THEY SHOULD BE ELIMINATED AND/OR LOOSENED AT TIME OF PLANTING.
3- SETTLE SOIL AROUND ROOT BALL OF EACH PLANT PRIOR TO PLANTING.

4 GROUNDCOVER DETAIL
SCALE: NO SCALE

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DETAILS

L-3

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Unit 41, Oceanside
CA 92057
760.809.3241

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PLANTING SPECIFICATIONS

A. The planting plan is diagrammatic. All plant locations are approximate.
B. Quantities shown on the planting plan are approximate and are for the convenience of the contractor only. Plant symbols take precedence over plant quantities specified.
C. Contractor shall notify the Landscape Architect of discrepancies between quantities and symbols shown.

1) Contractor shall apply a contact herbicide (herbicide applicator shall be licensed by the State of California) where weeds are present, per manufacturer's specifications, a minimum of ten (10) days prior to commencement of any planting or irrigation work. Weeds shall be allowed to completely die back, including the roots, and shall then be removed before proceeding with work.

2) Contractor shall receive site grades at + one-tenth foot (0.10') of finished grade. Contractor will be responsible for verifying grades prior to beginning work and shall be responsible for all grades once work has commenced. Fill shall be top soil grade.

3) Soil level in all raised planters shall be four inches (4") below edge of planter or house foundation at the conclusion of planting. Contractor shall be responsible for providing fill material (planter mix/top soil) if, after grubbing, soil level is below four inches (4").

4) Contractor shall submit a soil analysis report from an authorized testing agency to Owner/Landscape Architect for review prior to beginning work. Actual soil amendment and plant backfill shall conform to soil report requirements. For bidding purposes, assume that all areas to be planted (except slopes in excess of 3:1) shall be roto-tilled to a depth of eight inches (8") and the following amendments spread evenly and thoroughly blended in per 1000 square feet:

A. 3 cubic yards compost
B. 100 pounds agricultural gypsum
C. 15 pounds soil sulfur
D. 25 pounds 16-6-8 slow release fertilizer

5) Soil shall be suitable for plant growth and free of harmful substances or deleterious materials prior to planting.

6) Contractor shall remove all rock in excess of one-inch (1") diameter exposed at the soil surface.

7) Prior to planting, irrigation system shall be fully operational and all planting areas shall be thoroughly soaked.

8) Each plant shall receive "agriform" (or equal) plant tablet as follows:

a. 1 gallon container (1) 21 gram
b. 5 gallon container (3) 21 gram
c. 15 gallon container (5) 21 gram
d. per three inches (3") of boxed tree size (1) 21 gram

9) Plant material shall not be root bound. Five gallon plants and larger shall have been grown in containers for a minimum of six months and a maximum of two years. Plants shall exhibit healthy growth and be free of diseases and pests.

10) Plant pit shall be twice the width of the designated nursery container but shall be no deeper than the container. Root ball shall protrude above the plant pit 1/2 inch (1/2") at the completion of planting.

11) Backfill shall be per soil test. For bidding purposes, assume plant backfill shall be 75% rock-free site soil, and 25% compost by volume.

12) Plants shall not be placed within twelve inches (12") of sprinkler heads or within eighteen inches (18") of buildings.

13) Contractor shall maintain a minimum 2% drainage away from all buildings, structures, and walls. Finished grades shall be smoothed to eliminate puddling or standing water.

14) All slopes in excess of 2:1 and four-feet high or higher shall be installed with jute mesh if planting occurs between August 15 and April 15.

15) Contractor shall leave site in a clean condition, removing all unused material, trash, and tools.

16) Contractor shall maintain all plantings for a period of sixty (60) days or until plants are deemed established and irrigation is operating properly to the satisfaction of Owner and Landscape Architect - whichever period is longer.

17) At completion of all work outlined in these plans, Contractor shall contact Owner and arrange for a walk through to determine that all aspects of work are completed. Work must be fully completed according to all plans and specifications and must be completed in a good workmanship manner and must be accepted by Owner in writing prior to the beginning of the establishment period.

18) Prior to end of establishment period, Contractor shall contact Owner and arrange for a final walk through. Owner must accept all maintained areas in writing prior to end of establishment period.

A) All groundcover and shrubs shall be guaranteed by Contractor in writing as to growth and health for a period of sixty (60) days after completion of establishment period and final acceptance. All trees shall be guaranteed by Contractor in writing to live and grow in an acceptable upright position for a period of one (1) year after completion of the specified establishment period and final acceptance.

B.Contractor, within fifteen (15) days of written notification by Owner, shall remove and replace all guaranteed plant materials which, for any reason, fail to meet the requirements of the guarantee. Replacement shall be made with plant materials as indicated or specified on the original plans, and all such replacement materials shall be guaranteed as specified for the original material guarantee.

19) Contractor, under the direction of the Landscape Architect, shall remove all unwanted groundcover, trees and shrubs.

ON-GOING MAINTENANCE SCHEDULE

1) The establishment period shall include the following scope of work:

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

DEVELOPERS
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LICENSED LANDSCAPE ARCHITECT
STEVE SHERMAN 5287
6/30/24
Expiration
11/22/2023
Date
STATE OF CALIFORNIA

D&S Development

ROCKY RIDGE APARTMENTS

1995 Rocky Ridge Drive
Roseville, CA 95661

NO.:	ISSUANCE/REVISION:	DATE:
1	ENTITLEMENT	11/22/2023

DATE: 11/18/2023
SCALE:
AL PROJECT NUMBER: 2-232203
A&J PORJECT NUMBER:

SPECIFICATIONS

L-4

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CALIFORNIA
LANDSCAPE TECHNOLOGIES
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